



CHJ Consultants

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September 25, 2014
Job No. 14285-9

Hillwood Enterprises, L.P.
901 Via Piemonte, Suite 175
Ontario, California 91764
Attention: Mr. John Schaefer

**Subject: LIMITED PHASE II SUBSURFACE INVESTIGATION
17 VACANT PARCELS, ±75 ACRES
NORTHWEST OF SIERRA RIDGE DRIVE AND LANCE DRIVE
RIVERSIDE, CALIFORNIA**

**Reference: PHASE I ENVIRONMENTAL SITE ASSESSMENT UPDATE
17 VACANT PARCELS, ±75 ACRES
NORTHWEST OF SIERRA RIDGE DRIVE AND LANCE DRIVE
RIVERSIDE, CALIFORNIA**

Dear Mr. Schaefer:

Attached please find the results of the Limited Phase II Subsurface Investigation conducted for the ±75-acre subject site, located in the Sycamore Canyon business park northwest of Sierra Ridge Drive and Lance Drive in Riverside, California.

We appreciate the opportunity to provide environmental services for this project. If you should have questions or comments concerning this report, please contact this firm at your convenience.

Sincerely,

CHJ CONSULTANTS

Ann M. Laudermilk
Environmental Project Manager



LIMITED PHASE II SUBSURFACE INVESTIGATION

**17 VACANT PARCELS, ±75 ACRES
NORTHWEST OF SIERRA RIDGE DRIVE
AND LANCE DRIVE
RIVERSIDE, CALIFORNIA**

**PREPARED FOR
HILLWOOD ENTERPRISES, L.P.**

**JOB NO. 14285-9
SEPTEMBER 25, 2014**



LIMITED SUBSURFACE INVESTIGATION
17 VACANT PARCELS, ±75 ACRES
NORTHWEST OF SIERRA RIDGE DRIVE
AND LANCE DRIVE
RIVERSIDE, CALIFORNIA

1.0 INTRODUCTION

A limited subsurface investigation was conducted on the subject property based on the conclusions stated in the referenced Preliminary Environmental Site Assessment Update (Phase I Update). The scope of work was outlined in our proposal letter, dated September 17, 2014. The purpose of the sampling and analysis was to evaluate the potential for the presence of residual pesticides in shallow on-site soils due to the historical agricultural use of the site based on the REC identified in the referenced Phase I Environmental Site Assessment Update report.

2.0 SAMPLE COLLECTION AND ANALYSIS

2.1 Site Description

The subject site consists of 17 parcels totaling approximately 75 acres of generally vacant land located northwest of the existing concrete tilt-up warehouse at the intersection of Lance Drive and Sierra Ridge Drive in the Sycamore Canyon area of Riverside, California. At the time of this investigation the subject site was generally vacant and undeveloped. A review of historical aerial photographs indicated a history of dry farming in the 1930s and possible intermittent agricultural use for several decades.

2.2 Sample Locations and Procedures

Six sample locations (S-1 through S-6) were selected, as indicated on Enclosure A. Samples were not collected from approximately the southeast quarter of the subject site due to the recent surficial disturbance of that area, as described in the Phase I report. The sample frequency was determined to be sufficient based on the site history. Samples were collected from depths of approximately 8 to 10 inches and 24 inches below the native ground surface with the aid of a hand auger and disposable plastic scoops. Prior to sampling and between samples, the auger was decontaminated in a detergent solution and rinsed with potable and de-ionized water to ensure that cross-contamination of samples did not



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Job No. 14285-9

occur. The sample packaging consisted of placing the soil directly into laboratory cleaned glass jars with Teflon®-lined lids. The samples were labeled with the job number, sample number, depth, date, and time of collection. The samples were placed on ice in a thermally-insulated container for delivery to Babcock Laboratories, Inc., in Riverside (a state certified laboratory) under standard chain-of-custody procedures.

2.3 Laboratory Analysis

Analysis of composite samples was determined to be an appropriate approach to initially establish the potential presence of residual pesticides in shallow on-site soils. The 8-inch samples S-1 through S-3 and 8-inch samples S-4 through S-6 were composited in the laboratory for analysis. Each composite sample was analyzed for organochlorine pesticides by EPA Test Method 8081A. The 24-inch samples were held by the laboratory pending initial results.

2.4 Analytical Results

All analytical results for organochlorine pesticides in the two 8-inch composite samples were non-detect. The 24-inch samples were not analyzed. The complete analytical results report with chain-of-custody documentation is attached as Enclosure B.

3.0 CONCLUSIONS

The sampling conducted during this limited Phase II subsurface investigation is considered to be representative of site conditions. No further investigation regarding the identified REC is warranted at this time.

The results of the limited subsurface Phase II investigation are sufficient to define the identified REC in the referenced Phase I Update report as a Historical REC.

4.0 LIMITATIONS

CHJ Consultants has performed our services within the limits prescribed by our client with no vested interest in the site or in the subject matter contained in the report and with the usual thoroughness and



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competence of the engineering profession. CHJ makes no other warranty or representation, either express or implied.

The findings and opinions presented in this report are based upon the sampling and laboratory analyses described in this report. Site conditions are subject to change with time, and should be evaluated within this context. CHJ Consultants shall not be responsible for conditions or consequences arising from relevant facts that were concealed, withheld or not fully disclosed at the time the sampling and testing were performed. If this report or portions thereof are provided to others, it should be understood by all parties that it is provided for information only, and should be used as such.

This report and its contents resulting from this investigation are not intended or represented to be suitable for reuse on extensions or modifications of the project or for use on any other projects.

5.0 CLOSURE

We appreciate the opportunity to provide environmental services for this project. Should you have any questions concerning this report, please feel free to contact this firm at your convenience.

Respectfully submitted,
CHJ CONSULTANTS

Ann M. Laudermilk
Environmental Project Manager

Robert J. Johnson, G.E. 443
President

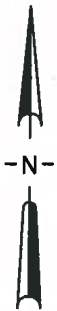


AL/RJJ:al



ENCLOSURE A

SAMPLE LOCATION MAP



N.T.S.

SITE MAP

FOR:
HILLWOOD ENTERPRISES, L.P.

DATE:
SEPTEMBER 2014

LIMITED PHASE II SUBSURFACE INVESTIGATION
17 VACANT PARCELS, ±75 ACRES
NORTHWEST OF SIERRA RIDGE DRIVE
RIVERSIDE, CALIFORNIA

ENCLOSURE
A

JOB NUMBER
14285-9



ENCLOSURE B

ANALYTICAL RESULTS REPORT



BABCOCK Laboratories, Inc.
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Client Name: CHJ, Incorporated
Contact: Ann Laudermilk
Address: P.O. Box 231
Colton, CA 92324

Analytical Report: Page 1 of 4
Project Name: CHJ - Pesticides
Project Number: 14285-9 Sycamore V, Riverside

Work Order Number: B412093

Report Date: 24-Sep-2014

Received on Ice (Y/N): Yes Temp: 20 °C

Attached is the analytical report for the sample(s) received for your project. Below is a list of the individual sample descriptions with the corresponding laboratory number(s). Also, enclosed is a copy of the Chain of Custody document (if received with your sample(s)). Please note any unused portion of the sample(s) may be responsibly discarded after 30 days from the above report date, unless you have requested otherwise.

Thank you for the opportunity to serve your analytical needs. If you have any questions or concerns regarding this report please contact our client service department.

Sample Identification

<u>Lab Sample #</u>	<u>Client Sample ID</u>	<u>Matrix</u>	<u>Date Sampled</u>	<u>By</u>	<u>Date Submitted</u>	<u>By</u>
B412093-01	S-1 Thru S-3 - 8" (Composite Of 3 Samples) ---ROUTINE---	Solid	09/19/14 07:15	Ann Laudermil	09/19/14 09:10	Ann Laudermilk
B412093-02	S-4 Thru S-6 - 8" (Composite Of 3 Samples) ---ROUTINE---	Solid	09/19/14 08:00	Ann Laudermil	09/19/14 09:10	Ann Laudermilk



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 Contact: Ann Lauder milk
 Address: P.O. Box 231
 Colton, CA 92324

Analytical Report: Page 2 of 4
 Project Name: CHJ - Pesticides
 Project Number: 14285-9 Sycamore V, Riverside

Report Date: 24-Sep-2014

Work Order Number: B412093
 Received on Ice (Y/N): Yes Temp: 20 °C

Laboratory Reference Number
B412093-01

<u>Sample Description</u>	<u>Matrix</u>	<u>Sampled Date/Time</u>	<u>Received Date/Time</u>
S-1 Thru S-3 - 8" (Composite Of 3 Samples)	Solid	09/19/14 07:15	09/19/14 9:10

Analyte(s)	Result	RDL	Units	Method	Analysis Date	Analyst	Flag
Organochlorine Pesticides and PCBs by EPA 8000 Series							
4,4'-DDD	ND	4.0	ug/kg	EPA 8081A	09/19/14 20:01	sbart	
4,4'-DDE	ND	3.0	ug/kg	EPA 8081A	09/19/14 20:01	sbart	
4,4'-DDT	ND	4.0	ug/kg	EPA 8081A	09/19/14 20:01	sbart	
a-BHC	ND	4.0	ug/kg	EPA 8081A	09/19/14 20:01	sbart	
Aldrin	ND	2.0	ug/kg	EPA 8081A	09/19/14 20:01	sbart	
b-BHC	ND	4.0	ug/kg	EPA 8081A	09/19/14 20:01	sbart	
Chlordane	ND	25	ug/kg	EPA 8081A	09/19/14 20:01	sbart	
d-BHC	ND	7.0	ug/kg	EPA 8081A	09/19/14 20:01	sbart	
Dieldrin	ND	3.0	ug/kg	EPA 8081A	09/19/14 20:01	sbart	
Endosulfan I	ND	3.0	ug/kg	EPA 8081A	09/19/14 20:01	sbart	
Endosulfan II	ND	4.0	ug/kg	EPA 8081A	09/19/14 20:01	sbart	
Endosulfan Sulfate	ND	10	ug/kg	EPA 8081A	09/19/14 20:01	sbart	
Endrin	ND	3.0	ug/kg	EPA 8081A	09/19/14 20:01	sbart	
Endrin Aldehyde	ND	7.0	ug/kg	EPA 8081A	09/19/14 20:01	sbart	
Heptachlor	ND	3.0	ug/kg	EPA 8081A	09/19/14 20:01	sbart	
Heptachlor Epoxide	ND	3.0	ug/kg	EPA 8081A	09/19/14 20:01	sbart	
Hexachlorobenzene	ND	40	ug/kg	EPA 8081A	09/19/14 20:01	sbart	
Lindane	ND	4.0	ug/kg	EPA 8081A	09/19/14 20:01	sbart	
Methoxychlor	ND	27	ug/kg	EPA 8081A	09/19/14 20:01	sbart	
Toxaphene	ND	80	ug/kg	EPA 8081A	09/19/14 20:01	sbart	
Surrogate: Decachlorobiphenyl	54.5	% 10-158		EPA 8081A	09/19/14 20:01	sbart	



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Client Name: CHJ, Incorporated
 Contact: Ann Laudermilk
 Address: P.O. Box 231
 Colton, CA 92324

Analytical Report: Page 3 of 4
 Project Name: CHJ - Pesticides
 Project Number: 14285-9 Sycamore V, Riverside

Work Order Number: B4I2093

Report Date: 24-Sep-2014

Received on Ice (Y/N): Yes Temp: 20 °C

Laboratory Reference Number
B4I2093-02

<u>Sample Description</u>	<u>Matrix</u>	<u>Sampled Date/Time</u>	<u>Received Date/Time</u>
S-4 Thru S-6 - 8" (Composite Of 3 Samples)	Solid	09/19/14 08:00	09/19/14 9:10

Analyte(s)	Result	RDL	Units	Method	Analysis Date	Analyst	Flag
Organochlorine Pesticides and PCBs by EPA 8000 Series							
4,4'-DDD	ND	4.0	ug/kg	EPA 8081A	09/19/14 20:17	sbart	
4,4'-DDE	ND	3.0	ug/kg	EPA 8081A	09/19/14 20:17	sbart	
4,4'-DDT	ND	4.0	ug/kg	EPA 8081A	09/19/14 20:17	sbart	
a-BHC	ND	4.0	ug/kg	EPA 8081A	09/19/14 20:17	sbart	
Aldrin	ND	2.0	ug/kg	EPA 8081A	09/19/14 20:17	sbart	
b-BHC	ND	4.0	ug/kg	EPA 8081A	09/19/14 20:17	sbart	
Chlordane	ND	25	ug/kg	EPA 8081A	09/19/14 20:17	sbart	
d-BHC	ND	7.0	ug/kg	EPA 8081A	09/19/14 20:17	sbart	
Dieldrin	ND	3.0	ug/kg	EPA 8081A	09/19/14 20:17	sbart	
Endosulfan I	ND	3.0	ug/kg	EPA 8081A	09/19/14 20:17	sbart	
Endosulfan II	ND	4.0	ug/kg	EPA 8081A	09/19/14 20:17	sbart	
Endosulfan Sulfate	ND	10	ug/kg	EPA 8081A	09/19/14 20:17	sbart	
Endrin	ND	3.0	ug/kg	EPA 8081A	09/19/14 20:17	sbart	
Endrin Aldehyde	ND	7.0	ug/kg	EPA 8081A	09/19/14 20:17	sbart	
Heptachlor	ND	3.0	ug/kg	EPA 8081A	09/19/14 20:17	sbart	
Heptachlor Epoxide	ND	3.0	ug/kg	EPA 8081A	09/19/14 20:17	sbart	
Hexachlorobenzene	ND	40	ug/kg	EPA 8081A	09/19/14 20:17	sbart	
Lindane	ND	4.0	ug/kg	EPA 8081A	09/19/14 20:17	sbart	
Methoxychlor	ND	27	ug/kg	EPA 8081A	09/19/14 20:17	sbart	
Toxaphene	ND	80	ug/kg	EPA 8081A	09/19/14 20:17	sbart	
Surrogate: Decachlorobiphenyl	60.4	% 10-158		EPA 8081A	09/19/14 20:17	sbart	



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Contact: Ann Lauder milk
Address: P.O. Box 231
Colton, CA 92324

Analytical Report: Page 4 of 4
Project Name: CHJ - Pesticides
Project Number: 14285-9 Sycamore V, Riverside

Report Date: 24-Sep-2014

Work Order Number: B412093
Received on Ice (Y/N): Yes Temp: 20 °C

Notes and Definitions

- ND: Analyte NOT DETECTED at or above the Method Detection Limit (**if MDL is reported**), otherwise at or above the Reportable Detection Limit (RDL)
- NR: Not Reported
- RDL: Reportable Detection Limit
- MDL: Method Detection Limit
- * / "" : NELAP does not offer accreditation for this analyte/method/matrix combination

Approval

Enclosed are the analytical results for the submitted sample(s). Babcock Laboratories certify the data presented as part of this report meet the minimum quality standards in the referenced analytical methods. Any exceptions have been noted. Babcock Laboratories and its officers and employees assume no responsibility and make no warranty, express or implied, for uses or interpretations made by any recipients, intended or unintended, of this report.

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CA ELAP No. 2698
EPA no. CA00102
LACSD No., 10119



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Client Name: CHJ, Incorporated
Contact: Ann Laudermilk
Address: P.O. Box 231
Colton, CA 92324

Analytical Report: Page 1 of 2
Project Name: CHJ - Pesticides
Project Number: 14285-9 Sycamore V, Riverside

Work Order Number: B4I2093

Report Date: 24-Sep-2014

Received on Ice (Y/N): Yes

Temp: 20 °C

Chain of Custody & Sample Information Record

6100 Quail Valley Court Riverside, CA 92507
(951) 653-3351 • FAX (951) 653-1662
www.babcocklabs.com

Client: CHJ Consultants
Phone No. 909 824-7311
Project Name: 14285-9
Project Location: Sycamore V, Riverside

Contact: Ann Laudermilk
email: alaudermilk@chjconsultants.com
Turn Around Time: *Routine *72 Hour Rush *48 Hour Rush *24 Hour Rush

Additional Reporting Requests
Include OC Data Package: Yes No
FAX Results: Yes No
Email Results: Yes No
State EDT: Yes No
(Include Source Number in Notes)

Sample ID	Date	Time	# of Containers & Preservatives										Total # of Containers	Sample Type	Analysis Requested	Matrix	Notes
			Unpreserved	H ₂ O ₂	HCl	HNO ₃	Na ₂ S ₂ O ₈	NaOH	NaOH/Zn Acetate	NH ₄ Cl	PDC	Special					
S-1 8"	9/14/14	7:15	X										1	Soil		DW = Drinking Water WW = Waste Water GW = Ground Water S = Source SG = Sludge L = Liquid M = Miscellaneous	*Guite was for 4-day TAT *** Composite in lab S-1 through S-3
S-2 8"	9/14/14	7:30	X										1	Soil			Composite in lab S-4 through S-6
S-3 8"	9/14/14	7:45	X										1	Soil			Composite in lab S-4 through S-6
S-4 8"	9/14/14	8:00	X										1	Soil			Composite in lab S-4 through S-6
S-5 8"	9/14/14	8:15	X										1	Soil			Composite in lab S-4 through S-6
S-6 8"	9/14/14	8:30	X										1	Soil			Composite in lab S-4 through S-6
S-1 24"	9/14/14	—	X										1	Soil			please hold S-2 - S-6
S-2 24"	9/14/14	—	X										1	Soil			pending initial results
S-3 24"	9/14/14	—	X										1	Soil			
S-4 24"	9/14/14	—	X										1	Soil			

Relinquished By (sign) Ann Laudermilk / CHJ Date / Time 9/14/14 / 9:10
Print Name / Company Ann Laudermilk / CHJ
Received By (sign) [Signature]
Print Name / Company Karen Tracy Barack / CHJ
Lab No. B4I2093
Logged in By/Date: SEP 19 2014 AB
Page 1 of 2
Rev. 01/09

(For Lab Use Only)
Sample Integrity Upon Receipt/Acceptance Criteria
Sample(s) Submitted on ice? Yes No
Custody Seal(s) intact? Yes No
Sample(s) intact? Yes No
Temperature: 20 °C Cooler Blank
Signature/Date: _____
Sample meets laboratory acceptance criteria? Yes No
Permission to continue: NA
Deviation/Notes: _____
Signature/Date: _____



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Client Name: CHJ, Incorporated
Contact: Ann Laudermilk
Address: P.O. Box 231
Colton, CA 92324

Analytical Report: Page 2 of 2
Project Name: CHJ - Pesticides
Project Number: 14285-9 Sycamore V, Riverside

Work Order Number: B412093

Report Date: 24-Sep-2014

Received on Ice (Y/N): Yes Temp: 20 °C

Chain of Custody & Sample Information Record

6100 Quail Valley Court Riverside, CA 92507
(951) 653-3351 • FAX (951) 653-1662
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BABCOCK Laboratories, Inc.
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Client: CHJ Consultants Contact: _____ Fax No. _____
Phone No. _____ email: _____
Project Name: 14285-9 Turn Around Time: Routine *72 Hour Rush *48 Hour Rush *24 Hour Rush
Project Location: _____ By: _____ *Additional Charges Apply

*Lab TAT Approval: _____

Sampler Information
Name: Ann Laudermilk
Employer: CHJ
Signature: Ann Laudermilk

Sample ID	Date	Time	Relinquished By (sign)	Print Name / Company	Date / Time	Received By (sign)	Print Name / Company	Matrix	Notes
S-5 24"	9/19/14	-	<u>Ann Laudermilk</u>	<u>Ann Laudermilk/CHJ</u>	9/19/14 9:10	<u>Ann Laudermilk</u>	<u>Karenton Babcock</u>	Soil	hold
S-6 24"	9/19/14	-						Soil	hold

Additional Reporting Requests
Include OC Data Package: Yes No
FAX Results: Yes No
Email Results: Yes No
State EDT: Yes No
(Include Source Number in Notes)

Relinquished By (sign) _____ Date / Time _____
Print Name / Company _____
Received By (sign) _____
Print Name / Company _____

(For Lab Use Only) Sample Integrity Upon Receipt/Acceptance Criteria
Sample(s) Submitted on Ice? Yes No
Custody Seal(s) Intact? Yes No
Sample(s) Intact? Yes No
Temperature: 20 °C Cooler Blank

Sample meets laboratory acceptance criteria? Yes No
Permission to continue: _____
Deviation/Notes: _____
Signature/Date: _____

Lab No. B412093
Logged in By/Date: SEP 19 2014 AB
Page 2 of 2
Rev. 3/09