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Phase I Environmental Site Assessment

1.8-Acres of Land Currently Developed with Retail Shops

320 to 600 West Coast Highway, Newport Beach, California

Prepared for:

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EXECUTIVE SUMMARY

This report provides the results of a Phase I Environmental Site Assessment performed by JHA Environmental, Inc. for AutoNation, Inc. and its subsidiaries of an approximate 1.8-acre parcel developed with small retail shops located at 320 – 600 West Coast Highway, Newport Beach, California (Site).

The objective of the Phase I ESA is to identify recognized environmental conditions at the Site in accordance with the scope of work contained in the American Society for Testing and Materials (ASTM) Designation E 1527-13 that constitutes the standard for All Appropriate Inquiry and in JHA's proposal dated February 5, 2015.

The Site is identified twice on the regulatory database, provided by EDR. The Site address at 600 West Coast Highway is listed on the EDR US Hist. Cleaners List as Stuffed Shirt Cleaners in 2004 and 2005 (the listing is not substantiated by any other data, and is suspect). The Site address at 320 West Coast Highway is listed on the California Hazardous Materials Incident Report System (CHMIRS) List for an incident on May 20, 1991, when paint and containers of hazardous waste were found next to the trash container. The Police picked up the material and no release was reported. The Site is not within 1.0 mile of a federal Superfund property. There is a low probability that the other listed properties within the search radius have impacted the Site because of either/or their regulatory status (case closed), their down- or cross-gradient locations, and/or their distances from the Site.

Based on a review of historical aerial photographs, topographic maps, city directory abstracts, historical building permits, and an interview with the property owner, the Site was undeveloped land prior to 1953 when two small structures were present on the eastern portion of the Site. The Site was developed with the current buildings prior to 1963 (in the mid- to late-1950s). In 1959, there was a permit to install a 1,000-gallon underground storage tank to store outboard motor fuel for boats by Willis Hunt Boat Sales at 320 West Coast Highway. There is no information confirming that the tank was removed. The buildings on the Site have not significantly changed since they were constructed and have been occupied by commercial/retail businesses since that time.

No environmental liens or other activity and use limitations (AULs) were found for the Site.

On 2015, JHA personnel visited the Site to observe current conditions. The generally small buildings on the Site were occupied by office/commercial/retail businesses. At the time of the Site visit, no underground storage tanks, significant quantities of hazardous materials, pits, ponds, stained soil, wetland or stressed vegetation, or water wells were observed at the Site. Asbestos-containing building materials and/or evidence of mold were not observed in the accessible areas of the Site; however, based on the age of the buildings, asbestos containing materials may be present.

At the time of the Site visit, no recognized environmental conditions were observed on the adjacent properties from the boundaries of the Site or from the public right-of-way.

Based on the information reviewed and summarized, it is JHA's professional opinion that this assessment has revealed no evidence of recognized environmental conditions at the Site, except for the possible presence of a 1,000-gallon underground storage tank at 320 West Coast Highway.

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1.0 INTRODUCTION

This report provides the results of a Phase I Environmental Site Assessment performed by JHA Environmental, Inc. (JHA) for AutoNation, Inc. (AutoNation) and its subsidiaries of an approximate 1.8-acre parcel of land developed with small retail shops located at 320 – 600 West Coast Highway, Newport Beach, California (Site, Plate 1). The Site is bound on the west by a McDonald's Restaurant, on the north by a landscaped hillside leading up to residential properties, on the east by a multi-story parking structure and retail shops, and to the south by West Coast Highway with residential properties and Newport Bay further south (Plate 2).

The objective of the Phase I ESA is to identify recognized environmental conditions (RECs), historical recognized environmental conditions (HRECs), and controlled recognized environmental conditions (CRECs) at the Site. As defined in the American Society for Testing and Materials (ASTM) Designation E 1527-13, RECs include "the presence or likely presence of any hazardous substances or petroleum products in, on, or at a property: (1) due to a release to the environment; (2) under conditions indicative of a release to the environment; or (3) under conditions that pose a material threat of a future release to the environment. De minimis conditions are not recognized environmental conditions". HRECs include "a past release of any hazardous substances or petroleum products that has occurred in connection with the property and that has been addressed to the satisfaction of the applicable regulatory authority or meeting *'unrestricted'* use criteria established by a regulatory authority, without subjecting the property to any required controls". CRECs include "a recognized environmental condition resulting from a past release of hazardous substances or petroleum products that has been addressed to the satisfaction of the applicable regulatory authority, with hazardous substances or petroleum products allowed to remain in place subject to the implementation of required controls". A CREC shall be listed in the findings section and as a REC in the conclusion section of the report. ASTM E 1527-13 is also the standard to satisfy the federal All Appropriate Inquiries (AAI) standard.

The ESA was performed in accordance with the scope of work provided in JHA's proposal dated February 5, 2015, and with the ASTM scope of work for Phase I Environmental Site Assessments E 1527-13. In general, the investigation included a review of current federal, state and county databases of known and potential environmentally impacted properties, a review of available city records, a review of available historical aerial photographs and historical maps, an interview with the owner of the Site, a review of an environmental lien search report, and a Site reconnaissance to observe present conditions. Prior Site uses have been identified and are discussed in this report. There were no significant data gaps encountered during the assessment. An Environmental Site Assessment completed less than 180 days prior to the acquisition of the property is presumed to be valid.

I declare that, to the best of my professional knowledge and belief, I meet the definition of Environmental Professional as defined in 40 CFR Part 312.10. I have the specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the subject property. I have developed and performed the all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312.

2.0 SITE DESCRIPTION

The Site consists of approximately 1.8-acres of land located on the north side of West Coast Highway in Newport Beach, County of Orange, California. The Site consists of one parcel of land made up of 11 individual lots (Lots 7 to 17). The Site is developed with eight one- and two-story commercial/retail buildings with side and rear parking lots. Access to the Site is from West Coast Highway. Utilities (water, gas, electricity, and sewer service) are provided to the Site by public companies and/or municipal agencies. Photographs showing the current development of the Site and vicinity are provided in Attachment A.

2.1 Physiographic Description

The Site is located in southwestern Orange County in the northwestern Peninsular Ranges Geomorphic Province of Southern California west of the Laguna Hills. The Site is located in the southwest quarter of the southeast quarter of Section 27, Township 6 South, Range 10 West, San Bernardino Baseline and Meridian (USGS, 1981; 7.5-Minute, Newport Beach, CA Quadrangle). The elevation of the Site near the northwest corner is approximately 20 feet above mean sea level (msl) and is approximately 12 feet near the southeast corner. Surface topography at the Site slopes gently down to the south at approximately 0.01 feet per foot to sea level along the north shore of Newport Bay. The Site is not within a designated wetlands area (EDR Database).

2.2 Geology/Hydrogeology

The Site is located near the margin of the Los Angeles-Orange County Coastal Groundwater Basin. Based on groundwater data reviewed from a nearby property in the state GeoTracker database, the depth to groundwater at the Site is expected to be near mean sea level at 10 to 20 feet below ground surface (bgs) and be tidally influenced. The groundwater is brackish and is not currently used as a drinking water source. The nearest surface water drainage is the Upper Newport Bay drainage channel, approximately 0.12-mile east of the Site.

The Site is underlain by Quaternary and recent age marine bay sediments characterized by fine-grained, well sorted silt and sand with shell fragments. The late Miocene to early Pliocene age marine sediments of the Capistrano formation underlies the bay sediments and crops out on the hillside north of the Site.

3.0 INVESTIGATION METHODOLOGY AND FINDINGS

JHA reviewed available reports, maps, photographs, databases, and permits; interviewed knowledgeable persons regarding the history and development of the Site; and, performed a reconnaissance of the Site and Site vicinity.

3.1 Federal and State Database Review

A government database report, prepared by Environmental Data Resources (EDR) of Shelton, Connecticut of available federal, state and county agency databases was reviewed to identify government regulated properties having known recognized environmental conditions and potential environmental concerns within the Site vicinity. The radii of investigation for the Federal and State agency lists were selected in accordance with the ASTM Standards. The government databases reviewed are described in detail in the EDR report. The EDR report also includes maps illustrating the location of the listed properties relative to the Site. A copy of the EDR Radius Summary Report, dated February 9, 2015, is provided in Attachment B.

A summary of properties that could not be mapped by EDR, but were identified as being potentially within the Site vicinity (orphan properties), is also included in the EDR report. One property was listed. The property is located in the City of Costa Mesa and is not within the immediate Site vicinity. The pertinent findings of the government database review are summarized as follows:

The Site is outside of the designated 100 year and 500 year flood zones and is outside of the associated designated National Wetlands in Upper Newport Bay (EDR Radius Map).

The Site address at 600 West Coast Highway is listed on the EDR US Hist. Cleaners List as Stuffed Shirt Cleaners in 2004 and 2005. The proprietary EDR List is not substantiated by any other data, as discussed in Section 5.0. The Site address at 320 West Coast Highway is listed on the California Hazardous Materials Incident Report System (CHMIRS) List for an incident on May 20, 1991. JHA contacted the State Office of Emergency Services in Sacramento for information concerning the reported incident. According to the report, several cans of paint and five containers of unspecified hazardous waste were left adjacent to the trash container for pickup. The police took the paint and containers as evidence. No further information was in the report. The incident did not result in a release of hazardous materials to the Site.

The Site is not located within 1.0 mile of a federal Superfund property.

There is one property listed on the ENVIROSTOR List of the California Department of Toxic Substances Control (DTSC) Site Mitigation and Brownfield Reuse Program. The same property is also on the Formerly Used Defense Sites Properties (FUDS) List. The approximate six-acre property was used by the U.S. Army from 1941 to 1943 as a Fire Control Station (FCS). The property location is in a developed residential neighborhood approximately 1.0-mile northwest of the Site and has a low probability to have impacted the Site.

There is one property within 0.25 mile of the Site listed on the RCRA-SQG List as a generator of small quantities of hazardous wastes. Being a generator of hazardous waste does not indicate that a release has occurred on the property.

There are three properties within 0.25 mile of the Site that are listed on one or more of the SWEEPS UST, CA FID UST, HIST Cortese, and UST Lists with historical and/or registered underground storage tanks (USTs). The presence of a historical and/or a registered UST on a property does not indicate that a release has occurred.

There are four properties within 0.5 mile of the Site on the leaking underground storage tank list (LUST List). All four of the properties are listed as Case Closed by the regulatory agency. Based on their status, distance, and generally down-gradient locations of the properties, there is a low probability that the listed properties have impacted the Site.

Based on the database review, the Site is identified on the EDR US Hist. Cleaners and the CHMIRS Lists. There is no indication that a release has occurred at the Site. The Site is not within 1.0 mile of a federal Superfund property. There is only a low probability that the other listed properties have impacted the Site because of either/or their regulatory status (case closed), their down- or cross-gradient locations, and/or their distances from the Site. There is no concern for soil-vapor encroachment at the Site from the listed properties.

3.2 Oil and Gas Development

According to the California Division of Oil, Gas, and Geothermal Resources (DOGGR) database, the Site is not within the boundary of a designated Oil Field. The closest dry hole to the Site is identified as the Port Orange Asphalt Company #3 well, located approximately 0.25-mile north of the Site in a residential neighborhood. The well was drilled to a depth of 786 feet and was abandoned as a dry hole in 1900. The Port Orange Asphalt Company drilled three oil wells in 1900 within a small area northwest of Well #3. In two wells, a heavy oil bed at approximately 600 feet below ground surface produced heavy oil for a short time, but the wells were abandoned as un-economic. On August 3, 1977, a representative from the DOGGR went to the residential neighborhood and was unable to locate any of the wells. Based on the oil and gas well review, the Site has not been impacted by oil or gas production.

3.3 Agency Records Review, and Property Owner Interview

JHA reviewed on-line records and building permits from the City of Newport Beach Building Department for information concerning the Site development, and contacted the City of Newport Beach Fire Department for information concerning Underground Storage Tank records at the Site, and performed a telephone interview with the Site owner.

3.3.1 Newport Beach Building Department

Permits for the six separate Site addresses were reviewed. The addresses are: 320 West Coast Highway; 400 West Coast Highway; 410 West Coast Highway; 430 West Coast Highway; 500 West Coast Highway; and, 600 West Coast Highway.

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320 West Coast Highway: The first permit was dated September 27, 1954, to construct an 11- by 44-foot addition on Lot 7. The owner was listed as Mr. Philmer J. Ellerbroek. Permits dated in 1956 and 1957 were illegible. A permit dated May 14, 1958, was for an aluminum awning, the owner is listed as Willis E. Hunt. A permit dated July 8, 1959, was for **installation of a 1,000-gallon underground storage tank (UST)** with electric service for a pump. According to a Newport Beach Fire Department permit dated July 14, 1959, the UST was used for outboard motor fuel (gasoline and oil mixed) by the occupant, Willis Hunt Boat Sales on Lots 7 and 8. A sketch drawing with the permit shows the location of the UST to be approximately 93 feet north of the sidewalk and 80 feet west of the east Site boundary and west of the northwest corner of the building at that time. There is no information indicating that the UST was removed. In 1964 permits were issued for an office addition and an entry pavilion. In May 1971, a plumbing permit was issued for Shampooing Sinks and a connection to the public sewer system (it is possible that the Site was on a septic system from prior to 1954 until 1971). A permit in May 1994 was for a sign for "Dr. Realty", a possible real estate office. There is a permit for roof repair dated October 2000. There are no permits from 2000 until 2010 when a permit was issued to repair 500-square-feet damaged by fire. The owner is listed as Mr. Russ Fluter. There are no permits after 2010.

400 West Coast Highway: The first permit was dated March 28, 1956, for a building on Lot 9. The owner was listed as Mr. Fred Hodgdon. A permit in 1958 was issued for an addition to the existing office building. In 1959, a permit was issued to add 12 feet to a wall and to extend the wall to a height of six feet. In August 1965, an awning was added and in 1969 a two-foot by 12-foot sign was added on the roof. The owner was listed as Lydia Fabiano. In 1977, a permit was issued to join the two existing buildings on the lot. The owner was listed as Mariner's Mile Gateway LLC. In 2001, an awning sign was permitted for "Lido Consignment Gallery". In 2003, a permit was issued to Rugs of Nations for a banner saying "Going Out Of Business" and in 2005 for "Floor Sample Sale". A permit in 2010 was issued for roof repair and mechanical work. The owner is listed as Mr. Russ Fluter. There are no permits after 2010.

410 West Coast Highway: The first permit was dated April 30, 1959, for construction of an office building on Lots 10 and 11. The owner was listed as Water & Tarnutzen. In 1985, the building was re-roofed. In March 2005, the rear portion of the building was red-tagged due to a failure of the retaining wall behind the building. The building apparently remained partially unoccupied until June 2010, when a permit was issued to add 40-linear-feet and repair 55 feet of the damaged retaining wall. The owner is listed as Mr. Russ Fluter. There are no permits after 2010.

430 West Coast Highway: The first permit was dated March 17, 1959 to erect a store building on Lot 12. The owner was listed as Water & Tarnutzen. A pole sign was installed in 1964. In June 2010, the building was re-roofed and mechanical equipment was repaired. The owners are listed on individual permits as Mr. Russ Fluter, and as Mariner's Mile Gateway LLC. There are no permits after 2010.

500 West Coast Highway: The first permit was dated April 22, 1959, for a store building on Lot 13. The owner was listed as Water & Tarnutzen. The tenant was listed as Chicken Delight Take-Out Food. In December 1966, a permit was issued for an addition to the

storeroom. In May 2002, a permit was issued for a temporary banner for "Pacific Green Palmwood and Leather Furnishings, Save Forests, Use Palmwood". In 2003 a permit was issued for a banner for Overstocked Inventory Sale. A permit in March 2006 was issued to ABC Carpet. In April 2010, a remodel permit was issued and the tenant was identified as a Dog Food business. The owner is listed as The Russell Fluter Trust with an address at 320 West Coast Highway. There are no permits after 2010.

600 West Coast Highway: The first permit was dated April 1, 1948, for a Motel and Apartment Building. The address was 628 State Highway (not a current Site address) and the owner was listed as Mr. Everett Bieger. In 1951 and 1952, there were permits in the file for the addresses 628 again, and 608 – 610 State Highway. In November 1969, a permit was issued to relocate the building on the Site using the current address of 600 West Coast Highway. The business was identified as Mr. Britches Men's Clothing. In January 1970, a permit for a retaining wall and fence was issued for the property at 600 – 630 West Coast Highway. In December 1970, a permit was issued to demolish a 420-square-foot restroom and to clear the lot (Lots 17 [the Site], 18, 19, 20 [west of the Site]). In 1974, a sign and a patio cover permit was issued for a Nursery business. In July 1999, a permit was issued for drywall and roof. In June 2010, a permit was issued to Mariner's Gateway LLC to replace damaged electrical service and replace a toilet. Also in June 2010 a permit was issued for air conditioning. The owner is listed as Mr. Russell Fluter. There are no permits after 2010.

Based on the review of building permits, most of the buildings were constructed between 1954 and 1959. Tenants and/or occupants identified appear to have not been industrial businesses that would have used or generated large quantities of hazardous materials or wastes, except for the installation of a 1,000-gallon UST for outboard motor fuel at 320 West Coast Highway in 1959. There were several automobile and/or boat sales and possibly service-related business at the Site that may have generated small quantities of petroleum and/or hazardous wastes.

3.3.2 Newport Beach Fire Department and Orange County Health Care Agency

JHA contacted the Newport Beach Fire Department (NBFD) for any additional information concerning the UST at 320 West Coast Highway. The NBFD replied that there are no current documents available for the Site address. Since the late 1980s the Orange County Health Care Agency (OCHCA) has regulated USTs in the City of Newport Beach. JHA contacted the OCHCA for information about the Site address. If the OCHCA replies that they have a file, JHA will review it and provide an addendum update to the report.

3.3.3 Interview with Mr. Russell Fluter, Property Owner

JHA contacted Mr. Russell Fluter, the trustee of the trust that currently owns the Site. According to Mr. Fluter, the buildings on the Site were essentially vacant and in disrepair when he purchased the Site in 2010. The previous owners, Mariner's Gateway LLC, were in the process of permitting a large redevelopment plan for the Site with the City of Newport Beach, and had removed the tenants but had not demolished the buildings. The project was cancelled in 2009 due to the economic crisis and Mr. Fluter purchased the Site, cleaned up the buildings, and leased them to the current tenants.

Mr. Fluter was not aware of the reported 1,000-gallon UST at 320 West Coast Highway. He further stated that the UST was not identified in a previous Phase I ESA performed for Mariner's Gateway LLC that Mr. Fluter relied on when he purchased the Site in 2010.

Mr. Fluter was not aware of a dry cleaner business at 600 West Coast Highway during the period from 2004 to 2005. He recalled automobile and boat sales business at that address. The current tenant, European Collectables, reported that it has occupied the building since 2008.

3.4 Sanborn Fire Insurance Map, Topographic Map, and Aerial Photograph Review

Historical Sanborn Fire Insurance Maps were not produced by the Sanborn Map Company for the Site or Site vicinity. Copies of historical topographic maps for the years 1901, 1935, 1942, 1951, 1965, 1972, and 1981; and copies of aerial photographs for the years 1938, 1947, 1953, 1963, 1972, 1977, 1987, 1990, 1995, 2005, 2009, 2010, and 2012, available through EDR, were reviewed by JHA for historical land use identification. Copies of the 2012, 1963, 1953, and 1938 aerial photographs are provided in Attachment C.

Based on the review of the available topographic maps and aerial photographs, the historical development of the Site and vicinity was evaluated and is summarized below.

The 1901 topographic map (Santa Ana, 15-Minute Quadrangle, 1:62500) shows the Southern Pacific Rail Road to be present approximately 1.0-mile west of the Site with an apparent road parallel to the track extending to the Newport Beach pier. Newport Bay, south and east of the Site, is a marsh. There is dirt road extending east from the railroad along the coast ending near the Site. There are no structures shown on the Site or in the Site vicinity.

The 1935 topographic map (Newport Beach, 7.5-Minute Quadrangle, 1:31680) shows significant development on the Newport Beach strand, Lido Isle, and Balboa Island south of the Site. There are some streets and scattered structures on the Newport mesa 0.5-mile northwest of the Site. The Coast Highway is present south of the Site; however, no structures are shown on the Site.

The 1942 topographic map (Santa Ana, 15-Minute Quadrangle, 1:50000) shows the Site to remain undeveloped. The mesa, immediately north of the Site, remains undeveloped.

The 1951 topographic map (Newport Beach, 7.5-Minute Quadrangle, 1:24000) shows that there may be several small structures north of the Coast Highway, either on or adjacent to the eastern portion of the Site. Residential streets and some scattered dwelling are now present on the mesa immediately north of the Site.

The 1965, 1972, and 1981 topographic maps (Newport Beach, 7.5-Minute Quadrangle, 1:24000) show the Site and Site vicinity to be shaded in red, indicating urban development and individual structures are no longer shown.

Based on the topographic maps, the Site was undeveloped land north of Newport Bay and south of a topographic mesa from prior to 1901 through possibly 1951. The Coast Highway, immediately south of the Site, was present by 1935. No unusual features, such as pits, excavations,

changes in elevation, or significant fills were observed on the topographic maps at the Site or in the Site vicinity.

The 1938 aerial photograph (USGS, 1" = 500') shows that the Site to be strip of vacant undeveloped land between a highway (Coast or State Highway) on the south and a slope up to a mesa on the north. The mesa is undeveloped immediately north of the Site. Roads with no associated buildings are present on a wedge-shape parcel of land south of the Site and the highway and north of Newport Bay. The highway crosses over the channel leading to the Newport Back Bay approximately 500 feet east of the Site.

The 1947 aerial photograph (Fairchild, 1" = 500') shows a small square-shaped structure at the east end of the Site (320 West Coast Highway) and a small rectangular-shaped structure to the west (possibly on 400 West Coast Highway). The remainder of the Site to the west is undeveloped. Grading for streets is shown on the mesa north of the Site. Considerable beach development and private docks are present along Newport Bay and Lido Isle, south of the Site.

The 1953 aerial photograph (USGS, 1" = 500') shows the Site to be little changed since the 1947 photograph. Commercial buildings are present north of the highway, west and east of the Site. The mesa north of the Site is a mix of vacant lots and residential dwellings.

The 1963 aerial photograph (USGS, 1" = 500') shows the Site to be developed with structure similar to those on the Site today. The residential development on the mesa north of the Site is complete.

The 1972, 1977, 1987, 1990, 1995, 2005, 2009, 2010, and 2012 aerial photographs (USGS and USDA/NAIP, 1" = 500') show that the Site is little changed since the 1963 photograph. In the 2009 and 2010 photographs, there are no vehicles parked in the various parking lots on the Site.

Based on the historical aerial photographs, the Site was undeveloped land prior to 1947 when two small structures were present on the eastern portion of the Site. The Site was developed with the current buildings prior to 1963 and has not significantly changed since that time.

3.5 City Directory Abstract

A City Directory Abstract prepared by EDR was reviewed for the Site and adjacent properties. The directory listings were provided at approximate one to five-year intervals from 1920 to 2013. The Site addresses 320, 400, and 410 West Coast Highway were first listed in 1955 and the Site address 430, 500, and 600 Coast Highway are first listed in 1966.

The first listing for 320 West Coast Highway was in 1955 for Philmer J. Ellerbroek Architect, the property owner listed on the 1954 building permit to construct an 11- by 44-foot addition on Lot 7. In 1966, in addition of the architect, Paquette Public Relations and Advertising Company, Erwin J. Fox, and Hutchinson Design are listed. In 1975, Gentry Men's Hair Design is listed and in 1986, Michelle Fertig Hairstyling is listed. In 2003, Gentry Men's Hair Design, The Cutting Edge hair Salon and Michelle Fertig Hairstyling are

all listed, along with American Yachts Sales. In 2008, only Michelle Fertig Hairstyling is listed. There are no listing for 320 West Coast Highway after 2008.

The first listing for 400 West Coast Highway was in 1955 for Frederick Hodgdon Architect, the property owner, listed on the 1956 permit for a building on Lot 9. In 1966 Lydia's Inc. was listed along with the Architect. In 1970, Thomas Kellogg and Associated Industrial Design was also listed. In 1975, Vision Realty, Vision Quest Art Gallery and Studio, Roberts Vaughn Company, and Lydia's Inc. were listed. In 2013, The Find Consignments is listed. The Find currently occupies the buildings at 320 and 400 West Coast Highway.

The first listing for 410 West Coast Highway was in 1955 for Rogers Pit Barbecue. In 1966, at total of twelve office type businesses are listed. Office type businesses are listed through 2013.

The first listing for 430 West Coast Highway was in 1966 for Gallery Realty. In 1970, Gloria Marshall Figure Salon was listed. The follow businesses were listed: in 1980, Antiques & Nautical; in 1991, Up Sports; in 1995, Newport Coast Florist; in 2002, Team Every Body Personal Training; and, 2013 La Tavola (the current tenant).

The first listing for 500 West Coast Highway was in 1966 for Chicken Delight Restaurants. In 1991, Pacific Coast Floral was listed, and in 2002, Up Sports of Newport Beach was listed. In 2003, Pacific Green Palmwood and Leather was listed. In 2008, A & D Oriental Rugs and Furniture, and Up Sports Inc. were listed. In 2013, True Food for Dogs (the current tenant) is listed.

The first listing for 600 West Coast Highway was in 1966 for Lido Motors. The following businesses are listed: in 1970, Mr. Britches and Mr. Bobs Liquor Deli; in 1975, Green Medallion Nursery; in 1980, Spa Makers of Newport Beach; in 1986, Rich & Rare Automobiles; in 1995, Team Warlock Boats; in 2002, Outer Limits and Voyager Marine; in 2003, Outer Limits marine and Harbor Yacht Sales; and in 2013, European Collectibles on PCH (automobile sales, the current tenant).

Based on the Directory abstract, the Site has been occupied by commercial/retail businesses in the current buildings since 1955 or 1966. JHA notes that there are no listings between 1955 and 1966 at 320 West Coast Highway for Willis Hunt Boats that reportedly installed a 1,000-gallon UST in 1959, and there were no listings for Stuffed Shirt Cleaners at 600 West Coast Highway between 2003 and 2013.

3.6 Environmental Lien Search Report

An Environmental Lien Search Report for the parcel (APN 049-280-86), available from EDR, was reviewed by JHA. Title is vested in Russell E. Fluter, Trustee. Title was received from Mariners Mile Gateway LLC, in a Deed Dated February 24, 2010. No environmental liens or other Activity and Use Limitations (AULs) were found for the parcels. A copy of the Environmental Lien Search Report is provided as Attachment D.

3.7 Site Reconnaissance

On February 23, 2015, JHA personnel visited the Site to observe current conditions. Mr. Fluter, the owner of the Site, notified the tenants that someone from JHA would be visiting the Site and to allow access to the buildings.

320 and 400 West Coast Highway

The two small one-story connected buildings at 320 West Coast Highway and the three small one-story connected building at 400 West Coast Highway, with a driveway between and parking in the rear, were occupied by The Find Etc., a consignments business with showrooms for furniture, knickknacks, and décor (Attachment A, Photographs 1 and 2). Each of the interior rooms and a portion of the outdoor space were filled with items that were for sale on consignment (Photograph 3). No hazardous materials were observed inside or outside the buildings.

410 West Coast Highway

The long L-shaped one- and two-story building was identified as Shop at the Cove. The one-story building on the east side has a number of small units (offices), and the rear 2-story building has rest rooms with offices on the second story (Photograph 4). The rear of the second story units open to a walkway and retaining wall (a portion of the wall collapsed in 2005 and was repaired in 2010 (Photograph 5). No hazardous materials were observed inside or outside the building.

430 West Coast Highway

The small, square one-story building in the front of the lot was occupied by La Tavola, a fine linen and party rental business. The linens (table cloths, chain back covers, napkins, etc.) are displayed on tables and folded linens are stacked on shelves around the small showroom. A box truck parked across the rear of the building is used to transport the goods to wherever they are being used (Photograph 6). No hazardous materials were observed inside or outside the building.

500 West Coast Highway

The small, rectangular-shaped one-story cinder block building was occupied by Just Food for Dogs, a freshly prepared dog food business (Photograph 7). There are two commercial stove tops and ovens for preparation of fresh cooked dog food. The food is cooked and picked up by, or delivered to, the customers. A metal storage container located at the rear of the building contains several freezers and dry goods storage to be used in the dog food (Photograph 8). No hazardous materials were observed inside or outside the building.

600 West Coast Highway

A small, one-story, five-sided, glass-front building with large parking lots east and west of the building was occupied by European Collectibles, a used sports car sales business. The small showroom and western parking lot had several vintage Porsches on display (Photograph 9). JHA interview Mr. Ed Wyche, owner of European Collectibles, who stated that vehicle maintenance is performed off-Site at a mechanic shop and the no vehicle service is performed at the Site. A metal

storage container at the rear of the building contained various vintage automobile parts. The building was formerly occupied by a men's clothing store, a liquor store, a nursery, several auto sales lots, a spa sales business, and a yacht sales lot.

The address is listed the EDR Database as the Stuffed Shirt Cleaners in 2004 and 2005; however, the business is not listed in the directory abstracts during that time. In viewing the building (Photograph 10), it appears highly unlikely that the Stuffed Shirt Cleaners would install a dry cleaning plant (steam boiler, dry cleaning machines, shirt-laundry washing machines, presses, etc.) in the small building that was occupied by the Outer Limits and Voyager Marine business in 2003 and then remove everything with no evidence before 2008 when the current tenant moved in. Mr. Wyche stated that he is a local resident and that he remembers a boat business, then the building was vacant a short time before he moved in in 2008. JHA searched for Stuffed Shirt Cleaners on line and found one listed at 600 N Coast Highway, Laguna Beach, California. JHA called the store and inquired about a possible store in Newport Beach, and a lady stated that they were the new owners and had no knowledge of a store in Newport Beach. If the dry cleaner actually occupied the building in 2004 and 2005, it is most likely that is was a drop-off and pick-up location, with no dry cleaning on Site.

During the Site visit, no underground storage tanks, pits, ponds, stained soil, hazardous materials, wetland or stressed vegetation, or water wells were observed at the Site. Based on the age of the buildings, suspect asbestos-containing building materials and lead-based paint may be present at the Site.

3.8 Adjacent Property Reconnaissance

Adjacent properties in the immediate Site vicinity were observed by JHA for evidence of recognized environmental conditions. A McDonald's Restaurant and parking lot were located adjacent to the west of the Site. East of the Site is a new multi-story parking structure and retail center. Immediately south of the Site was West Coast Highway with a gated commercial/residential area further south between the Highway and Newport Bay. Immediately north of the Site was an approximate 65-foot vegetated embankment leading up to the residential neighborhood on the top of the mesa.

No recognized environmental conditions were observed on the adjacent properties as viewed from the Site or from the public right-of-way at the time of the Site visit.

4.0 SUMMARY OF FINDINGS

The following is a summary of the findings presented in this report.

The Site is identified twice on the regulatory database, provided by EDR. The Site address at 600 West Coast Highway is listed on the EDR US Hist. Cleaners List as Stuffed Shirt Cleaners in 2004 and 2005 (the listing is not substantiated by any other data, and is suspect). The Site address at 320 West Coast Highway is listed on the California Hazardous Materials Incident Report System (CHMIRS) List for an incident on May 20, 1991, when paint and containers of hazardous waste were found next to the trash container. The Police picked up the material and no release was reported. The Site is not within 1.0 mile of a federal Superfund property. There is a low probability that the other listed properties within the search radius have impacted the Site because of either/or their regulatory status (case closed), their down- or cross-gradient locations, and/or their distances from the Site.

Based on a review of historical aerial photographs, topographic maps, city directory abstracts, historical building permits, and an interview with the property owner, the Site was undeveloped land prior to 1953 when two small structures were present on the eastern portion of the Site. The Site was developed with the current buildings prior to 1963 (in the late 1950s). In 1959, there was a permit to install a 1,000-gallon underground storage tank to store outboard motor fuel for boats by Willis Hunt Boat Sales; however, the building on the Site was occupied by an Architect with no other records of a Willis Hunt Boat Sales. The buildings on the Site have not significantly changed since they were constructed and have been occupied by commercial/retail businesses since that time.

No environmental liens or other activity and use limitations (AULs) were found for the Site.

On February 23, 2015, JHA personnel visited the Site to observe current conditions. Two small one-story connected buildings at 320 West Coast Highway and three small one-story connected building at 400 West Coast Highway, with a driveway between and parking in the rear, were occupied by The Find etc., a consignments business. A pump or patched asphalt for a reported UST were not observed; however, there was a large amount of patio and outdoor furnishings displayed outside in the rear area. A long L-shaped one- and two-story building at 410 West Coast Highway, identified as Shops at the Cove, had a number of small units for tenants (offices). The small, square one-story building at 430 West Coast Highway was occupied by La Tavola, a fine linen and party rental business. The small, rectangular-shaped one-story cinder block building at 500 West Coast Highway was occupied by Just Food for Dogs, a freshly prepared dog food business. A metal storage container located at the rear of the building contains several freezers and dry goods storage to be used in the dog food. A small, one-story, five-sided, glass-front building at 600 West Coast Highway, with parking lots located east and west of the building, was occupied by European Collectibles, a used sports car sales business. The small showroom and western parking lot had several vintage Porsches on display. Any vehicle maintenance is performed off-Site at a mechanic shop and the no vehicle service is performed at the Site. A metal storage container at the rear of the building contained various vintage automobile parts. The building was formerly occupied by a men's clothing store, a liquor store, a nursery, several auto sales lots, a spa sales business and a yacht sales lot. During the Site visit, no underground storage tanks, pits, ponds, stained soil, hazardous materials, wetland or stressed vegetation, or water wells were observed at the Site.

Friable asbestos-containing building materials and/or evidence of mold were not observed in the accessible areas of the Site; however, based on the age of the buildings, asbestos containing building materials may be present.

At the time of the Site visit, no recognized environmental conditions were observed on the adjacent properties from the boundaries of the Site or from the public right-of-way.

CONFIDENTIAL

5.0 DISCUSSION

The portion of the Site at 600 West Coast Highway is listed the EDR Database as the Stuffed Shirt Cleaners in 2004 and 2005; however, the business is not listed in the directory abstracts during that time. In viewing the small building, it seems unlikely that the Stuffed Shirt Cleaners would have installed a dry cleaning plant (steam boiler, dry cleaning machines, shirt-laundry washing machines, presses, etc.) in the small building 2004 that was occupied by the Outer Limits and Voyager Marine Yacht sales in 2003 and then remove everything with no evidence before 2008 when European Collectibles, the current tenant, moved in. Mr. Wyche, the owner of European Collectibles, stated that he is a local resident and that he remembers a boat business, then the building was vacant a short time before he moved in in 2008. JHA searched for Stuffed Shirt Cleaners on line and found one listed at 600 North Coast Highway, Laguna Beach, California. JHA called the store and inquired about a possible store in Newport Beach, and a lady stated that they were the new owners and had no knowledge of a store in Newport Beach. If the dry cleaner actually occupied the building in 2004 and 2005, it most likely was a drop-off and pick-up location, with no dry cleaning performed on Site.

Based on a drawing attached to the permit, the 1,000-gallon UST for outboard motor fuel (gasoline and oil mix) installed in July 1959 at Willis Hunt Boat Sales at 320 West Coast Highway, was located approximately 93 feet north of the Site walk and 80 feet west of the east property boundary. The location is shown on the drawing near the northwest corner of the building that was on the Site at that time. JHA reviewed an August 30, 1961, newspaper advertisement for Willis Hunt Yacht Brokerage located at 2510 West Coast Highway, Newport Beach. Either Willis Hunt operated at two locations, or moved from 320 West Coast Highway to 2510 West Coast Highway prior to August 1961. If Willis Hunt Boat Sales relocated, the UST at 320 West Coast Highway would have been in operation less than 2 years. A copy of the Newport Beach Fire Department UST Permit is provided in Attachment E.

Based on the 1950s and 1960s dates of construction, asbestos-containing building materials (ACBMs) may be present in the building. Prior to any improvements, an asbestos survey by a licensed asbestos inspector should be performed. Should general demolition be performed, a pre-demolition asbestos survey will be required. It is not confirmed that a 1,000-gallon UST was removed at 320 West Coast Highway. A magnetometer or other subsurface survey is recommended prior to any excavation on that portion of the Site. No evidence of HRECs, CRECs, or potential for vapor intrusion were identified during the investigation. There is no information indicating that the Site was historically used for agriculture.

6.0 CONCLUSION

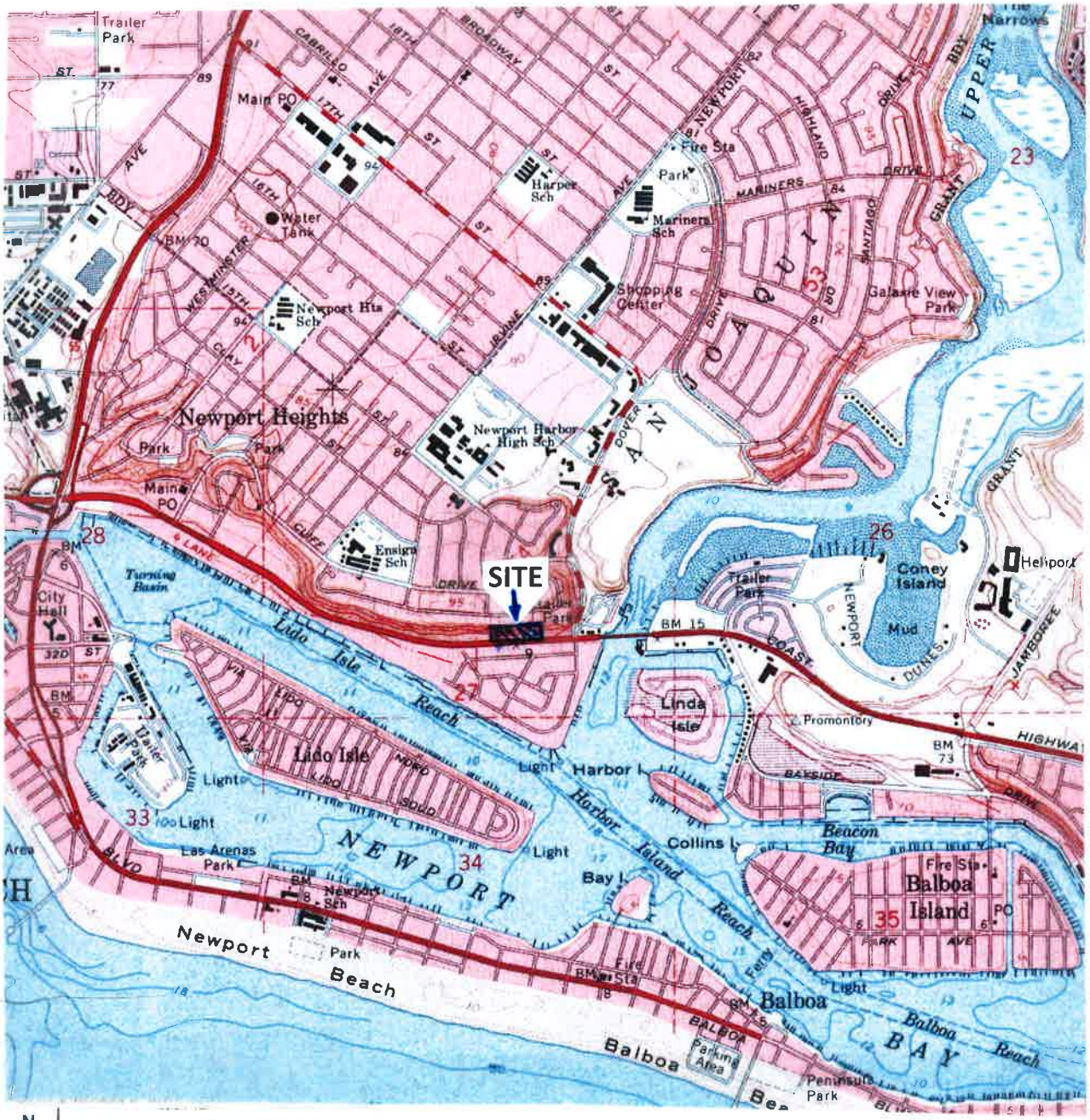
Based on the information reviewed and summarized, it is JHA's professional opinion that this assessment has revealed no evidence of recognized environmental conditions (RECs), as previously defined, at the Site, except for the possible presence of a 1,000-gallon UST at 320 West Coast Highway. The Curriculum Vitae of the Environmental Professional who prepared this report is provided in Attachment F.

7.0 LIMITATIONS

This report has been prepared for AutoNation, Inc. and its subsidiaries as a Phase I Environmental Site Assessment at 320 to 600 West Coast Highway, Newport Beach, California. Parties not designated by AutoNation, Inc. and its subsidiaries should not rely on the information in this report without the written consent of JHA, and AutoNation, Inc. and its subsidiaries.

Inferences with respect to potential subsurface contamination are based on a review of readily available government and historical records and Site reconnaissance. The findings and interpretations in this report have been developed based on the review of existing information pertaining to the subject Site. It should be recognized that subsurface contamination can vary laterally and with depth below a given Site.

PLATES



N

NAME: NEWPORT BEACH
MAP YEAR: 1972
PHOTOREVISED FROM :1965
SERIES: 7.5
SCALE: 1:24000

JHA ENVIRONMENTAL, INC.
2646 PALMA DRIVE, SUITE 450
VENTURA, CALIFORNIA 93003
PHONE: (805) 654-9611 FAX: (805) 654-9613

SITE LOCATION MAP

320 TO 600 WEST COAST HIGHWAY
NEWPORT BEACH, CALIFORNIA

PLATE 1

Google earth

feet 700

meters 200

NORTH

JHA ENVIRONMENTAL, INC.
2646 PALMA DRIVE, SUITE 450
VENTURA, CALIFORNIA 93003
PHONE: (805) 654-9611 FAX: (805) 654-9613

SITE AND SITE VICINITY PHOTOGRAPH

320 TO 600 WEST COAST HIGHWAY
NEWPORT BEACH, CALIFORNIA

PLATE 2

ATTACHMENT A

Representative Photographs

PHOTOGRAPH 1 – View looking west along the north side of West Coast Highway from the east end of the Site. 320 West Coast Highway is the brick building on the right with the sign for The FIND Etc. on the front of the building, and across the driveway is 400 West Coast Highway with the roof sign for The FIND Etc. a consignment store that occupied both addresses.

PHOTOGRAPH 2 – View looking northwest at the connected buildings at 400 West Coast Highway with some of the outdoor and patio consignment items on display.

PHOTOGRAPH 3 – View looking west at the parking lot at the rear of 400 West Coast Highway with additional item on display. The gray building beyond the parking lot is the rear two-story wing of the Shops at the Cove at 410 West Coast Highway. Residential dwellings are along the top of the mesa to the north of the Site.

PHOTOGRAPH 4 – View looking north at the east wing of the Shops at the Cove at 410 West Coast Highway. The two-story wing is at the rear of the parking lot. A residence is seen at the top of the slope north of the Site.

PHOTOGRAPH 5 – View looking west at the second-story walkway and retaining wall behind 410 West Coast Highway. A portion of the wall collapsed into the building in 2005 and was repaired in 2010.

PHOTOGRAPH 6 – View looking south at the delivery truck parked behind 430 West Coast Highway. La Tavola Fine Linen Rental occupies the building that is used to display and store the rental linen and other rental items. The truck is used to transport rented linens to the renter's location.

PHOTOGRAPH 7 – View looking west at 500 West Coast Highway was occupied by Just Food For Dogs. Dog food is cooked on stoves and in ovens inside the building and either delivered or picked up by the dog owners.

PHOTOGRAPH 8 – View looking west at the rear of 500 West Coast Highway. The metal storage container has freezers and storage for dry goods and vegetables used to make the dog food.

PHOTOGRAPH 9 – View looking west at 600 West Coast Highway. The north boundary of the Site is part way up the slope. The residential dwellings are on the Newport Mesa.

PHOTOGRAPH 10 – View looking east from the west end of the Site. The metal container is uses for storage of vintage auto parts. The white building is the west side of 500 West Coast Highway.

ATTACHMENT B

EDR-Radius Report

Retail Shops
320-600 West Coast Highway
Newport Beach, CA 92663

Inquiry Number: 4203154.2s
February 09, 2015

EDR Summary Radius Map Report

EDR® Environmental Data Resources Inc

6 Armstrong Road, 4th floor
Shelton, CT 06484
Toll Free: 800.352.0050
www.edrnet.com

TABLE OF CONTENTS

Thank you for your business.
Please contact EDR at 1-800-352-0050
with any questions or comments.

EXECUTIVE SUMMARY

A search of available environmental records was conducted by Environmental Data Resources, Inc (EDR). The report was designed to assist parties seeking to meet the search requirements of EPA's Standards and Practices for All Appropriate Inquiries (40 CFR Part 312), the ASTM Standard Practice for Environmental Site Assessments (E 1527-13) or custom requirements developed for the evaluation of environmental risk associated with a parcel of real estate.

TARGET PROPERTY INFORMATION

ADDRESS

320-600 WEST COAST HIGHWAY
ORANGE County, CA 92663

COORDINATES

Latitude (North):	33.6163000 - 33° 36' 58.68''
Longitude (West):	117.9094000 - 117° 54' 33.84''
Universal Tranverse Mercator:	Zone 11
UTM X (Meters):	415639.9
UTM Y (Meters):	3719790.8
Elevation:	21 ft. above sea level

USGS TOPOGRAPHIC MAP ASSOCIATED WITH TARGET PROPERTY

Target Property:	TP
Source:	USGS 7.5 min quad index

Target Property:	N
Source:	USGS 7.5 min quad index

AERIAL PHOTOGRAPHY IN THIS REPORT

Portions of Photo from:	20120505
Source:	USDA

MAPPED SITES SUMMARY

Target Property Address:
320-600 WEST COAST HIGHWAY
, CA 92663

Click on Map ID to see full detail.

MAP ID	SITE NAME	ADDRESS	DATABASE ACRONYMS	RELATIVE ELEVATION	DIST (ft.) DIRECTION
A1		600 W COAST HWY	EDR US Hist Cleaners		TP
A2		320 WEST COAST HIGHW	CHMIRS		TP
3	FORMER ARCO SERVICE	200 COAST	LUST	Lower	194, East
B4		1000 W COAST HWY	EDR US Hist Cleaners	Lower	555, West
B5		1000 W COAST HWY	EDR US Hist Auto Stat	Lower	555, West
6	BELLPORT GROUP INC	300 DOVER DR	RCRA-SQG, HAZNET	Lower	609, ENE
C7	MARDIKIAN	1200 W COAST HWY	CA FID UST	Lower	984, West
C8		1200 W COAST HWY	EDR US Hist Auto Stat	Lower	984, West
C9	NEWPORT IMPORTS	1200 COAST	HIST CORTESE, LUST	Lower	984, West
C10	MARDIKIAN	1200 W COAST HWY	UST, SWEEPS UST	Lower	984, West
C11		1220 W COAST HWY	EDR US Hist Auto Stat	Lower	1078, West
12		400 PIRATE RD	EDR US Hist Auto Stat	Higher	1275, NW
D13	MOBIL #18-HGK	301 COAST	LUST	Lower	2456, East
D14	GW CLEANUP-N.B.,PCH	301 PACIFIC COAST HI	Cortese, HAZNET	Lower	2456, East
D15	GW CLEANUP-N.B., PCH	301 PACIFIC COAST	HIST CORTESE	Lower	2456, East
16	BOY SCOUTS OF AMERIC	1931 COAST	HIST CORTESE, LUST	Lower	2594, West
E17	NEWPORT BCH FCS		ENVIROSTOR	Higher	3213, NW
E18	NEWPORT BEACH FCS		FUDS	Higher	3216, NW

EXECUTIVE SUMMARY

TARGET PROPERTY SEARCH RESULTS

The target property was identified in the following records. For more information on this property see page 8 of the attached EDR Radius Map report:

Site	Database(s)	EPA ID
600 W COAST HWY 600 W COAST HWY NEWPORT BEACH, CA 92663	EDR US Hist Cleaners	N/A
320 WEST COAST HIGHW 320 WEST COAST HIGHW NEWPORT BEACH, CA 92663	CHMIRS Date Completed: 20-MAY-91	N/A

SURROUNDING SITES: SEARCH RESULTS

Surrounding sites were identified in the following databases.

Elevations have been determined from the USGS Digital Elevation Model and should be evaluated on a relative (not an absolute) basis. Relative elevation information between sites of close proximity should be field verified. Sites with an elevation equal to or higher than the target property have been differentiated below from sites with an elevation lower than the target property.
Page numbers and map identification numbers refer to the EDR Radius Map report where detailed data on individual sites can be reviewed.

Sites listed in ***bold italics*** are in multiple databases.

Unmappable (orphan) sites are not considered in the foregoing analysis.

STANDARD ENVIRONMENTAL RECORDS

Federal RCRA generators list

RCRA-SQG: A review of the RCRA-SQG list, as provided by EDR, and dated 12/09/2014 has revealed that there is 1 RCRA-SQG site within approximately 0.25 miles of the target property.

Lower Elevation	Address	Direction / Distance	Map ID	Page
BELLPORT GROUP INC	***300 DOVER DR***	***ENE 0 - 1/8 (0.115 mi.)***	***6***	***9***

State- and tribal - equivalent CERCLIS

ENVIROSTOR: A review of the ENVIROSTOR list, as provided by EDR, and dated 11/03/2014 has revealed that there is 1 ENVIROSTOR site within approximately 1 mile of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
NEWPORT BCH FCS Status: Inactive - Needs Evaluation		NW 1/2 - 1 (0.609 mi.)	E17	11

EXECUTIVE SUMMARY

State and tribal leaking storage tank lists

LUST: A review of the LUST list, as provided by EDR, and dated 01/20/2015 has revealed that there are 4 LUST sites within approximately 0.5 miles of the target property.

Lower Elevation	Address	Direction / Distance	Map ID	Page
FORMER ARCO SERVICE Status: Completed - Case Closed	200 COAST	E 0 - 1/8 (0.037 mi.)	3	8
NEWPORT IMPORTS Status: Completed - Case Closed	***1200 COAST***	***W 1/8 - 1/4 (0.186 mi.)***	***C9***	***9***
MOBIL #18-HGK Status: Completed - Case Closed	301 COAST	E 1/4 - 1/2 (0.465 mi.)	D13	10
BOY SCOUTS OF AMERIC Status: Completed - Case Closed	***1931 COAST***	***W 1/4 - 1/2 (0.491 mi.)***	***16***	***11***

State and tribal registered storage tank lists

UST: A review of the UST list, as provided by EDR, and dated 01/20/2015 has revealed that there is 1 UST site within approximately 0.25 miles of the target property.

Lower Elevation	Address	Direction / Distance	Map ID	Page
MARDIKIAN	***1200 W COAST HWY***	***W 1/8 - 1/4 (0.186 mi.)***	***C10***	***9***

ADDITIONAL ENVIRONMENTAL RECORDS

Local Lists of Registered Storage Tanks

CA FID UST: A review of the CA FID UST list, as provided by EDR, and dated 10/31/1994 has revealed that there is 1 CA FID UST site within approximately 0.25 miles of the target property.

Lower Elevation	Address	Direction / Distance	Map ID	Page
MARDIKIAN	1200 W COAST HWY	W 1/8 - 1/4 (0.186 mi.)	C7	9

SWEEPS UST: A review of the SWEEPS UST list, as provided by EDR, and dated 06/01/1994 has revealed that there is 1 SWEEPS UST site within approximately 0.25 miles of the target property.

Lower Elevation	Address	Direction / Distance	Map ID	Page
MARDIKIAN	***1200 W COAST HWY***	***W 1/8 - 1/4 (0.186 mi.)***	***C10***	***9***

Other Ascertainable Records

FUDS: A review of the FUDS list, as provided by EDR, and dated 06/06/2014 has revealed that there is 1 FUDS site within approximately 1 mile of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
NEWPORT BEACH FCS		NW 1/2 - 1 (0.609 mi.)	E18	11

Cortese: A review of the Cortese list, as provided by EDR, and dated 12/29/2014 has revealed that there is 1 Cortese site within approximately 0.5 miles of the target property.

Lower Elevation	Address	Direction / Distance	Map ID	Page
GW CLEANUP-N.B.,PCH	***301 PACIFIC COAST HI***	***E 1/4 - 1/2 (0.465 mi.)***	***D14***	***10***

HIST CORTESE: A review of the HIST CORTESE list, as provided by EDR, and dated 04/01/2001 has revealed that there are 3 HIST CORTESE sites within approximately 0.5 miles of the target property.

Lower Elevation	Address	Direction / Distance	Map ID	Page
NEWPORT IMPORTS	***1200 COAST***	***W 1/8 - 1/4 (0.186 mi.)***	***C9***	***9***
GW CLEANUP-N.B., PCH	301 PACIFIC COAST	E 1/4 - 1/2 (0.465 mi.)	D15	10
BOY SCOUTS OF AMERIC	***1931 COAST***	***W 1/4 - 1/2 (0.491 mi.)***	***16***	***11***

EDR HIGH RISK HISTORICAL RECORDS

EDR Exclusive Records

EDR US Hist Auto Stat: A review of the EDR US Hist Auto Stat list, as provided by EDR, has revealed that there are 4 EDR US Hist Auto Stat sites within approximately 0.25 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
Not reported	400 PIRATE RD	NW 1/8 - 1/4 (0.241 mi.)	12	10

Lower Elevation	Address	Direction / Distance	Map ID	Page
Not reported	1000 W COAST HWY	W 0 - 1/8 (0.105 mi.)	B5	8
Not reported	1200 W COAST HWY	W 1/8 - 1/4 (0.186 mi.)	C8	9
Not reported	1220 W COAST HWY	W 1/8 - 1/4 (0.204 mi.)	C11	10

EXECUTIVE SUMMARY

EDR US Hist Cleaners: A review of the EDR US Hist Cleaners list, as provided by EDR, has revealed that there is 1 EDR US Hist Cleaners site within approximately 0.25 miles of the target property.

Lower Elevation	Address	Direction / Distance	Map ID	Page
Not reported	1000 W COAST HWY	W 0 - 1/8 (0.105 mi.)	B4	8

Count: 1 records.

ORPHAN SUMMARY

City	EDR ID	Site Name	Site Address	Zip	Database(s)
COSTA MESA	S106893789	SW CORNER HAMILTON/HARBOR PROPERTY	209/2093 HARBOR BLVD.	92627	ENVIROSTOR

OVERVIEW MAP - 4203154.2S

0 1/4 1/2 1 Miles

- Target Property
- Sites at elevations higher than or equal to the target property
- Sites at elevations lower than the target property
- Manufactured Gas Plants
- National Priority List Sites
- Dept. Defense Sites
- Indian Reservations BIA
- County Boundary
- Oil & Gas pipelines from USGS
- 100-year flood zone
- 500-year flood zone
- National Wetland Inventory
- Areas of Concern

This report includes Interactive Map Layers to display and/or hide map information. The legend includes only those icons for the default map view.

SITE NAME: Retail Shops	CLIENT: Jacob & Hefner Associates
ADDRESS: 320-600 West Coast Highway Newport Beach CA 92663	CONTACT: Wallace Jensky
LAT/LONG: 33.6163 / 117.9094	INQUIRY #: 4203154.2s DATE: February 09, 2015 6:37 pm

DETAIL MAP - 4203154.2S

Target Property
Sites at elevations higher than or equal to the target property
Sites at elevations lower than the target property
Manufactured Gas Plants
Sensitive Receptors
National Priority List Sites
Dept. Defense Sites

0 1/16 1/8 1/4 Miles

Indian Reservations BIA
Oil & Gas pipelines from USGS
100-year flood zone
500-year flood zone
National Wetland Inventory

Areas of Concern

This report includes Interactive Map Layers to display and/or hide map information. The legend includes only those icons for the default map view.

SITE NAME: Retail Shops	CLIENT: Jacob & Hefner Associates
ADDRESS: 320-600 West Coast Highway Newport Beach CA 92663	CONTACT: Wallace Jensky
LAT/LONG: 33.6163 / 117.9094	INQUIRY #: 4203154.2s DATE: February 09, 2015 6:38 pm

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
STANDARD ENVIRONMENTAL RECORDS								
Federal NPL site list								
NPL	1.000		0	0	0	0	NR	0
Proposed NPL	1.000		0	0	0	0	NR	0
NPL LIENS	0.001		0	NR	NR	NR	NR	0
Federal Delisted NPL site list								
Delisted NPL	1.000		0	0	0	0	NR	0
Federal CERCLIS list								
CERCLIS	0.500		0	0	0	NR	NR	0
FEDERAL FACILITY	0.500		0	0	0	NR	NR	0
Federal CERCLIS NFRAP site List								
CERC-NFRAP	0.500		0	0	0	NR	NR	0
Federal RCRA CORRACTS facilities list								
CORRACTS	1.000		0	0	0	0	NR	0
Federal RCRA non-CORRACTS TSD facilities list								
RCRA-TSDF	0.500		0	0	0	NR	NR	0
Federal RCRA generators list								
RCRA-LQG	0.250		0	0	NR	NR	NR	0
RCRA-SQG	0.250		1	0	NR	NR	NR	1
RCRA-CESQG	0.250		0	0	NR	NR	NR	0
Federal institutional controls / engineering controls registries								
US ENG CONTROLS	0.500		0	0	0	NR	NR	0
US INST CONTROL	0.500		0	0	0	NR	NR	0
LUCIS	0.500		0	0	0	NR	NR	0
Federal ERNS list								
ERNS	0.001		0	NR	NR	NR	NR	0
State- and tribal - equivalent NPL								
RESPONSE	1.000		0	0	0	0	NR	0
State- and tribal - equivalent CERCLIS								
ENVIROSTOR	1.000		0	0	0	1	NR	1
State and tribal landfill and/or solid waste disposal site lists								
SWF/LF	0.500		0	0	0	NR	NR	0
State and tribal leaking storage tank lists								
LUST	0.500		1	1	2	NR	NR	4

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
SLIC	0.500		0	0	0	NR	NR	0
INDIAN LUST	0.500		0	0	0	NR	NR	0
State and tribal registered storage tank lists								
UST	0.250		0	1	NR	NR	NR	1
AST	0.250		0	0	NR	NR	NR	0
INDIAN UST	0.250		0	0	NR	NR	NR	0
FEMA UST	0.250		0	0	NR	NR	NR	0
State and tribal voluntary cleanup sites								
INDIAN VCP	0.500		0	0	0	NR	NR	0
VCP	0.500		0	0	0	NR	NR	0
ADDITIONAL ENVIRONMENTAL RECORDS								
Local Brownfield lists								
US BROWNFIELDS	0.500		0	0	0	NR	NR	0
Local Lists of Landfill / Solid Waste Disposal Sites								
ODI	0.500		0	0	0	NR	NR	0
DEBRIS REGION 9	0.500		0	0	0	NR	NR	0
SWRCY	0.500		0	0	0	NR	NR	0
HAULERS	0.001		0	NR	NR	NR	NR	0
INDIAN ODI	0.500		0	0	0	NR	NR	0
WMUDS/SWAT	0.500		0	0	0	NR	NR	0
Local Lists of Hazardous waste / Contaminated Sites								
US CDL	0.001		0	NR	NR	NR	NR	0
HIST Cal-Sites	1.000		0	0	0	0	NR	0
SCH	0.250		0	0	NR	NR	NR	0
Toxic Pits	1.000		0	0	0	0	NR	0
CDL	0.001		0	NR	NR	NR	NR	0
US HIST CDL	0.001		0	NR	NR	NR	NR	0
Local Lists of Registered Storage Tanks								
CA FID UST	0.250		0	1	NR	NR	NR	1
HIST UST	0.250		0	0	NR	NR	NR	0
SWEEPS UST	0.250		0	1	NR	NR	NR	1
Local Land Records								
LIENS 2	0.001		0	NR	NR	NR	NR	0
LIENS	0.001		0	NR	NR	NR	NR	0
DEED	0.500		0	0	0	NR	NR	0
Records of Emergency Release Reports								
HMIRS	0.001		0	NR	NR	NR	NR	0
CHMIRS	0.001	1	0	NR	NR	NR	NR	1
LDS	0.001		0	NR	NR	NR	NR	0

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
MCS	0.001		0	NR	NR	NR	NR	0
Orange Co. Industrial Site	0.001		0	NR	NR	NR	NR	0
SPILLS 90	0.001		0	NR	NR	NR	NR	0
Other Ascertainable Records								
RCRA NonGen / NLR	0.250		0	0	NR	NR	NR	0
DOT OPS	0.001		0	NR	NR	NR	NR	0
DOD	1.000		0	0	0	0	NR	0
FUDS	1.000		0	0	0	1	NR	1
CONSENT	1.000		0	0	0	0	NR	0
ROD	1.000		0	0	0	0	NR	0
UMTRA	0.500		0	0	0	NR	NR	0
US MINES	0.250		0	0	NR	NR	NR	0
TRIS	0.001		0	NR	NR	NR	NR	0
TSCA	0.001		0	NR	NR	NR	NR	0
FTTS	0.001		0	NR	NR	NR	NR	0
HIST FTTS	0.001		0	NR	NR	NR	NR	0
SSTS	0.001		0	NR	NR	NR	NR	0
ICIS	0.001		0	NR	NR	NR	NR	0
PADS	0.001		0	NR	NR	NR	NR	0
MLTS	0.001		0	NR	NR	NR	NR	0
RADINFO	0.001		0	NR	NR	NR	NR	0
FINDS	0.001		0	NR	NR	NR	NR	0
RAATS	0.001		0	NR	NR	NR	NR	0
RMP	0.001		0	NR	NR	NR	NR	0
CA BOND EXP. PLAN	1.000		0	0	0	0	NR	0
UIC	0.001		0	NR	NR	NR	NR	0
NPDES	0.001		0	NR	NR	NR	NR	0
Cortese	0.500		0	0	1	NR	NR	1
HIST CORTESE	0.500		0	1	2	NR	NR	3
CUPA Listings	0.250		0	0	NR	NR	NR	0
Notify 65	1.000		0	0	0	0	NR	0
DRYCLEANERS	0.250		0	0	NR	NR	NR	0
WIP	0.250		0	0	NR	NR	NR	0
ENF	0.001		0	NR	NR	NR	NR	0
HAZNET	0.001		0	NR	NR	NR	NR	0
EMI	0.001		0	NR	NR	NR	NR	0
INDIAN RESERV	1.000		0	0	0	0	NR	0
SCRD DRYCLEANERS	0.500		0	0	0	NR	NR	0
HWT	0.250		0	0	NR	NR	NR	0
HWP	1.000		0	0	0	0	NR	0
WDS	0.001		0	NR	NR	NR	NR	0
PROC	0.500		0	0	0	NR	NR	0
Financial Assurance	0.001		0	NR	NR	NR	NR	0
MWMP	0.250		0	0	NR	NR	NR	0
LEAD SMELTERS	0.001		0	NR	NR	NR	NR	0
US AIRS	0.001		0	NR	NR	NR	NR	0
US FIN ASSUR	0.001		0	NR	NR	NR	NR	0
EPA WATCH LIST	0.001		0	NR	NR	NR	NR	0
COAL ASH EPA	0.500		0	0	0	NR	NR	0
PCB TRANSFORMER	0.001		0	NR	NR	NR	NR	0

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
2020 COR ACTION	0.250		0	0	NR	NR	NR	0
PRP	0.001		0	NR	NR	NR	NR	0
COAL ASH DOE	0.001		0	NR	NR	NR	NR	0
EDR HIGH RISK HISTORICAL RECORDS								
EDR Exclusive Records								
EDR MGP	1.000		0	0	0	0	NR	0
EDR US Hist Auto Stat	0.250		1	3	NR	NR	NR	4
EDR US Hist Cleaners	0.250	1	1	0	NR	NR	NR	2
EDR RECOVERED GOVERNMENT ARCHIVES								
Exclusive Recovered Govt. Archives								
RGA LUST	0.001		0	NR	NR	NR	NR	0
RGA LF	0.001		0	NR	NR	NR	NR	0

NOTES:

TP = Target Property

NR = Not Requested at this Search Distance

Sites may be listed in more than one database

Map ID / Direction / Distance / Elevation	Site	Database(s)	EDR ID Number / EPA ID Number
A1 **Target Property** **Actual: 21 ft.**	**600 W COAST HWY** **NEWPORT BEACH, CA 92663** **Click here for full text details**	**EDR US Hist Cleaners**	**1015079086** **N/A**
A2 **Target Property** **Actual: 21 ft.**	**320 WEST COAST HIGHWAY** **NEWPORT BEACH, CA 92663** **Click here for full text details** **CHMIRS** Date Completed: 20-MAY-91	**CHMIRS**	**S100276760** **N/A**
3 **East** **< 1/8** **0.037 mi.** **194 ft.** **Relative: Lower**	**FORMER ARCO SERVICE STATION SITE** **200 COAST** **NEWPORT BEACH, CA 92663** **Click here for full text details** **LUST** Status: Completed - Case Closed Facility Status: Case Closed Facility Id: 94UT020	**LUST**	**S102430135** **N/A**
B4 **West** **< 1/8** **0.105 mi.** **555 ft.** **Relative: Lower**	**1000 W COAST HWY** **NEWPORT BEACH, CA 92663** **Click here for full text details**	**EDR US Hist Cleaners**	**1014966655** **N/A**
B5 **West** **< 1/8** **0.105 mi.** **555 ft.** **Relative: Lower**	**1000 W COAST HWY** **NEWPORT BEACH, CA 92663** **Click here for full text details**	**EDR US Hist Auto Stat**	**1015120332** **N/A**

6
ENE
< 1/8
0.115 mi.
609 ft.

Relative:
Lower

BELLPORT GROUP INC — **RCRA-SQG** **1007091398**
300 DOVER DR — **HAZNET** **CAR000148874**
NEWPORT BEACH, CA 92663

Click here for full text details

RCRA-SQG
EPA Id: CAR000148874

C7
West
1/8-1/4
0.186 mi.
984 ft.

Relative:
Lower

MARDIKIAN — **CA FID UST** **S101589190**
1200 W COAST HWY — **N/A**
NEWPORT BEACH, CA 92663

Click here for full text details

CA FID UST
Facility Id: 30002815

C8
West
1/8-1/4
0.186 mi.
984 ft.

Relative:
Lower

EDR US Hist Auto Stat **1015179563**
1200 W COAST HWY — **N/A**
NEWPORT BEACH, CA 92663

Click here for full text details

C9
West
1/8-1/4
0.186 mi.
984 ft.

Relative:
Lower

NEWPORT IMPORTS — **HIST CORTESE** **S101299881**
1200 COAST — **LUST** **N/A**
NEWPORT BEACH, CA 92663

Click here for full text details

LUST
Status: Completed - Case Closed
Facility Status: Case Closed
Facility Id: 90UT038

C10
West
1/8-1/4
0.186 mi.
984 ft.

Relative:
Lower

MARDIKIAN — **UST** **U003784055**
1200 W COAST HWY — **SWEEPS UST** **N/A**
NEWPORT BEACH, CA 92663

Click here for full text details

UST
Facility Id: 7238

SWEEPS UST
Status: A

C11
West
1/8-1/4
0.204 mi.
1078 ft.

Relative:
Lower

1220 W COAST HWY
NEWPORT BEACH, CA 92663

Click here for full text details

EDR US Hist Auto Stat **1015186387**
N/A

12
NW
1/8-1/4
0.241 mi.
1275 ft.

Relative:
Higher

400 PIRATE RD
NEWPORT BEACH, CA 92663

Click here for full text details

EDR US Hist Auto Stat **1015468736**
N/A

D13
East
1/4-1/2
0.465 mi.
2456 ft.

Relative:
Lower

MOBIL #18-HGK
301 COAST
NEWPORT BEACH, CA 92660

Click here for full text details

LUST **S102433743**
N/A

LUST
Status: Completed - Case Closed
Facility Status: Remedial action (cleanup) Underway
Facility Id: 86UT124

D14
East
1/4-1/2
0.465 mi.
2456 ft.

Relative:
Lower

GW CLEANUP-N.B.,PCH 18-HGK
301 PACIFIC COAST HIGHWAY
NEWPORT BEACH, CA 92660

Click here for full text details

Cortese **S113068659**
HAZNET **N/A**

D15
East
1/4-1/2
0.465 mi.
2456 ft.

Relative:
Lower

GW CLEANUP-N.B., PCH 18-HG
301 PACIFIC COAST
NEWPORT BEACH, CA 92660

Click here for full text details

HIST CORTESE **S105025220**
N/A

16
West
1/4-1/2
0.491 mi.
2594 ft.

Relative:
Lower

BOY SCOUTS OF AMERICA SEA BASE
1931 COAST
NEWPORT BEACH, CA 92659

HIST CORTESE
LUST

S102425585
N/A

Click here for full text details

LUST
Status: Completed - Case Closed
Facility Status: Case Closed
Facility Id: 90UT132

E17
NW
1/2-1
0.609 mi.
3213 ft.

Relative:
Higher

NEWPORT BCH FCS

NEWPORT BEACH, CA

ENVIROSTOR

S107736886
N/A

Click here for full text details

ENVIROSTOR
Facility Id: 80000331
Status: Inactive - Needs Evaluation

E18
NW
1/2-1
0.609 mi.
3216 ft.

Relative:
Higher

NEWPORT BEACH FCS

NEWPORT BEACH, CA

FUDS

1009484708
N/A

Click here for full text details

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

St	Acronym	Full Name	Government Agency	Gov Date	Arvl. Date	Active Date
CA	AST	Aboveground Petroleum Storage Tank Facilities	California Environmental Protection Agency	08/01/2009	09/10/2009	10/01/2009
CA	CA BOND EXP. PLAN	Bond Expenditure Plan	Department of Health Services	01/01/1989	07/27/1994	08/02/1994
CA	CA FID UST	Facility Inventory Database	California Environmental Protection Agency	10/31/1994	09/05/1995	09/29/1995
CA	CDL	Clandestine Drug Labs	Department of Toxic Substances Control	06/30/2014	09/02/2014	09/24/2014
CA	CHMIRS	California Hazardous Material Incident Report System	Office of Emergency Services	10/27/2014	10/29/2014	12/10/2014
CA	CORTESE	"Cortese" Hazardous Waste & Substances Sites List	CAL EPA/Office of Emergency Information	12/29/2014	12/29/2014	02/03/2015
CA	DEED	Deed Restriction Listing	DTSC and SWRCB	12/08/2014	12/09/2014	01/23/2015
CA	DRYCLEANERS	Cleaner Facilities	Department of Toxic Substance Control	06/28/2014	07/03/2014	08/21/2014
CA	EMI	Emissions Inventory Data	California Air Resources Board	12/31/2012	03/25/2014	04/28/2014
CA	ENF	Enforcement Action Listing	State Water Resoruces Control Board	11/10/2014	11/12/2014	12/12/2014
CA	ENVIROSTOR	EnviroStor Database	Department of Toxic Substances Control	11/03/2014	11/04/2014	12/12/2014
CA	Financial Assurance 1	Financial Assurance Information Listing	Department of Toxic Substances Control	10/28/2014	10/30/2014	12/10/2014
CA	Financial Assurance 2	Financial Assurance Information Listing	California Integrated Waste Management Board	11/17/2014	11/18/2014	12/29/2014
CA	HAULERS	Registered Waste Tire Haulers Listing	Integrated Waste Management Board	12/01/2014	12/01/2014	01/23/2015
CA	HAZNET	Facility and Manifest Data	California Environmental Protection Agency	12/31/2013	10/15/2014	11/19/2014
CA	HIST CAL-SITES	Calsites Database	Department of Toxic Substance Control	08/08/2005	08/03/2006	08/24/2006
CA	HIST CORTESE	Hazardous Waste & Substance Site List	Department of Toxic Substances Control	04/01/2001	01/22/2009	04/08/2009
CA	HIST UST	Hazardous Substance Storage Container Database	State Water Resources Control Board	10/15/1990	01/25/1991	02/12/1991
CA	HWP	EnviroStor Permitted Facilities Listing	Department of Toxic Substances Control	11/24/2014	11/25/2014	12/30/2014
CA	HWT	Registered Hazardous Waste Transporter Database	Department of Toxic Substances Control	01/12/2015	01/13/2015	02/03/2015
CA	LDS	Land Disposal Sites Listing	State Water Qualilty Control Board	01/20/2015	01/21/2015	02/05/2015
CA	LIENS	Environmental Liens Listing	Department of Toxic Substances Control	12/15/2014	12/18/2014	01/23/2015
CA	LUST	Geotracker's Leaking Underground Fuel Tank Report	State Water Resources Control Board	01/20/2015	01/21/2015	02/05/2015
CA	LUST REG 1	Active Toxic Site Investigation	California Regional Water Quality Control Boa	02/01/2001	02/28/2001	03/29/2001
CA	LUST REG 2	Fuel Leak List	California Regional Water Quality Control Boa	09/30/2004	10/20/2004	11/19/2004
CA	LUST REG 3	Leaking Underground Storage Tank Database	California Regional Water Quality Control Boa	05/19/2003	05/19/2003	06/02/2003
CA	LUST REG 4	Underground Storage Tank Leak List	California Regional Water Quality Control Boa	09/07/2004	09/07/2004	10/12/2004
CA	LUST REG 5	Leaking Underground Storage Tank Database	California Regional Water Quality Control Boa	07/01/2008	07/22/2008	07/31/2008
CA	LUST REG 6L	Leaking Underground Storage Tank Case Listing	California Regional Water Quality Control Boa	09/09/2003	09/10/2003	10/07/2003
CA	LUST REG 6V	Leaking Underground Storage Tank Case Listing	California Regional Water Quality Control Boa	06/07/2005	06/07/2005	06/29/2005
CA	LUST REG 7	Leaking Underground Storage Tank Case Listing	California Regional Water Quality Control Boa	02/26/2004	02/26/2004	03/24/2004
CA	LUST REG 8	Leaking Underground Storage Tanks	California Regional Water Quality Control Boa	02/14/2005	02/15/2005	03/28/2005
CA	LUST REG 9	Leaking Underground Storage Tank Report	California Regional Water Quality Control Boa	03/01/2001	04/23/2001	05/21/2001
CA	MCS	Military Cleanup Sites Listing	State Water Resources Control Board	01/20/2015	01/21/2015	02/05/2015
CA	MWMP	Medical Waste Management Program Listing	Department of Public Health	11/13/2014	12/09/2014	01/26/2015
CA	NOTIFY 65	Proposition 65 Records	State Water Resources Control Board	10/21/1993	11/01/1993	11/19/1993
CA	NPDES	NPDES Permits Listing	State Water Resources Control Board	11/17/2014	11/19/2014	12/29/2014
CA	PROC	Certified Processors Database	Department of Conservation	12/15/2014	12/15/2014	01/26/2015
CA	RESPONSE	State Response Sites	Department of Toxic Substances Control	11/03/2014	11/04/2014	12/12/2014
CA	RGA LF	Recovered Government Archive Solid Waste Facilities List	Department of Resources Recycling and Recover		07/01/2013	01/13/2014
CA	RGA LUST	Recovered Government Archive Leaking Underground Storage Tan	State Water Resources Control Board		07/01/2013	12/30/2013
CA	SCH	School Property Evaluation Program	Department of Toxic Substances Control	11/03/2014	11/04/2014	12/12/2014
CA	SLIC	Statewide SLIC Cases	State Water Resources Control Board	01/20/2015	01/21/2015	02/05/2015
CA	SLIC REG 1	Active Toxic Site Investigations	California Regional Water Quality Control Boa	04/03/2003	04/07/2003	04/25/2003
CA	SLIC REG 2	Spills, Leaks, Investigation & Cleanup Cost Recovery Listing	Regional Water Quality Control Board San Fran	09/30/2004	10/20/2004	11/19/2004
CA	SLIC REG 3	Spills, Leaks, Investigation & Cleanup Cost Recovery Listing	California Regional Water Quality Control Boa	05/18/2006	05/18/2006	06/15/2006
CA	SLIC REG 4	Spills, Leaks, Investigation & Cleanup Cost Recovery Listing	Region Water Quality Control Board Los Angele	11/17/2004	11/18/2004	01/04/2005

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

St	Acronym	Full Name	Government Agency	Gov Date	Arvl. Date	Active Date
CA	SLIC REG 5	Spills, Leaks, Investigation & Cleanup Cost Recovery Listing	Regional Water Quality Control Board Central	04/01/2005	04/05/2005	04/21/2005
CA	SLIC REG 6L	SLIC Sites	California Regional Water Quality Control Boa	09/07/2004	09/07/2004	10/12/2004
CA	SLIC REG 6V	Spills, Leaks, Investigation & Cleanup Cost Recovery Listing	Regional Water Quality Control Board, Victorv	05/24/2005	05/25/2005	06/16/2005
CA	SLIC REG 7	SLIC List	California Regional Quality Control Board, Co	11/24/2004	11/29/2004	01/04/2005
CA	SLIC REG 8	Spills, Leaks, Investigation & Cleanup Cost Recovery Listing	California Region Water Quality Control Board	04/03/2008	04/03/2008	04/14/2008
CA	SLIC REG 9	Spills, Leaks, Investigation & Cleanup Cost Recovery Listing	California Regional Water Quality Control Boa	09/10/2007	09/11/2007	09/28/2007
CA	SPILLS 90	SPILLS90 data from FirstSearch	FirstSearch	06/06/2012	01/03/2013	02/22/2013
CA	SWEEPS UST	SWEEPS UST Listing	State Water Resources Control Board	06/01/1994	07/07/2005	08/11/2005
CA	SWF/LF (SWIS)	Solid Waste Information System	Department of Resources Recycling and Recover	11/17/2014	11/19/2014	12/24/2014
CA	SWRCY	Recycler Database	Department of Conservation	12/15/2014	12/15/2014	01/26/2015
CA	TOXIC PITS	Toxic Pits Cleanup Act Sites	State Water Resources Control Board	07/01/1995	08/30/1995	09/26/1995
CA	UIC	UIC Listing	Deaprtment of Conservation	11/19/2014	12/15/2014	01/29/2015
CA	UST	Active UST Facilities	SWRCB	01/20/2015	01/21/2015	01/27/2015
CA	UST MENDOCINO	Mendocino County UST Database	Department of Public Health	09/23/2009	09/23/2009	10/01/2009
CA	VCP	Voluntary Cleanup Program Properties	Department of Toxic Substances Control	11/03/2014	11/04/2014	12/12/2014
CA	WDS	Waste Discharge System	State Water Resources Control Board	06/19/2007	06/20/2007	06/29/2007
CA	WIP	Well Investigation Program Case List	Los Angeles Water Quality Control Board	07/03/2009	07/21/2009	08/03/2009
CA	WMUDS/SWAT	Waste Management Unit Database	State Water Resources Control Board	04/01/2000	04/10/2000	05/10/2000
US	2020 COR ACTION	2020 Corrective Action Program List	Environmental Protection Agency	11/11/2011	05/18/2012	05/25/2012
US	BRS	Biennial Reporting System	EPA/NTIS	12/31/2011	02/26/2013	04/19/2013
US	CERCLIS	Comprehensive Environmental Response, Compensation, and Liab	EPA	10/25/2013	11/11/2013	02/13/2014
US	CERCLIS-NFRAP	CERCLIS No Further Remedial Action Planned	EPA	10/25/2013	11/11/2013	02/13/2014
US	COAL ASH DOE	Sleam-Electric Plan Operation Data	Department of Energy	12/31/2005	08/07/2009	10/22/2009
US	COAL ASH EPA	Coal Combustion Residues Surface Impoundments List	Environmental Protection Agency	07/01/2014	09/10/2014	10/20/2014
US	CONSENT	Superfund (CERCLA) Consent Decrees	Department of Justice, Consent Decree Library	12/31/2013	01/24/2014	02/24/2014
US	CORRACTS	Corrective Action Report	EPA	12/09/2014	12/29/2014	01/29/2015
US	DEBRIS REGION 9	Torres Martinez Reservation Illegal Dump Site Locations	EPA, Region 9	01/12/2009	05/07/2009	09/21/2009
US	DELISTED NPL	National Priority List Deletions	EPA	09/29/2014	10/08/2014	11/17/2014
US	DOD	Department of Defense Sites	USGS	12/31/2005	11/10/2006	01/11/2007
US	DOT OPS	Incident and Accident Data	Department of Transporation, Office of Pipeli	07/31/2012	08/07/2012	09/18/2012
US	EDR MGP	EDR Proprietary Manufactured Gas Plants	EDR, Inc.			
US	EDR US Hist Auto Stat	EDR Exclusive Historic Gas Stations	EDR, Inc.			
US	EDR US Hist Cleaners	EDR Exclusive Historic Dry Cleaners	EDR, Inc.			
US	EPA WATCH LIST	EPA WATCH LIST	Environmental Protection Agency	08/30/2013	03/21/2014	06/17/2014
US	ERNS	Emergency Response Notification System	National Response Center, United States Coast	09/29/2014	09/30/2014	11/06/2014
US	FEDERAL FACILITY	Federal Facility Site Information listing	Environmental Protection Agency	07/21/2014	10/07/2014	10/20/2014
US	FEDLAND	Federal and Indian Lands	U.S. Geological Survey	12/31/2005	02/06/2006	01/11/2007
US	FEMA UST	Underground Storage Tank Listing	FEMA	01/01/2010	02/16/2010	04/12/2010
US	FINDS	Facility Index System/Facility Registry System	EPA	08/16/2014	09/10/2014	10/20/2014
US	FTTS	FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fu	EPA/Office of Prevention, Pesticides and Toxi	04/09/2009	04/16/2009	05/11/2009
US	FTTS INSP	FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fu	EPA	04/09/2009	04/16/2009	05/11/2009
US	FUDS	Formerly Used Defense Sites	U.S. Army Corps of Engineers	06/06/2014	09/10/2014	09/18/2014
US	HIST FTTS	FIFRA/TSCA Tracking System Administrative Case Listing	Environmental Protection Agency	10/19/2006	03/01/2007	04/10/2007
US	HIST FTTS INSP	FIFRA/TSCA Tracking System Inspection & Enforcement Case Lis	Environmental Protection Agency	10/19/2006	03/01/2007	04/10/2007
US	HMIRS	Hazardous Materials Information Reporting System	U.S. Department of Transportation	09/30/2014	10/01/2014	11/06/2014
US	ICIS	Integrated Compliance Information System	Environmental Protection Agency	07/31/2014	10/29/2014	11/06/2014
US	INDIAN LUST R1	Leaking Underground Storage Tanks on Indian Land	EPA Region 1	02/01/2013	05/01/2013	11/01/2013

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

St	Acronym	Full Name	Government Agency	Gov Date	Arvl. Date	Active Date
US	INDIAN LUST R10	Leaking Underground Storage Tanks on Indian Land	EPA Region 10	05/20/2014	06/10/2014	08/22/2014
US	INDIAN LUST R4	Leaking Underground Storage Tanks on Indian Land	EPA Region 4	07/30/2014	08/12/2014	08/22/2014
US	INDIAN LUST R5	Leaking Underground Storage Tanks on Indian Land	EPA, Region 5	11/03/2014	11/05/2014	11/17/2014
US	INDIAN LUST R6	Leaking Underground Storage Tanks on Indian Land	EPA Region 6	10/06/2014	10/29/2014	11/17/2014
US	INDIAN LUST R7	Leaking Underground Storage Tanks on Indian Land	EPA Region 7	09/23/2014	11/25/2014	01/29/2015
US	INDIAN LUST R8	Leaking Underground Storage Tanks on Indian Land	EPA Region 8	11/04/2014	11/07/2014	11/17/2014
US	INDIAN LUST R9	Leaking Underground Storage Tanks on Indian Land	Environmental Protection Agency	03/01/2013	03/01/2013	04/12/2013
US	INDIAN ODI	Report on the Status of Open Dumps on Indian Lands	Environmental Protection Agency	12/31/1998	12/03/2007	01/24/2008
US	INDIAN RESERV	Indian Reservations	USGS	12/31/2005	12/08/2006	01/11/2007
US	INDIAN UST R1	Underground Storage Tanks on Indian Land	EPA, Region 1	02/01/2013	05/01/2013	01/27/2014
US	INDIAN UST R10	Underground Storage Tanks on Indian Land	EPA Region 10	05/20/2014	06/10/2014	08/15/2014
US	INDIAN UST R4	Underground Storage Tanks on Indian Land	EPA Region 4	07/30/2014	08/12/2014	08/22/2014
US	INDIAN UST R5	Underground Storage Tanks on Indian Land	EPA Region 5	11/03/2014	11/05/2014	11/17/2014
US	INDIAN UST R6	Underground Storage Tanks on Indian Land	EPA Region 6	10/06/2014	10/29/2014	11/06/2014
US	INDIAN UST R7	Underground Storage Tanks on Indian Land	EPA Region 7	09/23/2014	11/25/2014	01/29/2015
US	INDIAN UST R8	Underground Storage Tanks on Indian Land	EPA Region 8	11/04/2014	11/07/2014	11/17/2014
US	INDIAN UST R9	Underground Storage Tanks on Indian Land	EPA Region 9	08/14/2014	08/15/2014	08/22/2014
US	INDIAN VCP R1	Voluntary Cleanup Priority Listing	EPA, Region 1	09/29/2014	10/01/2014	11/06/2014
US	INDIAN VCP R7	Voluntary Cleanup Priority Lisitng	EPA, Region 7	03/20/2008	04/22/2008	05/19/2008
US	LEAD SMELTER 1	Lead Smelter Sites	Environmental Protection Agency	11/25/2014	11/26/2014	01/29/2015
US	LEAD SMELTER 2	Lead Smelter Sites	American Journal of Public Health	04/05/2001	10/27/2010	12/02/2010
US	LIENS 2	CERCLA Lien Information	Environmental Protection Agency	02/18/2014	03/18/2014	04/24/2014
US	LUCIS	Land Use Control Information System	Department of the Navy	12/03/2014	12/12/2014	01/29/2015
US	MLTS	Material Licensing Tracking System	Nuclear Regulatory Commission	12/29/2014	01/08/2015	01/29/2015
US	NPL	National Priority List	EPA	09/29/2014	10/08/2014	11/17/2014
US	NPL LIENS	Federal Superfund Liens	EPA	10/15/1991	02/02/1994	03/30/1994
US	ODI	Open Dump Inventory	Environmental Protection Agency	06/30/1985	08/09/2004	09/17/2004
US	PADS	PCB Activity Database System	EPA	07/01/2014	10/15/2014	11/17/2014
US	PCB TRANSFORMER	PCB Transformer Registration Database	Environmental Protection Agency	02/01/2011	10/19/2011	01/10/2012
US	PRP	Potentially Responsible Parties	EPA	10/25/2013	10/17/2014	10/20/2014
US	Proposed NPL	Proposed National Priority List Sites	EPA	09/29/2014	10/08/2014	11/17/2014
US	RAATS	RCRA Administrative Action Tracking System	EPA	04/17/1995	07/03/1995	08/07/1995
US	RADINFO	Radiation Information Database	Environmental Protection Agency	10/07/2014	10/08/2014	10/20/2014
US	RCRA NonGen / NLR	RCRA - Non Generators	Environmental Protection Agency	12/09/2014	12/29/2014	01/29/2015
US	RCRA-CESQG	RCRA - Conditionally Exempt Small Quantity Generators	Environmental Protection Agency	12/09/2014	12/29/2014	01/29/2015
US	RCRA-LQG	RCRA - Large Quantity Generators	Environmental Protection Agency	12/09/2014	12/29/2014	01/29/2015
US	RCRA-SQG	RCRA - Small Quantity Generators	Environmental Protection Agency	12/09/2014	12/29/2014	01/29/2015
US	RCRA-TSDF	RCRA - Treatment, Storage and Disposal	Environmental Protection Agency	12/09/2014	12/29/2014	01/29/2015
US	RMP	Risk Management Plans	Environmental Protection Agency	08/01/2014	08/12/2014	11/06/2014
US	ROD	Records Of Decision	EPA	11/25/2013	12/12/2013	02/24/2014
US	SCRD DRYCLEANERS	State Coalition for Remediation of Drycleaners Listing	Environmental Protection Agency	03/07/2011	03/09/2011	05/02/2011
US	SSTS	Section 7 Tracking Systems	EPA	12/31/2009	12/10/2010	02/25/2011
US	TRIS	Toxic Chemical Release Inventory System	EPA	12/31/2011	07/31/2013	09/13/2013
US	TSCA	Toxic Substances Control Act	EPA	12/31/2012	01/15/2015	01/29/2015
US	UMTRA	Uranium Mill Tailings Sites	Department of Energy	09/14/2010	10/07/2011	03/01/2012
US	US AIRS (AFS)	Aerometric Information Retrieval System Facility Subsystem (	EPA	10/16/2014	10/31/2014	11/17/2014
US	US AIRS MINOR	Air Facility System Data	EPA	10/16/2014	10/31/2014	11/17/2014

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

St	Acronym	Full Name	Government Agency	Gov Date	Arvl. Date	Active Date
US	US BROWNFIELDS	A Listing of Brownfields Sites	Environmental Protection Agency	12/22/2014	12/22/2014	01/29/2015
US	US CDL	Clandestine Drug Labs	Drug Enforcement Administration	07/25/2014	09/09/2014	10/20/2014
US	US ENG CONTROLS	Engineering Controls Sites List	Environmental Protection Agency	09/18/2014	09/19/2014	10/20/2014
US	US FIN ASSUR	Financial Assurance Information	Environmental Protection Agency	11/19/2014	11/21/2014	01/29/2015
US	US HIST CDL	National Clandestine Laboratory Register	Drug Enforcement Administration	07/25/2014	09/09/2014	10/20/2014
US	US INST CONTROL	Sites with Institutional Controls	Environmental Protection Agency	09/18/2014	09/19/2014	10/20/2014
US	US MINES	Mines Master Index File	Department of Labor, Mine Safety and Health A	12/30/2014	12/31/2014	01/29/2015
CT	CT MANIFEST	Hazardous Waste Manifest Data	Department of Energy & Environmental Protecti	07/30/2013	08/19/2013	10/03/2013
NJ	NJ MANIFEST	Manifest Information	Department of Environmental Protection	12/31/2011	07/19/2012	08/28/2012
NY	NY MANIFEST	Facility and Manifest Data	Department of Environmental Conservation	11/01/2014	11/05/2014	11/24/2014
PA	PA MANIFEST	Manifest Information	Department of Environmental Protection	12/31/2013	07/21/2014	08/25/2014
RI	RI MANIFEST	Manifest information	Department of Environmental Management	12/31/2013	07/15/2014	08/13/2014
WI	WI MANIFEST	Manifest Information	Department of Natural Resources	12/31/2013	06/20/2014	08/07/2014
US	Oil/Gas Pipelines	GeoData Digital Line Graphs from 1:100,000-Scale Maps	USGS			
US	AHA Hospitals	Sensitive Receptor: AHA Hospitals	American Hospital Association, Inc.			
US	Medical Centers	Sensitive Receptor: Medical Centers	Centers for Medicare & Medicaid Services			
US	Nursing Homes	Sensitive Receptor: Nursing Homes	National Institutes of Health			
US	Public Schools	Sensitive Receptor: Public Schools	National Center for Education Statistics			
US	Private Schools	Sensitive Receptor: Private Schools	National Center for Education Statistics			
CA	Daycare Centers	Sensitive Receptor: Licensed Facilities	Department of Social Services			
US	Flood Zones	100-year and 500-year flood zones	Emergency Management Agency (FEMA)			
US	NWI	National Wetlands Inventory	U.S. Fish and Wildlife Service			
US	USGS 7.5' Topographic Map	Scanned Digital USGS 7.5' Topographic Map (DRG)	USGS			

STREET AND ADDRESS INFORMATION

GEOCHECK ®- PHYSICAL SETTING SOURCE ADDENDUM

TARGET PROPERTY ADDRESS

RETAIL SHOPS
320-600 WEST COAST HIGHWAY
NEWPORT BEACH, CA 92663

TARGET PROPERTY COORDINATES

Latitude (North):	33.6163 - 33° 36' 58.68''
Longitude (West):	117.9094 - 117° 54' 33.84''
Universal Tranverse Mercator:	Zone 11
UTM X (Meters):	415639.9
UTM Y (Meters):	3719790.8
Elevation:	21 ft. above sea level

USGS TOPOGRAPHIC MAP

Target Property Map:	33117-E8 NEWPORT BEACH OE S, CA
Most Recent Revision:	1981
North Map:	33117-F8 NEWPORT BEACH (DIGITAL), CA
Most Recent Revision:	0

EDR's GeoCheck Physical Setting Source Addendum is provided to assist the environmental professional in forming an opinion about the impact of potential contaminant migration.

Assessment of the impact of contaminant migration generally has two principal investigative components:

1. Groundwater flow direction, and
2. Groundwater flow velocity.

Groundwater flow direction may be impacted by surface topography, hydrology, hydrogeology, characteristics of the soil, and nearby wells. Groundwater flow velocity is generally impacted by the nature of the geologic strata.

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

GROUNDWATER FLOW DIRECTION INFORMATION

Groundwater flow direction for a particular site is best determined by a qualified environmental professional using site-specific well data. If such data is not reasonably ascertainable, it may be necessary to rely on other sources of information, such as surface topographic information, hydrologic information, hydrogeologic data collected on nearby properties, and regional groundwater flow information (from deep aquifers).

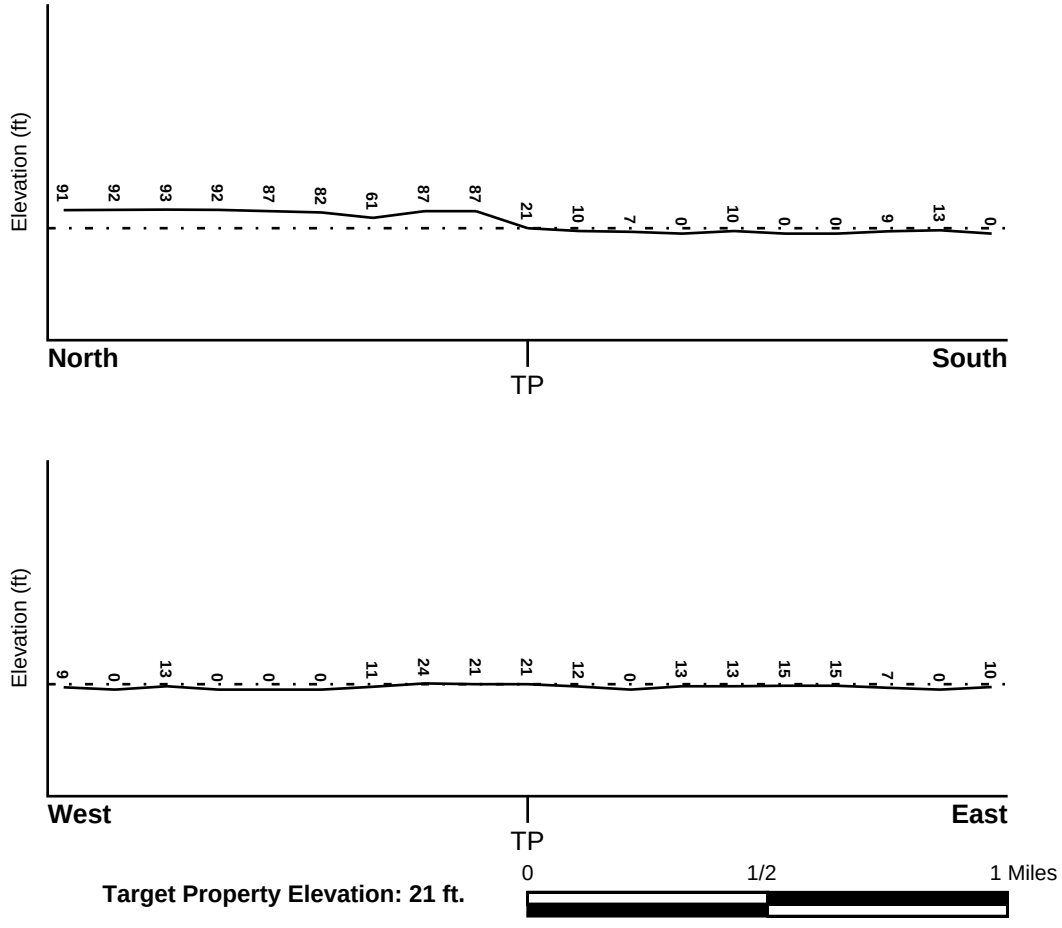
TOPOGRAPHIC INFORMATION

Surface topography may be indicative of the direction of surficial groundwater flow. This information can be used to assist the environmental professional in forming an opinion about the impact of nearby contaminated properties or, should contamination exist on the target property, what downgradient sites might be impacted.

TARGET PROPERTY TOPOGRAPHY

General Topographic Gradient: General SSE

SURROUNDING TOPOGRAPHY: ELEVATION PROFILES



Target Property Elevation: 21 ft.

Source: Topography has been determined from the USGS 7.5' Digital Elevation Model and should be evaluated on a relative (not an absolute) basis. Relative elevation information between sites of close proximity should be field verified.

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

HYDROLOGIC INFORMATION

Surface water can act as a hydrologic barrier to groundwater flow. Such hydrologic information can be used to assist the environmental professional in forming an opinion about the impact of nearby contaminated properties or, should contamination exist on the target property, what downgradient sites might be impacted.

Refer to the Physical Setting Source Map following this summary for hydrologic information (major waterways and bodies of water).

FEMA FLOOD ZONE

Target Property County	FEMA Flood Electronic Data
ORANGE, CA	YES - refer to the Overview Map and Detail Map

Flood Plain Panel at Target Property: 06059C - FEMA DFIRM Flood data

Additional Panels in search area: Not Reported

NATIONAL WETLAND INVENTORY

NWI Quad at Target Property	NWI Electronic Data Coverage
NEWPORT BEACH	YES - refer to the Overview Map and Detail Map

HYDROGEOLOGIC INFORMATION

Hydrogeologic information obtained by installation of wells on a specific site can often be an indicator of groundwater flow direction in the immediate area. Such hydrogeologic information can be used to assist the environmental professional in forming an opinion about the impact of nearby contaminated properties or, should contamination exist on the target property, what downgradient sites might be impacted.

Site-Specific Hydrogeological Data*:

Search Radius: 1.25 miles
Status: Not found

AQUIFLOW®

Search Radius: 1.000 Mile.

EDR has developed the AQUIFLOW Information System to provide data on the general direction of groundwater flow at specific points. EDR has reviewed reports submitted by environmental professionals to regulatory authorities at select sites and has extracted the date of the report, groundwater flow direction as determined hydrogeologically, and the depth to water table.

MAP ID	LOCATION FROM TP	GENERAL DIRECTION GROUNDWATER FLOW
A1	1/2 - 1 Mile East	Varies
A2	1/2 - 1 Mile East	Varies
B3	1/2 - 1 Mile North	S
B4	1/2 - 1 Mile North	S
5	1/2 - 1 Mile WNW	SW
6	1/2 - 1 Mile SW	Varies

For additional site information, refer to Physical Setting Source Map Findings.

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

GROUNDWATER FLOW VELOCITY INFORMATION

Groundwater flow velocity information for a particular site is best determined by a qualified environmental professional using site specific geologic and soil strata data. If such data are not reasonably ascertainable, it may be necessary to rely on other sources of information, including geologic age identification, rock stratigraphic unit and soil characteristics data collected on nearby properties and regional soil information. In general, contaminant plumes move more quickly through sandy-gravelly types of soils than silty-clayey types of soils.

GEOLOGIC INFORMATION IN GENERAL AREA OF TARGET PROPERTY

Geologic information can be used by the environmental professional in forming an opinion about the relative speed at which contaminant migration may be occurring.

ROCK STRATIGRAPHIC UNIT

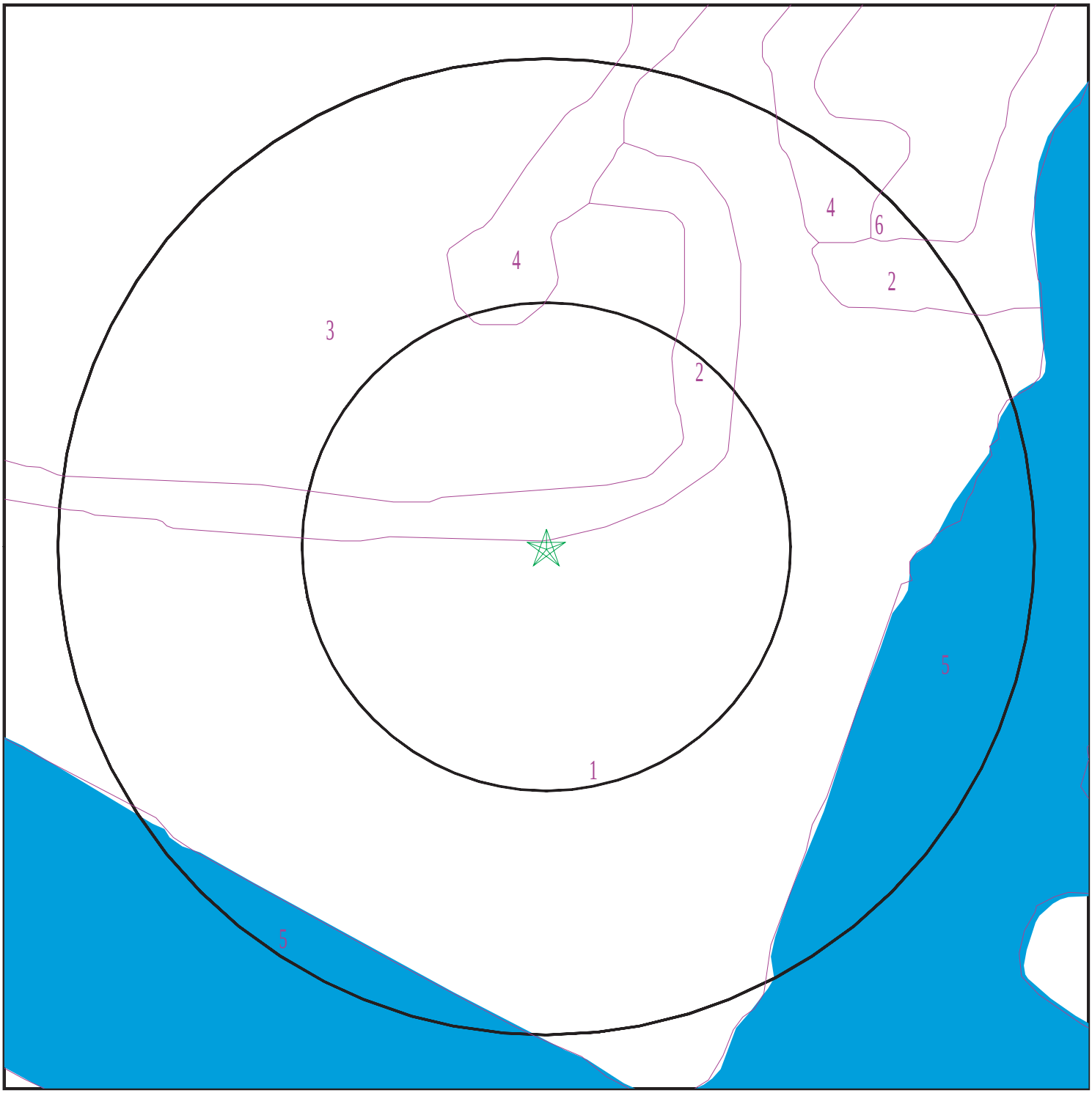
Era:	Cenozoic
System:	Quaternary
Series:	Quaternary
Code:	Q *(decoded above as Era, System & Series)*

GEOLOGIC AGE IDENTIFICATION

Category: Stratifed Sequence

Geologic Age and Rock Stratigraphic Unit Source: P.G. Schruben, R.E. Arndt and W.J. Bawiec, Geology of the Conterminous U.S. at 1:2,500,000 Scale - a digital representation of the 1974 P.B. King and H.M. Beikman Map, USGS Digital Data Series DDS - 11 (1994).

SSURGO SOIL MAP - 4203154.2s



Target Property
SSURGO Soil
Water

0 1/16 1/8 1/4 Miles

N

SITE NAME:	Retail Shops	CLIENT:	Jacob & Hefner Associates
ADDRESS:	320-600 West Coast Highway Newport Beach CA 92663	CONTACT:	Wallace Jensky
LAT/LONG:	33.6163 / 117.9094	INQUIRY #:	4203154.2s
		DATE:	February 09, 2015 6:38 pm

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

DOMINANT SOIL COMPOSITION IN GENERAL AREA OF TARGET PROPERTY

The U.S. Department of Agriculture's (USDA) Soil Conservation Service (SCS) leads the National Cooperative Soil Survey (NCSS) and is responsible for collecting, storing, maintaining and distributing soil survey information for privately owned lands in the United States. A soil map in a soil survey is a representation of soil patterns in a landscape. The following information is based on Soil Conservation Service SSURGO data.

Soil Map ID: 1

Soil Component Name: BEACHES

Soil Surface Texture: sand

Hydrologic Group: Class D - Very slow infiltration rates. Soils are clayey, have a high water table, or are shallow to an impervious layer.

Soil Drainage Class: Poorly drained

Hydric Status: All hydric

Corrosion Potential - Uncoated Steel: High

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 92 inches

Soil Layer Information							
	Boundary			Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
Layer	Upper	Lower	Soil Texture Class	AASHTO Group	Unified Soil		
1	0 inches	5 inches	sand	Not reported	Not reported	Max: 141 Min: 42	Max: 7.8 Min: 5.1
2	5 inches	59 inches	coarse sand	Not reported	Not reported	Max: 141 Min: 42	Max: 7.8 Min: 5.1

Soil Map ID: 2

Soil Component Name: CALLEGUAS

Soil Surface Texture: clay loam

Hydrologic Group: Class D - Very slow infiltration rates. Soils are clayey, have a high water table, or are shallow to an impervious layer.

Soil Drainage Class: Well drained

Hydric Status: Not hydric

Corrosion Potential - Uncoated Steel: High

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 0 inches

Soil Layer Information							
	Boundary			Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
Layer	Upper	Lower	Soil Texture Class	AASHTO Group	Unified Soil		
1	0 inches	14 inches	clay loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), Lean Clay	Max: 14 Min: 4	Max: 8.4 Min: 7.9
2	14 inches	18 inches	weathered bedrock	Not reported	Not reported	Max: 1.4 Min: 0	Max: Min:

Soil Map ID: 3

Soil Component Name: MARINA

Soil Surface Texture: loamy sand

Hydrologic Group: Class B - Moderate infiltration rates. Deep and moderately deep, moderately well and well drained soils with moderately coarse textures.

Soil Drainage Class: Somewhat excessively drained

Hydric Status: Not hydric

Corrosion Potential - Uncoated Steel: Low

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 0 inches

Soil Layer Information							
	Boundary			Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
Layer	Upper	Lower	Soil Texture Class	AASHTO Group	Unified Soil		
1	0 inches	33 inches	loamy sand	Not reported	Not reported	Max: 14 Min: 4	Max: 7.3 Min: 5.6

Soil Layer Information							
	Boundary			Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
Layer	Upper	Lower	Soil Texture Class	AASHTO Group	Unified Soil		
2	33 inches	59 inches	sand	Not reported	Not reported	Max: 14 Min: 4	Max: 7.3 Min: 5.6
3	59 inches	79 inches	sand	Not reported	Not reported	Max: 14 Min: 4	Max: 6.5 Min: 5.6

Soil Map ID: 4

Soil Component Name: MYFORD

Soil Surface Texture: sandy loam

Hydrologic Group: Class D - Very slow infiltration rates. Soils are clayey, have a high water table, or are shallow to an impervious layer.

Soil Drainage Class: Moderately well drained

Hydric Status: Not hydric

Corrosion Potential - Uncoated Steel: High

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 0 inches

Soil Layer Information							
	Boundary			Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
Layer	Upper	Lower	Soil Texture Class	AASHTO Group	Unified Soil		
1	0 inches	7 inches	sandy loam	Granular materials (35 pct. or less passing No. 200), Silty, or Clayey Gravel and Sand.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), Lean Clay. FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), silt.	Max: 42 Min: 14	Max: 6 Min: 5.1
2	7 inches	11 inches	sandy clay	Silt-Clay Materials (more than 35 pct. passing No. 200), Clayey Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), Lean Clay	Max: 0.42 Min: 0.01	Max: 8.4 Min: 5.6

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

Soil Layer Information							
	Boundary			Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
Layer	Upper	Lower	Soil Texture Class	AASHTO Group	Unified Soil		
3	11 inches	20 inches	sandy clay loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Clayey Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), Lean Clay	Max: 0.42 Min: 0.01	Max: 8.4 Min: 5.6
4	20 inches	64 inches	sandy clay loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Clayey Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), Lean Clay	Max: 0.42 Min: 0.01	Max: 8.4 Min: 6.1
5	64 inches	79 inches	sandy loam	Granular materials (35 pct. or less passing No. 200), Silty, or Clayey Gravel and Sand.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), Lean Clay. FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), silt.	Max: 14 Min: 4	Max: 6.5 Min: 6.1

Soil Map ID: 5

Soil Component Name: Water

Soil Surface Texture: sandy loam

Hydrologic Group: Class D - Very slow infiltration rates. Soils are clayey, have a high water table, or are shallow to an impervious layer.

Soil Drainage Class:
Hydric Status: Not hydric

Corrosion Potential - Uncoated Steel: Not Reported

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 0 inches

No Layer Information available.

Soil Map ID: 6

Soil Component Name: MYFORD

Soil Surface Texture: sandy loam

Hydrologic Group: Class D - Very slow infiltration rates. Soils are clayey, have a high water table, or are shallow to an impervious layer.

Soil Drainage Class: Moderately well drained

Hydric Status: Not hydric

Corrosion Potential - Uncoated Steel: High

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 0 inches

Soil Layer Information							
	Boundary			Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
Layer	Upper	Lower	Soil Texture Class	AASHTO Group	Unified Soil		
1	0 inches	11 inches	sandy loam	Granular materials (35 pct. or less passing No. 200), Silty, or Clayey Gravel and Sand.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), Lean Clay. FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), silt.	Max: 42 Min: 14	Max: 6 Min: 5.1
2	11 inches	18 inches	sandy clay	Silt-Clay Materials (more than 35 pct. passing No. 200), Clayey Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), Lean Clay	Max: 0.42 Min: 0.01	Max: 8.4 Min: 5.6
3	18 inches	27 inches	sandy clay loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Clayey Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), Lean Clay	Max: 0.42 Min: 0.01	Max: 8.4 Min: 5.6
4	27 inches	70 inches	sandy clay loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Clayey Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), Lean Clay	Max: 0.42 Min: 0.01	Max: 8.4 Min: 6.1

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

Soil Layer Information							
	Boundary			Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
Layer	Upper	Lower	Soil Texture Class	AASHTO Group	Unified Soil		
5	70 inches	79 inches	sandy loam	Granular materials (35 pct. or less passing No. 200), Silty, or Clayey Gravel and Sand.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), Lean Clay. FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), silt.	Max: 14 Min: 4	Max: 6.5 Min: 6.1

LOCAL / REGIONAL WATER AGENCY RECORDS

EDR Local/Regional Water Agency records provide water well information to assist the environmental professional in assessing sources that may impact ground water flow direction, and in forming an opinion about the impact of contaminant migration on nearby drinking water wells.

WELL SEARCH DISTANCE INFORMATION

DATABASE	SEARCH DISTANCE (miles)
Federal USGS	1.000
Federal FRDS PWS	Nearest PWS within 0.001 miles
State Database	1.000

FEDERAL USGS WELL INFORMATION

MAP ID	WELL ID	LOCATION FROM TP
No Wells Found		

FEDERAL FRDS PUBLIC WATER SUPPLY SYSTEM INFORMATION

MAP ID	WELL ID	LOCATION FROM TP
No PWS System Found		

Note: PWS System location is not always the same as well location.

STATE DATABASE WELL INFORMATION

MAP ID	WELL ID	LOCATION FROM TP

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

STATE DATABASE WELL INFORMATION

MAP ID	WELL ID	LOCATION FROM TP
No Wells Found		

OTHER STATE DATABASE INFORMATION

STATE OIL/GAS WELL INFORMATION

MAP ID	WELL ID	LOCATION FROM TP
1	CAOG9A000003093	1/4 - 1/2 Mile North
2	CAOG9A000003102	1/4 - 1/2 Mile NNW
3	CAOG9A000003094	1/4 - 1/2 Mile NW
4	CAOG9A000003113	1/2 - 1 Mile NNW
A5	CAOG9A000003092	1/2 - 1 Mile WNW
A6	CAOG9A000003091	1/2 - 1 Mile WNW
B7	CAOG9A000003106	1/2 - 1 Mile NW
A8	CAOG9A000003098	1/2 - 1 Mile WNW
9	CAOG9A000003089	1/2 - 1 Mile WNW
B10	CAOG9A000003110	1/2 - 1 Mile NW
11	CAOG9A000003170	1/2 - 1 Mile NNW
12	CAOG9A000003181	1/2 - 1 Mile North

PHYSICAL SETTING SOURCE MAP - 4203154.2s

- County Boundary
- Major Roads
- Contour Lines
- Earthquake Fault Lines
- Airports
- Earthquake epicenter, Richter 5 or greater
- Water Wells
- Public Water Supply Wells
- Cluster of Multiple Icons
- Groundwater Flow Direction
- Indeterminate Groundwater Flow at Location
- Groundwater Flow Varies at Location
- Closest Hydrogeological Data
- Oil, gas or related wells

SITE NAME:	Retail Shops	CLIENT:	Jacob & Hefner Associates
ADDRESS:	320-600 West Coast Highway Newport Beach CA 92663	CONTACT:	Wallace Jensky
LAT/LONG:	33.6163 / 117.9094	INQUIRY #:	4203154.2s
		DATE:	February 09, 2015 6:38 pm

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID Direction Distance Elevation		Database	EDR ID Number
1 **North** **1/4 - 1/2 Mile**	Click here for full text details	**OIL_GAS**	**CAOG9A000003093**
2 **NNW** **1/4 - 1/2 Mile**	Click here for full text details	**OIL_GAS**	**CAOG9A000003102**
3 **NW** **1/4 - 1/2 Mile**	Click here for full text details	**OIL_GAS**	**CAOG9A000003094**
4 **NNW** **1/2 - 1 Mile**	Click here for full text details	**OIL_GAS**	**CAOG9A000003113**
A5 **WNW** **1/2 - 1 Mile**	Click here for full text details	**OIL_GAS**	**CAOG9A000003092**
A6 **WNW** **1/2 - 1 Mile**	Click here for full text details	**OIL_GAS**	**CAOG9A000003091**
B7 **NW** **1/2 - 1 Mile**	Click here for full text details	**OIL_GAS**	**CAOG9A000003106**
A8 **WNW** **1/2 - 1 Mile**	Click here for full text details	**OIL_GAS**	**CAOG9A000003098**
9 **WNW** **1/2 - 1 Mile**	Click here for full text details	**OIL_GAS**	**CAOG9A000003089**
B10 **NW** **1/2 - 1 Mile**	Click here for full text details	**OIL_GAS**	**CAOG9A000003110**

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID Direction Distance Elevation		Database	EDR ID Number
11 **NNW** **1/2 - 1 Mile**	Click here for full text details	**OIL_GAS**	**CAOG9A000003170**
12 **North** **1/2 - 1 Mile**	Click here for full text details	**OIL_GAS**	**CAOG9A000003181**
A1 **East** **1/2 - 1 Mile** **Lower**	Click here for full text details	**AQUIFLOW**	**54863**
A2 **East** **1/2 - 1 Mile** **Lower**	Click here for full text details	**AQUIFLOW**	**54864**
B3 **North** **1/2 - 1 Mile** **Higher**	Click here for full text details	**AQUIFLOW**	**65125**
B4 **North** **1/2 - 1 Mile** **Higher**	Click here for full text details	**AQUIFLOW**	**55017**
5 **WNW** **1/2 - 1 Mile** **Lower**	Click here for full text details	**AQUIFLOW**	**65144**
6 **SW** **1/2 - 1 Mile** **Lower**	Click here for full text details	**AQUIFLOW**	**54866**

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS
RADON

AREA RADON INFORMATION

State Database: CA Radon

Radon Test Results

Zipcode	Num Tests	> 4 pCi/L
92663	60	8

Federal EPA Radon Zone for ORANGE County: 3

Note: Zone 1 indoor average level > 4 pCi/L.
: Zone 2 indoor average level >= 2 pCi/L and <= 4 pCi/L.
: Zone 3 indoor average level < 2 pCi/L.

Federal Area Radon Information for ORANGE COUNTY, CA

Number of sites tested: 30

Area	Average Activity	% <4 pCi/L	% 4-20 pCi/L	% >20 pCi/L
Living Area - 1st Floor	0.763 pCi/L	100%	0%	0%
Living Area - 2nd Floor	Not Reported	Not Reported	Not Reported	Not Reported
Basement	Not Reported	Not Reported	Not Reported	Not Reported

PHYSICAL SETTING SOURCE RECORDS SEARCHED

TOPOGRAPHIC INFORMATION

USGS 7.5' Digital Elevation Model (DEM)
Source: United States Geologic Survey
EDR acquired the USGS 7.5' Digital Elevation Model in 2002 and updated it in 2006. The 7.5 minute DEM corresponds to the USGS 1:24,000- and 1:25,000-scale topographic quadrangle maps. The DEM provides elevation data with consistent elevation units and projection.

Scanned Digital USGS 7.5' Topographic Map (DRG)
Source: United States Geologic Survey
A digital raster graphic (DRG) is a scanned image of a U.S. Geological Survey topographic map. The map images are made by scanning published paper maps on high-resolution scanners. The raster image is georeferenced and fit to the Universal Transverse Mercator (UTM) projection.

HYDROLOGIC INFORMATION

Flood Zone Data: This data, available in select counties across the country, was obtained by EDR in 2003 & 2011 from the Federal Emergency Management Agency (FEMA). Data depicts 100-year and 500-year flood zones as defined by FEMA.

NWI: National Wetlands Inventory. This data, available in select counties across the country, was obtained by EDR in 2002, 2005 and 2010 from the U.S. Fish and Wildlife Service.

HYDROGEOLOGIC INFORMATION

AQUIFLOW^{R} Information System
Source: EDR proprietary database of groundwater flow information
EDR has developed the AQUIFLOW Information System (AIS) to provide data on the general direction of groundwater flow at specific points. EDR has reviewed reports submitted to regulatory authorities at select sites and has extracted the date of the report, hydrogeologically determined groundwater flow direction and depth to water table information.

GEOLOGIC INFORMATION

Geologic Age and Rock Stratigraphic Unit
Source: P.G. Schruben, R.E. Arndt and W.J. Bawiec, Geology of the Conterminous U.S. at 1:2,500,000 Scale - A digital representation of the 1974 P.B. King and H.M. Beikman Map, USGS Digital Data Series DDS - 11 (1994).

STATSGO: State Soil Geographic Database
Source: Department of Agriculture, Natural Resources Conservation Services
The U.S. Department of Agriculture's (USDA) Natural Resources Conservation Service (NRCS) leads the national Conservation Soil Survey (NCSS) and is responsible for collecting, storing, maintaining and distributing soil survey information for privately owned lands in the United States. A soil map in a soil survey is a representation of soil patterns in a landscape. Soil maps for STATSGO are compiled by generalizing more detailed (SSURGO) soil survey maps.

SSURGO: Soil Survey Geographic Database
Source: Department of Agriculture, Natural Resources Conservation Services (NRCS)
Telephone: 800-672-5559
SSURGO is the most detailed level of mapping done by the Natural Resources Conservation Services, mapping scales generally range from 1:12,000 to 1:63,360. Field mapping methods using national standards are used to construct the soil maps in the Soil Survey Geographic (SSURGO) database. SSURGO digitizing duplicates the original soil survey maps. This level of mapping is designed for use by landowners, townships and county natural resource planning and management.

PHYSICAL SETTING SOURCE RECORDS SEARCHED

LOCAL / REGIONAL WATER AGENCY RECORDS

FEDERAL WATER WELLS

PWS: Public Water Systems
Source: EPA/Office of Drinking Water
Telephone: 202-564-3750
Public Water System data from the Federal Reporting Data System. A PWS is any water system which provides water to at least 25 people for at least 60 days annually. PWSs provide water from wells, rivers and other sources.

PWS ENF: Public Water Systems Violation and Enforcement Data
Source: EPA/Office of Drinking Water
Telephone: 202-564-3750
Violation and Enforcement data for Public Water Systems from the Safe Drinking Water Information System (SDWIS) after August 1995. Prior to August 1995, the data came from the Federal Reporting Data System (FRDS).

USGS Water Wells: USGS National Water Inventory System (NWIS)
This database contains descriptive information on sites where the USGS collects or has collected data on surface water and/or groundwater. The groundwater data includes information on wells, springs, and other sources of groundwater.

OTHER STATE DATABASE INFORMATION

RADON

State Database: CA Radon
Source: Department of Health Services
Telephone: 916-324-2208
Radon Database for California

Area Radon Information
Source: USGS
Telephone: 703-356-4020
The National Radon Database has been developed by the U.S. Environmental Protection Agency (USEPA) and is a compilation of the EPA/State Residential Radon Survey and the National Residential Radon Survey. The study covers the years 1986 - 1992. Where necessary data has been supplemented by information collected at private sources such as universities and research institutions.

EPA Radon Zones
Source: EPA
Telephone: 703-356-4020
Sections 307 & 309 of IRAA directed EPA to list and identify areas of U.S. with the potential for elevated indoor radon levels.

OTHER

Airport Landing Facilities: Private and public use landing facilities
Source: Federal Aviation Administration, 800-457-6656

Epicenters: World earthquake epicenters, Richter 5 or greater
Source: Department of Commerce, National Oceanic and Atmospheric Administration

California Earthquake Fault Lines: The fault lines displayed on EDR's Topographic map are digitized quaternary fault lines, prepared in 1975 by the United State Geological Survey. Additional information (also from 1975) regarding activity at specific fault lines comes from California's Preliminary Fault Activity Map prepared by the California Division of Mines and Geology.

PHYSICAL SETTING SOURCE RECORDS SEARCHED

STREET AND ADDRESS INFORMATION

ATTACHMENT C

Aerial Photographs from 2012, 1963, 1953, and 1938

INQUIRY #: 4203154.12

YEAR: 2012

= 500'

N

EDR


SITE
INQUIRY #: 4203154.12
YEAR: 1963
= 500'
N
EDR


SITE
INQUIRY #: 4203154.12
YEAR: 1953
= 500'
N
EDR

INQUIRY #: 4203154.12

YEAR: 1938

= 500'

N

EDR

ATTACHMENT D

Environmental Lien Search Report

Retail Shops
320-600 West Coast Highway
Newport Beach, CA 92663

Inquiry Number: 4203154.7
February 11, 2015

EDR Environmental Lien and AUL Search

Environmental Data Resources Inc

6 Armstrong Road
Shelton, CT 06484
800.352.0050
www.edrnet.com

EDR Environmental Lien and AUL Search

The EDR Environmental Lien and AUL Search Report provides results from a search of available current land title records for environmental cleanup liens and other activity and use limitations, such as engineering controls and institutional controls.

A network of professional, trained researchers, following established procedures, uses client supplied address information to:

- search for parcel information and/or legal description;
- search for ownership information;
- research official land title documents recorded at jurisdictional agencies such as recorders' offices, registries of deeds, county clerks' offices, etc.;
- access a copy of the deed;
- search for environmental encumbering instrument(s) associated with the deed;
- provide a copy of any environmental encumbrance(s) based upon a review of key words in the instrument(s) (title, parties involved, and description); and
- provide a copy of the deed or cite documents reviewed.

Thank you for your business.
Please contact EDR at 1-800-352-0050
with any questions or comments.

EDR Environmental Lien and AUL Search

TARGET PROPERTY INFORMATION

ADDRESS

320-600 West Coast Highway
Retail Shops
Newport Beach, CA 92663

RESEARCH SOURCE

Source 1:

Orange Recorder
Orange, CA

PROPERTY INFORMATION

Deed 1:

Type of Deed:	deed
Title is vested in:	Russell E Fluter Trustee
Title received from:	Mariners Mile Gateway LLC
Deed Dated	2/24/2010
Deed Recorded:	3/2/2010
Book:	NA
Page:	na
Volume:	na
Instrument:	na
Docket:	NA
Land Record Comments:	
Miscellaneous Comments:	
Legal Description:	See Exhibit
Legal Current Owner:	Russell E Fluter Trustee
Parcel # / Property Identifier:	049-280-86
Comments:	See Exhibit

ENVIRONMENTAL LIEN

Environmental Lien: Found ☐ Not Found ☒

OTHER ACTIVITY AND USE LIMITATIONS (AULs)

AULs: Found ☐ Not Found ☒

Deed Exhibit 1

RECORDED BY L.T.C.

RECORDING REQUESTED BY:

AND WHEN RECORDED MAIL TO:

Russell E. Fluter, Trustee
c/o Cannery Village Realty
2025 W. Balboa Blvd.
Newport Beach, CA 92663

Recorded in Official Records, Orange County
Tom Daly, Clerk-Recorder

12.00

2010000098730 04:07pm 03/02/10

93 401 G02 3 Non-dis

0.00 0.00 0.00 0.00 6.00 0.00 0.00 0.00

SPACE ABOVE THIS LINE FOR RECORDER'S USE

11830400-10

GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S)
DOCUMENTARY TRANSFER TAX IS_____ NOT OF PUBLIC RECORD
City of Newport Beach, County of Orange

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

MARINERS MILE GATEWAY, LLC, a California limited liability company

hereby **GRANT(S)** TO

RUSSELL E. FLUTER, TRUSTEE of THE RUSSELL E. FLUTER SEPARATE PROPERTY TRUST established June 23, 2006

the following described real property in the County of Orange, State of California:

Legal Description attached hereto and made a part hereof :

DATED: February 24, 2010

MARINERS MILE GATEWAY, LLC,
a California limited liability company

Michael H. Mugel, Manager

BALANCE OF THIS PAGE INTENTIONALLY LEFT BLANK

EXHIBIT "A"

All that certain real property situated in the County of Orange, State of California, described as follows:

Lots 7 to 17, inclusive, of Tract No. 1210, in the City of Newport Beach, as shown on a map recorded in Book 40, Page(s) 45 and 46 of Miscellaneous Maps, records of Orange County, California.

EXCEPT therefrom all oil, gas, minerals, and other hydrocarbon substances lying below a depth shown below but with no right of surface entry, depth 500 feet, as provided in deed recorded June 2, 1969 in Book 8974, Page 265 of Official Records.

649-280-39, 40, 56, 57, 58, 59, 60, 61, 62, 63

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of Orange

On 2·25·10 (Date) before me, Ashley Fritz, Notary Public (Here Insert Name and Title of the Officer),

personally appeared Michael H. Mugel (Name(s) of Signer(s)),

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/~~are~~ subscribed to the within instrument and acknowledged to me that he/~~she/they~~ executed the same in his/~~her/their~~ authorized capacity(~~ies~~), and that by his/~~her/their~~ signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

ASHLEY FRITZ
Commission # 1658885
Notary Public - California
Orange County
My Comm. Expires Apr 17, 2010

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____ (Signature of Notary Public)

Place Notary Seal Above

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: _____

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____
- ☐ Individual
- ☐ Corporate Officer — Title(s): _____
- ☐ Partner — ☐ Limited ☐ General
- ☐ Attorney in Fact
- ☐ Trustee
- ☐ Guardian or Conservator
- ☐ Other: _____

Signer Is Representing: _____

RIGHT THUMBPRINT OF SIGNER
Top of thumb here

Signer's Name: _____
- ☐ Individual
- ☐ Corporate Officer — Title(s): _____
- ☐ Partner — ☐ Limited ☐ General
- ☐ Attorney in Fact
- ☐ Trustee
- ☐ Guardian or Conservator
- ☐ Other: _____

Signer Is Representing: _____

RIGHT THUMBPRINT OF SIGNER
Top of thumb here

ATTACHEMNT E

Newport Beach Fire Department UST Permit

1 NPORT BEACH FIRE DEPARTM IT
Bureau of Fire Prevention
475 32nd Street

Date 7-7-56

APPLICATION TO MANUFACTURE, STORE, HANDLE OR KEEP FOR SALE, EXPLOSIVES, HAZARDOUS MATERIALS, AND FLAMMABLE LIQUIDS AND GASES

To the Chief of the Bureau of Fire Prevention:

Application is hereby made by the undersigned for permit to

Manufacture Store Handle Keep for Sale

in or on the premises known as:

320 Coast Highway 7911 8035

Located at ..... Phone .....

the following quantities of Explosives / Flammable Liquids / Hazardous Materials / Gases:

1000 gal Premium Gas & Oil
Outboard fuel - underground
tank

Conditions, surroundings, and arrangements to be in accordance with the Fire Prevention Code of the City of Newport Beach.

Permit Issued

No. .....

Date .....

Signed Willie Rand
Applicant

Address 320 Coast Highway

CITY OF NEWPORT BEACH
FIRE PREVENTION BUREAU

DIST. .....

PERMIT

PERMIT No. 837

PERMISSION IS HEREBY GRANTED TO:

DATE July 14, 19 59

NAME Willis Hunt Boat Sales

ADDRESS 320 West Coast Hwy., Newport Beach, California

IN ACCORDANCE WITH CITY ORDINANCE NO. 718

☐ BURNING PERMIT ☐ BLASTING ☐ PYROTECHNIC DISPLAY

FLAMMABLE LIQUIDS:— ☑ PUMPS ☑ STORAGE ☐ TRANSPORTATION

Underground Storage - 1 - 1,000 gallon outboard fuel tank (gasoline & oil mix)

20

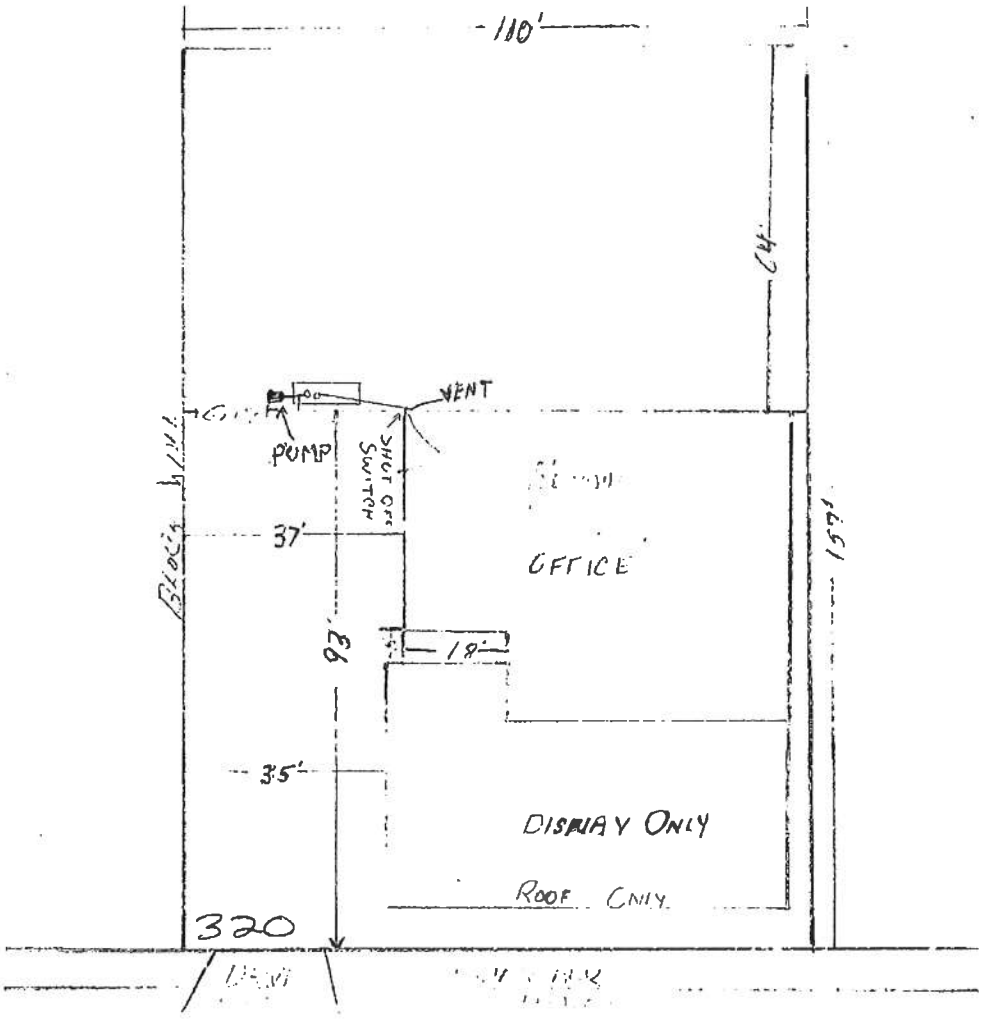
THIS PERMISSION GRANTED FOR Until Revoked PERIOD. SUBJECT TO REVOCATION FOR PROPER CAUSE, OR WHEN NECESSARY FOR PUBLIC SAFETY. NONCOMPLIANCE WITH ANY PROVISION STIPULATED HEREIN CONSTITUTES A VIOLATION OF ABOVE ORDINANCE.

NEWPORT BEACH FIRE DEPT.

By W. C. Nolte

(Fire Marshal)

WILLIS HUNT


110'
VENT
PUMP
SHUT OFF SWITCH
37'
OFFICE
93'
18'
35'
DISPLAY ONLY
ROOF ONLY
320
15'9"

ATTACHMENT F

Curriculum Vitae of the Environmental Professional

Wallace A. Jensky, II, P.G.
Professional Geologist

Qualifications Summary

OFFICE LOCATION

JHA Environmental, Inc.

2646 Palma Drive, Suite 450
Ventura, California 93003
(805) 504-6166
wjensky@jacobandhefner.com

YEARS WITH FIRM

6

TOTAL YEARS OF RELEVANT EXPERIENCE

41+

EDUCATION

B.S. with Honors in Geology, San Diego State University

M.A. in Geology, University of California Santa Barbara

CERTIFICATIONS

Professional Geologist, State of California, No. 3358

Licensed Professional Geologist, State of Indiana, No. 232

Certified Petroleum Geologist, American Association of Petroleum Geologists, No 2085

Certified Professional Geologist, American Institute of Professional Geologists, No. 04724

PROFESSIONAL AFFILIATIONS

Member, Geological Society of America

Member, American Association of Petroleum Geologists

Member, American Institute of Professional Geologists

Mr. Jensky has over 41 years of experience in soil and groundwater investigations, petroleum geology, sedimentation, tectonics, and since 1987, environmental and contaminated-site assessment and remediation. His project experience includes underground storage tank closure and cleanup including a long-term contract with the Los Angeles County Fire Department; redevelopment of crude-oil producing properties; evaluation of hazardous materials and mitigation measures in support of NEPA/CEQA projects; investigation and cleanup of automobile sales and service facilities; evaluation investigation and remediation of commercial and industrial sites contaminated with petroleum hydrocarbons, metals and halogenated wastes; negotiation with regulatory agencies; application of risk-based site closure; litigation support; and Phase I and Phase II due-diligence for a single-site property or large portfolio transactions, including multiple facilities at commercial/retail, rural, and remote locations.

Prior to his present affiliation, Mr. Jensky was employed with four national or local environmental consulting firms and two petroleum exploration and production companies. He served as office manager and/or principal geologist for three of the environmental firms. Most of Mr. Jensky's environmental experience is in California, where he has supervised and completed over 500 projects.

Mr. Jensky has managed or performed numerous soil and/or groundwater assessments and remediation projects at properties with known soil and/or groundwater contamination. He has represented the interests of his clients with local regulatory agencies including California Regional Water Quality Control Boards, and the California Department of Toxic Substances Control. For each contaminated property, Mr. Jensky’s goal is to seek regulatory-agency approval to implement the most appropriate and cost effective remedial action to gain a No Further Action Closure letter from the regulatory agency.

The potential for environmental liability arising from real property transactions has resulted in the need for the evaluation of the past and present activities on a property by preparing a Phase I Environmental Site Assessment (ESA). For 27 years, Mr. Jensky has performed Phase I ESAs for single property or portfolio transactions. One of the current objectives of a Phase I ESA is to identify “recognized environmental conditions” at the Site. Should the result of the Phase I ESA indicate the presence of a recognized environmental condition, Mr. Jensky works with the property owner, the prospective buyer, and their respective agents and attorneys to design a site specific Phase II Soil and/or Groundwater Assessment the objective of which is to evaluate the potential magnitude of the suspected contamination and ballpark remediation costs so that an informed “go/no go” decision can be made concerning the transaction.

Representative Project Experience

Phase I and Phase II Environmental Site Assessments (ESAs) for Property Transactions

Mr. Jensky has performed or managed over 345 Phase I and Phase II ESAs for large portfolio and single-site property transfers in California, Nevada, Arizona, Texas, Washington, Oregon, Colorado, and Massachusetts. In 1988, Mr. Jensky provided input to a person on the Federal Home Loan Bank committee that published Thrift Bulletin 16, the first due diligence guidelines for lenders' environmental risk and liability (rescinded in 2009). Current ESA's are performed in accordance with the American Society for Testing and Materials (ASTM) Designation E 1527-13 that also satisfies the federal standard for All Appropriate Inquiries (AAI). Many projects included sampling of soil, groundwater, identification of suspect asbestos containing building materials and lead based paint, and PCB fluids around leaking electrical transformers. Performed tank closure and limited soil remediation at numerous properties and provided planning level cost estimates for site characterization and remediation at others.

Riverside and San Bernardino Counties, California – Performed a multi-site Phase I ESA for the acquisition of a cable television company. Developed properties included head-end facilities, hubs, and microwave towers at commercial/retail, rural, and remote locations.

School Sites, Oxnard and Santa Paula, California – Performed Phase I ESAs and Phase II Preliminary Endangerment Assessments (PEAs) in accordance with the California Department of Toxic Substances Control guidance documents for future and existing school sites.

California, Nevada, Oregon – Performed three multi-site Phase I ESAs at large multi-family apartment complexes for acquisition by a San Francisco based investment firm.

Northern and Southern California – Performed over 30 Phase I ESAs at automobile dealerships for the purchaser, the seller, and/or for expansion. Based on extensive experience, the greatest potential cleanup liabilities at automobile dealerships is from active or former leaking underground storage tanks, and from leaking in-ground piston vaults for front-to-rear hydraulic lifts. Because the lift vaults are open, they collect any fluids (fuel, solvents, cleaners) that drip or spill on the floor. Wash rack clarifiers and single and side-by-side in-ground hydraulic lift systems may leak, but typically do not cause large volume soil impacts for cleanup.

California, Nevada, Washington, Colorado – Preformed Phase I ESAs for portfolio of automobile dealerships for refinancing of existing operations.

Santa Barbara, California – Performed a Phase I and Phase II ESA for the University of California Santa Barbara of the acquisition of a large tract of land located west of the campus. The property had a lagoon area; a former crude oil tank battery for near shore oil wells; oil pipeline easements; and a leased area with two large above ground storage tanks, an out-of-service API separation pond, and a control room to transfer oil from the tanks to barges off-shore (marine terminal). The land was acquired by the University, and the oil company will be required to clean up the marine terminal portion of the Site when the lease expires.

University Campus, West Los Angeles, California – Performed a Phase I ESA and investigated an underground storage tank including soil borings and soil-gas survey. The tank was removed and diesel fuel impacted soil was remediated prior to closure of the transaction.

Valencia, California – Performed a Phase I and II ESA at a 1,900-acre Planned Community. The property had 25 abandoned oil wells scattered over the Site. A portion of the Site had an active lease with ten active oil well locations, three tank batteries and numerous sumps. Some of the oil wells had been drilled in the late 1800s with cable-tool rigs and could not be located. Most of the abandoned wells were documented in records at the office of the California Division of Oil Gas and Geothermal Resources, and the locations were observed on historical aerial photographs. The well casings were located with a magnetometer and were surveyed by a licensed land surveyor and were placed in the Site drawings. During the Phase I assessment a previously unknown 10,000-gallon underground storage tank was discovered on the property. The tank was removed in accordance with a tank removal permit. Soil samples collected beneath the tank were not impacted, and the case was closed by the agency. The Site was developed with large neighborhood of single family residences.

Hazardous Materials Assessment and Mitigation Measures in Support of NEPA/CEQA Projects

Undeveloped Land in Moorpark, California – Performed a Phase I ESA that identified a former orchard and oil stock tank on the property. The property was proposed for a residential subdivision. A Phase II soil assessment was performed that included the collection and analysis of soil samples in the former orchard area and at the former oil stock tank. Based on the lack of residual organochlorine pesticides and petroleum hydrocarbons in the soil, no mitigation measures for hazardous materials were included in the draft EIR document.

Undeveloped Land in Santa Clarita, California – Performed a Phase I ESA that identified no recognized environmental conditions on the property. No mitigation measures for hazardous materials were included in the draft EIR document.

Proposed Mixed Use Redevelopment Project at an Existing Shopping Center, Western Los Angeles, California – a release of perchloroethylene (PCE, dry cleaners solvent) to the shallow soil beneath a dry cleaners' suite at the existing shopping center was identified and a limited soil remediation was previously performed. Because of the existing Site conditions, a soil and soil-gas assessment and a Human Health Risk Assessment (HHRA) were performed to evaluate appropriate soil mitigation measures for the proposed project. Based on the results of the HHRA, mitigation measures provided in the draft EIR included an engineered organic vapor barrier under two proposed residential units and a Soil Management Plan for the excavation of PCE impacted soil during construction of a proposed subterranean parking structure. Soil remediation will be performed under oversight by the Los Angeles Regional Water Quality Control Board.

Automobile Dealerships and Automobile Repair Facilities

Mr. Jensky has performed numerous projects at automobile dealerships and at individual automobile repair shops with one to four service bays. Projects included removing underground tanks, assessing the soil around or removing wastewater clarifiers, and assessing the soil around or removing in-ground hydraulic automobile lifts. In cases where leaking in-ground lifts were confirmed, either self-directed soil cleanup or soil cleanup with agency oversight was performed.

North Hollywood, California - Managed a subsurface assessment of two former automobile dealerships (Site). The Site was included in the Well Investigation Program (WIP) for the North Hollywood Groundwater Superfund area by the Los Angeles Regional Water Quality Control Board (RWQCB). The assessment resulted in the Site being removed for the WIP list. Prepared a subsurface demolition Workplan for RWQCB approval prior to demolition of building slabs, clarifiers, USTs, sumps and drains

and over 55 in-ground hydraulic automobile lifts for the Site. Prepared a Workplan for excavation and disposal of over 2,000 cubic yards of contaminated soil and construction debris and received closure from the RWQCB for the Site remediation. The client received a refund of $600,000 of the $1-million retention for environmental cleanup. The Site was redeveloped.

Menlo Park, California – Managed the removal of 24 in-ground hydraulic lifts and the abandonment of one groundwater irrigation well at a closed automobile dealership. The property was leased from Stanford University. The University required a regulatory agency sign-off for the work. The Client entered the voluntary clean up program with the San Mateo County Environmental Health Division (EHD). The EHD inspector observed the lift excavations and the collection of confirmation soil samples for immediate analyses in an on-Site mobile laboratory, the excavation of impacted soil when impacted soil was reported by the laboratory, and the final confirmation sampling. Impacted soil was manifested as non-RCRA hazardous waste and was transported to a Bay area landfill that could accept the soil. The San Mateo County EHD issued a No Further Action Letter for the property after reviewing the final report and documentation. Stanford University allowed the client to terminate its lease.

Ventura, California, Managed the removal of 36 in-ground hydraulic lifts during the demolition of a dealership. Several of the side-by-side lifts had leaked and the soil beneath the piston vaults of the five front-to-rear lifts was impacted with oil and halogenated solvents. The locations of the lifts with impacted soil were surveyed to a known point on the property so that the locations could be found after the buildings, floors, and foundations had been removed and Site was a vacant lot. Regulatory oversight was provided by the Ventura County Environmental Health Division (VCEHD) through the voluntary clean up program. The impacted soil was excavated and transported to a soil treatment facility for recycling as daily cover at a landfill. Confirmation soil samples were collected and no significant concentration of contaminates remained. The VCEHD issued a No Further Action Letter for the lifts. Following cleanup of groundwater with methyl tertiary butyl ether by others, the Site was developed with a pre-school, an adult assisted living complex, and retail shops.

Agricultural Land

Mr. Jensky has performed numerous projects at agricultural properties for property transfers and for residential and/or commercial redevelopment projects. Projects included removing tanks used for wind machines, oil for orchard heaters, and equipment fuel, and assessing the soil around barns, storage sheds and growing ground for agricultural chemicals such as long lived organochlorine pesticides. In cases where fuel residues are confirmed, either self-directed soil cleanup or soil cleanup with agency oversight was performed. In cases were soil impacted with organochlorine pesticide residues were confirmed, either a health base risk assessment and/or spot soil remediation was performed.

Oxnard and Ventura County, California – Managed a number of Phase I ESAs for farms and orchards during property transfers.

Oxnard, California – Performed a school site Preliminary Endangerment Assessment (PEA) at a proposed new public school Site. Because the ten-acre property was, and had been, developed with row crop agriculture, the California Department of Toxic Substances Control (DTSC) required the PEA to evaluate whether or not agricultural chemicals were present in the soil at the Site. Several chlorinated pesticides were detected in the soil, but based on the results of a risk assessment the concentrations were below DTSC actions levels.

Ventura County, California – Performed a school site Preliminary Endangerment Assessment (PEA) at an existing elementary school that was damaged in the Northridge Earthquake and planned to construct replacement buildings (campus) on the adjacent athletic fields. The site was located within established lemon and avocado orchards in the Santa Clara Valley. The California Department of Toxic Substances Control (DTSC) required the PEA to evaluate whether or not agricultural chemicals were present in the soil at the Site. No significant concentrations of agricultural chemicals were detected in the athletic field soil. The PEA was accepted and the project was approved.

Industrial and Commercial Properties

San Joaquin Valley, California - Managed four Preliminary Endangerment Assessments (PEAs) at former Manufactured Gas Plant (MGP) sites that were performed in accordance with the California Department of Toxic Substances Control (DTSC) guidance document for former MGP facilities. The assessments included an investigation of historical use and location of former MGP facilities; preparation of Workplans for DTSC approval; the collection of soil samples; laboratory analyses for polycyclic aromatic hydrocarbons (PAHs), volatile organic compounds, petroleum hydrocarbons, and heavy metals; and an evaluation of human and ecological endangerment based on the laboratory data and DTSC requirements. The PEAs were accepted by DTSC. Helped to develop the scope and prepared Workplans for DTSC approval for remedial investigations / feasibility studies as follow-up investigations at the MGP sites.

Downtown, Los Angeles, California – Performed a methane gas investigation in 60-foot-deep excavation for a subterranean parking structure. Gas bubbles, confirmed to be methane gas, were observed in a pool of water at the base of the excavation. Regulatory authorities were concerned that the gas was biogenic methane coming from contaminated soil that would require additional investigation; thus, resulting in a significant delay in completing the parking structure. The methane gas investigation determined the flux rate of the gas and that it was not from contaminated soil. The methane was from a thermogenic source (a known petroleum reservoir south of the Site) and was naturally occurring. It was agreed that a methane barrier would be installed beneath the parking structure and the project continued on schedule.

Los Angeles, California - Performed soil and groundwater assessments at a large apartment community. The investigation included 15 abandoned fuel tanks, natural oil-seeps, asbestos containing building materials, lead based paint, lead in drinking water, and collecting and analyzing groundwater grab samples for six borings located on the Site. Reviewed proposed plans for a methane gas relief and monitoring system for the retail stores on the Site. It was recommended to remove the abandoned tanks and perform limited soil remediation as necessary; prepare Operation and Maintenance Plans for asbestos and lead based paint; and to properly excavate and dispose of naturally occurring tar seeps if encountered during future construction activities.

Petroleum Production and Storage Properties

San Pedro, California - Managed a subsurface investigation of a large commercial petroleum tank farm including the review of years of storage records by tank, the investigation and delineation of impacted soil, and forensic geochemistry to evaluate the age and type of hydrocarbon contamination. Results were used to establish cost sharing for soil remediation between the past and current tenants and the property owner.

Valencia, California - Managed a surface and subsurface investigation of a 1,200 acre oil field including numerous former and active oil well locations, seven tank batteries, six production sumps, produced water

injection facility and gas plant. The results of the investigation were used to estimate the volume of soil that would require removal/remediation for the property to be redeveloped for residential use.

Wilmington, California - Managed a subsurface investigation of a former oil production tank battery located on a town-lot lease. The results of the investigation were used to estimate the volume of soil that would require removal to clean the property following the removal of the tank battery.

Santa Maria, California - Provided consultation for the remediation of large soil stockpile on a 40-acre former petroleum lease that included six former oil-well locations, six production sumps, pipelines, and one tank battery. While preparing the Site for residential development, the contractor excavated over 70,000 cubic yards of soil from the western two-thirds of the Site, including the soil from the six former oil wells and production sumps, and placed all of the soil in a single stockpile on the eastern one-third of the Site. During an onsite inspection, the regulatory agency observed the petroleum impacts in the stockpiled soil and directed that none of the stockpile could be used onsite for residential development. The cost to transport and properly dispose of the stockpile and to import clean material to the Site was prohibitive. The investigation included hand-auger borings within the stockpile, visual observations, and laboratory analysis of selected soil samples. The petroleum contamination was observed to occur as various sized clumps of soft tar and soil. Samples of the visibly clean soil did not contain petroleum hydrocarbons. A pilot test was proposed to screen the soil to remove the tar clumps. Samples of the soil that passed the screen did not contain petroleum hydrocarbons. As a result of the pilot test, the entire stockpile was screened using conveyors and a harp-screen. The stockpiled soil that passed the screen was sampled and did not contain petroleum hydrocarbons. The regulatory agency allowed the screened soil to be placed in the excavation and the tar clumps to be placed beneath the roads and under three-feet of clean soil in the planned dedicated open spaces. The project remained economic and was completed.

Ventura, California – Performed a subsurface soil and groundwater assessment of a closed oil refinery. The assessment included the drilling and sampling of 25 soil borings and the installation and sampling of four groundwater monitoring wells. No significant impacts were detected in the area investigated. The project was terminated when the City of Ventura would not reactivate an expired conditional use permit for a portion of the facility.

Underground Storage Tank (UST) Properties

Mr. Jensky has assisted tank removal contractors during the removal of over 75 USTs, including permitting, soil sampling after the tanks were removed, and preparation of the tank closure report. If a release was confirmed, Mr. Jensky prepared assessment Workplans, performed soil and or groundwater assessments, and prepared assessment reports for the regulatory agency. Once the assessment was complete (the lateral and vertical extent of contamination was identified), a feasibility study and remediation Workplan as prepared and remediation commenced. Mr. Jensky has received regulatory agency closure for his clients at numerous leaking UST properties.

West Los Angeles, California – Managed the remediation of a release of diesel fuel from a UST that was removed by others at a west Los Angeles Country Club. The previous consultant performed a soil assessment and installed four groundwater monitoring wells around the former diesel fuel UST. No impacts were detected in the groundwater and the previous consultant prepared a Workplan to excavate impacted soil from an area measuring 20 feet by 40 feet that would have impacted one of the tee boxes and established landscape. Mr. Jensky reviewed the previous soil data and submitted a modified Workplan to excavate three smaller areas of identified diesel fuel impacted soil (hot spot removal). The modified Workplan was approved and the removal of the soil with the highest concentration was

performed. Confirmation soil samples from the sidewalls and bottom of the smaller excavations documented that the remaining in-place soil was either not impacted or had concentrations of diesel well below the regulatory action level. Based on the previous groundwater monitoring data and the soil remediation, the Site received a No Further Action letter. The tee box and landscaping did not require removal.

Garden Grove, California – Removed a 2,000-gallon gasoline UST from an automobile dealership. Shallow groundwater in the tank pit contained low concentrations of methyl tertiary butyl ether (MTBE) and the regulatory agency required a Workplan to assess the groundwater. Three shallow groundwater monitoring wells were installed and were monitored quarterly for one year. No MTBE was detected in the groundwater monitoring wells and, following removal of the wells, the agency issued a No Further Action letter for the Site.

Newport Beach, California, - Removed a 1,000-gallon used oil UST from an automobile dealership. Used oil was detected in high concentrations in the loose beach sand underlying the former UST. The agency required a Workplan to assess and remediate the impacted sandy soil. Soil borings were drilled and sampled at locations around the former tank. Petroleum impacts were limited to the sandy soil directly beneath the former UST. Using 20-foot by 20-foot slide box shoring, the sandy soil was excavated to a depth of 14 feet where groundwater was encountered. Oil was observed floating on the groundwater. A vacuum truck removed approximately 2,000-gallons of oil and water from the excavation. The soil and groundwater were properly disposed at appropriate recycling facilities, and the excavation was backfilled and compacted with clean imported material. Three groundwater monitoring wells were installed around the former tank pit and were monitored quarterly for one year. No petroleum hydrocarbons were detected in the groundwater and the Site received at No Further Action letter from the Orange County Health Care Agency.

Community of Piru, Ventura County, California – Following removal of four 1,000-gallon USTs at a former gasoline station, petroleum hydrocarbons were detected in the soil beneath and adjacent to the dispenser island where pipe connections had leaked. A number of soil borings and groundwater monitoring wells were installed during the assessment phase of the project. The groundwater surface was observed to rise and fall up to 50 feet during winter and summer and during wet and dry years. The groundwater is used for irrigation of the numerous orchards in the Site vicinity. Because of the groundwater fluctuation, the gasoline had impacted the soil column from near ground surface to a depth of approximately 80 feet below ground surface (bgs). When the groundwater surface was high (approximately 40 feet bgs) up to 50 feet of gasoline impacted soil was submerged. In order to remediate the soil, three soil vapor extraction well clusters with three wells each were installed at the Site. Screened intervals were between 20 and 40 feet bgs, 45 and 60-feet bgs, and 65 and 80 feet bgs. During low groundwater soil vapors were extracted from all three intervals. During high groundwater, soil vapor was extracted only from the shallow interval(s) and air sparging (air injection) was performed in the submerged intervals. The remediation system operated for approximately three years. When soil vapor concentrations declined, a rebound test was performed by shutting down the system for 45 days and starting it again to test vapor concentrations. The vapor concentrations remained near zero after the 45 day shut down. Two soil confirmation borings were drilled and sampled to depths of 80 feet bgs in the areas were the soil originally had the highest concentrations of petroleum hydrocarbons. No to very low petroleum hydrocarbons were detected in the soil. The Ventura Country Environmental Health Division, with approval of the Los Angeles Regional Water Quality Control Board issued a No Further Action letter for the petroleum hydrocarbon impacted soil at the Site.

Torrance, California – Removed a 10,000-gallon gasoline UST from an automobile dealership. Soil samples collected and analyzed from beneath the UST, along the product piping, and under the dispenser did not contain petroleum hydrocarbons and the tank case was closed by the Torrance Fire Department.

Expert Testimony, Expert Scientist for Attorney Privileged Projects

Ventura, California - Provided privileged consultation and deposition testimony prior to trial and testimony at trial for the plaintiff regarding the necessity for and the cost of clean-up of petroleum impacted soil following the removal of 27 in-ground hydraulic automobile lifts at an automobile dealership. The plaintiff was awarded the clean-up cost from the defendant.

Banning, California - Provided privileged consultation and deposition testimony for the plaintiff regarding the geologic processes that lead to an oil pipeline being hit by a road grader, resulting in a major spill of crude oil to a nearby creek. An undisclosed settlement was reached between the plaintiff and the defendant's insurance company prior to trial.

Los Angeles, California - Provided consultation and deposition testimony for the plaintiff regarding the true value of an oil production drill-site and the value of oil and gas reserves lost to an oil company due to condemnation of a dedicated drill-site by the City of Pico Rivera. The case settled prior to trial when the City offered additional cash and an alternate drill-site parcel.

Oxnard, California - Provided privileged consultation and declarations in defense of an environmental consulting/contracting firm that preformed soil remediation at a property in Oxnard, California. An undisclosed settlement was reached between the plaintiff and the defendant's insurance company prior to trial.

JHA Environmental

2646 Palma Drive, #450
Ventura, CA 93003
P: 805-654-9611
F: 805-654-9613

June 18, 2015

CONFIDENTIAL

AutoNation, Inc.
Legal Department
200 Southwest 1st Avenue, 14th Floor
Fort Lauderdale, Florida 33301

Attention: Michael Archey, Esquire
Senior Counsel – Real Estate

Report of Findings
Focused Phase II Investigation for a Possible
Underground Storage Tank at
320 West Coast Highway, Newport Beach, California

1.0 INTRODUCTION

JHA Environmental, Inc. (JHA) is pleased to present this report of the findings of a Focused Phase II Investigation for a possible underground storage tank (UST) at 320 West Coast Highway, Newport Beach, California (Site, Plate 1). The investigation was performed in accordance with JHA's proposal dated April 13, 2015.

2.0 BACKGROUND INFORMATION

JHA prepared a Phase I Environmental Site Assessment (ESA) for AutoNation of a much larger property that included the Site. The ESA, dated March 30, 2015, identified the following concern at 320 West Coast Highway: a building permit dated July 8, 1959 to install a 1,000-gallon UST with electric service for a pump. According to a Permit Application at the Newport Beach Fire Department dated July 14, 1959, the applicant was Willis Hunt Boat Sales and the UST was to be used for outboard motor fuel (gasoline and oil mixed).

A sketch drawing with the permit showed the location of the UST to be approximately 93 feet north of the sidewalk and 80 feet west of the eastern Site boundary at a location near the northwest corner of an on-Site building (the building is no longer present). There was no information indicating whether or not the UST was actually installed or whether it was ever removed. Copies of the Permits and the sketch map are provided in Attachment A.

3.0 OBJECTIVE

The objective of the Focused Phase II Investigation was to determine of the reported 1,000-gallon UST was still present at the identified location on the Site, and to determine if the subsurface

soil has been impacted by petroleum hydrocarbons.

4.0 PHASE II INVESTIGATION

The investigation was performed in two stages: first, a geophysical subsurface survey was performed in the area identified on the permit in an attempt to locate the UST; and secondly, one hand auger soil boring and six shallow geoprobe soil borings were advanced and samples were collected and submitted for laboratory analyses.

4.1 Subsurface Geophysical Survey and Results

On April 28, 2015, Goldak Inc., under contract to JHA, performed the subsurface geophysical survey at the Site. An area measuring approximately 45 feet east/west by 55 feet north/south centered on the reported location of the suspect UST was surveyed. Several electronic and geophysical methods were used including a magnetometer. One magnetic anomaly was observed under the asphalt surface adjacent to a concrete slab for handy-capped parking. The concrete slab was covered with patio furniture on display and had steel bars that were detected with the magnetometer. The magnetic anomaly could not be traced westward more than a foot or two from the edge of the concrete. The anomaly was considered to be magnetic interference from the steel bars in the concrete; however, the location of the anomaly was marked with a small square in white paint for later evaluation.

No other metal or electronic anomalies that would indicate the presence of an abandoned in-place UST were observed in the search area. Based on the lack of an identifiable subsurface object, the six selected soil boring locations were cleared of subsurface structures and marked in white paint and Dig Alert was notified to mark any public utilities in the work area. Photographs of the selected boring locations are provided in Attachment B.

4.2 Field Methods and Results

On April 29, 2015, in order to evaluate the anomaly next to the concrete slab and to prevent damage to a potential UST, a hand-auger soil boring (HA-1) was advanced by J&H Drilling Company (J&H) of Buena Park, California under contract to JHA. J&H also drilled six soil borings (GP-1 through GP-6) using a limited access, remotely powered, dolly-mounted Geoprobe rig. Soil cores were collected in acetate sleeves placed inside a 2-foot long sample barrel and driven into the soil by the Geoprobe. Soil samples were collected by JHA at selected intervals in 6-inch long, 1-inch-diameter acetate sleeves cut from the longer core. The ends of the sleeves were covered with Teflon sheets and plastic end caps and sealed with paraffin tape. The samples were labelled with a discrete boring number, depth, date and time, and were placed in an ice chest containing ice, pending transport to a laboratory for analyses.

Boring HA-1 was located in the area of the magnetic anomaly adjacent to the concrete pad (Photograph 1). Soil cuttings were placed in a plastic bucket and were observed by the JHA geologist. From just under the asphalt to approximately 2 feet below ground surface (bgs), the soil was dry, light brown, fine-to-medium grained clean sand (likely fill sand for the slab). From 2 to 5 feet bgs, the soil was slightly moist, brown, clayey silt with mica. The boring was terminated in native soil at 5 feet bgs, two feet below the typical depth to the top

of a UST of 3 feet bgs. No staining or odor were observed in the soil, no UST was encountered, and no soil samples were collected.

Boring GP-1 was located in the southwest corner of the investigation area and down gradient from the area of the reported UST (Photograph 1). Soil samples were collected at 5 and 10 feet (Samples GP-1-5' and GP-1-10') below ground surface (bgs). The soil was slight moist brown clayey silt with mica to approximately 7 feet bgs. No staining or odor were observed in the boring. At 8 feet bgs, the soil was saturated as groundwater was present. A groundwater grab sample was collected from the open boring at 10 feet bgs using a clean, disposable bailer. The groundwater in the grab sample (Sample GP-1-GW) was placed in laboratory-supplied 40 milliliter glass vials with zero headspace. The sample vials were labelled and placed in the ice chest. The bottom two feet of the boring was immediately sealed with bentonite chips.

Boring GP-2 was located approximately 15 feet north of Boring GP-1 and at a higher surface elevation. Samples were collected at 5 and 10 feet bgs (Samples GP-2-5' and GP-2-10'). The soil was brown slightly moist, becoming very moist, clayey silt with mica from near surface to 10 feet bgs. No staining or odor were observed in the boring.

Boring GP-3 was located approximately 12 feet north of GP-2, and **Boring GP-4** was located approximately 20 feet east of GP-3 (Photograph 2). No staining or odor were observed in either boring and the soil in both borings was sampled at 10 feet bgs (Samples GP-3-10' and GP-4-10'). From near surface to approximately 9.5 feet bgs, the soil was brown clayey silt with mica. At approximately 10 feet bgs, the soil in both borings was observed to be very moist, gray, medium-grained sand with some small pebbles.

Boring GP-5 was located approximately 10 feet northwest of Boring GP-4 and 10 feet northeast of Boring GP-3 (Photograph 2). Soil encountered was similar to GP-3 and GP-4, and soil samples were collected at 5 and 10 feet bgs (Samples GP-5-5' and GP-5-10'). No staining or odor were observed in the boring.

Boring GP-6 was located approximately 15 feet north of GP-3 and 10 feet northwest of GP-5 (Photograph 2). The soil from 1 to 2 feet bgs was brown silt overlying dry, pale yellow, bedded sandstone (bedrock) that crops out on the hillside north of the Site. A sample was collected at 10 feet bgs (Sample GP-6-10'). No staining or odor were observed in the boring.

The soil recovered from the acetate cores was used to backfill the borings and additional bentonite chips hydrated in-place were used to fill the borings to within approximately 4-inches of the surface. Cold-patch asphalt was used to complete the boring to match the existing asphalt surface.

4.3 Laboratory Methods

The nine soil samples and one groundwater grab sample were submitted to American Scientific Laboratories, a state certified laboratory in Los Angeles, California, following chain-of-custody protocol.

The soil samples were analyzed for Total Petroleum Hydrocarbons (TPH) as diesel range organics (TPHdro, C10 to C28) and oil range organics (TPHoro, C28+) using modified EPA Test Method 8015B, and for TPH as gasoline range organics (TPHgro, C6-C10), aromatic and halogenated volatile organic compounds (full scan VOCs), and Methyl-tert Butyl Ether (MTBE) using EPA Test Method 8260B. One soil sample (Sample GP-2-10') collected at 10 feet bgs from Boring GP-2, located within approximately 5 feet of the reported former UST, was further analyzed for Total Lead (an old gasoline additive) using EPA Test Method 6010B.

The groundwater grab sample was analyzed for TPHgro, full scan VOCs, and MTBE using EPA Test Method 8260B.

4.4 Laboratory Results

The laboratory reported that no TPH (TPHgro, TPHdro, TPHoro) was detected in any of nine soil samples at or above the laboratory's Practical Quantitation Limits (PQLs). The laboratory reported no aromatic or halogenated VOCs or MTBE in any of the nine soil samples at or above their respective PQLs. The laboratory reported Total Lead at 1.03 milligrams per Kilogram (mg/Kg) which is below typical background lead concentrations in California soils.

The laboratory reported no TPHgro, VOCs, or MTBE at or above the PQLs in the one groundwater grab sample collected from a location down-gradient of the reported location of the UST. The certified laboratory report and Chain-of-Custody documentation are provide in Attachment C.

5.0 CONCLUSION

Based on the results of a subsurface geophysical survey and a hand-auger boring, no indication of a former UST was observed at the Site. Based on the field and laboratory results, no indication of a release of petroleum hydrocarbons or VOCs was detected in the soil and groundwater at the Site. No further investigation is recommended or warranted.

If during development a UST is encountered elsewhere on the Site, stop excavation work in the area immediately and contact the City of Newport Beach Fire Department and an environmental consulting firm to proceed with permitting, cleaning, removing and disposing of the UST in accordance with County and State regulations. Work may continue at the Site away from the UST.

6.0 LIMITATIONS

This report has been prepared for AutoNation, Inc. and its subsidiaries as a Focused Phase II Assessment at 320 West Coast Highway, Newport Beach, California. Parties not designated by AutoNation, Inc. and its subsidiaries should not rely on the information in this report without the written consent of JHA, and AutoNation, Inc. and its subsidiaries.

Inferences with respect to potential subsurface contamination are based on a review of readily available government and historical records, a Site reconnaissance, and limited soil data. The findings and interpretations in this report have been developed based on the review of existing

information pertaining to the subject Site. It should be recognized that subsurface contamination can vary laterally and with depth below a given Site.

If you have any questions or require additional information, please call.

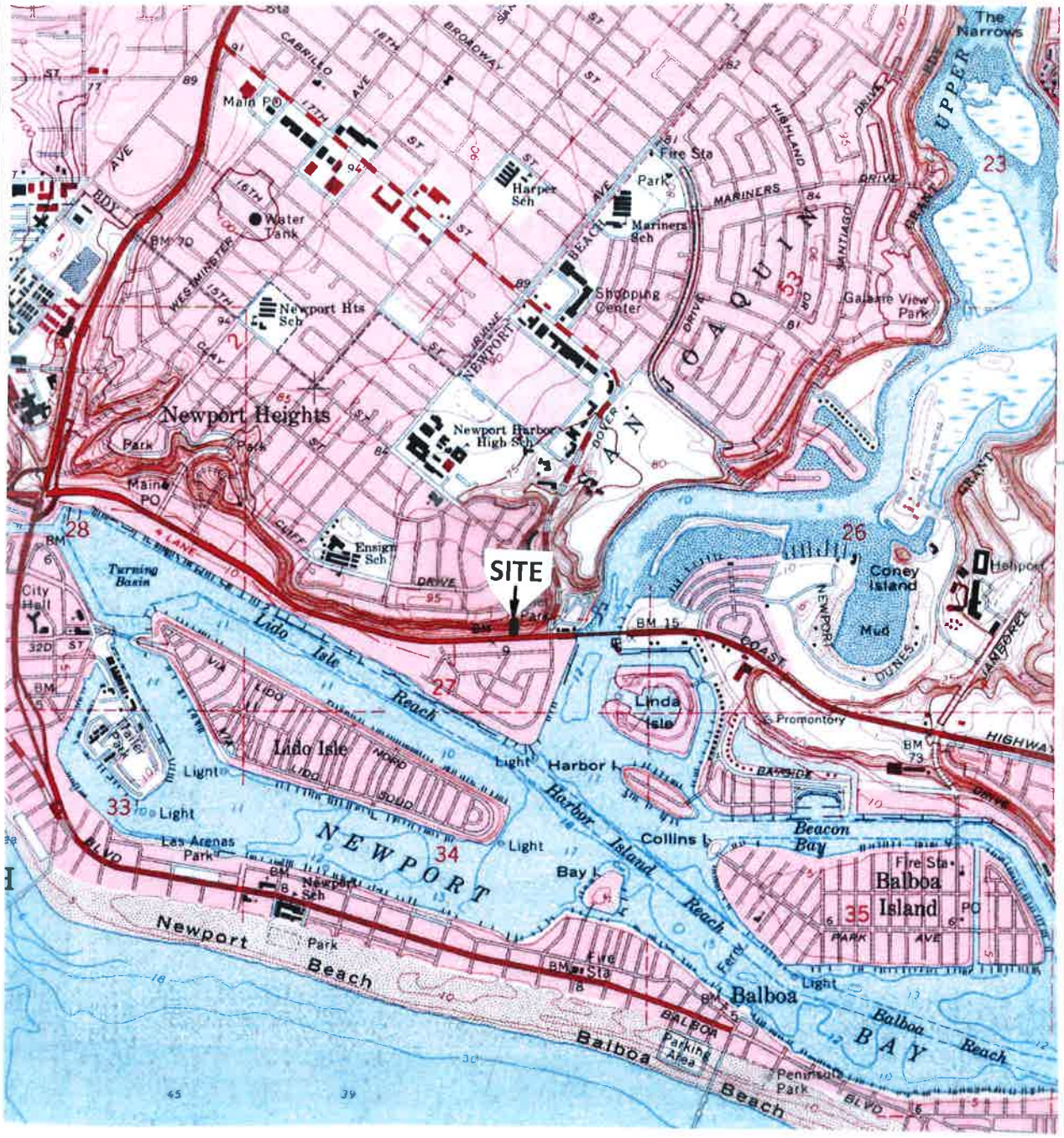
Yours very truly,
JHA Environmental, Inc.

Wallace A. Jensky, II, P.G.
Professional Geologist

Attachments: Plate 1 – Site Location Map

A – Permit Documents
B – Site Photographs
C – Laboratory Data and Chain-of-Custody Documentation

PLATE



N

NAME: NEWPORT BEACH
MAP YEAR: 1981
PHOTOREVISED FROM :1965
SERIES: 7.5
SCALE: 1:24000

JHA ENVIRONMENTAL, INC.
2646 PALMA DRIVE, SUITE 450
VENTURA, CALIFORNIA 93003
PHONE: (805) 654-9611 FAX: (805) 654-9613

SITE LOCATION
320 WEST COAST HIGHWAY
NEWPORT BEACH, CALIFORNIA

PLATE 1

ATTACHMENT A

Permit Documents

1 NPORT BEACH FIRE DEPARTM IT
Bureau of Fire Prevention
475 32nd Street

Date 7-2-54

APPLICATION TO MANUFACTURE, STORE, HANDLE OR KEEP FOR SALE, EXPLOSIVES, HAZARDOUS MATERIALS, AND FLAMMABLE LIQUIDS AND GASES

To the Chief of the Bureau of Fire Prevention:

Application is hereby made by the undersigned for permit to

Manufacture Store Handle Keep for Sale

in or on the premises known as: 320 W. Coast Highway Phone 7M 8035

Located at

the following quantities of Explosives / Flammable Liquids / Hazardous Materials / Gases:

1000 gal Regular Gas & Oil combined fuel - underground tank

Conditions, surroundings, and arrangements to be in accordance with the Fire Prevention Code of the City of Newport Beach.

Permit Issued
No.
Date

Signed Willie Reed
Applicant

Address 320 W. Coast Highway

CITY OF NEWPORT BEACH
FIRE PREVENTION BUREAU

DIST. .....

PERMIT

PERMIT No. 837

PERMISSION IS HEREBY GRANTED TO:

DATE July 14 . . . . . 19 59

NAME Willis Hunt Boat Sales

ADDRESS 320 East Coast Hwy., Newport Beach, California

IN ACCORDANCE WITH CITY ORDINANCE NO. 718

☐ BURNING PERMIT ☐ BLASTING ☐ PYROTECHNIC DISPLAY

FLAMMABLE LIQUIDS:— ☐ PUMPS ☑ STORAGE ☐ TRANSPORTATION

Underground Storage - 1 - 1,000 gallon outboard fuel tank (gasoline & oil mix)

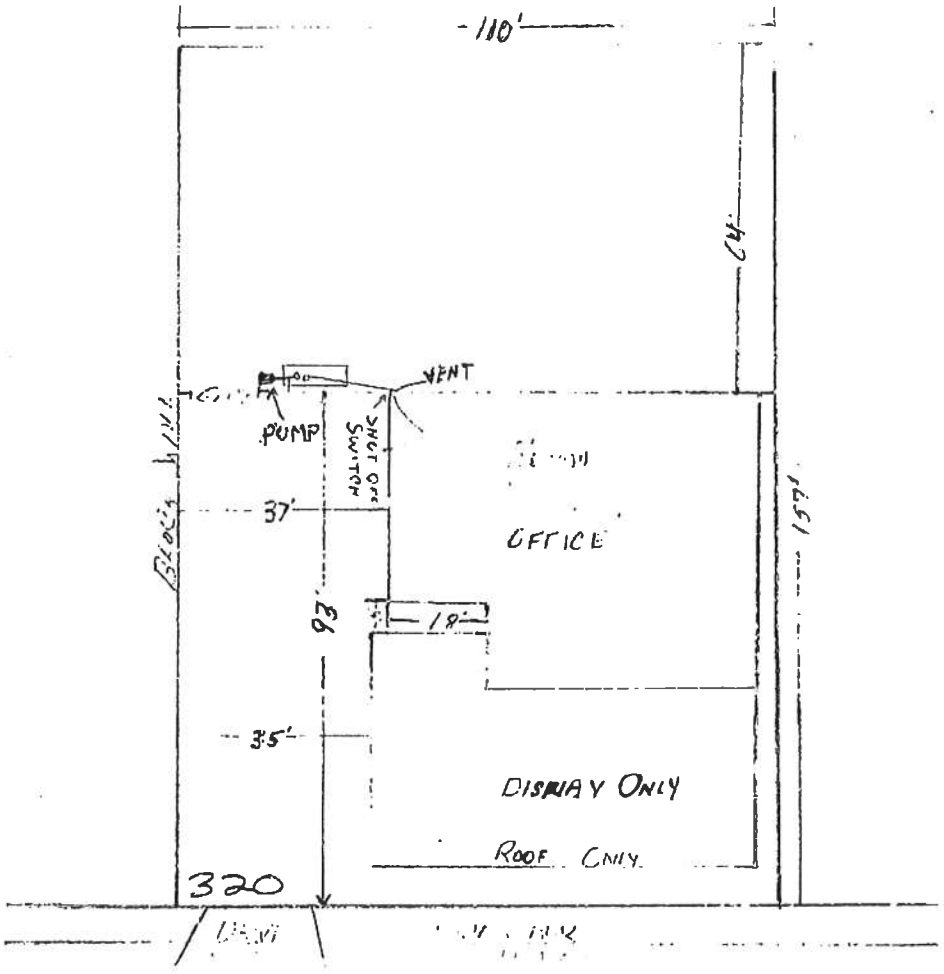
320

THIS PERMISSION GRANTED FOR Until Revoked PERIOD, SUBJECT TO REVOCATION FOR PROPER CAUSE, OR WHEN NECESSARY FOR PUBLIC SAFETY. NONCOMPLIANCE WITH ANY PROVISION STIPULATED HEREIN CONSTITUTES A VIOLATION OF ABOVE ORDINANCE.

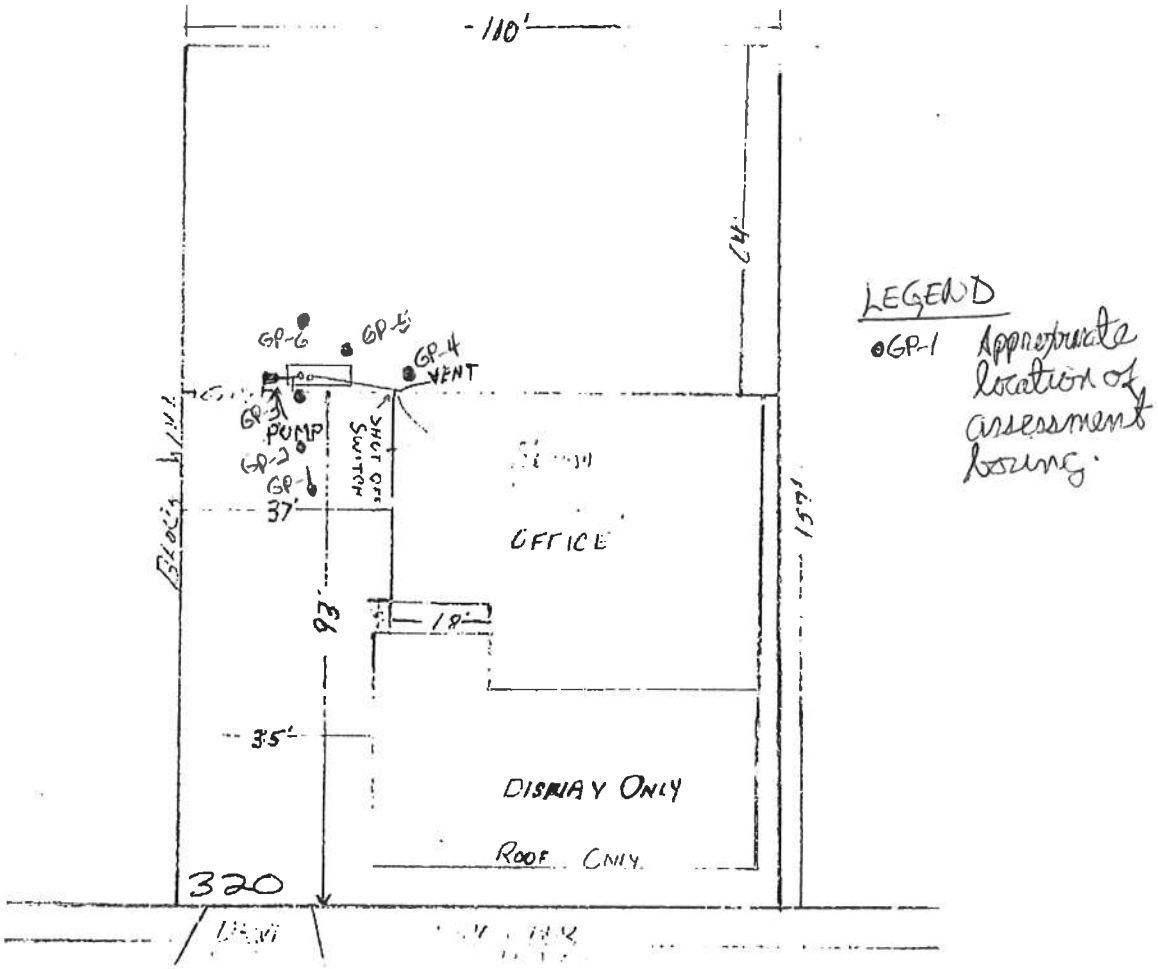
NEWPORT BEACH FIRE DEPT.

By W. C. Nordby
(Fire Marshal)

WILLIS HUNT

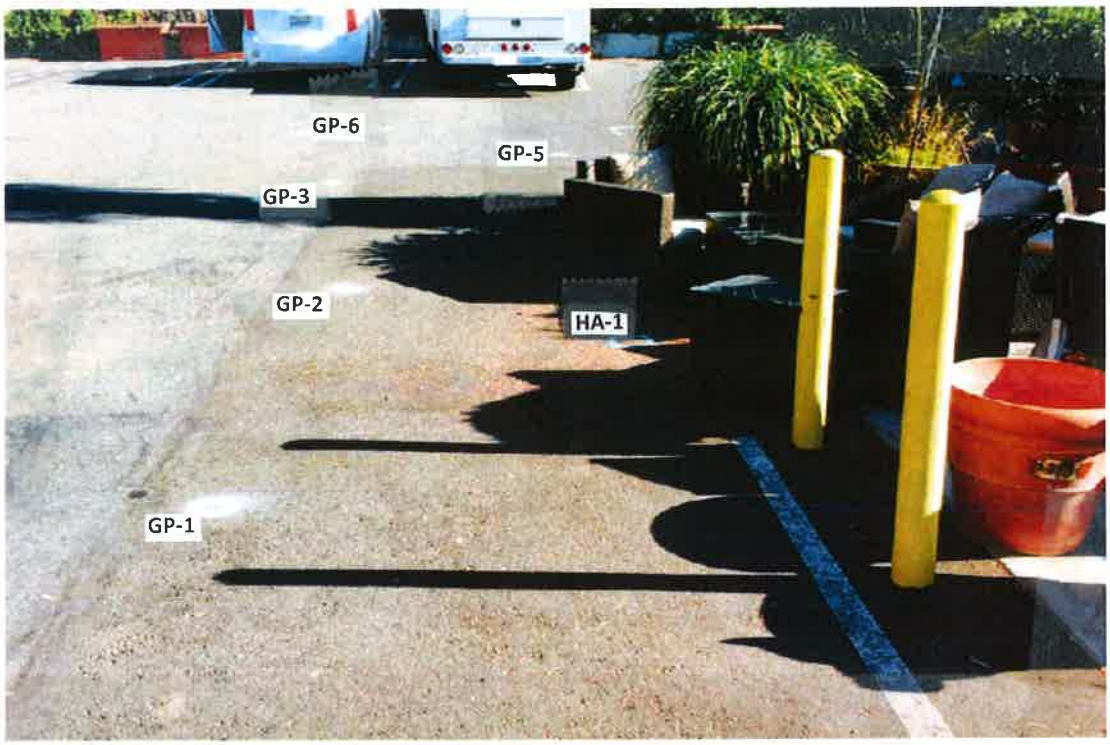

110'
64'
VENT
PUMP
SHUT OFF SWITCH
37'
OFFICE
93'
18'
35'
DISPLAY ONLY
ROOF ONLY
320
150'

WILLIS HUNT

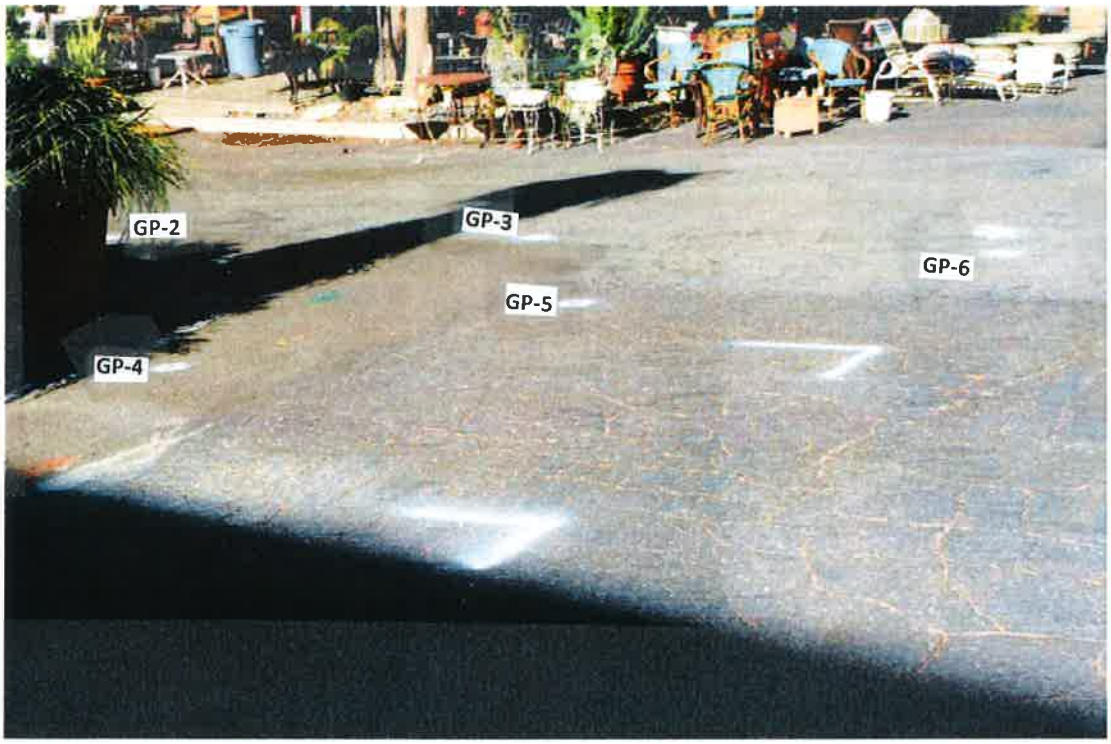

110'
64'
GP-6
GP-5
GP-4
VENT
GP-3
PUMP
GP-2
GP-1
SHUT OFF SWITCH
37'
OFFICE
93'
18'
35'
DISPLAY ONLY
ROOF ONLY
320
157'
LEGEND
GP-1 Approximate location of assessment boring.

ATTACHMENT B

Site Photographs



PHOTOGRAPH 1 – View looking north along the driveway on the west side of 320 West Coast Highway, the Site. The locations of Borings HA-1, GP-1 through GP-3, GP-5 and GP-6 are shown in the photograph. The location of the underground storage tank (UST) shown on the permit was generally between GP-3 and GP-2. The concrete pad is seen to the right of the crash posts. Patio furniture and decorative items are displayed on the concrete pad. The current building is to the right and the rear of the view.



PHOTOGRAPH 2 – View looking west at the location of Boring GP-4 and the other Borings. The patio furniture on display across the parking lot is on the adjacent property at 400 West Coast Highway. The geophysical survey covered all the asphalt parking lot seen in the view and continued south along the driveway seen in Photograph 1.

ATTACHMENT C

Laboratory Data and Chain-of-Custody Documentation

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

Jacob & Hefner Associates, Inc.
2646 Palma Dr. Suite # 450
Ventura, CA 93003-

Telephone (805)504-6166
Attn Wally A. Jensky

Number of Pages 16
Date Received 04/29/2015
Date Reported 05/01/2015

Job Number	Ordered	Client
64326	04/29/2015	JACHEF

Project ID: F093H
Project Name: Newport
Site: 320 W. Coast Highway
Newport Beach, CA

Enclosed are the results of analyses on 10 samples analyzed as specified on attached chain of custody.

Wendy Lu
Organics Supervisor

AMERICAN SCIENTIFIC LABORATORIES, LLC
Environmental Testing Services
2520 N. San Fernando Road, LA, CA 90065 Tel: (323) 223-9700 • Fax: (323) 223-9500

Page ____ Of ____

COC# № 70515 GLOBAL ID NONE E REPORT: ☐ PDF ☐ EDF ☐ EDD ASL JOB# 64326

CHAIN OF CUSTODY RECORD

Company: JHA ENVIRONMENTAL, INC.		Report To: WALLY JENSKY	ANALYSIS REQUESTED
Address: 2646 PALMA DR. #450	Project Name: NEWPORT	Address:	
VENTURA, CA 93003	Site Address: 320 W. COAST HIGHWAY	Invoice To: WALLY JENSKY	
Telephone: Fax: (805) 504-6166	NEWPORT BEACH, CA	Address:	
Special Instruction: =RUSH=	Project ID: F093H		
E-mail: wjensky@jacobandhefner.com	Project Manager: WALLY JENSKY	P.O.#:	

ITEM	LAB USE ONLY Lab ID	SAMPLE DESCRIPTION Sample ID	Date	Time	Container(s) #	Type	Matrix	Preservation	TPHgdo 8015	VOCs 8260B Full List	LEAD (TTLC)	Remarks
	331414	GP-1-5'	4/29	0855	1	acetate	SOIL	—	X	X		
	331415	GP-1-10'	4/29	0900	1	"	"	—	X	X		
	331416	GP-1-GW	4/29	0910	6	VOAs	WATER	No	X	X		8260BTPHg(+VOCs) TURBID!
	331417	GP-2-5'	4/29	0920	1	acetate	Soil	—	X	X		
	331418	GP-2-10'	4/29	0925	1	"	Soil	—	X	X	X	
	331419	GP-3-10'	4/29	0935	1	"	"		X	X		
	331420	GP-4-10'	4/29	0940	1	"	"		X	X		
	331421	GP-5-5'	4/29	0950	1	"	"		X	X		
	331422	GP-5-10'	4/29	0955	1	"	"		X	X		
	331423	GP-6-10	4/29	10:10	1	"	"		X	X		

Email BY NOON FRIDAY 5/1/15 TAT

Collected By: W. Jensky	Date 4/29	Time 10:10	Relinquished By:	Date	Time
Relinquished By: W. Jensky	Date 4/29	Time 13:40	Received For Laboratory Janet Chin	Date 4-29-15	Time 13:40
Received By:	Date	Time	Condition of Sample:		

☐ Normal ☒ Rush

White - Report, Yellow - Laboratory, Pink - Client

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

Jacob & Hefner Associates, Inc.
2646 Palma Dr. Suite # 450
Ventura, CA 93003-

Telephone: (805)504-6166
Attn: Wally A. Jensky

Site

320 W. Coast Highway
Newport Beach, CA

Page: **2**

Project ID: F093H
Project Name: Newport

ASL Job Number	Submitted	Client
64326	04/29/2015	JACHEF

Method: 6010B, Lead (ICP)

QC Batch No: 042915-1

Our Lab I.D.		**331418**				
Client Sample I.D.		GP-2-10'				
Date Sampled		**04/29/2015**				
Date Prepared		**04/29/2015**				
Preparation Method						
Date Analyzed		**04/30/2015**				
Matrix		Soil				
Units		mg/Kg				
Dilution Factor		1				
Analytes	**PQL**	**Results**				
ICP Metals						
Lead	**0.250**	**1.03**				

QUALITY CONTROL REPORT

QC Batch No: 042915-1

Analytes	LCS % REC	LCS DUP % REC	LCS RPD % REC	LCS/LCSD % Limit	LCS RPD % Limit					
ICP Metals										
Lead	**103**	**101**	**2.0**	**80-120**	**<20**					

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

Jacob & Hefner Associates, Inc.
2646 Palma Dr. Suite # 450
Ventura, CA 93003-

Telephone: (805)504-6166
Attn: Wally A. Jensky

Site

320 W. Coast Highway
Newport Beach, CA

Project ID: F093H
Project Name: Newport

ASL Job Number	Submitted	Client
64326	04/29/2015	JACHEF

Method: 8015B, TPH DROs and OROs (Diesel and Oil Range Organics)

QC Batch No: S1P-042915

Our Lab I.D.		331414	331415	331417	331418	331419
Client Sample I.D.		GP-1-5'	GP-1-10'	GP-2-5'	GP-2-10'	GP-3-10'
Date Sampled		04/29/2015	04/29/2015	04/29/2015	04/29/2015	04/29/2015
Date Prepared		04/29/2015	04/29/2015	04/29/2015	04/29/2015	04/29/2015
Preparation Method						
Date Analyzed		04/29/2015	04/29/2015	04/29/2015	04/29/2015	04/29/2015
Matrix		Soil	Soil	Soil	Soil	Soil
Units		mg/Kg	mg/Kg	mg/Kg	mg/Kg	mg/Kg
Dilution Factor		1	1	1	1	1
Analytes	**PQL**	**Results**	**Results**	**Results**	**Results**	**Results**
TPH DROs (C10 to C28)	10.0	ND	ND	ND	ND	ND
TPH OROs (C28+)	50.0	ND	ND	ND	ND	ND

Our Lab I.D.		331414	331415	331417	331418	331419
Surrogates	**% Rec.Limit**	**% Rec.**	**% Rec.**	**% Rec.**	**% Rec.**	**% Rec.**
Surrogate Percent Recovery						
Chlorobenzene	70-120	106	104	105	105	103

QUALITY CONTROL REPORT

QC Batch No: S1P-042915

Analytes	MS % REC	MS DUP % REC	RPD %	MS/MSD % Limit	MS RPD % Limit					
Diesel	105	107	1.9	75-120	<20					

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

Jacob & Hefner Associates, Inc.
2646 Palma Dr. Suite # 450
Ventura, CA 93003-

Telephone: (805)504-6166
Attn: Wally A. Jensky

Site

320 W. Coast Highway
Newport Beach, CA

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Project ID: F093H
Project Name: Newport

ASL Job Number	Submitted	Client
64326	04/29/2015	JACHEF

Method: 8015B, TPH DROs and OROs (Diesel and Oil Range Organics)

QC Batch No: S1P-042915

Our Lab I.D.		331420	331421	331422	331423	
Client Sample I.D.		GP-4-10'	GP-5-5'	GP-5-10'	GP-6-10'	
Date Sampled		04/29/2015	04/29/2015	04/29/2015	04/29/2015	
Date Prepared		04/29/2015	04/29/2015	04/29/2015	04/29/2015	
Preparation Method						
Date Analyzed		04/29/2015	04/29/2015	04/29/2015	04/29/2015	
Matrix		Soil	Soil	Soil	Soil	
Units		mg/Kg	mg/Kg	mg/Kg	mg/Kg	
Dilution Factor		1	1	1	1	
Analytes	**PQL**	**Results**	**Results**	**Results**	**Results**	
TPH DROs (C10 to C28)	10.0	ND	ND	ND	ND	
TPH OROs (C28+)	50.0	ND	ND	ND	ND	

Our Lab I.D.		331420	331421	331422	331423	
Surrogates	**% Rec.Limit**	**% Rec.**	**% Rec.**	**% Rec.**	**% Rec.**	
Surrogate Percent Recovery						
Chlorobenzene	70-120	102	101	101	101	

QUALITY CONTROL REPORT

QC Batch No: S1P-042915

Analytes	MS % REC	MS DUP % REC	RPD %	MS/MSD % Limit	MS RPD % Limit					
Diesel	105	107	1.9	75-120	<20					

AMERICAN SCIENTIFIC LABORATORIES, LLC
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ANALYTICAL RESULTS

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Newport Beach, CA

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Project ID: F093H
Project Name: Newport

ASL Job Number	Submitted	Client
64326	04/29/2015	JACHEF

Method: 8260B, Volatile Organic Compounds

QC Batch No: S1B-042915

Our Lab I.D.		331414	331415	331417	331418	331419
Client Sample I.D.		GP-1-5'	GP-1-10'	GP-2-5'	GP-2-10'	GP-3-10'
Date Sampled		04/29/2015	04/29/2015	04/29/2015	04/29/2015	04/29/2015
Date Prepared		04/29/2015	04/29/2015	04/29/2015	04/29/2015	04/29/2015
Preparation Method						
Date Analyzed		04/29/2015	04/29/2015	04/29/2015	04/29/2015	04/29/2015
Matrix		Soil	Soil	Soil	Soil	Soil
Units		ug/kg	ug/kg	ug/kg	ug/kg	ug/kg
Dilution Factor		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)	10.0	ND	ND	ND	ND	ND
Bromochloromethane (Chlorobromomethane)	10.0	ND	ND	ND	ND	ND
Bromodichloromethane (Dichlorobromomethane)	10.0	ND	ND	ND	ND	ND
Bromoform (Tribromomethane)	50.0	ND	ND	ND	ND	ND
Bromomethane (Methyl bromide)	30.0	ND	ND	ND	ND	ND
2-Butanone (MEK, Methyl ethyl ketone)	50.0	ND	ND	ND	ND	ND
n-Butylbenzene	10.0	ND	ND	ND	ND	ND
sec-Butylbenzene	10.0	ND	ND	ND	ND	ND
tert-Butylbenzene	10.0	ND	ND	ND	ND	ND
Carbon disulfide	10.0	ND	ND	ND	ND	ND
Carbon tetrachloride (Tetrachloromethane)	10.0	ND	ND	ND	ND	ND
Chlorobenzene	10.0	ND	ND	ND	ND	ND
Chloroethane	30.0	ND	ND	ND	ND	ND
2-Chloroethyl vinyl ether	50.0	ND	ND	ND	ND	ND
Chloroform (Trichloromethane)	10.0	ND	ND	ND	ND	ND
Chloromethane (Methyl chloride)	30.0	ND	ND	ND	ND	ND
4-Chlorotoluene (p-Chlorotoluene)	10.0	ND	ND	ND	ND	ND
2-Chlorotoluene (o-Chlorotoluene)	10.0	ND	ND	ND	ND	ND
1,2-Dibromo-3-chloropropane (DBCP)	50.0	ND	ND	ND	ND	ND
Dibromochloromethane	10.0	ND	ND	ND	ND	ND
1,2-Dibromoethane (EDB, Ethylene dibromide)	10.0	ND	ND	ND	ND	ND
Dibromomethane	10.0	ND	ND	ND	ND	ND
1,2-Dichlorobenzene (o-Dichlorobenzene)	10.0	ND	ND	ND	ND	ND
1,3-Dichlorobenzene (m-Dichlorobenzene)	10.0	ND	ND	ND	ND	ND
1,4-Dichlorobenzene (p-Dichlorobenzene)	10.0	ND	ND	ND	ND	ND
Dichlorodifluoromethane	30.0	ND	ND	ND	ND	ND
1,1-Dichloroethane	10.0	ND	ND	ND	ND	ND

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ANALYTICAL RESULTS

Project ID: F093H
Project Name: Newport

ASL Job Number	Submitted	Client
64326	04/29/2015	JACHEF

Method: 8260B, Volatile Organic Compounds

QC Batch No: S1B-042915

Our Lab I.D.		331414	331415	331417	331418	331419
Client Sample I.D.		GP-1-5'	GP-1-10'	GP-2-5'	GP-2-10'	GP-3-10'
Date Sampled		04/29/2015	04/29/2015	04/29/2015	04/29/2015	04/29/2015
Date Prepared		04/29/2015	04/29/2015	04/29/2015	04/29/2015	04/29/2015
Preparation Method						
Date Analyzed		04/29/2015	04/29/2015	04/29/2015	04/29/2015	04/29/2015
Matrix		Soil	Soil	Soil	Soil	Soil
Units		ug/kg	ug/kg	ug/kg	ug/kg	ug/kg
Dilution Factor		1	1	1	1	1
Analytes	**PQL**	**Results**	**Results**	**Results**	**Results**	**Results**
1,2-Dichloroethane	10.0	ND	ND	ND	ND	ND
1,1-Dichloroethene (1,1-Dichloroethylene)	10.0	ND	ND	ND	ND	ND
cis-1,2-Dichloroethene	10.0	ND	ND	ND	ND	ND
trans-1,2-Dichloroethene	10.0	ND	ND	ND	ND	ND
1,2-Dichloropropane	10.0	ND	ND	ND	ND	ND
1,3-Dichloropropane	10.0	ND	ND	ND	ND	ND
2,2-Dichloropropane	10.0	ND	ND	ND	ND	ND
1,1-Dichloropropene	10.0	ND	ND	ND	ND	ND
cis-1,3-Dichloropropene	10.0	ND	ND	ND	ND	ND
trans-1,3-Dichloropropene	10.0	ND	ND	ND	ND	ND
Ethylbenzene	2.00	ND	ND	ND	ND	ND
Hexachlorobutadiene (1,3-Hexachlorobutadiene)	30.0	ND	ND	ND	ND	ND
2-Hexanone	50.0	ND	ND	ND	ND	ND
Isopropylbenzene	10.0	ND	ND	ND	ND	ND
p-Isopropyltoluene (4-Isopropyltoluene)	10.0	ND	ND	ND	ND	ND
MTBE	5.00	ND	ND	ND	ND	ND
4-Methyl-2-pentanone (MIBK, Methyl isobutyl ketone)	50.0	ND	ND	ND	ND	ND
Methylene chloride (Dichloromethane, DCM)	50.0	ND	ND	ND	ND	ND
Naphthalene	10.0	ND	ND	ND	ND	ND
n-Propylbenzene	10.0	ND	ND	ND	ND	ND
Styrene	10.0	ND	ND	ND	ND	ND
1,1,1,2-Tetrachloroethane	10.0	ND	ND	ND	ND	ND
1,1,2,2-Tetrachloroethane	10.0	ND	ND	ND	ND	ND
Tetrachloroethene (Tetrachloroethylene)	10.0	ND	ND	ND	ND	ND
Toluene (Methyl benzene)	2.00	ND	ND	ND	ND	ND
1,2,3-Trichlorobenzene	10.0	ND	ND	ND	ND	ND
1,2,4-Trichlorobenzene	10.0	ND	ND	ND	ND	ND
1,1,1-Trichloroethane	10.0	ND	ND	ND	ND	ND
1,1,2-Trichloroethane	10.0	ND	ND	ND	ND	ND
Trichloroethene (TCE)	10.0	ND	ND	ND	ND	ND
Trichlorofluoromethane	10.0	ND	ND	ND	ND	ND
1,2,3-Trichloropropane	10.0	ND	ND	ND	ND	ND
1,2,4-Trimethylbenzene	10.0	ND	ND	ND	ND	ND
1,3,5-Trimethylbenzene	10.0	ND	ND	ND	ND	ND
Vinyl acetate	50.0	ND	ND	ND	ND	ND

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ANALYTICAL RESULTS

Project ID: F093H
Project Name: Newport

ASL Job Number	Submitted	Client
64326	04/29/2015	JACHEF

Method: 8260B, Volatile Organic Compounds

QC Batch No: S1B-042915

Our Lab I.D.		331414	331415	331417	331418	331419
Client Sample I.D.		GP-1-5'	GP-1-10'	GP-2-5'	GP-2-10'	GP-3-10'
Date Sampled		04/29/2015	04/29/2015	04/29/2015	04/29/2015	04/29/2015
Date Prepared		04/29/2015	04/29/2015	04/29/2015	04/29/2015	04/29/2015
Preparation Method						
Date Analyzed		04/29/2015	04/29/2015	04/29/2015	04/29/2015	04/29/2015
Matrix		Soil	Soil	Soil	Soil	Soil
Units		ug/kg	ug/kg	ug/kg	ug/kg	ug/kg
Dilution Factor		1	1	1	1	1
Analytes	**PQL**	**Results**	**Results**	**Results**	**Results**	**Results**
Vinyl chloride (Chloroethene)	30.0	ND	ND	ND	ND	ND
o-Xylene	2.00	ND	ND	ND	ND	ND
m- & p-Xylenes	4.00	ND	ND	ND	ND	ND

Our Lab I.D.		331414	331415	331417	331418	331419
Surrogates	% Rec.Limit	% Rec.	% Rec.	% Rec.	% Rec.	% Rec.
Surrogate Percent Recovery						
Bromofluorobenzene	70-120	102	102	100	98	96
Dibromofluoromethane	70-120	97	81	79	83	80
Toluene-d8	70-120	101	90	90	91	90

QUALITY CONTROL REPORT

QC Batch No: S1B-042915

Analytes	MS % REC	MS DUP % REC	RPD %	MS/MSD % Limit	MS RPD % Limit					
Benzene	87	89	2.3	75-120	15					
Chlorobenzene	114	116	1.7	75-120	15					
1,1-Dichloroethene (1,1-Dichloroethylene)	87	89	2.3	75-120	15					
MTBE	86	91	5.6	75-120	15					
Toluene (Methyl benzene)	115	117	1.7	75-120	15					
Trichloroethene (TCE)	87	90	3.4	75-120	15					

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ANALYTICAL RESULTS

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Site

320 W. Coast Highway
Newport Beach, CA

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Project ID: F093H
Project Name: Newport

ASL Job Number	Submitted	Client
64326	04/29/2015	JACHEF

Method: 8260B, Volatile Organic Compounds

QC Batch No: S1B-042915

Our Lab I.D.		331420	331421	331422	331423	
Client Sample I.D.		GP-4-10'	GP-5-5'	GP-5-10'	GP-6-10'	
Date Sampled		04/29/2015	04/29/2015	04/29/2015	04/29/2015	
Date Prepared		04/29/2015	04/29/2015	04/29/2015	04/29/2015	
Preparation Method						
Date Analyzed		04/29/2015	04/29/2015	04/29/2015	04/29/2015	
Matrix		Soil	Soil	Soil	Soil	
Units		ug/kg	ug/kg	ug/kg	ug/kg	
Dilution Factor		1	1	1	1	
Analytes	**PQL**	**Results**	**Results**	**Results**	**Results**	
Acetone	50.0	ND	ND	ND	ND	
Benzene	2.00	ND	ND	ND	ND	
Bromobenzene (Phenyl bromide)	10.0	ND	ND	ND	ND	
Bromochloromethane (Chlorobromomethane)	10.0	ND	ND	ND	ND	
Bromodichloromethane (Dichlorobromomethane)	10.0	ND	ND	ND	ND	
Bromoform (Tribromomethane)	50.0	ND	ND	ND	ND	
Bromomethane (Methyl bromide)	30.0	ND	ND	ND	ND	
2-Butanone (MEK, Methyl ethyl ketone)	50.0	ND	ND	ND	ND	
n-Butylbenzene	10.0	ND	ND	ND	ND	
sec-Butylbenzene	10.0	ND	ND	ND	ND	
tert-Butylbenzene	10.0	ND	ND	ND	ND	
Carbon disulfide	10.0	ND	ND	ND	ND	
Carbon tetrachloride (Tetrachloromethane)	10.0	ND	ND	ND	ND	
Chlorobenzene	10.0	ND	ND	ND	ND	
Chloroethane	30.0	ND	ND	ND	ND	
2-Chloroethyl vinyl ether	50.0	ND	ND	ND	ND	
Chloroform (Trichloromethane)	10.0	ND	ND	ND	ND	
Chloromethane (Methyl chloride)	30.0	ND	ND	ND	ND	
4-Chlorotoluene (p-Chlorotoluene)	10.0	ND	ND	ND	ND	
2-Chlorotoluene (o-Chlorotoluene)	10.0	ND	ND	ND	ND	
1,2-Dibromo-3-chloropropane (DBCP)	50.0	ND	ND	ND	ND	
Dibromochloromethane	10.0	ND	ND	ND	ND	
1,2-Dibromoethane (EDB, Ethylene dibromide)	10.0	ND	ND	ND	ND	
Dibromomethane	10.0	ND	ND	ND	ND	
1,2-Dichlorobenzene (o-Dichlorobenzene)	10.0	ND	ND	ND	ND	
1,3-Dichlorobenzene (m-Dichlorobenzene)	10.0	ND	ND	ND	ND	
1,4-Dichlorobenzene (p-Dichlorobenzene)	10.0	ND	ND	ND	ND	
Dichlorodifluoromethane	30.0	ND	ND	ND	ND	
1,1-Dichloroethane	10.0	ND	ND	ND	ND	

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ANALYTICAL RESULTS

Project ID: F093H
Project Name: Newport

ASL Job Number	Submitted	Client
64326	04/29/2015	JACHEF

Method: 8260B, Volatile Organic Compounds

QC Batch No: S1B-042915

Our Lab I.D.		331420	331421	331422	331423	
Client Sample I.D.		GP-4-10'	GP-5-5'	GP-5-10'	GP-6-10'	
Date Sampled		04/29/2015	04/29/2015	04/29/2015	04/29/2015	
Date Prepared		04/29/2015	04/29/2015	04/29/2015	04/29/2015	
Preparation Method						
Date Analyzed		04/29/2015	04/29/2015	04/29/2015	04/29/2015	
Matrix		Soil	Soil	Soil	Soil	
Units		ug/kg	ug/kg	ug/kg	ug/kg	
Dilution Factor		1	1	1	1	
Analytes	**PQL**	**Results**	**Results**	**Results**	**Results**	
1,2-Dichloroethane	10.0	ND	ND	ND	ND	
1,1-Dichloroethene (1,1-Dichloroethylene)	10.0	ND	ND	ND	ND	
cis-1,2-Dichloroethene	10.0	ND	ND	ND	ND	
trans-1,2-Dichloroethene	10.0	ND	ND	ND	ND	
1,2-Dichloropropane	10.0	ND	ND	ND	ND	
1,3-Dichloropropane	10.0	ND	ND	ND	ND	
2,2-Dichloropropane	10.0	ND	ND	ND	ND	
1,1-Dichloropropene	10.0	ND	ND	ND	ND	
cis-1,3-Dichloropropene	10.0	ND	ND	ND	ND	
trans-1,3-Dichloropropene	10.0	ND	ND	ND	ND	
Ethylbenzene	2.00	ND	ND	ND	ND	
Hexachlorobutadiene (1,3-Hexachlorobutadiene)	30.0	ND	ND	ND	ND	
2-Hexanone	50.0	ND	ND	ND	ND	
Isopropylbenzene	10.0	ND	ND	ND	ND	
p-Isopropyltoluene (4-Isopropyltoluene)	10.0	ND	ND	ND	ND	
MTBE	5.00	ND	ND	ND	ND	
4-Methyl-2-pentanone (MIBK, Methyl isobutyl ketone)	50.0	ND	ND	ND	ND	
Methylene chloride (Dichloromethane, DCM)	50.0	ND	ND	ND	ND	
Naphthalene	10.0	ND	ND	ND	ND	
n-Propylbenzene	10.0	ND	ND	ND	ND	
Styrene	10.0	ND	ND	ND	ND	
1,1,1,2-Tetrachloroethane	10.0	ND	ND	ND	ND	
1,1,2,2-Tetrachloroethane	10.0	ND	ND	ND	ND	
Tetrachloroethene (Tetrachloroethylene)	10.0	ND	ND	ND	ND	
Toluene (Methyl benzene)	2.00	ND	ND	ND	ND	
1,2,3-Trichlorobenzene	10.0	ND	ND	ND	ND	
1,2,4-Trichlorobenzene	10.0	ND	ND	ND	ND	
1,1,1-Trichloroethane	10.0	ND	ND	ND	ND	
1,1,2-Trichloroethane	10.0	ND	ND	ND	ND	
Trichloroethene (TCE)	10.0	ND	ND	ND	ND	
Trichlorofluoromethane	10.0	ND	ND	ND	ND	
1,2,3-Trichloropropane	10.0	ND	ND	ND	ND	
1,2,4-Trimethylbenzene	10.0	ND	ND	ND	ND	
1,3,5-Trimethylbenzene	10.0	ND	ND	ND	ND	
Vinyl acetate	50.0	ND	ND	ND	ND	

AMERICAN SCIENTIFIC LABORATORIES, LLC
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ANALYTICAL RESULTS

Project ID: F093H
Project Name: Newport

ASL Job Number	Submitted	Client
64326	04/29/2015	JACHEF

Method: 8260B, Volatile Organic Compounds

QC Batch No: S1B-042915

Our Lab I.D.		331420	331421	331422	331423	
Client Sample I.D.		GP-4-10'	GP-5-5'	GP-5-10'	GP-6-10'	
Date Sampled		04/29/2015	04/29/2015	04/29/2015	04/29/2015	
Date Prepared		04/29/2015	04/29/2015	04/29/2015	04/29/2015	
Preparation Method						
Date Analyzed		04/29/2015	04/29/2015	04/29/2015	04/29/2015	
Matrix		Soil	Soil	Soil	Soil	
Units		ug/kg	ug/kg	ug/kg	ug/kg	
Dilution Factor		1	1	1	1	
Analytes	**PQL**	**Results**	**Results**	**Results**	**Results**	
Vinyl chloride (Chloroethene)	30.0	ND	ND	ND	ND	
o-Xylene	2.00	ND	ND	ND	ND	
m- & p-Xylenes	4.00	ND	ND	ND	ND	

Our Lab I.D.		331420	331421	331422	331423	
Surrogates	% Rec.Limit	% Rec.	% Rec.	% Rec.	% Rec.	
Surrogate Percent Recovery						
Bromofluorobenzene	70-120	98	114	98	109	
Dibromofluoromethane	70-120	81	85	81	89	
Toluene-d8	70-120	90	90	90	98	

QUALITY CONTROL REPORT

QC Batch No: S1B-042915

Analytes	MS % REC	MS DUP % REC	RPD %	MS/MSD % Limit	MS RPD % Limit					
Benzene	87	89	2.3	75-120	15					
Chlorobenzene	114	116	1.7	75-120	15					
1,1-Dichloroethene (1,1-Dichloroethylene)	87	89	2.3	75-120	15					
MTBE	86	91	5.6	75-120	15					
Toluene (Methyl benzene)	115	117	1.7	75-120	15					
Trichloroethene (TCE)	87	90	3.4	75-120	15					

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ANALYTICAL RESULTS

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Project ID: F093H
Project Name: Newport

ASL Job Number	Submitted	Client
64326	04/29/2015	JACHEF

Method: 8260B, TPH GROs(Gasoline Range Organics)

QC Batch No: S1B-042915

Our Lab I.D.		331414	331415	331417	331418	331419
Client Sample I.D.		GP-1-5'	GP-1-10'	GP-2-5'	GP-2-10'	GP-3-10'
Date Sampled		04/29/2015	04/29/2015	04/29/2015	04/29/2015	04/29/2015
Date Prepared		04/29/2015	04/29/2015	04/29/2015	04/29/2015	04/29/2015
Preparation Method						
Date Analyzed		04/29/2015	04/29/2015	04/29/2015	04/29/2015	04/29/2015
Matrix		Soil	Soil	Soil	Soil	Soil
Units		ug/kg	ug/kg	ug/kg	ug/kg	ug/kg
Dilution Factor		1	1	1	1	1
Analytes	**PQL**	**Results**	**Results**	**Results**	**Results**	**Results**
TPH GROs (C6 to C10)	500	ND	ND	ND	ND	ND

Our Lab I.D.		331414	331415	331417	331418	331419
Surrogates	**% Rec.Limit**	**% Rec.**	**% Rec.**	**% Rec.**	**% Rec.**	**% Rec.**
Surrogate Percent Recovery						
Bromofluorobenzene	70-120	98	102	100	98	96
Dibromofluoromethane	70-120	80	81	79	83	80
Toluene-d8	70-120	91	90	90	91	90

QUALITY CONTROL REPORT

QC Batch No: S1B-042915

Analytes	MS % REC	MS DUP % REC	RPD %	MS/MSD % Limit	MS RPD % Limit					
Benzene	87	89	2.3	75-120	15					
Chlorobenzene	114	116	1.7	75-120	15					
1,1-Dichloroethene (1,1-Dichloroethylene)	87	89	2.3	75-120	15					
MTBE	86	91	5.6	75-120	15					
Toluene (Methyl benzene)	115	117	1.7	75-120	15					
Trichloroethene (TCE)	87	90	3.4	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

Jacob & Hefner Associates, Inc.
2646 Palma Dr. Suite # 450
Ventura, CA 93003-

Telephone: (805)504-6166
Attn: Wally A. Jensky

Site

320 W. Coast Highway
Newport Beach, CA

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Project ID: F093H
Project Name: Newport

ASL Job Number	Submitted	Client
64326	04/29/2015	JACHEF

Method: 8260B, TPH GROs(Gasoline Range Organics)

QC Batch No: S1B-042915

Our Lab I.D.		331420	331421	331422	331423	
Client Sample I.D.		GP-4-10'	GP-5-5'	GP-5-10'	GP-6-10'	
Date Sampled		04/29/2015	04/29/2015	04/29/2015	04/29/2015	
Date Prepared		04/29/2015	04/29/2015	04/29/2015	04/29/2015	
Preparation Method						
Date Analyzed		04/29/2015	04/29/2015	04/29/2015	04/29/2015	
Matrix		Soil	Soil	Soil	Soil	
Units		ug/kg	ug/kg	ug/kg	ug/kg	
Dilution Factor		1	1	1	1	
Analytes	**PQL**	**Results**	**Results**	**Results**	**Results**	
TPH GROs (C6 to C10)	500	ND	ND	ND	ND	

Our Lab I.D.		331420	331421	331422	331423	
Surrogates	**% Rec.Limit**	**% Rec.**	**% Rec.**	**% Rec.**	**% Rec.**	
Surrogate Percent Recovery						
Bromofluorobenzene	70-120	98	114	98	109	
Dibromofluoromethane	70-120	81	85	81	89	
Toluene-d8	70-120	90	90	90	98	

QUALITY CONTROL REPORT

QC Batch No: S1B-042915

Analytes	MS % REC	MS DUP % REC	RPD %	MS/MSD % Limit	MS RPD % Limit					
Benzene	87	89	2.3	75-120	15					
Chlorobenzene	114	116	1.7	75-120	15					
1,1-Dichloroethene (1,1-Dichloroethylene)	87	89	2.3	75-120	15					
MTBE	86	91	5.6	75-120	15					
Toluene (Methyl benzene)	115	117	1.7	75-120	15					
Trichloroethene (TCE)	87	90	3.4	75-120	15					

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Project ID: F093H
Project Name: Newport

ASL Job Number	Submitted	Client
64326	04/29/2015	JACHEF

Method: 8260B, Volatile Organic Compounds

QC Batch No: W1B-042915

Our Lab I.D.		**331416**				
Client Sample I.D.		GP-1-GW				
Date Sampled		**04/29/2015**				
Date Prepared		**04/29/2015**				
Preparation Method						
Date Analyzed		**04/29/2015**				
Matrix		Water				
Units		ug/L				
Dilution Factor		1				
Analytes	**PQL**	**Results**				
Acetone	**5.00**	**ND**				
Benzene	**1.00**	**ND**				
Bromobenzene (Phenyl bromide)	**1.00**	**ND**				
Bromochloromethane (Chlorobromomethane)	**1.00**	**ND**				
Bromodichloromethane (Dichlorobromomethane)	**1.00**	**ND**				
Bromoform (Tribromomethane)	**5.00**	**ND**				
Bromomethane (Methyl bromide)	**3.00**	**ND**				
2-Butanone (MEK, Methyl ethyl ketone)	**5.00**	**ND**				
n-Butylbenzene	**1.00**	**ND**				
sec-Butylbenzene	**1.00**	**ND**				
tert-Butylbenzene	**1.00**	**ND**				
Carbon disulfide	**1.00**	**ND**				
Carbon tetrachloride (Tetrachloromethane)	**1.00**	**ND**				
Chlorobenzene	**1.00**	**ND**				
Chloroethane	**3.00**	**ND**				
2-Chloroethyl vinyl ether	**5.00**	**ND**				
Chloroform (Trichloromethane)	**1.00**	**ND**				
Chloromethane (Methyl chloride)	**3.00**	**ND**				
4-Chlorotoluene (p-Chlorotoluene)	**1.00**	**ND**				
2-Chlorotoluene (o-Chlorotoluene)	**1.00**	**ND**				
1,2-Dibromo-3-chloropropane (DBCP)	**5.00**	**ND**				
Dibromochloromethane	**1.00**	**ND**				
1,2-Dibromoethane (EDB, Ethylene dibromide)	**1.00**	**ND**				
Dibromomethane	**1.00**	**ND**				
1,2-Dichlorobenzene (o-Dichlorobenzene)	**1.00**	**ND**				
1,3-Dichlorobenzene (m-Dichlorobenzene)	**1.00**	**ND**				
1,4-Dichlorobenzene (p-Dichlorobenzene)	**1.00**	**ND**				
Dichlorodifluoromethane	**3.00**	**ND**				
1,1-Dichloroethane	**1.00**	**ND**				

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Project ID: F093H
Project Name: Newport

ASL Job Number	Submitted	Client
64326	04/29/2015	JACHEF

Method: 8260B, Volatile Organic Compounds

QC Batch No: W1B-042915

Our Lab I.D.		331416				
Client Sample I.D.		GP-1-GW				
Date Sampled		04/29/2015				
Date Prepared		04/29/2015				
Preparation Method						
Date Analyzed		04/29/2015				
Matrix		Water				
Units		ug/L				
Dilution Factor		1				
Analytes	**PQL**	**Results**				
1,2-Dichloroethane	1.00	ND				
1,1-Dichloroethene (1,1-Dichloroethylene)	1.00	ND				
cis-1,2-Dichloroethene	1.00	ND				
trans-1,2-Dichloroethene	1.00	ND				
1,2-Dichloropropane	1.00	ND				
1,3-Dichloropropane	1.00	ND				
2,2-Dichloropropane	1.00	ND				
1,1-Dichloropropene	1.00	ND				
cis-1,3-Dichloropropene	1.00	ND				
trans-1,3-Dichloropropene	1.00	ND				
Ethylbenzene	1.00	ND				
Hexachlorobutadiene (1,3-Hexachlorobutadiene)	3.00	ND				
2-Hexanone	5.00	ND				
Isopropylbenzene	1.00	ND				
p-Isopropyltoluene (4-Isopropyltoluene)	1.00	ND				
MTBE	2.00	ND				
4-Methyl-2-pentanone (MIBK, Methyl isobutyl ketone)	5.00	ND				
Methylene chloride (Dichloromethane, DCM)	5.00	ND				
Naphthalene	1.00	ND				
n-Propylbenzene	1.00	ND				
Styrene	1.00	ND				
1,1,1,2-Tetrachloroethane	1.00	ND				
1,1,2,2-Tetrachloroethane	1.00	ND				
Tetrachloroethene (Tetrachloroethylene)	1.00	ND				
Toluene (Methyl benzene)	1.00	ND				
1,2,3-Trichlorobenzene	1.00	ND				
1,2,4-Trichlorobenzene	1.00	ND				
1,1,1-Trichloroethane	1.00	ND				
1,1,2-Trichloroethane	1.00	ND				
Trichloroethene (TCE)	1.00	ND				
Trichlorofluoromethane	1.00	ND				
1,2,3-Trichloropropane	1.00	ND				
1,2,4-Trimethylbenzene	1.00	ND				
1,3,5-Trimethylbenzene	1.00	ND				
Vinyl acetate	5.00	ND				

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ANALYTICAL RESULTS

Project ID: F093H
Project Name: Newport

ASL Job Number	Submitted	Client
64326	04/29/2015	JACHEF

Method: 8260B, Volatile Organic Compounds

QC Batch No: W1B-042915

Our Lab I.D.		**331416**				
Client Sample I.D.		GP-1-GW				
Date Sampled		**04/29/2015**				
Date Prepared		**04/29/2015**				
Preparation Method						
Date Analyzed		**04/29/2015**				
Matrix		Water				
Units		ug/L				
Dilution Factor		1				
Analytes	**PQL**	**Results**				
Vinyl chloride (Chloroethene)	**3.00**	**ND**				
o-Xylene	**1.00**	**ND**				
m- & p-Xylenes	**2.00**	**ND**				

Our Lab I.D.		**331416**				
Surrogates	**% Rec.Limit**	**% Rec.**				
Surrogate Percent Recovery						
Bromofluorobenzene	**70-120**	**108**				
Dibromofluoromethane	**70-120**	**104**				
Toluene-d8	**70-120**	**99**				

QUALITY CONTROL REPORT

QC Batch No: W1B-042915

Analytes	MS % REC	MS DUP % REC	RPD %	MS/MSD % Limit	MS RPD % Limit					
Benzene	**97**	**93**	**4.2**	**75-120**	**15**					
Chlorobenzene	**119**	**115**	**3.4**	**75-120**	**15**					
1,1-Dichloroethene (1,1-Dichloroethylene)	**85**	**83**	**2.4**	**75-120**	**15**					
MTBE	**95**	**86**	**9.9**	**75-120**	**15**					
Toluene (Methyl benzene)	**117**	**112**	**4.4**	**75-120**	**15**					
Trichloroethene (TCE)	**94**	**90**	**4.3**	**75-120**	**15**					

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Project ID: F093H
Project Name: Newport

ASL Job Number	Submitted	Client
64326	04/29/2015	JACHEF

Method: 8260B, TPH GROs(Gasoline Range Organics)

QC Batch No: W1B-042915

Our Lab I.D.		**331416**				
Client Sample I.D.		GP-1-GW				
Date Sampled		**04/29/2015**				
Date Prepared		**04/29/2015**				
Preparation Method						
Date Analyzed		**04/29/2015**				
Matrix		Water				
Units		ug/L				
Dilution Factor		1				
Analytes	**PQL**	**Results**				
TPH GROs (C6 to C10)	**50.0**	**ND**				

Our Lab I.D.		**331416**				
Surrogates	**% Rec.Limit**	**% Rec.**				
Surrogate Percent Recovery						
Bromofluorobenzene	**70-120**	**108**				
Dibromofluoromethane	**70-120**	**104**				
Toluene-d8	**70-120**	**99**				

QUALITY CONTROL REPORT

QC Batch No: W1B-042915

Analytes	MS % REC	MS DUP % REC	RPD %	MS/MSD % Limit	MS RPD % Limit					
Benzene	**97**	**93**	**4.2**	**75-120**	**15**					
Chlorobenzene	**119**	**115**	**3.4**	**75-120**	**15**					
1,1-Dichloroethene (1,1-Dichloroethylene)	**85**	**83**	**2.4**	**75-120**	**15**					
Toluene (Methyl benzene)	**117**	**112**	**4.4**	**75-120**	**15**					
Trichloroethene (TCE)	**94**	**90**	**4.3**	**75-120**	**15**					