APPENDIX H:
ENVIRONMENTAL SITE ASSESSMENTS

H.1: Ellis Environmental Management, Inc., *Report of Phase I Environmental Site Assessment, Malibu Civic Center 23555 Civic Center Drive, Malibu, California 90265*, dated August 15, 2011.

H.2: Ellis Environmental Management, Inc., *Soil and Groundwater Sampling Malibu Civic Center, 23555 Civic Center Way, Malibu California*, dated January 17, 2012.

Report of
Phase I Environmental Site Assessment

Malibu Civic Center
23555 Civic Center Drive
Malibu, California 90265

Prepared for

Santa Monica College
1900 Pico Blvd
Santa Monica, California 90405

Attn: Erin Jones

Prepared by

Ellis Environmental Management, Inc.
430 Silver Spur Road, Suite 201
Rancho Palos Verdes, California

August 15, 2011

Ellis Project 11-158

Terms of Use

Ellis Environmental Management, Inc has prepared this report for the exclusive use of Santa Monica College. Ellis will distribute any information regarding this assessment and report only upon the request of the client. This report is based upon data and information obtained during the site visits performed by Ellis personnel for the property identified herein within the time frames allowed. It is based solely upon the condition of the property on the date of such inspection, supplemented by information and data obtained by Ellis and described herein. Information presented is based on professional interpretation of data available as of the month prior to the date of report. Physical testing of subsurface soils or structures was not performed as part of this assessment. No opinion or warranty is made regarding the existence or location of underground structures or potential contaminants, whether stored or released. In evaluating the property, Ellis has relied in good faith upon representations and information furnished by individuals and agencies noted in the report with respect to operations and existing property conditions, and the historic uses of the property to the extent that they have not been contradicted by data obtained from other sources. Use of this report indicates acceptance and agreement that Ellis will incur no responsibility or liability for any loss, injury, claim or damage arising directly or indirectly from any use or reliance on this report, regardless of whether claimed loss, injury, claim or damage was caused by the deficiency, misstatements, omissions, misinterpretations, or fraudulent acts of persons interviewed. Ellis has performed this work, made findings, and proposed recommendations described in this report in accordance with generally accepted environmental science practices for asbestos and lead-paint surveys in effect at the time the work was performed and within the 5-business-day time frame required. Additional information received following issuance of the report may alter initial findings and recommendations. This warranty stands in lieu of all other warranties, expressed or implied. While this report can be used as a guide, it must be understood that it is neither a rejection nor an endorsement of the property, or of the means or methods used in the treatment, storage or disposal of potentially hazardous materials. Changing circumstances in the environment and in the use of the property can alter the conclusions and information contained in the report.

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1 FINDINGS AND CONCLUSIONS

Ellis Environmental Management, Inc. (Ellis) performed a Phase I Environmental Site Assessment (Phase I ESA) of the property located at 23555 Civic Center Drive, Malibu, California. The assessment included a Phase I ESA only. Ellis performed the assessment to comply with the contract between Ellis and Santa Monica College.

The subject property, the Malibu Civic Center, consists of approximately 8.5 acres of land developed with an approximately 90,000 square feet (footprint) of government buildings. Located on the subject property is the Malibu Library, the Malibu Court House, a former Sheriff's station, an LA County Waterworks office, and a Department of Public Works warehouse. One of the buildings on the subject property is currently undergoing renovation. All buildings onsite are one or two stories. The area is largely paved with the exception of a small grassy area in between the library and the LA County Waterworks office.

Current use(s) of surrounding property includes: A park and wildlife refuge, an equipment yard utilized by Environmental Tree Care, and a small shopping center with a carwash.

1.1 PHASE I ESA

Ellis performed the Phase I ESA in general conformance with ASTM E 1527-05. Limitations, exceptions and deviations from this protocol are discussed in Section 3.

1.1.1 OPINIONS

Significant Data Gaps

Based on our experience, the information that we gathered and evaluated did not present significant data gaps that affected our ability to identify recognized environmental conditions (RECs) in connection with the subject property.

On-Site Conditions

This assessment revealed evidence of recognized environmental conditions in connection with the property.

Recognized Environmental Conditions

All buildings at the subject property are served by septic systems. A pump station was observed in the basement of the former sheriff's building and septic tanks are located north of the buildings under the public works yard. According to an onsite representative the leach field serving these tanks is located on the property to the north of the site (the current owner has an easement).

Historical Environmental Conditions

Four underground storage tanks were removed from the property in January 1992 after groundwater contamination was observed during a site assessment performed by California Environmental in 1990. Two 4000 gallon storage tanks containing unleaded gasoline, and one 4000 gallon storage tank containing aviation fuel were confirmed to have underlying soil contamination following the tank pull. A 1000 gallon diesel tank was removed at that time but was found to be free of underlying contamination.

A report entitled "Updated Site Assessment and Preliminary Corrective Action Plan Fuel Impacts In Soil and Groundwater, Malibu Civic Center – Sheriff's Station…" by California Environmental dated May 15, 1993 cites concentrations of up to 2,100 mg/kg of fuel hydrocarbons in soil samples, and up to 7,900 µg/kg of benzene in the groundwater down-gradient from the removed tanks. This report maps a potential plume of contamination beginning just west of the utility building and extending across the north half of the site past the east boundary of the property. This report proposes an in-situ treatment system to treat contaminated soil and groundwater in which oxygen and nutrients are injected to soil and groundwater to facilitate the breakdown of contaminants by microorganisms.

Another firm, The Earth Technology Corporation in their report "Environmental Site Assessment, Los Angeles County Sheriff's Station, Malibu, CA" dated October 1, 1990 states that "Because of the high levels of benzene and toluene found in MW-3, it is apparent that some form of groundwater remediation will be needed."

Ellis found no records of a site cleanup at the site in response to the contamination identified at the site in the above mentioned reports. Ellis also found no records of ongoing monitoring to assess the natural attenuation of the contaminants identified in the soil and groundwater.

Despite this, case closure was given to the site on October 4, 1996 by the Los Angeles Regional Water Quality Control Board citing that the Malibu area does not have an aquifer used for drinking water and that "passive remediation should decrease the contamination to acceptable levels."

Off-Site Conditions

Recognized Environmental Conditions

76 Station No. 6272 located at 23670 Pacific Coast Highway, Malibu is currently undergoing remediation and groundwater monitoring overseen by the Regional Water Quality Control Board for gasoline contamination. This station is located approximately 0.2 miles SW of the target property. It appears that this facility may be up gradient with respect to groundwater flow direction from the information gathered during this investigation.

Historical Recognized Environmental Conditions

- None

1.1.2 ENVIRONMENTAL PROFESSIONAL DECLARATIONS

Mr. Ben Morgan, an Environmental Assessor, gathered and compiled information contained in this report.

Ben Morgan
Assessor

Mr. Duane Behrens, the supervising project Environmental Professional, reviewed and interpreted the information.

Duane Behrens, President
Registered Environmental Assessor #05493

> I declare that, to the best of my professional knowledge and belief, I meet the definition of Environmental Professional as defined in §312.10 of 40 CFR 312.
>
> 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 312.

1.2 RECOMMENDATIONS

Ellis recommends further assessment to determine if hydrocarbon related contamination remains in soil and groundwater at the site from the history of leaky gasoline and aviation fuel underground storage tanks. Assessment should also address how contaminants might impact any future construction efforts.

Ellis also recommends assessment to address how septic systems onsite might impact future construction efforts.

This summary does not contain all the information presented in the full report. The report should be read in its entirety to obtain a more complete understanding of the information provided and to aid in any decisions made or actions taken based on this information.

2 INTRODUCTION

2.1 CONTRACT

The contract between Ellis and Client is summarized below:

Summary	
Client	Santa Monica College
Authorizing Party **Title**	Erin Jones
Engagement ID, Date	Ellis Proposal Number 1947, Authorized on June 2, 2011

Ellis considers the client to be the 'User' of our assessment, defined in the Practice as:

> "The party seeking to use Practice E 1527 to complete an environmental site assessment of the property. A user may include, without limitation, a potential purchaser of a property, a potential tenant of property, an owner of property, a lender or a property manager. The user has specific obligations for completing a successful application of this practice…."

2.2 PURPOSE OF SERVICES

Based on the information provided, Ellis understands that your purpose for having the Phase I ESA performed is to satisfy one of the requirements to qualify for the innocent landowner, contiguous property owner, or bona fide prospective purchaser limitations on CERCLA liability (hereinafter landowner liability protections or LLPs).

Ellis performed the Phase I ESA in general conformance with ASTM E 1527-05, Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process (the Practice). The purpose of the Practice was to define good commercial practice for conducting an environmental site assessment and as such, the Practice is intended to permit the user to satisfy one of the requirements to qualify for the LLPs. The goal of the processes established by the Practice is to identify recognized environmental conditions (RECs) in connection with the property.

2.3 STANDARD OF CARE AND WARRANTIES

Our services were not intended to be technically exhaustive. There is a possibility that with the proper application of methodologies, conditions may exist on the property that could not be identified within the scope of the assessment(s) or that were not reasonably identifiable from the available information.

No ESA can wholly eliminate uncertainty regarding the potential for RECs in connection with the property. The ESA was intended to reduce, but not eliminate uncertainty regarding the potential for RECs in connection with a property.

Our report is based on commonly known and reasonably ascertainable information, including limited, ground-level visual inspection of the property except where otherwise explicitly indicated, in conformance with ASTM E 1527-05. Findings and conclusions derived from the methodologies described in the Practice contain all of the inherent limitations in the methodologies that are referred to in the Practice.

Ellis did not perform any exploratory probing or discovery, perform tests, operate any specific equipment, or take measurements or samples to perform the ESA scope. The ESA was not a building code, safety, regulatory or environmental compliance inspection. The ESA is not intended to reduce the risk of the presence of mold and physical deficiencies conducive to mold nor the risk that mold or physical deficiencies conducive to mold may pose to the buildings and building occupants.

The methodologies include reviewing information provided by other sources. Ellis treats information obtained from the record reviews and interviews concerning the property as reliable and the ASTM protocol does not require Ellis to independently verify the information. Therefore, Ellis cannot and does not warrant or guarantee that the information provided by these other sources is accurate or complete. No other warranties are implied or expressed.

Ellis warrants that the findings contained in this report have been prepared in general conformance with accepted professional practices at the time of report preparation as applied by similar professionals. Future changes in standards, practices, or regulations cannot be anticipated and have not been addressed.

The observations and recommendations presented in this report are time dependent, and conditions will change. This report speaks only as of its date.

2.4 USE BY OTHER PARTIES

This report was prepared pursuant to a contract between Ellis and its client. That contractual relationship included an exchange of information about the property that was unique and serves as the basis upon which this report was prepared. Because of the importance of these understandings, our assessment may not be sufficient for the intended purposes of another party.

Reliance or any use of this report by anyone other than those parties identified above, for which it was prepared is prohibited and therefore not foreseeable to Ellis. Any unauthorized reliance on or use of this report, including any of the information or conclusions contained herein, will be at the third party's risk. No warranties or representations expressed or implied in this report are made to any such third party.

Third party reliance letters may be issued upon timely request and payment of the then-current fee for such letters. All third parties relying on our report, by such reliance, agree that such reliance is limited by our proposal and General Conditions.

3 SCOPE AND RESOURCES

3.1 PHASE I ESA

Ellis performed a Phase I ESA of the subject property that generally conforms to the scope and limitations of the Practice. The assessment included four components:

- Records review;
- Reconnaissance;
- Interviews; and,
- Preparation of this report, including our evaluation.

The scope of our services and the information resources accessed are detailed below.

3.1.1 STAFF

Mr. Ben Morgan, an Environmental Assessor, gathered and compiled information for this assessment and performed the site and area reconnaissance on July 28, 2011. Mr. Duane Behrens, the supervising project Environmental Professional, supervised planning the site reconnaissance and interviews, reviewed and interpreted the information. Credentials and qualifications of persons responsible for preparation of this report are appended.

3.1.2 RECORDS REVIEW

Physical Setting Sources

Ellis reviewed United States Geological Survey (USGS) Topographic (Topo) Maps and other information regarding the physical setting of the site to assist with the interpretation of subsurface water movement near the property.

Summary	
Source Name	**Year Published/Issued**
USGS 15 Minute Topo Map	Calabasas, California 1903
USGS 30 Minute Topo Map	Camulos, California 1903
USGS 60 Minute Topo Map	Southern California 1910
USGS 6 Minute Topo Map	Las Flores, California 1932
USGS 15 Minute Topo Map	Calabasas, California 1947
USGS 7.5 Minute Topo Map	Malibu Springs, California 1951
USGS 7.5 Minute Topo Map	Malibu Springs, California 1967 (Photorevised from 1950)
USGS 7.5 Minute Topo Map	Malibu Springs, California 1981 (Photorevised from 1950)

Summary	
Source Name	**Year Published/Issued**
USGS 7.5 Minute Topo Map	Malibu Springs, California1994
USGS 7.5 Minute Topo Map	Malibu Springs, California 1995
Soil Survey	EDR provided information from the U.S. Department of Agriculture's (USDA) Soil Conservation Service (SCS) and National Cooperative Soil Survey (NCSS) information.

Environmental Regulatory Database Information

Ellis retained Environmental Data Resources, Inc. (EDR) to provide environmental database information attributed to the site and its surroundings. EDR obtains environmental databases published by local, state, tribal, and federal agencies and geocodes the information for electronic searches. EDR's service includes reporting Standard Environmental Records Sources and, in most cases, some Additional Environmental Records Sources.

The search was performed to Approximate Minimum Search Distances (AMSD) listed in ASTM E 1527-05.

Unmappable (orphan) sites listed with insufficient address or geocoding information for EDR to map were evaluated for potential location within the AMSD. Ellis used information provided about the city, county and Zip Code attributed to these sites to determine if they are located in the vicinity of the subject property.

Historical Use Information

Ellis used USGS Topo maps and retained EDR to provide information about the history of the site and its surroundings. Ellis also referenced other historical sources.

Summary			
Source Type	**Years Reviewed**	**Source**	**Note**
USGS Topo Maps	See Section 3.1.2	EDR	
Aerial Photograph(s)	1928, 1947, 1956, 1968, 1976, 1989, 1994, 2002, 2005	EDR	
Fire Insurance Maps	No Coverage	EDR	
Street Directories	1977, 1984, 1990, 1995, 2000, 2007	EDR	
NA = None Available (Not Readily Ascertainable). NR = Not Reviewed. NPR = Not Practically Reviewable. Topographic Maps reviewed are previously listed.			

Recorded Land Title Records

Ellis did not review land title records to obtain information about the current and past owners of the site and prior uses and tenancies.

User-Provided Information

The Practice describes information to be provided by the user, owner and key site manager. This information is detailed on appended questionnaires that Ellis sent to the user.

3.1.3 RECONNAISSANCE

Our assessor was escorted during the site reconnaissance by Carol Botdorf with the County of Los Angeles.

Ellis systematically toured interior portions of the property to provide an overlapping field of view. The periphery of structures, where present on the property, was observed along with accessible interior common areas, maintenance/repair areas and a representative number of occupant spaces.

Visual reconnaissance of adjoining properties was limited to areas and facilities that were readily observable from the subject property or from public access areas.

Ellis took photographs to document selected features.

3.1.4 INTERVIEWS

Ellis made reasonable attempts to interview selected persons having knowledge of the uses and conditions of the site, past and present. A list of the persons that Ellis interviewed and attempted to interview, along with our interpretations is presented in Section 8.

3.1.5 REFERENCES

The information sources that Ellis used, including published material, material obtained from commercial sources, from other sources, or provided to us through questionnaires is cited as that information is presented in the report. Some of this information, or excerpts thereof, is also appended.

3.2 OTHER ENVIRONMENTAL ISSUES

Our services did not include effort outside the scope of the Practice to evaluate issues related to business environmental risk associated with the property.

3.3 SIGNIFICANT ASSUMPTIONS

Ellis made the following assumptions in developing our Phase I ESA findings and conclusions:

- Groundwater Flow Direction - Ellis interpreted and inferred the direction of the shallow groundwater movement based on the information we obtained and our experience. Actual groundwater flow may be locally influenced by many factors beyond the scope of this study. Subsurface investigation would be necessary to determine site-specific groundwater flow direction.
- Regulatory Agency Information - Ellis considers all information provided by EDR regarding regulatory status of facilities to be complete, accurate, and current.
- Other Regulatory Information - Ellis considers all other information obtained from regulatory or enforcement agencies to be complete, accurate, and current.
- Title, Lien and Activity and Use Limitation (AUL) Information – Ellis considers all information provided by EDR, its subcontractors, or other real estate title records review firms regarding property ownership or encumbrances to be complete, accurate and current.
- Interviews - Ellis considers all information provided through interviews to be complete, unbiased and provided in good faith.

3.4 LIMITATIONS, EXCEPTIONS, DEVIATIONS AND DATA GAP

Ellis considers that limitations, exceptions and deviations from the Practice manifest as a lack of or inability to obtain information required by the Practice. This represents the definition of the 'data gap' contained in the Practice.

Ellis tracked the components for this assessment on the Data Gap Worksheet which is appended. Therefore the limitations, exceptions and deviations are identified in the Worksheet.

In general, when required information was incomplete, not provided, otherwise not obtained or indicated a need for additional information, Ellis attempted to use information from other sources to meet the Practices' performance objectives. When the data gaps affected the Environmental Professional's ability to identify RECs, Ellis considered the data gap(s) to be significant. Ellis identified significant data gaps (if any) in the Data Gap Worksheet and reported them in Section 1.1.

The following Data Gaps were encountered during the compilation of this report:

- Past owners, neighboring or nearby property owners were not available for interview. Information from these sources would not be expected to alter the findings and conclusions of this report. Therefore, this data gap was not considered significant in identifying recognized environmental conditions at the property.

4 USER-PROVIDED INFORMATION

Ellis provided the client/user with standard questionnaires. The response statuses are tabulated below. The questionnaires are appended and selected portions are discussed in the following sections.

Summary				
Questionnaire Returned? (See Notes)				
User	**Owner**	**KSM**	**Other**	**Questionnaire Name**
N	NS	NS	NS	Appendix X3 "User's Responsibilities"
N	NS	NS	NS	Section 10.8 "Helpful Documents"
N	NS	NS	NS	Section 10.9 "Proceedings"
Notes: Y (Yes) /P (Partial) /N (No) /NS (Not Sent by ELLIS e.g. Party Not Identified) KSM = Key Site Manager				

4.1 USER'S RESPONSIBILITIES

4.1.1 LIENS

Ellis obtained information about environmental liens recorded against the subject property from an EDR LienSearch™ Report.

The information indicated that an environmental lien is not recorded against the subject property.

4.1.2 ACTIVITY AND LAND USE LIMITATIONS (AULS)

Ellis obtained information about activity and land use limitations recorded against the subject property from an EDR LienSearch™ Report.

The information indicated that an AUL is not recorded against the subject property.

4.2 HELPFUL DOCUMENTS

The client did not provide Ellis with prior reports of prior assessments of the site.

Ellis reviewed several reports found during a public records request that had information pertinent to the subject site. Please refer to the table below for documents reviewed.

Helpful Documents		
Title	Prepared By	Dated
"Updated Site Assessment and Preliminary Corrective Action, Plan Fuel Impacts In Soil and Groundwater, Malibu Civic Center – Sheriff's Station"	California Environmental	May 15, 1993
"Closure Report, Removal of Four Underground Storage Tanks at Malibu Civic Center – Sheriff's Station…"	California Environmental	March 12, 1992
"Environmental Site Assessment, Los Angeles County Sheriff's Station, Malibu, CA"	The Earth Technology Corporation	October 1, 1990
"Geotechnical Investigation Report, Malibu Wastewater Management System, County of Los Angeles, California"	Schaefer Dixon Associates	April 12, 1990
"Report on Underground Storage Tank Removal at WW Malibu Civic Center.."	Geo-Cal, Inc.	January 24, 2005

4.3 PROCEEDINGS

The client did not provide Ellis with documentation about legal proceedings or litigation involving the subject property.

4.4 SUGGESTED INFORMATION

Ellis requested certain information about the property to assist with our assessment. Most of this information, such as the nature of the property and its legal description, are presented in the corresponding section of this report.

4.5 FINDINGS

Ellis identified no evidence of RECs in the user-provided information.

5 SUBJECT PROPERTY USAGE

5.1 LOCATION AND LEGAL DESCRIPTION

Summary	
Project Name	Malibu Civic Center
Property Address	23555 Civic Center Drive
City, County, State, ZIP Code	Malibu, Los Angeles County, California 90265
Site Area (acres)	8.5
No. Buildings/Units/Stories	4 buildings/ 1 - 2 stories
Year(s), First Developed for Current Use	1969

The legal description of the property, if it was provided to Ellis, is appended.

5.2 PHYSICAL SETTING

Summary	
Nominal Elevations, (ft, MSL)	19
Surface Topo Characteristics	Relatively Flat, Slight slope to SE
General Soil Type, Slopes	Sandy Loam
Does EDR Map a Floodplain On-Site?	Yes
On-Site Water Bodies	None
Off-Site Water Bodies	Malibu Creek (approx. 1,300 feet to the east)
Note: MSL means Mean Sea Level	

The direction of regional groundwater flow in the area of the property is to the east. Depth to ground water is approximately 10 to 15 feet below ground surface according to an investigation performed by California Environmental in May of 1993.

A review of the 7.5-minute USGS topographic quadrangle map for Malibu Springs, California (USGS 1995) and aerial photographs indicated that the nearest body of water is the Malibu Creek located approximately 1,300 feet east of the subject property. The subject property occupies a 100-year flood plain area. Surface water from the Site appears to be directed toward storm drains via on-Site drainage swales and drainage improvements.

Soil types in the area according to the USDA's Soil Conservation Services is fine sandy loam, stratified fine sandy loam, and stratified loamy sand.

5.3 CURRENT USES

The subject property, the Malibu Civic Center, consists of approximately 8.5 acres of land developed with an approximately 90,000 square feet of government buildings. Located on the subject property is the Malibu Library, the Malibu Court House, a former Sheriff's station, a LA County Waterworks office, and a Department of Public Works warehouse. One of the buildings on the subject property is currently undergoing renovation. All buildings onsite are one or two stories. The area is largely paved with the exception of a small grassy area in between the library and the LA County Waterworks office.

5.3.1 INTERIOR AND EXTERIOR OBSERVATIONS

A summary of uses and conditions is tabulated below. Detailed information is discussed following the summary along with an opinion about the significance of the listing.

Summary		
Identified?		
Yes	**No**	
☒	☐	Hazardous Substances
☒	☐	Petroleum Products
☒	☐	Aboveground or Underground Storage Tanks (ASTs/USTs)
☒	☐	Drums
☐	☒	Suspect Containers
☐	☒	Electrical or Mechanical Equip. Suspected to Contain PCBs
☐	☒	Interior Stains or Corrosion
☐	☒	Drains or Sumps
☐	☒	Wastewater Discharges
☒	☐	Septic or Sewage Tanks
☐	☒	Pits, Ponds or Lagoons
☐	☒	Pools of Liquid or Standing Water
☐	☒	Solid Waste Dumping/Landfills/Suspect Fill Material
☐	☒	Stained Soil or Pavement
☐	☒	Stressed Vegetation
☐	☒	Drinking Water Wells
☐	☒	Irrigation Wells
☒	☐	Monitoring Wells

Summary		
Identified?		
Yes	No	
☐	☒	Odors
☐	☒	Other Uses or Conditions of Concern

Hazardous Substances

A hazardous materials storage shed was located to the east of the utility building. It housed various substances utilized by public works in their operations. All materials were properly labeled and stored with no apparent leaking, odors, or corrosion noted. The shed had a secondary containment unit built in. A garage in the utility building housed lockers containing flammable liquids and various household chemicals. Based on the observed storage practices, these substances do not appear to be evidence of a recognized environmental condition in connection with the subject property.

Petroleum Products

A tank housing spent motor oil was observed at the subject property. This item was properly labeled and stored with no apparent leaking, odors, or corrosion noted. This tank was placed in a secondary containment basin, and was in a covered fenced off area. Site representative noted that tank was emptied regularly by Clean Harbors, a waste hauling company. Based on the observed storage practices, this tank does not appear to be evidence of a recognized environmental condition in connection with the subject property.

Note: Aboveground diesel tanks were observed as well, and are referenced below.

Aboveground Or Underground Storage Tank (ASTs/USTs)

Two Aboveground Diesel Storage Tanks were noted at the subject site both serving emergency generators. One approximately 200 gallon diesel storage tank serves an emergency generator located west of the former sheriff's station. A larger diesel storage tank (approximately 2000 gallons) located to the west of the sheriff's station serves an emergency generator located in the basement of the sheriff's station. The larger tank had a secondary containment basin, while the smaller tank appeared to be double walled. Based on the observed storage practices, these tanks do not appear to be evidence of a recognized environmental condition in connection with the subject property.

Drums

Ellis observed a drum containing “Round Up”, a pesticide in the public works garage. The drum was stored on a secondary containment in an enclosed garage that was kept locked.

Septic or Sewage Tanks

All buildings onsite are served by septic systems. Pumping components were identified in the basement of the Sheriff’s building, with evidence of septic tanks under the parking lot to the north of the buildings. Ara Parsekyan, a Supervisor with the LA County Public Works Waterworks Division, confirmed the location of the septic tanks and informed Ellis that LA County had an easement to have their leach field at the property to the north of the Site which is owned by Pepperdine University. This does not constitute a recognized environmental condition as all buildings and residences in the area are served by septic systems and ground water is not used as a source of drinking water.

Groundwater Monitoring Wells

A clearly marked groundwater monitoring well was identified on the subject site just east of the library currently undergoing renovations. A representative with the contractor conducting the renovations confirmed that monitoring is still taking place as someone comes out to collect samples from time to time.

Several other small manhole covers were noted throughout the site that were potentially groundwater monitoring wells. They were not marked as groundwater monitoring wells, and site representatives had no knowledge of ongoing monitoring at these wells.

5.3.2 UTILITIES

Utility systems identified at the property are summarized below:

- The buildings heating ventilating and air conditioning (HVAC) systems are located within the basements of each building.
- Electricity at the property is provided through Southern California Edison.
- The buildings are served by onsite septic tanks.
- Potable water at the property is provided by the Metropolitan Water District of Sothern California

Ellis identified no evidence of RECs in the current uses of the property.

5.4 PAST USES

Our interpretation of the past uses of the property is tabulated below.

Summary	
Year(s)	**Interpreted Property Use**
Aerial Photographs	
1928	Aerial photographs show the subject property to be undeveloped land.
1947, 1956	Aerial photographs show the subject property to be developed with farmland.
1968	Aerial photographs show the subject property to be developed with two rectangular buildings on the west and east side of the property.
1976, 1989, 1994, 2002, 2005	Aerial photographs show the subject property to be developed with one cluster of adjoining buildings as the property remains today.
Topographic Maps	
1903, 1910	Topographic map is on too large of a scale to identify any features on the subject property
1932, 1947, 1951, 1967	Topographic maps show no identifiable features on the subject property.
1981, 1994, 1995	Topographic map shows a cluster of rectangular shaped buildings on the subject property.
Sanborn Maps	
	No Coverage
City Directory	
1984, 1990	The subject property is listed as LA County Sheriff's Station
2007	The subject property is listed as Malibu City Police Department
Site Reconnaissance	
2011	The site reconnaissance shows the subject property to be the Malibu Civic Center

Ellis identified evidence of RECs in the past uses of the property.

- The subject property is listed on the Leaking Underground Storage Tank (LUST) list for three former USTs. Based on the EDR report, a release had occurred at this site on December 16, 1997 during removal of the USTs. This LUST site has been issued closure by County of Los Angeles Department of Public Works (LADPW) on March 23, 1998, indicating that investigation and/or remediation have been completed to their satisfaction. According to information obtained from LADPW no groundwater was treated in association with these tanks. Approximately 50 tons of diesel and waste oil contaminated soil was disposed with in association with this tank. These tanks were removed from the ground. Based on this information, this LUST site represents a historical recognized environmental condition in connection with the subject property.

6 ADJOINING AND SURROUNDING PROPERTY USAGE

6.1 CURRENT ADJOINING PROPERTY USAGE

Current uses of adjoining properties, based on observation during the site reconnaissance are described below:

- North of the property is undeveloped land.
- East of the property is undeveloped land. Environmental Tree Care utilizes part of this land as an equipment yard. A small storm water treatment facility is located along the street.
- West of the property is undeveloped land.
- South of the property is Legacy Park, followed by the Pacific Coast Highway.
- South-east of the property is an outdoor shopping center and a car wash.

A summary of the current conditions of adjoining and surrounding property based on observations is tabulated below.

Summary		
Identified?		
Yes	**No**	
☐	☒	Hazardous Substances
☐	☒	Petroleum Products
☐	☒	Aboveground or Underground Storage Tanks (ASTs/USTs)
☐	☒	Drums
☐	☒	Suspect Containers
☐	☒	Electrical or Mechanical Equip. Suspected to Contain PCBs
☐	☒	Interior Stains or Corrosion
☐	☒	Drains or Sumps
☐	☒	Wastewater Discharges
☒	☐	Septic or Sewage Tanks
☐	☒	Pits, Ponds or Lagoons
☐	☒	Pools of Liquid or Standing Water
☐	☒	Solid Waste Dumping/Landfills/Suspect Fill Material
☐	☒	Stained Soil or Pavement
☐	☒	Stressed Vegetation
☐	☒	Drinking Water Wells
☐	☒	Irrigation Wells

Summary		
Identified?		
Yes	No	
☐	☒	Monitoring Wells
☐	☒	Odors
☐	☒	Other Uses or Conditions of Concern

Septic or Sewage Tanks

Manhole covers that appeared to be evidence of underlying septic tanks were observed at the shopping center to the southwest of the subject site. This does not constitute a recognized environmental condition as all buildings and residences in the area are served by septic systems and ground water is not used as a source of drinking water.

6.2 PAST ADJOINING PROPERTY USAGE

A summary of our interpretation of the current and past uses and conditions of adjoining and surrounding property based on historical records and observations is provided below.

Adjoining North	
Year(s)	**Interpreted Property Use**
Aerial Photographs	
1928, 1947, 1956, 1968, 1976	Aerial photographs show the north adjoining property to be agricultural land.
1989, 1994, 2002, 2005	Aerial photographs show the north adjoining property to be open space.
Topographic Maps	
1903, 1910, 1932, 1947, 1951, 1967	Topographic maps show no identifiable features on the north adjoining property followed by the Santa Monica Mountains.
1981, 1994, 1995	Topographic maps show a small structure on the south end on the north adjoining property.
Sanborn Maps	
	No Coverage
City Directory	
	The north adjoining property is not listed in the city directory.
Site Reconnaissance	
	During the site reconnaissance the north adjoining property was undeveloped land.

Adjoining East	
Year(s)	**Interpreted Property Use**
Aerial Photographs	
1928, 1947, 1956, 1968, 1976	Aerial photographs show the east adjoining property to be agricultural land.
1989, 1994, 2002, 2005	Aerial photographs show the east adjoining property to be open space.
Topographic Maps	
1903, 1910, 1932, 1947, 1951, 1967, 1981, 1994, 1995	Topographic maps show no identifiable features on the east adjoining property.
Sanborn Maps	
	No Coverage
City Directory	
	The east adjoining property is not listed in the city directory
Site Reconnaissance	
	During the site reconnaissance the east adjoining property was undeveloped land containing a small equipment yard.

Adjoining South	
Year(s)	**Interpreted Property Use**
Aerial Photographs	
1928, 1947, 1956, 1968	Aerial photographs show that the south adjoining property is agricultural land.
1976, 1989, 1994, 2002, 2005	Aerial photographs show that the south adjoining property to be open space.
Topographic Maps	
1903, 1910, 1932, 1947, 1951, 1967, 1981, 1994, 1995	Topographic maps show no identifiable features on the south adjoining and surrounding property.
Sanborn Maps	
	No Coverage
City Directory	
	The south adjoining property is not listed in the city directory.
Site Reconnaissance	
	During the site reconnaissance the south adjoining property was Legacy Park, which is a sanctuary for frogs and small birds. South-east of the property was a shopping center and a car wash.

Adjoining West	
Year(s)	**Interpreted Property Use**
Aerial Photographs	
1928, 1947, 1956, 1968, 1976	Aerial photographs show that the south adjoining property is agricultural land.
1989, 1994, 2002, 2005	Aerial photographs show that the south adjoining property to be open space.
Topographic Maps	
1903, 1910, 1932, 1947, 1951, 1967, 1981, 1994, 1995	Topographic maps show no identifiable features on the west adjoining property.
Sanborn Maps	
	No Coverage
City Directory	
	The west adjoining property is not listed in the city directory.
Site Reconnaissance	
	During the site reconnaissance the west adjoining property was undeveloped land.

Ellis identified no evidence of RECs in the current and past uses of adjoining and surrounding property.

7 ENVIRONMENTAL REGULATORY RECORDS REVIEW

7.1 DATABASE FINDINGS

The distribution of listed sites with respect to the property is tabulated and mapped in EDR's report, which is appended. Ellis did not image EDR's results table into the body of this report to reduce the chance for transcription errors. The reader is referred to this table which can be found near the front of EDR's report.

EDR reported unmappable (orphan) listed sites. Ellis reviewed the information EDR provided about these sites, and those that could be field-verified within the AMSD are discussed in the appropriate section below.

7.1.1 SUBJECT PROPERTY

The subject property was identified in EDR's report as discussed below.

Facility Name Address	Malibu Civic Center 23555 Civic Center Drive Malibu, CA 90265	Map ID No.	Target Property
The California Regional Water Quality Control Board (CRWQCB) records contain an inventory of reported LUST incidents. The subject property was identified in EDR's report and is listed as a Historical LUST site. Based on the EDR report, the case was opened on 10/20/1989, site assessment began 10/31/1989, and the case was given closure 10/4/1996. The potential contaminant of concern was listed as Gasoline, and the potential media affected was listed as Soil. This information is consistent to what information was discovered during the public records request.			

7.1.2 ADJOINING AND SURROUNDING PROPERTY

The EDR report did identify properties adjoining and surrounding the subject site

Ellis considered most of the listed sites unlikely to impact the subject site, based upon factors including (but not limited to):

- The nature of the listing
- The use of the site
- When the site was listed and its current listed status
- The developmental density of the setting
- The distance between the listed and subject sites as related to the distance that releases are likely to migrate based on local surface and subsurface drainage conditions
- The presence of intervening drainage divides
- The inferred groundwater movement

Ellis' discussion of the remaining sites follows.

Facility Name Address	3011 Malibu Canyon Rd. Malibu, CA	Map ID No. Distance (mile) Direction	I44 1/2-1 mile NNW
Hughes Research Laboratories, LLC (also listed as Delphi Delco Electronic Systems) is on the California Department of Toxic Substances Site Cleanup Program Listing. The case is currently active as of 1/1/2008 and stemmed from leaking aboveground storage tanks. Potential Contaminants of Concern are listed as Metals (chromium III, and mercury), White Phosphorus, Polynuclear Aromatic Hydrocarbons, Diesel, PCE and TCE. Potential media affected is listed as soil and soil vapor. Based on the distance to the target property and the media listed as impacted this facility does not represent a REC in association with the subject property at this time.			

Facility Name Address	76 Station No. 6276 23670 Pacific Coast Hwy. Malibu, CA 90265	Map ID No. Distance (mile) Direction	F31 ⅛-¼ mile (0.189 mi.) SW
76 Station No. 6276 is listed under state and tribal leaking underground storage tank list (LUST) According to the EDR report a Regional Water Quality Control Board case is currently opened at the site and the site is undergoing remediation as of 1/16/2008. The case was opened 2/1/1997 and the potential contaminant of concern is listed as gasoline. The potential media affected is listed as under investigation. The State Water Resources Control Board Geo Tracker lists the case having 13 ground water wells that are monitored semiannually.			

7.2 OTHER REGULATORY INFORMATION

7.2.1 FREEDOM OF INFORMATION REQUESTS

Ellis submitted Freedom of Information requests to the agencies tabulated below. Response status is also tabulated.

Summary		
Response?		
Yes	**No**	
☒	☐	Los Angeles County Department of Public Health
☒	☐	Department of Toxic Substances Control
☐	☒	Los Angeles County Fire Department
☐	☒	Department of Oil, Gas, and Geothermal
☒	☐	Los Angeles Regional Water Quality Control Board
☒	☐	Los Angeles County Department of Public Works
Note: Response status based on date of report.		

County of Los Angeles Department of Public Works

The County of Los Angeles Department of Public Works responded stating that they had records pertinent to our request that could be viewed in their office in Alhambra, California. Ellis viewed the files on 7/14/11. Ellis found a report documenting the removal of 4 USTs entitled "Closure Report of Four Under Ground Storage Tanks" by California Environmental dated March 12, 1992. This report documented the removal of two 4000 gallon unleaded gasoline tanks, one 4000 gallon aviation fuel tank, and one 1000 gallon diesel tank from the Malibu Sheriff's Station at the subject property. All tanks were believed to have been constructed in the 1970's. The report identified significant contamination under both of the gasoline tanks and beneath the aviation fuel tank, and recommended that the public works file be closed and "that further action at the site be directed by the Regional Water Quality Control Board".

A closure certification dated April 20, 1992 issued by the County of Los Angeles Department of Public Works reviewed the above mentioned closure report by California Environmental and gave closure to the site for removal of the tanks, but referred the site to the California Regional Water Quality Control Board citing ground water contamination existing at the site.

Ellis reviewed a report entitled "Environmental Site Assessment, Los Angeles County Sheriff's Station, Malibu, CA" by The Earth Technology Corporation dated October 1, 1990. This report assessed a proposed location for installation of a new storage tank. It also referenced a concentration of benzene of 3600 µg/l well above the state drinking water standard of 1 µg/l. It stated that "Because of the high levels of benzene and toluene found in MW-3, it is apparent that some form of groundwater remediation will be needed." It discussed methods for groundwater treatment but noted that the extent of contamination would need to be determined before a method of groundwater treatment could be assessed.

A closure report for a 12,000 gallon unleaded gasoline underground storage tank was found in the site file entitled "Report on Underground Storage Tank Removal at WW Malibu Civic Center…" dated January 24, 2005 by Geo-Cal, Inc. It stated that the UST built in 1991 was removed with no evidence of soil contamination. All confirmation soil samples taken following removal were none detected for gasoline related contaminants. A closure certification notice was issued on August 5, 2008 by the Department of Public Works in response to this closure report.

Los Angeles Regional Water Quality Control Board

The Los Angeles Regional Water Quality Control Board responded stating that they had records pertinent to our request that could be viewed in their office in Los Angeles, California. Ellis viewed files provided by the UST division on 7/14/11.

Ellis reviewed a report entitled “Updated Site Assessment and Preliminary Corrective Action Plan Fuel Impacts In Soil and Groundwater, Malibu Civic Center – Sheriff’s Station…” by California Environmental dated May 15, 1993. This report proposes a conceptual design for an in-situ treatment system to treat contaminated soil and groundwater in which oxygen and nutrients are supplied to facilitate the breakdown of contaminants by microbes. The report cites concentrations of up to 2,100 mg/kg of fuel hydrocarbons in soil samples, and up to 7,900 µg/kg of benzene in the groundwater downgradient from the tanks. The report calls for a test system be installed in the area of greatest contamination to assess its effectiveness.

An Underground Storage Tank Case Closure notice was issued by the water board on October 4, 1996 granting no further action for the “underground storage tank(s) formerly located” at the Malibu Sheriff’s Station. It called for the abandonment of all wells on site. An Underground Storage Tank Review Form dated October 4, 1996 by the water board states its justification for its recommended action as follows: “Malibu area does not have a groundwater aquifer that would be used for drinking water supply. Groundwater data has shown the plume to have stabilized within the property boundaries. In addition the source was removed six years ago. Passive remediation should decrease the contamination to acceptable levels. “

Ellis contacted Cindy Flores via telephone, our scheduling contact for viewing files at the water board, on 7/15/11. Ellis asked if any files were provided by divisions other than the UST division. She stated that the UST division was the only division that responded that they had records pertinent to our request.

Los Angeles County Department of Public Health

The Los Angeles County Department of Public Health responded to our request for public records via email on July 13, 2011. They attached a California Hazardous Material Incident Report to this email. The Incident Report lists that 10 gallons of “Spent Petroleum Distillate” in containers was abandoned on the target property on 7/11/03. The materials were cleaned up by Public Works and the report states “no ground/surface contamination observed at the time of the investigation”.

Department of Toxic Substances Control

The department of Toxic Substances Control responded June 27, 2011 stating that they had no records pertaining to our request.

To date, no other regulatory agencies have responded to records requests.

Ellis identified no evidence of RECs in connection with the other regulatory information.

8 INTERVIEWS

8.1 INTERVIEW PARTIES

Summary		
Name	**Affiliation**	**Role**
None	n/a	n/a

8.2 INTERVIEW FINDINGS

Ellis was directed to contact Carol Botdorf with The County of Los Angeles to coordinate interviews of past occupants of the site. Ellis made the first request on 7/7/11 via email, a request in person during the site visit, and a final request on 8/8/11.

Soil and Groundwater Sampling
Malibu Civic Center

23555 Civic Center Way
Malibu, California

January 17, 2012

Prepared for
Santa Monica College

by
Ellis Environmental Management, Inc.
430 Silver Spur Road, Suite 201
Rancho Palos Verdes, CA 90275

Report Date: February 7, 2012
Project 11-158.02

Ellis

Terms of Use

Ellis Environmental Management, Inc has prepared this bulk sampling report for the exclusive use of:

Santa Monica College

Ellis will distribute any information regarding this assessment and report only upon the request of the client. This report is based upon data and information obtained during the site visits performed by Ellis personnel for the property identified herein within the time frames allowed. It is based solely upon the condition of the property on the date of such inspection, supplemented by information and data obtained by Ellis and described herein. Information presented is based on professional interpretation of data available as of the month prior to the date of report. In evaluating the property, Ellis has relied in good faith upon representations and information furnished by individuals and agencies noted in the report with respect to operations and existing property conditions, and the historic uses of the property to the extent that they have not been contradicted by data obtained from other sources. Use of this report indicates acceptance and agreement that Ellis will incur no responsibility or liability for any loss, injury, claim or damage arising directly or indirectly from any use or reliance on this report, regardless of whether claimed loss, injury, claim or damage was caused by the deficiency, misstatements, omissions, misinterpretations, or fraudulent acts of persons interviewed. Ellis has performed this work, made findings, and proposed recommendations described in this report in accordance with generally accepted environmental science practices in effect at the time the work was performed and within the time frames requested by client. Additional information received following issuance of the report may alter initial findings and recommendations. This warranty stands in lieu of all other warranties, expressed or implied. While this report can be used as a guide, it must be understood that it is neither a rejection nor an endorsement of the property, or of the means or methods used in the treatment, storage or disposal of potentially hazardous materials. Changing circumstances in the environment and in the use of the property can alter the conclusions and information contained in the report.

Table of Contents

SOIL AND GROUNDWATER SAMPLING
MALIBU CIVIC CENTER
23555 CIVIC CENTER WAY
MALIBU, CALIFORNIA

1.0 INTRODUCTION

This report presents the results of a subsurface investigation conducted by Ellis Environmental Management, Inc. at the subject site on January 17, 2012. Samples were collected on the Malibu Civic Center property, in the vicinity of the existing library building. (see sketch, Attachment A).

An initial investigation of the site (Phase 1) was performed by Ellis Environmental, Inc., in August 2011. Historical research indicated that a release of petroleum (gasoline and diesel) was discovered at the site in 1990. There were no records of specific remedial response actions taken. Nevertheless, the Los Angeles Regional Water Quality Control Board closed the case on October 4, 1996, stating that Malibu does not have an aquifer used for drinking water and "passive remediation should decrease the contamination to acceptable levels". Since residual contamination from the 1990 release was unknown, Ellis recommended sampling of soil and groundwater in areas being considered for new construction.

2.0 OBJECTIVE

The objective of this investigation was to provide an assessment for the possible presence of total petroleum hydrocarbons (TPH) and volatile organic compounds (VOCs) in soil beneath the Site. Samples were collected and analyzed as specified in Ellis' proposed work plan revised January 3, 2012, included as Attachment B.

3.0 SCOPE OF WORK

3.1 Soil Sampling

A total of 34 bulk soil samples were collected from eight boring locations. The samples were collected from approximately 4 feet, 8 feet, 12 feet, 16 feet and (if possible) 20 feet below ground surface (bgs). All samples were observed for color, smell, and lithologic composition. Soil cuttings were screened on-site for gas vapors by a Photo-Ionization Detector (PID). All samples were submitted to Jones Environmental, Inc., a state certified analytical laboratory in Fullerton, CA. A total of eight samples were analyzed for the following:

- Volatile Organic Compounds, EPA METHOD 8260B
- Total Petroleum Hydrocarbons as gasoline (TPH) EPA METHOD 8260B

3.2 Groundwater Sampling

Groundwater samples were collected from nine of the ten soil borings completed. No sample was collected from Boring SB8 due to lack of water entering the borehole. An equipment blank was collected by pouring water into the cleaned stainless steel bailer used to collect groundwater samples. A sample of the water used to decontaminate the drilling equipment was also collected at the conclusion of sampling. A total of 11 water samples were submitted to Jones Environmental, Inc. and analyzed for:

- Volatile Organic Compounds, EPA METHOD 8260B
- Total Petroleum Hydrocarbons (TPH) EPA METHOD 8260B

QA/QC procedures included standard chain-of-custody techniques and the analysis of the prescribed number of laboratory blanks and duplicates as listed in the methods described above.

.

4.0 FIELD INVESTIGATION

Ellis personnel supervised a subsurface investigation conducted by Spectrum Geophysics on January 12, 2012, in order to locate and identify any below-grade impediments to planned drilling locations. During the subsurface investigation, the location of SB9 was moved 15 feet west from its original location in order to avoid a subsurface electrical line. The locations of SB4, SB5, SB7 and SB8 were revised 2-3 feet to give a larger margin of safety based on the findings from the subsurface investigation. Prior to drilling, a permit was obtained from the LA County Department of Public Works (See Attachment C).

Advancement and sampling of direct-push borings SB1 through SB10 were conducted on January 17, 2012 using a truck-mounted Geoprobe drill rig. See Site Sketch under Attachment A: Proposed Boring Locations. Locations 1 through 10 were advanced to depths of approximately 16, 20 or 24 feet. A California Professional Geologist oversaw all drilling operations.

Soil samples were continuously collected at 4-feet intervals from the ground surface to final depth (16, 20, or 24 feet bgs). A Geoprobe dual tube system with 1.125-inch diameter plastic liners was used. Boring SB8 was hand augered to 5 feet bgs because of concerns with subsurface electrical and water lines in the immediate area. Given the distance of borings SB8 and SB9 from the proposed college improvements, no soil samples were collected from these two borings. Boring SB9 encountered refusal on

concrete twice in the planter area, but was relocated into the parking lot and then completed to depth.

As a standard safety precaution, Ellis conducted screening for soil gas vapors with a PID. A sample amount of soil from each 4-foot interval sampled was placed in a plastic bag, sealed, and left to vaporize until the boring was completed. The PID was then used to obtain a direct reading from the bag and the value recorded on the boring log.

Groundwater samples were collected at nine of the ten boring locations. Samples were collected from a temporary 3/4–inch flush-threaded PVS well casing installed in the open borehole using a stainless steel bailer. Three VOA vials of groundwater were collected at each sample location with the exception of location SB9, where only one vial was collected.

Field procedures used in this investigation are presented in Attachment B. Site photos are presented in Attachment D.

5.0 LABORATORY ANALYSES

The laboratory testing program included analysis of soil and groundwater samples for VOCs and TPH as gasoline in accordance with EPA method 8260B. Analyses were performed by Jones Environmental, Inc. in Fullerton, CA. See Attachment E, Laboratory Reports.

6.0 RESULTS

6.1 Subsurface Conditions

1. Subsurface soils at the site are predominantly fine-grained silts and clays with minor sand layers to the depths sampled. Typically the upper 4 feet consisted of medium brown sandy silt, grading to blackish gray clayey silt from 4 to 8 feet or deeper, with a sharp transition to a medium brown sandy silt from approximately 8 to 20 feet bgs. Groundwater was not found in a readily identifiable zone in all 10 borings. In most borings, a saturated thin zone was found in silty material at a depth of approximately 12 to 14 feet bgs. In several borings, groundwater required several minutes to several hours for a sufficient volume to sample. Slight gasoline odors were present in some soil samples recovered from borings SB5, SB6, SB7 and SB10. No odor or staining was detected in any of the other collected samples. See Attachment F, Boring Logs and Soil Description.

2. Groundwater was not encountered at location SB8 during the investigation.

6.2 Laboratory Results

No contaminants were found in any of the seven soil samples analyzed. The sample from the soil cuttings also did not contain any detectable concentrations.

VOCs were detected in groundwater samples collected from borings at SB9 and SB10, which were located in the Water Works parking lot area. The results show minor residual gasoline contamination is still present down-gradient of the release site. The only gasoline constituent detected was ethylbenzene at 56 micrograms per liter (µg/L). The remaining VOCs detected were gasoline degradation products. Groundwater concentrations detected in SB10 were slightly higher than those in SB9. See Table 1 for specific analytes and concentrations. No VOCs were detected in any of the other groundwater samples.

Low TPH was detected in groundwater samples collected at SB9 and SB10, at concentrations of 1.6 and 7.3 µg/L. These concentrations are degradation products of chlorinated tap water present in the water tank on the drill rig. (Distilled water was not available for the final rinse of the stainless steel bailer.)

The sample of decontamination water was found to contain 8.9 µg/L of naphthalene. A summary of results is presented in Table 1 and the analytical laboratory report is included under Attachment E.

6.3 Conclusion and Recommendations

Based on the results of this investigation, Ellis makes the following conclusions and recommendations:

1. The proposed area for the new Santa Monica City College building appears to be free of residual gasoline contamination associated with a previous release from the sheriff's substation. No evidence was found to suggest that soil, soil vapor, or groundwater contamination is present at levels of concern.

2. Very minor residual groundwater contamination was noted in two boring locations (SB9 and SB10) on the LA County Water Works property. The concentrations detected were below applicable drinking water standards and Ellis does not believe them to be of significant consequence.

3. No further assessment or remediation is believed necessary or warranted.

7.0 LIMITATIONS

Judgments described in this report are professional opinions based solely within the limits of the scope of work authorized, and pertain to conditions judged to be present or applicable at the time the work was performed. Future conditions may differ from those

described herein, and this report is not intended for future evaluations of this Site unless a consultant familiar with environmental assessments conducts an update.

This report was compiled partially on information supplied to Ellis from outside sources, other information that is in the public domain and a visual inspection of the property. Ellis makes no warranty as to the accuracy of statements made by others, which may be contained in this report, nor are any other warranties or guarantees, expressed or implied, included or intended by the report, except that it has been prepared in accordance with the current accepted practices and standards consistent with the level of care and skill exercised under similar circumstances by other professional consultants or firms performing similar services.

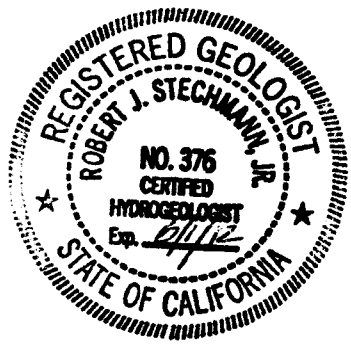
Respectfully,

Duane Behrens
REA #05493
Ellis Environmental Management

Reviewed by:

Robert Stechmann
Professional Geologist
REA #00236

Cc: 11-158.02

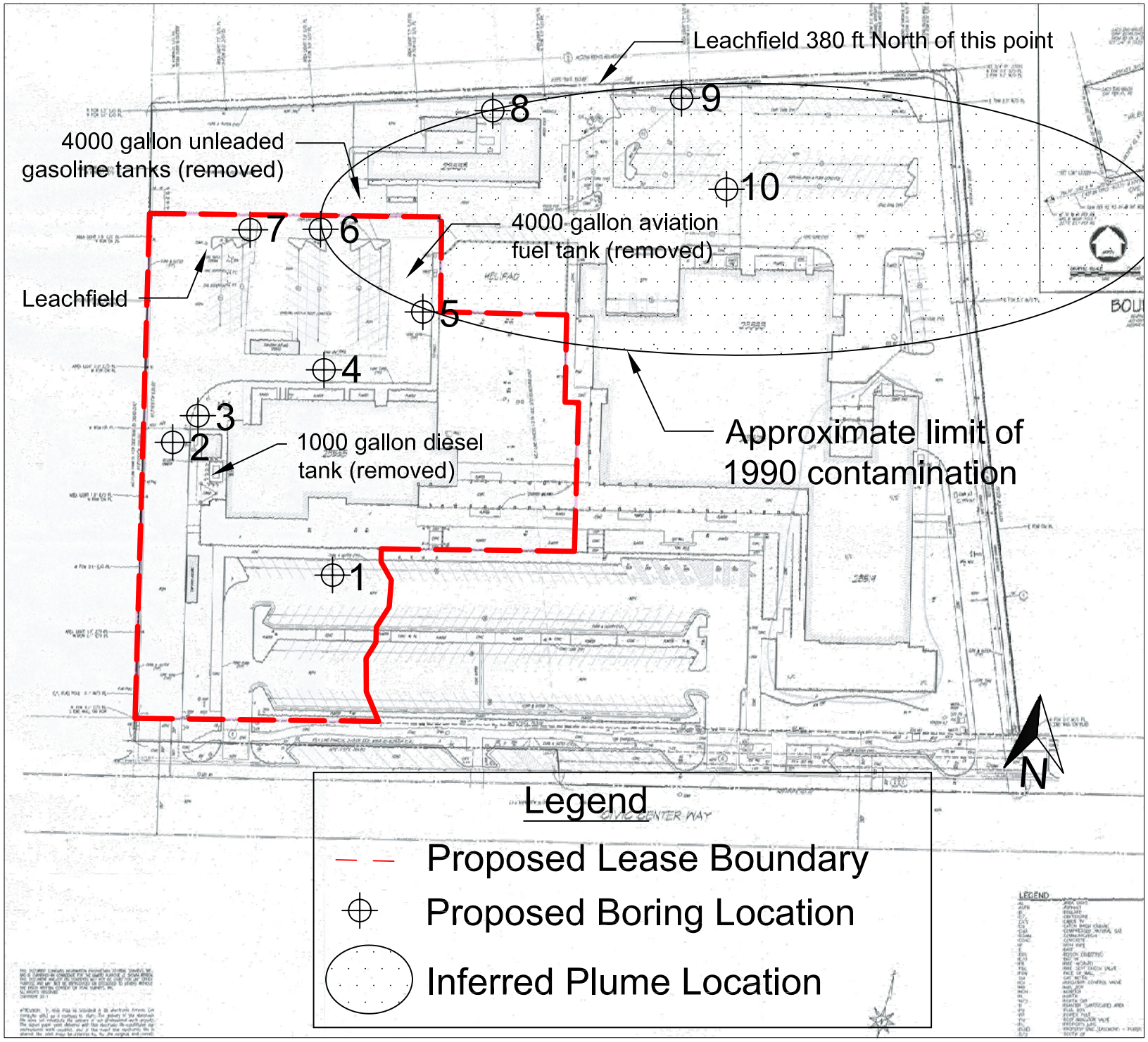


SAMPLE I.D.	**SB9-GW**	**SB10-GW**	**DECON WATER**	**EQUIP. BLANK**
ANALYTE	*CONC. (ug/L)*	*CONC. (ug/L)*	*CONC. (ug/L)*	*CONC. (ug/L)*
Bromoform	ND	ND	ND	36
n-Butylbenzene	3.5	39	ND	ND
sec-Butylbenzene	2.5	13	ND	ND
Chloroform	ND	7	ND	ND
Dibromochloromethane	ND	ND	ND	4.3
Ethylbenzene	ND	56	ND	ND
Isopropylbenzene	30	179	ND	ND
Napthalene	22	882*	8.9	ND
n-propylbenzene	96	549*	ND	ND
1,2,4-Trimethylbenzene	ND	7.4	ND	ND
TPH	1.6	7.3*	ND	ND
*Dilutions for these compounds.				
Note: Samples analyzed for VOCs using EPA Method 8260B, only those compounds detected are listed in the table above				

Table 1
Groundwater Summary
VOC's and TPH
January 17, 2012
Malibu Civic Center

Attachment A

Site Sketch



Proposed Boring Locations

23555 Civic Center Way
Malibu, CA 90265

Firm Name and Address

Ellis Environmental Mgmt, Inc.
430 Silver Spur Road, Suite 201
Rancho Palos Verdes, CA 90275

Project Name and Address

Santa Monica College
1900 Pico Blvd.
Santa Monica, CA 90405

Project	Sheet
11-158.02	1 of 1
Date: 01/03/2012	
Ellis	

Attachment B

Field Procedures and Work Plan

FIELD PROCEDURES
DIRECT-PUSH BORING AND SOIL AND GROUNDWATER
SAMPLE COLLECTION PROCEDURES

1. Direct-push borings were advanced with a truck-mounted hydraulic direct-push rig.

2. Soil samples were collected using a Geoprobe dual-wall sampler equipped with a 1-inch diameter plastic liner four feet in length. The liner was cut and capped with Teflon sheets and plastic end caps at 4-foot depth intervals and retained for possible laboratory analysis. The remainder of the liner from each depth interval was sliced open following retrieval for logging purposes and screening with an organic vapor meter.

3. The sampler was cleaned between borings using a brush and tap water followed by a brush and detergent solution, a tap water rinse, and de-ionized water rinse. The samplers were dried by air or with a towel prior to sampling.

4. Groundwater was retrieved from a temporary ¾-inch PVC well casing installed in the open borehole. Groundwater was collected with a stainless steel bailer and stored in 40 ml glass VOA vials. A total of three vials were collected at every boring location.

5. The soil and groundwater samples were stored in an ice chest cooled with ice. The samples were delivered to a fixed laboratory, Jones Environmental in Fullerton, CA, for analysis. Sampling handling, transport and delivery to the fixed laboratory were documented using Chain-of–Custody procedures, including a standard Chain-of–Custody form.

6. Borings were backfilled with chipped bentonite and resurfaced to match the existing ground surface.

Ellis Environmental Management, Inc.

430 Silver Spur Road, Suite 201
Rancho Palos Verdes, CA 90275
Tel: (310) 544 1837
Fax: (310) 544 2167

Ms. Erin Jones
Project Engineer, LEED AP
LPI, Inc.
1705 Pico Blvd., No. 101
Santa Monica, CA 90405

Re: Malibu Civic Center – Proposed Phase II Work Plan (revised January 3, 2012)
23555 Civic Center Dr., Malibu, CA

Background

Ellis prepared a Phase I Environmental Site Assessment of the subject property in August 2011. In the report Ellis identified several recognized environmental conditions that could potentially impact proposed construction on the site.

Three leaky underground storage tanks (USTs) (two gasoline, one aviation fuel) were removed from the site in 1992. During investigations preformed around that time fuel hydrocarbons were present in soil samples at up to 2,100mg/kg, and benzene was present at up to 7,900 ug/l in groundwater samples. The site was given case closure by the Los Angeles Regional Water Quality Control Board in 1996 as the water is not used as a drinking water source, however Ellis can find no record of a cleanup taking place. Contamination is potentially still present in the soil and groundwater of the site, and could impact construction activities as well as the air quality within any future structures built onsite.

In addition to the leaky USTs, septic systems and an offsite petroleum hydrocarbon release may also have the potential to impact the site.

Objective

To assess the presence of soil and groundwater contamination in and around the proposed lease area stemming from the leaky USTs and septic systems as described above and identified on Figure 1, Proposed Boring Locations.

Scope of Work

Ellis proposes to complete approximately ten (10) soil borings on the Site focusing near the former underground storage tanks (USTs) located at the NW corner of the property and the existing septic system and leach field. Refer to Figure 1, Proposed Boring Locations for the

locations of these borings. The borings will be completed by a state-licensed driller using a truck-mounted direct push drill rig and will be continuously sampled. Previous assessment in the area indicated depth to groundwater around 10- 15 feet below ground surface (bgs). Selected soil and groundwater samples (up to 40 soil and 10 groundwater) will be submitted to a state-certified analytical laboratory for analysis of total petroleum hydrocarbons ("TPH") using the EPA Method 8015-modified simulated distillation method and volatile organic compounds ("VOCs") using EPA Method 8260B. The completed borings will be backfilled with bentonite chips as required by local requirements and the ground surface repaired with similar materials (e.g., asphalt or concrete). All field work will be overseen by a California Professional Geologist.

Quality Control

Quality control checks in the field will include the collection of field QC samples and laboratory QC checks (performed internally by the laboratory). Field QC checks are described below. Field QC samples will include field duplicates, and trip blanks.

Trip blanks will be composed of purged DI water in a new preserved VOA vial. Trip blanks are submitted for volatile analyses to identify contamination from sampling containers or transportation and storage procedures. The trip blanks will accompany volatile sample containers from the field to the laboratory and will be submitted for each sample shipment for volatile organic compounds (VOCs).

Field duplicate samples provide information on precision for the entire measurement system. These areas include sample acquisition, homogeneity, handling, shipping, storage, preparation, and analysis. Duplicate samples will be collected and analyzed at a rate of 10% of the primary samples. Historical information and other field screening tests may be used to assist in choosing the site for QC sample collection. Duplicate samples will be analyzed by the laboratory for the same parameters as the primary (parent) sample.

Results and Reporting

Results will assess if contamination from leaky USTs or from septic systems have impacted the proposed lease boundary and to what extent. Depending on the analytical results of soil and/or groundwater samples, it may be necessary to evaluate the potential for vapor intrusion in the proposed new building(s). Soil vapor samples may be required in order to perform modeling to see if engineering controls (such as a passive or active vapor barrier) will be necessary in order to safely redevelop the site.

Ellis will prepare a report summarizing the methods used and analytical results together with our conclusions and recommendations. Any contaminant concentrations detected will be compared to applicable cleanup standards. The report will be prepared and signed by a California Professional Geologist in accordance with standard accepted practice in the environmental field.

Thank you for retaining Ellis for this project.

Respectfully
ELLIS ENVIRONMENTAL MANAGEMENT, INC.

Ben Morgan, Project Manager

Ref 2008
Cc R. Stechmann

Attachment C

LA County DPW Permit

WELL PERMIT APPLICATION - NON PRODUCTION WELLS

WATER QUALITY PROGRAM - ENVIRONMENTAL HEALTH DIVISION
5050 COMMERCE DRIVE, BALDWIN PARK, CA 91706 TELE (626) 430-5420 FAX (626) 813-3016

DATE 1.05.12

☐ NEW WELL CONSTRUCTION ☐ RECONSTRUCTION OR RENOVATION ☐ DECOMMISSIONING ☐ OTHER: ______
☐ MONITORING ☐ CATHODIC ☐ INJECTION ☐ EXTRACTION ☐ HEAT EXCHANGE
☑ HYDROPUNCH ☑ C.P.T. (For Ground Water Sampling) ☐ OTHER: ______

WELL LOCATION

Site Address 23555 CIVIC CENTER WAY — City MALIBU — Zip Code 90265
Nearest Intersection CROSS CREEK ROAD — Thomas Guide Map Book Page/Grid — Number of Wells in Each Parcel

WELL STRUCTURE

Total Depth of Well 20-30 — Depth of Well Casing — Sanitary / Annular Sealing Material
Depth of Sanitary / Annular Seal — Conductor Casing Seal

OWNER INFORMATION

Owner's Name LA COUNTY — Telephone Number 213.974.4161
Address CAROL BOTTORFF — City — Zip Code

DRILLER INFORMATION

Driller's Name MILLENIUM — Telephone Number 714 238 1122 — C-57 License Number 876595
Address 2936 E. CORONADO ST. — City ANAHEIM — Zip Code 92806

WELL DECOMMISSIONING INFORMATION

Well Depth ☐ log/records — Method of Well Assessment — Depth and Number of Perforations
Type and Amount of Sealant — Type of Perforator — Size of Perforations — Method of Upper Seal Pressure Application

CONSULTANT INFORMATION

Company ELLIS ENV. / STECHMANN GEOSCIENCE
Address 430 SILVER SPUR RD — City RPV — State CA — Zip Code 90275
Project Manager — Telephone Number — Fax Number

ATTENTION: WORK PLAN MODIFICATIONS MAY BE REQUIRED IF WELL AND GEOLOGIC CONDITIONS ENCOUNTERED AT THE SITE INSPECTION ARE FOUND TO DIFFER FROM THE SCOPE OF WORK PRESENTED TO THIS DEPARTMENT.

I hereby agree to comply in every respect with all the regulations of the County Environmental Health Division and with all ordinances and laws of the County of Los Angeles and the State of California pertaining to well construction, reconstruction, and decommissioning data deemed necessary by the County Environmental Health Division Of Los Angeles County.

Signature of Applicant: [signature] Printed Name: DIANE BERMAN

THIS PERMIT IS NOT COMPLETE UNTIL ALL OF THE FOLLOWING REQUIREMENTS ARE SIGNED OFF BY THE DEPUTY HEALTH OFFICER. WELL CONSTRUCTION OR DECOMMISSIONING CANNOT BE INITIATED WITHOUT A WORK PLAN APPROVAL FROM THIS DEPARTMENT.

(DEPARTMENT USE ONLY)

WORK PLAN APPROVAL
This Approval is Valid for 180 Days

REHS Arnoldo Juarez — R.E.H.S. NO: — DATE 1/17/12

Conditions:
Permit # 891936-1~10 Maintain all setbacks. Observe work plan submitted. All field work must be conducted by or under the direct supervision of a Lic. professional geologist in the state of Calif. AJuarez@ph.lacounty.gov

FINAL INSPECTION
The t bilab' l i f fınfl kfkd must be witnessed by a Deputy Health Officer for the permit to be valid. Contact this Department to arrange for an appointment

REHS — DATE

NOTICE

This well permit approval is limited to compliance with the California Well Standards and the Los Angeles County Code and does not grant any rights to construct, reconstruct, or decommission any well. The applicant is responsible for securing all other necessary permits.

LOS ANGELES COUNTY WELL PERMIT APPLICATION - PRODUCTION WELLS

DRINKING WATER PROGRAM - ENVIRONMENTAL HEALTH DIV.
5050 COMMERCE DRIVE, BALDWIN PARK, CA 91706 TELE (626) 430-5420 FAX (626) 813-3013

DATE 1.05.12

☐ NEW WELL CONSTRUCTION ☐ RECONSTRUCTION OR RENOVATION ☐ DECOMMISSIONING ☐ OTHER: _____
☐ PRIVATE DOMESTIC ☐ PRIVATE IRRIGATION ☒ OTHER: TEST BORINGS

WELL LOCATION

Site Address	City	Zip Code

Town ship	Range	Section	Map Book Page/Grid

GPS location: (To be completed after the final seal)

WELL STRUCTURE

Type and Size of Production Casing	Sanitary / Annular Sealing Material
Depth of Sanitary / Annular Seal	Conductor Casing Seal

OWNER INFORMATION

Owner's Name	Telephone Number
LOS ANGELES COUNTY	213 974-4161

Address	City	Zip Code
CAROL BOTDORF		

DRILLER INFORMATION

Driller's Name	Telephone Number	C-57 License Number
MILLENNIUM	714.238.1122	876595

Address	City	Zip Code
2936 E. CORONADO ST.	ANAHEIM	92806

WELL DECOMMISSIONING INFORMATION

Well Depth ☐ log/records	Method of Well Assessment	Depth and Number of Perforations

Type and Amount of Sealant	Type of Perforator	Size of Perforations	Method of Upper Seal Pressure Application

CONSULTANT INFORMATION

Company	
ELLIS	

Address	City	State	Zip Code
430 SILVER SPUR RD. #201	RPV	CA	90275

Project Manager	Telephone Number
DUANE DEHRENS@ELLISENVIRONMENTAL.COM	310-544-1837 EXT. 106

ATTENTION: WORK PLAN MODIFICATIONS MAY BE REQUIRED IF WELL AND GEOLOGIC CONDITIONS ENCOUNTERED AT THE SITE INSPECTION ARE FOUND TO DIFFER FROM THE SCOPE OF WORK PRESENTED TO THIS DEPARTMENT.

I hereby agree to comply in every respect with all the regulations of the County Environmental Health Division and with all ordinances and laws of the County of Los Angeles and the State of California pertaining to well construction, reconstruction, and decommissioning. Upon completion of the well and within thirty days thereafter, I will furnish the Environmental Health office with a completion log of the well, giving date drilled, depth of the well, perforations in the casing, and any other data deemed necessary by the County Environmental Health Division.

Signature of C-57 Licensee: _____ Printed Name: _____

THIS PERMIT IS NOT COMPLETE UNTIL ALL OF THE FOLLOWING REQUIREMENTS ARE SIGNED OFF BY THE DEPUTY HEALTH OFFICER. WELL CONSTRUCTION OR DECOMMISSIONING CANNOT BE INITIATED WITHOUT A WORK PLAN APPROVAL FROM THIS DEPARTMENT.

**********(DEPARTMENT USE ONLY)**********

WORK PLAN APPROVAL This Approval is Valid for 180 Days	**FINAL INSPECTION** The placement of the annular seal must be witnessed by a Deputy Health Officer for the permit to be valid. Contact this Department to arrange for an appointment
REHS DATE	REHS DATE
Conditions:	**WATER QUALITY** The completed water well must be properly disinfected and meet required bacteriological and inorganic chemical standards prior to approval
	REHS DATE
	PERMIT ISSUED Well completion log must be received by this Department prior to issuance of final approval
	REHS DATE

Revised October 2011

Attachment D

Site Photos

Photo 1: SB1 – In front of library.

Photo 2: SB2 – West of library.

Photo 3: SB3 – West of library.

Photo 4: SB4 – North of library.

Photo 5: SB5 – North of library.


Photo 6: SB6 – Tow yard parking lot.

Photo 7: SB7 – West of tow yard parking lot.

Photo 8: SB8 – North of Water Works building.

Photo 9: SB9 – Water Works parking lot – north.

Photo 10: SB10 – Water Works parking lot.

Attachment E

Laboratory Report

Jones Environmental, Inc.
Testing Laboratories
P.O. Box 5387 • Fullerton, CA 92838
(714) 449-9937 • FAX (714) 4499685

JONES ENVIRONMENTAL
LABORATORY RESULTS

Client:	Ellis Environmental Mgmt., Inc.	**Report date:**	1/20/2012
Client Address:	430 Silver Spur Rd., Suite 201	**JEL Ref. No.:**	ST-6333
	Rancho Palos Verdes, CA 90275	**Client Ref. No:**	11-084-02
Attn:	Jane Cornish/Bob Stechmann	**Date Sampled:**	1/17/2012
		Date Received:	1/18/2011
Project:	SMC-MALIBU	**Date Analyzed:**	1/18-19/2012
Project Address:	2359 Civic Center Way	**Physical State:**	Soil/Water
	Malibu, CA		

ANALYSES REQUESTED

1. EPA 8260B by 5035- Volatile Organics by GC/MS + Oxygenates
2. EPA 8260B by 5030- Volatile Organics by GC/MS + Oxygenates

Approval: _____

Steve Jones, Ph.D.
Laboratory Manager

Jones Environmental, Inc.
Testing Laboratories
P.O. Box 5387 • Fullerton, CA 92838
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JONES ENVIRONMENTAL LABORATORY RESULTS

Client:	Ellis Environmental Mgmt., Inc.	**Report date:**	1/20/2012
Client Address:	430 Silver Spur Rd., Suite 201	**JEL Ref. No.:**	ST-6333
	Rancho Palos Verdes, CA 90275	**Client Ref. No.:**	11-084-02
Attn:	Jane Cornish/Bob Stechmann	**Date Sampled:**	1/17/2012
		Date Received:	1/18/2011
Project:	SMC-MALIBU	**Date Analyzed:**	1/18-19/2012
Project Address:	2359 Civic Center Way	**Physical State:**	Soil
	Malibu, CA		

EPA 8260B by 5035-Volatile Organics by GC/MS + Oxygenates/Total Petroleum Hydrocarbons

Sample ID:	**SB1-4'**	**SB2-4'**	**SB3-4'**	**SB4-4'**	**SB5-4'**		
JEL ID:	**ST-6333-01**	**ST-6333-05**	**ST-6333-09**	**ST-6333-13**	**ST-6333-17**	**Practical Quantitation Limit**	**Units**
Analytes:							
Benzene	ND	ND	ND	ND	ND	1.0	µg/kg
Bromobenzene	ND	ND	ND	ND	ND	1.0	µg/kg
Bromodichloromethane	ND	ND	ND	ND	ND	1.0	µg/kg
Bromoform	ND	ND	ND	ND	ND	1.0	µg/kg
n-Butylbenzene	ND	ND	ND	ND	ND	1.0	µg/kg
sec-Butylbenzene	ND	ND	ND	ND	ND	1.0	µg/kg
tert-Butylbenzene	ND	ND	ND	ND	ND	1.0	µg/kg
Carbon tetrachloride	ND	ND	ND	ND	ND	1.0	µg/kg
Chlorobenzene	ND	ND	ND	ND	ND	1.0	µg/kg
Chloroethane	ND	ND	ND	ND	ND	1.0	µg/kg
Chloroform	ND	ND	ND	ND	ND	1.0	µg/kg
Chloromethane	ND	ND	ND	ND	ND	1.0	µg/kg
2-Chlorotoluene	ND	ND	ND	ND	ND	1.0	µg/kg
4-Chlorotoluene	ND	ND	ND	ND	ND	1.0	µg/kg
Dibromochloromethane	ND	ND	ND	ND	ND	1.0	µg/kg
1,2-Dibromo-3-chloropropane	ND	ND	ND	ND	ND	1.0	µg/kg
1,2-Dibromoethane (EDB)	ND	ND	ND	ND	ND	1.0	µg/kg
Dibromomethane	ND	ND	ND	ND	ND	1.0	µg/kg
1,2- Dichlorobenzene	ND	ND	ND	ND	ND	1.0	µg/kg
1,3-Dichlorobenzene	ND	ND	ND	ND	ND	1.0	µg/kg
1,4-Dichlorobenzene	ND	ND	ND	ND	ND	1.0	µg/kg
Dichlorodifluoromethane	ND	ND	ND	ND	ND	1.0	µg/kg
1,1-Dichloroethane	ND	ND	ND	ND	ND	1.0	µg/kg
1,2-Dichloroethane	ND	ND	ND	ND	ND	1.0	µg/kg
1,1-Dichloroethene	ND	ND	ND	ND	ND	1.0	µg/kg
cis-1,2-Dichloroethene	ND	ND	ND	ND	ND	1.0	µg/kg
trans-1,2-Dichloroethene	ND	ND	ND	ND	ND	1.0	µg/kg
1,2-Dichloropropane	ND	ND	ND	ND	ND	1.0	µg/kg
1,3-Dichloropropane	ND	ND	ND	ND	ND	1.0	µg/kg
2,2-Dichloropropane	ND	ND	ND	ND	ND	1.0	µg/kg
1,1-Dichloropropene	ND	ND	ND	ND	ND	1.0	µg/kg

ND= Not Detected

JONES ENVIRONMENTAL LABORATORY RESULTS

EPA 8260B by 5035-Volatile Organics by GC/MS + Oxygenates/Total Petroleum Hydrocarbons

Sample ID:	**SB1-4'**	**SB2-4'**	**SB3-4'**	**SB4-4'**	**SB5-4'**		
JEL ID:	**ST-6333-01**	**ST-6333-05**	**ST-6333-09**	**ST-6333-13**	**ST-6333-17**	**Practical Quantitation Limit**	**Units**
Analytes:							
cis-1,3-Dichloropropene	ND	ND	ND	ND	ND	1.0	µg/kg
trans-1,3-Dichloropropene	ND	ND	ND	ND	ND	1.0	µg/kg
Ethylbenzene	ND	ND	ND	ND	ND	1.0	µg/kg
Freon 113	ND	ND	ND	ND	ND	1.0	µg/kg
Hexachlorobutadiene	ND	ND	ND	ND	ND	1.0	µg/kg
Isopropylbenzene	ND	ND	ND	ND	ND	1.0	µg/kg
4-Isopropyltoluene	ND	ND	ND	ND	ND	1.0	µg/kg
Methylene chloride	ND	ND	ND	ND	ND	1.0	µg/kg
Naphthalene	ND	ND	ND	ND	ND	1.0	µg/kg
n-Propylbenzene	ND	ND	ND	ND	ND	1.0	µg/kg
Styrene	ND	ND	ND	ND	ND	1.0	µg/kg
1,1,1,2-Tetrachloroethane	ND	ND	ND	ND	ND	1.0	µg/kg
1,1,2,2-Tetrachloroethane	ND	ND	ND	ND	ND	1.0	µg/kg
Tetrachloroethylene	ND	ND	ND	ND	ND	1.0	µg/kg
Toluene	ND	ND	ND	ND	ND	1.0	µg/kg
1,2,3-Trichlorobenzene	ND	ND	ND	ND	ND	1.0	µg/kg
1,2,4-Trichlorobenzene	ND	ND	ND	ND	ND	1.0	µg/kg
1,1,1-Trichloroethane	ND	ND	ND	ND	ND	1.0	µg/kg
1,1,2-Trichloroethane	ND	ND	ND	ND	ND	1.0	µg/kg
Trichloroethylene	ND	ND	ND	ND	ND	1.0	µg/kg
Trichlorofluoromethane	ND	ND	ND	ND	ND	1.0	µg/kg
1,2,3-Trichloropropane	ND	ND	ND	ND	ND	1.0	µg/kg
1,2,4-Trimethylbenzene	ND	ND	ND	ND	ND	1.0	µg/kg
1,3,5-Trimethylbenzene	ND	ND	ND	ND	ND	1.0	µg/kg
Vinyl chloride	ND	ND	ND	ND	ND	1.0	µg/kg
Xylenes	ND	ND	ND	ND	ND	1.0	µg/kg
MTBE	ND	ND	ND	ND	ND	1.0	µg/kg
Ethyl-tert-butylether	ND	ND	ND	ND	ND	1.0	µg/kg
Di-isopropylether	ND	ND	ND	ND	ND	1.0	µg/kg
tert-amylmethylether	ND	ND	ND	ND	ND	1.0	µg/kg
tert-Butylalcohol	ND	ND	ND	ND	ND	5.0	µg/kg
TPH Gasoline Range	ND	ND	ND	ND	ND	0.2	mg/kg
Dilution Factor	1	1	1	1	1		
Surrogate Recoveries:						**QC Limits**	
Dibromofluoromethane	111%	104%	102%	102%	103%	60 - 140	
Toluene-d_8	126%	103%	98%	101%	100%	60 - 140	
4-Bromofluorobenzene	86%	106%	107%	100%	104%	60 - 140	
	B2-011812-CHECKS_1	B2-011812-CHECKS_1	B2-011812-CHECKS_1	B2-011812-CHECKS_1	B2-011812-CHECKS_1		

ND= Not Detected

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JONES ENVIRONMENTAL LABORATORY RESULTS

Client:	Ellis Environmental Mgmt., Inc.	**Report date:**	1/20/2012
Client Address:	430 Silver Spur Rd., Suite 201	**JEL Ref. No.:**	ST-6333
	Rancho Palos Verdes, CA 90275	**Client Ref. No.:**	11-084-02
Attn:	Jane Cornish/Bob Stechmann	**Date Sampled:**	1/17/2012
		Date Received:	1/18/2011
Project:	SMC-MALIBU	**Date Analyzed:**	1/18-19/2012
Project Address:	2359 Civic Center Way	**Physical State:**	Soil
	Malibu, CA		

EPA 8260B by 5035-Volatile Organics by GC/MS + Oxygenates/Total Petroleum Hydrocarbons

Sample ID:	**SB6-4'**	**SB7-4'**	**SOIL CUTTINGS**		
JEL ID:	**ST-6333-20**	**ST-6333-24**	**ST-6333-33**	**Practical Quantitation Limit**	**Units**
Analytes:					
Benzene	ND	ND	ND	1.0	µg/kg
Bromobenzene	ND	ND	ND	1.0	µg/kg
Bromodichloromethane	ND	ND	ND	1.0	µg/kg
Bromoform	ND	ND	ND	1.0	µg/kg
n-Butylbenzene	ND	ND	ND	1.0	µg/kg
sec-Butylbenzene	ND	ND	ND	1.0	µg/kg
tert-Butylbenzene	ND	ND	ND	1.0	µg/kg
Carbon tetrachloride	ND	ND	ND	1.0	µg/kg
Chlorobenzene	ND	ND	ND	1.0	µg/kg
Chloroethane	ND	ND	ND	1.0	µg/kg
Chloroform	ND	ND	ND	1.0	µg/kg
Chloromethane	ND	ND	ND	1.0	µg/kg
2-Chlorotoluene	ND	ND	ND	1.0	µg/kg
4-Chlorotoluene	ND	ND	ND	1.0	µg/kg
Dibromochloromethane	ND	ND	ND	1.0	µg/kg
1,2-Dibromo-3-chloropropane	ND	ND	ND	1.0	µg/kg
1,2-Dibromoethane (EDB)	ND	ND	ND	1.0	µg/kg
Dibromomethane	ND	ND	ND	1.0	µg/kg
1,2- Dichlorobenzene	ND	ND	ND	1.0	µg/kg
1,3-Dichlorobenzene	ND	ND	ND	1.0	µg/kg
1,4-Dichlorobenzene	ND	ND	ND	1.0	µg/kg
Dichlorodifluoromethane	ND	ND	ND	1.0	µg/kg
1,1-Dichloroethane	ND	ND	ND	1.0	µg/kg
1,2-Dichloroethane	ND	ND	ND	1.0	µg/kg
1,1-Dichloroethene	ND	ND	ND	1.0	µg/kg
cis-1,2-Dichloroethene	ND	ND	ND	1.0	µg/kg
trans-1,2-Dichloroethene	ND	ND	ND	1.0	µg/kg
1,2-Dichloropropane	ND	ND	ND	1.0	µg/kg
1,3-Dichloropropane	ND	ND	ND	1.0	µg/kg
2,2-Dichloropropane	ND	ND	ND	1.0	µg/kg
1,1-Dichloropropene	ND	ND	ND	1.0	µg/kg

ND= Not Detected

JONES ENVIRONMENTAL LABORATORY RESULTS

EPA 8260B by 5035-Volatile Organics by GC/MS + Oxygenates/Total Petroleum Hydrocarbons

Sample ID:	**SB6-4'**	**SB7-4'**	**SOIL CUTTINGS**		
JEL ID:	**ST-6333-20**	**ST-6333-24**	**ST-6333-33**	**Practical Quantitation Limit**	**Units**
Analytes:					
cis-1,3-Dichloropropene	ND	ND	ND	1.0	µg/kg
trans-1,3-Dichloropropene	ND	ND	ND	1.0	µg/kg
Ethylbenzene	ND	ND	ND	1.0	µg/kg
Freon 113	ND	ND	ND	1.0	µg/kg
Hexachlorobutadiene	ND	ND	ND	1.0	µg/kg
Isopropylbenzene	ND	ND	ND	1.0	µg/kg
4-Isopropyltoluene	ND	ND	ND	1.0	µg/kg
Methylene chloride	ND	ND	ND	1.0	µg/kg
Naphthalene	ND	ND	ND	1.0	µg/kg
n-Propylbenzene	ND	ND	ND	1.0	µg/kg
Styrene	ND	ND	ND	1.0	µg/kg
1,1,1,2-Tetrachloroethane	ND	ND	ND	1.0	µg/kg
1,1,2,2-Tetrachloroethane	ND	ND	ND	1.0	µg/kg
Tetrachloroethylene	ND	ND	ND	1.0	µg/kg
Toluene	ND	ND	ND	1.0	µg/kg
1,2,3-Trichlorobenzene	ND	ND	ND	1.0	µg/kg
1,2,4-Trichlorobenzene	ND	ND	ND	1.0	µg/kg
1,1,1-Trichloroethane	ND	ND	ND	1.0	µg/kg
1,1,2-Trichloroethane	ND	ND	ND	1.0	µg/kg
Trichloroethylene	ND	ND	ND	1.0	µg/kg
Trichlorofluoromethane	ND	ND	ND	1.0	µg/kg
1,2,3-Trichloropropane	ND	ND	ND	1.0	µg/kg
1,2,4-Trimethylbenzene	ND	ND	ND	1.0	µg/kg
1,3,5-Trimethylbenzene	ND	ND	ND	1.0	µg/kg
Vinyl chloride	ND	ND	ND	1.0	µg/kg
Xylenes	ND	ND	ND	1.0	µg/kg
MTBE	ND	ND	ND	1.0	µg/kg
Ethyl-tert-butylether	ND	ND	ND	1.0	µg/kg
Di-isopropylether	ND	ND	ND	1.0	µg/kg
tert-amylmethylether	ND	ND	ND	1.0	µg/kg
tert-Butylalcohol	ND	ND	ND	5.0	µg/kg
TPH Gasoline Range	ND	ND	ND	0.2	mg/kg
Dilution Factor	1	1	1		
Surrogate Recoveries:				**QC Limits**	
Dibromofluoromethane	100%	108%	107%	60 - 140	
Toluene-d_8	102%	112%	105%	60 - 140	
4-Bromofluorobenzene	98%	97%	91%	60 - 140	
	B2-011812-CHECKS_1	B2-011812-CHECKS_1	B2-011912-CHECKS_2		

ND= Not Detected

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JONES ENVIRONMENTAL LABORATORY RESULTS

Client:	Ellis Environmental Mgmt., Inc.	**Report date:**	1/20/2012
Client Address:	430 Silver Spur Rd., Suite 201	**JEL Ref. No.:**	ST-6333
	Rancho Palos Verdes, CA 90275	**Client Ref. No.:**	11-084-02
Attn:	Jane Cornish/Bob Stechmann	**Date Sampled:**	1/17/2012
		Date Received:	1/18/2011
Project:	SMC-MALIBU	**Date Analyzed:**	1/18-19/2012
Project Address:	2359 Civic Center Way	**Physical State:**	Soil
	Malibu, CA		

EPA 8260B by 5035-Volatile Organics by GC/MS + Oxygenates/Total Petroleum Hydrocarbons

Sample ID:	**METHOD BLANK**	**METHOD BLANK**		
JEL ID:	**ST-6333-34**	**ST-6333-38**	**Practical Quantitation Limit**	**Units**
Analytes:				
Benzene	ND	ND	1.0	µg/kg
Bromobenzene	ND	ND	1.0	µg/kg
Bromodichloromethane	ND	ND	1.0	µg/kg
Bromoform	ND	ND	1.0	µg/kg
n-Butylbenzene	ND	ND	1.0	µg/kg
sec-Butylbenzene	ND	ND	1.0	µg/kg
tert-Butylbenzene	ND	ND	1.0	µg/kg
Carbon tetrachloride	ND	ND	1.0	µg/kg
Chlorobenzene	ND	ND	1.0	µg/kg
Chloroethane	ND	ND	1.0	µg/kg
Chloroform	ND	ND	1.0	µg/kg
Chloromethane	ND	ND	1.0	µg/kg
2-Chlorotoluene	ND	ND	1.0	µg/kg
4-Chlorotoluene	ND	ND	1.0	µg/kg
Dibromochloromethane	ND	ND	1.0	µg/kg
1,2-Dibromo-3-chloropropane	ND	ND	1.0	µg/kg
1,2-Dibromoethane (EDB)	ND	ND	1.0	µg/kg
Dibromomethane	ND	ND	1.0	µg/kg
1,2- Dichlorobenzene	ND	ND	1.0	µg/kg
1,3-Dichlorobenzene	ND	ND	1.0	µg/kg
1,4-Dichlorobenzene	ND	ND	1.0	µg/kg
Dichlorodifluoromethane	ND	ND	1.0	µg/kg
1,1-Dichloroethane	ND	ND	1.0	µg/kg
1,2-Dichloroethane	ND	ND	1.0	µg/kg
1,1-Dichloroethene	ND	ND	1.0	µg/kg
cis-1,2-Dichloroethene	ND	ND	1.0	µg/kg
trans-1,2-Dichloroethene	ND	ND	1.0	µg/kg
1,2-Dichloropropane	ND	ND	1.0	µg/kg
1,3-Dichloropropane	ND	ND	1.0	µg/kg
2,2-Dichloropropane	ND	ND	1.0	µg/kg
1,1-Dichloropropene	ND	ND	1.0	µg/kg

ND= Not Detected

JONES ENVIRONMENTAL LABORATORY RESULTS

EPA 8260B by 5035-Volatile Organics by GC/MS + Oxygenates/Total Petroleum Hydrocarbons

Sample ID:	METHOD BLANK	METHOD BLANK		
JEL ID:	**ST-6333-34**	**ST-6333-38**	**Practical Quantitation Limit**	**Units**
Analytes:				
cis-1,3-Dichloropropene	ND	ND	1.0	µg/kg
trans-1,3-Dichloropropene	ND	ND	1.0	µg/kg
Ethylbenzene	ND	ND	1.0	µg/kg
Freon 113	ND	ND	1.0	µg/kg
Hexachlorobutadiene	ND	ND	1.0	µg/kg
Isopropylbenzene	ND	ND	1.0	µg/kg
4-Isopropyltoluene	ND	ND	1.0	µg/kg
Methylene chloride	ND	ND	1.0	µg/kg
Naphthalene	ND	ND	1.0	µg/kg
n-Propylbenzene	ND	ND	1.0	µg/kg
Styrene	ND	ND	1.0	µg/kg
1,1,1,2-Tetrachloroethane	ND	ND	1.0	µg/kg
1,1,2,2-Tetrachloroethane	ND	ND	1.0	µg/kg
Tetrachloroethylene	ND	ND	1.0	µg/kg
Toluene	ND	ND	1.0	µg/kg
1,2,3-Trichlorobenzene	ND	ND	1.0	µg/kg
1,2,4-Trichlorobenzene	ND	ND	1.0	µg/kg
1,1,1-Trichloroethane	ND	ND	1.0	µg/kg
1,1,2-Trichloroethane	ND	ND	1.0	µg/kg
Trichloroethylene	ND	ND	1.0	µg/kg
Trichlorofluoromethane	ND	ND	1.0	µg/kg
1,2,3-Trichloropropane	ND	ND	1.0	µg/kg
1,2,4-Trimethylbenzene	ND	ND	1.0	µg/kg
1,3,5-Trimethylbenzene	ND	ND	1.0	µg/kg
Vinyl chloride	ND	ND	1.0	µg/kg
Xylenes	ND	ND	1.0	µg/kg
MTBE	ND	ND	1.0	µg/kg
Ethyl-tert-butylether	ND	ND	1.0	µg/kg
Di-isopropylether	ND	ND	1.0	µg/kg
tert-amylmethylether	ND	ND	1.0	µg/kg
tert-Butylalcohol	ND	ND	5.0	µg/kg
TPH Gasoline Range	ND	ND	0.2	mg/kg
Dilution Factor	1	1		
Surrogate Recoveries:			**QC Limits**	
Dibromofluoromethane	80%	99%	60 - 140	
Toluene-d_8	107%	101%	60 - 140	
4-Bromofluorobenzene	99%	101%	60 - 140	
	B2-011812-CHECKS_1	B2-011912-CHECKS_2		

ND= Not Detected

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JONES ENVIRONMENTAL
QUALITY CONTROL INFORMATION

Client:	Ellis Environmental Mgmt., Inc.	**Report date:**	1/20/2012
Client Address:	430 Silver Spur Rd., Suite 201	**JEL Ref. No.:**	ST-6333
	Rancho Palos Verdes, CA 90275	**Client Ref. No.:**	11-084-02
Attn:	Jane Cornish/Bob Stechmann	**Date Sampled:**	1/17/2012
		Date Received:	1/18/2011
Project:	SMC-MALIBU	**Date Analyzed:**	1/18-19/2012
Project Address:	2359 Civic Center Way	**Physical State:**	Soil
	Malibu, CA		

EPA 8260B by 5035-Volatile Organics by GC/MS + Oxygenates/Total Petroleum Hydrocarbons

Sample Spiked: CLEAN SOIL **GC#:** B2-011812-CHECKS_1

JEL ID:	**ST-6333-36**	**ST-6333-37**			**ST-6333-35**	
Parameter	MS Recovery (%)	MSD Recovery (%)	RPD	Acceptability Range (%)	LCS	Acceptability Range (%)
1,1-Dichloroethylene	113%	107%	5.1%	70-130	106%	70-130
Benzene	98%	98%	0.5%	70-130	97%	70-130
Trichloroethylene	116%	117%	0.7%	70-130	113%	70-130
Toluene	118%	107%	9.5%	70-130	102%	70-130
Chlorobenzene	120%	114%	5.7%	70-130	102%	70-130
TPH Gasoline Range	113%	108%	4.1%	70-130		
Surrogate Recovery:						
Dibromofluoromethane	108%	113%		75-125	117%	75-125
Toluene-d_8	108%	105%		75-125	102%	75-125
4-Bromofluorobenzene	107%	101%		75-125	114%	75-125

Method Blank = Not Detected

MS = Matrix Spike
MSD = Matrix Spike Duplicate
RPD = Relative Percent Difference; Acceptability range for RPD is ≤ 15%

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JONES ENVIRONMENTAL
QUALITY CONTROL INFORMATION

Client:	Ellis Environmental Mgmt., Inc.	**Report date:**	1/20/2012
Client Address:	430 Silver Spur Rd., Suite 201	**JEL Ref. No.:**	ST-6333
	Rancho Palos Verdes, CA 90275	**Client Ref. No.:**	11-084-02
Attn:	Jane Cornish/Bob Stechmann	**Date Sampled:**	1/17/2012
		Date Received:	1/18/2011
Project:	SMC-MALIBU	**Date Analyzed:**	1/18-19/2012
Project Address:	2359 Civic Center Way	**Physical State:**	Soil
	Malibu, CA		

EPA 8260B by 5035-Volatile Organics by GC/MS + Oxygenates/Total Petroleum Hydrocarbons

Sample Spiked: CLEAN SOIL **GC#:** B2-011912-CHECKS_2

JEL ID:	**ST-6333-40**	**ST-6333-41**			**ST-6333-39**	
Parameter	MS Recovery (%)	MSD Recovery (%)	RPD	Acceptability Range (%)	LCS	Acceptability Range (%)
1,1-Dichloroethylene	116%	121%	3.9%	70-130	72%	70-130
Benzene	95%	98%	2.8%	70-130	81%	70-130
Trichloroethylene	108%	109%	1.7%	70-130	91%	70-130
Toluene	96%	99%	3.2%	70-130	81%	70-130
Chlorobenzene	99%	104%	5.5%	70-130	82%	70-130
TPH Gasoline Range	102%	105%	3.4%	70-130		
Surrogate Recovery:						
Dibromofluoromethane	105%	106%		75-125	98%	75-125
Toluene-d_8	98%	100%		75-125	99%	75-125
4-Bromofluorobenzene	102%	105%		75-125	103%	75-125

Method Blank = Not Detected

MS = Matrix Spike
MSD = Matrix Spike Duplicate
RPD = Relative Percent Difference; Acceptability range for RPD is ≤ 15%

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JONES ENVIRONMENTAL LABORATORY RESULTS

Client:	Ellis Environmental Mgmt., Inc.	**Report date:**	1/20/2012
Client Address:	430 Silver Spur Rd., Suite 201	**JEL Ref. No.:**	ST-6333
	Rancho Palos Verdes, CA 90275	**Client Ref. No.:**	10-084-02
Attn:	Jane Cornish/Bob Stechmann	**Date Sampled:**	1/17/2012
		Date Received:	1/18/2012
Project:	SMC-MALIBU	**Date Analyzed:**	1/19/2012
Project Address:	2359 Civic Center Way	**Physical State:**	Water
	Malibu, CA		

EPA 8260B by 5030-Volatile Organics by GC/MS + Oxygenates/Total Petroleum Hydrocarbons

Sample ID:	**SB1-GW**	**SB2-GW**	**SB3-GW**	**SB4-GW**	**SB5-GW**		
JEL ID:	**ST-6333-34**	**ST-6333-35**	**ST-6333-36**	**ST-6333-37**	**ST-6333-38**	**Practical Quantitation Limit**	**Units**
Analytes:							
Benzene	ND	ND	ND	ND	ND	0.5	µg/L
Bromobenzene	ND	ND	ND	ND	ND	0.5	µg/L
Bromodichloromethane	ND	ND	ND	ND	ND	0.5	µg/L
Bromoform	ND	ND	ND	ND	ND	0.5	µg/L
n-Butylbenzene	ND	ND	ND	ND	ND	0.5	µg/L
sec-Butylbenzene	ND	ND	ND	ND	ND	0.5	µg/L
tert-Butylbenzene	ND	ND	ND	ND	ND	0.5	µg/L
Carbon tetrachloride	ND	ND	ND	ND	ND	0.5	µg/L
Chlorobenzene	ND	ND	ND	ND	ND	0.5	µg/L
Chloroethane	ND	ND	ND	ND	ND	0.5	µg/L
Chloroform	ND	ND	ND	ND	ND	0.5	µg/L
Chloromethane	ND	ND	ND	ND	ND	0.5	µg/L
2-Chlorotoluene	ND	ND	ND	ND	ND	0.5	µg/L
4-Chlorotoluene	ND	ND	ND	ND	ND	0.5	µg/L
Dibromochloromethane	ND	ND	ND	ND	ND	0.5	µg/L
1,2-Dibromo-3-chloropropane	ND	ND	ND	ND	ND	0.5	µg/L
1,2-Dibromoethane (EDB)	ND	ND	ND	ND	ND	0.5	µg/L
Dibromomethane	ND	ND	ND	ND	ND	0.5	µg/L
1,2- Dichlorobenzene	ND	ND	ND	ND	ND	0.5	µg/L
1,3-Dichlorobenzene	ND	ND	ND	ND	ND	0.5	µg/L
1,4-Dichlorobenzene	ND	ND	ND	ND	ND	0.5	µg/L
Dichlorodifluoromethane	ND	ND	ND	ND	ND	0.5	µg/L
1,1-Dichloroethane	ND	ND	ND	ND	ND	0.5	µg/L
1,2-Dichloroethane	ND	ND	ND	ND	ND	0.5	µg/L
1,1-Dichloroethene	ND	ND	ND	ND	ND	0.5	µg/L
cis-1,2-Dichloroethene	ND	ND	ND	ND	ND	0.5	µg/L
trans-1,2-Dichloroethene	ND	ND	ND	ND	ND	0.5	µg/L
1,2-Dichloropropane	ND	ND	ND	ND	ND	0.5	µg/L
1,3-Dichloropropane	ND	ND	ND	ND	ND	0.5	µg/L
2,2-Dichloropropane	ND	ND	ND	ND	ND	0.5	µg/L
1,1-Dichloropropene	ND	ND	ND	ND	ND	0.5	µg/L

ND= Not Detected

JONES ENVIRONMENTAL LABORATORY RESULTS

EPA 8260B by 5030-Volatile Organics by GC/MS + Oxygenates/Total Petroleum Hydrocarbons

Sample ID:	**SB1-GW**	**SB2-GW**	**SB3-GW**	**SB4-GW**	**SB5-GW**		
JEL ID:	**ST-6333-34**	**ST-6333-35**	**ST-6333-36**	**ST-6333-37**	**ST-6333-38**	**Practical Quantitation Limit**	**Units**
Analytes:							
cis-1,3-Dichloropropene	ND	ND	ND	ND	ND	0.5	µg/L
trans-1,3-Dichloropropene	ND	ND	ND	ND	ND	0.5	µg/L
Ethylbenzene	ND	ND	ND	ND	ND	0.5	µg/L
Freon 113	ND	ND	ND	ND	ND	0.5	µg/L
Hexachlorobutadiene	ND	ND	ND	ND	ND	0.5	µg/L
Isopropylbenzene	ND	ND	ND	ND	ND	0.5	µg/L
4-Isopropyltoluene	ND	ND	ND	ND	ND	0.5	µg/L
Methylene chloride	ND	ND	ND	ND	ND	0.5	µg/L
Naphthalene	ND	ND	ND	ND	ND	0.5	µg/L
n-Propylbenzene	ND	ND	ND	ND	ND	0.5	µg/L
Styrene	ND	ND	ND	ND	ND	0.5	µg/L
1,1,1,2-Tetrachloroethane	ND	ND	ND	ND	ND	0.5	µg/L
1,1,2,2-Tetrachloroethane	ND	ND	ND	ND	ND	0.5	µg/L
Tetrachloroethylene	ND	ND	ND	ND	ND	0.5	µg/L
Toluene	ND	ND	ND	ND	ND	0.5	µg/L
1,2,3-Trichlorobenzene	ND	ND	ND	ND	ND	0.5	µg/L
1,2,4-Trichlorobenzene	ND	ND	ND	ND	ND	0.5	µg/L
1,1,1-Trichloroethane	ND	ND	ND	ND	ND	0.5	µg/L
1,1,2-Trichloroethane	ND	ND	ND	ND	ND	0.5	µg/L
Trichloroethylene	ND	ND	ND	ND	ND	0.5	µg/L
Trichlorofluoromethane	ND	ND	ND	ND	ND	0.5	µg/L
1,2,3-Trichloropropane	ND	ND	ND	ND	ND	0.5	µg/L
1,2,4-Trimethylbenzene	ND	ND	ND	ND	ND	0.5	µg/L
1,3,5-Trimethylbenzene	ND	ND	ND	ND	ND	0.5	µg/L
Vinyl chloride	ND	ND	ND	ND	ND	0.5	µg/L
Xylenes	ND	ND	ND	ND	ND	0.5	µg/L
MTBE	ND	ND	ND	ND	ND	0.5	µg/L
Ethyl-tert-butylether	ND	ND	ND	ND	ND	0.5	µg/L
Di-isopropylether	ND	ND	ND	ND	ND	0.5	µg/L
tert-amylmethylether	ND	ND	ND	ND	ND	0.5	µg/L
tert-Butylalcohol	ND	ND	ND	ND	ND	2.5	µg/L
TPH Gasoline Range	ND	ND	ND	ND	ND	0.2	mg/L
Dilution Factor	1	1	1	1	1		
Surrogate Recoveries:						**QC Limits**	
Dibromofluoromethane	101%	102%	101%	101%	101%	60 - 140	
Toluene-d_8	97%	99%	97%	95%	95%	60 - 140	
4-Bromofluorobenzene	101%	102%	103%	101%	100%	60 - 140	
	B2-011912-CHECKS_3	B2-011912-CHECKS_3	B2-011912-CHECKS_3	B2-011912-CHECKS_3	B2-011912-CHECKS_3		

ND= Not Detected

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JONES ENVIRONMENTAL LABORATORY RESULTS

Client:	Ellis Environmental Mgmt., Inc.	**Report date:**	1/20/2012
Client Address:	430 Silver Spur Rd., Suite 201	**JEL Ref. No.:**	ST-6333
	Rancho Palos Verdes, CA 90275	**Client Ref. No.:**	10-084-02
Attn:	Jane Cornish/Bob Stechmann	**Date Sampled:**	1/17/2012
		Date Received:	1/18/2012
Project:	SMC-MALIBU	**Date Analyzed:**	1/19/2012
Project Address:	2359 Civic Center Way	**Physical State:**	Water
	Malibu, CA		

EPA 8260B by 5030-Volatile Organics by GC/MS + Oxygenates/Total Petroleum Hydrocarbons

Sample ID:	**SB6-GW**	**SB7-GW**	**SB-9-GW**	**SB10-GW**	**DECON H2O**		
JEL ID:	**ST-6333-39**	**ST-6333-40**	**ST-6333-41**	**ST-6333-42**	**ST-6333-43**	**Practical Quantitation Limit**	**Units**
Analytes:							
Benzene	ND	ND	ND	ND	ND	0.5	µg/L
Bromobenzene	ND	ND	ND	ND	ND	0.5	µg/L
Bromodichloromethane	ND	ND	ND	ND	ND	0.5	µg/L
Bromoform	ND	ND	ND	ND	ND	0.5	µg/L
n-Butylbenzene	ND	ND	**3.5**	**39**	ND	0.5	µg/L
sec-Butylbenzene	ND	ND	**2.5**	**13**	ND	0.5	µg/L
tert-Butylbenzene	ND	ND	ND	ND	ND	0.5	µg/L
Carbon tetrachloride	ND	ND	ND	ND	ND	0.5	µg/L
Chlorobenzene	ND	ND	ND	ND	ND	0.5	µg/L
Chloroethane	ND	ND	ND	ND	ND	0.5	µg/L
Chloroform	ND	ND	ND	**7.0**	ND	0.5	µg/L
Chloromethane	ND	ND	ND	ND	ND	0.5	µg/L
2-Chlorotoluene	ND	ND	ND	ND	ND	0.5	µg/L
4-Chlorotoluene	ND	ND	ND	ND	ND	0.5	µg/L
Dibromochloromethane	ND	ND	ND	ND	ND	0.5	µg/L
1,2-Dibromo-3-chloropropane	ND	ND	ND	ND	ND	0.5	µg/L
1,2-Dibromoethane (EDB)	ND	ND	ND	ND	ND	0.5	µg/L
Dibromomethane	ND	ND	ND	ND	ND	0.5	µg/L
1,2- Dichlorobenzene	ND	ND	ND	ND	ND	0.5	µg/L
1,3-Dichlorobenzene	ND	ND	ND	ND	ND	0.5	µg/L
1,4-Dichlorobenzene	ND	ND	ND	ND	ND	0.5	µg/L
Dichlorodifluoromethane	ND	ND	ND	ND	ND	0.5	µg/L
1,1-Dichloroethane	ND	ND	ND	ND	ND	0.5	µg/L
1,2-Dichloroethane	ND	ND	ND	ND	ND	0.5	µg/L
1,1-Dichloroethene	ND	ND	ND	ND	ND	0.5	µg/L
cis-1,2-Dichloroethene	ND	ND	ND	ND	ND	0.5	µg/L
trans-1,2-Dichloroethene	ND	ND	ND	ND	ND	0.5	µg/L
1,2-Dichloropropane	ND	ND	ND	ND	ND	0.5	µg/L
1,3-Dichloropropane	ND	ND	ND	ND	ND	0.5	µg/L
2,2-Dichloropropane	ND	ND	ND	ND	ND	0.5	µg/L
1,1-Dichloropropene	ND	ND	ND	ND	ND	0.5	µg/L

ND= Not Detected

JONES ENVIRONMENTAL LABORATORY RESULTS

EPA 8260B by 5030-Volatile Organics by GC/MS + Oxygenates/Total Petroleum Hydrocarbons

Sample ID:	**SB6-GW**	**SB7-GW**	**SB-9-GW**	**SB10-GW**	**DECON H2O**		
JEL ID:	**ST-6333-39**	**ST-6333-40**	**ST-6333-41**	**ST-6333-42**	**ST-6333-43**	**Practical Quantitation Limit**	**Units**
Analytes:							
cis-1,3-Dichloropropene	ND	ND	ND	ND	ND	0.5	µg/L
trans-1,3-Dichloropropene	ND	ND	ND	ND	ND	0.5	µg/L
Ethylbenzene	ND	ND	ND	**56**	ND	0.5	µg/L
Freon 113	ND	ND	ND	ND	ND	0.5	µg/L
Hexachlorobutadiene	ND	ND	ND	ND	ND	0.5	µg/L
Isopropylbenzene	ND	ND	**30**	**179**	ND	0.5	µg/L
4-Isopropyltoluene	ND	ND	ND	ND	ND	0.5	µg/L
Methylene chloride	ND	ND	ND	ND	ND	0.5	µg/L
Naphthalene	ND	ND	**22**	**882***	**8.9**	0.5	µg/L
n-Propylbenzene	ND	ND	**96**	**549***	ND	0.5	µg/L
Styrene	ND	ND	ND	ND	ND	0.5	µg/L
1,1,1,2-Tetrachloroethane	ND	ND	ND	ND	ND	0.5	µg/L
1,1,2,2-Tetrachloroethane	ND	ND	ND	ND	ND	0.5	µg/L
Tetrachloroethylene	ND	ND	ND	ND	ND	0.5	µg/L
Toluene	ND	ND	ND	ND	ND	0.5	µg/L
1,2,3-Trichlorobenzene	ND	ND	ND	ND	ND	0.5	µg/L
1,2,4-Trichlorobenzene	ND	ND	ND	ND	ND	0.5	µg/L
1,1,1-Trichloroethane	ND	ND	ND	ND	ND	0.5	µg/L
1,1,2-Trichloroethane	ND	ND	ND	ND	ND	0.5	µg/L
Trichloroethylene	ND	ND	ND	ND	ND	0.5	µg/L
Trichlorofluoromethane	ND	ND	ND	ND	ND	0.5	µg/L
1,2,3-Trichloropropane	ND	ND	ND	ND	ND	0.5	µg/L
1,2,4-Trimethylbenzene	ND	ND	ND	**7.4**	ND	0.5	µg/L
1,3,5-Trimethylbenzene	ND	ND	ND	ND	ND	0.5	µg/L
Vinyl chloride	ND	ND	ND	ND	ND	0.5	µg/L
Xylenes	ND	ND	ND	ND	ND	0.5	µg/L
MTBE	ND	ND	ND	ND	ND	0.5	µg/L
Ethyl-tert-butylether	ND	ND	ND	ND	ND	0.5	µg/L
Di-isopropylether	ND	ND	ND	ND	ND	0.5	µg/L
tert-amylmethylether	ND	ND	ND	ND	ND	0.5	µg/L
tert-Butylalcohol	ND	ND	ND	ND	ND	2.5	µg/L
TPH Gasoline Range	ND	ND	**1.6**	**7.3***	ND	0.2	mg/L
Dilution Factor	1	1	1	1/10*	1		
Surrogate Recoveries:						**QC Limits**	
Dibromofluoromethane	104%	102%	102%	96%	102%	60 - 140	
Toluene-d_8	98%	98%	97%	100%	97%	60 - 140	
4-Bromofluorobenzene	103%	103%	103%	104%	98%	60 - 140	
	B2-011912-CHECKS_3	B2-011912-CHECKS_3	B2-011912-CHECKS_3	B2-011912-CHECKS_3	B2-011912-CHECKS_3		

ND= Not Detected

* = Dilutions for these compound(s); first number for all others

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JONES ENVIRONMENTAL LABORATORY RESULTS

Client:	Ellis Environmental Mgmt., Inc.	**Report date:**	1/20/2012
Client Address:	430 Silver Spur Rd., Suite 201	**JEL Ref. No.:**	ST-6333
	Rancho Palos Verdes, CA 90275	**Client Ref. No.:**	10-084-02
Attn:	Jane Cornish/Bob Stechmann	**Date Sampled:**	1/17/2012
		Date Received:	1/18/2012
Project:	SMC-MALIBU	**Date Analyzed:**	1/19/2012
Project Address:	2359 Civic Center Way	**Physical State:**	Water
	Malibu, CA		

EPA 8260B by 5030-Volatile Organics by GC/MS + Oxygenates/Total Petroleum Hydrocarbons

Sample ID:	**EQUIP. BLANK**		
JEL ID:	**ST-6333-44**	**Practical Quantitation Limit**	**Units**
Analytes:			
Benzene	ND	0.5	µg/L
Bromobenzene	ND	0.5	µg/L
Bromodichloromethane	ND	0.5	µg/L
Bromoform	**36**	0.5	µg/L
n-Butylbenzene	ND	0.5	µg/L
sec-Butylbenzene	ND	0.5	µg/L
tert-Butylbenzene	ND	0.5	µg/L
Carbon tetrachloride	ND	0.5	µg/L
Chlorobenzene	ND	0.5	µg/L
Chloroethane	ND	0.5	µg/L
Chloroform	ND	0.5	µg/L
Chloromethane	ND	0.5	µg/L
2-Chlorotoluene	ND	0.5	µg/L
4-Chlorotoluene	ND	0.5	µg/L
Dibromochloromethane	**4.3**	0.5	µg/L
1,2-Dibromo-3-chloropropane	ND	0.5	µg/L
1,2-Dibromoethane (EDB)	ND	0.5	µg/L
Dibromomethane	ND	0.5	µg/L
1,2- Dichlorobenzene	ND	0.5	µg/L
1,3-Dichlorobenzene	ND	0.5	µg/L
1,4-Dichlorobenzene	ND	0.5	µg/L
Dichlorodifluoromethane	ND	0.5	µg/L
1,1-Dichloroethane	ND	0.5	µg/L
1,2-Dichloroethane	ND	0.5	µg/L
1,1-Dichloroethene	ND	0.5	µg/L
cis-1,2-Dichloroethene	ND	0.5	µg/L
trans-1,2-Dichloroethene	ND	0.5	µg/L
1,2-Dichloropropane	ND	0.5	µg/L
1,3-Dichloropropane	ND	0.5	µg/L
2,2-Dichloropropane	ND	0.5	µg/L
1,1-Dichloropropene	ND	0.5	µg/L

ND= Not Detected

JONES ENVIRONMENTAL LABORATORY RESULTS

EPA 8260B by 5030-Volatile Organics by GC/MS + Oxygenates/Total Petroleum Hydrocarbons

Sample ID:	**EQUIP. BLANK**		
JEL ID:	**ST-6333-44**	**Practical Quantitation Limit**	**Units**
Analytes:			
cis-1,3-Dichloropropene	ND	0.5	µg/L
trans-1,3-Dichloropropene	ND	0.5	µg/L
Ethylbenzene	ND	0.5	µg/L
Freon 113	ND	0.5	µg/L
Hexachlorobutadiene	ND	0.5	µg/L
Isopropylbenzene	ND	0.5	µg/L
4-Isopropyltoluene	ND	0.5	µg/L
Methylene chloride	ND	0.5	µg/L
Naphthalene	ND	0.5	µg/L
n-Propylbenzene	ND	0.5	µg/L
Styrene	ND	0.5	µg/L
1,1,1,2-Tetrachloroethane	ND	0.5	µg/L
1,1,2,2-Tetrachloroethane	ND	0.5	µg/L
Tetrachloroethylene	ND	0.5	µg/L
Toluene	ND	0.5	µg/L
1,2,3-Trichlorobenzene	ND	0.5	µg/L
1,2,4-Trichlorobenzene	ND	0.5	µg/L
1,1,1-Trichloroethane	ND	0.5	µg/L
1,1,2-Trichloroethane	ND	0.5	µg/L
Trichloroethylene	ND	0.5	µg/L
Trichlorofluoromethane	ND	0.5	µg/L
1,2,3-Trichloropropane	ND	0.5	µg/L
1,2,4-Trimethylbenzene	ND	0.5	µg/L
1,3,5-Trimethylbenzene	ND	0.5	µg/L
Vinyl chloride	ND	0.5	µg/L
Xylenes	ND	0.5	µg/L
MTBE	ND	0.5	µg/L
Ethyl-tert-butylether	ND	0.5	µg/L
Di-isopropylether	ND	0.5	µg/L
tert-amylmethylether	ND	0.5	µg/L
tert-Butylalcohol	ND	2.5	µg/L
TPH Gasoline Range	ND	0.2	mg/L
Dilution Factor	1		
Surrogate Recoveries:		**QC Limits**	
Dibromofluoromethane	103%	60 - 140	
Toluene-d_8	98%	60 - 140	
4-Bromofluorobenzene	101%	60 - 140	
	B2-011912-CHECKS_3		

ND= Not Detected

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JONES ENVIRONMENTAL LABORATORY RESULTS

Client:	Ellis Environmental Mgmt., Inc.	**Report date:**	1/20/2012
Client Address:	430 Silver Spur Rd., Suite 201	**JEL Ref. No.:**	ST-6333
	Rancho Palos Verdes, CA 90275	**Client Ref. No.:**	10-084-02
Attn:	Jane Cornish/Bob Stechmann	**Date Sampled:**	1/17/2012
		Date Received:	1/18/2012
Project:	SMC-MALIBU	**Date Analyzed:**	1/19/2012
Project Address:	2359 Civic Center Way	**Physical State:**	Water
	Malibu, CA		

EPA 8260B by 5030-Volatile Organics by GC/MS + Oxygenates/Total Petroleum Hydrocarbons

Sample ID:	**METHOD BLANK**		
JEL ID:	**ST-6333-45**	**Practical Quantitation Limit**	**Units**
Analytes:			
Benzene	ND	0.5	µg/L
Bromobenzene	ND	0.5	µg/L
Bromodichloromethane	ND	0.5	µg/L
Bromoform	ND	0.5	µg/L
n-Butylbenzene	ND	0.5	µg/L
sec-Butylbenzene	ND	0.5	µg/L
tert-Butylbenzene	ND	0.5	µg/L
Carbon tetrachloride	ND	0.5	µg/L
Chlorobenzene	ND	0.5	µg/L
Chloroethane	ND	0.5	µg/L
Chloroform	ND	0.5	µg/L
Chloromethane	ND	0.5	µg/L
2-Chlorotoluene	ND	0.5	µg/L
4-Chlorotoluene	ND	0.5	µg/L
Dibromochloromethane	ND	0.5	µg/L
1,2-Dibromo-3-chloropropane	ND	0.5	µg/L
1,2-Dibromoethane (EDB)	ND	0.5	µg/L
Dibromomethane	ND	0.5	µg/L
1,2- Dichlorobenzene	ND	0.5	µg/L
1,3-Dichlorobenzene	ND	0.5	µg/L
1,4-Dichlorobenzene	ND	0.5	µg/L
Dichlorodifluoromethane	ND	0.5	µg/L
1,1-Dichloroethane	ND	0.5	µg/L
1,2-Dichloroethane	ND	0.5	µg/L
1,1-Dichloroethene	ND	0.5	µg/L
cis-1,2-Dichloroethene	ND	0.5	µg/L
trans-1,2-Dichloroethene	ND	0.5	µg/L
1,2-Dichloropropane	ND	0.5	µg/L
1,3-Dichloropropane	ND	0.5	µg/L
2,2-Dichloropropane	ND	0.5	µg/L
1,1-Dichloropropene	ND	0.5	µg/L

ND= Not Detected

JONES ENVIRONMENTAL LABORATORY RESULTS

EPA 8260B by 5030-Volatile Organics by GC/MS + Oxygenates/Total Petroleum Hydrocarbons

Sample ID:	**METHOD BLANK**		
JEL ID:	**ST-6333-45**	**Practical Quantitation Limit**	**Units**
Analytes:			
cis-1,3-Dichloropropene	ND	0.5	µg/L
trans-1,3-Dichloropropene	ND	0.5	µg/L
Ethylbenzene	ND	0.5	µg/L
Freon 113	ND	0.5	µg/L
Hexachlorobutadiene	ND	0.5	µg/L
Isopropylbenzene	ND	0.5	µg/L
4-Isopropyltoluene	ND	0.5	µg/L
Methylene chloride	ND	0.5	µg/L
Naphthalene	ND	0.5	µg/L
n-Propylbenzene	ND	0.5	µg/L
Styrene	ND	0.5	µg/L
1,1,1,2-Tetrachloroethane	ND	0.5	µg/L
1,1,2,2-Tetrachloroethane	ND	0.5	µg/L
Tetrachloroethylene	ND	0.5	µg/L
Toluene	ND	0.5	µg/L
1,2,3-Trichlorobenzene	ND	0.5	µg/L
1,2,4-Trichlorobenzene	ND	0.5	µg/L
1,1,1-Trichloroethane	ND	0.5	µg/L
1,1,2-Trichloroethane	ND	0.5	µg/L
Trichloroethylene	ND	0.5	µg/L
Trichlorofluoromethane	ND	0.5	µg/L
1,2,3-Trichloropropane	ND	0.5	µg/L
1,2,4-Trimethylbenzene	ND	0.5	µg/L
1,3,5-Trimethylbenzene	ND	0.5	µg/L
Vinyl chloride	ND	0.5	µg/L
Xylenes	ND	0.5	µg/L
MTBE	ND	0.5	µg/L
Ethyl-tert-butylether	ND	0.5	µg/L
Di-isopropylether	ND	0.5	µg/L
tert-amylmethylether	ND	0.5	µg/L
tert-Butylalcohol	ND	2.5	µg/L
TPH Gasoline Range	ND	0.2	mg/L
Dilution Factor	1		
Surrogate Recoveries:		**QC Limits**	
Dibromofluoromethane	108%	60 - 140	
Toluene-d_8	99%	60 - 140	
4-Bromofluorobenzene	102%	60 - 140	
	B2-011912-CHECKS_3		

ND= Not Detected

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JONES ENVIRONMENTAL
QUALITY CONTROL INFORMATION

Client:	Ellis Environmental Mgmt., Inc.	**Report date:**	1/20/2012
Client Address:	430 Silver Spur Rd., Suite 201	**JEL Ref. No.:**	ST-6333
	Rancho Palos Verdes, CA 90275	**Client Ref. No.:**	10-084-02
Attn:	Jane Cornish/Bob Stechmann	**Date Sampled:**	1/17/2012
		Date Received:	1/18/2012
Project:	SMC-MALIBU	**Date Analyzed:**	1/19/2012
Project Address:	2359 Civic Center Way	**Physical State:**	Water
	Malibu, CA		

EPA 8260B by 5030-Volatile Organics by GC/MS + Oxygenates/Total Petroleum Hydrocarbons

Sample Spiked: CLEAN WATER **GC#:** B2-011912-CHECKS_3

JEL ID:	**ST-6333-47**	**ST-6333-48**			**ST-6333-46**	
Parameter	MS Recovery (%)	MSD Recovery (%)	RPD	Acceptability Range (%)	LCS	Acceptability Range (%)
1,1-Dichloroethylene	93%	94%	0.9%	70-130	87%	70-130
Benzene	98%	101%	3.4%	70-130	97%	70-130
Trichloroethylene	113%	112%	1.0%	70-130	107%	70-130
Toluene	94%	99%	5.8%	70-130	98%	70-130
Chlorobenzene	104%	112%	7.0%	70-130	103%	70-130
TPH Gasoline Range	100%	103%		70-130		
Surrogate Recovery:						
Dibromofluoromethane	109%	109%		75-125	102%	75-125
Toluene-d_8	101%	103%		75-125	103%	75-125
4-Bromofluorobenzene	100%	104%		75-125	116%	75-125

Method Blank = Not Detected

MS = Matrix Spike
MSD = Matrix Spike Duplicate
RPD = Relative Percent Difference; Acceptability range for RPD is ≤ 15%

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Chain-of-Custody Record

Client: ELLIS ENV. MANAGEMENT, INC.
Date: 1/17/12
Project Name: SMC - MALIBU
Client Project #: 11-084-02
Project Address: 23519 CIVIC CENTER WAY
MALIBU, CA
Project Contact: BOB STECHMANN / CAMILLA WESTBURG

Turn Around Requested:
- ☐ Immediate Attention
- ☐ Rush 24-48 Hours
- ☐ Rush 72-96 Hours
- ☒ Normal
- ☐ Mobile Lab

SOIL GAS
Purge Number: ☐ 1P ☐ 3P ☐ 7P ☐ 10P
Tracer: _____
Purge Rate: _____ cc/min
Shut in Test Y / N

JEL Project #: ST6333
Page 1 of 5

Lab Use Only
Sample Condition as Received:
Chilled ☐ yes ☐ no
Sealed ☐ yes ☐ no

Analysis Requested

Sample ID	Purge Number	Purge Volume	Date	Sample Collection Time	Sample Analysis Time	Laboratory Sample Number	Sample Matrix: Soil (S), Sludge (SL), Aqueous (A), Soil Gas (SG)	TPH-G + Full VOCs (8260B)	HOLD	Magnehelic Pressure (in H_2O)	Number of Containers	Remarks/Special Instructions
SB1-4'			1/17/12	0625			S	X				1	
SB1-8'				0628			S		X			1	
SB1-12'				0634			S		X			1	
SB1-16'				0638			S		X			1	
SB2-4'				1030			S	X				1	
SB2-8'				1035			S		X			1	
SB2-12'				1040			S		X			1	
SB2-16'				1045			S		X			1	
SB3-4'				0955			S	X				1	
SB3-8'				1000			S		X			1	

❶ Relinquished by (signature) BOB STECHMANN	Date 1/18/12	❷ Received by (signature) Karen Burns	Date 1/18/12	10/63 total	Total Number of Containers
Company ELLIS	Time 1355	Company JEL	Time 1355		
❸ Relinquished by (signature)	Date	❹ Received by Laboratory (signature)	Date	The delivery of samples and the signature on this Chain of Custody form constitutes authorization to perform the analyses specified above under the Terms and Conditions set forth on the back hereof.	
Company	Time	Company	Time		

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Chain-of-Custody Record

Client: ELLIS
Date: 1/17/12
Project Name: ~~SBS~~ PG 1
Client Project #: 11-084-02
Project Address:
Project Contact:

Turn Around Requested:
- ☐ Immediate Attention
- ☐ Rush 24-48 Hours
- ☐ Rush 72-96 Hours
- ☒ Normal
- ☐ Mobile Lab

SOIL GAS
Purge Number: ☐ 1P ☐ 3P ☐ 7P ☐ 10P
Tracer: _____
Purge Rate: _____ cc/min
Shut in Test Y / N

JEL Project #: ST0333
Page 2 of 5

Lab Use Only
Sample Condition as Received:
Chilled ☐ yes ☐ no
Sealed ☐ yes ☐ no

Analysis Requested

Sample ID	Purge Number	Purge Volume	Date	Sample Collection Time	Sample Analysis Time	Laboratory Sample Number	Sample Matrix: Soil (S), Sludge (SL), Aqueous (A), Soil Gas (SG)	TPH-G & BTEX VOCs (8260B)	HOLD	Magnehelic Pressure (in H_2O)	Number of Containers	Remarks/Special Instructions
SB3-12'			1/17/12	1005			S		X		1	
SB3-16'				1007					X		1	
SB4-4'				0822				X			1	
SB4-8'				0826					X		1	
SB4-12'				0830					X		1	
SB4-16'				0840					X		1	
SB5-4'				0900				X			1	
SB5-12'				0905					X		1	
SB5-16'				0905					X		1	
SB6-4'				1130				X			1	

❶ Relinquished by (signature)	Date 1/18/12	❷ Received by (signature)	Date 1/18/12	10 Total Number of Containers
Company ELLIS	Time 1354	Company JEL	Time 1355	
❸ Relinquished by (signature)	Date	❹ Received by Laboratory (signature)	Date	
Company	Time	Company	Time	

The delivery of samples and the signature on this Chain of Custody form constitutes authorization to perform the analyses specified above under the Terms and Conditions set forth on the back hereof.

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Chain-of-Custody Record

Client: BLUS

Date:

Project Name: SBB P6 1

Client Project #:

Project Address:

Project Contact:

Turn Around Requested:
- ☐ Immediate Attention
- ☐ Rush 24-48 Hours
- ☐ Rush 72-96 Hours
- ☒ Normal
- ☐ Mobile Lab

SOIL GAS
Purge Number: ☐ 1P ☐ 3P ☐ 7P ☐ 10P
Tracer: _____
Purge Rate: _____ cc/min
Shut in Test Y / N

JEL Project #: ST6333

Page 3 of 5

Lab Use Only
Sample Condition as Received:
Chilled ☐ yes ☐ no
Sealed ☐ yes ☐ no

Analysis Requested

Sample ID	Purge Number	Purge Volume	Date	Sample Collection Time	Sample Analysis Time	Laboratory Sample Number	Sample Matrix: Soil (S), Sludge (SL), Aqueous (A), Soil Gas (SG)	TPH-G + Full VOCs (8260B)	HOLD	Magnehelic Pressure (in/H2O)	Number of Containers	Remarks/Special Instructions
SB6-8'			1/17/12	1135			S		X		1	
SB6-12'				1140					X		1	
SB6-16'				1145					X		1	
SB7-4'				1245				X			1	
SB7-8'				1255					X		1	
SB7-12'				1300					X		1	
SB7-16'				1305					X		1	
SB10-4'				0735					X		1	
SB10-8'				0740					X		1	
SB10-12'				0740					X		1	

❶ Relinquished by (signature)	Date 1/18/12	❷ Received by (signature)	Date 1/18/12	10 Total Number of Containers
Company BLUS	Time 1355	Company JEL	Time 1355	
❸ Relinquished by (signature)	Date	❹ Received by Laboratory (signature)	Date	
Company	Time	Company	Time	

The delivery of samples and the signature on this Chain of Custody form constitutes authorization to perform the analyses specified above under the Terms and Conditions set forth on the back hereof.

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Chain-of-Custody Record

Client ELLS

Project Name ~~SBB~~ PG 1

Project Address

Project Contact

Date 1/17/12

Client Project #

Turn Around Requested:
- ☐ Immediate Attention
- ☐ Rush 24-48 Hours
- ☐ Rush 72-96 Hours
- ☒ Normal
- ☐ Mobile Lab

SOIL GAS
Purge Number: ☐ 1P ☐ 3P ☐ 7P ☐ 10P
Tracer: _____
Purge Rate: _____ cc/min
Shut in Test Y / N

JEL Project # ST6333

Page 4 of 5

Lab Use Only
Sample Condition as Received:
Chilled ☐ yes ☐ no
Sealed ☐ yes ☐ no

Analysis Requested

Sample ID	Purge Number	Purge Volume	Date	Sample Collection Time	Sample Analysis Time	Laboratory Sample Number	Sample Matrix: Soil (S), Sludge (SL), Aqueous (A), Soil Gas (SG)	TPH-G + Full VOCs (8260B)	HOLD	Magnehelic Pressure (in/H2O)	Number of Containers	Remarks/Special Instructions
SB10-16'			1/17/12	0748			S		X		1	
SB10-20'				0755			S		X		1	
SOIL CUTTINGS				1600			S	X			1	
SB1-GW				0708			A	X			3	
SB2-GW				1055			A	X			3	
SB3-GW				1015			A	X			3	
SB4-GW				0910			A	X			3	
SB5-GW				1325			A	X			3	
SB6-GW				1145			A	X			3	
SB7-GW				1310			A	X			3	

❶ Relinquished by (signature)	Date 1/18/12	❷ Received by (signature)	Date 1/18/12	ZA	**Total Number of Containers**
Company ELLS	Time 1355	Company JEL	Time 1355		
❸ Relinquished by (signature)	Date	❹ Received by Laboratory (signature)	Date		The delivery of samples and the signature on this Chain of Custody form constitutes authorization to perform the analyses specified above under the Terms and Conditions set forth on the back hereof.
Company	Time	Company	Time		

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Chain-of-Custody Record

Client: BLES

Date: 1/17/12

Project Name: SBB PG 1

Client Project #:

Project Address:

Project Contact:

Turn Around Requested:
- ☐ Immediate Attention
- ☐ Rush 24-48 Hours
- ☐ Rush 72-96 Hours
- ☒ Normal
- ☐ Mobile Lab

SOIL GAS
Purge Number: ☐ 1P ☐ 3P ☐ 7P ☐ 10P
Tracer: _____
Purge Rate: _____ cc/min
Shut in Test Y / N

JEL Project #: ST6333

Page 5 of 5

Lab Use Only
Sample Condition as Received:
Chilled ☐ yes ☐ no
Sealed ☐ yes ☐ no

Analysis Requested

Sample ID	Purge Number	Purge Volume	Date	Sample Collection Time	Sample Analysis Time	Laboratory Sample Number	Sample Matrix: Soil (S), Sludge (SL), Aqueous (A), Soil Gas (SG)	TPH-G + Full VOCs (8260B)	Magnehelic Pressure (in/H_2O)	Number of Containers	Remarks/Special Instructions
SB9-GW			1/17/12	1540			A	X		3	
SB10-GW				0800			A	X		3	
DECON H2O				1600			A	X		1	
EQUIP. BLANK				1600			A	X		2	

❶ Relinquished by (signature)	Date 1/18/12	❷ Received by (signature)	Date 1/18/12	9	**Total Number of Containers**
Company BLES	Time 1355	Company JEL	Time 1355		
❸ Relinquished by (signature)	Date	❹ Received by Laboratory (signature)	Date		
Company	Time	Company	Time		

The delivery of samples and the signature on this Chain of Custody form constitutes authorization to perform the analyses specified above under the Terms and Conditions set forth on the back hereof.

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Attachment F

Boring Logs and Soil Description

Ellis

Environmental Management, Inc.

BORING LOG

PROJECT #	11-084-02	DATE 1/17/2012	BORING # SB-1
CLIENT	Santa Monica City College		Page 1 of 1
LOCATION	23519 Civic Center Way, Malibu, CA		
LOGGED BY	RJS	DRILLER Millennium	

FIELD LOCATION OF BORING: PARKING LOT IN FRONT OF LIBRARY

DRILLING METHOD: Geoprobe 6600

HOLE DIA. 2"

CASING INSTALLATION DATA: N/A

GROUND ELEVATION: DATUM:

Water Level	22.5	21			
Time	0956	0930			
Date					

Depth (ft)	Lithographic Symbol	Sample	Sample Number	Time	Vapor Conc. (PPM)	Soil Group Symbol (USCS)	DESCRIPTION
				0822			ASPHALT ~ 3"
			1	0824	1.3	24"	FILL SAND (SM/SP) - LIGHT BROWN LOOSE, DRY, NOT STAINED OR ODOR
2.5							
							0-4' SANDY SILT (ML) - DARK BROWN, SOME FG SANDS, DRY TO MOIST, NOT STAINED, NO ODOR
5							
			2	0829	0.2	34"	4-8' SANDY SILT GRADING TO SILTY CLAY @ 6', MOIST, SLIGHTLY COHESIVE, NO STAINING OR ODOR
7.5							
10			3	0835	0.2	36"	8-12' SILT SANDY TO CLAYEY, ~~GREEN~~ MED BROWN
12.5							
			4	0838	0.5	34"	12-16' SAME AS ABOVE
15							TD = 24 FT BACKFILLED W/ BENTONITE CHIPS + HYDRATED
							16-20' SILT TO CLAY - DK GREY W/ SOME VERY MOIST ZONES, NO STAINING OR ODOR
17.5			5	0840	0.4	48"	
20							20-24' SANDY SILT GRADING TO SILTY SAND @ 22'
24			6	0845	0.3	46"	

Ellis

Environmental Management, Inc.

BORING LOG

PROJECT #	11-084-02	DATE 1/17/2012	BORING # SB-2
CLIENT	Santa Monica City College		Page 1 of 1
LOCATION	23519 Civic Center Way, Malibu, CA		
LOGGED BY	RJS	DRILLER Millennium	

FIELD LOCATION OF BORING: WEST SIDE OF LIBRARY BY OLD USTS

DRILLING METHOD: Geoprobe 6600

HOLE DIA. 2"

CASING INSTALLATION DATA: N/A

GROUND ELEVATION: DATUM:

Water Level	9.31				
Time	1047				
Date					

Depth (ft)	Lithographic Symbol	Sample	Sample Number	Time	Vapor Conc. (PPM)	Soil Group Symbol (USCS)	DESCRIPTION
				1022			ASPHALT 4-3"
							0-4' SILT (ML) - MOD BROWN SLIGHTLY MOIST, NO STAINING OR ODOR
2.5			1		9.2	ML	
5							
			2	1027	5.1	ML	4-8' SILT (ML) BRACKISH GREY, W/ SOME SAND + CLAY, NO STAINING OR ODOR
7.5							
10			3	1035	16.8	ML	8-12' SILT GRADING TO SANDY SILT MOD BROWN GOING LIGHTER. APPEARS TO BE SATURATED @ 11.5'
12.5							
			4	1040	5.3	ML	12-16' SILT GRADING TO SANDY SILT @ 15', NO STAINING OR ODOR
15							
							TD=16 FT
17.5							BORING BACKFILLED W/ BENTONITE CHIPS + HYDRATED ASPHALT PATCHED.
20							

Ellis

Environmental Management, Inc.

BORING LOG

PROJECT #	11-084-02	DATE 1/17/2012	BORING # SB-3
CLIENT	Santa Monica City College		Page 1 of 1
LOCATION	23519 Civic Center Way, Malibu, CA		
LOGGED BY	RJS	DRILLER Millennium	

FIELD LOCATION OF BORING: IN PLANTER BY LIBRARY

DRILLING METHOD: Geoprobe 6600

HOLE DIA. 2"

CASING INSTALLATION DATA: N/A

GROUND ELEVATION: DATUM:

Water Level	13.8	12.6			
Time		1014			
Date					

Depth (ft)	Lithographic Symbol	Sample	Sample Number	Time	Vapor Conc. (PPM)	Soil Group Symbol (USCS)	DESCRIPTION
				0950			PLANTER TOPSOIL
			1		2.2	12"	0-4' SILTY SAND (SM) - MED. BROWN MOIST, NO STAINING OR ODOR
2.5							
5							
			2	0955	5.7	28"	4-8' SILT (ML) BLACKISH GREY, MOIST, SOME CLAY, SLIGHTLY COHESIVE, NO STAINING OR ODOR
7.5							
10							
			3	1056	3.5	48"	8-12' SILT (ML) - BLACKISH GREY GRADING TO A MED. BROWN SILTY SAND. WET ZONE @ 12'
12.5							
			4	1000	2.7	48"	12-16' SANDY SILT (ML) - DK TO MED BROWN, MOIST, SLIGHTLY PLASTIC NO STAINING OR ODOR
15							
							TD = 16 FT
17.5							BACKFILLED W/ BENTONITE CHIPS AND HYDRATED
20							

Ellis

Environmental Management, Inc.

BORING LOG

PROJECT #	11-084-02	DATE 1/17/2012	BORING # SB-4
CLIENT	Santa Monica City College		Page 1 of 1
LOCATION	23519 Civic Center Way, Malibu, CA		
LOGGED BY	RJS	DRILLER Millennium	

FIELD LOCATION OF BORING: BEHIND LIBRARY

DRILLING METHOD: Geoprobe 6600

HOLE DIA. 2"

CASING INSTALLATION DATA: N/A

GROUND ELEVATION: DATUM:

Water Level	10.75				
Time	0965				
Date					

Depth (ft)	Lithographic Symbol	Sample	Sample Number	Time	Vapor Conc. (PPM)	Soil Group Symbol (USCS)	DESCRIPTION
				0822			ASPHALT ~3"
							0-4' SANDY SILT (ML) MED BROWN
							NO STAINING OR ODOR
2.5			1		4.2	24"	
5							
			2	0825	13.4	11"	4-8' SAME AS ABOVE
7.5							
10			3	0830	16.5	46"	8-12' SILTY CLAY (CL) BLACKISH GRAY, FIRM, SLIGHTLY MOIST SLIGHTLY PLASTIC
12.5							
			4	0833	4.3	48"	12-16' SILTY CLAY (CL) BLACKISH GRAY
15							GRADING TO A LIGHT BROWN W/ LESS CLAY + MORE SAND
							MOIST @ 16'
17.5							TD = 16'
				0845			BORING BACKFILLED BENTONITE CHIPS AND HYDRATED.
							ASPHALT PATCHED
20							

Ellis

Environmental Management, Inc.

BORING LOG

PROJECT # 11-084-02 DATE 1/17/2012 BORING # SB-5

CLIENT Santa Monica City College

LOCATION 23519 Civic Center Way, Malibu, CA

LOGGED BY RJS DRILLER Millennium

Page 1 of 1

FIELD LOCATION OF BORING: AROUND CORNER FROM LIBRARY SB5

DRILLING METHOD: Geoprobe 6600

HOLE DIA. 2"

CASING INSTALLATION DATA: N/A

GROUND ELEVATION: DATUM:

Water Level	13.95
Time	1150
Date	

Depth (ft)	Lithographic Symbol	Sample	Sample Number	Time	Vapor Conc. (PPM)	Soil Group Symbol (USCS)	DESCRIPTION
				0851			ASPHALT ~3"
2.5			1		2.1	21"	0-4 SANDY SILT (ML) - MED BROWN W/ SOME GRAVEL, SLIGHTLY MOIST, NO STAINING OR ODOR
5							
			2	0853	4.9	1"	4-8' NO APPRECIABLE RECOVERY
7.5							
10			3	0855 0905	356	47"	8-12' SILT (ML) - BLACKISH GREY, MOIST, SLIGHT GASOLINE ODOR
12.5							
			4	0908	178		12-16' SILT (ML) TRENDING TO SILTY SAND (SM) @ 15 BLACK GRADING TO MED. BROWN MOIST TO WET @ 16
15							
							TD = 16 FT
17.5							BORING BACKFILLED W/ BENTONITE CHIPS AND HYDRATED. ASPHALT PATCHED.
20							

Ellis

Environmental Management, Inc.

BORING LOG

PROJECT # 11-084-02 DATE 1/17/2012 BORING # SB-6

CLIENT Santa Monica City College

LOCATION 23519 Civic Center Way, Malibu, CA

LOGGED BY RJS DRILLER Millennium

Page 1 of 1

FIELD LOCATION OF BORING: INSIDE IMPOUND YARD

DRILLING METHOD: Geoprobe 6600

HOLE DIA. 2"

CASING INSTALLATION DATA: N/A

GROUND ELEVATION: DATUM:

Water Level	11.9				
Time	1140				
Date					

Depth (ft)	Lithographic Symbol	Sample	Sample Number	Time	Vapor Conc. (PPM)	Soil Group Symbol (USCS)	DESCRIPTION
				1120			ASPHALT ~3"
			1		40.9	15"	0-4' SILT (ML) MOD BROWN, DRY TO SLIGHTLY MOIST, NO STAINS
2.5							
5							
			2	1125	42.5	29"	4-8' SILT (ML) GREYISH BLACK, SOFT MOIST TO WET 7-8', VERY SLIGHT GASOLINE ODOR
7.5							
10			3	1130	23.7	48"	8-12' SILT (ML) GREYISH BLACK FIRM, DRY TO SLIGHTLY MOIST NO STAINING OR ODOR
12.5							
			4	1135	15.8	41"	12-16' SILT (ML) GRADING TO SILTY SAND (SM) @ 15.5' DRY TO SLIGHTLY MOIST
15							
							TD = 16 FT
17.5							BORING BACKFILLED W/ BENTONITE CHIPS & HYDRATED ASPHALT PATCHED
20							

Ellis

Environmental Management, Inc.

BORING LOG

PROJECT #	11-084-02	DATE 1/17/2012	BORING # SB-7
CLIENT	Santa Monica City College		Page 1 of 1
LOCATION	23519 Civic Center Way, Malibu, CA		
LOGGED BY	RJS	DRILLER Millennium	

FIELD LOCATION OF BORING:

OUTSIDE IMPOUND YARD (WEST SIDE)

GROUND ELEVATION: DATUM:

DRILLING METHOD: Geoprobe 6600

HOLE DIA. 2"

CASING INSTALLATION DATA: N/A

Water Level	10.35											
Time	1310											
Date												

Depth (ft)	Lithographic Symbol	Sample	Sample Number	Time	Vapor Conc. (PPM)	Soil Group Symbol (USCS)	DESCRIPTION
				1245			ASPHALT – 3"
2.5			1		4.1	22"	0-4' SILT(ML) MED BROWN, MINOR SAND, DRY TO MOIST, NO STAINING OR ODOR
5			2	1255	2.2	36"	4-8' SILT(ML) GREYISH BLACK, DRY TO VERY MOIST @ 7', NO STAINING, VERY SLIGHT GASOLINE ODOR
7.5							
10			3	1300	4.0	48"	8-12' SILT(ML) MED BROWN GLAYEY SILT, ~~VERY~~ SLIGHTLY MOIST, NO STAINING OR ODOR
12.5							
15			4	1305	1.7	48"	12-16' SILT(ML) GRADING TO A SILTY SAND (SM) MED BROWN, SATURATED @ 16', NO STAINING OR ODOR
17.5							SB-8 1353 DTW 12.75' TD = 16' BORING BACKFILLED W/ BENTONITE CHIPS & HYDRATED 13.3' ASPHALT PATCHED.
20							

Ellis

Environmental Management, Inc.

BORING LOG

PROJECT #	11-084-02	DATE 1/17/2012	BORING # SB-8
CLIENT	Santa Monica City College		Page 1 of 1
LOCATION	23519 Civic Center Way, Malibu, CA		
LOGGED BY	RJS	DRILLER Millennium	

FIELD LOCATION OF BORING:
WATER WORKS
BEHIND BUILDING

DRILLING METHOD: Geoprobe 6600
HOLE DIA. 2"
CASING INSTALLATION DATA: N/A

GROUND ELEVATION: DATUM:

Depth (ft)	Lithographic Symbol	Sample	Sample Number	Time	Vapor Conc. (PPM)	Soil Group Symbol (USCS)	Water Level	12-75				
							Time	1353				
							Date	1/17				

DESCRIPTION

ASPHALT ~3"

HAND AUGER FIRST 5 FT DUE TO NUMEROUS LINES IN AREA

NO SOIL SAMPLES NEEDED SO RODS ADVANCED TO 16 FT

WATER IS MINS FOR H2O

REMOVED CASING AND ADVANCED RODS TO 20 FT + RESET CASING.

H2O FINALLY MEASURED IN CASING @ 1353 + SAMPLE COLLECTED (ONLY 1 VOA VIAL).

TD = 20 FT

BORING BACKFILLED W/ BENTONITE CHIPS AND HYDRATED.

ASPHALT PATCHED.

Ellis

Environmental Management, Inc.

BORING LOG

PROJECT # 11-084-02 DATE 1/17/2012 BORING # SB-9

CLIENT Santa Monica City College

LOCATION 23519 Civic Center Way, Malibu, CA

LOGGED BY RJS DRILLER Millennium

Page 1 of 1

FIELD LOCATION OF BORING:

IN PLANTER NORTH SIDE OF PARKING LOT

GROUND ELEVATION: DATUM:

DRILLING METHOD: Geoprobe 6600

HOLE DIA. 2"

CASING INSTALLATION DATA: N/A

Depth (ft)	Lithographic Symbol	Sample	Sample Number	Time	Vapor Conc. (PPM)	Soil Group Symbol (USCS)	DESCRIPTION
				1320			DIRT
							HIT REFUSAL AT 7 FT ON CONCRETE
							MOVED OVER 12" AND TRIED AGAIN
2.5							STILL REFUSAL
							1345 MOVED OUT INTO ASPHALT
							PARKING LOT AND WAS
							ABLE TO ADVANCE TO DEPTH
5							NO SOIL SAMPLING PERFORMED
							TD = 16 FT
							SET TEMP WELL CASING & LEFT FOR
7.5							OVER AN HOUR AND NO H2O
							ENTERED WELL BORE
							BORING BACKFILLED W/ BENTONITE
10							CHIPS + HYDRATED
							ASPHALT PATCHED
12.5							
15							
17.5							
20							

Water Level					
Time					
Date					

Ellis

Environmental Management, Inc.

BORING LOG

PROJECT # 11-084-02 DATE 1/17/2012 BORING # SB-10

CLIENT Santa Monica City College

LOCATION 23519 Civic Center Way, Malibu, CA Page 1 of 1

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FIELD LOCATION OF BORING: BY FENCE BY COURTHOUSE #10

DRILLING METHOD: Geoprobe 6600

HOLE DIA. 2"

CASING INSTALLATION DATA: N/A

GROUND ELEVATION: DATUM:

Depth (ft)	Lithographic Symbol	Sample	Sample Number	Time	Vapor Conc. (PPM)	Soil Group Symbol (USCS)	DESCRIPTION
				0733			Water Level 14.6' Time 0756 Date
							ASPHALT ~3"
							FILL ~6"
2.5			1		62.5	23"	0-4' SANDY SILT - MED BROWN, SLIGHTLY MOIST, NO STAINING OR ODOR
5							
			2	0741	324.2	46"	4-8' SILT (ML) - GREYISH BLACK SLIGHTLY MOIST, MILD GASOLINE ODOR @ 6'
7.5							
10			3	0745	248	14"	8-12' SILT (ML) SAME AS ABOVE STRONG GASOLINE ODOR
12.5							
			4	0748	45		12-16' SILT GRADING TO SAND @14' ~2" LENS THEN BACK TO CLAYEY SILT SLIGHT GASOLINE ODOR
15							
							TD=16 FT BORING BACKFILLED W/ BENTONITE CHIPS + HYDRATED ASPHALT PATCHED
17.5							
			5	0820	32.5		
20							GW @ 0800