Sun Valley Nursery Filling Station Site

WESTCHESTER, NEW YORK

Final Engineering Report

NYSDEC Site Number: C360207

Prepared for:

136-140 Croton Avenue LLC & Crescent Manor Owner LLC
4335 Fifth Avenue, Suite 100
Pelham, New York 10803

Prepared by:

SESI Consulting Engineers, DPC
959 Route 46E, Floor 3, Suite 300
Parsippany, New Jersey 07054
(973) 808-9050

DECEMBER 2025

CERTIFICATIONS

I, Fuad Dahan, am currently a registered professional engineer licensed by the State of New York, I had primary direct responsibility for implementation of the remedial program activities, and I certify that the Remedial Action Work was implemented and that all construction activities were completed in substantial conformance with the Department-approved Remedial Action Work Plan.

I certify that the data submitted to the Department with this Final Engineering Report demonstrates that the remediation requirements set forth in the Remedial Action Work Plan and in all applicable statutes and regulations have been or will be achieved in accordance with the time frames, if any, established for the remedy.

I certify that all use restrictions, Institutional Controls, Engineering Controls, and/or any operation and maintenance requirements applicable to the Site are contained in an environmental easement created and recorded pursuant ECL 71-3605 and that all affected local governments, as defined in ECL 71-3603, have been notified that such easement has been recorded.

I certify that a Site Management Plan has been submitted for the continual and proper operation, maintenance, and monitoring of all Engineering Controls employed at the Site, including the proper maintenance of all remaining monitoring wells, and that such plan has been approved by the Department.

I certify that all documents generated in support of this report have been submitted in accordance with the DER's electronic submission protocols and have been accepted by the Department.

I certify that all data generated in support of this report have been submitted in accordance with the Department's electronic data deliverable and have been accepted by the Department.

I certify that all information and statements in this certification form are true. I understand that a false statement made herein is punishable as a Class “A” misdemeanor, pursuant to Section 210.45 of the Penal Law. I, Fuad Dahan, of 959 Route 46E, Parsippany, New Jersey, am certifying as Owner’s Designated Site Representative for the site.

	12/22/2025	
NYS Professional Engineer # 090531	Date	Signature

TABLE OF CONTENTS

Tables

Figures

Appendices

LIST OF ACRONYMS

Acronym	Definition
amsl	above mean sea level
AWQS	Ambient Water Quality Standards
BCA	Brownfield Cleanup Agreement
BCP	Brownfield Cleanup Program
BMP	Best Management Practices
CAMP	Community Air Monitoring Plan
CPP	Community Participation Plan
CVOC	Chlorinated Volatile Organic Compound
cy	Cubic yard
DER	Division of Environmental Remediation
DER-10	NYSDEC Technical Guidance for Site Investigation & Remediation
DPT	Direct Push Technology
ECs	Engineering Controls
EE	Environmental Easement
EFA	Environmental Footprint Analysis
FER	Final Engineering Report
ft-bgs	feet below ground surface
HASP	Health and Safety Plan
HGP	Horizontal Grout Plug
ISCR	In Situ Chemical Reduction
ICs	Institutional Controls
MCL	Maximum Contaminant Level
MW	Monitoring Well
NYSDEC	New York State Department of Environmental Conservation
NYSDOH	New York State Department of Health
O&M	Operation and Maintenance
PCB	Polychlorinated Biphenyls
PCE	Tetrachloroethene
PDI	Pre-Design Investigation
PFAS	Per and Polyfluoroalkyl Substances
PFOA	Perfluorooctanoic Acid
PFOS	Perfluorooctanesulfonic Acid
PID	Photoionization Detector
ppt	parts per trillion
PRB	Permeable Reactive Barrier
QAPP	Quality Assurance Project Plan

Acronym	Definition
RAO	Remedial Action Objective
RAWP	Remedial Action Work Plan
SECS	Soil Erosion and Sediment Control Plan
SCO	Soil Cleanup Objectives
SESI	SESI Consulting Engineers, DPC
SMP	Site Management Plan
SOE	Support of Excavation
SoMP	Soil/Materials Management Plan
SVI	Soil Vapor Intrusion
SVOCs	Semi-Volatile Organic Compounds
TAL	Target Analyte List
TCL	Target Compound List
TOGS	Technical and Operations Guidance Series
USCO	Unrestricted Use Soil Cleanup Objectives
VOCs	Volatile Organic Compounds
ZVI	Zerovalent iron

Final Engineering Report

1.0 BACKGROUND AND SITE DESCRIPTION

136-140 Croton Avenue LLC, Crescent Manor Owner LLC (the "Volunteer") entered into a Brownfield Cleanup Agreement (BCA) Index No. C360207-03-22 with the New York State Department of Environmental Conservation (NYSDEC) on March 8, 2022, to investigate and remediate a 0.80-acre property located in the Village of Ossining, Westchester County, New York named the Sun Valley Nursery Filling Station BCA Site No. C360207. The property was remediated to unrestricted use and will be used for residential uses. The BCA was amended on September 26, 2024 to add Crescent Manor Owner LLC as an additional volunteer.

The site is located in the County of Westchester, New York and was originally identified as Section 89.16, Block 7, Lots 79 and 80 on the Westchester County Tax Map when it entered the BCA. The BCA was amended for a second time on September 23, 2025 to reflect the fact that the two lots were merged into a new single lot 89.16-7-80.1, title to the site was transferred to Crescent Manor Senior Housing Development Fund Corporation ("HDFC") and Crescent Manor Owner LLC became the beneficial owner. The HDFC did not become a party to the BCA.

The site is situated on an approximately 0.80-acre area bounded by Croton Avenue to the north, residences to the south, Watson Avenue to the east, and Prospect Avenue to the west (see Figure 1.1). The boundaries of the site are fully described in Appendix A: the Survey Map, Metes and Bounds and Appendix B: Environmental Easement.

An electronic copy of this FER with all supporting documentation will be provided to NYSDEC via file transfer service.

2.0 SUMMARY OF SITE REMEDY

2.1 REMEDIAL ACTION OBJECTIVES

Based on the results of the Remedial Investigation, the following Remedial Action Objectives (RAOs) were identified for this site.

2.1.1 GROUNDWATER RAOs

RAOs for Public Health Protection

- Prevent ingestion of groundwater containing contaminant levels exceeding drinking water standards.
- Prevent contact with, or inhalation of, volatiles emanating from contaminated groundwater.

RAOs for Environmental Protection

- Restore ground water aquifer, to the extent practicable, to pre-disposal/pre-release conditions.
- Remove the source of ground or surface water contamination.

2.1.2 SOIL RAOs

RAOs for Public Health Protection

- Prevent ingestion/direct contact with contaminated soil.
- Prevent inhalation of, or exposure to, contaminants volatilizing from contaminated soil.

RAOs for Environmental Protection

- Prevent migration of contaminants that would result in groundwater or surface water contamination.

2.1.3 SOIL VAPOR RAOs

RAOs for Public Health Protection

- Mitigate impacts to public health resulting from existing, or the potential for, soil vapor intrusion into buildings at a site."

2.1.4 GREEN SUSTAINABLE REMEDIATION

During the course of the remedial action field activities, SESI considered NYSDEC DER-31 "Green Remediation" implementation objectives. The NYSDEC DER's approach to remediating sites in the context of the larger environment is a concept known as "Green Remediation". Green Remediation is defined in NYSDEC DER-31 as "the practice of considering all environmental effects of remedy implementation and incorporating options to minimize the environmental footprint of cleanup actions." The approach is intended to improve the overall sustainability of the remediation by promoting the use of more sustainable practices and technologies. Green Remediation practices and technologies are less disruptive to the environment, generate less waste, increase reuse and recycling, and emit fewer pollutants, including greenhouse gases, to the atmosphere. Green Remediation concepts and techniques considered during the remediation included:

- Eliminated idling vehicles and equipment when possible; reducing emission of CO_2, N_2O, CH_4, and other greenhouse gases contributing to climate change:
- Operation of particulate detectors to monitor and minimize dust export of contaminants:
- Operation of volatile organic compound (VOC) detectors to monitor and minimize VOC exposures: and
- Conducting sampling events planned simultaneously to maximize level of efforts while traveling to/from the Site (economy of scale implementing multiple sampling events).
- Integrating the remedy with the Site's end use for a green and sustainable redevelopment (i.e. Track 1 soil excavation). The Environmental Footprint Analysis (EFA) is included as **Appendix D.**

2.2 DESCRIPTION OF SELECTED REMEDY

The site was remediated in accordance with the remedy selected by the NYSDEC in the approved Remedial Action Work Plan (RAWP) dated December 2023 and revised October 2024, Decision Document dated October 2024, and RAWP - Addendum (Groundwater) dated September 2025 (RAWP approval in **Appendix C**).

The factors considered during the selection of the remedy are those listed in 6 NYCRR 375-1.8. The following are the components of the selected remedy:

1. A remedial program was implemented to provide the details necessary for the construction, operation, optimization, maintenance, and monitoring of the remedial program. Green remediation principles and techniques were implemented to the extent feasible in the design, implementation, and site management of the remedy as per DER-31. The major green remediation components are as follows:

    - Considering the environmental impacts of treatment technologies and remedy stewardship over the long term;
    - Reducing direct and indirect greenhouse gases and other emissions;
    - Increasing energy efficiency and minimizing use of non-renewable energy;
    - Conserving and efficiently managing resources and materials;
    - Reducing waste, increasing recycling and increasing reuse of materials which would otherwise be considered a waste;
    - Maximizing habitat value and creating habitat when possible;
    - Fostering green and healthy communities and working landscapes which balance ecological, economic and social goals;
    - Integrating the remedy with the end use where possible and encouraging green and sustainable re-development; and
    - Additionally, to incorporate green remediation principles and techniques to the extent feasible in the future development at this

site, any future on-site buildings shall be constructed, at a minimum, to meet the 2020 Energy Conservation Construction Code of New York (or most recent edition) to improve energy efficiency as an element of construction.

As part of the remedial program, to evaluate the remedy with respect to green and sustainable remediation principles, an environmental footprint analysis was completed. The environmental footprint analysis was completed using an accepted environmental footprint analysis calculator such as SEFA (Spreadsheets for Environmental Footprint Analysis, USEPA), SiteWise(TM) (available in the Sustainable Remediation Forum [SURF] library) or similar Department accepted tool. Water consumption, greenhouse gas emissions, renewable and non-renewable energy use, waste reduction and material use will be estimated, and goals for the project related to these green and sustainable remediation metrics, as well as for minimizing community impacts, protecting habitats and natural and cultural resources, and promoting environmental justice, was incorporated into the remedial program, as appropriate. The project included detailed requirements to achieve the green and sustainable remediation goals. Further, progress with respect to green and sustainable remediation metrics were tracked during implementation of the remedial action and reported in this Final Engineering Report (FER), including a comparison to the goals established during the remedial program. The EFA is included in **Appendix D**.

Additionally, the remedial program included a climate change vulnerability assessment, that evaluated the impact of climate change on the project site and the proposed remedy. Potential vulnerabilities associated with extreme weather events (e.g., hurricanes, lightning, heat stress and drought), flooding, and sea level rise were identified, and the remedial program incorporated measures to minimize the impact of climate change on potential identified vulnerabilities.

2. Soil Excavation and Required Support of Excavation

To remediate the contaminated soil, the installation of piles and lagging along the side walls was performed for structural stability of the excavation

pit and to prevent impact to off-site structures. Excavation and off-site disposal of contaminant source areas include:

- grossly contaminated soil, as defined in 6 NYCRR Part 375-1.2(u);
- soil exceeding the 6 NYCRR Part 371 hazardous criteria for lead;
- concentrated solid or semi-solid hazardous substances per 6 NYCRR Part 375-1.2(au)(1);
- non-aqueous phase liquids;
- soil with visible waste material or non-aqueous phase liquid;
- soil containing total SVOCs exceeding 500 ppm;
- soils which exceed the protection of groundwater soil cleanup objectives (PGWSCOs), as defined by 6 NYCRR Part 375-6.8 for those contaminants found in site groundwater above standards; and
- soils that created a nuisance condition, as defined in Commissioner Policy CP-51 Section G.

Excavation and off-site disposal of all on-site soils which exceeded unrestricted SCOs, as defined by 6 NYCRR Part 375-6.8, down to between 8 and 13 feet below ground surface (bgs), or weathered bedrock if encountered first. Since a conditional Track 1 cleanup was achieved, a Cover System will not be a required component of the remedy.

Approximately 6,023.17 tons of contaminated soil was removed from the site. Collection and analysis of confirmation samples at the remedial excavation depth was used to verify that SCOs for the site have been achieved. To the extent required, further excavation for development proceeded after confirmation samples demonstrated that SCOs for the site were achieved.

To ensure proper handling and disposal of excavated material, waste characterization sampling was completed for all identified contaminated

site material. Waste characterization sampling was performed exclusively for the purposes of off-site disposal in a manner suitable to receiving facilities and in conformance with applicable federal, state and local laws, rules, and regulations and facility-specific permits.

On-site soil which did not exceed the above excavation criteria for any constituent was allowed to be used anywhere on-site, including below the water table, to backfill the excavation or re-grade the site.

Clean fill meeting the requirements of the 6 NYCRR Part 375-6.7(d) was brought in to replace the excavated soil and establish the designed grades at the site to the extent required.

3. Dewatering

Even though groundwater was not encountered during the implementation of the soil remedial action, excessive volumes of stormwater pooling within the remedial excavation necessitated the design and implementation of a construction dewatering system. All stormwater encountered was treated as contaminated stormwater and discharged to the sanitary sewer or disposed of off-Site at a regulated facility. On May 13 and 15, 2025, minor quantities of stormwater left the Site through the four-layer erosion control system consisting of hay bales, silt fence, inlet filters, and filter fabric between the inlet and Site boundary installed per the approved Soil and Sediment Erosion Control Plan. To prevent further stormwater from further leaving the Site, a retention pond was installed at the lower end of the Site to contain the stormwater and prevent runoff. On May 16, 2025 and June 3, 2025, 4,400 gallons of oily water contained within the USTs and excessive untreated ponded stormwater was disposed of at the Luzon facility located at 1246 Glen Wild Road, Woodridge, New York. On May 21, 2025, one (1) 8,000-gallon frac tank and one (1) 20,000-gallon frac tank were delivered to the Site to facilitate temporary stormwater management. On May 21, 2025, transfer of accumulated stormwater from the retention pond to the frac tanks began. On June 18, 2025, the

remainder of the dewatering treatment system was installed which included bag filtration units, transfer pumps, and an effluent flow meter connected in series with the frac tanks. On June 18, 2025, 2,397.8 gallons of treated stormwater were discharged to the storm sewer when facilitating effluent sample collection, however, discharge to the storm sewer was discontinued the same day. On June 10, 27 and 30, 2025, 73,547 gallons of contained untreated ponded stormwater was evacuated from the retention pond and frac-tanks and disposed of at Clean Water of New York, Inc., a permitted disposal facility located at 3249 Richmond Terrace, Staten Island, New York. On July 8, 2025, the dewatering system was connected to the sanitary sewer via subsurface piping beneath Croton Avenue leading to a Westchester County sewer manhole and discharge of treated stormwater to the sanitary sewer began. Approximately 23,970.2 gallons of stormwater were removed, treated and discharged from the Site to the Westchester County sanitary sewer throughout the duration of the RA for dewatering purposes from July 8, 2025, to August 28, 2025. Appropriate discharge permits were obtained from the County of Westchester Department of Environmental Facilities and are provided in **Appendix F**. Stormwater disposal bills of lading are provided in **Appendix G.**

4. Underground Storage Tank (UST) Removal

A total of three (3) USTs were discovered and removed from the Site during the excavation of contaminated soils. UST-1, UST-2, and UST-3 were discovered on May 13th, 28th, and 30th, 2025, respectively. Endpoint soil sampling was completed as reported in Section 4.3.1. Disposal documentation associated with the USTs are included in **Appendix G**. **Table 4.4** below summarizes the size and capacity of the tanks removed from the Site.

5. Monitored Natural Attenuation

Any groundwater contamination remaining after active remediation will be addressed with monitored natural attenuation (MNA) through a network of monitoring wells. Groundwater will be monitored for site related contamination and also for MNA indicators which will provide an understanding for the (biological activity) breaking down the contamination. It is anticipated that contamination will decrease by an order of magnitude within an estimated period of less than 5 years. Select monitoring wells will be sampled and analyzed annually. A report containing cumulative monitoring data will be provided at the end of a 5-year monitoring report for review, and active remediation will be proposed if it appears that natural processes alone will not address the contamination.

6. Enhanced Bioremediation

The contingency remedial action for MNA will depend on the information collected, but it is currently anticipated that injection of oxygen release compound would be the expected contingency remedial action.

7. Vapor Intrusion

The sub-slab depressurization system (SSDS) beneath the Site building was partially installed in November 2025 as reported in **Appendix U**, Vapor Intrusion Plan As-Built Up To Date December 5, 2025. Additionally, a vapor barrier and sub-slab ventilation piping will be installed in the northeastern portion of the building and a Soil Vapor Intrusion Evaluation will be completed at a future date. The originally proposed Vapor Intrusion Plan and Details for the entire vapor intrusion system, including the portion of the system to be installed in the northeastern portion of the building at a future date, are also included in **Appendix U.** The SSDS will remain passive unless sampling determines otherwise. As part of the Conditional Track 1 remedy, a soil vapor intrusion evaluation will be completed prior to occupancy of the building. The evaluation will include a provision for

implementing actions recommended to address exposures related to soil vapor intrusion.

8. Engineering and Institutional Controls

An environmental easement and site management plan are required and are anticipated to be in place for less than 5 years. The pre-occupancy soil vapor intrusion (SVI) will be performed to determine if SVI engineering controls are needed. If a mitigation or monitoring action is needed, a Track 1 cleanup can only be achieved if the mitigation system or other required action is no longer needed within 5 years of the date of the Certificate of Completion.

The environmental easement for the controlled property will:

- require the remedial party or site owner to complete and submit to the NYSDEC a periodic certification of institutional and engineering controls in accordance with Part 375-1.8 (h)(3);
- allow the use and development of the controlled property for unrestricted, restricted residential, commercial, or industrial use as defined by Part 375-1.8(g), although land use is subject to local zoning laws;
- restrict the use of groundwater as a source of potable or process water, without necessary water quality treatment as determined by the NYSDOH or County DOH; and
- require compliance with the NYSDEC approved Site Management Plan.

9. Site Management Plan

   The Site Management Plan includes the following:

   1) An Institutional and Engineering Control Plan that identifies all use restrictions and engineering controls for the site and details the

steps and media-specific requirements necessary to ensure the following institutional and/or engineering controls remain in place and effective:

Institutional Controls: the Environmental Easement discussed in Remedial Element 6 above.

Engineering Controls: passive components of a SSDS discussed in Remedial Element 6 above.

This plan includes, but may not be limited to:

- provisions for the management and inspection of the identified engineering controls;
- descriptions of the provisions of the environmental easement including any land use and groundwater use restrictions;
- a provision for SVI evaluation for any occupied buildings on the site, including provision for implementing actions recommended to address exposures related to soil vapor intrusion;
- maintaining site access controls and NYSDEC notification; and
- the steps necessary for the periodic reviews and certification of the institutional and/or engineering controls.

2) A Monitoring Plan to assess the performance and effectiveness of the remedy. The plan includes, but may not be limited to:

- monitoring of groundwater to assess the performance and effectiveness of the remedy;
- a schedule of monitoring and frequency of submittals to the NYSDEC;

- monitoring for potential vapor intrusion for any building on the site, as may be required by the Institutional and Engineering Control Plan discussed above.

3.0 INTERIM REMEDIAL MEASURES, OPERABLE UNITS AND REMEDIAL CONTRACTS

The remedy for this site was performed as a single project, and no interim remedial measures, operable units or separate construction contracts were performed.

SESI prepared an Interim Remedial Measures Workplan (IRMWP) for the Site in August 2022, later revised in December 2022, that was approved by NYSDEC on January 10, 2023. The IRMWP outlined planned IRM activities at the Site that were proposed with the objective of preparing the Site for construction and the removal of all Site soil exceeding the NYSDEC Unrestricted Use Soil Cleanup Objectives (USCOs). Additionally, the IRMWP describes the soil management/removal procedures and provides further detail with regard to the support of excavation (SOE), quantities of soil and fill to be removed, and work sequencing. The IRMWP was ultimately not implemented due to the development and acceptance of the RAWP prior to the commencement of work described below.

4.0 DESCRIPTION OF REMEDIAL ACTIONS PERFORMED

Remedial activities completed at the Site were conducted in accordance with the NYSDEC-approved RAWP for the Sun Valley Nursery Filling Station site dated December 2023 and revised October 2024, the Decision Document dated October 2024, and RAWP – Addendum (Groundwater) dated September 2025. All deviations from the RAWP are noted in Section 4.9 below.

4.1 GOVERNING DOCUMENTS

4.1.1 SITE SPECIFIC HEALTH & SAFETY PLAN (HASP)

All remedial work performed under this Remedial Action was in full compliance with governmental requirements, including Site and worker safety requirements mandated by Federal OSHA.

The Health and Safety Plan (HASP) was included as Appendix B of the RAWP. The HASP was complied with for all remedial and invasive work performed at the Site.

4.1.2 QUALITY ASSURANCE PROJECT PLAN (QAPP)

The QAPP was included as Appendix C of the RAWP approved by the NYSDEC. The QAPP describes the specific policies, objectives, organization, functional activities and quality assurance/ quality control activities designed to achieve the project data quality objectives.

4.1.3 STORMWATER POLLUTION PREVENTION PLAN (SWPPP)

The erosion and sediment controls for all remedial construction were performed in conformance with requirements presented in the New York State Guidelines for Urban Erosion and Sediment Control and the site-specific Storm Water Pollution Prevention Plan dated February 2024.

4.1.4 COMMUNITY AIR MONITORING PLAN (CAMP)

The CAMP for the Site is included in Appendix D of the RAWP. The CAMP was implemented during on-Site intrusive activities to monitor the property boundaries in each cardinal direction. The implementation of the CAMP included the monitoring of particulates (dust) with a Dustrak, and VOCs using a

photoionization detector. CAMP results are discussed in Section 4.2.5. The CAMP data is provided in **Appendix E**. See Section 4.2.5 for an explanation of the CAMP exceedances.

On May 7, 2025, one of the two upwind monitors was not transmitting data to SESI, however, was functional in detecting dust level.

4.1.5 CONTRACTORS SITE OPERATIONS PLANS (SOPS)

The Remediation Engineer reviewed all plans and submittals for this remedial project (i.e. those listed above plus contractor and subcontractor submittals) and confirmed that they were in compliance with the RAWP. All remedial documents were submitted to NYSDEC and NYSDOH in a timely manner and prior to the start of work.

4.1.6 COMMUNITY PARTICIPATION PLAN

The approved Community Participation Plan (CPP) for this project was included as Appendix A of the Remedial Investigation Work Plan. A document repository has been established at the following location and contains all applicable project documents:

Ossining Public Library
53 Croton Avenue
Ossining, NY 10562
Ms. Karen LaRocca-Fels, Library Director
Phone: (914) 941-2416

The CPP provides members of the affected and interested public with information about how NYSDEC will inform and involve them during the investigation and remediation of the Site. To date, community participation procedures have been implemented in accordance with the attached CPP.

4.2 REMEDIAL PROGRAM ELEMENTS

4.2.1 CONTRACTORS AND CONSULTANTS

Table 4.1 – List of Contractors and Consultants

Contractors/Consultants	Role	Project Contact
SESI Consulting Engineers	Environmental Consultant and Engineer of Record	Fuad Dahan (Engineer of Record)
SESI Consulting Engineers	Environmental Consultant and Project Manager	Anthony Raposo (Project Manager)
Knauf Shaw LLP	Environmental Counsel	Linda Shaw, Esq.
Verdi Design-Build	Site Construction Manager	Doug Verdi
Sandyston Construction	Support of Excavation, Excavation and Soil Loadout	Peter Batraniec
Earth Efficient	Soil Disposal	Cory Weissglass
Luzon Environmental Services	UST Closure and Water Disposal	Robert Halprin
PG Environmental Services	Monitoring Well installation	Carlos Quiñonez
SGS North America	Analytical Laboratory	Louie DeVletter
Pace Analytical Services	Analytical Laboratory	Nicole Galamb
AMXconsult, LLC	DUSR and EDD Processing	M. Amine Dahmani

4.2.2 SITE PREPARATION

- Mobilization.
- Set-up of temporary facilities.
- Set-up of construction equipment and facilities.
- Construction of fencing and barriers.
- Construction of decontamination and materials staging areas.
- Establishment of erosion and sedimentation controls.
- Importation of clean fill and aggregate.
- Identification of underground utilities.
- Installation of SOE along the perimeter of the Site.
- Establishment of equipment and material staging areas.
- Establishment of equipment decontamination and truck wash stations.
- Establishment of dewatering system and sanitary sewer tie-in.

A pre-construction meeting was held with NYSDEC and all contractors on April 21, 2025.

Documentation of agency approvals required by the RAWP is included in **Appendix F**. Other non-agency permits relating to the remediation project are provided in **Appendix F**.

All SEQRA requirements and all substantive compliance requirements for attainment of applicable natural resource or other permits were achieved during this Remedial Action.

A NYSDEC-approved project sign was erected at the project entrance and remained in place during all phases of the Remedial Action.

4.2.3 GENERAL SITE CONTROLS & STORMWATER REMEDIATION

- The Site was a closed site accessible only to site contractors, owners, and authorized entrants. The BCP Site was protected with an 8-foot chain-link fence with gates on Watson Avenue and Prospect Avenue.
- The entrances to the BCP Site were locked when construction personnel were not present.
- Silt fencing was installed around the Site boundaries within the construction fence, and stormwater drain filters were installed in stormwater basins.
- Visual, olfactory and photoionization detector (PID) soil screening and assessment was performed by a qualified environmental professional during ancillary activities, including support of excavation installation, UST closure and remedial excavations as per the CAMP.
- Soil segregation was performed based on observed field evidence of contamination and waste classification analysis. All stockpiled soil was covered with polyethylene sheeting beginning on April 30, 2025. Remedial excavation began on April 28, 2025, with the excavation of a ten (10) foot wide by two (2) foot deep trench along the northern boundary of the Site to facilitate installation of erosion controls and SOE. The soil stockpiles generated during this excavation were first covered at the end of the day

at approximately 4:00 PM on April 30, 2025. Silt fencing was installed around the Site as erosion and sediment control measures.

Even though groundwater was not encountered during the implementation of the soil remedial action, excessive volumes of stormwater pooling within the remedial excavation necessitated the design and implementation of a construction dewatering system. All stormwater encountered was treated as contaminated stormwater and discharged to the sanitary sewer or disposed of off-Site at a regulated facility. On May 13 and 15, 2025, minor quantities of stormwater left the Site through the four-layer erosion control system consisting of hay bales, silt fence, inlet filters, and filter fabric between the inlet and Site boundary installed per the approved Soil and Sediment Erosion Control Plan. To prevent further stormwater from further leaving the Site, a retention pond was installed at the lower end of the Site to contain the stormwater and prevent runoff. On May 16, 2025 and June 3, 2025, 4,400 gallons of oily water contained within the USTs and excessive untreated ponded stormwater was disposed of at the Luzon facility located at 1246 Glen Wild Road, Woodridge, New York. On May 21, 2025, one (1) 8,000-gallon frac tank and one (1) 20,000-gallon frac tank were delivered to the Site to facilitate temporary stormwater management. On May 21, 2025, transfer of accumulated stormwater from the retention pond to the frac tanks began. On June 18, 2025, the remainder of the dewatering treatment system was installed which included bag filtration units, transfer pumps, and an effluent flow meter connected in series with the frac tanks. On June 28, 2025, 2,397.8 gallons of treated stormwater were discharge to the storm sewer when facilitating effluent sample collection, however, discharge to the storm sewer was discontinued the same day. On June 10, 27 and 30, 2025, 73,547 gallons of contained untreated ponded stormwater was evacuated from the retention pond and frac-tanks and disposed of at Clean Water of New York, Inc., a permitted disposal facility located at

3249 Richmond Terrace, Staten Island, New York. On July 8, 2025, the dewatering system was connected to the sanitary sewer via subsurface piping beneath Crotn Avenue leading to a Westchester County sewer manhole and discharge of treated stormwater to the sanitary sewer began. Approximately 23,970.2 gallons of stormwater were removed, treated and discharged from the Site to the Westchester County sanitary sewer throughout the duration of the RA for dewatering purposes from July 8, 2025, to August 28, 2025. Appropriate discharge permits were obtained from the County of Westchester Department of Environmental Facilities and are provided in **Appendix F**. Stormwater disposal bills of lading are provided in **Appendix G.**

4.2.4 NUISANCE CONTROLS

- Truck wash and egress housekeeping: a rip-rap truck-tire wash station was installed at the entrances to the construction areas on Watson Avenue and Prospect Avenue.
- Dust control: Truck work was slowed down to allow water to be applied, when needed, to minimize dust generation particularly during fill off loads from the trucks. See also FER Section 4.2.5.
- Odor control: Odor control measures included: (a) limiting the area of open excavations; (b) shrouding open excavations with tarps and other covers; and (c) using BioSolve foams to cover exposed odorous soils. Biosolve was provided to and used at the Site beginning on May 5, 2025.
- Prior to loading, trucks were staged at an off-Site facility away from the residential area surrounding the Site to avoid traffic issues. The inbound and outbound truck routes were designed to (a) limit transport through residential areas and past sensitive sites; (b) follow city mapped truck routes; (c) prohibit off-site queuing of trucks entering the facility; (d) limit total distance to major highways; (e) promote safety in access to highways;

(f) create overall safety in transport; and (g) follow community input, which was sought and obtained during the CPP process. On May 13, 2025, a member of the public alerted NYSDEC to the suspected queuing of trucks adjacent to the Site. The Volunteer continued to stage trucks at an off-Site facility away from the residential area surrounding the Site to avoid traffic issues.

4.2.5 CAMP RESULTS

Generally, a total of four (4) air monitoring stations were set up daily with one (1) station at the boundary of the Site in each cardinal direction. Air monitoring data for dust control and VOCs was recorded by SESI. Readings were recorded in real time (continuous monitoring), and the data was monitored by field personnel. If exceedances occurred, field personnel took appropriate actions as described below.

Table 4.2 – CAMP Exceedance Table

Date	Time	Location	Type of Exceedance	Cause	Remedy
5/1/2025	08:47 – 09:00	Upwind	Particulate	Moisture	Spray water
5/5/2025	10:54 – 13:20	Downwind	VOCs	Excavation	Pause work, deploy odor control, cover stockpiles
	15:05 – 15:20	Downwind	Particulate	Excavation	Pause work and spray water
5/9/2025	10:10 – 10:15	Downwind	Particulate	Drilling	Spray water and reroute exhaust
5/12/2025	12:05 – 12:10	Downwind	Particulate	Drilling	Spray water
5/13/2025	08:55 – 09:00	Downwind	Particulate	Drilling	Spray water
5/16/2025	09:50 – 10:00	Upwind	Particulate	Drilling	Spray water
6/5/2025	14:40 – 15:40	Downwind	Particulate	Excavation	Spray water and terminate work
6/6/2025	12:30 – 12:40, 14:30 – 14:45, 15:35 – 15:45	Downwind	Particulate	Excavation	Spray water
6/11/2025	14:10 – 14:30	Sidewind	Particulate	Drilling	Spray water and pause work
6/16/2025	08:20 – 08:50, 11:10 – 11:25, 13:50 – 14:10, 14:50 – 15:30, 15:50 – 15:55	Upwind	Particulate	Drilling	Spray water

Date	Time	Location	Type of Exceedance	Cause	Remedy
6/17/2025	09:05 – 09:10	Upwind	Particulate	Drilling	Spray water
7/15/2025	07:58 – 09:10	Sidewind	VOC	Moisture trapped in unit	Dry unit
7/23/2025	08:40 – 09:10	Downwind	VOC	Moisture trapped in unit	Dry unit
7/26/2025	10:25 – 11:49, 12:22 – 12:25, 12:39 – 12:54, 12:57 – 13:04, 14:17 – 14:18, 14:46 (less than 1 minute) 15:03-15:04, 15:17 – 15:22	Upwind	Particulate	Equipment malfunction	Recalibrate unit
7/28/2025	08:00 – 09:30	Sidewind	VOC & Particulate	Moisture trapped in unit	Dry unit
7/29/2025	08:00 – 09:30	Downwind	VOC	Moisture trapped in unit	Dry unit
	08:55 – 09:10	Upwind	Particulate	Excavation	Spray water
7/30/2025	11:25 – 11:35	Sidewind	Particulate	Excavation	Spray water
8/4/2025	08:20 – 09:10	Sidewind	VOC	Moisture trapped in unit	Dry unit
	14:05 – 14:10	Upwind	Particulate	Excavation	Spray water
8/5/2025	11:05 – 14:52	Sidewind	Particulate	Surrounding wildfires resulting in NYSDEC air quality warning	Spray water if visible dust observed
8/6/2025	10:45 – 13:15	Sidewind	Particulate	Surrounding wildfires resulting in NYSDEC air quality warning	Spray water if visible dust observed
8/11/2025	11:09 – 11:13	Sidewind	Particulate	Excavation	Spray water
8/12/2025	08:32 – 09:42	Sidewind	VOC	Moisture trapped in unit	Dry unit
	11:09 – 11:14	Sidewind	Particulate	Excavation	Spray water

Additionally, there were instances where minor exceedances (less than 15 minutes) were recorded for dust due to drilling operations, excavation, and equipment exhaust. Dust suppression measures were taken including spraying water and pausing work as needed until readings taken post exceedances

returned to background levels. Moisture trapped in the units caused occasional measurement spikes at the beginning of the workday. Copies of all field data sheets relating to the CAMP are provided in electronic format in **Appendix E**.

4.2.6 BEST MANAGEMENT PRACTICES CAMP RESULTS

Best management practices (BMPs) were implemented at the site to reduce the environmental footprint of the remedy. These BMPs included:

- Deploy machinery that is suitably sized to increase efficiencies considerably.
- Use machine models capable of performing assorted tasks, whenever feasible, to avoid field deployment of multiple types of machines (i.e. a single excavator can be equipped with a bucket for digging, a breaker for demolition or a grapple for land clearing).
- Use an automated coupling system rather than a manual pin-on system for changing excavator attachments, to reduce machine operating time.
- Use machines with variable-speed control technology, which automatically reduces engine speed during low workload requirements, or with pump torque control, which allows a machine operator to change a machine's hydraulic pump torque.
- Use machines with repowered or newer engines that are more fuel efficient.
- Implement an engine idle reduction plan to avoid fuel consumption when machinery is not actively engaged. Options include manual shutdown after a specified time such as five minutes, engagement of automatic shutdown devices, or use of auxiliary power units to heat or cool machinery cabs.
- Perform routine, on-time maintenance such as oil changes to assure fuel efficiency.
- Deploy mobile power systems to operate construction equipment or tools such as electricity generators, chainsaws, or temporary lighting fixtures.

- Spray water onto surfaces of vulnerable work areas, in conjunction with water conservation and runoff management techniques.
- Emplace a fabric cover over excavated material that is loaded into open trucks for onsite or offsite hauling.
- Contain and properly dispose of all decontamination fluids to prevent their entrance into storm drains or ground surfaces.
- Reclaim and stockpile uncontaminated soil for use as infill or other purposes

4.2.7 REPORTING

Weekly reports were prepared and provided to the NYSDEC Project Manager during the course of the soil remediation. These reports presented the following information:

- Activities relative to the Site during the previous reporting period and those anticipated for the next reporting period, including a quantitative presentation of work performed (i.e. tons of material exported and imported, etc.);
- Description of approved activity modifications, including changes of work scope and/or schedule;
- Sampling results received following internal data review and validation, as applicable;
- An update of the remedial schedule including unresolved delays encountered or anticipated that may affect the future schedule and efforts made to mitigate such delays; and
- A description of any CAMP exceedances recorded, and actions taken to remedy any exceedances.

All weekly reports are included in electronic format in **Appendix H**. The digital photo log required by the RAWP is included in electronic format in **Appendix I**.

4.3 CONTAMINATED MATERIALS REMOVAL

Removal of all contaminated media generated during the remedial actions was implemented in accordance with the RAWP and the Decision Document.

This FER includes a description and identification of the media type (soil, water, construction debris, and USTs), location, volume of contamination removed, date removed and the disposal facility.

A list of the soil cleanup objectives (SCOs) for the contaminants of concern for this project is provided in Appendix E of the RAWP. The SCOs for this Site are Track 1 USCOs. Groundwater cleanup objectives are NYSDEC TOGS AWQS. Soil vapor mitigation objectives are the NYSDOH Guideline Values and Decision Matrices for the specific COCs.

Table 4.3 shows the total quantities of each category of material removed from the site and the disposal locations.

Letters from Applicants to disposal facility owners and acceptance letters from disposal facility owners are attached in **Appendix J**.

Manifests and bills of lading are included in electronic format in **Appendix G**.

Table 4.3 - Summary of Contaminated Materials Removed

Date	Description	Facility	Quantity
5/20/2025 & 6/4/2025	UST-1, UST-2 & UST-3	Sims Metal	(2) 1,000-gal UST and (1) (1) 550-gal UST
5/16/2025 & 6/3/2025	Untreated/Oily Water	Luzon Oil Co., Inc.	4,400 Gallons
6/4/2025	Tank Contents	Luzon Oil Co., Inc.	(2) 55-Gallon Drums
6/10/2025, 6/27/2025 & 6/30/2025	Untreated Stormwater	Clean Water of New York, Inc.	73,547 Gallons
5/5/2025-6/17/2025	Non-Hazardous Soil	MCUA	6,023.71 Tons
5/5/2025-7/29/2025	Demolition Debris	Earth Efficient MSM	23 Truckloads
5/5/2025-7/29/2025	Non-Hazardous Soil	Earth Efficient HGQ	274 Truckloads
7/8/2025-8/28/2025	Treated Water	Westchester County Sanitary Sewer System	23,970.2 Gallons
5/15/2025-7/29/2025	Boulders	Thalle – Elmsford	4 Truckloads
6/3/2025	Concrete	Richmond Recycling	20 CY
9/23/2025	Dewatering System Sediment	Richmond Recycling	20 CY

4.3.1 PETROLEUM TANKS

A total of three (3) USTs were discovered and removed from the Site during the

excavation of contaminated soils. UST-1, UST-2, and UST-3 were discovered on May 13th, 28th, and 30th, 2025, respectively. Disposal documentation associated with the USTs are included in **Appendix G**. **Table 4.4** below summarizes the size and capacity of the tanks removed from the Site. **Figure 4.1** depicts the approximate locations of the USTs found.

Table 4.4 – Petroleum Tank Summary

Tank	No. of Tanks	Location	Capacity (Gal.)	Status
Heating/Fuel Oil (UST-1)	1	Southern portion of Site	1,000	Removed
Heating/Fuel Oil (UST-2)	1	Western portion of Site	550	Removed
Heating/Fuel Oil (UST-3)	1	Northern portion of Site	1,000	Removed

On May 16, 2025, Luzon Environmental Services (Luzon) removed UST-1 from the ground and staged the tank on site for future off-site disposal. Approximately 3,000 gallons of oily water contained within UST-1 and excessive untreated ponded stormwater within the remedial excavation on the northwestern portion of the Site was removed via vacuum truck and disposed of at the Luzon facility located at 1246 Glen Wild Road, Woodridge, New York. Following UST removal, post-removal soil samples were collected. SESI collected two (2) centerline soil samples (UST-1 and UST-2) along with QA/QC samples for analysis of Target Compound List (TCL) / CP-51 volatile organic compounds (VOCs) and TCL/CP-51 semi-volatile organic compounds (SVOCs) in accordance with DER-10 from beneath UST-1. Xylene was detected at a concentration above its NYSDEC Unrestricted Soil Cleanup Objective (USCO) in one of the post-removal soil samples (UST-2). On May 20, 2025, UST-2 was removed and disposed of as scrap metal at Sims Metal located at 820 Route 211, Middletown, New York.

On June 16, 2025, the xylene-impacted soil at soil sample UST-2 was subsequently removed resulting in an excavation measuring ten feet long by ten feet wide by two feet deep. One (1) post-excavation soil sample was collected from the base and each sidewall of the excavation. A total of five (5) post-excavation soil samples, along with QA/QC samples, were submitted for analysis

of VOCs. VOCs were not detected at concentrations exceeding NYSDEC USCOs in the post-excavation soil samples.

On June 3, 2025, Luzon removed UST-2 and UST-3 from the ground and staged the tanks on site for future off-site disposal. Approximately 1,400 gallons of oily water contained within the tanks was removed via vacuum truck. On June 4, 2025, Luzon cleaned the tanks, generating two (2) drums of oily debris. The drums, tanks, and oily water were disposed of at the Luzon facility located at 1246 Glen Wild Road, Woodridge, New York. On June 5, 2025, SESI collected two (2) centerline soil samples (UST2-B1 and UST2-B2) from beneath UST-2 and two (2) centerline soil samples (UST3-B1 and UST3-B2) from beneath UST-3 along with QA/QC samples for analysis of TCL/CP-51 VOCs and TCL/CP-51 SVOCs in accordance with DER-10. VOCs and SVOCs were not detected at concentrations exceeding NYSDEC USCOs in the post-excavation soil samples.

4.3.2 CONTAMINATED SOIL

The contaminated media removed from the Site included all excavated soil which contained VOCs and SVOCs above the unrestricted soil cleanup objectives. To remediate the contaminated soil, the installation of piles and lagging along the side walls was performed for structural stability of the excavation pit and to prevent impact to off-site structures.

For soil disposal and excavation organization purposes, the Site was subdivided in fourteen (14) grids. As part of the Remedial Investigation Report (RIR), waste characterization samples were collected at a frequency of one (1) composite per 750 cubic yards (CY) of soils based on site grid of 50-foot wide by 50-foot long and 7 foot deep. The waste characterization sample results were reported in the RIR. The results of the waste characterization were sent to several waste disposal facilities for pre-approval prior to shipping as indicated in **Table 4.3**.

The contaminated soil was removed from three (3) areas along the northern portion of the Site. The remediation areas are shown on **Figure 4.2**. Contaminated soil was removed to approximately 8.0 feet bgs (274 ft-asml) in the

northwestern corner of the Site, 13.0 feet bgs (274 ft-asml) in the central-northern portion of the Site, and 11.5 feet bgs (286 ft-asml) in the northeastern corner of the Site. In total, approximately 6,023.71 tons of contaminated soil were disposed of off-Site. Additionally, approximately 20 cubic yards of sediment from the dewatering system, 274 truckloads of clean soil, twenty-three (23) truckloads of demolition debris, 20 cubic yards of concrete, and four (4) truckloads of boulders were disposed of off-site in conjunction with development activities. Soil remediation including excavation and off-Site disposal was performed between April 28, 2025 and July 29, 2025. Contaminated soil was disposed of at two (2) facilities: Earth Efficient HGQ located at 426 Route 46, Belvidere, New Jersey, and Middlesex County Utilities Authority Landfill (MCUA) located at 53 Edgeboro Road, East Brunswick, New Jersey. Clean soil was disposed of at Earth Efficient HGQ located at 426 Route 46, Belvidere, New Jersey. Demolition debris was exported off site to Earth Efficient MSM located at 1080 Sand Hill Road, East Stroudsburg, PA. Concrete and sediment generated from the dewatering system were exported off site to Richmond Recycling located at 1900 South Avenue, Staten Island, NY. Boulders were exported off site to the Thalle Quarry located in Elmsford, NY. Soil disposal manifests and disposal facility approval letters are included in **Appendix G** and **Appendix J**, respectively.

4.3.2.1 ON-SITE REUSE

A request to reuse up to 4,000 cubic yards of on-Site clean soil generated from the southeastern portion of the site was submitted to NYSDEC on August 1, 2025, and approved on August 4, 2025. The approval was contingent upon the collection of six (6) additional waste characterization samples in the proposed donor area for analysis of VOCs and one (1) additional waste characterization samples in the proposed donor area for analysis of PFAS. SESI collected these samples on July 22, 2025, and included the analytical data in the reuse request to NYSDEC. VOCs and PFAS were not detected at concentrations exceeding USCOs in these samples. The reuse request and approval are included as **Appendix K**.

4.3.3 CONTAMINATED WATER

As described in Section 4.3.1, Luzon removed approximately 4,400 gallons of oily water contained within the USTs and excessive untreated ponded stormwater during the UST closures. The oily water was disposed of at the Luzon facility located at 1246 Glen Wild Road, Woodridge, New York. An additional 73,547 gallons of untreated ponded stormwater was disposed of at Clean Water of New York, Inc. located at 3249 Richmond Terrace, Staten Island, New York.

Approximately 2,397.8 gallons of treated stormwater were discharged to the storm sewer when facilitating effluent sample collection on June 18, 2025, however, discharge to the storm sewer was discontinued the same day.

Approximately 23,970.2 gallons of stormwater were removed, treated and discharged from the Site to the Westchester County sanitary sewer throughout the duration of the RA for dewatering purposes from July 8, 2025, to August 28, 2025. This dewatering effort was required while removing the contaminated soil since excessive stormwater was pooling with the remedial excavations. The stormwater was pumped into temporary storage frac-tanks, treated on Site via bag filters and discharged to the sanitary sewer.

The Volunteer applied for and obtained permits from the Westchester County Department of Environmental Facilities (DEF) in order to allow for this post-treatment discharge of stormwater into the sanitary sewer system. The groundwater remediation permit is provided in **Appendix F**. The system design details are provided in **Appendix L**. The treatment system effluent was sampled per the DEF requirement. The treatment system analytical data are included in **Appendix M.**

4.4 REMEDIAL PERFORMANCE/DOCUMENTATION SAMPLING

Contaminated soil removed to approximately 8.0 feet bgs (274 ft-asml) in the northwestern corner of the Site, 13.0 feet bgs (274 ft-asml) in the central-northern portion of the Site, and 11.5 feet bgs (286 ft-asml) in the northeastern

corner of the Site was disposed off-site at appropriate facilities in accordance with all Federal, State and local rules and regulations for handling, transport, and disposal. This excavation achieved a Track 1 cleanup for soils by removing all contaminated soil at the Site to the respective depths of the remediation areas identified in the RIR and RAWP. Confirmatory samples were collected approximately every 900 square feet at the base of the remediation areas. A total of eighteen (18) end point soil samples were collected, and all achieved the Track 1 USCOs. Additionally, on July 1, 2025, one (1) test soil sample was collected from the base of the remedial excavation for geotechnical considerations. Iron was detected at concentrations exceeding NYSDEC CP-51 Residential Supplemental Soil Cleanup Objectives in each of the post-excavation samples. Since iron wasn't considered a contaminant of concern during the RI and isn't in 6 NYCRR Table 375-6.8(a), NYSDEC indicated that there is no need to address it through further excavation via email dated July 14, 2025. The email is included in **Appendix N**. Soil sample locations are shown on **Figure 4.2**. Analytical summary tables of the end point samples compared to USCOs are included as **Table 4.5**.

Data Usability Summary Reports (DUSRs) were prepared for all data generated in this remedial performance evaluation program. These DUSRs are included in **Appendix O**, and associated raw is provided electronically in **Appendix P**.

4.5 IMPORTED BACKFILL

During Site redevelopment and excavation, imported material was needed to backfill excavations and various other construction related purposes. Importing protocols were followed as provided in the NYSDEC DER-10. Since all material imported to the Site was quarry stone, gabion/rip rap stone or pea gravel from Thalle Industries Inc. Fishkill Quarry (NYSDOT Source Number 8-54R), no chemical analytical testing was performed. The material was used for backfilling the deeper excavations, construction of the tracking pad and other miscellaneous backfilling and grading for Site development. A table of all sources of imported

backfill with quantities for each source is shown in **Table 4.6**. The approved Soil Reuse/Import form and approval emails are included in **Appendix Q**.

Table 4.6 – Summary of Imported Materials

Date	Product	Source	Quantity (tons)
5/1/2025 – 6/18/2025	2”-4” Tracking Pad Stone	Thalle Industries Inc. Fishkill Quarry	221.66
5/19/2025 – 8/6/2025	¾” Stone	Thalle Industries Inc. Fishkill Quarry	99.5
8/11/2025 – 8/21/2025	Select Granular Fill	Thalle Industries Inc. Fishkill Quarry	1,692.21

4.6 CONTAMINATION REMAINING AT THE SITE

4.6.1 REMAINING SOIL CONTAMINATION

There is no contaminated soil remaining on the Site since the Track 1 SCOs were achieved Site-wide. Groundwater will be monitored pursuant to the SMP required to determine if groundwater contamination below the AWQS is achieved or asymptotic levels are achieved.

4.6.2 REMAINING GROUNDWATER CONTAMINATION

A total of seven (7) monitoring wells exist at the Site. The monitoring well locations are shown on **Figure 4.3**. Six (6) of the monitoring wells, RI-MW-01 through RI-MW-06, were installed during the RI. Monitoring wells RI-MW-01, RI-MW-02, RI-MW-03, and RI-MW-06 were destroyed during soil remediation and subsequently reinstalled in August 2025 for post remedial groundwater sampling. Additionally, one vertical delineation well, RI-MW-01D, was installed in August 2025 to delineate the vertical extents of the trimethylbenzene impacts in groundwater. Following installation, the wells were developed until the purge water was free of sediment.

Table 4.7 summarizes the wells’ identification numbers, as well as the purpose, location, depths, diameter and screened intervals of the wells. Monitoring well construction logs are presented in **Appendix R**.

Table 4.7 – Monitoring Well Construction Details

Monitoring Well ID	Well Location	Coordinates (longitude/ latitude)[1]	Well Diameter (inches)	Elevation (above mean sea level)[1]			
				Casing	Surface	Screen Top	Screen Bottom
RI-MW-01	Side Gradient	850719/670382	2	293	288	263	248
RI-MW-1D	Side Gradient	850725/670567	2	293	288	238	228
RI-MW-02	Upgradient	850730/670565	2	293	288	263	248
RI-MW-03	Central	850701/670480	2	294	290	265	250
RI-MW-04	Downgradient	850662/670380	2	293	290	265	250
RI-MW-05	Side Gradient	850661/670571	2	294	290	260	245
RI-MW-06	Upgradient	850703/670563	2	293	288	263	248

On August 27, 2025, wells RI-MW-01, RI-MW-01D, RI-MW-02, RI-MW-03, and RI-MW-06 were sampled via low-flow sampling techniques. Approximately three (3) well volumes were purged, and the purge water was piped to a "flow cell," where groundwater parameters including pH, redox potential, specific conductance, dissolved oxygen, salinity and turbidity were measured at five (5) minute intervals. Groundwater samples were collected once these parameters stabilized for three consecutive readings unless poor recharge prevented the stabilization of the parameters prior to sampling. All samples were submitted to a NYSDOH ELAP certified laboratory. The groundwater samples collected from RI-MW-01, RI-MW-

[1] Horizontal coordinates and vertical elevations of the monitoring wells are estimated and will be updated once building construction is complete.

02, RI-MW-03, and RI-MW-06 were analyzed for VOCs by USEPA Method 8260 and SVOCs by USEPA Method 8270. The groundwater sample collected from RI-MW-01D was analyzed for petroleum hydrocarbon VOCs by USEPA Method 8260.

As shown on **Figure 4.3**, select polycyclic aromatic hydrocarbons (PAHs) and/or chloroform were detected at concentrations exceeding the AWQS in the groundwater samples collected from RI-MW-01, RI-MW-02, RI-MW-03, and RI-MW-06. PHC VOCs were not detected at concentrations exceeding the AWQS in the groundwater sample collected from RI-MW-01D. A summary of the post-groundwater remediation sampling exceedances are presented on **Table 4.8** below.

Table 4.8 – Summary of Baseline Groundwater Sampling Exceedances

Client Sample ID:		NYSDEC AWQS	RI-MW-01	RI-MW-02	RI-MW-03	RI-MW-06
Lab Sample ID:			JE18042-1	JE18042-3	JE18042-4	JE18042-5
Date Sampled:			8/27/2025	8/27/2025	8/27/2025	8/27/2025
Matrix:			Ground Water	Ground Water	Ground Water	Ground Water
Analyte	**Unit**					
(MS Semi-volatiles (SW846 8270E))						
Acenaphthene	ug/l	20	20.7	ND (1.0)	ND (1.0)	ND (1.0)
Benzo(a)anthracene	ug/l	0.002	16.6	ND (1.0)	2.2	ND (1.0)
Benzo(a)pyrene	ug/l	ND	13.3	ND (1.0)	3.3	ND (1.0)
Benzo(b)fluoranthene	ug/l	0.002	9.1	ND (1.0)	2.6	ND (1.0)
Benzo(g,h,i)perylene	ug/l	0.002	8.6	ND (1.0)	2.1	ND (1.0)
Benzo(k)fluoranthene	ug/l	0.002	3.6	ND (1.0)	0.83 J	ND (1.0)
Chrysene	ug/l	0.002	13.2	ND (1.0)	2.1	ND (1.0)
Dibenzo(a,h)anthracene	ug/l	0.002	1.6	ND (1.0)	ND (1.0)	ND (1.0)
Indeno(1,2,3-cd)pyrene	ug/l	0.002	5.3	ND (1.0)	1.2	ND (1.0)
(MS Volatiles (SW846 8260D))						
Chloroform	ug/l	7	5.8	18.9	9.4	14

Notes:
ug/L – micrograms per liter
ND – Not detected
Exceedance of the AWQS

A summary of the sampling data compared to the AWQS is provided as **Table 4.9** (back end of report). The analytical data is provided in **Appendix P**. The monitoring well sampling logs are presented in **Appendix S**. The data had been validated and the DUSRs are provided in **Appendix O**.

Since contaminated groundwater remains beneath the site after completion of the Remedial Action, Institutional and Engineering Controls are

required to protect human health and the environment. These Engineering and Institutional Controls (ECs/ICs) are described in the following sections. Post Certificate of Completion management of these EC/ICs and residual contamination will be performed under the Site Management Plan (SMP) approved by the NYSDEC.

4.8 ENGINEERING CONTROLS

4.8.1 SUB-SLAB DEPRESSURIZATION SYSTEM

A vapor barrier and sub-slab ventilation piping have been installed underneath the northwestern portion of the building to address potential soil vapor contamination. Additionally, a vapor barrier and sub-slab ventilation piping will be installed in the northeastern portion of the building at a future date during building construction. The Vapor Intrusion Plan As-Built Up To Date December 5, 2025 for the currently installed system in the northwestern portion of the building is included in **Appendix U**. The originally proposed Vapor Intrusion Plan and Details for the entire vapor intrusion system, including the portion of the system to be installed in the northeastern portion of the building at a future date, are also included in **Appendix U.** In the event that the results of the soil VI evaluation require piping to be converted into an active SSDS to mitigate the potential for soil vapor intrusion, a supplemental SSDS design work plan will be submitted. The soil vapor barrier under the slab will serve as the required sealing layer for the SSDS, which is underlain by four (4)-inch perforated vent pipe placed in a six (6)-inch layer of 3/4-inch crushed stone. The vent pipes are horizontally manifolded to PVC piping and a vent riser that extends to the second floor. Vapor PinsTM will be installed through the concrete slab for sub-slab vapor sampling.

If activation of an SSDS is required based on the results of the SVI evaluation, it will be maintained pursuant to the SMP and not be discontinued unless prior written approval is granted by the NYSDEC and the NYSDOH project managers. If monitoring data indicates that the SSDS may no longer be required, a proposal to discontinue the SSDS will be submitted by the remedial party to the NYSDEC and NYSDOH project managers.

Procedures for monitoring, operating and maintaining the SSDS are provided in the Operation and Maintenance Plan in Section 4 of the Site Management Plan (SMP). The Monitoring Plan also addresses inspection

procedures that must occur after any severe weather condition has taken place that may affect on-site ECs.

4.8.2 GROUNDWATER MONITORING

Groundwater monitoring activities to assess the effectiveness of the remedial action will continue under the SMP, as determined by the NYSDEC project manager in consultation with NYSDOH project manager, until residual groundwater concentrations are found to be consistently below AWQS or the site SCGs, or have become asymptotic at an acceptable level over an extended period. If monitoring data indicates that monitoring may no longer be required, a proposal to discontinue the remedy will be submitted by the remedial party. Monitoring will continue until permission to discontinue is granted in writing by the NYSDEC project manager. If groundwater contaminant levels become asymptotic at a level that is not acceptable to the NYSDEC, additional injections, source removal, treatment and/or control measures will be evaluated.

4.8.3 CRITERIA FOR COMPLETION OF REMEDIATION

Generally, remedial processes are considered completed when monitoring indicates that the remedy has achieved the remedial action objectives identified by the decision document. The framework for determining when remedial processes are complete is provided in Section 6.4 of NYSDEC DER-10. Unless waived by the NYSDEC, confirmation samples of applicable environmental media are required before terminating any remedial actions at the Site. Confirmation samples require Category B deliverables and a Data Usability Summary Report.

As discussed below, the NYSDEC may approve termination of a groundwater monitoring program. When a remedial party receives this approval, the remedial party will decommission all Site-related monitoring, injection and recovery wells as per the NYSDEC CP-43 policy.

4.9 INSTITUTIONAL CONTROLS

The Conditional Track 1 site remedy requires that an environmental easement be placed on the property to (1) implement, maintain and monitor the Engineering Controls; (2) prevent future exposure to remaining contamination by controlling disturbances of the subsurface contamination; and, (3) limit the use and development of the site to residential uses only.

The environmental easement for the site was executed by the Department on October 23, 2025, and filed with the Westchester County Clerk on November 7, 2025. The County Recording Identifier number for this filing is 652323409. A copy of the easement and proof of filing is provided in **Appendix B**.

4.10 DEVIATIONS FROM THE REMEDIAL ACTION WORK PLAN

Deviations from the RAWP approved by NYSDEC in October 2024 included below and included in **Appendix N**. The RAWP approval is included in **Appendix C.**

- Iron was detected at concentrations exceeding NYSDEC CP-51 Residential Supplemental Soil Cleanup Objectives in each of the post-excavation samples. Since iron is naturally occurring and was not considered a contaminant of concern during the RI and there are no standards for iron in 6 NYCRR Table 375-6.8(a), NYSDEC indicated that there is no need to address it through further excavation via an email dated July 14, 2025.
- The initial RAWP was submitted to address groundwater remediation through soil excavation and application of oxygen releasing compound (ORC) powder to the open excavation, however, groundwater was not encountered during remedial excavation activities. SESI submitted the September 5, 2025 RAWP – Addendum (Groundwater) for approval to remediate groundwater at the Site through the application of ORC directly via the existing monitoring wells. Ultimately, Groundwater treatment via application of ORC was not performed due to the absence of petroleum-related VOC and SVOC impacts in groundwater during the baseline groundwater sampling event. NYSDEC approved the RAWP Addendum –

Groundwater and the approach to eliminate groundwater treatment was documented in a letter dated September 15, 2025.

Tables

Table 4.5
Soil Analytical Results Summary
Final Engineering Report
Sun Valley Nursery Filling Station Site

Client Sample ID:		**RSCO**	**RRSCO**	**USCO**	UST-1	UST-2	UST-2 DUP	UST-2 DUP (RE RUN)
Lab Sample ID:					L2530852-01	L2530852-02	L2530852-03	L2530852-03
Sample Depth (ft bgs):					6.0-6.5	6.0-6.5	6.0-6.5	6.0-6.5
Date Sampled:					5/16/2025	5/16/2025	5/16/2025	5/16/2025
Matrix:					SOIL	SOIL	SOIL	SOIL
Analyte	**Unit**							
Volatile Organic Compounds (VOCs)								
1,1,1,2-Tetrachloroethane	ug/kg				ND (0.56)	ND (0.49)	ND (0.47)	ND (27)
1,1,1-Trichloroethane	ug/kg	100000	100000	680	ND (0.56)	ND (0.49)	ND (0.47)	ND (27)
1,1,2,2-Tetrachloroethane	ug/kg				ND (0.56)	ND (0.49)	ND (0.47)	ND (27)
1,1,2-Trichloroethane	ug/kg				ND (1.1)	ND (0.98)	ND (0.94)	ND (55)
1,1-Dichloroethane	ug/kg	19000	26000	270	ND (1.1)	ND (0.98)	ND (0.94)	ND (55)
1,1-Dichloroethene	ug/kg	100000	100000	330	ND (1.1)	ND (0.98)	ND (0.94)	ND (55)
1,1-Dichloropropene	ug/kg				ND (0.56)	ND (0.49)	ND (0.47)	ND (27)
1,2,3-Trichlorobenzene	ug/kg				ND (2.2)	ND (2)	ND (1.9)	ND (110)
1,2,3-Trichloropropane	ug/kg				ND (2.2)	ND (2)	ND (1.9)	ND (110)
,2,4,5-Tetramethylbenzen	ug/kg				0.46J	23	400E	610
1,2,4-Trichlorobenzene	ug/kg				ND (2.2)	ND (2)	ND (1.9)	ND (110)
1,2,4-Trimethylbenzene	ug/kg	47000	52000	3600	6.4	110	1000E	1900
2-Dibromo-3-chloropropar	ug/kg				ND (3.3)	ND (2.9)	ND (2.8)	ND (160)
1,2-Dibromoethane	ug/kg				ND (1.1)	ND (0.98)	ND (0.94)	ND (55)
1,2-Dichlorobenzene	ug/kg	100000	100000	1100	ND (2.2)	ND (2)	ND (1.9)	ND (110)
1,2-Dichloroethane	ug/kg	2300	3100	20	ND (1.1)	ND (0.98)	ND (0.94)	ND (55)
1,2-Dichloroethene, Total	ug/kg				ND (1.1)	ND (0.98)	ND (0.94)	ND (55)
1,2-Dichloropropane	ug/kg				ND (1.1)	ND (0.98)	ND (0.94)	ND (55)
1,3,5-Trimethylbenzene	ug/kg	47000	52000	8400	1.5J	32	650E	560
1,3-Dichlorobenzene	ug/kg	17000	49000	2400	ND (2.2)	ND (2)	ND (1.9)	ND (110)
1,3-Dichloropropane	ug/kg				ND (2.2)	ND (2)	ND (1.9)	ND (110)
1,3-Dichloropropene, Tota	ug/kg				ND (0.56)	ND (0.49)	ND (0.47)	ND (27)
1,4-Dichlorobenzene	ug/kg	9800	13000	1800	ND (2.2)	ND (2)	ND (1.9)	ND (110)
1,4-Dioxane	ug/kg	9800	13000	100	ND (89)	ND (78)	ND (75)	ND (4400)
2,2-Dichloropropane	ug/kg				ND (2.2)	ND (2)	ND (1.9)	ND (110)
2-Butanone	ug/kg	100000	100000	120	5.5J	3J	ND (9.4)	ND (550)
2-Hexanone	ug/kg				ND (11)	ND (9.8)	ND (9.4)	ND (550)
4-Methyl-2-pentanone	ug/kg				ND (11)	ND (9.8)	ND (9.4)	ND (550)
Acetone	ug/kg	100000	100000	50	14	12	11	ND (550)
Acrylonitrile	ug/kg				ND (4.4)	ND (3.9)	ND (3.8)	ND (220)
Benzene	ug/kg	2900	4800	60	ND (0.56)	ND (0.49)	ND (0.47)	ND (27)
Bromobenzene	ug/kg				ND (2.2)	ND (2)	ND (1.9)	ND (110)
Bromochloromethane	ug/kg				ND (2.2)	ND (2)	ND (1.9)	ND (110)
Bromodichloromethane	ug/kg				ND (0.56)	ND (0.49)	ND (0.47)	ND (27)
Bromoform	ug/kg				ND (4.4)	ND (3.9)	ND (3.8)	ND (220)
Bromomethane	ug/kg				ND (2.2)	ND (2)	ND (1.9)	35J
Carbon disulfide	ug/kg				ND (11)	ND (9.8)	ND (9.4)	ND (550)
Carbon tetrachloride	ug/kg	1400	2400	760	ND (1.1)	ND (0.98)	ND (0.94)	ND (55)
Chlorobenzene	ug/kg	100000	100000	1100	ND (0.56)	ND (0.49)	ND (0.47)	ND (27)
Chloroethane	ug/kg				ND (2.2)	ND (2)	ND (1.9)	ND (110)
Chloroform	ug/kg	10000	49000	370	ND (1.7)	ND (1.5)	ND (1.4)	ND (82)
Chloromethane	ug/kg				ND (4.4)	ND (3.9)	ND (3.8)	ND (220)
cis-1,2-Dichloroethene	ug/kg	59000	100000	250	ND (1.1)	ND (0.98)	ND (0.94)	ND (55)
cis-1,3-Dichloropropene	ug/kg				ND (0.56)	ND (0.49)	ND (0.47)	ND (27)
Dibromochloromethane	ug/kg				ND (1.1)	ND (0.98)	ND (0.94)	ND (55)
Dibromomethane	ug/kg				ND (2.2)	ND (2)	ND (1.9)	ND (110)
Dichlorodifluoromethane	ug/kg				ND (11)	ND (9.8)	ND (9.4)	ND (550)
Ethyl ether	ug/kg				ND (2.2)	ND (2)	ND (1.9)	ND (110)
Ethylbenzene	ug/kg	30000	41000	1000	0.41J	2.4	60	31J
Hexachlorobutadiene	ug/kg				ND (4.4)	ND (3.9)	ND (3.8)	ND (220)
Isopropylbenzene	ug/kg				0.15J	2.6	68	43J
Methyl tert butyl ether	ug/kg	62000	100000	930	ND (2.2)	ND (2)	ND (1.9)	ND (110)
Methylene chloride	ug/kg	51000	100000	50	ND (5.6)	ND (4.9)	ND (4.7)	ND (270)
n-Butylbenzene	ug/kg	100000	100000	12000	ND (1.1)	11	260	270
n-Propylbenzene	ug/kg	100000	100000	3900	ND (1.1)	5	140	100
Naphthalene	ug/kg	100000	100000	12000	ND (4.4)	8.4	110	260
o-Chlorotoluene	ug/kg				ND (2.2)	ND (2)	ND (1.9)	ND (110)
o-Xylene	ug/kg				2.2	8.8	45	28J
p-Chlorotoluene	ug/kg				ND (2.2)	ND (2)	ND (1.9)	ND (110)
p-Diethylbenzene	ug/kg				1.2J	59	1100E	1500
p-Ethyltoluene	ug/kg				3.6	60	930E	1000
p-Isopropyltoluene	ug/kg				ND (1.1)	5.1	100	110
p/m-Xylene	ug/kg				8.8	42	660E	310
sec-Butylbenzene	ug/kg	100000	100000	11000	ND (1.1)	7.1	180	150
Styrene	ug/kg				ND (1.1)	ND (0.98)	0.19J	ND (55)
tert-Butylbenzene	ug/kg	100000	100000	5900	ND (2.2)	ND (2)	4.6	ND (110)
Tetrachloroethene	ug/kg	5500	19000	1300	ND (0.56)	ND (0.49)	ND (0.47)	ND (27)
Toluene	ug/kg	100000	100000	700	ND (1.1)	ND (0.98)	0.84J	ND (55)
trans-1,2-Dichloroethene	ug/kg	100000	100000	190	ND (1.7)	ND (1.5)	ND (1.4)	ND (82)
trans-1,3-Dichloropropene	ug/kg				ND (1.1)	ND (0.98)	ND (0.94)	ND (55)
rans-1,4-Dichloro-2-buten	ug/kg				ND (5.6)	ND (4.9)	ND (4.7)	ND (270)
Trichloroethene	ug/kg	10000	21000	470	ND (0.56)	ND (0.49)	ND (0.47)	ND (27)
Trichlorofluoromethane	ug/kg				ND (4.4)	ND (3.9)	ND (3.8)	ND (220)
Vinyl acetate	ug/kg				ND (11)	ND (9.8)	ND (9.4)	ND (550)
Vinyl chloride	ug/kg	210	900	20	ND (1.1)	ND (0.98)	ND (0.94)	ND (55)
Xylenes, Total	ug/kg	100000	100000	260	11	51	**360J**	**340J**
Semivolatile Organic Compounds (VOCs)								
,2,4,5-Tetrachlorobenzen	ug/kg				ND (190)	ND (190)	ND (190)	
1,2,4-Trichlorobenzene	ug/kg				ND (190)	ND (190)	ND (190)	
1,2-Dichlorobenzene	ug/kg	100000	100000	1100	ND (190)	ND (190)	ND (190)	
1,3-Dichlorobenzene	ug/kg	17000	49000	2400	ND (190)	ND (190)	ND (190)	
1,4-Dichlorobenzene	ug/kg	9800	13000	1800	ND (190)	ND (190)	ND (190)	
1,4-Dioxane	ug/kg	9800	13000	100	ND (28)	ND (28)	ND (28)	
2,4,5-Trichlorophenol	ug/kg				ND (190)	ND (190)	ND (190)	
2,4,6-Trichlorophenol	ug/kg				ND (110)	ND (110)	ND (110)	
2,4-Dichlorophenol	ug/kg				ND (170)	ND (170)	ND (170)	
2,4-Dimethylphenol	ug/kg				ND (190)	ND (190)	ND (190)	
2,4-Dinitrophenol	ug/kg				ND (910)	ND (910)	ND (910)	
2,4-Dinitrotoluene	ug/kg				ND (190)	ND (190)	ND (190)	
2,6-Dinitrotoluene	ug/kg				ND (190)	ND (190)	ND (190)	
2-Chloronaphthalene	ug/kg				ND (190)	ND (190)	ND (190)	
2-Chlorophenol	ug/kg				ND (190)	ND (190)	ND (190)	
2-Methylnaphthalene	ug/kg				ND (230)	ND (230)	58J	
2-Methylphenol	ug/kg	100000	100000	330	ND (190)	ND (190)	ND (190)	
2-Nitroaniline	ug/kg				ND (190)	ND (190)	ND (190)	
2-Nitrophenol	ug/kg				ND (410)	ND (410)	ND (410)	
3,3'-Dichlorobenzidine	ug/kg				ND (190)	ND (190)	ND (190)	
Methylphenol/4-Methylphe	ug/kg	34000	100000	330	ND (270)	ND (270)	ND (270)	
3-Nitroaniline	ug/kg				ND (190)	ND (190)	ND (190)	
4,6-Dinitro-o-cresol	ug/kg				ND (490)	ND (490)	ND (490)	
-Bromophenyl phenyl ethe	ug/kg				ND (190)	ND (190)	ND (190)	

Table 4.5
Soil Analytical Results Summary
Final Engineering Report
Sun Valley Nursery Filling Station Site

Client Sample ID:		**RSCO**	**RRSCO**	**USCO**	UST-1	UST-2	UST-2 DUP	UST-2 DUP (RE RUN)
Lab Sample ID:					L2530852-01	L2530852-02	L2530852-03	L2530852-03
Sample Depth (ft bgs):					6.0-6.5	6.0-6.5	6.0-6.5	6.0-6.5
Date Sampled:					5/16/2025	5/16/2025	5/16/2025	5/16/2025
Matrix:					SOIL	SOIL	SOIL	SOIL
Analyte	**Unit**							
4-Chloroaniline	ug/kg				ND (190)	ND (190)	ND (190)	
-Chlorophenyl phenyl ethe	ug/kg				ND (190)	ND (190)	ND (190)	
4-Nitroaniline	ug/kg				ND (190)	ND (190)	ND (190)	
4-Nitrophenol	ug/kg				ND (260)	ND (260)	ND (260)	
Acenaphthene	ug/kg	100000	100000	20000	ND (150)	ND (150)	ND (150)	
Acenaphthylene	ug/kg	100000	100000	100000	ND (150)	ND (150)	ND (150)	
Acetophenone	ug/kg				ND (190)	ND (190)	ND (190)	
Anthracene	ug/kg	100000	100000	100000	ND (110)	ND (110)	ND (110)	
Benzo(a)anthracene	ug/kg	1000	1000	1000	ND (110)	ND (110)	ND (110)	
Benzo(a)pyrene	ug/kg	1000	1000	1000	ND (150)	ND (150)	ND (150)	
Benzo(b)fluoranthene	ug/kg	1000	1000	1000	ND (110)	ND (110)	ND (110)	
Benzo(ghi)perylene	ug/kg	100000	100000	100000	30J	ND (150)	220	
Benzo(k)fluoranthene	ug/kg	1000	3900	800	ND (110)	ND (110)	ND (110)	
Benzoic Acid	ug/kg				ND (610)	ND (610)	ND (610)	
Benzyl Alcohol	ug/kg				ND (190)	ND (190)	ND (190)	
Biphenyl	ug/kg				ND (430)	ND (430)	ND (430)	
is(2-chloroethoxy)methan	ug/kg				ND (200)	ND (200)	ND (200)	
Bis(2-chloroethyl)ether	ug/kg				ND (170)	ND (170)	ND (170)	
Bis(2-chloroisopropyl)ethe	ug/kg				ND (230)	ND (230)	ND (230)	
Bis(2-ethylhexyl)phthalate	ug/kg				ND (190)	ND (190)	ND (190)	
Butyl benzyl phthalate	ug/kg				ND (190)	ND (190)	ND (190)	
Carbazole	ug/kg				ND (190)	ND (190)	ND (190)	
Chrysene	ug/kg	1000	3900	1000	ND (110)	ND (110)	ND (110)	
Di-n-butylphthalate	ug/kg				ND (190)	ND (190)	ND (190)	
Di-n-octylphthalate	ug/kg				ND (190)	ND (190)	ND (190)	
Dibenzo(a,h)anthracene	ug/kg	330	330	330	ND (110)	ND (110)	120	
Dibenzofuran	ug/kg	14000	59000	7000	ND (190)	ND (190)	ND (190)	
Diethyl phthalate	ug/kg				ND (190)	ND (190)	ND (190)	
Dimethyl phthalate	ug/kg				ND (190)	ND (190)	ND (190)	
Fluoranthene	ug/kg	100000	100000	100000	ND (110)	ND (110)	ND (110)	
Fluorene	ug/kg	100000	100000	30000	ND (190)	ND (190)	ND (190)	
Hexachlorobenzene	ug/kg	330	1200	330	ND (110)	ND (110)	ND (110)	
Hexachlorobutadiene	ug/kg				ND (190)	ND (190)	ND (190)	
Hexachlorocyclopentadien	ug/kg				ND (540)	ND (540)	ND (540)	
Hexachloroethane	ug/kg				ND (150)	ND (150)	ND (150)	
Indeno(1,2,3-cd)pyrene	ug/kg	500	500	500	ND (150)	ND (150)	150	
Isophorone	ug/kg				ND (170)	ND (170)	ND (170)	
n-Nitrosodi-n-propylamine	ug/kg				ND (190)	ND (190)	ND (190)	
Naphthalene	ug/kg	100000	100000	12000	ND (190)	ND (190)	ND (190)	
NDPA/DPA	ug/kg				ND (150)	ND (150)	ND (150)	
Nitrobenzene	ug/kg				ND (170)	ND (170)	ND (170)	
p-Chloro-m-cresol	ug/kg				ND (190)	ND (190)	ND (190)	
Pentachlorophenol	ug/kg	2400	6700	800	ND (150)	ND (150)	ND (150)	
Phenanthrene	ug/kg	100000	100000	100000	ND (110)	ND (110)	ND (110)	
Phenol	ug/kg	100000	100000	330	ND (190)	ND (190)	ND (190)	
Pyrene	ug/kg	100000	100000	100000	ND (110)	ND (110)	ND (110)	
General Chemistry								
Total Solids	%				87.6	87.3	87.1	

Table 4.5
Soil Analytical Results Summary
Final Engineering Report
Sun Valley Nursery Filling Station Site

Client Sample ID:		RSCO	RRSCO	USCO	UST2-B1	UST2-B2	UST3-B1	UST3-B2	UST3-B1 DUP	UST-1-PX	UST-1-PX DUP	UST-1-PXN	UST-1-PXE
Lab Sample ID:					JE12619-1	JE12619-2	JE12619-3	JE12619-4	JE12619-5	JE13362-1	JE13362-2	JE13362-3	JE13362-4
Sample Depth (ft bgs):					6.0-6.5	6.0-6.5	6.0-6.5	6.0-6.5	6.0-6.5	8.0-8.5	8.0-8.5	7.5-8.0	7.5-8.0
Date Sampled:					6/5/2025	6/5/2025	6/5/2025	6/5/2025	6/5/2025	6/16/2025	6/16/2025	6/16/2025	6/16/2025
Matrix:					Soil	Soil	Soil	Soil	Soil	Soil	Soil	Soil	Soil
Analyte	**Unit**												
Volatile Organic Compounds (VOCs)													
1,1,1-Trichloroethane	ug/kg	100000	100000	680	ND (2.0)	ND (2.0)	ND (2.3)	ND (2.1)	ND (1.9)	ND (1.9)	ND (2.0)	ND (1.9)	ND (1.7)
1,1,2,2-Tetrachloroethane	ug/kg	35000			ND (2.0)	ND (2.0)	ND (2.3)	ND (2.1)	ND (1.9)	ND (1.9)	ND (2.0)	ND (1.9)	ND (1.7)
1,1,2-Trichloroethane	ug/kg				ND (2.0)	ND (2.0)	ND (2.3)	ND (2.1)	ND (1.9)	ND (1.9)	ND (2.0)	ND (1.9)	ND (1.7)
1,1-Dichloroethane	ug/kg	19000	26000	270	ND (0.99)	ND (1.0)	ND (1.2)	ND (1.0)	ND (0.94)	ND (0.95)	ND (1.0)	ND (0.97)	ND (0.84)
1,1-Dichloroethene	ug/kg	100000	100000	330	ND (0.99)	ND (1.0)	ND (1.2)	ND (1.0)	ND (0.94)	ND (0.95)	ND (1.0)	ND (0.97)	ND (0.84)
1,2,3-Trichlorobenzene	ug/kg				ND (4.9)	ND (5.1)	ND (5.8)	ND (5.1)	ND (4.7)	ND (4.8)	ND (5.0)	ND (4.9)	ND (4.2)
1,2,4-Trichlorobenzene	ug/kg				ND (4.9)	ND (5.1)	ND (5.8)	ND (5.1)	ND (4.7)	ND (4.8)	ND (5.0)	ND (4.9)	ND (4.2)
2-Dibromo-3-chloropropan	ug/kg				ND (2.0)	ND (2.0)	ND (2.3)	ND (2.1)	ND (1.9)	ND (1.9)	ND (2.0)	ND (1.9)	ND (1.7)
1,2-Dibromoethane	ug/kg				ND (0.99)	ND (1.0)	ND (1.2)	ND (1.0)	ND (0.94)	ND (0.95)	ND (1.0)	ND (0.97)	ND (0.84)
1,2-Dichlorobenzene	ug/kg	100000	100000	1100	ND (0.99)	ND (1.0)	ND (1.2)	ND (1.0)	ND (0.94)	ND (0.95)	ND (1.0)	ND (0.97)	ND (0.84)
1,2-Dichloroethane	ug/kg	2300	3100	20	ND (0.99)	ND (1.0)	ND (1.2)	ND (1.0)	ND (0.94)	ND (0.95)	ND (1.0)	ND (0.97)	ND (0.84)
1,2-Dichloropropane	ug/kg				ND (2.0)	ND (2.0)	ND (2.3)	ND (2.1)	ND (1.9)	ND (1.9)	ND (2.0)	ND (1.9)	ND (1.7)
1,3-Dichlorobenzene	ug/kg	17000	49000	2400	ND (0.99)	ND (1.0)	ND (1.2)	ND (1.0)	ND (0.94)	ND (0.95)	ND (1.0)	ND (0.97)	ND (0.84)
1,4-Dichlorobenzene	ug/kg	9800	13000	1800	ND (0.99)	ND (1.0)	ND (1.2)	ND (1.0)	ND (0.94)	ND (0.95)	ND (1.0)	ND (0.97)	ND (0.84)
2-Butanone (MEK)	ug/kg	100000	100000	120	ND (9.9)	ND (10)	ND (12)	ND (10)	ND (9.4)	ND (9.5)	ND (10)	ND (9.7)	ND (8.4)
2-Hexanone	ug/kg				ND (4.9)	ND (5.1)	ND (5.8)	ND (5.1)	ND (4.7)	ND (4.8)	ND (5.0)	ND (4.9)	ND (4.2)
4-Methyl-2-pentanone(MIBK	ug/kg				ND (4.9)	ND (5.1)	ND (5.8)	ND (5.1)	ND (4.7)	ND (4.8)	ND (5.0)	ND (4.9)	ND (4.2)
Acetone	ug/kg	100000	100000	50	8.5 J	ND (10)	8.6 J	ND (10)	5.7 J	ND (9.5)	ND (10)	ND (9.7)	ND (8.4)
Benzene	ug/kg	2900	4800	60	ND (0.49)	ND (0.51)	ND (0.58)	ND (0.51)	ND (0.47)	ND (0.48)	ND (0.50)	ND (0.49)	ND (0.42)
Bromochloromethane	ug/kg				ND (4.9)	ND (5.1)	ND (5.8)	ND (5.1)	ND (4.7)	ND (4.8)	ND (5.0)	ND (4.9)	ND (4.2)
Bromodichloromethane	ug/kg				ND (2.0)	ND (2.0)	ND (2.3)	ND (2.1)	ND (1.9)	ND (1.9)	ND (2.0)	ND (1.9)	ND (1.7)
Bromoform	ug/kg				ND (4.9)	ND (5.1)	ND (5.8)	ND (5.1)	ND (4.7)	ND (4.8)	ND (5.0)	ND (4.9)	ND (4.2)
Bromomethane	ug/kg				ND (4.9)	ND (5.1)	ND (5.8)	ND (5.1)	ND (4.7)	ND (4.8)	ND (5.0)	ND (4.9)	ND (4.2)
Carbon disulfide	ug/kg	100000			ND (2.0)	ND (2.0)	ND (2.3)	ND (2.1)	ND (1.9)	ND (1.9)	ND (2.0)	ND (1.9)	ND (1.7)
Carbon tetrachloride	ug/kg	1400	2400	760	ND (2.0)	ND (2.0)	ND (2.3)	ND (2.1)	ND (1.9)	ND (1.9)	ND (2.0)	ND (1.9)	ND (1.7)
Chlorobenzene	ug/kg	100000	100000	1100	ND (2.0)	ND (2.0)	ND (2.3)	ND (2.1)	ND (1.9)	ND (1.9)	ND (2.0)	ND (1.9)	ND (1.7)
Chloroethane	ug/kg				ND (4.9)	ND (5.1)	ND (5.8)	ND (5.1)	ND (4.7)	ND (4.8) [d]	ND (5.0) [d]	ND (4.9) [d]	ND (4.2) [d]
Chloroform	ug/kg	10000	49000	370	ND (2.0)	ND (2.0)	ND (2.3)	ND (2.1)	ND (1.9)	ND (1.9) [d]	ND (2.0) [d]	ND (1.9) [d]	ND (1.7) [d]
Chloromethane	ug/kg				ND (4.9)	ND (5.1)	ND (5.8)	ND (5.1)	ND (4.7)	ND (4.8) [b]	ND (5.0) [b]	ND (4.9) [b]	ND (4.2) [b]
cis-1,2-Dichloroethene	ug/kg	59000	100000	250	ND (0.99)	ND (1.0)	ND (1.2)	ND (1.0)	ND (0.94)	ND (0.95)	ND (1.0)	ND (0.97)	ND (0.84)
cis-1,3-Dichloropropene	ug/kg				ND (2.0)	ND (2.0)	ND (2.3)	ND (2.1)	ND (1.9)	ND (1.9)	ND (2.0)	ND (1.9)	ND (1.7)
Cyclohexane	ug/kg				ND (2.0)	ND (2.0)	ND (2.3)	ND (2.1)	ND (1.9)	ND (1.9)	ND (2.0)	ND (1.9)	ND (1.7)
Dibromochloromethane	ug/kg				ND (2.0)	ND (2.0)	ND (2.3)	ND (2.1)	ND (1.9)	ND (1.9)	ND (2.0)	ND (1.9)	ND (1.7)
Dichlorodifluoromethane	ug/kg				ND (4.9)	ND (5.1)	ND (5.8)	ND (5.1)	ND (4.7)	ND (4.8) [d]	ND (5.0) [d]	ND (4.9) [d]	ND (4.2) [d]
Ethylbenzene	ug/kg	30000	41000	1000	ND (0.99)	ND (1.0)	ND (1.2)	ND (1.0)	ND (0.94)	ND (0.95)	ND (1.0)	ND (0.97)	ND (0.84)
Freon 113	ug/kg	100000			ND (4.9)	ND (5.1)	ND (5.8)	ND (5.1)	ND (4.7)	ND (4.8)	ND (5.0)	ND (4.9)	ND (4.2)
Isopropylbenzene	ug/kg	100000			ND (2.0)	ND (2.0)	ND (2.3)	ND (2.1)	ND (1.9)	ND (1.9)	ND (2.0)	ND (1.9)	ND (1.7)
m,p-Xylene	ug/kg	100000	100000	260	ND (0.99)	ND (1.0)	ND (1.2)	ND (1.0)	ND (0.94)	ND (0.95)	ND (1.0)	ND (0.97)	ND (0.84)
Methyl Acetate	ug/kg				ND (4.9)	ND (5.1)	ND (5.8)	ND (5.1)	ND (4.7)	ND (4.8) [d]	ND (5.0) [d]	ND (4.9) [d]	ND (4.2) [d]
Methyl Tert Butyl Ether	ug/kg	62000	100000	930	ND (0.99)	ND (1.0)	ND (1.2)	0.96 J	ND (0.94)	ND (0.95)	ND (1.0)	ND (0.97)	ND (0.84)
Methylcyclohexane	ug/kg				ND (2.0)	ND (2.0)	ND (2.3)	ND (2.1)	ND (1.9)	ND (1.9)	ND (2.0)	ND (1.9)	ND (1.7)
Methylene chloride	ug/kg	51000	100000	50	ND (4.9)	ND (5.1)	ND (5.8)	ND (5.1)	ND (4.7)	ND (4.8) [d]	ND (5.0) [d]	ND (4.9) [d]	ND (4.2) [d]
o-Xylene	ug/kg	100000	100000	260	ND (0.99)	ND (1.0)	ND (1.2)	ND (1.0) [f]	ND (0.94) [f]	ND (0.95)	ND (1.0)	ND (0.97)	ND (0.84)
Styrene	ug/kg				ND (2.0)	ND (2.0)	ND (2.3)	ND (2.1)	ND (1.9)	ND (1.9)	ND (2.0)	ND (1.9)	ND (1.7)
Tetrachloroethene	ug/kg	5500	19000	1300	ND (2.0)	ND (2.0)	ND (2.3)	ND (2.1)	ND (1.9)	ND (1.9)	ND (2.0)	ND (1.9)	ND (1.7)
Toluene	ug/kg	100000	100000	700	ND (0.99)	ND (1.0)	ND (1.2)	ND (1.0)	ND (0.94)	ND (0.95)	ND (1.0)	ND (0.97)	ND (0.84)
trans-1,2-Dichloroethene	ug/kg	100000	100000	190	ND (0.99)	ND (1.0)	ND (1.2)	ND (1.0)	ND (0.94)	ND (0.95)	ND (1.0)	ND (0.97)	ND (0.84)
trans-1,3-Dichloropropene	ug/kg				ND (2.0)	ND (2.0)	ND (2.3)	ND (2.1)	ND (1.9)	ND (1.9)	ND (2.0)	ND (1.9)	ND (1.7)
Trichloroethene	ug/kg	10000	21000	470	ND (0.99)	ND (1.0)	ND (1.2)	ND (1.0)	ND (0.94)	ND (0.95)	ND (1.0)	ND (0.97)	ND (0.84)
Trichlorofluoromethane	ug/kg				ND (4.9)	ND (5.1)	ND (5.8)	ND (5.1)	ND (4.7)	ND (4.8) [d]	ND (5.0) [d]	ND (4.9) [d]	ND (4.2) [d]
Vinyl chloride	ug/kg	210	900	20	ND (2.0)	ND (2.0)	ND (2.3)	ND (2.1)	ND (1.9)	ND (1.9)	ND (2.0)	ND (1.9)	ND (1.7)
Xylene (total)	ug/kg	100000	100000	260	ND (0.99)	ND (1.0)	ND (1.2)	ND (1.0)	ND (0.94)	ND (0.95)	ND (1.0)	ND (0.97)	ND (0.84)
Dibromofluoromethane	%				104	103	105	103	94	92	93	92	92
1,2-Dichloroethane-D4	%				110	110	108	108	104	97	96	97	97
Toluene-D8	%				97	99	99	99	95	93	95	94	96
4-Bromofluorobenzene	%				93	91	95	89	97	93	92	92	93
VOC TICs													
Total TIC, Volatile	ug/kg												

Table 4.5
Soil Analytical Results Summary
Final Engineering Report
Sun Valley Nursery Filling Station Site

Client Sample ID:		RSCO	RRSCO	USCO	UST2-B1	UST2-B2	UST3-B1	UST3-B2	UST3-B1 DUP	UST-1-PX	UST-1-PX DUP	UST-1-PXN	UST-1-PXE
Lab Sample ID:					JE12619-1	JE12619-2	JE12619-3	JE12619-4	JE12619-5	JE13362-1	JE13362-2	JE13362-3	JE13362-4
Sample Depth (ft bgs):					6.0-6.5	6.0-6.5	6.0-6.5	6.0-6.5	6.0-6.5	8.0-8.5	8.0-8.5	7.5-8.0	7.5-8.0
Date Sampled:					6/5/2025	6/5/2025	6/5/2025	6/5/2025	6/5/2025	6/16/2025	6/16/2025	6/16/2025	6/16/2025
Matrix:					Soil	Soil	Soil	Soil	Soil	Soil	Soil	Soil	Soil
Analyte	**Unit**												
Semivolatile Organic Compounds (SVOCs)													
2-Chlorophenol	ug/kg	100000			ND (77)	ND (80)	ND (75)	ND (77)	ND (76)				
4-Chloro-3-methyl phenol	ug/kg				ND (190)	ND (200)	ND (190)	ND (190)	ND (190)				
2,4-Dichlorophenol	ug/kg	100000			ND (190)	ND (200)	ND (190)	ND (190)	ND (190)				
2,4-Dimethylphenol	ug/kg				ND (190)	ND (200)	ND (190)	ND (190)	ND (190) [b]				
2,4-Dinitrophenol	ug/kg	100000			ND (190) [b]	ND (200) [b]	ND (190) [b]	ND (190) [b]	ND (190) [b]				
4,6-Dinitro-o-cresol	ug/kg				ND (190) [b]	ND (200) [b]	ND (190) [b]	ND (190) [b]	ND (190) [b]				
2-Methylphenol	ug/kg	100000	100000	330	ND (77)	ND (80)	ND (75)	ND (77)	ND (76)				
3&4-Methylphenol	ug/kg				ND (77)	ND (80)	ND (75)	ND (77)	ND (76)				
2-Nitrophenol	ug/kg				ND (190) [b]	ND (200) [b]	ND (190) [b]	ND (190) [b]	ND (190) [b]				
4-Nitrophenol	ug/kg				ND (380)	ND (400)	ND (380)	ND (380)	ND (380) [a]				
Pentachlorophenol	ug/kg	2400	6700	800	ND (150)	ND (160)	ND (150)	ND (150)	ND (150)				
Phenol	ug/kg	100000	100000	330	ND (77)	ND (80)	ND (75)	ND (77)	ND (76)				
2,3,4,6-Tetrachlorophenol	ug/kg				ND (190) [b]	ND (200) [b]	ND (190) [b]	ND (190) [b]	ND (190) [b]				
2,4,5-Trichlorophenol	ug/kg	100000			ND (190)	ND (200)	ND (190)	ND (190)	ND (190)				
2,4,6-Trichlorophenol	ug/kg				ND (190)	ND (200)	ND (190)	ND (190)	ND (190) [b]				
Acenaphthene	ug/kg	100000	100000	20000	ND (38)	ND (40)	ND (38)	ND (38)	ND (38)				
Acenaphthylene	ug/kg	100000	100000	100000	ND (38)	ND (40)	ND (38)	ND (38)	ND (38)				
Acetophenone	ug/kg				ND (190)	ND (200)	ND (190)	ND (190)	ND (190)				
Anthracene	ug/kg	100000	100000	100000	ND (38)	ND (40)	ND (38)	ND (38)	ND (38)				
Atrazine	ug/kg				ND (77)	ND (80)	ND (75)	ND (77)	ND (76) [b]				
Benzo(a)anthracene	ug/kg	1000	1000	1000	ND (38)	ND (40)	ND (38)	ND (38)	ND (38)				
Benzo(a)pyrene	ug/kg	1000	1000	1000	ND (38)	ND (40)	ND (38)	ND (38)	ND (38)				
Benzo(b)fluoranthene	ug/kg	1000	1000	1000	ND (38)	ND (40)	ND (38)	ND (38)	ND (38)				
Benzo(g,h,i)perylene	ug/kg	100000	100000	100000	ND (38)	ND (40)	ND (38)	ND (38)	ND (38)				
Benzo(k)fluoranthene	ug/kg	1000	3900	800	ND (38)	ND (40)	ND (38)	ND (38)	ND (38)				
-Bromophenyl phenyl ethe	ug/kg				ND (77)	ND (80)	ND (75)	ND (77)	ND (76)				
Butyl benzyl phthalate	ug/kg	100000			ND (77)	ND (80)	ND (75)	ND (77)	ND (76) [b]				
1,1'-Biphenyl	ug/kg				ND (77)	ND (80)	ND (75)	ND (77)	ND (76)				
Benzaldehyde	ug/kg				ND (190)	ND (200)	ND (190)	ND (190)	ND (190)				
2-Chloronaphthalene	ug/kg				ND (77)	ND (80)	ND (75)	ND (77)	ND (76)				
4-Chloroaniline	ug/kg	100000			ND (190)	ND (200)	ND (190)	ND (190)	ND (190)				
Carbazole	ug/kg				ND (77)	ND (80)	ND (75)	ND (77)	ND (76)				
Caprolactam	ug/kg				ND (77) [a]	ND (80) [a]	ND (75)	ND (77) [g]	ND (76)				
Chrysene	ug/kg	1000	3900	1000	ND (38)	ND (40)	ND (38)	ND (38)	ND (38)				
is(2-Chloroethoxy)methan	ug/kg				ND (77)	ND (80)	ND (75)	ND (77)	ND (76)				
bis(2-Chloroethyl)ether	ug/kg				ND (77)	ND (80)	ND (75)	ND (77)	ND (76)				
2'-Oxybis(1-chloropropan	ug/kg				ND (77)	ND (80)	ND (75)	ND (77)	ND (76)				
-Chlorophenyl phenyl ethe	ug/kg				ND (77)	ND (80)	ND (75)	ND (77)	ND (76)				
2,4-Dinitrotoluene	ug/kg				ND (38) [b]	ND (40) [b]	ND (38) [b]	ND (38) [b]	ND (38) [b]				
2,6-Dinitrotoluene	ug/kg	1030			ND (38) [b]	ND (40) [b]	ND (38) [b]	ND (38) [b]	ND (38) [b]				
3,3'-Dichlorobenzidine	ug/kg				ND (77)	ND (80)	ND (75)	ND (77)	ND (76)				
1,4-Dioxane	ug/kg	9800	13000	100	ND (38)	ND (40)	ND (38)	ND (38)	ND (38)				
Dibenzo(a,h)anthracene	ug/kg	330	330	330	ND (38)	ND (40)	ND (38)	ND (38)	ND (38)				
Dibenzofuran	ug/kg	14000	59000	7000	ND (77)	ND (80)	ND (75)	ND (77)	ND (76)				
Di-n-butyl phthalate	ug/kg	100000			ND (77)	ND (80)	ND (75)	ND (77)	ND (76)				
Di-n-octyl phthalate	ug/kg	100000			ND (77)	ND (80)	ND (75)	ND (77)	ND (76)				
Diethyl phthalate	ug/kg	100000			ND (77)	ND (80)	ND (75)	ND (77)	ND (76)				
Dimethyl phthalate	ug/kg	100000			ND (77)	ND (80)	ND (75)	ND (77)	ND (76)				
bis(2-Ethylhexyl)phthalate	ug/kg	50000			28.7 J	ND (80)	ND (75)	ND (77)	ND (76)				
Fluoranthene	ug/kg	100000	100000	100000	ND (38)	ND (40)	ND (38)	ND (38)	ND (38)				
Fluorene	ug/kg	100000	100000	30000	ND (38)	ND (40)	ND (38)	ND (38)	ND (38)				
Hexachlorobenzene	ug/kg	410	1200	330	ND (77) [b]	ND (80) [b]	ND (75) [b]	ND (77) [b]	ND (76)				
Hexachlorobutadiene	ug/kg				ND (38) [b]	ND (40) [b]	ND (38) [b]	ND (38) [b]	ND (38)				
Hexachlorocyclopentadien	ug/kg				ND (380) [b]	ND (400) [b]	ND (380)	ND (380) [b]	ND (380) [b]				
Hexachloroethane	ug/kg				ND (190)	ND (200)	ND (190) [b]	ND (190)	ND (190)				
Indeno(1,2,3-cd)pyrene	ug/kg	500	500	500	ND (38)	ND (40)	ND (38)	ND (38)	ND (38) [b]				
Isophorone	ug/kg	100000			ND (77)	ND (80)	ND (75)	ND (77)	ND (76)				
2-Methylnaphthalene	ug/kg	410			ND (38)	ND (40)	ND (38)	9.9 J	ND (38)				

Table 4.5
Soil Analytical Results Summary
Final Engineering Report
Sun Valley Nursery Filling Station Site

Client Sample ID:		RSCO	RRSCO	USCO	UST2-B1	UST2-B2	UST3-B1	UST3-B2	UST3-B1 DUP	UST-1-PX	UST-1-PX DUP	UST-1-PXN	UST-1-PXE
Lab Sample ID:					JE12619-1	JE12619-2	JE12619-3	JE12619-4	JE12619-5	JE13362-1	JE13362-2	JE13362-3	JE13362-4
Sample Depth (ft bgs):					6.0-6.5	6.0-6.5	6.0-6.5	6.0-6.5	6.0-6.5	8.0-8.5	8.0-8.5	7.5-8.0	7.5-8.0
Date Sampled:					6/5/2025	6/5/2025	6/5/2025	6/5/2025	6/5/2025	6/16/2025	6/16/2025	6/16/2025	6/16/2025
Matrix:					Soil	Soil	Soil	Soil	Soil	Soil	Soil	Soil	Soil
Analyte	**Unit**												
2-Nitroaniline	ug/kg				ND (190)	ND (200)	ND (190)	ND (190)	ND (190)				
3-Nitroaniline	ug/kg				ND (190)	ND (200)	ND (190) [b]	ND (190)	ND (190)				
4-Nitroaniline	ug/kg				ND (190)	ND (200)	ND (190) [b]	ND (190)	ND (190)				
Naphthalene	ug/kg	100000	100000	12000	ND (38)	ND (40)	ND (38)	ND (38)	ND (38)				
Nitrobenzene	ug/kg	3700	15000		ND (77)	ND (80)	ND (75)	ND (77)	ND (76)				
N-Nitroso-di-n-propylamine	ug/kg				ND (77) [a]	ND (80) [a]	ND (75)	ND (77) [g]	ND (76)				
N-Nitrosodiphenylamine	ug/kg				ND (190)	ND (200)	ND (190)	ND (190)	ND (190)				
Phenanthrene	ug/kg	100000	100000	100000	ND (38)	ND (40)	ND (38)	44.1	ND (38)				
Pyrene	ug/kg	100000	100000	100000	ND (38)	ND (40)	ND (38)	17.3 J	ND (38)				
1,2,4,5-Tetrachlorobenzen	ug/kg				ND (190)	ND (200)	ND (190)	ND (190)	ND (190)				
2-Fluorophenol	%				34	51	72	39	36				
Phenol-d5	%				35	49	68	42	35				
2,4,6-Tribromophenol	%				70	89	108	72	69				
Nitrobenzene-d5	%				48	67	92	59	37				
2-Fluorobiphenyl	%				49	65	85	61	44				
Terphenyl-d14	%				60	74	91	62	61				
SVOC via SIM													
1,4-Dioxane (1)	ug/kg												
Nitrobenzene-d5 (1)	%												
2-Fluorobiphenyl (1)	%												
Terphenyl-d14 (1)	%												
SVOC TICs													
Cyclic octaatomic sulfur	ug/kg												
Dibenzopyrene	ug/kg												
nal standard added for SIM	ug/kg												
Unknown	ug/kg												
unknown	ug/kg												
Unknown	ug/kg												
Dibenzopyrene (1)	ug/kg												
l standard added for SIM	ug/kg												
Unknown (1)	ug/kg												
Dibenzopyrene (2)	ug/kg												
l standard added for SIM	ug/kg												
Unknown (2)	ug/kg												
Unknown (4)	ug/kg												
Dibenzopyrene (3)	ug/kg												
l standard added for SIM	ug/kg												
Unknown (3)	ug/kg												
Unknown (5)	ug/kg												
Dibenzopyrene (4)	ug/kg												
Unknown (6)	ug/kg												
Unknown (7)	ug/kg												
Unknown (8)	ug/kg												
Unknown (9)	ug/kg												
Unknown (10)	ug/kg												
Total TIC, Semi-Volatile	ug/kg												
Per- and Polyfluoroalkyl Substances (PFAS)													
Perfluorobutanoic acid	ug/kg												
Perfluoropentanoic acid	ug/kg												
Perfluorohexanoic acid	ug/kg												
Perfluoroheptanoic acid	ug/kg												
Perfluorooctanoic acid	ug/kg												
Perfluorononanoic acid	ug/kg												
Perfluorodecanoic acid	ug/kg												
Perfluoroundecanoic acid	ug/kg												
Perfluorododecanoic acid	ug/kg												
Perfluorotridecanoic acid	ug/kg												
Perfluorotetradecanoic acid	ug/kg												
Perfluorobutanesulfonic acid	ug/kg												

Table 4.5
Soil Analytical Results Summary
Final Engineering Report
Sun Valley Nursery Filling Station Site

Client Sample ID:		RSCO	RRSCO	USCO	UST2-B1	UST2-B2	UST3-B1	UST3-B2	UST3-B1 DUP	UST-1-PX	UST-1-PX DUP	UST-1-PXN	UST-1-PXE
Lab Sample ID:					JE12619-1	JE12619-2	JE12619-3	JE12619-4	JE12619-5	JE13362-1	JE13362-2	JE13362-3	JE13362-4
Sample Depth (ft bgs):					6.0-6.5	6.0-6.5	6.0-6.5	6.0-6.5	6.0-6.5	8.0-8.5	8.0-8.5	7.5-8.0	7.5-8.0
Date Sampled:					6/5/2025	6/5/2025	6/5/2025	6/5/2025	6/5/2025	6/16/2025	6/16/2025	6/16/2025	6/16/2025
Matrix:					Soil	Soil	Soil	Soil	Soil	Soil	Soil	Soil	Soil
Analyte	Unit												
erfluoropentanesulfonic ac	ug/kg												
erfluorohexanesulfonic ac	ug/kg												
erfluoroheptanesulfonic ac	ug/kg												
erfluorooctanesulfonic aci	ug/kg												
erfluorononanesulfonic ac	ug/kg												
erfluorodecanesulfonic ac	ug/kg												
rfluorododecanesulfonic a	ug/kg												
:2 Fluorotelomer sulfonat	ug/kg												
:2 Fluorotelomer sulfonat	ug/kg												
:2 Fluorotelomer sulfonat	ug/kg												
PFOSA	ug/kg												
MeFOSA	ug/kg												
EtFOSA	ug/kg												
MeFOSAA	ug/kg												
EtFOSAA	ug/kg												
MeFOSE	ug/kg												
EtFOSE	ug/kg												
HFPO-DA (GenX)	ug/kg												
ADONA	ug/kg												
PFMPA	ug/kg												
PFMBA	ug/kg												
NFDHA	ug/kg												
Cl-PF3ONS (F-53B Major	ug/kg												
Cl-PF3OUdS (F-53B Mino	ug/kg												
PFEESA	ug/kg												
3 Fluorotelomer carboxyla	ug/kg												
3 Fluorotelomer carboxyla	ug/kg												
3 Fluorotelomer carboxyla	ug/kg												
13C4-PFBA	%												
13C5-PFPeA	%												
13C5-PFHxA	%												
13C4-PFHpA	%												
13C8-PFOA	%												
13C9-PFNA	%												
13C6-PFDA	%												
13C7-PFUnDA	%												
13C2-PFDoDA	%												
13C2-PFTeDA	%												
13C3-PFBS	%												
13C3-PFHxS	%												
13C8-PFOS	%												
13C8-FOSA	%												
d3-MeFOSA	%												
d5-EtFOSA	%												
d3-MeFOSAA	%												
d5-EtFOSAA	%												
d7-MeFOSE	%												
d9-EtFOSE	%												
13C2-4:2FTS	%												
13C2-6:2FTS	%												
13C2-8:2FTS	%												
13C3-HFPO-DA	%												
Pesticides													
Aldrin	ug/kg	19	97	5									
alpha-BHC	ug/kg	97	480	20									
beta-BHC	ug/kg	72	360	36									
delta-BHC	ug/kg	100000	100000	40									
gamma-BHC (Lindane)	ug/kg	280	1300	100									
alpha-Chlordane	ug/kg	910	4200	94									

Table 4.5
Soil Analytical Results Summary
Final Engineering Report
Sun Valley Nursery Filling Station Site

Client Sample ID:		RSCO	RRSCO	USCO	UST2-B1	UST2-B2	UST3-B1	UST3-B2	UST3-B1 DUP	UST-1-PX	UST-1-PX DUP	UST-1-PXN	UST-1-PXE
Lab Sample ID:					JE12619-1	JE12619-2	JE12619-3	JE12619-4	JE12619-5	JE13362-1	JE13362-2	JE13362-3	JE13362-4
Sample Depth (ft bgs):					6.0-6.5	6.0-6.5	6.0-6.5	6.0-6.5	6.0-6.5	8.0-8.5	8.0-8.5	7.5-8.0	7.5-8.0
Date Sampled:					6/5/2025	6/5/2025	6/5/2025	6/5/2025	6/5/2025	6/16/2025	6/16/2025	6/16/2025	6/16/2025
Matrix:					Soil	Soil	Soil	Soil	Soil	Soil	Soil	Soil	Soil
Analyte	**Unit**												
gamma-Chlordane	ug/kg	540											
Dieldrin	ug/kg	39	200	5									
4,4'-DDD	ug/kg	2600	13000	3.3									
4,4'-DDE	ug/kg	1800	8900	3.3									
4,4'-DDT	ug/kg	1700	7900	3.3									
Endrin	ug/kg	2200	11000	14									
Endosulfan sulfate	ug/kg	4800	24000	2400									
Endrin aldehyde	ug/kg												
Endosulfan-I	ug/kg	4800	24000	2400									
Endosulfan-II	ug/kg	4800	24000	2400									
Heptachlor	ug/kg	420	2100	42									
Heptachlor epoxide	ug/kg	77											
Methoxychlor	ug/kg	100000											
Endrin ketone	ug/kg												
Toxaphene	ug/kg												
Tetrachloro-m-xylene	%												
Tetrachloro-m-xylene (1)	%												
Tetrachloro-m-xylene (2)	%												
Tetrachloro-m-xylene (3)	%												
Decachlorobiphenyl	%												
Decachlorobiphenyl (1)	%												
Decachlorobiphenyl (2)	%												
Decachlorobiphenyl (3)	%												
Polychlorinated Biphenyls (PCBs)													
Aroclor 1016	ug/kg	1000	1000	100									
Aroclor 1221	ug/kg	1000	1000	100									
Aroclor 1232	ug/kg	1000	1000	100									
Aroclor 1242	ug/kg	1000	1000	100									
Aroclor 1248	ug/kg	1000	1000	100									
Aroclor 1254	ug/kg	1000	1000	100									
Aroclor 1260	ug/kg	1000	1000	100									
Aroclor 1268	ug/kg	1000	1000	100									
Aroclor 1262	ug/kg	1000	1000	100									
Tetrachloro-m-xylene	%												
Tetrachloro-m-xylene (1)	%												
Tetrachloro-m-xylene (2)	%												
Tetrachloro-m-xylene (3)	%												
Decachlorobiphenyl	%												
Decachlorobiphenyl (1)	%												
Decachlorobiphenyl (2)	%												
Decachlorobiphenyl (3)	%												
Metals													
Aluminum	mg/kg												
Antimony	mg/kg												
Arsenic	mg/kg	16	16	13									
Barium	mg/kg	350	400	350									
Beryllium	mg/kg	14	72	7.2									
Cadmium	mg/kg	2.5	4.3	2.5									
Calcium	mg/kg												
Chromium	mg/kg												
Cobalt	mg/kg	30											
Copper	mg/kg	270	270	50									
Iron	mg/kg	2000											
Lead	mg/kg	400	400	63									
Magnesium	mg/kg												
Manganese	mg/kg	2000	2000	1600									
Mercury	mg/kg	0.81	0.81	0.18									
Nickel	mg/kg	140	310	30									

Table 4.5
Soil Analytical Results Summary
Final Engineering Report
Sun Valley Nursery Filling Station Site

Client Sample ID:		RSCO	RRSCO	USCO	UST2-B1	UST2-B2	UST3-B1	UST3-B2	UST3-B1 DUP	UST-1-PX	UST-1-PX DUP	UST-1-PXN	UST-1-PXE
Lab Sample ID:					JE12619-1	JE12619-2	JE12619-3	JE12619-4	JE12619-5	JE13362-1	JE13362-2	JE13362-3	JE13362-4
Sample Depth (ft bgs):					6.0-6.5	6.0-6.5	6.0-6.5	6.0-6.5	6.0-6.5	8.0-8.5	8.0-8.5	7.5-8.0	7.5-8.0
Date Sampled:					6/5/2025	6/5/2025	6/5/2025	6/5/2025	6/5/2025	6/16/2025	6/16/2025	6/16/2025	6/16/2025
Matrix:					Soil	Soil	Soil	Soil	Soil	Soil	Soil	Soil	Soil
Analyte	**Unit**												
Potassium	mg/kg												
Selenium	mg/kg	36	180	3.9									
Silver	mg/kg	36	180	2									
Sodium	mg/kg												
Thallium	mg/kg												
Vanadium	mg/kg	100											
Zinc	mg/kg	2200	10000	109									
General Chemistry													
Cyanide	mg/kg	27	27	27									
Solids, Percent	%				84.2	83.1	86.4	85.2	87.2	89.2	90.6	87.1	88.5

Footnote	Comments
a	Associated CCV outside of control limits low. Low-level verification was analyzed to demonstrate system suitability to detect affected analytes. Sample was ND.
b	Associated CCV outside of control limits high, sample was ND.
c	Elevated detection limit due to dilution required for high interfering element.
d	Associated CCV outside of control limits low. A sensitivity check was analyzed to demonstrate system suitability to detect affected analyte. Sample was ND.
e	Associated CCV outside of control limits high, sample was ND. This compound in blank spike is outside in house QC limits bias high.
f	This compound in blank spike is outside in house QC limits bias high.
g	Associated CCV outside of control limits low.

Table 4.5
Soil Analytical Results Summary
Final Engineering Report
Sun Valley Nursery Filling Station Site

Client Sample ID:		RSCO	RRSCO	USCO	UST-1-PXW	UST-1-PXS	RA-B8(13'-13.5')	RA-B8(13'-13.5')	EP-A2	EP-B2	EP-C2	EP-C2 DUP	EP-A3
Lab Sample ID:					JE13362-5	JE13362-6	JE14336-1	JE14336-1A	JE15615-8	JE15615-9	JE15615-10	JE15615-13	JE15615-11
Sample Depth (ft bgs):					7.5-8.0	7.5-8.0	13.0-13.5	13.0-13.5	11.5-12.0	11.5-12.0	11.5-12.0	11.5-12.0	11.5-12.0
Date Sampled:					6/16/2025	6/16/2025	7/1/2025	7/1/2025	7/22/2025	7/22/2025	7/22/2025	7/22/2025	7/22/2025
Matrix:					Soil	Soil	Soil	Soil	Soil	Soil	Soil	Soil	Soil
Analyte	**Unit**												
Volatile Organic Compounds (VOCs)													
1,1,1-Trichloroethane	ug/kg	100000	100000	680	ND (1.9)	ND (1.9)	ND (1.9)		ND (2.1)	ND (2.4)	ND (2.2)	ND (2.0)	ND (2.2)
1,1,2,2-Tetrachloroethane	ug/kg	35000			ND (1.9)	ND (1.9)	ND (1.9)		ND (2.1)	ND (2.4)	ND (2.2)	ND (2.0)	ND (2.2)
1,1,2-Trichloroethane	ug/kg				ND (1.9)	ND (1.9)	ND (1.9)		ND (2.1)	ND (2.4)	ND (2.2)	ND (2.0)	ND (2.2)
1,1-Dichloroethane	ug/kg	19000	26000	270	ND (0.93)	ND (0.96)	ND (0.94)		ND (1.1)	ND (1.2)	ND (1.1)	ND (1.0)	ND (1.1)
1,1-Dichloroethene	ug/kg	100000	100000	330	ND (0.93)	ND (0.96)	ND (0.94)		ND (1.1)	ND (1.2)	ND (1.1)	ND (1.0)	ND (1.1)
1,2,3-Trichlorobenzene	ug/kg				ND (4.7)	ND (4.8)	ND (4.7)		ND (5.3)	ND (6.1)	ND (5.5)	ND (5.1)	ND (5.5)
1,2,4-Trichlorobenzene	ug/kg				ND (4.7)	ND (4.8)	ND (4.7)		ND (5.3)	ND (6.1)	ND (5.5)	ND (5.1)	ND (5.5)
2-Dibromo-3-chloropropan	ug/kg				ND (1.9)	ND (1.9)	ND (1.9)		ND (2.1)	ND (2.4)	ND (2.2)	ND (2.0)	ND (2.2)
1,2-Dibromoethane	ug/kg				ND (0.93)	ND (0.96)	ND (0.94)		ND (1.1)	ND (1.2)	ND (1.1)	ND (1.0)	ND (1.1)
1,2-Dichlorobenzene	ug/kg	100000	100000	1100	ND (0.93)	ND (0.96)	ND (0.94)		ND (1.1)	ND (1.2)	ND (1.1)	ND (1.0)	ND (1.1)
1,2-Dichloroethane	ug/kg	2300	3100	20	ND (0.93)	ND (0.96)	ND (0.94)		ND (1.1)	ND (1.2)	ND (1.1)	ND (1.0)	ND (1.1)
1,2-Dichloropropane	ug/kg				ND (1.9)	ND (1.9)	ND (1.9)		ND (2.1)	ND (2.4)	ND (2.2)	ND (2.0)	ND (2.2)
1,3-Dichlorobenzene	ug/kg	17000	49000	2400	ND (0.93)	ND (0.96)	ND (0.94)		ND (1.1)	ND (1.2)	ND (1.1)	ND (1.0)	ND (1.1)
1,4-Dichlorobenzene	ug/kg	9800	13000	1800	ND (0.93)	ND (0.96)	ND (0.94)		ND (1.1)	ND (1.2)	ND (1.1)	ND (1.0)	ND (1.1)
2-Butanone (MEK)	ug/kg	100000	100000	120	ND (9.3)	ND (9.6)	ND (9.4)		ND (11)	ND (12)	ND (11)	ND (10)	ND (11)
2-Hexanone	ug/kg				ND (4.7)	ND (4.8)	ND (4.7)		ND (5.3)	ND (6.1)	ND (5.5)	ND (5.1)	ND (5.5)
4-Methyl-2-pentanone(MIBK	ug/kg				ND (4.7)	ND (4.8)	ND (4.7)		ND (5.3)	ND (6.1)	ND (5.5)	ND (5.1)	ND (5.5)
Acetone	ug/kg	100000	100000	50	ND (9.3)	ND (9.6)	16.6		ND (11)	6.7 J	ND (11)	4.8 J	ND (11)
Benzene	ug/kg	2900	4800	60	ND (0.47)	ND (0.48)	ND (0.47)		ND (0.53)	ND (0.61)	ND (0.55)	ND (0.51)	ND (0.55)
Bromochloromethane	ug/kg				ND (4.7)	ND (4.8)	ND (4.7)		ND (5.3)	ND (6.1)	ND (5.5)	ND (5.1)	ND (5.5)
Bromodichloromethane	ug/kg				ND (1.9)	ND (1.9)	ND (1.9)		ND (2.1)	ND (2.4)	ND (2.2)	ND (2.0)	ND (2.2)
Bromoform	ug/kg				ND (4.7)	ND (4.8)	ND (4.7)		ND (5.3)	ND (6.1)	ND (5.5)	ND (5.1)	ND (5.5)
Bromomethane	ug/kg				ND (4.7)	ND (4.8)	ND (4.7)		ND (5.3)	ND (6.1)	ND (5.5)	ND (5.1)	ND (5.5)
Carbon disulfide	ug/kg	100000			ND (1.9)	ND (1.9)	ND (1.9)		ND (2.1)	ND (2.4)	ND (2.2)	ND (2.0)	ND (2.2)
Carbon tetrachloride	ug/kg	1400	2400	760	ND (1.9)	ND (1.9)	ND (1.9)		ND (2.1)	ND (2.4)	ND (2.2)	ND (2.0)	ND (2.2)
Chlorobenzene	ug/kg	100000	100000	1100	ND (1.9)	ND (1.9)	ND (1.9)		ND (2.1)	ND (2.4)	ND (2.2)	ND (2.0)	ND (2.2)
Chloroethane	ug/kg				ND (4.7) [d]	ND (4.8) [d]	ND (4.7)		ND (5.3)	ND (6.1)	ND (5.5)	ND (5.1)	ND (5.5)
Chloroform	ug/kg	10000	49000	370	ND (1.9) [d]	ND (1.9) [d]	ND (1.9)		ND (2.1) [d]	ND (2.4) [d]	ND (2.2) [d]	ND (2.0) [d]	ND (2.2) [d]
Chloromethane	ug/kg				ND (4.7) [b]	ND (4.8) [b]	ND (4.7)		ND (5.3) [e]	ND (6.1) [e]	ND (5.5) [e]	ND (5.1) [e]	ND (5.5) [e]
cis-1,2-Dichloroethene	ug/kg	59000	100000	250	ND (0.93)	ND (0.96)	ND (0.94)		ND (1.1)	ND (1.2)	ND (1.1)	ND (1.0)	ND (1.1)
cis-1,3-Dichloropropene	ug/kg				ND (1.9)	ND (1.9)	ND (1.9)		ND (2.1)	ND (2.4)	ND (2.2)	ND (2.0)	ND (2.2)
Cyclohexane	ug/kg				ND (1.9)	ND (1.9)	ND (1.9)		ND (2.1)	ND (2.4)	ND (2.2)	ND (2.0)	ND (2.2)
Dibromochloromethane	ug/kg				ND (1.9)	ND (1.9)	ND (1.9)		ND (2.1)	ND (2.4)	ND (2.2)	ND (2.0)	ND (2.2)
Dichlorodifluoromethane	ug/kg				ND (4.7) [d]	ND (4.8) [d]	ND (4.7)		ND (5.3)	ND (6.1)	ND (5.5)	ND (5.1)	ND (5.5)
Ethylbenzene	ug/kg	30000	41000	1000	ND (0.93)	ND (0.96)	ND (0.94)		ND (1.1)	ND (1.2)	ND (1.1)	ND (1.0)	ND (1.1)
Freon 113	ug/kg	100000			ND (4.7)	ND (4.8)	ND (4.7)		ND (5.3)	ND (6.1)	ND (5.5)	ND (5.1)	ND (5.5)
Isopropylbenzene	ug/kg	100000			ND (1.9)	ND (1.9)	ND (1.9)		ND (2.1)	ND (2.4)	ND (2.2)	ND (2.0)	ND (2.2)
m,p-Xylene	ug/kg	100000	100000	260	ND (0.93)	ND (0.96)	ND (0.94)		ND (1.1)	ND (1.2)	ND (1.1)	ND (1.0)	ND (1.1)
Methyl Acetate	ug/kg				ND (4.7) [d]	ND (4.8) [d]	ND (4.7)		ND (5.3) [d]	ND (6.1) [d]	ND (5.5) [d]	ND (5.1) [d]	ND (5.5) [d]
Methyl Tert Butyl Ether	ug/kg	62000	100000	930	ND (0.93)	ND (0.96)	ND (0.94)		ND (1.1)	ND (1.2)	ND (1.1)	ND (1.0)	ND (1.1)
Methylcyclohexane	ug/kg				ND (1.9)	ND (1.9)	ND (1.9)		ND (2.1)	ND (2.4)	ND (2.2)	ND (2.0)	ND (2.2)
Methylene chloride	ug/kg	51000	100000	50	ND (4.7) [d]	ND (4.8) [d]	ND (4.7)		ND (5.3)	ND (6.1)	ND (5.5)	ND (5.1)	ND (5.5)
o-Xylene	ug/kg	100000	100000	260	ND (0.93)	ND (0.96)	ND (0.94)		ND (1.1)	ND (1.2)	ND (1.1)	ND (1.0)	ND (1.1)
Styrene	ug/kg				ND (1.9)	ND (1.9)	ND (1.9)		ND (2.1)	ND (2.4)	ND (2.2)	ND (2.0)	ND (2.2)
Tetrachloroethene	ug/kg	5500	19000	1300	ND (1.9)	ND (1.9)	ND (1.9)		ND (2.1)	ND (2.4)	ND (2.2)	ND (2.0)	ND (2.2)
Toluene	ug/kg	100000	100000	700	ND (0.93)	ND (0.96)	ND (0.94)		ND (1.1)	ND (1.2)	ND (1.1)	ND (1.0)	ND (1.1)
trans-1,2-Dichloroethene	ug/kg	100000	100000	190	ND (0.93)	ND (0.96)	ND (0.94)		ND (1.1)	ND (1.2)	ND (1.1)	ND (1.0)	ND (1.1)
trans-1,3-Dichloropropene	ug/kg				ND (1.9)	ND (1.9)	ND (1.9)		ND (2.1)	ND (2.4)	ND (2.2)	ND (2.0)	ND (2.2)
Trichloroethene	ug/kg	10000	21000	470	ND (0.93)	ND (0.96)	ND (0.94)		ND (1.1)	ND (1.2)	ND (1.1)	ND (1.0)	ND (1.1)
Trichlorofluoromethane	ug/kg				ND (4.7) [d]	ND (4.8) [d]	ND (4.7)		ND (5.3) [d]	ND (6.1) [d]	ND (5.5) [d]	ND (5.1) [d]	ND (5.5) [d]
Vinyl chloride	ug/kg	210	900	20	ND (1.9)	ND (1.9)	ND (1.9)		ND (2.1)	ND (2.4)	ND (2.2)	ND (2.0)	ND (2.2)
Xylene (total)	ug/kg	100000	100000	260	ND (0.93)	ND (0.96)	ND (0.94)		ND (1.1)	ND (1.2)	ND (1.1)	ND (1.0)	ND (1.1)
Dibromofluoromethane	%				93	90	102		91	90	89	92	90
1,2-Dichloroethane-D4	%				96	96	96		98	97	98	100	98
Toluene-D8	%				94	94	100		96	95	94	95	95
4-Bromofluorobenzene	%				93	92	100		93	93	93	93	93
VOC TICs													
Total TIC, Volatile	ug/kg						0		0	0	0	0	0

Table 4.5
Soil Analytical Results Summary
Final Engineering Report
Sun Valley Nursery Filling Station Site

Client Sample ID:		RSCO	RRSCO	USCO	UST-1-PXW	UST-1-PXS	RA-B8(13'-13.5')	RA-B8(13'-13.5')	EP-A2	EP-B2	EP-C2	EP-C2 DUP	EP-A3
Lab Sample ID:					JE13362-5	JE13362-6	JE14336-1	JE14336-1A	JE15615-8	JE15615-9	JE15615-10	JE15615-13	JE15615-11
Sample Depth (ft bgs):					7.5-8.0	7.5-8.0	13.0-13.5	13.0-13.5	11.5-12.0	11.5-12.0	11.5-12.0	11.5-12.0	11.5-12.0
Date Sampled:					6/16/2025	6/16/2025	7/1/2025	7/1/2025	7/22/2025	7/22/2025	7/22/2025	7/22/2025	7/22/2025
Matrix:					Soil	Soil	Soil	Soil	Soil	Soil	Soil	Soil	Soil
Analyte	**Unit**												
Semivolatile Organic Compounds (SVOCs)													
2-Chlorophenol	ug/kg	100000					ND (72)		ND (72)	ND (71)	ND (71)	ND (73)	ND (72)
4-Chloro-3-methyl phenol	ug/kg						ND (180)		ND (180)	ND (180)	ND (180)	ND (180)	ND (180)
2,4-Dichlorophenol	ug/kg	100000					ND (180)		ND (180)	ND (180)	ND (180)	ND (180)	ND (180)
2,4-Dimethylphenol	ug/kg						ND (180)		ND (180)	ND (180)	ND (180)	ND (180)	ND (180)
2,4-Dinitrophenol	ug/kg	100000					ND (180)		ND (180) [b]	ND (180) [b]	ND (180) [b]	ND (180) [b]	ND (180) [b]
4,6-Dinitro-o-cresol	ug/kg						ND (180)		ND (180) [b]	ND (180) [b]	ND (180) [b]	ND (180) [b]	ND (180) [b]
2-Methylphenol	ug/kg	100000	100000	330			ND (72)		ND (72)	ND (71)	ND (71)	ND (73)	ND (72)
3&4-Methylphenol	ug/kg						ND (72)		ND (72)	ND (71)	ND (71)	ND (73)	ND (72)
2-Nitrophenol	ug/kg						ND (180)		ND (180) [b]	ND (180) [b]	ND (180) [b]	ND (180) [b]	ND (180) [b]
4-Nitrophenol	ug/kg						ND (360)		ND (360)	ND (350)	ND (360)	ND (360)	ND (360)
Pentachlorophenol	ug/kg	2400	6700	800			ND (140)		ND (140)	ND (140)	ND (140)	ND (150)	ND (140)
Phenol	ug/kg	100000	100000	330			ND (72)		ND (72)	ND (71)	ND (71)	ND (73)	ND (72)
2,3,4,6-Tetrachlorophenol	ug/kg						ND (180)		ND (180) [b]	ND (180) [b]	ND (180) [b]	ND (180) [b]	ND (180) [b]
2,4,5-Trichlorophenol	ug/kg	100000					ND (180)		ND (180)	ND (180)	ND (180)	ND (180)	ND (180)
2,4,6-Trichlorophenol	ug/kg						ND (180)		ND (180)	ND (180)	ND (180)	ND (180)	ND (180)
Acenaphthene	ug/kg	100000	100000	20000			ND (36)		17.3 J	ND (35)	ND (36)	ND (36)	ND (36)
Acenaphthylene	ug/kg	100000	100000	100000			ND (36) [a]		42.2	22.4 J	ND (36)	ND (36)	ND (36)
Acetophenone	ug/kg						ND (180)		ND (180)	ND (180)	ND (180)	ND (180)	ND (180)
Anthracene	ug/kg	100000	100000	100000			ND (36)		ND (36)	ND (35)	ND (36)	ND (36)	ND (36)
Atrazine	ug/kg						ND (72)		ND (72)	ND (71)	ND (71)	ND (73)	ND (72)
Benzo(a)anthracene	ug/kg	1000	1000	1000			ND (36)		21.6 J	ND (35)	ND (36)	ND (36)	ND (36)
Benzo(a)pyrene	ug/kg	1000	1000	1000			ND (36)		17.2 J	ND (35)	ND (36)	ND (36)	ND (36)
Benzo(b)fluoranthene	ug/kg	1000	1000	1000			ND (36)		17.2 J	ND (35)	ND (36)	ND (36)	ND (36)
Benzo(g,h,i)perylene	ug/kg	100000	100000	100000			ND (36)		ND (36)	ND (35)	ND (36)	ND (36)	ND (36)
Benzo(k)fluoranthene	ug/kg	1000	3900	800			ND (36)		ND (36)	ND (35)	ND (36)	ND (36)	ND (36)
-Bromophenyl phenyl ethe	ug/kg						ND (72)		ND (72)	ND (71)	ND (71)	ND (73)	ND (72)
Butyl benzyl phthalate	ug/kg	100000					ND (72)		ND (72) [b]	ND (71) [b]	ND (71) [b]	ND (73) [b]	ND (72) [b]
1,1'-Biphenyl	ug/kg						ND (72)		ND (72)	ND (71)	ND (71)	ND (73)	ND (72)
Benzaldehyde	ug/kg						ND (180)		ND (180)	ND (180)	ND (180)	ND (180)	ND (180)
2-Chloronaphthalene	ug/kg						ND (72)		ND (72)	ND (71)	ND (71)	ND (73)	ND (72)
4-Chloroaniline	ug/kg	100000					ND (180)		ND (180)	ND (180)	ND (180)	ND (180)	ND (180)
Carbazole	ug/kg						ND (72)		ND (72)	ND (71)	ND (71)	ND (73)	ND (72)
Caprolactam	ug/kg						ND (72)		ND (72)	ND (71)	ND (71)	ND (73)	ND (72)
Chrysene	ug/kg	1000	3900	1000			ND (36)		12.6 J	ND (35)	ND (36)	ND (36)	ND (36)
is(2-Chloroethoxy)methan	ug/kg						ND (72)		ND (72)	ND (71)	ND (71)	ND (73)	ND (72)
bis(2-Chloroethyl)ether	ug/kg						ND (72)		ND (72)	ND (71)	ND (71)	ND (73)	ND (72)
2'-Oxybis(1-chloropropan	ug/kg						ND (72)		ND (72)	ND (71)	ND (71)	ND (73)	ND (72)
-Chlorophenyl phenyl ethe	ug/kg						ND (72)		ND (72)	ND (71)	ND (71)	ND (73)	ND (72)
2,4-Dinitrotoluene	ug/kg						ND (36)		ND (36) [b]	ND (35) [b]	ND (36) [b]	ND (36) [b]	ND (36) [b]
2,6-Dinitrotoluene	ug/kg	1030					ND (36)		ND (36) [b]	ND (35) [b]	ND (36) [b]	ND (36) [b]	ND (36) [b]
3,3'-Dichlorobenzidine	ug/kg						ND (72)		ND (72)	ND (71)	ND (71)	ND (73)	ND (72)
1,4-Dioxane	ug/kg	9800	13000	100			ND (36)		ND (36)	ND (35)	ND (36)	ND (36)	ND (36)
Dibenzo(a,h)anthracene	ug/kg	330	330	330			ND (36)		ND (36)	ND (35)	ND (36)	ND (36)	ND (36)
Dibenzofuran	ug/kg	14000	59000	7000			ND (72)		ND (72)	ND (71)	ND (71)	ND (73)	ND (72)
Di-n-butyl phthalate	ug/kg	100000					ND (72)		ND (72)	ND (71)	ND (71)	ND (73)	ND (72)
Di-n-octyl phthalate	ug/kg	100000					ND (72)		ND (72)	ND (71)	ND (71)	ND (73)	ND (72)
Diethyl phthalate	ug/kg	100000					ND (72)		ND (72)	ND (71)	ND (71)	ND (73)	ND (72)
Dimethyl phthalate	ug/kg	100000					ND (72)		ND (72)	ND (71)	ND (71)	ND (73)	ND (72)
bis(2-Ethylhexyl)phthalate	ug/kg	50000					ND (72)		ND (72)	ND (71)	ND (71)	ND (73)	ND (72)
Fluoranthene	ug/kg	100000	100000	100000			ND (36)		38.8	ND (35)	ND (36)	ND (36)	ND (36)
Fluorene	ug/kg	100000	100000	30000			ND (36)		ND (36)	ND (35)	ND (36)	ND (36)	ND (36)
Hexachlorobenzene	ug/kg	410	1200	330			ND (72)		ND (72) [b]	ND (71) [b]	ND (71) [b]	ND (73) [b]	ND (72) [b]
Hexachlorobutadiene	ug/kg						ND (36)		ND (36)	ND (35)	ND (36)	ND (36)	ND (36)
Hexachlorocyclopentadien	ug/kg						ND (360) [a]		ND (360)	ND (350)	ND (360)	ND (360)	ND (360)
Hexachloroethane	ug/kg						ND (180)		ND (180)	ND (180)	ND (180)	ND (180)	ND (180)
Indeno(1,2,3-cd)pyrene	ug/kg	500	500	500			ND (36)		ND (36)	ND (35)	ND (36)	ND (36)	ND (36)
Isophorone	ug/kg	100000					ND (72)		ND (72)	ND (71)	ND (71)	ND (73)	ND (72)
2-Methylnaphthalene	ug/kg	410					ND (36)		ND (36)	ND (35)	ND (36)	ND (36)	ND (36)

Table 4.5
Soil Analytical Results Summary
Final Engineering Report
Sun Valley Nursery Filling Station Site

Client Sample ID:		RSCO	RRSCO	USCO	UST-1-PXW	UST-1-PXS	RA-B8(13'-13.5')	RA-B8(13'-13.5')	EP-A2	EP-B2	EP-C2	EP-C2 DUP	EP-A3
Lab Sample ID:					JE13362-5	JE13362-6	JE14336-1	JE14336-1A	JE15615-8	JE15615-9	JE15615-10	JE15615-13	JE15615-11
Sample Depth (ft bgs):					7.5-8.0	7.5-8.0	13.0-13.5	13.0-13.5	11.5-12.0	11.5-12.0	11.5-12.0	11.5-12.0	11.5-12.0
Date Sampled:					6/16/2025	6/16/2025	7/1/2025	7/1/2025	7/22/2025	7/22/2025	7/22/2025	7/22/2025	7/22/2025
Matrix:					Soil	Soil	Soil	Soil	Soil	Soil	Soil	Soil	Soil
Analyte	**Unit**												
2-Nitroaniline	ug/kg						ND (180)		ND (180) [b]	ND (180) [b]	ND (180) [b]	ND (180) [b]	ND (180) [b]
3-Nitroaniline	ug/kg						ND (180)		ND (180)	ND (180)	ND (180)	ND (180)	ND (180)
4-Nitroaniline	ug/kg						ND (180)		ND (180)	ND (180)	ND (180)	ND (180)	ND (180)
Naphthalene	ug/kg	100000	100000	12000			ND (36)		ND (36)	ND (35)	ND (36)	ND (36)	ND (36)
Nitrobenzene	ug/kg	3700	15000				ND (72)		ND (72)	ND (71)	ND (71)	ND (73)	ND (72)
N-Nitroso-di-n-propylamine	ug/kg						ND (72)		ND (72)	ND (71)	ND (71)	ND (73)	ND (72)
N-Nitrosodiphenylamine	ug/kg						ND (180)		ND (180)	ND (180)	ND (180)	ND (180)	ND (180)
Phenanthrene	ug/kg	100000	100000	100000			ND (36)		30.9 J	ND (35)	16.5 J	ND (36)	ND (36)
Pyrene	ug/kg	100000	100000	100000			ND (36)		29.9 J	ND (35)	ND (36)	ND (36)	ND (36)
,2,4,5-Tetrachlorobenzen	ug/kg						ND (180)		ND (180)	ND (180)	ND (180)	ND (180)	ND (180)
2-Fluorophenol	%						31		50	42	63	54	39
Phenol-d5	%						28		46	41	57	51	39
2,4,6-Tribromophenol	%						32		74	72	90	84	72
Nitrobenzene-d5	%						31		49	43	61	53	40
2-Fluorobiphenyl	%						36		54	50	64	59	47
Terphenyl-d14	%						40		61	61	77	78	65
SVOC via SIM													
1,4-Dioxane (1)	ug/kg						ND (3.6)						
Nitrobenzene-d5 (1)	%						46						
2-Fluorobiphenyl (1)	%						45						
Terphenyl-d14 (1)	%						44						
SVOC TICs													
Cyclic octaatomic sulfur	ug/kg												
Dibenzopyrene	ug/kg										740 J		
hal standard added for SIM	ug/kg						160 J						
Unknown	ug/kg								1000 J				180 J
unknown	ug/kg												
Unknown	ug/kg												
Dibenzopyrene (1)	ug/kg										320 J		
l standard added for SIM	ug/kg						160 J						
Unknown (1)	ug/kg								270 J				
Dibenzopyrene (2)	ug/kg										250 J		
l standard added for SIM	ug/kg						170 J						
Unknown (2)	ug/kg								200 J				
Unknown (4)	ug/kg												
Dibenzopyrene (3)	ug/kg										280 J		
l standard added for SIM	ug/kg						180 J						
Unknown (3)	ug/kg								160 J				
Unknown (5)	ug/kg												
Dibenzopyrene (4)	ug/kg										180 J		
Unknown (6)	ug/kg												
Unknown (7)	ug/kg												
Unknown (8)	ug/kg												
Unknown (9)	ug/kg												
Unknown (10)	ug/kg												
Total TIC, Semi-Volatile	ug/kg						0		1630 J	0	1770 J	0	180 J
Per- and Polyfluoroalkyl Substances (PFAS)													
Perfluorobutanoic acid	ug/kg							ND (0.86)	ND (0.87)	ND (0.85)	ND (0.86)	ND (0.86)	ND (0.87)
Perfluoropentanoic acid	ug/kg							ND (0.43)	ND (0.44)	ND (0.42)	ND (0.43)	ND (0.43)	ND (0.43)
Perfluorohexanoic acid	ug/kg							ND (0.22)	ND (0.22)	ND (0.21)	ND (0.22)	ND (0.22)	ND (0.22)
Perfluoroheptanoic acid	ug/kg							ND (0.22)	ND (0.22)	ND (0.21)	ND (0.22)	ND (0.22)	ND (0.22)
Perfluorooctanoic acid	ug/kg							0.13 J	ND (0.22)	ND (0.21)	ND (0.22)	ND (0.22)	ND (0.22)
Perfluorononanoic acid	ug/kg							ND (0.22)	ND (0.22)	ND (0.21)	ND (0.22)	ND (0.22)	ND (0.22)
Perfluorodecanoic acid	ug/kg							ND (0.22)	ND (0.22)	ND (0.21)	ND (0.22)	ND (0.22)	ND (0.22)
Perfluoroundecanoic acid	ug/kg							ND (0.22)	ND (0.22)	ND (0.21)	ND (0.22)	ND (0.22)	ND (0.22)
Perfluorododecanoic acid	ug/kg							ND (0.22)	ND (0.22)	ND (0.21)	ND (0.22)	ND (0.22)	ND (0.22)
Perfluorotridecanoic acid	ug/kg							ND (0.22)	ND (0.22)	ND (0.21)	ND (0.22)	ND (0.22)	ND (0.22)
Perfluorotetradecanoic acid	ug/kg							ND (0.22)	ND (0.22)	ND (0.21)	ND (0.22)	ND (0.22)	ND (0.22)
erfluorobutanesulfonic acid	ug/kg							ND (0.22)	ND (0.22)	ND (0.21)	ND (0.22)	ND (0.22)	ND (0.22)

Table 4.5
Soil Analytical Results Summary
Final Engineering Report
Sun Valley Nursery Filling Station Site

Client Sample ID:		RSCO	RRSCO	USCO	UST-1-PXW	UST-1-PXS	RA-B8(13'-13.5')	RA-B8(13'-13.5')	EP-A2	EP-B2	EP-C2	EP-C2 DUP	EP-A3
Lab Sample ID:					JE13362-5	JE13362-6	JE14336-1	JE14336-1A	JE15615-8	JE15615-9	JE15615-10	JE15615-13	JE15615-11
Sample Depth (ft bgs):					7.5-8.0	7.5-8.0	13.0-13.5	13.0-13.5	11.5-12.0	11.5-12.0	11.5-12.0	11.5-12.0	11.5-12.0
Date Sampled:					6/16/2025	6/16/2025	7/1/2025	7/1/2025	7/22/2025	7/22/2025	7/22/2025	7/22/2025	7/22/2025
Matrix:					Soil	Soil	Soil	Soil	Soil	Soil	Soil	Soil	Soil
Analyte	**Unit**												
erfluoropentanesulfonic ac	ug/kg							ND (0.22)					
erfluorohexanesulfonic ac	ug/kg							ND (0.22)	ND (0.22)	ND (0.21)	ND (0.22)	ND (0.22)	ND (0.22)
erfluoroheptanesulfonic ac	ug/kg							ND (0.22)	ND (0.22)	ND (0.21)	ND (0.22)	ND (0.22)	ND (0.22)
erfluorooctanesulfonic aci	ug/kg							0.26	ND (0.22)	ND (0.21)	ND (0.22)	ND (0.22)	ND (0.22)
erfluorononanesulfonic ac	ug/kg							ND (0.22)					
erfluorodecanesulfonic ac	ug/kg							ND (0.22)	ND (0.22)	ND (0.21)	ND (0.22)	ND (0.22)	ND (0.22)
rfluorododecanesulfonic a	ug/kg							ND (0.22)					
:2 Fluorotelomer sulfonat	ug/kg							ND (0.86)					
:2 Fluorotelomer sulfonat	ug/kg							ND (0.86)	ND (0.87)	ND (0.85)	ND (0.86)	ND (0.86)	ND (0.87)
:2 Fluorotelomer sulfonat	ug/kg							ND (0.86)	ND (0.87)	ND (0.85)	ND (0.86)	ND (0.86)	ND (0.87)
PFOSA	ug/kg							ND (0.22)	ND (0.22)	ND (0.21)	ND (0.22)	ND (0.22)	ND (0.22)
MeFOSA	ug/kg							ND (0.22)					
EtFOSA	ug/kg							ND (0.22)					
MeFOSAA	ug/kg							ND (0.22)	ND (0.22)	ND (0.21)	ND (0.22)	ND (0.22)	ND (0.22)
EtFOSAA	ug/kg							ND (0.22)	ND (0.22)	ND (0.21)	ND (0.22)	ND (0.22)	ND (0.22)
MeFOSE	ug/kg							ND (2.2)					
EtFOSE	ug/kg							ND (2.2)					
HFPO-DA (GenX)	ug/kg							ND (0.86)					
ADONA	ug/kg							ND (0.86)					
PFMPA	ug/kg							ND (0.43)					
PFMBA	ug/kg							ND (0.43)					
NFDHA	ug/kg							ND (0.43)					
Cl-PF3ONS (F-53B Major	ug/kg							ND (0.86)					
Cl-PF3OUdS (F-53B Mino	ug/kg							ND (0.86)					
PFEESA	ug/kg							ND (0.43)					
3 Fluorotelomer carboxyla	ug/kg							ND (1.1)					
3 Fluorotelomer carboxyla	ug/kg							ND (5.4)					
3 Fluorotelomer carboxyla	ug/kg							ND (5.4)					
13C4-PFBA	%							88	75	79	84	87	86
13C5-PFPeA	%							89	73	81	85	89	86
13C5-PFHxA	%							86	74	83	85	94	90
13C4-PFHpA	%							85	72	82	85	88	86
13C8-PFOA	%							88	74	80	83	85	90
13C9-PFNA	%							85	77	79	84	89	84
13C6-PFDA	%							87	77	76	89	89	100
13C7-PFUnDA	%							82	77	84	86	90	96
13C2-PFDoDA	%							84	82	83	89	90	95
13C2-PFTeDA	%							96	84	83	88	87	97
13C3-PFBS	%							83	80	88	87	87	79
13C3-PFHxS	%							88	79	92	80	82	78
13C8-PFOS	%							89	85	78	99	93	88
13C8-FOSA	%							90	73	78	96	90	95
d3-MeFOSA	%							65					
d5-EtFOSA	%							64					
d3-MeFOSAA	%							93	78	76	84	79	83
d5-EtFOSAA	%							93	73	74	83	83	85
d7-MeFOSE	%							88					
d9-EtFOSE	%							87					
13C2-4:2FTS	%							95					
13C2-6:2FTS	%							120	78	110	95	89	95
13C2-8:2FTS	%							120	91	93	96	87	93
13C3-HFPO-DA	%							90					
Pesticides													
Aldrin	ug/kg	19	97	5			ND (0.68)		ND (0.75)	ND (0.65)	ND (0.69)	ND (0.68)	ND (0.73)
alpha-BHC	ug/kg	97	480	20			ND (0.68)		ND (0.75)	ND (0.65)	ND (0.69)	ND (0.68)	ND (0.73)
beta-BHC	ug/kg	72	360	36			ND (0.68)		ND (0.75)	ND (0.65)	ND (0.69)	ND (0.68)	ND (0.73)
delta-BHC	ug/kg	100000	100000	40			ND (0.68)		ND (0.75)	ND (0.65)	ND (0.69)	ND (0.68)	ND (0.73)
gamma-BHC (Lindane)	ug/kg	280	1300	100			ND (0.68)		ND (0.75)	ND (0.65)	ND (0.69)	ND (0.68)	ND (0.73)
alpha-Chlordane	ug/kg	910	4200	94			ND (0.68)		ND (0.75)	ND (0.65)	ND (0.69)	ND (0.68)	ND (0.73)

Table 4.5
Soil Analytical Results Summary
Final Engineering Report
Sun Valley Nursery Filling Station Site

Client Sample ID:		RSCO	RRSCO	USCO	UST-1-PXW	UST-1-PXS	RA-B8(13'-13.5')	RA-B8(13'-13.5')	EP-A2	EP-B2	EP-C2	EP-C2 DUP	EP-A3
Lab Sample ID:					JE13362-5	JE13362-6	JE14336-1	JE14336-1A	JE15615-8	JE15615-9	JE15615-10	JE15615-13	JE15615-11
Sample Depth (ft bgs):					7.5-8.0	7.5-8.0	13.0-13.5	13.0-13.5	11.5-12.0	11.5-12.0	11.5-12.0	11.5-12.0	11.5-12.0
Date Sampled:					6/16/2025	6/16/2025	7/1/2025	7/1/2025	7/22/2025	7/22/2025	7/22/2025	7/22/2025	7/22/2025
Matrix:					Soil	Soil	Soil	Soil	Soil	Soil	Soil	Soil	Soil
Analyte	**Unit**												
gamma-Chlordane	ug/kg	540					ND (0.68)		ND (0.75)	ND (0.65)	ND (0.69)	ND (0.68)	ND (0.73)
Dieldrin	ug/kg	39	200	5			ND (0.68)		ND (0.75)	ND (0.65)	ND (0.69)	ND (0.68)	ND (0.73)
4,4'-DDD	ug/kg	2600	13000	3.3			ND (0.68)		ND (0.75)	ND (0.65)	ND (0.69)	ND (0.68)	ND (0.73)
4,4'-DDE	ug/kg	1800	8900	3.3			ND (0.68)		ND (0.75)	ND (0.65)	ND (0.69)	ND (0.68)	ND (0.73)
4,4'-DDT	ug/kg	1700	7900	3.3			ND (0.68)		ND (0.75)	ND (0.65)	ND (0.69)	ND (0.68)	ND (0.73)
Endrin	ug/kg	2200	11000	14			ND (0.68)		ND (0.75)	ND (0.65)	ND (0.69)	ND (0.68)	ND (0.73)
Endosulfan sulfate	ug/kg	4800	24000	2400			ND (0.68)		ND (0.75)	ND (0.65)	ND (0.69)	ND (0.68)	ND (0.73)
Endrin aldehyde	ug/kg						ND (0.68)		ND (0.75)	ND (0.65)	ND (0.69)	ND (0.68)	ND (0.73)
Endosulfan-I	ug/kg	4800	24000	2400			ND (0.68)		ND (0.75)	ND (0.65)	ND (0.69)	ND (0.68)	ND (0.73)
Endosulfan-II	ug/kg	4800	24000	2400			ND (0.68)		ND (0.75)	ND (0.65)	ND (0.69)	ND (0.68)	ND (0.73)
Heptachlor	ug/kg	420	2100	42			ND (0.68)		ND (0.75)	ND (0.65)	ND (0.69)	ND (0.68)	ND (0.73)
Heptachlor epoxide	ug/kg	77					ND (0.68)		ND (0.75)	ND (0.65)	ND (0.69)	ND (0.68)	ND (0.73)
Methoxychlor	ug/kg	100000					ND (1.4)		ND (1.5)	ND (1.3)	ND (1.4)	ND (1.4)	ND (1.5)
Endrin ketone	ug/kg						ND (0.68)		ND (0.75)	ND (0.65)	ND (0.69)	ND (0.68)	ND (0.73)
Toxaphene	ug/kg						ND (17)		ND (19)	ND (16)	ND (17)	ND (17)	ND (18)
Tetrachloro-m-xylene	%						64		85	42	44	51	51
Tetrachloro-m-xylene (1)	%						62		93	44	46	54	54
Tetrachloro-m-xylene (2)	%												
Tetrachloro-m-xylene (3)	%												
Decachlorobiphenyl	%						43		79	49	62	62	66
Decachlorobiphenyl (1)	%						57		88	53	64	65	70
Decachlorobiphenyl (2)	%												
Decachlorobiphenyl (3)	%												
Polychlorinated Biphenyls (PCBs)													
Aroclor 1016	ug/kg	1000	1000	100			ND (34)		ND (36)	ND (35)	ND (32)	ND (34)	ND (34)
Aroclor 1221	ug/kg	1000	1000	100			ND (34)		ND (36)	ND (35)	ND (32)	ND (34)	ND (34)
Aroclor 1232	ug/kg	1000	1000	100			ND (34)		ND (36)	ND (35)	ND (32)	ND (34)	ND (34)
Aroclor 1242	ug/kg	1000	1000	100			ND (34)		ND (36)	ND (35)	ND (32)	ND (34)	ND (34)
Aroclor 1248	ug/kg	1000	1000	100			ND (34)		ND (36)	ND (35)	ND (32)	ND (34)	ND (34)
Aroclor 1254	ug/kg	1000	1000	100			ND (34)		ND (36)	ND (35)	ND (32)	ND (34)	ND (34)
Aroclor 1260	ug/kg	1000	1000	100			ND (34)		ND (36)	ND (35)	ND (32)	ND (34)	ND (34)
Aroclor 1268	ug/kg	1000	1000	100			ND (34)		ND (36)	ND (35)	ND (32)	ND (34)	ND (34)
Aroclor 1262	ug/kg	1000	1000	100			ND (34)		ND (36)	ND (35)	ND (32)	ND (34)	ND (34)
Tetrachloro-m-xylene	%												
Tetrachloro-m-xylene (1)	%												
Tetrachloro-m-xylene (2)	%						66		71	88	73	78	57
Tetrachloro-m-xylene (3)	%						74		88	116	97	102	74
Decachlorobiphenyl	%												
Decachlorobiphenyl (1)	%												
Decachlorobiphenyl (2)	%						61		75	99	75	77	58
Decachlorobiphenyl (3)	%						65		93	123	92	95	71
Metals													
Aluminum	mg/kg						14100		13000	10600	10700	14100	12200
Antimony	mg/kg						ND (2.3)		ND (2.3)	ND (2.2)	ND (2.2)	ND (2.3)	ND (2.2)
Arsenic	mg/kg	16	16	13			ND (2.3)		ND (2.3)	2.4	ND (2.2)	ND (2.3)	ND (2.2)
Barium	mg/kg	350	400	350			172		136	107	133	176	133
Beryllium	mg/kg	14	72	7.2			0.49		0.49	0.46	0.43	0.51	0.45
Cadmium	mg/kg	2.5	4.3	2.5			ND (0.57)		ND (0.56)	ND (0.55)	ND (0.56)	ND (0.58)	ND (0.55)
Calcium	mg/kg						7340		7020	7620	6940	8650	9100
Chromium	mg/kg						26.2		21	18	18.9	24.7	20.7
Cobalt	mg/kg	30					10		10.3	8.8	8.5	10.8	9.8
Copper	mg/kg	270	270	50			16.5 [c]		17.6	18.6	14.1	18.7	18.2
Iron	mg/kg	2000					23200		25200	18500	17700	22800	19800
Lead	mg/kg	400	400	63			5		8.9 [c]	4.6	3.8	4.4	5.1
Magnesium	mg/kg						8600		6870	6850	6770	8510	7140
Manganese	mg/kg	2000	2000	1600			288		367	274	303	395	379
Mercury	mg/kg	0.81	0.81	0.18			ND (0.032)		ND (0.036)	ND (0.031)	ND (0.034)	ND (0.032)	ND (0.034)
Nickel	mg/kg	140	310	30			19.2		17.9	17.5	16.3	21.2	18.3

Table 4.5
Soil Analytical Results Summary
Final Engineering Report
Sun Valley Nursery Filling Station Site

Client Sample ID:		RSCO	RRSCO	USCO	UST-1-PXW	UST-1-PXS	RA-B8(13'-13.5')	RA-B8(13'-13.5')	EP-A2	EP-B2	EP-C2	EP-C2 DUP	EP-A3
Lab Sample ID:					JE13362-5	JE13362-6	JE14336-1	JE14336-1A	JE15615-8	JE15615-9	JE15615-10	JE15615-13	JE15615-11
Sample Depth (ft bgs):					7.5-8.0	7.5-8.0	13.0-13.5	13.0-13.5	11.5-12.0	11.5-12.0	11.5-12.0	11.5-12.0	11.5-12.0
Date Sampled:					6/16/2025	6/16/2025	7/1/2025	7/1/2025	7/22/2025	7/22/2025	7/22/2025	7/22/2025	7/22/2025
Matrix:					Soil	Soil	Soil	Soil	Soil	Soil	Soil	Soil	Soil
Analyte	**Unit**												
Potassium	mg/kg						6880		5120	4170	4990	6530	5260
Selenium	mg/kg	36	180	3.9			ND (4.5) [c]		ND (4.5) [c]	ND (2.2)	ND (2.2)	ND (2.3)	ND (2.2)
Silver	mg/kg	36	180	2			ND (0.57)		ND (0.56)	ND (0.55)	ND (0.56)	ND (0.58)	ND (0.55)
Sodium	mg/kg						ND (1100)		ND (1100)	ND (1100)	ND (1100)	ND (1200)	ND (1100)
Thallium	mg/kg						ND (2.3) [c]		ND (2.3) [c]	ND (2.2) [c]	ND (5.6)	ND (2.3) [c]	ND (2.2) [c]
Vanadium	mg/kg	100					37.5		31.7	25	27.3	35.2	32.1
Zinc	mg/kg	2200	10000	109			56.3		62.5	51.3	46	58.4	53.4
General Chemistry													
Cyanide	mg/kg	27	27	27			ND (0.28)		ND (0.31)	ND (0.29)	ND (0.27)	ND (0.33)	ND (0.28)
Solids, Percent	%				87.7	86.6	89.7		88.7	93.3	91.2	90.9	89.6

Footnote	Comments
a	Associated CCV outside of control limits low. Low-level verification was analyzed to demonstrate system suitability to detect affected analytes. Sample was ND.
b	Associated CCV outside of control limits high, sample was ND.
c	Elevated detection limit due to dilution required for high interfering element.
d	Associated CCV outside of control limits low. A sensitivity check was analyzed to demonstrate system suitability to detect affected analyte. Sample was ND.
e	Associated CCV outside of control limits high, sample was ND. This compound in blank spike is outside in house QC limits bias high.
f	This compound in blank spike is outside in house QC limits bias high.
g	Associated CCV outside of control limits low.

Table 4.5
Soil Analytical Results Summary
Final Engineering Report
Sun Valley Nursery Filling Station Site

Client Sample ID:		RSCO	RRSCO	USCO	EP-B3	EP-A10	EP-B10	EP-B9	EP-A9	EP-A8	EP-B8	EP-C8	EP-B7
Lab Sample ID:					JE15615-12	JE15682-1	JE15682-2	JE15682-3	JE15682-4	JE15682-5	JE15682-6	JE15682-7	JE15682-8
Sample Depth (ft bgs):					11.5-12.0	8.0-8.5	8.0-8.5	13.0-13.5	13.0-13.5	13.0-13.5	13.0-13.5	13.0-13.5	13.0-13.5
Date Sampled:					7/22/2025	7/23/2025	7/23/2025	7/23/2025	7/23/2025	7/23/2025	7/23/2025	7/23/2025	7/23/2025
Matrix:					Soil	Soil	Soil	Soil	Soil	Soil	Soil	Soil	Soil
Analyte	**Unit**												
Volatile Organic Compounds (VOCs)													
1,1,1-Trichloroethane	ug/kg	100000	100000	680	ND (2.0)	ND (2.2)	ND (1.8)	ND (1.9)	ND (2.3)	ND (2.5)	ND (1.8)	ND (1.9)	ND (1.8)
1,1,2,2-Tetrachloroethane	ug/kg	35000			ND (2.0)	ND (2.2)	ND (1.8)	ND (1.9)	ND (2.3)	ND (2.5)	ND (1.8)	ND (1.9)	ND (1.8)
1,1,2-Trichloroethane	ug/kg				ND (2.0)	ND (2.2)	ND (1.8)	ND (1.9)	ND (2.3)	ND (2.5)	ND (1.8)	ND (1.9)	ND (1.8)
1,1-Dichloroethane	ug/kg	19000	26000	270	ND (1.0)	ND (1.1)	ND (0.89)	ND (0.93)	ND (1.2)	ND (1.3)	ND (0.91)	ND (0.94)	ND (0.91)
1,1-Dichloroethene	ug/kg	100000	100000	330	ND (1.0)	ND (1.1)	ND (0.89)	ND (0.93)	ND (1.2)	ND (1.3)	ND (0.91)	ND (0.94)	ND (0.91)
1,2,3-Trichlorobenzene	ug/kg				ND (5.1)	ND (5.6)	ND (4.5)	ND (4.6)	ND (5.8)	ND (6.4)	ND (4.5)	ND (4.7)	ND (4.6)
1,2,4-Trichlorobenzene	ug/kg				ND (5.1)	ND (5.6)	ND (4.5)	ND (4.6)	ND (5.8)	ND (6.4)	ND (4.5)	ND (4.7)	ND (4.6)
2-Dibromo-3-chloropropan	ug/kg				ND (2.0)	ND (2.2)	ND (1.8)	ND (1.9)	ND (2.3)	ND (2.5)	ND (1.8)	ND (1.9)	ND (1.8)
1,2-Dibromoethane	ug/kg				ND (1.0)	ND (1.1)	ND (0.89)	ND (0.93)	ND (1.2)	ND (1.3)	ND (0.91)	ND (0.94)	ND (0.91)
1,2-Dichlorobenzene	ug/kg	100000	100000	1100	ND (1.0)	ND (1.1)	ND (0.89)	ND (0.93)	ND (1.2)	ND (1.3)	ND (0.91)	ND (0.94)	ND (0.91)
1,2-Dichloroethane	ug/kg	2300	3100	20	ND (1.0)	ND (1.1)	ND (0.89)	ND (0.93)	ND (1.2)	ND (1.3)	ND (0.91)	ND (0.94)	ND (0.91)
1,2-Dichloropropane	ug/kg				ND (2.0)	ND (2.2)	ND (1.8)	ND (1.9)	ND (2.3)	ND (2.5)	ND (1.8)	ND (1.9)	ND (1.8)
1,3-Dichlorobenzene	ug/kg	17000	49000	2400	ND (1.0)	ND (1.1)	ND (0.89)	ND (0.93)	ND (1.2)	ND (1.3)	ND (0.91)	ND (0.94)	ND (0.91)
1,4-Dichlorobenzene	ug/kg	9800	13000	1800	ND (1.0)	ND (1.1)	ND (0.89)	ND (0.93)	ND (1.2)	ND (1.3)	ND (0.91)	ND (0.94)	ND (0.91)
2-Butanone (MEK)	ug/kg	100000	100000	120	ND (10)	ND (11)	ND (8.9)	ND (9.3)	ND (12)	ND (13)	ND (9.1)	ND (9.4)	ND (9.1)
2-Hexanone	ug/kg				ND (5.1)	ND (5.6)	ND (4.5)	ND (4.6)	ND (5.8)	ND (6.4)	ND (4.5)	ND (4.7)	ND (4.6)
4-Methyl-2-pentanone(MIBK	ug/kg				ND (5.1)	ND (5.6)	ND (4.5)	ND (4.6)	ND (5.8)	ND (6.4)	ND (4.5)	ND (4.7)	ND (4.6)
Acetone	ug/kg	100000	100000	50	ND (10)	ND (11)	ND (8.9)	ND (9.3)	ND (12)	ND (13)	ND (9.1)	ND (9.4)	ND (9.1)
Benzene	ug/kg	2900	4800	60	ND (0.51)	ND (0.56)	ND (0.45)	ND (0.46)	ND (0.58)	ND (0.64)	ND (0.45)	ND (0.47)	ND (0.46)
Bromochloromethane	ug/kg				ND (5.1)	ND (5.6)	ND (4.5)	ND (4.6)	ND (5.8)	ND (6.4)	ND (4.5)	ND (4.7)	ND (4.6)
Bromodichloromethane	ug/kg				ND (2.0)	ND (2.2)	ND (1.8)	ND (1.9)	ND (2.3)	ND (2.5)	ND (1.8)	ND (1.9)	ND (1.8)
Bromoform	ug/kg				ND (5.1)	ND (5.6)	ND (4.5)	ND (4.6)	ND (5.8)	ND (6.4)	ND (4.5)	ND (4.7)	ND (4.6)
Bromomethane	ug/kg				ND (5.1)	ND (5.6)	ND (4.5)	ND (4.6)	ND (5.8)	ND (6.4)	ND (4.5)	ND (4.7)	ND (4.6)
Carbon disulfide	ug/kg	100000			ND (2.0)	ND (2.2)	ND (1.8)	ND (1.9)	ND (2.3)	ND (2.5)	ND (1.8)	ND (1.9)	ND (1.8)
Carbon tetrachloride	ug/kg	1400	2400	760	ND (2.0)	ND (2.2)	ND (1.8)	ND (1.9)	ND (2.3)	ND (2.5)	ND (1.8)	ND (1.9)	ND (1.8)
Chlorobenzene	ug/kg	100000	100000	1100	ND (2.0)	ND (2.2)	ND (1.8)	ND (1.9)	ND (2.3)	ND (2.5)	ND (1.8)	ND (1.9)	ND (1.8)
Chloroethane	ug/kg				ND (5.1)	ND (5.6)	ND (4.5)	ND (4.6)	ND (5.8)	ND (6.4)	ND (4.5)	ND (4.7)	ND (4.6)
Chloroform	ug/kg	10000	49000	370	ND (2.0) [d]	ND (2.2)	ND (1.8)	ND (1.9)	ND (2.3)	ND (2.5)	ND (1.8)	ND (1.9)	ND (1.8)
Chloromethane	ug/kg				ND (5.1) [e]	ND (5.6)	ND (4.5)	ND (4.6)	ND (5.8)	ND (6.4)	ND (4.5)	ND (4.7)	ND (4.6)
cis-1,2-Dichloroethene	ug/kg	59000	100000	250	ND (1.0)	ND (1.1)	ND (0.89)	ND (0.93)	ND (1.2)	ND (1.3)	ND (0.91)	ND (0.94)	ND (0.91)
cis-1,3-Dichloropropene	ug/kg				ND (2.0)	ND (2.2)	ND (1.8)	ND (1.9)	ND (2.3)	ND (2.5)	ND (1.8)	ND (1.9)	ND (1.8)
Cyclohexane	ug/kg				ND (2.0)	ND (2.2)	ND (1.8)	ND (1.9)	ND (2.3)	ND (2.5)	ND (1.8)	ND (1.9)	ND (1.8)
Dibromochloromethane	ug/kg				ND (2.0)	ND (2.2)	ND (1.8)	ND (1.9)	ND (2.3)	ND (2.5)	ND (1.8)	ND (1.9)	ND (1.8)
Dichlorodifluoromethane	ug/kg				ND (5.1)	ND (5.6)	ND (4.5)	ND (4.6)	ND (5.8)	ND (6.4)	ND (4.5)	ND (4.7)	ND (4.6)
Ethylbenzene	ug/kg	30000	41000	1000	ND (1.0)	ND (1.1)	ND (0.89)	ND (0.93)	ND (1.2)	ND (1.3)	ND (0.91)	ND (0.94)	ND (0.91)
Freon 113	ug/kg	100000			ND (5.1)	ND (5.6)	ND (4.5)	ND (4.6)	ND (5.8)	ND (6.4)	ND (4.5)	ND (4.7)	ND (4.6)
Isopropylbenzene	ug/kg	100000			ND (2.0)	ND (2.2)	ND (1.8)	ND (1.9)	ND (2.3)	ND (2.5)	ND (1.8)	ND (1.9)	ND (1.8)
m,p-Xylene	ug/kg	100000	100000	260	ND (1.0)	ND (1.1)	ND (0.89)	ND (0.93)	ND (1.2)	ND (1.3)	ND (0.91)	ND (0.94)	ND (0.91)
Methyl Acetate	ug/kg				ND (5.1) [d]	ND (5.6)	ND (4.5)	ND (4.6)	ND (5.8)	ND (6.4)	ND (4.5)	ND (4.7)	ND (4.6)
Methyl Tert Butyl Ether	ug/kg	62000	100000	930	ND (1.0)	ND (1.1)	ND (0.89)	ND (0.93)	ND (1.2)	ND (1.3)	ND (0.91)	ND (0.94)	ND (0.91)
Methylcyclohexane	ug/kg				ND (2.0)	ND (2.2)	ND (1.8)	ND (1.9)	ND (2.3)	ND (2.5)	ND (1.8)	ND (1.9)	ND (1.8)
Methylene chloride	ug/kg	51000	100000	50	ND (5.1)	ND (5.6)	ND (4.5)	ND (4.6)	ND (5.8)	ND (6.4)	ND (4.5)	ND (4.7)	ND (4.6)
o-Xylene	ug/kg	100000	100000	260	ND (1.0)	ND (1.1)	ND (0.89)	ND (0.93)	ND (1.2)	ND (1.3)	ND (0.91)	ND (0.94)	ND (0.91)
Styrene	ug/kg				ND (2.0)	ND (2.2)	ND (1.8)	ND (1.9)	ND (2.3)	ND (2.5)	ND (1.8)	ND (1.9)	ND (1.8)
Tetrachloroethene	ug/kg	5500	19000	1300	ND (2.0)	ND (2.2)	ND (1.8)	ND (1.9)	ND (2.3)	ND (2.5)	ND (1.8)	ND (1.9)	ND (1.8)
Toluene	ug/kg	100000	100000	700	ND (1.0)	ND (1.1)	ND (0.89)	ND (0.93)	ND (1.2)	ND (1.3)	ND (0.91)	ND (0.94)	ND (0.91)
trans-1,2-Dichloroethene	ug/kg	100000	100000	190	ND (1.0)	ND (1.1)	ND (0.89)	ND (0.93)	ND (1.2)	ND (1.3)	ND (0.91)	ND (0.94)	ND (0.91)
trans-1,3-Dichloropropene	ug/kg				ND (2.0)	ND (2.2)	ND (1.8)	ND (1.9)	ND (2.3)	ND (2.5)	ND (1.8)	ND (1.9)	ND (1.8)
Trichloroethene	ug/kg	10000	21000	470	ND (1.0)	ND (1.1)	ND (0.89)	ND (0.93)	ND (1.2)	ND (1.3)	ND (0.91)	ND (0.94)	ND (0.91)
Trichlorofluoromethane	ug/kg				ND (5.1) [d]	ND (5.6)	ND (4.5)	ND (4.6)	ND (5.8)	ND (6.4)	ND (4.5)	ND (4.7)	ND (4.6)
Vinyl chloride	ug/kg	210	900	20	ND (2.0)	ND (2.2)	ND (1.8)	ND (1.9)	ND (2.3)	ND (2.5)	ND (1.8)	ND (1.9)	ND (1.8)
Xylene (total)	ug/kg	100000	100000	260	ND (1.0)	ND (1.1)	ND (0.89)	ND (0.93)	ND (1.2)	ND (1.3)	ND (0.91)	ND (0.94)	ND (0.91)
Dibromofluoromethane	%				91	106	112	109	110	110	112	110	107
1,2-Dichloroethane-D4	%				98	105	105	107	108	108	108	108	110
Toluene-D8	%				95	101	103	99	103	102	101	101	102
4-Bromofluorobenzene	%				92	94	90	94	91	93	94	91	93
VOC TICs													
Total TIC, Volatile	ug/kg				0	0	0	0	0	0	0	0	0

Table 4.5
Soil Analytical Results Summary
Final Engineering Report
Sun Valley Nursery Filling Station Site

Client Sample ID:		RSCO	RRSCO	USCO	EP-B3	EP-A10	EP-B10	EP-B9	EP-A9	EP-A8	EP-B8	EP-C8	EP-B7
Lab Sample ID:					JE15615-12	JE15682-1	JE15682-2	JE15682-3	JE15682-4	JE15682-5	JE15682-6	JE15682-7	JE15682-8
Sample Depth (ft bgs):					11.5-12.0	8.0-8.5	8.0-8.5	13.0-13.5	13.0-13.5	13.0-13.5	13.0-13.5	13.0-13.5	13.0-13.5
Date Sampled:					7/22/2025	7/23/2025	7/23/2025	7/23/2025	7/23/2025	7/23/2025	7/23/2025	7/23/2025	7/23/2025
Matrix:					Soil	Soil	Soil	Soil	Soil	Soil	Soil	Soil	Soil
Analyte	**Unit**												
Semivolatile Organic Compounds (SVOCs)													
2-Chlorophenol	ug/kg	100000			ND (74)	ND (69)	ND (73)	ND (72)	ND (71)	ND (70)	ND (71)	ND (73)	ND (70)
4-Chloro-3-methyl phenol	ug/kg				ND (180)	ND (170)	ND (180)	ND (180)	ND (180)	ND (180)	ND (180)	ND (180)	ND (180)
2,4-Dichlorophenol	ug/kg	100000			ND (180)	ND (170)	ND (180)	ND (180)	ND (180)	ND (180)	ND (180)	ND (180)	ND (180)
2,4-Dimethylphenol	ug/kg				ND (180)	ND (170)	ND (180)	ND (180)	ND (180)	ND (180)	ND (180)	ND (180)	ND (180)
2,4-Dinitrophenol	ug/kg	100000			ND (180) [b]	ND (170)	ND (180)	ND (180)	ND (180)	ND (180)	ND (180)	ND (180)	ND (180)
4,6-Dinitro-o-cresol	ug/kg				ND (180) [b]	ND (170) [b]	ND (180) [b]	ND (180) [b]	ND (180) [b]	ND (180) [b]	ND (180) [b]	ND (180) [b]	ND (180) [b]
2-Methylphenol	ug/kg	100000	100000	330	ND (74)	ND (69)	ND (73)	ND (72)	ND (71)	ND (70)	ND (71)	ND (73)	ND (70)
3&4-Methylphenol	ug/kg				ND (74)	ND (69)	ND (73)	ND (72)	ND (71)	ND (70)	ND (71)	ND (73)	ND (70)
2-Nitrophenol	ug/kg				ND (180) [b]	ND (170)	ND (180)	ND (180)	ND (180)	ND (180)	ND (180)	ND (180)	ND (180)
4-Nitrophenol	ug/kg				ND (370)	ND (340)	ND (370)	ND (360)	ND (350)	ND (350)	ND (360)	ND (370)	ND (350)
Pentachlorophenol	ug/kg	2400	6700	800	ND (150)	ND (140)	ND (150)	ND (140)	ND (140)	ND (140)	ND (140)	ND (150)	ND (140)
Phenol	ug/kg	100000	100000	330	ND (74)	ND (69) [b]	ND (73) [b]	ND (72) [b]	ND (71) [b]	ND (70) [b]	ND (71) [b]	ND (73) [b]	ND (70) [b]
2,3,4,6-Tetrachlorophenol	ug/kg				ND (180) [b]	ND (170)	ND (180)	ND (180)	ND (180)	ND (180)	ND (180)	ND (180)	ND (180)
2,4,5-Trichlorophenol	ug/kg	100000			ND (180)	ND (170)	ND (180)	ND (180)	ND (180)	ND (180)	ND (180)	ND (180)	ND (180)
2,4,6-Trichlorophenol	ug/kg				ND (180)	ND (170)	ND (180)	ND (180)	ND (180)	ND (180)	ND (180)	ND (180)	ND (180)
Acenaphthene	ug/kg	100000	100000	20000	ND (37)	ND (34)	ND (37)	ND (36)	ND (35)	ND (35)	ND (36)	ND (37)	ND (35)
Acenaphthylene	ug/kg	100000	100000	100000	ND (37)	ND (34)	ND (37)	ND (36)	ND (35)	ND (35)	ND (36)	ND (37)	ND (35)
Acetophenone	ug/kg				ND (180)	ND (170)	ND (180)	ND (180)	ND (180)	ND (180)	ND (180)	ND (180)	ND (180)
Anthracene	ug/kg	100000	100000	100000	ND (37)	ND (34)	ND (37)	ND (36)	ND (35)	ND (35)	ND (36)	ND (37)	ND (35)
Atrazine	ug/kg				ND (74)	ND (69)	ND (73)	ND (72)	ND (71)	ND (70)	ND (71)	ND (73)	ND (70)
Benzo(a)anthracene	ug/kg	1000	1000	1000	ND (37)	ND (34)	ND (37)	ND (36)	ND (35)	ND (35)	ND (36)	ND (37)	ND (35)
Benzo(a)pyrene	ug/kg	1000	1000	1000	ND (37)	ND (34)	ND (37)	ND (36)	ND (35)	ND (35)	ND (36)	ND (37)	ND (35)
Benzo(b)fluoranthene	ug/kg	1000	1000	1000	ND (37)	ND (34)	ND (37)	ND (36)	ND (35)	ND (35)	ND (36)	ND (37)	ND (35)
Benzo(g,h,i)perylene	ug/kg	100000	100000	100000	ND (37)	ND (34)	ND (37)	ND (36)	ND (35)	ND (35)	ND (36)	ND (37)	ND (35)
Benzo(k)fluoranthene	ug/kg	1000	3900	800	ND (37)	ND (34)	ND (37)	ND (36)	ND (35)	ND (35)	ND (36)	ND (37)	ND (35)
-Bromophenyl phenyl ethe	ug/kg				ND (74)	ND (69)	ND (73)	ND (72)	ND (71)	ND (70)	ND (71)	ND (73)	ND (70)
Butyl benzyl phthalate	ug/kg	100000			ND (74) [b]	ND (69)	ND (73)	ND (72)	ND (71)	ND (70)	ND (71)	ND (73)	ND (70)
1,1'-Biphenyl	ug/kg				ND (74)	ND (69)	ND (73)	ND (72)	ND (71)	ND (70)	ND (71)	ND (73)	ND (70)
Benzaldehyde	ug/kg				ND (180)	ND (170)	ND (180)	ND (180)	ND (180)	ND (180)	ND (180)	ND (180)	ND (180)
2-Chloronaphthalene	ug/kg				ND (74)	ND (69)	ND (73)	ND (72)	ND (71)	ND (70)	ND (71)	ND (73)	ND (70)
4-Chloroaniline	ug/kg	100000			ND (180)	ND (170)	ND (180)	ND (180)	ND (180)	ND (180)	ND (180)	ND (180)	ND (180)
Carbazole	ug/kg				ND (74)	ND (69)	ND (73)	ND (72)	ND (71)	ND (70)	ND (71)	ND (73)	ND (70)
Caprolactam	ug/kg				ND (74)	ND (69)	ND (73)	ND (72)	ND (71)	ND (70)	ND (71)	ND (73)	ND (70)
Chrysene	ug/kg	1000	3900	1000	ND (37)	ND (34)	ND (37)	ND (36)	ND (35)	ND (35)	ND (36)	ND (37)	ND (35)
is(2-Chloroethoxy)methan	ug/kg				ND (74)	ND (69)	ND (73)	ND (72)	ND (71)	ND (70)	ND (71)	ND (73)	ND (70)
bis(2-Chloroethyl)ether	ug/kg				ND (74)	ND (69)	ND (73)	ND (72)	ND (71)	ND (70)	ND (71)	ND (73)	ND (70)
2'-Oxybis(1-chloropropan	ug/kg				ND (74)	ND (69)	ND (73)	ND (72)	ND (71)	ND (70)	ND (71)	ND (73)	ND (70)
-Chlorophenyl phenyl ethe	ug/kg				ND (74)	ND (69)	ND (73)	ND (72)	ND (71)	ND (70)	ND (71)	ND (73)	ND (70)
2,4-Dinitrotoluene	ug/kg				ND (37) [b]	ND (34)	ND (37)	ND (36)	ND (35)	ND (35)	ND (36)	ND (37)	ND (35)
2,6-Dinitrotoluene	ug/kg	1030			ND (37) [b]	ND (34) [b]	ND (37) [b]	ND (36) [b]	ND (35) [b]	ND (35) [b]	ND (36) [b]	ND (37) [b]	ND (35) [b]
3,3'-Dichlorobenzidine	ug/kg				ND (74)	ND (69)	ND (73)	ND (72)	ND (71)	ND (70)	ND (71)	ND (73)	ND (70)
1,4-Dioxane	ug/kg	9800	13000	100	ND (37)	ND (34)	ND (37)	ND (36)	ND (35)	ND (35)	ND (36)	ND (37)	ND (35)
Dibenzo(a,h)anthracene	ug/kg	330	330	330	ND (37)	ND (34)	ND (37)	ND (36)	ND (35)	ND (35)	ND (36)	ND (37)	ND (35)
Dibenzofuran	ug/kg	14000	59000	7000	ND (74)	ND (69)	ND (73)	ND (72)	ND (71)	ND (70)	ND (71)	ND (73)	ND (70)
Di-n-butyl phthalate	ug/kg	100000			ND (74)	ND (69)	ND (73)	ND (72)	ND (71)	ND (70)	ND (71)	ND (73)	ND (70)
Di-n-octyl phthalate	ug/kg	100000			ND (74)	ND (69) [b]	ND (73) [b]	ND (72) [b]	ND (71) [b]	ND (70) [b]	ND (71) [b]	ND (73) [b]	ND (70) [b]
Diethyl phthalate	ug/kg	100000			ND (74)	ND (69)	ND (73)	ND (72)	ND (71)	ND (70)	ND (71)	ND (73)	ND (70)
Dimethyl phthalate	ug/kg	100000			ND (74)	ND (69)	ND (73)	ND (72)	ND (71)	ND (70)	ND (71)	ND (73)	ND (70)
bis(2-Ethylhexyl)phthalate	ug/kg	50000			ND (74)	ND (69) [b]	ND (73) [b]	ND (72) [b]	ND (71) [b]	ND (70) [b]	ND (71) [b]	ND (73) [b]	ND (70) [b]
Fluoranthene	ug/kg	100000	100000	100000	ND (37)	ND (34)	ND (37)	ND (36)	ND (35)	ND (35)	ND (36)	ND (37)	ND (35)
Fluorene	ug/kg	100000	100000	30000	ND (37)	ND (34)	ND (37)	ND (36)	ND (35)	ND (35)	ND (36)	ND (37)	ND (35)
Hexachlorobenzene	ug/kg	410	1200	330	ND (74) [b]	ND (69)	ND (73)	ND (72)	ND (71)	ND (70)	ND (71)	ND (73)	ND (70)
Hexachlorobutadiene	ug/kg				ND (37)	ND (34)	ND (37)	ND (36)	ND (35)	ND (35)	ND (36)	ND (37)	ND (35)
Hexachlorocyclopentadien	ug/kg				ND (370)	ND (340) [a]	ND (370) [a]	ND (360) [a]	ND (350) [a]	ND (350) [a]	ND (360) [a]	ND (370) [a]	ND (350) [a]
Hexachloroethane	ug/kg				ND (180)	ND (170)	ND (180)	ND (180)	ND (180)	ND (180)	ND (180)	ND (180)	ND (180)
Indeno(1,2,3-cd)pyrene	ug/kg	500	500	500	ND (37)	ND (34) [b]	ND (37) [b]	ND (36) [b]	ND (35) [b]	ND (35) [b]	ND (36) [b]	ND (37) [b]	ND (35) [b]
Isophorone	ug/kg	100000			ND (74)	ND (69)	ND (73)	ND (72)	ND (71)	ND (70)	ND (71)	ND (73)	ND (70)
2-Methylnaphthalene	ug/kg	410			ND (37)	ND (34)	ND (37)	ND (36)	ND (35)	ND (35)	ND (36)	ND (37)	ND (35)

Table 4.5
Soil Analytical Results Summary
Final Engineering Report
Sun Valley Nursery Filling Station Site

Client Sample ID:		RSCO	RRSCO	USCO	EP-B3	EP-A10	EP-B10	EP-B9	EP-A9	EP-A8	EP-B8	EP-C8	EP-B7
Lab Sample ID:					JE15615-12	JE15682-1	JE15682-2	JE15682-3	JE15682-4	JE15682-5	JE15682-6	JE15682-7	JE15682-8
Sample Depth (ft bgs):					11.5-12.0	8.0-8.5	8.0-8.5	13.0-13.5	13.0-13.5	13.0-13.5	13.0-13.5	13.0-13.5	13.0-13.5
Date Sampled:					7/22/2025	7/23/2025	7/23/2025	7/23/2025	7/23/2025	7/23/2025	7/23/2025	7/23/2025	7/23/2025
Matrix:					Soil	Soil	Soil	Soil	Soil	Soil	Soil	Soil	Soil
Analyte	**Unit**												
2-Nitroaniline	ug/kg				ND (180) [b]	ND (170) [b]	ND (180) [b]	ND (180) [b]	ND (180) [b]	ND (180) [b]	ND (180) [b]	ND (180) [b]	ND (180) [b]
3-Nitroaniline	ug/kg				ND (180)	ND (170) [b]	ND (180) [b]	ND (180) [b]	ND (180) [b]	ND (180) [b]	ND (180) [b]	ND (180) [b]	ND (180) [b]
4-Nitroaniline	ug/kg				ND (180)	ND (170) [b]	ND (180) [b]	ND (180) [b]	ND (180) [b]	ND (180) [b]	ND (180) [b]	ND (180) [b]	ND (180) [b]
Naphthalene	ug/kg	100000	100000	12000	ND (37)	ND (34)	ND (37)	ND (36)	ND (35)	ND (35)	ND (36)	ND (37)	ND (35)
Nitrobenzene	ug/kg	3700	15000		ND (74)	ND (69)	ND (73)	ND (72)	ND (71)	ND (70)	ND (71)	ND (73)	ND (70)
N-Nitroso-di-n-propylamine	ug/kg				ND (74)	ND (69)	ND (73)	ND (72)	ND (71)	ND (70)	ND (71)	ND (73)	ND (70)
N-Nitrosodiphenylamine	ug/kg				ND (180)	ND (170)	ND (180)	ND (180)	ND (180)	ND (180)	ND (180)	ND (180)	ND (180)
Phenanthrene	ug/kg	100000	100000	100000	ND (37)	ND (34)	ND (37)	ND (36)	ND (35)	ND (35)	ND (36)	ND (37)	ND (35)
Pyrene	ug/kg	100000	100000	100000	ND (37)	ND (34)	ND (37)	ND (36)	ND (35)	ND (35)	ND (36)	ND (37)	ND (35)
,2,4,5-Tetrachlorobenzen	ug/kg				ND (180)	ND (170)	ND (180)	ND (180)	ND (180)	ND (180)	ND (180)	ND (180)	ND (180)
2-Fluorophenol	%				57	30	41	47	39	38	32	30	28
Phenol-d5	%				53	32	46	47	41	37	38	34	30
2,4,6-Tribromophenol	%				85	39	54	45	44	37	52	43	31
Nitrobenzene-d5	%				57	30	43	45	38	37	32	31	28
2-Fluorobiphenyl	%				63	36	53	50	44	40	46	44	36
Terphenyl-d14	%				74	51	65	60	56	46	63	60	47
SVOC via SIM													
1,4-Dioxane (1)	ug/kg												
Nitrobenzene-d5 (1)	%												
2-Fluorobiphenyl (1)	%												
Terphenyl-d14 (1)	%												
SVOC TICs													
Cyclic octaatomic sulfur	ug/kg								160 JN				
Dibenzopyrene	ug/kg												
hal standard added for SIM	ug/kg												
Unknown	ug/kg												
unknown	ug/kg					400 J				160 J			
Unknown	ug/kg												
Dibenzopyrene (1)	ug/kg												
l standard added for SIM	ug/kg												
Unknown (1)	ug/kg												
Dibenzopyrene (2)	ug/kg												
l standard added for SIM	ug/kg												
Unknown (2)	ug/kg												
Unknown (4)	ug/kg												
Dibenzopyrene (3)	ug/kg												
l standard added for SIM	ug/kg												
Unknown (3)	ug/kg												
Unknown (5)	ug/kg												
Dibenzopyrene (4)	ug/kg												
Unknown (6)	ug/kg												
Unknown (7)	ug/kg												
Unknown (8)	ug/kg												
Unknown (9)	ug/kg												
Unknown (10)	ug/kg												
Total TIC, Semi-Volatile	ug/kg				0	400 J	0	0	160 J	160 J	0	0	0
Per- and Polyfluoroalkyl Substances (PFAS)													
Perfluorobutanoic acid	ug/kg				ND (0.86)	ND (0.81)	ND (0.85)	ND (0.86)	ND (0.83)	ND (0.84)	ND (0.83)	ND (0.87)	ND (0.82)
Perfluoropentanoic acid	ug/kg				ND (0.43)	ND (0.41)	ND (0.42)	ND (0.43)	ND (0.41)	ND (0.42)	ND (0.41)	ND (0.44)	ND (0.41)
Perfluorohexanoic acid	ug/kg				ND (0.21)	ND (0.20)	ND (0.21)	ND (0.21)	ND (0.21)	ND (0.21)	ND (0.21)	ND (0.22)	ND (0.21)
Perfluoroheptanoic acid	ug/kg				ND (0.21)	ND (0.20)	ND (0.21)	ND (0.21)	ND (0.21)	ND (0.21)	ND (0.21)	ND (0.22)	ND (0.21)
Perfluorooctanoic acid	ug/kg				ND (0.21)	ND (0.20)	ND (0.21)	ND (0.21)	ND (0.21)	ND (0.21)	ND (0.21)	ND (0.22)	ND (0.21)
Perfluorononanoic acid	ug/kg				ND (0.21)	ND (0.20)	ND (0.21)	ND (0.21)	ND (0.21)	ND (0.21)	ND (0.21)	ND (0.22)	ND (0.21)
Perfluorodecanoic acid	ug/kg				ND (0.21)	ND (0.20)	ND (0.21)	ND (0.21)	ND (0.21)	ND (0.21)	ND (0.21)	ND (0.22)	ND (0.21)
Perfluoroundecanoic acid	ug/kg				ND (0.21)	ND (0.20)	ND (0.21)	ND (0.21)	ND (0.21)	ND (0.21)	ND (0.21)	ND (0.22)	ND (0.21)
Perfluorododecanoic acid	ug/kg				ND (0.21)	ND (0.20)	ND (0.21)	ND (0.21)	ND (0.21)	ND (0.21)	ND (0.21)	ND (0.22)	ND (0.21)
Perfluorotridecanoic acid	ug/kg				ND (0.21)	ND (0.20)	ND (0.21)	ND (0.21)	ND (0.21)	ND (0.21)	ND (0.21)	ND (0.22)	ND (0.21)
Perfluorotetradecanoic acid	ug/kg				ND (0.21)	ND (0.20)	ND (0.21)	ND (0.21)	ND (0.21)	ND (0.21)	ND (0.21)	ND (0.22)	ND (0.21)
erfluorobutanesulfonic acid	ug/kg				ND (0.21)	ND (0.20)	ND (0.21)	ND (0.21)	ND (0.21)	ND (0.21)	ND (0.21)	ND (0.22)	ND (0.21)

Table 4.5
Soil Analytical Results Summary
Final Engineering Report
Sun Valley Nursery Filling Station Site

Client Sample ID:		RSCO	RRSCO	USCO	EP-B3	EP-A10	EP-B10	EP-B9	EP-A9	EP-A8	EP-B8	EP-C8	EP-B7
Lab Sample ID:					JE15615-12	JE15682-1	JE15682-2	JE15682-3	JE15682-4	JE15682-5	JE15682-6	JE15682-7	JE15682-8
Sample Depth (ft bgs):					11.5-12.0	8.0-8.5	8.0-8.5	13.0-13.5	13.0-13.5	13.0-13.5	13.0-13.5	13.0-13.5	13.0-13.5
Date Sampled:					7/22/2025	7/23/2025	7/23/2025	7/23/2025	7/23/2025	7/23/2025	7/23/2025	7/23/2025	7/23/2025
Matrix:					Soil	Soil	Soil	Soil	Soil	Soil	Soil	Soil	Soil
Analyte	Unit												
erfluoropentanesulfonic ac	ug/kg												
erfluorohexanesulfonic ac	ug/kg				ND (0.21)	ND (0.20)	ND (0.21)	ND (0.21)	ND (0.21)	ND (0.21)	ND (0.21)	ND (0.22)	ND (0.21)
erfluoroheptanesulfonic ac	ug/kg				ND (0.21)	ND (0.20)	ND (0.21)	ND (0.21)	ND (0.21)	ND (0.21)	ND (0.21)	ND (0.22)	ND (0.21)
erfluorooctanesulfonic aci	ug/kg				ND (0.21)	ND (0.20)	ND (0.21)	ND (0.21)	ND (0.21)	ND (0.21)	ND (0.21)	ND (0.22)	ND (0.21)
erfluorononanesulfonic ac	ug/kg												
erfluorodecanesulfonic ac	ug/kg				ND (0.21)	ND (0.20)	ND (0.21)	ND (0.21)	ND (0.21)	ND (0.21)	ND (0.21)	ND (0.22)	ND (0.21)
rfluorododecanesulfonic a	ug/kg												
:2 Fluorotelomer sulfonat	ug/kg												
:2 Fluorotelomer sulfonat	ug/kg				ND (0.86)	ND (0.81)	ND (0.85)	ND (0.86)	ND (0.83)	ND (0.84)	ND (0.83)	ND (0.87)	ND (0.82)
:2 Fluorotelomer sulfonat	ug/kg				ND (0.86)	ND (0.81)	ND (0.85)	ND (0.86)	ND (0.83)	ND (0.84)	ND (0.83)	ND (0.87)	ND (0.82)
PFOSA	ug/kg				ND (0.21)	ND (0.20)	ND (0.21)	ND (0.21)	ND (0.21)	ND (0.21)	ND (0.21)	ND (0.22)	ND (0.21)
MeFOSA	ug/kg												
EtFOSA	ug/kg												
MeFOSAA	ug/kg				ND (0.21)	ND (0.20)	ND (0.21)	ND (0.21)	ND (0.21)	ND (0.21)	ND (0.21)	ND (0.22)	ND (0.21)
EtFOSAA	ug/kg				ND (0.21)	ND (0.20)	ND (0.21)	ND (0.21)	ND (0.21)	ND (0.21)	ND (0.21)	ND (0.22)	ND (0.21)
MeFOSE	ug/kg												
EtFOSE	ug/kg												
HFPO-DA (GenX)	ug/kg												
ADONA	ug/kg												
PFMPA	ug/kg												
PFMBA	ug/kg												
NFDHA	ug/kg												
Cl-PF3ONS (F-53B Major	ug/kg												
Cl-PF3OUdS (F-53B Mino	ug/kg												
PFEESA	ug/kg												
3 Fluorotelomer carboxyla	ug/kg												
3 Fluorotelomer carboxyla	ug/kg												
3 Fluorotelomer carboxyla	ug/kg												
13C4-PFBA	%				82	84	70	84	82	83	78	82	73
13C5-PFPeA	%				82	86	69	86	83	81	76	81	72
13C5-PFHxA	%				82	88	71	91	82	84	82	84	73
13C4-PFHpA	%				80	86	74	85	81	81	76	83	74
13C8-PFOA	%				80	79	69	82	79	83	77	82	72
13C9-PFNA	%				88	83	72	87	83	88	87	85	76
13C6-PFDA	%				78	81	71	85	78	81	76	83	74
13C7-PFUnDA	%				83	90	73	94	77	86	85	81	73
13C2-PFDoDA	%				83	88	71	91	81	92	83	84	73
13C2-PFTeDA	%				82	85	75	88	78	92	87	87	73
13C3-PFBS	%				82	88	64	85	85	79	84	85	80
13C3-PFHxS	%				79	92	68	85	87	92	87	81	73
13C8-PFOS	%				84	83	71	84	83	77	82	85	73
13C8-FOSA	%				86	84	73	88	82	91	85	87	74
d3-MeFOSA	%												
d5-EtFOSA	%												
d3-MeFOSAA	%				78	78	66	82	76	82	78	86	70
d5-EtFOSAA	%				77	79	66	81	73	78	78	84	66
d7-MeFOSE	%												
d9-EtFOSE	%												
13C2-4:2FTS	%												
13C2-6:2FTS	%				79	76	86	120	87	87	97	96	83
13C2-8:2FTS	%				78	88	78	100	93	110	100	100	95
13C3-HFPO-DA	%												
Pesticides													
Aldrin	ug/kg	19	97	5	ND (0.72)	ND (0.68)	ND (0.73)	ND (0.69)	ND (0.71)	ND (0.65)	ND (0.66)	ND (0.70)	ND (0.63)
alpha-BHC	ug/kg	97	480	20	ND (0.72)	ND (0.68)	ND (0.73)	ND (0.69)	ND (0.71)	ND (0.65)	ND (0.66)	ND (0.70)	ND (0.63)
beta-BHC	ug/kg	72	360	36	ND (0.72)	ND (0.68)	ND (0.73)	ND (0.69)	ND (0.71)	ND (0.65)	ND (0.66)	ND (0.70)	ND (0.63)
delta-BHC	ug/kg	100000	100000	40	ND (0.72)	ND (0.68)	ND (0.73)	ND (0.69)	ND (0.71)	ND (0.65)	ND (0.66)	ND (0.70)	ND (0.63)
gamma-BHC (Lindane)	ug/kg	280	1300	100	ND (0.72)	ND (0.68)	ND (0.73)	ND (0.69)	ND (0.71)	ND (0.65)	ND (0.66)	ND (0.70)	ND (0.63)
alpha-Chlordane	ug/kg	910	4200	94	ND (0.72)	ND (0.68)	ND (0.73)	ND (0.69)	ND (0.71)	ND (0.65)	ND (0.66)	ND (0.70)	ND (0.63)

Table 4.5
Soil Analytical Results Summary
Final Engineering Report
Sun Valley Nursery Filling Station Site

Client Sample ID:		RSCO	RRSCO	USCO	EP-B3	EP-A10	EP-B10	EP-B9	EP-A9	EP-A8	EP-B8	EP-C8	EP-B7
Lab Sample ID:					JE15615-12	JE15682-1	JE15682-2	JE15682-3	JE15682-4	JE15682-5	JE15682-6	JE15682-7	JE15682-8
Sample Depth (ft bgs):					11.5-12.0	8.0-8.5	8.0-8.5	13.0-13.5	13.0-13.5	13.0-13.5	13.0-13.5	13.0-13.5	13.0-13.5
Date Sampled:					7/22/2025	7/23/2025	7/23/2025	7/23/2025	7/23/2025	7/23/2025	7/23/2025	7/23/2025	7/23/2025
Matrix:					Soil	Soil	Soil	Soil	Soil	Soil	Soil	Soil	Soil
Analyte	**Unit**												
gamma-Chlordane	ug/kg	540			ND (0.72)	ND (0.68)	ND (0.73)	ND (0.69)	ND (0.71)	ND (0.65)	ND (0.66)	ND (0.70)	ND (0.63)
Dieldrin	ug/kg	39	200	5	ND (0.72)	ND (0.68)	ND (0.73)	ND (0.69)	ND (0.71)	ND (0.65)	ND (0.66)	ND (0.70)	ND (0.63)
4,4'-DDD	ug/kg	2600	13000	3.3	ND (0.72)	ND (0.68)	ND (0.73)	ND (0.69)	ND (0.71)	ND (0.65)	ND (0.66)	ND (0.70)	ND (0.63)
4,4'-DDE	ug/kg	1800	8900	3.3	ND (0.72)	ND (0.68)	ND (0.73)	ND (0.69)	ND (0.71)	ND (0.65)	ND (0.66)	ND (0.70)	ND (0.63)
4,4'-DDT	ug/kg	1700	7900	3.3	ND (0.72)	ND (0.68)	ND (0.73)	ND (0.69)	ND (0.71)	ND (0.65)	ND (0.66)	ND (0.70)	ND (0.63)
Endrin	ug/kg	2200	11000	14	ND (0.72)	ND (0.68)	ND (0.73)	ND (0.69)	ND (0.71)	ND (0.65)	ND (0.66)	ND (0.70)	ND (0.63)
Endosulfan sulfate	ug/kg	4800	24000	2400	ND (0.72)	ND (0.68)	ND (0.73)	ND (0.69)	ND (0.71)	ND (0.65)	ND (0.66)	ND (0.70)	ND (0.63)
Endrin aldehyde	ug/kg				ND (0.72)	ND (0.68)	ND (0.73)	ND (0.69)	ND (0.71)	ND (0.65)	ND (0.66)	ND (0.70)	ND (0.63)
Endosulfan-I	ug/kg	4800	24000	2400	ND (0.72)	ND (0.68)	ND (0.73)	ND (0.69)	ND (0.71)	ND (0.65)	ND (0.66)	ND (0.70)	ND (0.63)
Endosulfan-II	ug/kg	4800	24000	2400	ND (0.72)	ND (0.68)	ND (0.73)	ND (0.69)	ND (0.71)	ND (0.65)	ND (0.66)	ND (0.70)	ND (0.63)
Heptachlor	ug/kg	420	2100	42	ND (0.72)	ND (0.68)	ND (0.73)	ND (0.69)	ND (0.71)	ND (0.65)	ND (0.66)	ND (0.70)	ND (0.63)
Heptachlor epoxide	ug/kg	77			ND (0.72)	ND (0.68)	ND (0.73)	ND (0.69)	ND (0.71)	ND (0.65)	ND (0.66)	ND (0.70)	ND (0.63)
Methoxychlor	ug/kg	100000			ND (1.4)	ND (1.4)	ND (1.5)	ND (1.4)	ND (1.4)	ND (1.3)	ND (1.3)	ND (1.4)	ND (1.3)
Endrin ketone	ug/kg				ND (0.72)	ND (0.68)	ND (0.73)	ND (0.69)	ND (0.71)	ND (0.65)	ND (0.66)	ND (0.70)	ND (0.63)
Toxaphene	ug/kg				ND (18)	ND (17)	ND (18)	ND (17)	ND (18)	ND (16)	ND (16)	ND (17)	ND (16)
Tetrachloro-m-xylene	%				44	54	80	93	59	69	82	67	66
Tetrachloro-m-xylene (1)	%				46	51	75	90	59	75	77	63	65
Tetrachloro-m-xylene (2)	%												
Tetrachloro-m-xylene (3)	%												
Decachlorobiphenyl	%				57	62	98	105	71	87	96	81	75
Decachlorobiphenyl (1)	%				59	60	90	105	64	84	84	72	71
Decachlorobiphenyl (2)	%												
Decachlorobiphenyl (3)	%												
Polychlorinated Biphenyls (PCBs)													
Aroclor 1016	ug/kg	1000	1000	100	ND (36)	ND (34)	ND (36)	ND (35)	ND (35)	ND (32)	ND (33)	ND (35)	ND (31)
Aroclor 1221	ug/kg	1000	1000	100	ND (36)	ND (34)	ND (36)	ND (35)	ND (35)	ND (32)	ND (33)	ND (35)	ND (31)
Aroclor 1232	ug/kg	1000	1000	100	ND (36)	ND (34)	ND (36)	ND (35)	ND (35)	ND (32)	ND (33)	ND (35)	ND (31)
Aroclor 1242	ug/kg	1000	1000	100	ND (36)	ND (34)	ND (36)	ND (35)	ND (35)	ND (32)	ND (33)	ND (35)	ND (31)
Aroclor 1248	ug/kg	1000	1000	100	ND (36)	ND (34)	ND (36)	ND (35)	ND (35)	ND (32)	ND (33)	ND (35)	ND (31)
Aroclor 1254	ug/kg	1000	1000	100	ND (36)	ND (34)	ND (36)	ND (35)	ND (35)	ND (32)	ND (33)	ND (35)	ND (31)
Aroclor 1260	ug/kg	1000	1000	100	ND (36)	ND (34)	ND (36)	ND (35)	ND (35)	ND (32)	ND (33)	ND (35)	ND (31)
Aroclor 1268	ug/kg	1000	1000	100	ND (36)	ND (34)	ND (36)	ND (35)	ND (35)	ND (32)	ND (33)	ND (35)	ND (31)
Aroclor 1262	ug/kg	1000	1000	100	ND (36)	ND (34)	ND (36)	ND (35)	ND (35)	ND (32)	ND (33)	ND (35)	ND (31)
Tetrachloro-m-xylene	%												
Tetrachloro-m-xylene (1)	%												
Tetrachloro-m-xylene (2)	%				65	56	76	91	63	77	82	71	69
Tetrachloro-m-xylene (3)	%				88	80	109	128	90	108	116	102	97
Decachlorobiphenyl	%												
Decachlorobiphenyl (1)	%												
Decachlorobiphenyl (2)	%				75	61	88	103	70	85	90	81	76
Decachlorobiphenyl (3)	%				93	78	112	134	91	110	115	105	95
Metals													
Aluminum	mg/kg				12400	11600	10400	11700	11900	10700	11100	12500	13000
Antimony	mg/kg				ND (2.2)	ND (2.1)	ND (2.2)	ND (2.1)	ND (2.2)	ND (2.1)	ND (2.1)	ND (2.3)	ND (4.2)
Arsenic	mg/kg	16	16	13	ND (2.2)	ND (2.1)	ND (2.2)	ND (2.1)	ND (2.2)	ND (2.1)	ND (2.1)	ND (2.3)	ND (2.1)
Barium	mg/kg	350	400	350	144	148	125	144	151	134	132	149	152
Beryllium	mg/kg	14	72	7.2	0.48	0.34	0.33	0.39	0.37	0.34	0.36	0.41	0.47
Cadmium	mg/kg	2.5	4.3	2.5	ND (0.54)	ND (0.54)	ND (0.54)	ND (0.54)	ND (0.55)	ND (0.52)	ND (0.52)	ND (0.57)	ND (0.53)
Calcium	mg/kg				8530	9100	7370	7670	10200	6300	12200	8440	8470
Chromium	mg/kg				21.9	20	19.3	21	21.1	20.7	19.6	24.5	21.8
Cobalt	mg/kg	30			9.3	9.4	8.3	9.5	9.7	9.3	9	9.5	9.9
Copper	mg/kg	270	270	50	19.3	13.5	14.2	16.7 [c]	16 [c]	14.7 [c]	16.4 [c]	17.1 [c]	17.5
Iron	mg/kg	2000			21400	20600	18500	22400	22700	20000	20400	22600	24400
Lead	mg/kg	400	400	63	5.5	3.4	4.3	3.5	3.9	3.3	3.3	8.9	4.3
Magnesium	mg/kg				7270	7450	6330	6930	8250	6560	8510	7890	8570
Manganese	mg/kg	2000	2000	1600	302	223	230	242	242	218	251	288	265
Mercury	mg/kg	0.81	0.81	0.18	ND (0.032)	ND (0.032)	ND (0.031)	ND (0.033)	ND (0.033)	0.052	ND (0.029)	ND (0.032)	ND (0.028)
Nickel	mg/kg	140	310	30	17.3	15.6	14.8	16.3	18.3	16.5	15	17.3	18.5

Table 4.5
Soil Analytical Results Summary
Final Engineering Report
Sun Valley Nursery Filling Station Site

Client Sample ID:		RSCO	RRSCO	USCO	EP-B3	EP-A10	EP-B10	EP-B9	EP-A9	EP-A8	EP-B8	EP-C8	EP-B7
Lab Sample ID:					JE15615-12	JE15682-1	JE15682-2	JE15682-3	JE15682-4	JE15682-5	JE15682-6	JE15682-7	JE15682-8
Sample Depth (ft bgs):					11.5-12.0	8.0-8.5	8.0-8.5	13.0-13.5	13.0-13.5	13.0-13.5	13.0-13.5	13.0-13.5	13.0-13.5
Date Sampled:					7/22/2025	7/23/2025	7/23/2025	7/23/2025	7/23/2025	7/23/2025	7/23/2025	7/23/2025	7/23/2025
Matrix:					Soil	Soil	Soil	Soil	Soil	Soil	Soil	Soil	Soil
Analyte	**Unit**												
Potassium	mg/kg				5620	5970	5140	6010	6080	5110	5400	6190	6250
Selenium	mg/kg	36	180	3.9	ND (2.2)	ND (2.1)	ND (2.2)	ND (4.3) [c]	ND (4.4) [c]	ND (4.2) [c]	ND (4.2) [c]	ND (4.6) [c]	ND (4.2)
Silver	mg/kg	36	180	2	ND (0.54)	ND (1.1) [c]	ND (1.1) [c]	ND (1.1) [c]	ND (1.1) [c]	ND (1.0) [c]	ND (1.0) [c]	ND (1.1) [c]	ND (1.1)
Sodium	mg/kg				ND (1100)	ND (1100)	ND (1100)	ND (1100)	ND (1100)	ND (1000)	ND (1000)	ND (1100)	ND (1100)
Thallium	mg/kg				ND (2.2) [c]	ND (1.1)	ND (1.1)	ND (2.1) [c]	ND (2.2) [c]	ND (2.1) [c]	ND (2.1) [c]	ND (2.3) [c]	ND (2.1)
Vanadium	mg/kg	100			32.3	28.2	26.5	30.4	29.5	25.6	28.2	33.3	30.9
Zinc	mg/kg	2200	10000	109	53.9	ND (54)	ND (54)	ND (54)	ND (55)	ND (52)	ND (52)	ND (57)	56
General Chemistry													
Cyanide	mg/kg	27	27	27	ND (0.31)	ND (0.23)	ND (0.29)	ND (0.28)	ND (0.23)	ND (0.25)	ND (0.29)	ND (0.28)	ND (0.28)
Solids, Percent	%				89.2	96.7	90.2	92.8	93.9	93.4	93.2	90.5	94.7

Footnote	Comments
a	Associated CCV outside of control limits low. Low-level verification was analyzed to demonstrate system suitability to detect affected analytes. Sample was ND.
b	Associated CCV outside of control limits high, sample was ND.
c	Elevated detection limit due to dilution required for high interfering element.
d	Associated CCV outside of control limits low. A sensitivity check was analyzed to demonstrate system suitability to detect affected analyte. Sample was ND.
e	Associated CCV outside of control limits high, sample was ND. This compound in blank spike is outside in house QC limits bias high.
f	This compound in blank spike is outside in house QC limits bias high.
g	Associated CCV outside of control limits low.

Table 4.5
Soil Analytical Results Summary
Final Engineering Report
Sun Valley Nursery Filling Station Site

Client Sample ID:		RSCO	RRSCO	USCO	EP-B7 DUP	EP-A7	EP-A6	EP-B11	EP-3.5	EP-A4	EP-A4 DUP
Lab Sample ID:					JE15682-11	JE15682-9	JE15682-10	JE15821-1	JE16023-1	JE16023-2	JE16023-3
Sample Depth (ft bgs):					13.0-13.5	13.0-13.5	13.0-13.5	8.0-8.5	11.5-12.0	11.5-12.0	11.5-12.0
Date Sampled:					7/23/2025	7/23/2025	7/23/2025	7/24/2025	7/28/2025	7/28/2025	7/28/2025
Matrix:					Soil	Soil	Soil	Soil	Soil	Soil	Soil
Analyte	**Unit**										
Volatile Organic Compounds (VOCs)											
1,1,1-Trichloroethane	ug/kg	100000	100000	680	ND (2.1)	ND (2.0)	ND (1.9)	ND (1.7)	ND (1.6)	ND (1.9)	ND (1.8)
1,1,2,2-Tetrachloroethane	ug/kg	35000			ND (2.1)	ND (2.0)	ND (1.9)	ND (1.7)	ND (1.6)	ND (1.9)	ND (1.8)
1,1,2-Trichloroethane	ug/kg				ND (2.1)	ND (2.0)	ND (1.9)	ND (1.7)	ND (1.6)	ND (1.9)	ND (1.8)
1,1-Dichloroethane	ug/kg	19000	26000	270	ND (1.0)	ND (1.0)	ND (0.93)	ND (0.85)	ND (0.80)	ND (0.96)	ND (0.91)
1,1-Dichloroethene	ug/kg	100000	100000	330	ND (1.0)	ND (1.0)	ND (0.93)	ND (0.85)	ND (0.80)	ND (0.96)	ND (0.91)
1,2,3-Trichlorobenzene	ug/kg				ND (5.1)	ND (5.0)	ND (4.7)	ND (4.2)	ND (4.0)	ND (4.8)	ND (4.5)
1,2,4-Trichlorobenzene	ug/kg				ND (5.1)	ND (5.0)	ND (4.7)	ND (4.2)	ND (4.0)	ND (4.8)	ND (4.5)
2-Dibromo-3-chloropropar	ug/kg				ND (2.1)	ND (2.0)	ND (1.9)	ND (1.7)	ND (1.6)	ND (1.9)	ND (1.8)
1,2-Dibromoethane	ug/kg				ND (1.0)	ND (1.0)	ND (0.93)	ND (0.85)	ND (0.80)	ND (0.96)	ND (0.91)
1,2-Dichlorobenzene	ug/kg	100000	100000	1100	ND (1.0)	ND (1.0)	ND (0.93)	ND (0.85)	ND (0.80)	ND (0.96)	ND (0.91)
1,2-Dichloroethane	ug/kg	2300	3100	20	ND (1.0)	ND (1.0)	ND (0.93)	ND (0.85)	ND (0.80)	ND (0.96)	ND (0.91)
1,2-Dichloropropane	ug/kg				ND (2.1)	ND (2.0)	ND (1.9)	ND (1.7)	ND (1.6)	ND (1.9)	ND (1.8)
1,3-Dichlorobenzene	ug/kg	17000	49000	2400	ND (1.0)	ND (1.0)	ND (0.93)	ND (0.85)	ND (0.80)	ND (0.96)	ND (0.91)
1,4-Dichlorobenzene	ug/kg	9800	13000	1800	ND (1.0)	ND (1.0)	ND (0.93)	ND (0.85)	ND (0.80)	ND (0.96)	ND (0.91)
2-Butanone (MEK)	ug/kg	100000	100000	120	ND (10)	ND (10)	ND (9.3)	ND (8.5)	ND (8.0)	ND (9.6)	ND (9.1)
2-Hexanone	ug/kg				ND (5.1)	ND (5.0)	ND (4.7)	ND (4.2)	ND (4.0)	ND (4.8)	ND (4.5)
4-Methyl-2-pentanone(MIBK	ug/kg				ND (5.1)	ND (5.0)	ND (4.7)	ND (4.2)	ND (4.0)	ND (4.8)	ND (4.5)
Acetone	ug/kg	100000	100000	50	ND (10)	ND (10)	ND (9.3)	ND (8.5)	ND (8.0)	ND (9.6)	ND (9.1)
Benzene	ug/kg	2900	4800	60	ND (0.51)	ND (0.50)	ND (0.47)	ND (0.42)	ND (0.40)	ND (0.48)	ND (0.45)
Bromochloromethane	ug/kg				ND (5.1)	ND (5.0)	ND (4.7)	ND (4.2)	ND (4.0)	ND (4.8)	ND (4.5)
Bromodichloromethane	ug/kg				ND (2.1)	ND (2.0)	ND (1.9)	ND (1.7)	ND (1.6)	ND (1.9)	ND (1.8)
Bromoform	ug/kg				ND (5.1)	ND (5.0)	ND (4.7)	ND (4.2)	ND (4.0)	ND (4.8)	ND (4.5)
Bromomethane	ug/kg				ND (5.1)	ND (5.0)	ND (4.7)	ND (4.2) [d]	ND (4.0)	ND (4.8)	ND (4.5)
Carbon disulfide	ug/kg	100000			ND (2.1)	ND (2.0)	ND (1.9)	ND (1.7)	ND (1.6)	ND (1.9)	ND (1.8)
Carbon tetrachloride	ug/kg	1400	2400	760	ND (2.1)	ND (2.0)	ND (1.9)	ND (1.7)	ND (1.6)	ND (1.9)	ND (1.8)
Chlorobenzene	ug/kg	100000	100000	1100	ND (2.1)	ND (2.0)	ND (1.9)	ND (1.7)	ND (1.6)	ND (1.9)	ND (1.8)
Chloroethane	ug/kg				ND (5.1)	ND (5.0)	ND (4.7)	ND (4.2) [d]	ND (4.0)	ND (4.8)	ND (4.5)
Chloroform	ug/kg	10000	49000	370	ND (2.1)	ND (2.0)	ND (1.9)	ND (1.7) [d]	ND (1.6)	ND (1.9)	ND (1.8)
Chloromethane	ug/kg				ND (5.1)	ND (5.0)	ND (4.7)	ND (4.2) [b]	ND (4.0)	ND (4.8)	ND (4.5)
cis-1,2-Dichloroethene	ug/kg	59000	100000	250	ND (1.0)	ND (1.0)	ND (0.93)	ND (0.85)	ND (0.80)	ND (0.96)	ND (0.91)
cis-1,3-Dichloropropene	ug/kg				ND (2.1)	ND (2.0)	ND (1.9)	ND (1.7)	ND (1.6)	ND (1.9)	ND (1.8)
Cyclohexane	ug/kg				ND (2.1)	ND (2.0)	ND (1.9)	ND (1.7)	ND (1.6)	ND (1.9)	ND (1.8)
Dibromochloromethane	ug/kg				ND (2.1)	ND (2.0)	ND (1.9)	ND (1.7)	ND (1.6)	ND (1.9)	ND (1.8)
Dichlorodifluoromethane	ug/kg				ND (5.1)	ND (5.0)	ND (4.7)	ND (4.2) [d]	ND (4.0)	ND (4.8)	ND (4.5)
Ethylbenzene	ug/kg	30000	41000	1000	ND (1.0)	ND (1.0)	ND (0.93)	ND (0.85)	ND (0.80)	ND (0.96)	ND (0.91)
Freon 113	ug/kg	100000			ND (5.1)	ND (5.0)	ND (4.7)	ND (4.2)	ND (4.0)	ND (4.8)	ND (4.5)
Isopropylbenzene	ug/kg	100000			ND (2.1)	ND (2.0)	ND (1.9)	ND (1.7)	ND (1.6)	ND (1.9)	ND (1.8)
m,p-Xylene	ug/kg	100000	100000	260	ND (1.0)	ND (1.0)	ND (0.93)	ND (0.85)	ND (0.80)	ND (0.96)	ND (0.91)
Methyl Acetate	ug/kg				ND (5.1)	ND (5.0)	ND (4.7)	ND (4.2)	ND (4.0)	ND (4.8)	ND (4.5)
Methyl Tert Butyl Ether	ug/kg	62000	100000	930	ND (1.0)	ND (1.0)	ND (0.93)	ND (0.85)	ND (0.80)	ND (0.96)	ND (0.91)
Methylcyclohexane	ug/kg				ND (2.1)	ND (2.0)	ND (1.9)	ND (1.7)	ND (1.6)	ND (1.9)	ND (1.8)
Methylene chloride	ug/kg	51000	100000	50	ND (5.1)	ND (5.0)	ND (4.7)	ND (4.2) [d]	ND (4.0)	ND (4.8)	ND (4.5)
o-Xylene	ug/kg	100000	100000	260	ND (1.0)	ND (1.0)	ND (0.93)	ND (0.85)	ND (0.80)	ND (0.96)	ND (0.91)
Styrene	ug/kg				ND (2.1)	ND (2.0)	ND (1.9)	ND (1.7)	ND (1.6)	ND (1.9)	ND (1.8)
Tetrachloroethene	ug/kg	5500	19000	1300	ND (2.1)	ND (2.0)	ND (1.9)	ND (1.7)	ND (1.6)	ND (1.9)	ND (1.8)
Toluene	ug/kg	100000	100000	700	ND (1.0)	ND (1.0)	ND (0.93)	ND (0.85)	ND (0.80)	ND (0.96)	ND (0.91)
trans-1,2-Dichloroethene	ug/kg	100000	100000	190	ND (1.0)	ND (1.0)	ND (0.93)	ND (0.85)	ND (0.80)	ND (0.96)	ND (0.91)
trans-1,3-Dichloropropene	ug/kg				ND (2.1)	ND (2.0)	ND (1.9)	ND (1.7)	ND (1.6)	ND (1.9)	ND (1.8)
Trichloroethene	ug/kg	10000	21000	470	ND (1.0)	ND (1.0)	ND (0.93)	ND (0.85)	ND (0.80)	ND (0.96)	ND (0.91)
Trichlorofluoromethane	ug/kg				ND (5.1)	ND (5.0)	ND (4.7)	ND (4.2) [d]	ND (4.0)	ND (4.8)	ND (4.5)
Vinyl chloride	ug/kg	210	900	20	ND (2.1)	ND (2.0)	ND (1.9)	ND (1.7)	ND (1.6)	ND (1.9)	ND (1.8)
Xylene (total)	ug/kg	100000	100000	260	ND (1.0)	ND (1.0)	ND (0.93)	ND (0.85)	ND (0.80)	ND (0.96)	ND (0.91)
Dibromofluoromethane	%				111	110	110	90	109	107	110
1,2-Dichloroethane-D4	%				110	109	109	95	107	108	113
Toluene-D8	%				101	101	100	95	105	102	101
4-Bromofluorobenzene	%				92	91	92	93	92	92	95
VOC TICs											
Total TIC, Volatile	ug/kg				0	0	0	0	0	0	0

Table 4.5
Soil Analytical Results Summary
Final Engineering Report
Sun Valley Nursery Filling Station Site

Client Sample ID:		RSCO	RRSCO	USCO	EP-B7 DUP	EP-A7	EP-A6	EP-B11	EP-3.5	EP-A4	EP-A4 DUP
Lab Sample ID:					JE15682-11	JE15682-9	JE15682-10	JE15821-1	JE16023-1	JE16023-2	JE16023-3
Sample Depth (ft bgs):					13.0-13.5	13.0-13.5	13.0-13.5	8.0-8.5	11.5-12.0	11.5-12.0	11.5-12.0
Date Sampled:					7/23/2025	7/23/2025	7/23/2025	7/24/2025	7/28/2025	7/28/2025	7/28/2025
Matrix:					Soil	Soil	Soil	Soil	Soil	Soil	Soil
Analyte	**Unit**										
Semivolatile Organic Compounds (SVOCs)											
2-Chlorophenol	ug/kg	100000			ND (71)	ND (70)	ND (70)	ND (74)	ND (75)	ND (80)	ND (75)
4-Chloro-3-methyl phenol	ug/kg				ND (180)	ND (180)	ND (170)	ND (190)	ND (190)	ND (200)	ND (190)
2,4-Dichlorophenol	ug/kg	100000			ND (180)	ND (180)	ND (170)	ND (190)	ND (190)	ND (200)	ND (190)
2,4-Dimethylphenol	ug/kg				ND (180)	ND (180)	ND (170)	ND (190)	ND (190)	ND (200)	ND (190)
2,4-Dinitrophenol	ug/kg	100000			ND (180)	ND (180)	ND (170)	ND (190)	ND (190) [a]	ND (200) [a]	ND (190)
4,6-Dinitro-o-cresol	ug/kg				ND (180) [b]	ND (180) [b]	ND (170) [b]	ND (190)	ND (190) [a]	ND (200) [a]	ND (190) [b]
2-Methylphenol	ug/kg	100000	100000	330	ND (71)	ND (70)	ND (70)	ND (74)	ND (75)	ND (80)	ND (75)
3&4-Methylphenol	ug/kg				ND (71)	ND (70)	ND (70)	ND (74)	ND (75)	ND (80)	ND (75)
2-Nitrophenol	ug/kg				ND (180)	ND (180)	ND (170)	ND (190)	ND (190)	ND (200)	ND (190)
4-Nitrophenol	ug/kg				ND (360)	ND (350)	ND (350)	ND (370)	ND (370)	ND (400)	ND (370)
Pentachlorophenol	ug/kg	2400	6700	800	ND (140)	ND (140)	ND (140)	ND (150)	ND (150) [a]	ND (160) [a]	ND (150)
Phenol	ug/kg	100000	100000	330	ND (71) [b]	ND (70) [b]	ND (70) [b]	ND (74)	ND (75)	ND (80)	ND (75)
2,3,4,6-Tetrachlorophenol	ug/kg				ND (180)	ND (180)	ND (170)	ND (190)	ND (190)	ND (200)	ND (190)
2,4,5-Trichlorophenol	ug/kg	100000			ND (180)	ND (180)	ND (170)	ND (190)	ND (190)	ND (200)	ND (190)
2,4,6-Trichlorophenol	ug/kg				ND (180)	ND (180)	ND (170)	ND (190)	ND (190)	ND (200)	ND (190)
Acenaphthene	ug/kg	100000	100000	20000	ND (36)	ND (35)	ND (35)	ND (37)	ND (37)	ND (40)	ND (37)
Acenaphthylene	ug/kg	100000	100000	100000	ND (36)	ND (35)	ND (35)	ND (37)	ND (37)	ND (40)	ND (37)
Acetophenone	ug/kg				ND (180)	ND (180)	ND (170)	ND (190)	ND (190)	ND (200)	ND (190)
Anthracene	ug/kg	100000	100000	100000	ND (36)	ND (35)	ND (35)	ND (37)	ND (37)	ND (40)	ND (37)
Atrazine	ug/kg				ND (71)	ND (70)	ND (70)	ND (74)	ND (75)	ND (80)	ND (75)
Benzo(a)anthracene	ug/kg	1000	1000	1000	ND (36)	ND (35)	ND (35)	ND (37)	ND (37)	ND (40)	ND (37)
Benzo(a)pyrene	ug/kg	1000	1000	1000	ND (36)	ND (35)	ND (35)	ND (37)	ND (37)	ND (40)	ND (37)
Benzo(b)fluoranthene	ug/kg	1000	1000	1000	ND (36)	ND (35)	ND (35)	ND (37)	ND (37)	ND (40)	ND (37)
Benzo(g,h,i)perylene	ug/kg	100000	100000	100000	ND (36)	ND (35)	ND (35)	ND (37)	ND (37)	ND (40)	ND (37)
Benzo(k)fluoranthene	ug/kg	1000	3900	800	ND (36)	ND (35)	ND (35)	ND (37)	ND (37)	ND (40)	ND (37)
-Bromophenyl phenyl ethe	ug/kg				ND (71)	ND (70)	ND (70)	ND (74)	ND (75)	ND (80)	ND (75)
Butyl benzyl phthalate	ug/kg	100000			ND (71)	ND (70)	ND (70)	ND (74)	ND (75)	ND (80)	ND (75) [b]
1,1'-Biphenyl	ug/kg				ND (71)	ND (70)	ND (70)	ND (74)	ND (75)	ND (80)	ND (75)
Benzaldehyde	ug/kg				ND (180)	ND (180)	ND (170)	ND (190)	ND (190)	ND (200)	ND (190)
2-Chloronaphthalene	ug/kg				ND (71)	ND (70)	ND (70)	ND (74)	ND (75)	ND (80)	ND (75)
4-Chloroaniline	ug/kg	100000			ND (180)	ND (180)	ND (170)	ND (190)	ND (190)	ND (200)	ND (190)
Carbazole	ug/kg				ND (71)	ND (70)	ND (70)	ND (74)	ND (75)	ND (80)	ND (75)
Caprolactam	ug/kg				ND (71)	ND (70)	ND (70)	ND (74) [b]	ND (75)	ND (80)	ND (75)
Chrysene	ug/kg	1000	3900	1000	ND (36)	ND (35)	ND (35)	ND (37)	ND (37)	ND (40)	ND (37)
is(2-Chloroethoxy)methan	ug/kg				ND (71)	ND (70)	ND (70)	ND (74)	ND (75)	ND (80)	ND (75)
bis(2-Chloroethyl)ether	ug/kg				ND (71)	ND (70)	ND (70)	ND (74)	ND (75)	ND (80)	ND (75)
2'-Oxybis(1-chloropropan	ug/kg				ND (71)	ND (70)	ND (70)	ND (74)	ND (75)	ND (80)	ND (75)
-Chlorophenyl phenyl ethe	ug/kg				ND (71)	ND (70)	ND (70)	ND (74)	ND (75)	ND (80)	ND (75)
2,4-Dinitrotoluene	ug/kg				ND (36)	ND (35)	ND (35)	ND (37)	ND (37)	ND (40)	ND (37)
2,6-Dinitrotoluene	ug/kg	1030			ND (36) [b]	ND (35) [b]	ND (35) [b]	ND (37)	ND (37)	ND (40)	ND (37)
3,3'-Dichlorobenzidine	ug/kg				ND (71)	ND (70)	ND (70)	ND (74)	ND (75)	ND (80)	ND (75)
1,4-Dioxane	ug/kg	9800	13000	100	ND (36)	ND (35)	ND (35)	ND (37)	ND (37)	ND (40)	ND (37)
Dibenzo(a,h)anthracene	ug/kg	330	330	330	ND (36)	ND (35)	ND (35)	ND (37)	ND (37)	ND (40)	ND (37)
Dibenzofuran	ug/kg	14000	59000	7000	ND (71)	ND (70)	ND (70)	ND (74)	ND (75)	ND (80)	ND (75)
Di-n-butyl phthalate	ug/kg	100000			ND (71)	ND (70)	ND (70)	ND (74)	ND (75)	ND (80)	ND (75)
Di-n-octyl phthalate	ug/kg	100000			ND (71) [b]	ND (70) [b]	ND (70) [b]	ND (74)	ND (75) [b]	ND (80) [b]	ND (75) [b]
Diethyl phthalate	ug/kg	100000			ND (71)	ND (70)	ND (70)	ND (74)	ND (75)	ND (80)	ND (75)
Dimethyl phthalate	ug/kg	100000			ND (71)	ND (70)	ND (70)	ND (74)	ND (75)	ND (80)	ND (75)
bis(2-Ethylhexyl)phthalate	ug/kg	50000			ND (71) [b]	ND (70) [b]	ND (70) [b]	ND (74)	ND (75)	ND (80)	ND (75)
Fluoranthene	ug/kg	100000	100000	100000	ND (36)	ND (35)	ND (35)	ND (37)	ND (37)	ND (40)	ND (37)
Fluorene	ug/kg	100000	100000	30000	ND (36)	ND (35)	ND (35)	ND (37)	ND (37)	ND (40)	ND (37)
Hexachlorobenzene	ug/kg	410	1200	330	ND (71)	ND (70)	ND (70)	ND (74)	ND (75)	ND (80)	ND (75)
Hexachlorobutadiene	ug/kg				ND (36)	ND (35)	ND (35)	ND (37)	ND (37)	ND (40)	ND (37)
Hexachlorocyclopentadien	ug/kg				ND (360) [a]	ND (350) [a]	ND (350) [a]	ND (370)	ND (370)	ND (400)	ND (370)
Hexachloroethane	ug/kg				ND (180)	ND (180)	ND (170)	ND (190)	ND (190)	ND (200)	ND (190)
Indeno(1,2,3-cd)pyrene	ug/kg	500	500	500	ND (36) [b]	ND (35) [b]	ND (35) [b]	ND (37)	ND (37)	ND (40)	ND (37)
Isophorone	ug/kg	100000			ND (71)	ND (70)	ND (70)	ND (74)	ND (75)	ND (80)	ND (75)
2-Methylnaphthalene	ug/kg	410			ND (36)	ND (35)	ND (35)	ND (37)	ND (37)	ND (40)	ND (37)

Table 4.5
Soil Analytical Results Summary
Final Engineering Report
Sun Valley Nursery Filling Station Site

Client Sample ID:		RSCO	RRSCO	USCO	EP-B7 DUP	EP-A7	EP-A6	EP-B11	EP-3.5	EP-A4	EP-A4 DUP
Lab Sample ID:					JE15682-11	JE15682-9	JE15682-10	JE15821-1	JE16023-1	JE16023-2	JE16023-3
Sample Depth (ft bgs):					13.0-13.5	13.0-13.5	13.0-13.5	8.0-8.5	11.5-12.0	11.5-12.0	11.5-12.0
Date Sampled:					7/23/2025	7/23/2025	7/23/2025	7/24/2025	7/28/2025	7/28/2025	7/28/2025
Matrix:					Soil	Soil	Soil	Soil	Soil	Soil	Soil
Analyte	**Unit**										
2-Nitroaniline	ug/kg				ND (180) [b]	ND (180) [b]	ND (170) [b]	ND (190)	ND (190)	ND (200)	ND (190)
3-Nitroaniline	ug/kg				ND (180) [b]	ND (180) [b]	ND (170) [b]	ND (190)	ND (190) [a]	ND (200) [a]	ND (190)
4-Nitroaniline	ug/kg				ND (180) [b]	ND (180) [b]	ND (170) [b]	ND (190)	ND (190)	ND (200)	ND (190) [b]
Naphthalene	ug/kg	100000	100000	12000	ND (36)	ND (35)	ND (35)	30.7 J	ND (37)	ND (40)	ND (37)
Nitrobenzene	ug/kg	3700	15000		ND (71)	ND (70)	ND (70)	ND (74)	ND (75)	ND (80)	ND (75)
N-Nitroso-di-n-propylamine	ug/kg				ND (71)	ND (70)	ND (70)	ND (74)	ND (75)	ND (80)	ND (75)
N-Nitrosodiphenylamine	ug/kg				ND (180)	ND (180)	ND (170)	ND (190)	ND (190)	ND (200)	ND (190)
Phenanthrene	ug/kg	100000	100000	100000	ND (36)	ND (35)	ND (35)	ND (37)	ND (37)	ND (40)	ND (37)
Pyrene	ug/kg	100000	100000	100000	ND (36)	ND (35)	ND (35)	ND (37)	ND (37)	ND (40)	ND (37)
2,4,5-Tetrachlorobenzen	ug/kg				ND (180)	ND (180)	ND (170)	ND (190)	ND (190)	ND (200)	ND (190)
2-Fluorophenol	%				34	52	43	36	48	62	60
Phenol-d5	%				36	53	46	36	48	62	60
2,4,6-Tribromophenol	%				39	52	32	42	52	67	64
Nitrobenzene-d5	%				34	53	48	34	45	58	58
2-Fluorobiphenyl	%				42	58	51	39	48	65	63
Terphenyl-d14	%				59	65	56	41	57	74	65
SVOC via SIM											
1,4-Dioxane (1)	ug/kg										
Nitrobenzene-d5 (1)	%										
2-Fluorobiphenyl (1)	%										
Terphenyl-d14 (1)	%										
SVOC TICs											
Cyclic octaatomic sulfur	ug/kg										
Dibenzopyrene	ug/kg										
al standard added for SIM	ug/kg										
Unknown	ug/kg										
unknown	ug/kg										
Unknown	ug/kg							290 J			360 J
Dibenzopyrene (1)	ug/kg										
l standard added for SIM	ug/kg										
Unknown (1)	ug/kg							280 J			210 J
Dibenzopyrene (2)	ug/kg										
l standard added for SIM	ug/kg										
Unknown (2)	ug/kg										300 J
Unknown (4)	ug/kg										300 J
Dibenzopyrene (3)	ug/kg										
l standard added for SIM	ug/kg										
Unknown (3)	ug/kg										820 J
Unknown (5)	ug/kg										160 J
Dibenzopyrene (4)	ug/kg										
Unknown (6)	ug/kg										160 J
Unknown (7)	ug/kg										1300 J
Unknown (8)	ug/kg										1800 J
Unknown (9)	ug/kg										510 J
Unknown (10)	ug/kg										150 J
Total TIC, Semi-Volatile	ug/kg				0	0	0	570 J	0	0	6070 J
Per- and Polyfluoroalkyl Substances (PFAS)											
Perfluorobutanoic acid	ug/kg				ND (0.84)	ND (0.83)	ND (0.83)	ND (0.86)	ND (0.91)	ND (0.96)	ND (0.88)
Perfluoropentanoic acid	ug/kg				ND (0.42)	ND (0.41)	ND (0.42)	ND (0.43)	ND (0.45)	ND (0.48)	ND (0.44)
Perfluorohexanoic acid	ug/kg				ND (0.21)	ND (0.21)	ND (0.21)	ND (0.21)	ND (0.23)	ND (0.24)	ND (0.22)
Perfluoroheptanoic acid	ug/kg				ND (0.21)	ND (0.21)	ND (0.21)	ND (0.21)	ND (0.23)	ND (0.24)	ND (0.22)
Perfluorooctanoic acid	ug/kg				ND (0.21)	ND (0.21)	ND (0.21)	ND (0.21)	ND (0.23)	ND (0.24)	ND (0.22)
Perfluorononanoic acid	ug/kg				ND (0.21)	ND (0.21)	ND (0.21)	ND (0.21)	ND (0.23)	ND (0.24)	ND (0.22)
Perfluorodecanoic acid	ug/kg				ND (0.21)	ND (0.21)	ND (0.21)	ND (0.21)	ND (0.23)	ND (0.24)	ND (0.22)
Perfluoroundecanoic acid	ug/kg				ND (0.21)	ND (0.21)	ND (0.21)	ND (0.21)	ND (0.23)	ND (0.24)	ND (0.22)
Perfluorododecanoic acid	ug/kg				ND (0.21)	ND (0.21)	ND (0.21)	ND (0.21)	ND (0.23)	ND (0.24)	ND (0.22)
Perfluorotridecanoic acid	ug/kg				ND (0.21)	ND (0.21)	ND (0.21)	ND (0.21)	ND (0.23)	ND (0.24)	ND (0.22)
Perfluorotetradecanoic acid	ug/kg				ND (0.21)	ND (0.21)	ND (0.21)	ND (0.21)	ND (0.23)	ND (0.24)	ND (0.22)
erfluorobutanesulfonic acid	ug/kg				ND (0.21)	ND (0.21)	ND (0.21)	ND (0.21)	ND (0.23)	ND (0.24)	ND (0.22)

Table 4.5
Soil Analytical Results Summary
Final Engineering Report
Sun Valley Nursery Filling Station Site

Client Sample ID:		RSCO	RRSCO	USCO	EP-B7 DUP	EP-A7	EP-A6	EP-B11	EP-3.5	EP-A4	EP-A4 DUP
Lab Sample ID:					JE15682-11	JE15682-9	JE15682-10	JE15821-1	JE16023-1	JE16023-2	JE16023-3
Sample Depth (ft bgs):					13.0-13.5	13.0-13.5	13.0-13.5	8.0-8.5	11.5-12.0	11.5-12.0	11.5-12.0
Date Sampled:					7/23/2025	7/23/2025	7/23/2025	7/24/2025	7/28/2025	7/28/2025	7/28/2025
Matrix:					Soil	Soil	Soil	Soil	Soil	Soil	Soil
Analyte	**Unit**										
erfluoropentanesulfonic ac	ug/kg										
erfluorohexanesulfonic ac	ug/kg				ND (0.21)	ND (0.21)	ND (0.21)	ND (0.21)	ND (0.23)	ND (0.24)	ND (0.22)
erfluoroheptanesulfonic ac	ug/kg				ND (0.21)	ND (0.21)	ND (0.21)	ND (0.21)	ND (0.23)	ND (0.24)	ND (0.22)
erfluorooctanesulfonic acl	ug/kg				ND (0.21)	ND (0.21)	ND (0.21)	ND (0.21)	ND (0.23)	ND (0.24)	ND (0.22)
erfluorononanesulfonic ac	ug/kg										
erfluorodecanesulfonic ac	ug/kg				ND (0.21)	ND (0.21)	ND (0.21)	ND (0.21)	ND (0.23)	ND (0.24)	ND (0.22)
rfluorododecanesulfonic a	ug/kg										
:2 Fluorotelomer sulfonat	ug/kg										
:2 Fluorotelomer sulfonat	ug/kg				ND (0.84)	ND (0.83)	ND (0.83)	ND (0.86)	ND (0.91)	ND (0.96)	ND (0.88)
:2 Fluorotelomer sulfonat	ug/kg				ND (0.84)	ND (0.83)	ND (0.83)	ND (0.86)	ND (0.91)	ND (0.96)	ND (0.88)
PFOSA	ug/kg				ND (0.21)	ND (0.21)	ND (0.21)	ND (0.21)	ND (0.23)	ND (0.24)	ND (0.22)
MeFOSA	ug/kg										
EtFOSA	ug/kg										
MeFOSAA	ug/kg				ND (0.21)	ND (0.21)	ND (0.21)	ND (0.21)	ND (0.23)	ND (0.24)	ND (0.22)
EtFOSAA	ug/kg				ND (0.21)	ND (0.21)	ND (0.21)	ND (0.21)	ND (0.23)	ND (0.24)	ND (0.22)
MeFOSE	ug/kg										
EtFOSE	ug/kg										
HFPO-DA (GenX)	ug/kg										
ADONA	ug/kg										
PFMPA	ug/kg										
PFMBA	ug/kg										
NFDHA	ug/kg										
Cl-PF3ONS (F-53B Major	ug/kg										
Cl-PF3OUdS (F-53B Mino	ug/kg										
PFEESA	ug/kg										
3 Fluorotelomer carboxyla	ug/kg										
3 Fluorotelomer carboxyla	ug/kg										
3 Fluorotelomer carboxyla	ug/kg										
13C4-PFBA	%				82	85	83	87	75	72	75
13C5-PFPeA	%				83	85	84	87	75	73	73
13C5-PFHxA	%				82	88	87	88	75	70	72
13C4-PFHpA	%				85	86	83	86	75	73	73
13C8-PFOA	%				83	85	85	84	75	71	75
13C9-PFNA	%				77	84	83	85	74	72	75
13C6-PFDA	%				88	81	84	90	72	72	72
13C7-PFUnDA	%				90	92	92	97	75	73	79
13C2-PFDoDA	%				90	86	92	94	75	75	75
13C2-PFTeDA	%				83	86	92	95	80	76	78
13C3-PFBS	%				87	84	79	87	77	73	72
13C3-PFHxS	%				83	87	83	91	73	77	72
13C8-PFOS	%				90	86	93	96	77	71	71
13C8-FOSA	%				88	81	91	97	72	66	69
d3-MeFOSA	%										
d5-EtFOSA	%										
d3-MeFOSAA	%				82	77	86	90	74	74	71
d5-EtFOSAA	%				82	74	85	91	75	75	73
d7-MeFOSE	%										
d9-EtFOSE	%										
13C2-4:2FTS	%										
13C2-6:2FTS	%				100	86	98	110	80	78	80
13C2-8:2FTS	%				100	80	100	100	181	150	170
13C3-HFPO-DA	%										
Pesticides											
Aldrin	ug/kg	19	97	5	ND (0.67)	ND (0.64)	ND (0.63)	ND (0.44)	ND (0.72)	ND (0.80)	ND (0.71)
alpha-BHC	ug/kg	97	480	20	ND (0.67)	ND (0.64)	ND (0.63)	ND (0.44)	ND (0.72)	ND (0.80)	ND (0.71)
beta-BHC	ug/kg	72	360	36	ND (0.67)	ND (0.64)	ND (0.63)	ND (0.44)	ND (0.72)	ND (0.80)	ND (0.71)
delta-BHC	ug/kg	100000	100000	40	ND (0.67)	ND (0.64)	ND (0.63)	ND (0.44)	ND (0.72)	ND (0.80)	ND (0.71)
gamma-BHC (Lindane)	ug/kg	280	1300	100	ND (0.67)	ND (0.64)	ND (0.63)	ND (0.44)	ND (0.72)	ND (0.80)	ND (0.71)
alpha-Chlordane	ug/kg	910	4200	94	ND (0.67)	ND (0.64)	ND (0.63)	ND (0.44)	ND (0.72)	ND (0.80)	ND (0.71)

Table 4.5
Soil Analytical Results Summary
Final Engineering Report
Sun Valley Nursery Filling Station Site

Client Sample ID:		RSCO	RRSCO	USCO	EP-B7 DUP	EP-A7	EP-A6	EP-B11	EP-3.5	EP-A4	EP-A4 DUP
Lab Sample ID:					JE15682-11	JE15682-9	JE15682-10	JE15821-1	JE16023-1	JE16023-2	JE16023-3
Sample Depth (ft bgs):					13.0-13.5	13.0-13.5	13.0-13.5	8.0-8.5	11.5-12.0	11.5-12.0	11.5-12.0
Date Sampled:					7/23/2025	7/23/2025	7/23/2025	7/24/2025	7/28/2025	7/28/2025	7/28/2025
Matrix:					Soil	Soil	Soil	Soil	Soil	Soil	Soil
Analyte	**Unit**										
gamma-Chlordane	ug/kg	540			ND (0.67)	ND (0.64)	ND (0.63)	ND (0.44)	ND (0.72)	ND (0.80)	ND (0.71)
Dieldrin	ug/kg	39	200	5	ND (0.67)	ND (0.64)	ND (0.63)	ND (0.44)	ND (0.72)	ND (0.80)	ND (0.71)
4,4'-DDD	ug/kg	2600	13000	3.3	ND (0.67)	ND (0.64)	ND (0.63)	ND (0.44)	ND (0.72)	ND (0.80)	ND (0.71)
4,4'-DDE	ug/kg	1800	8900	3.3	ND (0.67)	ND (0.64)	ND (0.63)	ND (0.44)	ND (0.72)	ND (0.80)	ND (0.71)
4,4'-DDT	ug/kg	1700	7900	3.3	ND (0.67)	ND (0.64)	ND (0.63)	ND (0.44)	ND (0.72)	ND (0.80)	ND (0.71)
Endrin	ug/kg	2200	11000	14	ND (0.67)	ND (0.64)	ND (0.63)	ND (0.44)	ND (0.72)	ND (0.80)	ND (0.71)
Endosulfan sulfate	ug/kg	4800	24000	2400	ND (0.67)	ND (0.64)	ND (0.63)	ND (0.44)	ND (0.72)	ND (0.80)	ND (0.71)
Endrin aldehyde	ug/kg				ND (0.67)	ND (0.64)	ND (0.63)	ND (0.44)	ND (0.72)	ND (0.80)	ND (0.71)
Endosulfan-I	ug/kg	4800	24000	2400	ND (0.67)	ND (0.64)	ND (0.63)	ND (0.44)	ND (0.72)	ND (0.80)	ND (0.71)
Endosulfan-II	ug/kg	4800	24000	2400	ND (0.67)	ND (0.64)	ND (0.63)	ND (0.44)	ND (0.72)	ND (0.80)	ND (0.71)
Heptachlor	ug/kg	420	2100	42	ND (0.67)	ND (0.64)	ND (0.63)	ND (0.44)	ND (0.72)	ND (0.80)	ND (0.71)
Heptachlor epoxide	ug/kg	77			ND (0.67)	ND (0.64)	ND (0.63)	ND (0.44)	ND (0.72)	ND (0.80)	ND (0.71)
Methoxychlor	ug/kg	100000			ND (1.3)	ND (1.3)	ND (1.3)	ND (0.44)	ND (1.4)	ND (1.6)	ND (1.4)
Endrin ketone	ug/kg				ND (0.67)	ND (0.64)	ND (0.63)	ND (0.44)	ND (0.72)	ND (0.80)	ND (0.71)
Toxaphene	ug/kg				ND (17)	ND (16)	ND (16)	ND (5.5)	ND (18)	ND (20)	ND (18)
Tetrachloro-m-xylene	%				62	74	55		86	76	100
Tetrachloro-m-xylene (1)	%				55	68	49		85	74	98
Tetrachloro-m-xylene (2)	%							73			
Tetrachloro-m-xylene (3)	%							90			
Decachlorobiphenyl	%				71	89	65		93	82	113
Decachlorobiphenyl (1)	%				63	77	56		93	82	111
Decachlorobiphenyl (2)	%							65			
Decachlorobiphenyl (3)	%							97			
Polychlorinated Biphenyls (PCBs)											
Aroclor 1016	ug/kg	1000	1000	100	ND (33)	ND (32)	ND (32)	ND (22)	ND (36)	ND (40)	ND (35)
Aroclor 1221	ug/kg	1000	1000	100	ND (33)	ND (32)	ND (32)	ND (22)	ND (36)	ND (40)	ND (35)
Aroclor 1232	ug/kg	1000	1000	100	ND (33)	ND (32)	ND (32)	ND (22)	ND (36)	ND (40)	ND (35)
Aroclor 1242	ug/kg	1000	1000	100	ND (33)	ND (32)	ND (32)	ND (22)	ND (36)	ND (40)	ND (35)
Aroclor 1248	ug/kg	1000	1000	100	ND (33)	ND (32)	ND (32)	ND (22)	ND (36)	ND (40)	ND (35)
Aroclor 1254	ug/kg	1000	1000	100	ND (33)	ND (32)	ND (32)	ND (22)	ND (36)	ND (40)	ND (35)
Aroclor 1260	ug/kg	1000	1000	100	ND (33)	ND (32)	ND (32)	ND (22)	ND (36)	ND (40)	ND (35)
Aroclor 1268	ug/kg	1000	1000	100	ND (33)	ND (32)	ND (32)	ND (22)	ND (36)	ND (40)	ND (35)
Aroclor 1262	ug/kg	1000	1000	100	ND (33)	68.7	ND (32)	ND (22)	ND (36)	ND (40)	ND (35)
Tetrachloro-m-xylene	%							68			
Tetrachloro-m-xylene (1)	%							46			
Tetrachloro-m-xylene (2)	%				58	101	52		87	75	95
Tetrachloro-m-xylene (3)	%				80	107	70		77	71	93
Decachlorobiphenyl	%							84			
Decachlorobiphenyl (1)	%							132			
Decachlorobiphenyl (2)	%				56	99	44		57	52	75
Decachlorobiphenyl (3)	%				66	140	57		54	43	61
Metals											
Aluminum	mg/kg				12900	12000	13500	10900	12300	12900	12500
Antimony	mg/kg				ND (4.3) [c]	ND (2.2)	ND (4.3) [c]	ND (2.2)	ND (2.2)	ND (2.5)	ND (2.2)
Arsenic	mg/kg	16	16	13	ND (2.2)	ND (2.2)	ND (2.2)	ND (2.2)	ND (2.2)	ND (2.5)	ND (2.2)
Barium	mg/kg	350	400	350	154	140	161	143	152	159	155
Beryllium	mg/kg	14	72	7.2	0.47	0.38	0.44	0.37	0.46	0.44	0.46
Cadmium	mg/kg	2.5	4.3	2.5	ND (0.54)	ND (0.54)	ND (0.54)	ND (0.56)	ND (0.56)	ND (0.61)	ND (0.56)
Calcium	mg/kg				7160	6120	8180	4660	8760	10400	9660
Chromium	mg/kg				22.3	20.6	25	19	21.5	23.4	22.2
Cobalt	mg/kg	30			9.8	9.1	10.4	9.1	10.7	13.1	9.9
Copper	mg/kg	270	270	50	24.2 [c]	18.5 [c]	17.7 [c]	13.6	17.7	19.3	17.8
Iron	mg/kg	2000			26200	21900	23600	19600	21500	24000	21700
Lead	mg/kg	400	400	63	4.7	3.6	4.3	3	3.9	7.5	3.9
Magnesium	mg/kg				7530	6800	8140	5580	8390	7740	8720
Manganese	mg/kg	2000	2000	1600	264	237	267	275	345	307	267
Mercury	mg/kg	0.81	0.81	0.18	ND (0.029)	ND (0.030)	ND (0.032)	ND (0.032)	ND (0.032)	ND (0.035)	ND (0.030)
Nickel	mg/kg	140	310	30	17.9	16	18.4	15	20.8	21.8	18.5

Table 4.5
Soil Analytical Results Summary
Final Engineering Report
Sun Valley Nursery Filling Station Site

Client Sample ID:		RSCO	RRSCO	USCO	EP-B7 DUP	EP-A7	EP-A6	EP-B11	EP-3.5	EP-A4	EP-A4 DUP
Lab Sample ID:					JE15682-11	JE15682-9	JE15682-10	JE15821-1	JE16023-1	JE16023-2	JE16023-3
Sample Depth (ft bgs):					13.0-13.5	13.0-13.5	13.0-13.5	8.0-8.5	11.5-12.0	11.5-12.0	11.5-12.0
Date Sampled:					7/23/2025	7/23/2025	7/23/2025	7/24/2025	7/28/2025	7/28/2025	7/28/2025
Matrix:					Soil	Soil	Soil	Soil	Soil	Soil	Soil
Analyte	**Unit**										
Potassium	mg/kg				6260	5730	6500	5470	6350	6230	6400
Selenium	mg/kg	36	180	3.9	ND (4.3) [c]	ND (4.4) [c]	ND (4.3) [c]	ND (2.2)	ND (2.2)	ND (2.5)	ND (2.2)
Silver	mg/kg	36	180	2	ND (1.1) [c]	ND (1.1) [c]	ND (1.1) [c]	ND (0.56)	ND (0.56)	ND (0.61)	ND (0.56)
Sodium	mg/kg				ND (1100)	ND (1100)	ND (1100)	ND (1100)	ND (1100)	ND (1200)	ND (1100)
Thallium	mg/kg				ND (2.2) [c]	ND (2.2) [c]	ND (2.2) [c]	ND (2.2) [c]	ND (1.1)	ND (1.2)	ND (1.1)
Vanadium	mg/kg	100			32.4	28.8	34.6	28.9	31.8	33.1	32.3
Zinc	mg/kg	2200	10000	109	<54.8	ND (54)	ND (54)	46.1	54.8	55.3	53.7
General Chemistry											
Cyanide	mg/kg	27	27	27	ND (0.29)	ND (0.23)	ND (0.27)	ND (0.24)	ND (0.23)	ND (0.28)	ND (0.22)
Solids, Percent	%				93.4	94.6	94.3	89.5	88.3	82.7	89

Footnote	Comments
a	Associated CCV outside of control limits low. Low-level verification was analyzed to demonstrate system suitability to detect affected analytes. Sample was ND.
b	Associated CCV outside of control limits high, sample was ND.
c	Elevated detection limit due to dilution required for high interfering element.
d	Associated CCV outside of control limits low. A sensitivity check was analyzed to demonstrate system suitability to detect affected analyte. Sample was ND.
e	Associated CCV outside of control limits high, sample was ND. This compound in blank spike is outside in house QC limits bias high.
f	This compound in blank spike is outside in house QC limits bias high.
g	Associated CCV outside of control limits low.

Table 4.9
Groundwater Analytical Results Summary
Final Engineering Report
Sun Valley Nursery Filling Station Site

Client Sample ID:		NYSDEC AWQS	RI-MW-01	RI-MW-01D	RI-MW-02	RI-MW-03	RI-MW-06	DUP20252708	FB20252708	TB20252708
Lab Sample ID:			JE18042-1	JE18042-2	JE18042-3	JE18042-4	JE18042-5	JE18042-6	JE18042-7	JE18042-8
Date Sampled:			8/27/2025	8/27/2025	8/27/2025	8/27/2025	8/27/2025	8/27/2025	8/27/2025	8/27/2025
Matrix:			Ground Water	Ground Water	Ground Water	Ground Water	Ground Water	Ground Water	Field Blank Water	Trip Blank Water
Screened Interval (ft bgs):			25-40'	50-60'	25-40'	25-40'	25-40'	-	-	-
Analyte	**Unit**									
(MS Semi-volatiles (SW846 8270E))										
2-Chlorophenol	ug/l	100	ND (4.0)	-	ND (4.0)	ND (4.0)	ND (4.0)	ND (4.0)	ND (4.0)	-
4-Chloro-3-methyl phenol	ug/l		ND (4.0)	-	ND (4.0)	ND (4.0)	ND (4.0)	ND (4.0)	ND (4.0)	-
2,4-Dichlorophenol	ug/l	5	ND (2.0)	-	ND (2.0)	ND (2.0)	ND (2.0)	ND (2.0)	ND (2.0)	-
2,4-Dimethylphenol	ug/l	50	ND (4.0)	-	ND (4.0)	ND (4.0)	ND (4.0)	ND (4.0)	ND (4.0)	-
2,4-Dinitrophenol	ug/l	10	ND (4.0)	-	ND (4.0)	ND (4.0)	ND (4.0)	ND (4.0)	ND (4.0)	-
4,6-Dinitro-o-cresol	ug/l	13	ND (4.0)	-	ND (4.0)	ND (4.0)	ND (4.0)	ND (4.0)	ND (4.0)	-
2-Methylphenol	ug/l	200	ND (2.0)	-	ND (2.0)	ND (2.0)	ND (2.0)	ND (2.0)	ND (2.0)	-
3&4-Methylphenol	ug/l	200	ND (2.0)	-	ND (2.0)	ND (2.0)	ND (2.0)	ND (2.0)	ND (2.0)	-
2-Nitrophenol	ug/l	60	ND (4.0)	-	ND (4.0)	ND (4.0)	ND (4.0)	ND (4.0)	ND (4.0)	-
4-Nitrophenol	ug/l	60	ND (8.0)	-	ND (8.0)	ND (8.0)	ND (8.0)	ND (8.0)	ND (8.0)	-
Pentachlorophenol	ug/l	1	ND (4.0)	-	ND (4.0)	ND (4.0)	ND (4.0)	ND (4.0)	ND (4.0)	-
Phenol	ug/l	3,000	ND (2.0)	-	ND (2.0)	ND (2.0)	ND (2.0)	ND (2.0)	ND (2.0)	-
2,3,4,6-Tetrachlorophenol	ug/l		ND (4.0)	-	ND (4.0)	ND (4.0)	ND (4.0)	ND (4.0)	ND (4.0)	-
2,4,5-Trichlorophenol	ug/l		ND (4.0)	-	ND (4.0)	ND (4.0)	ND (4.0)	ND (4.0)	ND (4.0)	-
2,4,6-Trichlorophenol	ug/l	10	ND (4.0)	-	ND (4.0)	ND (4.0)	ND (4.0)	ND (4.0)	ND (4.0)	-
Acenaphthene	ug/l	20	20.7	-	ND (1.0)	ND (1.0)	ND (1.0)	ND (1.0)	ND (1.0)	-
Acenaphthylene	ug/l		6.2	-	ND (1.0)	1.7	ND (1.0)	ND (1.0)	ND (1.0)	-
Acetophenone	ug/l		ND (2.0)	-	ND (2.0)	ND (2.0)	ND (2.0)	ND (2.0)	ND (2.0)	-
Anthracene	ug/l	50	14	-	ND (1.0)	0.74 J	ND (1.0)	ND (1.0)	ND (1.0)	-
Atrazine	ug/l	7.5	ND (2.0) [c]	-	ND (2.0) [c]	ND (2.0) [c]	ND (2.0) [c]	ND (2.0) [c]	ND (2.0) [c]	-
Benzaldehyde	ug/l		ND (4.0)	-	ND (4.0)	ND (4.0)	ND (4.0)	ND (4.0)	ND (4.0)	-
Benzo(a)anthracene	ug/l	0.002	16.6	-	ND (1.0)	2.2	ND (1.0)	ND (1.0)	ND (1.0)	-
Benzo(a)pyrene	ug/l	ND	13.3	-	ND (1.0)	3.3	ND (1.0)	ND (1.0)	ND (1.0)	-
Benzo(b)fluoranthene	ug/l	0.002	9.1	-	ND (1.0)	2.6	ND (1.0)	ND (1.0)	ND (1.0)	-
Benzo(g,h,i)perylene	ug/l	0.002	8.6	-	ND (1.0)	2.1	ND (1.0)	ND (1.0)	ND (1.0)	-
Benzo(k)fluoranthene	ug/l	0.002	3.6	-	ND (1.0)	0.83 J	ND (1.0)	ND (1.0)	ND (1.0)	-
4-Bromophenyl phenyl ether	ug/l		ND (2.0)	-	ND (2.0)	ND (2.0)	ND (2.0)	ND (2.0)	ND (2.0)	-
Butyl benzyl phthalate	ug/l	50	ND (2.0) [c]	-	ND (2.0) [c]	ND (2.0) [c]	ND (2.0) [c]	ND (2.0) [c]	ND (2.0) [c]	-
1,1'-Biphenyl	ug/l	5	0.86 J	-	ND (1.0)	ND (1.0)	ND (1.0)	ND (1.0)	ND (1.0)	-
2-Chloronaphthalene	ug/l	10	ND (2.0)	-	ND (2.0)	ND (2.0)	ND (2.0)	ND (2.0)	ND (2.0)	-
4-Chloroaniline	ug/l	5	ND (4.0)	-	ND (4.0)	ND (4.0)	ND (4.0)	ND (4.0)	ND (4.0)	-
Carbazole	ug/l		1.2	-	ND (1.0)	ND (1.0)	ND (1.0)	ND (1.0)	ND (1.0)	-
Caprolactam	ug/l		ND (2.0)	-	ND (2.0)	ND (2.0)	ND (2.0)	ND (2.0)	ND (2.0)	-
Chrysene	ug/l	0.002	13.2	-	ND (1.0)	2.1	ND (1.0)	ND (1.0)	ND (1.0)	-
bis(2-Chloroethoxy)methane	ug/l	5	ND (2.0)	-	ND (2.0)	ND (2.0)	ND (2.0)	ND (2.0)	ND (2.0)	-
bis(2-Chloroethyl)ether	ug/l		ND (2.0)	-	ND (2.0)	ND (2.0)	ND (2.0)	ND (2.0)	ND (2.0)	-
2,2'-Oxybis(1-chloropropane)	ug/l		ND (2.0)	-	ND (2.0)	ND (2.0)	ND (2.0)	ND (2.0)	ND (2.0)	-
4-Chlorophenyl phenyl ether	ug/l		ND (2.0)	-	ND (2.0)	ND (2.0)	ND (2.0)	ND (2.0)	ND (2.0)	-
2,4-Dinitrotoluene	ug/l		ND (1.0)	-	ND (1.0)	ND (1.0)	ND (1.0)	ND (1.0)	ND (1.0)	-
2,6-Dinitrotoluene	ug/l		ND (1.0)	-	ND (1.0)	ND (1.0)	ND (1.0)	ND (1.0)	ND (1.0)	-
3,3'-Dichlorobenzidine	ug/l		ND (2.0) [c]	-	ND (2.0) [c]	ND (2.0) [c]	ND (2.0) [c]	ND (2.0) [c]	ND (2.0) [c]	-
1,4-Dioxane (1)	ug/l		ND (1.0)	-	ND (1.0)	ND (1.0)	ND (1.0)	ND (1.0)	ND (1.0)	-
Dibenzo(a,h)anthracene	ug/l	0.002	1.6	-	ND (1.0)	ND (1.0)	ND (1.0)	ND (1.0)	ND (1.0)	-
Dibenzofuran	ug/l	10	1.7 J	-	ND (4.0)	ND (4.0)	ND (4.0)	ND (4.0)	ND (4.0)	-
Di-n-butyl phthalate	ug/l	50	ND (2.0)	-	ND (2.0)	ND (2.0)	ND (2.0)	ND (2.0)	ND (2.0)	-
Di-n-octyl phthalate	ug/l	50	ND (2.0) [c]	-	ND (2.0) [c]	ND (2.0) [c]	ND (2.0) [c]	ND (2.0) [c]	ND (2.0) [c]	-
Diethyl phthalate	ug/l	50	ND (2.0)	-	ND (2.0)	ND (2.0)	ND (2.0)	ND (2.0)	ND (2.0)	-
Dimethyl phthalate	ug/l	50	ND (2.0)	-	ND (2.0)	ND (2.0)	ND (2.0)	ND (2.0)	ND (2.0)	-
bis(2-Ethylhexyl)phthalate	ug/l	6	ND (2.0) [c]	-	ND (2.0) [c]	ND (2.0) [c]	ND (2.0) [c]	ND (2.0) [c]	ND (2.0) [c]	-
Fluoranthene	ug/l	50	31.5	-	ND (1.0)	2.3	ND (1.0)	ND (1.0)	ND (1.0)	-
Fluorene	ug/l	50	7.1	-	ND (1.0)	ND (1.0)	ND (1.0)	ND (1.0)	ND (1.0)	-
Hexachlorobenzene	ug/l		ND (1.0)	-	ND (1.0)	ND (1.0)	ND (1.0)	ND (1.0)	ND (1.0)	-
Hexachlorobutadiene	ug/l		ND (1.0)	-	ND (1.0)	ND (1.0)	ND (1.0)	ND (1.0)	ND (1.0)	-
Hexachlorocyclopentadiene	ug/l		ND (8.0)	-	ND (8.0)	ND (8.0)	ND (8.0)	ND (8.0)	ND (8.0)	-
Hexachloroethane	ug/l		ND (2.0)	-	ND (2.0)	ND (2.0)	ND (2.0)	ND (2.0)	ND (2.0)	-
Indeno(1,2,3-cd)pyrene	ug/l	0.002	5.3	-	ND (1.0)	1.2	ND (1.0)	ND (1.0)	ND (1.0)	-
Isophorone	ug/l	50	ND (2.0)	-	ND (2.0)	ND (2.0)	ND (2.0)	ND (2.0)	ND (2.0)	-
2-Methylnaphthalene	ug/l		0.92 J	-	ND (1.0)	ND (1.0)	ND (1.0)	ND (1.0)	ND (1.0)	-
2-Nitroaniline	ug/l		ND (4.0)	-	ND (4.0)	ND (4.0)	ND (4.0)	ND (4.0)	ND (4.0)	-
3-Nitroaniline	ug/l		ND (4.0)	-	ND (4.0)	ND (4.0)	ND (4.0)	ND (4.0)	ND (4.0)	-
4-Nitroaniline	ug/l		ND (4.0)	-	ND (4.0)	ND (4.0)	ND (4.0)	ND (4.0)	ND (4.0)	-
Naphthalene	ug/l	10	1.7	-	ND (1.0)	ND (1.0)	ND (1.0)	ND (1.0)	ND (1.0)	-
Nitrobenzene	ug/l	0.4	ND (2.0)	-	ND (2.0)	ND (2.0)	ND (2.0)	ND (2.0)	ND (2.0)	-
N-Nitroso-di-n-propylamine	ug/l		ND (2.0)	-	ND (2.0)	ND (2.0)	ND (2.0)	ND (2.0)	ND (2.0)	-
N-Nitrosodiphenylamine	ug/l	50	ND (4.0)	-	ND (4.0)	ND (4.0)	ND (4.0)	ND (4.0)	ND (4.0)	-
Phenanthrene	ug/l	50	33.1	-	ND (1.0)	0.69 J	ND (1.0)	ND (1.0)	ND (1.0)	-
Pyrene	ug/l	50	46.7	-	ND (1.0)	8.5	ND (1.0)	0.50 J	ND (1.0)	-
1,2,4,5-Tetrachlorobenzene	ug/l	10	ND (2.0)	-	ND (2.0)	ND (2.0)	ND (2.0)	ND (2.0)	ND (2.0)	-
2-Fluorophenol	%		26	-	5.0 * [d]	28	21	27	26	-

Table 4.9
Groundwater Analytical Results Summary
Final Engineering Report
Sun Valley Nursery Filling Station Site

Client Sample ID:		NYSDEC AWQS	RI-MW-01	RI-MW-01D	RI-MW-02	RI-MW-03	RI-MW-06	DUP20252708	FB20252708	TB20252708
Lab Sample ID:			JE18042-1	JE18042-2	JE18042-3	JE18042-4	JE18042-5	JE18042-6	JE18042-7	JE18042-8
Date Sampled:			8/27/2025	8/27/2025	8/27/2025	8/27/2025	8/27/2025	8/27/2025	8/27/2025	8/27/2025
Matrix:			Ground Water	Ground Water	Ground Water	Ground Water	Ground Water	Ground Water	Field Blank Water	Trip Blank Water
Phenol-d5	%		20	-	11	21	16	22	19	-
2,4,6-Tribromophenol	%		72	-	50	72	64	71	62	-
Nitrobenzene-d5 (1)	%		35	-	49	49	42	51	49	-
2-Fluorobiphenyl (1)	%		49	-	48	51	41	49	48	-
Terphenyl-d14 (1)	%		37	-	51	38	55	54	72	-
(MS Semi-volatile TIC ())										
Alkane	ug/l		17 J	-	5.8 J	4.0 J	4.7 J	3.3 J	3.7 J	-
Internal standard added for SIM te	ug/l			-	3.5 J		4.0 J			-
Internal standard added for SIM test	ug/l			-		3.2 J		3.4 J	4.5 J	-
Alkane (1)	ug/l		32 J	-	4.2 J	6.0 J	5.0 J	5.2 J	3.7 J	-
Alkane (3)	ug/l			-	5.6 J	4.9 J	3.8 J	5.8 J		-
nternal standard added for SIM te (1	ug/l			-			4.0 J			-
n-Hexadecanoic acid	ug/l			-					5.6 JN	-
9H-Fluorene, methyl	ug/l		15 J	-						-
Alkane (4)	ug/l			-	9.1 J	5.6 J		3.9 J		-
ternal standard added for SIM test (	ug/l			-		3.2 J			3.5 J	-
9H-Fluorene, methyl (1)	ug/l		9.8 J	-						-
Alkane (5)	ug/l			-	9.6 J	5.3 J		3.4 J		-
Alkane (2)	ug/l		23 J	-	3.2 J	3.4 J	5.1 J	5.6 J	4.0 J	-
Alkane (6)	ug/l			-	8.9 J					-
Unknown (6)	ug/l		15 J	-						-
Alkane (7)	ug/l			-	7.4 J					-
Unknown (7)	ug/l		21 J	-						-
ternal standard added for SIM test (	ug/l			-					3.6 J	-
Unknown (8)	ug/l		17 J	-						-
Octadecane	ug/l			-		6.5 J				-
Phenanthrene methyl	ug/l		32 J	-						-
Anthracene methyl	ug/l		26 J	-						-
Unknown	ug/l		12 J	-	8.2 J	4.9 J	4.4 J	4.1 J	3.4 J	-
Unknown (1)	ug/l		12 J	-	4.2 J	9.1 J				-
Unknown (2)	ug/l		28 J	-	3.2 J	8.0 J				-
Anthracenedione	ug/l		13 J	-						-
Phenanthrene dimethyl	ug/l		18 J	-						-
Phenanthrene dimethyl (1)	ug/l		12 J	-						-
Phenanthrene dimethyl (2)	ug/l		21 J	-						-
Unknown (3)	ug/l		19 J	-						-
Phenanthrene dimethyl (3)	ug/l		15 J	-						-
Unknown (4)	ug/l		9.8 J	-						-
Unknown PAH substance	ug/l		22 J	-						-
Octadecanoic acid	ug/l		25 JN	-		9.8 JN	4.9 JN	6.8 JN		-
Pyrene methyl	ug/l		9.5 J	-						-
Pyrene methyl (1)	ug/l		16 J	-						-
Unknown (5)	ug/l		14 J	-						-
Total TIC, Semi-Volatile	ug/l		454.1 J	-	69.4 J	67.5 J	27.9 J	38.1 J	20.4 J	-
(MS Semi-volatiles (SW846 8270E BY SIM))										
1,4-Dioxane	ug/l	0.35	ND (0.30)	-	ND (0.30)	ND (0.30)	ND (0.30)	ND (0.30)	ND (0.30)	-
Nitrobenzene-d5	%		49	-	70	69	53	70	74	-
2-Fluorobiphenyl	%		70	-	88	80	47	71	69	-
Terphenyl-d14	%		36	-	47	35	52	49	71	-
(MS Volatiles (SW846 8260D))										
Acetone	ug/l	50	16.1	-	6.9 J	6.8 J	12.5	5.4 J	ND (10)	ND (10)
Benzene	ug/l	1	0.61	ND (0.50)	ND (0.50)	ND (0.50)	ND (0.50)	ND (0.50)	ND (0.50)	ND (0.50)
Bromochloromethane	ug/l	5	ND (1.0)	-	ND (1.0)	ND (1.0)	ND (1.0)	ND (1.0)	ND (1.0)	ND (1.0)
Bromodichloromethane	ug/l	50	ND (1.0)	-	6.9	3	4.3	6.1	ND (1.0)	ND (1.0)
Bromoform	ug/l	50	ND (1.0)	-	ND (1.0)	ND (1.0)	ND (1.0)	ND (1.0)	ND (1.0)	ND (1.0)
Bromomethane	ug/l	5	ND (2.0) [a]	-	ND (2.0) [a]	ND (2.0) [a]	ND (2.0) [a]	ND (2.0) [a]	ND (2.0) [a]	ND (2.0) [a]
2-Butanone (MEK)	ug/l	50	ND (10)	-	ND (10)	ND (10)	ND (10)	ND (10)	ND (10)	ND (10)
n-Butylbenzene	ug/l	5	-	ND (2.0)	-	-	-	-	-	-
sec-Butylbenzene	ug/l	5	-	ND (2.0)	-	-	-	-	-	-
tert-Butylbenzene	ug/l	5	-	ND (2.0)	-	-	-	-	-	-
Carbon disulfide	ug/l	60	ND (2.0)	-	ND (2.0)	ND (2.0)	ND (2.0)	ND (2.0)	ND (2.0)	ND (2.0)
Carbon tetrachloride	ug/l	5	ND (1.0)	-	ND (1.0)	ND (1.0)	ND (1.0)	ND (1.0)	ND (1.0)	ND (1.0)
Chlorobenzene	ug/l	5	ND (1.0)	-	ND (1.0)	ND (1.0)	ND (1.0)	ND (1.0)	ND (1.0)	ND (1.0)
Chloroethane	ug/l	5	ND (1.0)	-	ND (1.0)	ND (1.0)	ND (1.0)	ND (1.0)	ND (1.0)	ND (1.0)
Chloroform	ug/l	7	5.8	-	18.9	9.4	14	18.6	ND (1.0)	ND (1.0)
Chloromethane	ug/l		ND (1.0)	-	ND (1.0)	ND (1.0)	ND (1.0)	ND (1.0)	ND (1.0)	ND (1.0)
Cyclohexane	ug/l		ND (5.0)	-	ND (5.0)	ND (5.0)	ND (5.0)	ND (5.0)	ND (5.0)	ND (5.0)
1,2-Dibromo-3-chloropropane	ug/l	0.04	ND (2.0)	-	ND (2.0)	ND (2.0)	ND (2.0)	ND (2.0)	ND (2.0)	ND (2.0)
Dibromochloromethane	ug/l	50	ND (1.0)	-	2	0.79 J	1.5	1.8	ND (1.0)	ND (1.0)
1,2-Dibromoethane	ug/l		ND (1.0)	-	ND (1.0)	ND (1.0)	ND (1.0)	ND (1.0)	ND (1.0)	ND (1.0)
1,2-Dichlorobenzene	ug/l	3	ND (1.0)	-	ND (1.0)	ND (1.0)	ND (1.0)	ND (1.0)	ND (1.0)	ND (1.0)
1,3-Dichlorobenzene	ug/l	3	ND (1.0)	-	ND (1.0)	ND (1.0)	ND (1.0)	ND (1.0)	ND (1.0)	ND (1.0)
1,4-Dichlorobenzene	ug/l	3	ND (1.0)	-	ND (1.0)	ND (1.0)	ND (1.0)	ND (1.0)	ND (1.0)	ND (1.0)

Table 4.9
Groundwater Analytical Results Summary
Final Engineering Report
Sun Valley Nursery Filling Station Site

Client Sample ID:		NYSDEC AWQS	RI-MW-01	RI-MW-01D	RI-MW-02	RI-MW-03	RI-MW-06	DUP20252708	FB20252708	TB20252708
Lab Sample ID:			JE18042-1	JE18042-2	JE18042-3	JE18042-4	JE18042-5	JE18042-6	JE18042-7	JE18042-8
Date Sampled:			8/27/2025	8/27/2025	8/27/2025	8/27/2025	8/27/2025	8/27/2025	8/27/2025	8/27/2025
Matrix:			Ground Water	Ground Water	Ground Water	Ground Water	Ground Water	Ground Water	Field Blank Water	Trip Blank Water
Dichlorodifluoromethane	ug/l	5	ND (2.0)	-	ND (2.0)	ND (2.0)	ND (2.0)	ND (2.0)	ND (2.0)	ND (2.0)
1,1-Dichloroethane	ug/l	5	ND (1.0)	-	ND (1.0)	ND (1.0)	ND (1.0)	ND (1.0)	ND (1.0)	ND (1.0)
1,2-Dichloroethane	ug/l	0.6	ND (1.0)	-	ND (1.0)	ND (1.0)	ND (1.0)	ND (1.0)	ND (1.0)	ND (1.0)
1,1-Dichloroethene	ug/l	5	ND (1.0)	-	ND (1.0)	ND (1.0)	ND (1.0)	ND (1.0)	ND (1.0)	ND (1.0)
cis-1,2-Dichloroethene	ug/l	5	ND (1.0)	-	ND (1.0)	ND (1.0)	ND (1.0)	ND (1.0)	ND (1.0)	ND (1.0)
trans-1,2-Dichloroethene	ug/l	5	ND (1.0)	-	ND (1.0)	ND (1.0)	ND (1.0)	ND (1.0)	ND (1.0)	ND (1.0)
1,2-Dichloropropane	ug/l	1	ND (1.0)	-	ND (1.0)	ND (1.0)	ND (1.0)	ND (1.0)	ND (1.0)	ND (1.0)
cis-1,3-Dichloropropene	ug/l	0.4	ND (1.0)	-	ND (1.0)	ND (1.0)	ND (1.0)	ND (1.0)	ND (1.0)	ND (1.0)
trans-1,3-Dichloropropene	ug/l	0.4	ND (1.0)	-	ND (1.0)	ND (1.0)	ND (1.0)	ND (1.0)	ND (1.0)	ND (1.0)
Ethylbenzene	ug/l	5	1.5	0.99 J	ND (1.0)	ND (1.0)	1.1	ND (1.0)	ND (1.0)	ND (1.0)
Freon 113	ug/l		ND (5.0)	-	ND (5.0)	ND (5.0)	ND (5.0)	ND (5.0)	ND (5.0)	ND (5.0)
2-Hexanone	ug/l	50	ND (5.0)	-	ND (5.0)	ND (5.0)	ND (5.0)	ND (5.0)	ND (5.0)	ND (5.0)
Isopropylbenzene	ug/l	5	ND (1.0)	ND (1.0)	ND (1.0)	ND (1.0)	ND (1.0)	ND (1.0)	ND (1.0)	ND (1.0)
p-Isopropyltoluene	ug/l	5	-	ND (2.0)	-	-	-	-	-	-
Methyl Acetate	ug/l		ND (5.0)	-	ND (5.0)	ND (5.0)	ND (5.0)	ND (5.0)	ND (5.0)	ND (5.0)
Methylcyclohexane	ug/l		ND (5.0)	-	ND (5.0)	ND (5.0)	ND (5.0)	ND (5.0)	ND (5.0)	ND (5.0)
Methyl Tert Butyl Ether	ug/l	10	ND (1.0)	ND (1.0)	ND (1.0)	2	ND (1.0)	ND (1.0)	ND (1.0)	ND (1.0)
4-Methyl-2-pentanone(MIBK)	ug/l		ND (5.0)	-	ND (5.0)	ND (5.0)	ND (5.0)	ND (5.0)	ND (5.0)	ND (5.0)
Methylene chloride	ug/l	5	ND (2.0)	-	ND (2.0)	ND (2.0)	ND (2.0)	ND (2.0)	ND (2.0)	ND (2.0)
Naphthalene	ug/l	10	-	ND (5.0)	-	-	-	-	-	-
n-Propylbenzene	ug/l	5	-	ND (2.0)	-	-	-	-	-	-
Styrene	ug/l	5	ND (1.0)	-	ND (1.0)	ND (1.0)	ND (1.0)	ND (1.0)	ND (1.0)	ND (1.0)
1,1,2,2-Tetrachloroethane	ug/l	5	ND (1.0)	-	ND (1.0)	ND (1.0)	ND (1.0)	ND (1.0)	ND (1.0)	ND (1.0)
Tetrachloroethene	ug/l	5	ND (1.0)	-	ND (1.0)	ND (1.0)	ND (1.0)	ND (1.0)	ND (1.0)	ND (1.0)
Toluene	ug/l	5	0.73 J	ND (1.0)	ND (1.0)	ND (1.0)	ND (1.0)	ND (1.0)	ND (1.0)	ND (1.0)
1,2,3-Trichlorobenzene	ug/l	5	ND (1.0)	-	ND (1.0)	ND (1.0)	ND (1.0)	ND (1.0)	ND (1.0)	ND (1.0)
1,2,4-Trichlorobenzene	ug/l	5	ND (1.0)	-	ND (1.0)	ND (1.0)	ND (1.0)	ND (1.0)	ND (1.0)	ND (1.0)
1,1,1-Trichloroethane	ug/l	5	ND (1.0)	-	ND (1.0)	ND (1.0)	ND (1.0)	ND (1.0)	ND (1.0)	ND (1.0)
1,1,2-Trichloroethane	ug/l	1	ND (1.0)	-	ND (1.0)	ND (1.0)	ND (1.0)	ND (1.0)	ND (1.0)	ND (1.0)
Trichloroethene	ug/l	5	ND (1.0)	-	ND (1.0)	ND (1.0)	ND (1.0)	ND (1.0)	ND (1.0)	ND (1.0)
Trichlorofluoromethane	ug/l	5	ND (2.0) [b]	-	ND (2.0) [b]	ND (2.0) [b]	ND (2.0) [b]	ND (2.0) [b]	ND (2.0) [b]	ND (2.0) [b]
1,2,4-Trimethylbenzene	ug/l	5	ND (1.0)	ND (2.0)	ND (1.0)	ND (1.0)	ND (1.0)	ND (1.0)	ND (1.0)	ND (1.0)
1,3,5-Trimethylbenzene	ug/l	5	ND (1.0)	ND (2.0)	ND (1.0)	ND (1.0)	ND (1.0)	ND (1.0)	ND (1.0)	ND (1.0)
Vinyl chloride	ug/l	2	ND (1.0)	-	ND (1.0)	ND (1.0)	ND (1.0)	ND (1.0)	ND (1.0)	ND (1.0)
m,p-Xylene	ug/l	5	0.80 J	ND (1.0)	ND (1.0)	ND (1.0)	ND (1.0)	ND (1.0)	ND (1.0)	ND (1.0)
o-Xylene	ug/l	5	0.79 J	ND (1.0)	ND (1.0)	ND (1.0)	ND (1.0)	ND (1.0)	ND (1.0)	ND (1.0)
Xylene (total)	ug/l	5	1.6	ND (1.0)	ND (1.0)	ND (1.0)	ND (1.0)	ND (1.0)	ND (1.0)	ND (1.0)
Dibromofluoromethane	%		95	97	98	96	95	96	97	93
1,2-Dichloroethane-D4	%		104	103	105	105	105	103	103	103
Toluene-D8	%		97	97	100	98	97	98	100	97
4-Bromofluorobenzene	%		96	95	95	95	92	97	94	97
(MS Volatile TIC ())										
alkene	ug/l		5.9 J	-						
Ethanol	ug/l			-		6.9 JN				
alcohols	ug/l		45 J	-						
Total TIC, Volatile	ug/l		50.9 J	-	0	6.9 J	0	0	0	0

Notes:
ug/L - micrograms per liter
ND - Not detected
Exceedance of the AWQS
Sample DUP20252708 is a duplicate of sample RI-MW-02.
a - Associated CCV outside of control limits low. A sensitivity check was analyzed to demonstrate system suitability to detect affected analyte. Sample was ND.
b - Associated CCV outside of control limits high, sample was ND. This compound in blank spike is outside in house QC limits bias high.
c - Associated CCV outside of control limits high, sample was ND.
d - Outside control limits due to matrix interference as per prep log description.

Figures

REFERENCE:
HISTORICAL TOPOGRAPHICAL MAP TAKEN FROM HALEY ALDRICH, MAP DATED SEPTEMBER 2020.

Scale 1"=2000'

0 2000 4000

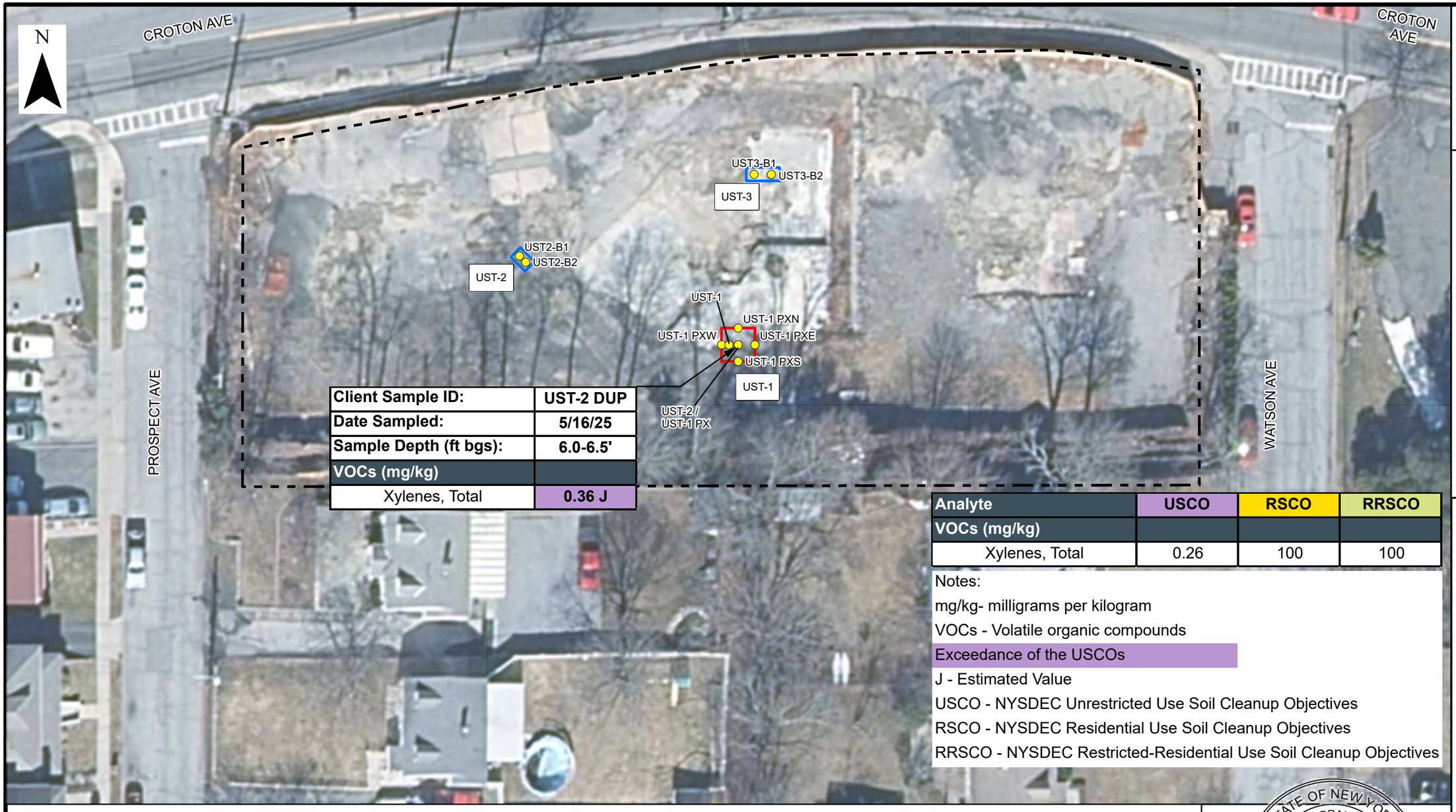
FIG-1.1

FINAL ENGINEERING REPORT
136-140 CROTON AVENUE
OSSINING, NEW YORK 10652

SITE LOCATION MAP

SESI CONSULTING ENGINEERS
GEOTECHNICAL | ENVIRONMENTAL | SITE CIVIL
959 ROUTE 46E, 3RD FLOOR, PARSIPPANY, NJ 07054 PH: 973.808.9050

DRAWN BY:	APG
CHECKED BY:	AR
SCALE:	AS NOTED
DATE:	09/26/2025
JOB NO.:	12060



Analyte	USCO	RSCO	RRSCO
VOCs (mg/kg)			
Xylenes, Total	0.26	100	100

Notes:
mg/kg- milligrams per kilogram
VOCs - Volatile organic compounds
Exceedance of the USCOs
J - Estimated Value
USCO - NYSDEC Unrestricted Use Soil Cleanup Objectives
RSCO - NYSDEC Residential Use Soil Cleanup Objectives
RRSCO - NYSDEC Restricted-Residential Use Soil Cleanup Objectives

SCALE: 1" = 30'

0 15 30 60 FEET

REFERENCE:
AERIAL IMAGERY: MICROSOFT, VANTOR; PARCELS: NYS OFFICE OF INFORMATION TECHNOLOGYSERVICES - GIS PROGRAM OFFICE, NYS DEPT OF TAXATION AND FINANCE'S OFFICE OF REAL PROPERTY TAX SERVICES

NOTES:
POST-EXCAVATION SAMPLE GRIDS ARE EQUAL TO OR LESS THAN 900 SQ FT

LEGEND:
- POST EXCAVATION SOIL SAMPLE NO. AND APPROX. LOCATION
- UNDERGROUND STORAGE TANK APPROX. NO. AND LOCATION
- EXCAVATION AREA NO. AND APPROX. LOCATION
- SITE LOCATION

STATE OF NEW YORK
FUAD JEBRAN DAHAN
LICENSED PROFESSIONAL ENGINEER
090531-01

FUAD DAHAN, P.E.
PROFESSIONAL ENGINEER
N.Y. LIC. NO. 90531

dwg by: KBV
chk by: SC
scale: AS NOTED
date: 12/5/2025

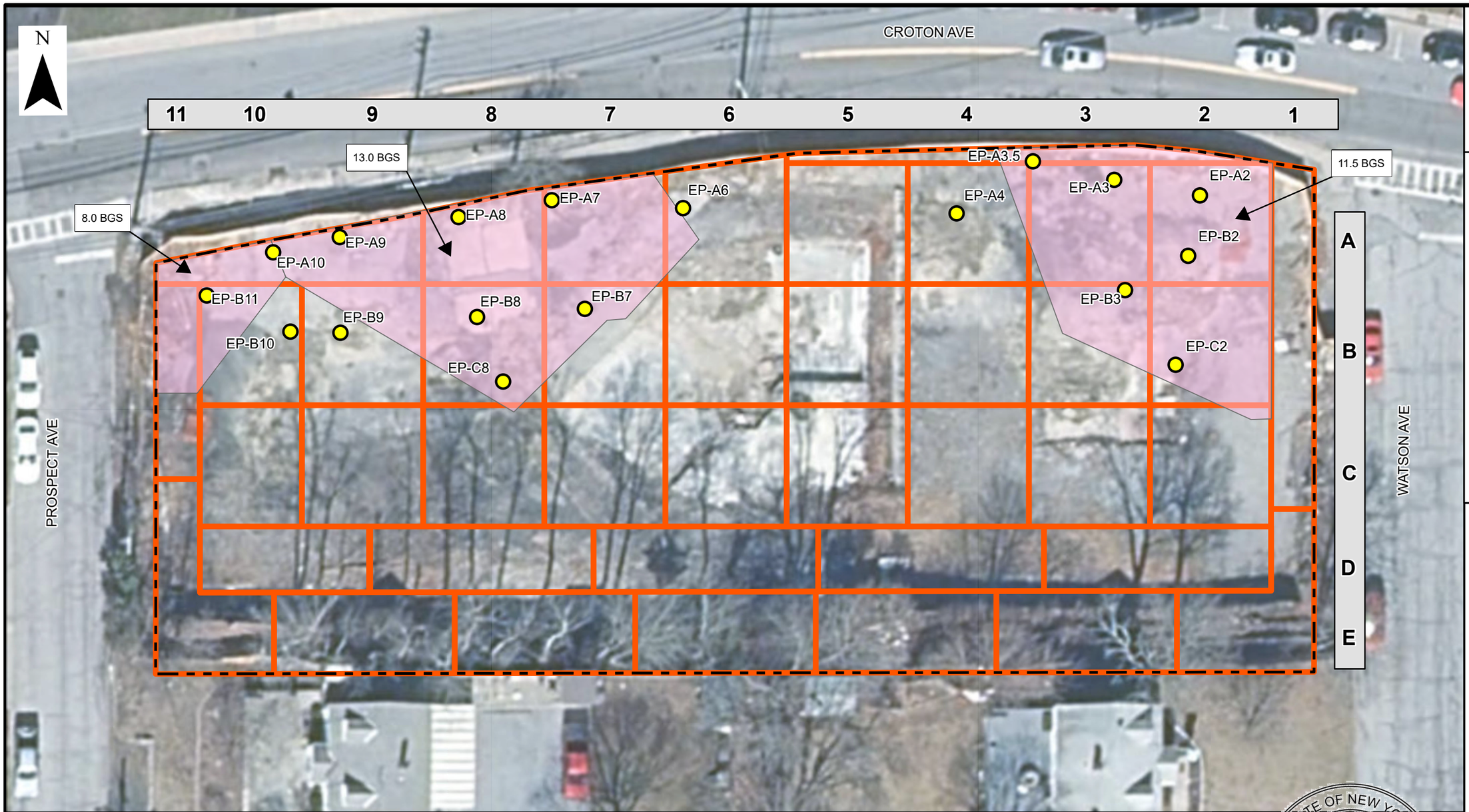
SESI CONSULTING ENGINEERS
GEOTECHNICAL | ENVIRONMENTAL | SITE CIVIL
959 ROUTE 46E, 3RD FLOOR, PARSIPPANY, NJ 07054 PH: 973.808.9050

project: FINAL ENGINEERING REPORT
136-140 CROTON AVENUE
OSSINING, NEW YORK, 10652

title: **UNDERGROUND STORAGE TANK AND SOIL SAMPLE LOCATION PLAN**

job no.: 12060
drawing no: FIG-4.1

Y:\GIS\Project_Numbers\12060\FINAL_MAPS, 12/5/2025 1:21 PM, Kim Vanderklein, LAYOUT: FIG-4.1



SCALE: 1" = 25'

0 12.5 25 50 FEET

REFERENCE:

AERIAL IMAGERY: NEW YORK STATE, MICROSOFT, VANTOR; PARCELS: NYS OFFICE OF INFORMATION TECHNOLOGYSERVICES - GIS PROGRAM OFFICE, NYS DEPT OF TAXATION AND FINANCE'S OFFICE OF REAL PROPERTY TAX SERVICES

NOTES:

POST-EXCAVATION SAMPLE GRIDS ARE EQUAL TO OR LESS THAN 900 SQ FT

LEGEND:

- POST EXCAVATION SOIL SAMPLE LOCATIONS
- POST EXCAVATION SOIL SAMPLE GRID (900 SQ FT)
- REMEDIAL EXCAVATION AREAS
- SITE LOCATION

STATE OF NEW YORK
FUAD JEBRAN DAHAN
90531-01
LICENSED PROFESSIONAL ENGINEER

FUAD DAHAN, P.E.
PROFESSIONAL ENGINEER
N.Y. LIC. NO. 90531

dwg by: KBV
chk by: SC
scale: AS NOTED
date: 12/5/2025

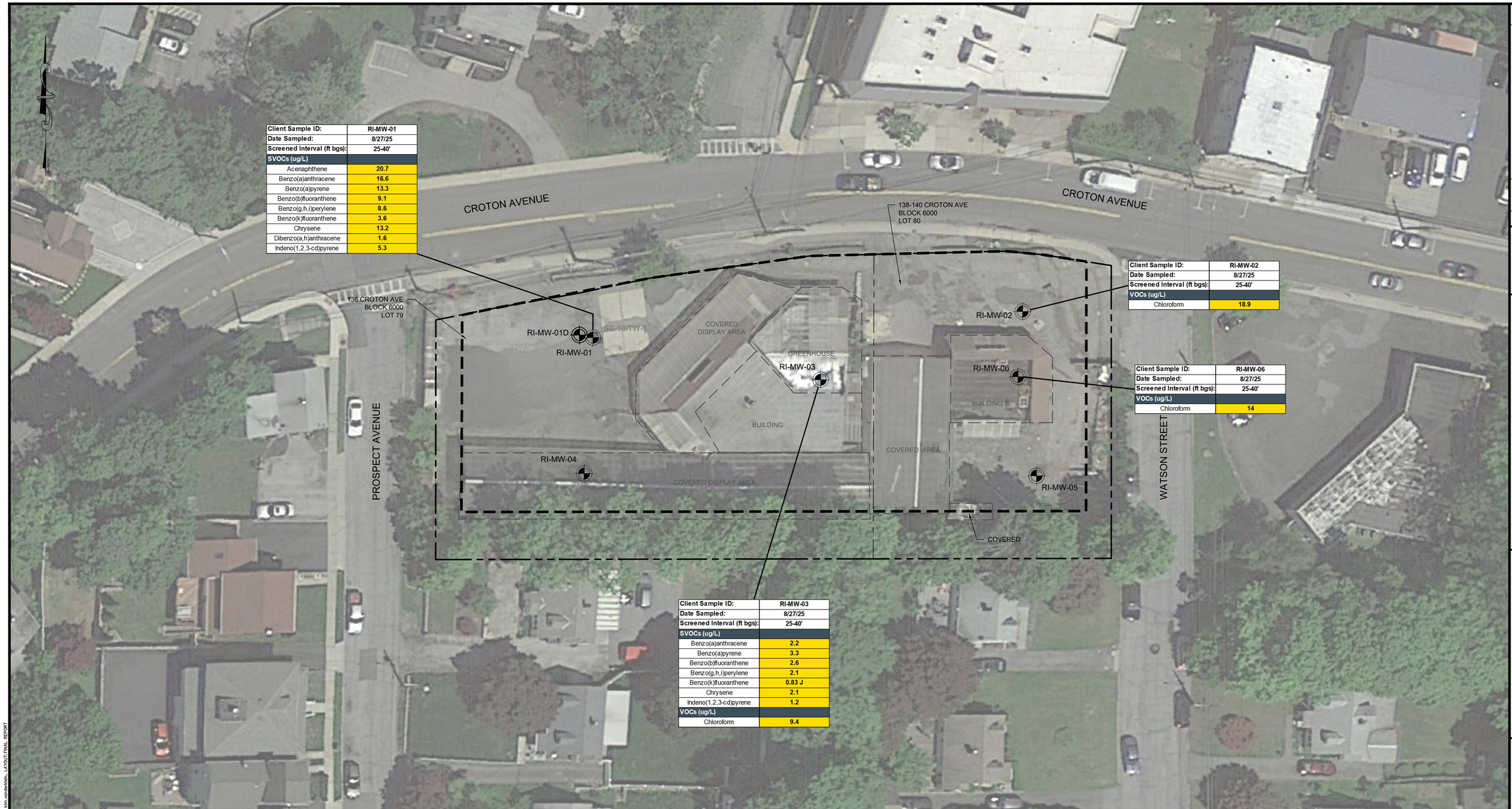
SESI CONSULTING ENGINEERS
GEOTECHNICAL | ENVIRONMENTAL | SITE CIVIL
959 ROUTE 46E, 3RD FLOOR, PARSIPPANY, NJ 07054 PH: 973.808.9050

project: 136-140 CROTON AVENUE OSSINING, NEW YORK, 10652

title: **REMEDIAL EXCAVATION AND SOIL SAMPLE LOCATION PLAN**

job no.: 12060
drawing no: FIG-4.2

Y:\GIS\Project_Numbers\12060\FINAL_MAPS, 12/5/2025 1:21 PM, Kim Vanderklein, LAYOUT: FIG-5.2



Client Sample ID:	RI-MW-01
Date Sampled:	8/27/25
Screened Interval (ft bgs):	25-40'
SVOCs (ug/L)	
Acenaphthene	20.7
Benzo(a)anthracene	16.6
Benzo(a)pyrene	13.3
Benzo(b)fluoranthene	9.1
Benzo(g,h,i)perylene	8.6
Benzo(k)fluoranthene	3.6
Chrysene	13.2
Dibenzo(a,h)anthracene	1.6
Indeno(1,2,3-cd)pyrene	5.3

Client Sample ID:	RI-MW-02
Date Sampled:	8/27/25
Screened Interval (ft bgs):	25-40'
VOCs (ug/L)	
Chloroform	18.9

Client Sample ID:	RI-MW-06
Date Sampled:	8/27/25
Screened Interval (ft bgs):	25-40'
VOCs (ug/L)	
Chloroform	14

Client Sample ID:	RI-MW-03
Date Sampled:	8/27/25
Screened Interval (ft bgs):	25-40'
SVOCs (ug/L)	
Benzo(a)anthracene	2.2
Benzo(a)pyrene	3.3
Benzo(b)fluoranthene	2.6
Benzo(g,h,i)perylene	2.1
Benzo(k)fluoranthene	0.83 J
Chrysene	2.1
Indeno(1,2,3-cd)pyrene	1.2
VOCs (ug/L)	
Chloroform	9.4

LEGEND:

- SITE BOUNDARY

RI-MW-04 - RI MONITORING WELL NUMBER AND APPROX. LOCATION

Analyte	AWQS
SVOCs (ug/L)	
Acenaphthene	20
Benzo(a)anthracene	0.002
Benzo(a)pyrene	ND
Benzo(b)fluoranthene	0.002
Benzo(g,h,i)perylene	0.002
Benzo(k)fluoranthene	0.002
Chrysene	0.002
Dibenzo(a,h)anthracene	0.002
Indeno(1,2,3-cd)pyrene	0.002
VOCs (ug/L)	
Chloroform	7

Notes:
ug/L - micrograms per liter
Exceedance of the AWQS
J - Estimated Value.
AWQS - Ambient Water Quality Standards

Scale: 1"= 20'
0 10 20 40 60 80

NOTE:
1. THIS PLAN IS FOR LOCATING SOIL BORINGS, MONITORING WELLS, SOIL VAPOR BORINGS AND AMBIENT AIR LOCATIONS ONLY. OTHER SITE WORK SHOWN HERE IS NOT INTENDED FOR CONSTRUCTION.

REFERENCE
AERIAL IMAGE TAKEN FROM GOOGLE MAPS, IMAGE DATED 2019.

SESI CONSULTING ENGINEERS
GEOTECHNICAL | ENVIRONMENTAL | SITE CIVIL
959 ROUTE 46E, 3RD FLOOR, PARSIPPANY, NJ 07054 PH: 973.808.9050

no.	description	date	by

dwg by: AW
chk by: AF
scale: AS NOTED
date: 10/02/2025

FINAL ENGINEERING REPORT
136-140 CROTON AVENUE
OSSINING, NEW YORK 10652

title: GROUNDWATER SAMPLING LOCATION PLAN AND RESULTS

job no. 12060
drawing no. FIG-4.3