



LAND TRANSFER AND DEVELOPMENT AGREEMENT – JF CAPITAL WONDER BLOCK PARTNERS QOZB, LLC.

- **Transfer of Agency Properties to Facilitate Development in the Central Business District**
 - Wonder Block (Bakery Site located from 26th Street to the State Court Property and between Lincoln and Grant. 4.94 Acres)

Action: Adopt or Not Adopt Resolution

Executive Summary The Board will consider a Resolution authorizing the Executive Director to enter into a Land Transfer and Development Agreement (LTDA) with JF Capital Wonder Block QOZB, LLC (JF Capital). Under the terms of the Agreement, property owned by the Agency located at 26th Street between Grant and Lincoln will be transferred to JF Capital in exchange for an agreement to develop the property into a mixed-used development consisting of hospitality, commercial, retail, office, and multi-family housing. Additional agreements relating to the State Courts property, a tax increment incentive agreement, and a Master Lease are anticipated by the LTDA and will be presented to the Agency Board at a later date.

Background

December 6, 2016

The Agency Board adopted a resolution authorizing the purchase of the Wonder Bread plant located at 26th and Grant which encompassed a significant portion of the block.





Redevelopment Agency Meeting

Board Staff Review

The property purchased from Flowers Baking Company of Ogden, LLC at a cost of \$2.1 M included the historic Brown Ice Cream Building. The Administration indicated that—with the exception of the Ice Cream Building—the structures would be demolished to allow for development of a parking structure and mixed-use commercial, retail and housing. The new development would be designed to enhance and support Historic 25th Street.

The budget to prepare the site for development was established as follows:

Expenditure Type	Amount
Acquisition*	\$ 2,400,000
Closing Costs	\$ 8,750
Demolition	\$ 500,000
Environmental	\$ 35,000
Contingency	\$ 106,250
TOTAL	\$ 3,050,000

*This was later adjusted down to reflect additional environmental remediation costs.

Purchase of the property was funded through internal and external loans from the following sources:

Source of Funds	Amount
Internal Loan from CBD Mall Fund	\$ 1,138,000
Internal Loan from Sewer Fund	\$ 912,000
Loan from OIDC	\$ 1,000,000
TOTAL	\$ 3,050,000

The Administration indicated proceeds from resale of the property might be used for debt service. However, they also signaled that BDO Lease revenues may be needed if sale proceeds were insufficient to cover the debt or if there were unanticipated environmental remediation costs.



Redevelopment Agency Meeting

Board Staff Review

January 22, 2019

The RDA Board and City Council authorized creation of the Continental Community Reinvestment Area (CRA) Plan and Budget. The Continental CRA encompasses an approximate six-block area (partial blocks) bounded generally by Wall Avenue and Washington Boulevard on the west and east, and 25th Street and 27th Street on the north and south. The Continental CRA was created to facilitate redevelopment of large industrial sites and underutilized properties located in the downtown area.

December 17, 2019

The Agency Board adopted a Resolution authorizing the sale of the Brown Ice Cream Building for \$100,000 to Dan McEntee, a local business owner. Per the terms of the sale agreement, the City is required to subdivide the property to give the building its own tax identification number prior to closing. (Note: As of October 31, this had not yet been completed.)



2016-Current

The Administration completed the demolition on the site and is in the end-stages of the environmental remediation. They have also been working with JF Capital, a multi-disciplined finance and development firm located in Centerville, Utah, and the State Courts to come to terms on a development plan that will provide additional downtown parking



Redevelopment Agency Meeting

Board Staff Review

and a mixed-use project that could include hospitality, multi-family residential units, and retail, commercial, and office space. The development is designed to meet the goals of the MAKE Ogden Downtown Master Plan and the Ogden General Plan.

November 10, 2020

The Board Offices received and Administration Transmittal requesting authorization of a LTDA with JF Capital.

November 17, 2020

The Board held a work session to review and discuss the proposed LTDA.

Proposal

Land Use and Transfer Development Agreement

The Administration is proposing that the Agency authorize a LTDA with JF Capital Wonder Block Partners QOZB, LLC (Developer). The terms and conditions of the LTDA are summarized as follows:

1. Purpose of the Agreement

- a. Establish conditions for transfer of property.
- b. Establish conditions for acquisition of State-owned property.
- c. Establish terms and conditions for development of the property.

2. Parties to the Agreement

- a. Ogden City Redevelopment Agency (Agency), represented by Brandon Cooper.
- b. JF Capital Wonder Block Partners QOZB, LLC (Developer), represented by Chad Bessinger.
- c. Agreement acknowledges that only the Agency Board and/or Executive Director has authority to make binding agreements.

3. Agency Contingencies (*Required actions*)

- a. Execute the LTDA by Developer and Executive Director.
- b. Obtain Board approvals related to LTDA.



Redevelopment Agency Meeting

Board Staff Review

- c. Developer must obtain project financing for first permitted construction.
- d. Board approves the Master Lease Agreement (Agreement to keep a certain portion of the new development leased).
- e. Board approves Incentive Agreement.
- f. Execution of State Property Transfer Agreement and assignment of rights to Developer.
- g. Agency approves Supplemental Document related to State Court parking.
- h. Developer obtains all necessary approvals complete project.

4. Developer Contingencies *(Required actions)*

- a. Agency delivers clear title to the property.
- b. Developer approves of the terms and conditions of the State Property Transfer Agreement and Agency delivers title of property to Developer.
- c. Developer approves Supplemental Agreement outlining Developers duties and responsibilities relating to the State Property.
- d. Developer accepts the Incentive Agreement(s) and Master Lease Agreement.
- e. Agency meets its obligations regarding the State parking stalls.
- f. Agency completes all other obligations, including granting the necessary approvals.

5. Terms of Sale

- a. Parties will close within twenty (20) days after all approvals have been completed.
- b. Agency shall have removed all environmental hazards from the property.
- c. Purchase prices is \$1M Dollars, contingent on an incentive package that is valued at more than \$1M Dollars.
- d. Parties will split the fees and Developer will pay the cost of recording. Agency will pay for title insurance.



Redevelopment Agency Meeting

Board Staff Review

6. Development Agreements

- a. Developer will have received site-plan approval and received building permits within 18 months of closing.
- b. Developer will complete construction of all phases of the project on or before December 31, 2026. This date may be extended to December 31, 2028 upon certain conditions.

7. Default/Remedies

- a. Developer may be required to pay 2018 market value for the property (approximately \$2.2 M) if a default on the project occurs.
- b. Developer may be liability for lost Tax Increment upon default.

Future State Court Agreement

The LTDA anticipates an agreement with the State Courts regarding the transfer of State-owned property. This property is an integral part of the development plans. The agreement with the State will require the following:

1. Property will be traded in exchange for an equal number of currently existing parking stalls in the new parking structure. The Agency will fund, construct and manage the parking structure.
2. The Developer must fund and construct parking for State Court judges adjacent to existing stalls. The State will maintain these stalls.
3. Temporary surface parking must be funded, constructed, repaired and maintained by the Developer during construction of the parking structure.

Master Lease Agreement

For JF Capital to obtain the necessary financing to fund the project, the City will likely need to assist JF Capital in showing that there is sufficient interest in leasing the various office and/or retail space. A Master Lease Agreement between the City and JF Capital will provide that assistance. Although the terms of the Master Lease have yet to be negotiated, it is



Redevelopment Agency Meeting

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generally understood that the City will lease a portion of the project— currently estimated at 70%— for a period of time until other tenants are signed.

Incentive Agreement

The LTDA anticipates that an incentive agreement pledging tax increment to the project will also be executed by the parties. The terms and conditions of the Incentive Agreement are still being negotiated.

Proposed Resolution

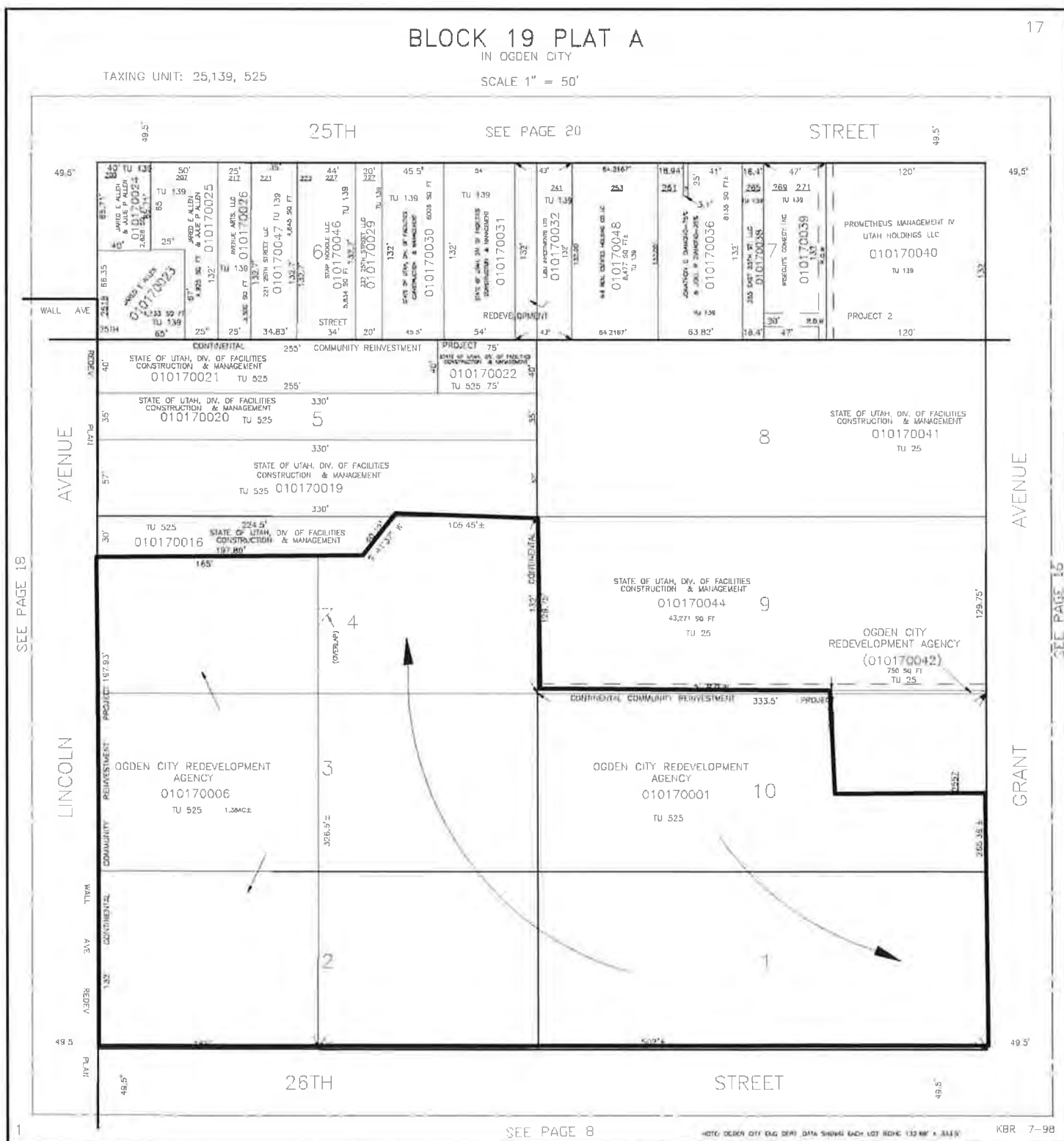
The Resolution authorizes the Executive Director to execute the documents and carry out the terms and conditions of each agreement. Any material change to any agreement would require Board consideration and approval.

Attachments

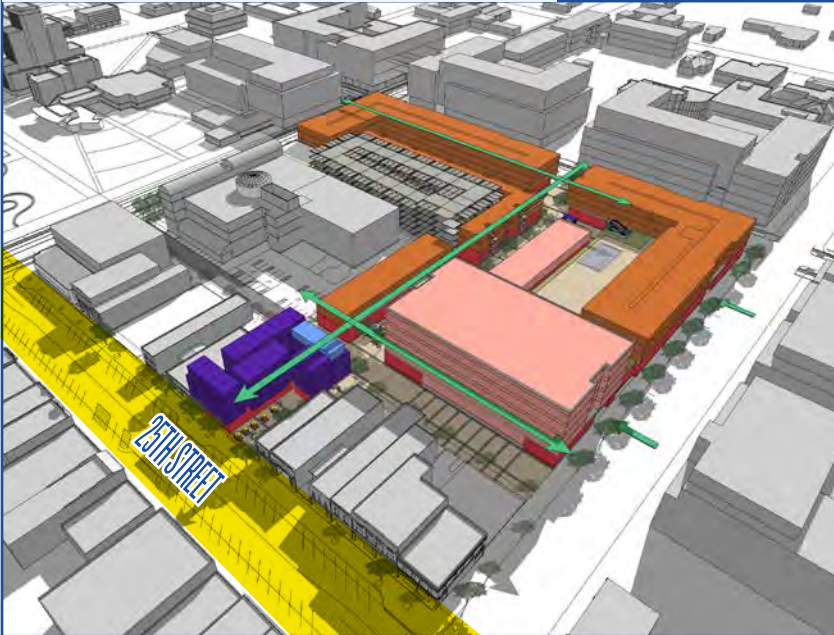
Parcel Map
Concept Drawing
Administrative Transmittal
Proposed Resolution
Proposed LTDA (Including environmental remediation documentation)

Council Staff Contact: Janene Eller-Smith, MPA/JD, (801)629-8165

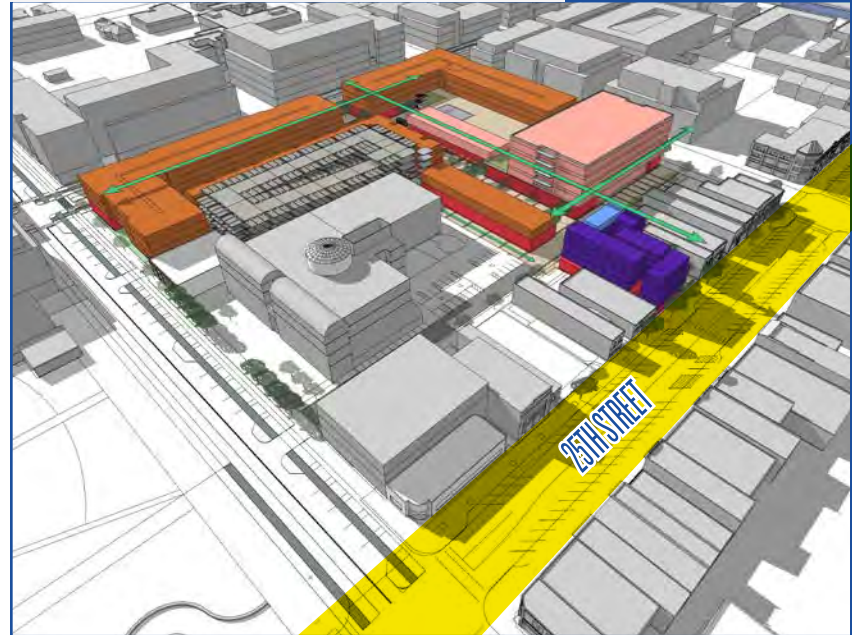
Agency Property



NORTH-WEST:



NORTH-EAST:



SOUTH-WEST:



SOUTH-EAST:



WONDER BLOCK – LAND TRANSFER AND DEVELOPMENT AGREEMENT BETWEEN AGENCY AND JF CAPITAL WONDER BLOCK PARTNERS QOZB, LLC

DEPARTMENT:

Community and Economic Development

DIRECTOR:

Tom Christopulos

DIVISION:

Business Development

MANAGER:

Sara Meess

STAFF:

Brandon Cooper, Deputy Director
BrandonCooper@ogdencity.com

CONTACT:

801-629-8947,

REQUEST:

Agency staffs requests adoption of resolution approving a Land Transfer and Development Agreement (“LTDA”) between the Agency and JF Capital Wonder Block Partners QOZB, LLC (“JF Capital”), setting the terms for development of a mixed-use project at the old Hostess Factory site (2557 Grant Avenue).

REQUESTED TIMELINE:

As soon as possible

RECOMMENDATION:

Adoption of the attached resolution

BACKGROUND INFORMATION:

In 2016, the Agency purchased from Flowers Foods certain real property located at 2557 Grant Ave, Ogden City, Utah consisting of three (3) contiguous parcels (APN# 01-017-0001, 01-017-0006, and 01-017-0042) totaling approximately 4.94 acres of land. Hostess Bakery had been purchased out of bankruptcy by Flowers Foods and the bread manufacturing plant became redundant to Flower Food’s operation. Though the Agency did not have a specific site development plan at the time of purchase, it did have a strategy to to remove the large industrial facility from the middle of the Central Business District and to set up redevelopment potential for the future.

As part of that strategy, on January 22, 2019, the Ogden City Redevelopment Agency Board adopted the Continental Community Reinvestment Area for the purpose of developing

Agency property and other third-party properties in the area generally bound by Wall Avenue and Washington Boulevard and 25th Street and 27th Street, Ogden, Utah.

Additionally, over the course of many months, the Agency has worked with JF Capital, a multi-disciplined finance and development firm out of Centerville, Utah, and their expansive and talented design team to create a basic site study for the purpose of analyzing the potential development of the Hostess Site property (now dubbed Wonder Block) as a part of a larger assemblage of adjacent property owned by the State of Utah, including parcel nos. 01-017-0016, 01-017-0019, 01-017-0020, 01-017-0021, 01-017-0022, 01-017-0030 and 010170031. As a result, the joint effort has produced a development framework, in the form of the attached LTDA, outlining the project as a cosmopolitan mixed-use venture with certain uses that include, but are not limited to, hospitality, multi-family residential apartments, retail/commercial, and office, along with the associated public and private parking, site improvements, and appurtenances. Such venture would be in accordance with the newly adopted MAKE Ogden Downtown Master Plan, the Continental Community Reinvestment Area Plan, the Ogden City General Plan, and other applicable local zoning and codes.

DETAILS:

The LTDA outlines the following major terms:

AGENCY CONTIGENCIES

Agency obligations in the LTDA are made subject to and conditioned upon the following occurrences:

1. Execution of the LTDA by the Agency Executive Director and authorized representatives of the Developer.
2. Approval of this LTDA and all Agency obligations created herein by resolution from the Agency Board.
3. Prior to the Closing Date, Developer securing written commitment(s) from a commercially suitable lender(s) selected by Developer to finance construction of the improvements related to the First Building Permit Property, which financing will have an industry standard loan to cost and/or loan to value ratio.
4. Agency Board approval of the final draft of the Master Lease Agreement referred to in Paragraph D.3., including Agency Board approval of the projections of the total estimated cost to the Agency for rent over the three (3) year term of the Master Lease Agreement.

5. Agency Board approval of the final draft of the Incentive Agreement referred to in Paragraph D.3., which provides for the incentives to be provided to Developer.
6. The Agency and the State entering into an agreement for the sale or trade of the State Property, and (a) the Agency either acquiring the State Property or assigning its rights to acquire the State Property thereunder to Developer and (b) satisfaction of the Courts Conditions.
7. The Agency approval of the Supplemental Document referred to in Paragraph D.2.
8. The Developer diligently pursuing, in a commercially reasonable manner, and adjusted by any Ogden City, Agency caused delays or any other delays permissible under the LTDA, Ogden City Approvals for the Project and development and completion of the Project.
9. Successful completion of all other material obligations of Developer set forth in the LTDA.

DEVELOPER CONTINGENCIES

The Developer's obligations in the LTDA are made subject to and conditioned upon the following occurrences:

1. Developer's acceptance of the (a) Title Commitment on the Agency Property such that it is satisfied that the Agency can deliver to it good and marketable title to the Agency Property on the Closing Date, free from any monetary liens or encumbrances of any kind and further free from any non-monetary encumbrances that negatively impact Developer's ability to develop and market the Project, and (b) any material changes to the condition of the Agency Property that negatively impact the Project after execution hereof. The Agency agrees to deliver a Title Commitment on the Agency Property to Developer within thirty (30) days of execution hereof.
2. Developer's approval of (a) the terms and conditions of the State Property Sale Agreement, including treatment and resolution of environmental issues, should there be any, connected with the State Property, (b) the terms and conditions of the Supplemental Document (as defined below), (c) Developer's reasonable satisfaction of Agency's ability to acquire the State Property pursuant to the terms of the State Property Sale Agreement or of Agency's ability to assign its rights to acquire the State Property thereunder

to Developer, and (d) Developer's acceptance of the (i) Title Commitment on the State Property such that it is satisfied that the State can deliver to the Agency (and the Agency can in turn deliver to Developer) or to the Developer, as applicable, good and marketable title to the State Property as required by the terms of the State Property Sale Agreement, free from any monetary liens or encumbrances of any kind and further free from any non-monetary encumbrances that would negatively impact Developer's ability to develop and market the Project, and (ii) any material changes to the condition of the State Property that negatively impact the Project after execution thereof. The Agency agrees to deliver a Title Commitment on the State Property to Developer within thirty (60) days of execution hereof. In connection with the negotiation and execution of the State Property Sale Agreement, the parties anticipate that (a) Agency will execute the State Property Sale Agreement with the State, and (b) Agency and Developer will execute a supplemental document setting forth Developer's rights related to or underlying the State Property Sale Agreement and ultimate ability to acquire the State Property, all in a manner consistent with the LTDA. The Supplemental Document will include, without limitation, customary representations and warranties related to the State Property inuring to the ultimate benefit of Developer, whether made directly by Agency to and for the benefit of Developer or whether Agency assigns its rights underlying the State's representations and warranties included in the State Property Sale Agreement to Developer.

3. The Developer's acceptance and approval of the (a) Incentives offered by Ogden City and/or the Agency, (b) Incentive Agreement with the Agency and any other agreements related to the Incentives, which agreements shall be executed prior to or concurrent with Settlement on the Closing Date, and (c) a Master Lease Agreement pursuant to which the Agency agrees to make monthly rental payments to Developer for a period not to exceed three (3) years from the certificate of occupancy date for the portion of office and retail space within the Project to the extent reasonably necessary to assist Developer is securing bank financing from the Lender and to meet Lender's underwriting requirements for financing, provided that such rent will be equal to 70% of the fair market value of rental rates that are applicable to such office and retail space. Upon execution of the LTDA, Developer and Agency agree to negotiate in good faith the Incentive Agreement, the Master Lease Agreement, and any other required documents.
4. Agency transfer or causing the transfer of the State Property to Developer under the terms and conditions outlined in the LTDA, the subsequent delivery of the dedicated parking, and the successful satisfaction of the Court's Conditions as described therein.

5. Ogden City and Agency, as applicable, grants to Developer the necessary approvals for the Project to advance as set forth in Article III, Section A below, but only to the extent Developer uses diligent, good faith efforts to receive such approvals.

STATE COURT CONDITIONS

The State Courts identified a number of conditions it will require for its participation, including, but not limited to, and at no cost to the State or the Courts, the following:

1. The trade of State Property to Agency in exchange for a number of exclusive parking stalls equal to the number of parking stalls currently available in the State Property, which New State Parking Stalls are to be funded, constructed, and managed by the Agency and located possibly in the southeast parking structure.
2. The inclusion of additional dedicated judge parking stalls adjacent to the current judge parking stalls, to be funded and constructed by the Developer and maintained thereafter by the State.
3. Temporary surface parking stalls to be funded, constructed, repaired (as needed) and maintained by the Developer to accommodate displaced employees and patrons during construction of the New State Parking Stalls.

Please call Brandon Cooper at 801.629.8947 with questions.

Attachments:

LTDA
Resolution

RESOLUTION NO. 2020-3

A RESOLUTION OF THE OGDEN CITY REDEVELOPMENT AGENCY APPROVING AND AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE A LAND TRANSFER AND DEVELOPMENT AGREEMENT WITH JF WONDER BLOCK PARTNERS QOZB, LLC FOR THE DEVELOPMENT OF APPROXIMATELY 4.94 ACRES OF REAL PROPERTY LOCATED AT 2557 GRANT AVE, OGDEN, UTAH.

WHEREAS, the Ogden City Redevelopment Agency (“**Agency**”) is a separate body corporate and politic, duly and regularly created, established, organized and existing under and by virtue of the Constitution and laws of the State of Utah; and

WHEREAS, the Agency operates and is authorized to transact business and exercise its powers under and pursuant to Limited Purpose Local Government Entities – Community Reinvestment Agency Act, Title 17C, Utah Code Annotated 1953, as amended (the “**Act**”); and

WHEREAS, the Act provides that an Agency may exercise its powers for the purpose of developing and implementing a community reinvestment plan as such term is defined in the Act; and

WHEREAS, the Agency desires to enter into a Land Transfer and Development Agreement (“**LTDA**”) with JF Capital Wonder Block Partners QOZB, LLC, a Utah Limited Liability Company (“**Developer**”) to set the terms and conditions for development of vacant property located at 2557 Grant Avenue in the Continental Community Reinvestment Area consistent with the appropriate zoning, design guidelines, and ordinances (the “**Project**”); and

WHEREAS, the Agency believes the development of the Project will improve underutilized land, improve quality of life, enhance economic development, strengthen the property tax base, benefit the community and create jobs; and

WHEREAS, the Agency believes Developer possesses the qualities and experience that will enable it to be successful in developing the Project consistent with the desires of the Agency and the approved zoning and ordinances; and

NOW, THEREFORE, the board of the Ogden City Redevelopment Agency hereby resolves:

1. That the terms of the Land Transfer and Development Agreement, attached hereto as Attachment A, are hereby approved; and
2. The Executive Director is hereby authorized to execute and deliver any and all documents reasonably necessary to carry out the terms and conditions of the LTDA, as described in Attachment A. Any material change, as defined by Board

leadership, staff, and legal counsel, in the terms of the LTDA must be approved in advance by the Board before closing.

APPROVED AND ADOPTED this _____ day of _____, 2020.

CHAIR

ATTEST:

CITY RECORDER

APPROVED AS TO FORM:

LEGAL DATE

ATTACHMENT A

Land Transfer and Development Agreement

LAND TRANSFER AND DEVELOPMENT AGREEMENT

This **LAND TRANSFER AND DEVELOPMENT AGREEMENT** (“**LTDA**”) is made and entered into to be effective as of September 22, 2020 (the “**Effective Date**”), by and between the **OGDEN CITY REDEVELOPMENT AGENCY**, a public body, corporate and politic (“**Agency**”), and **JF WONDER BLOCK PARTNERS QOZB, LLC**, a Utah limited liability company (“**Developer**”). Agency and Developer are sometimes hereinafter individually referred to as a “**Party**” and collectively as the “**Parties**”.

RECITALS:

- A. In 2016, the Agency purchased certain real property located at 2557 Grant Ave, Ogden City, Utah consisting of three (3) contiguous parcels (APN# 01-017-0001, 01-017-0006, and 01-017-0042) totaling approximately 4.94 acres of land (“**Agency Property**”), as depicted on Exhibit A – Agency Property attached hereto and made part of herein.
- B. On January 22, 2019, the Ogden City Redevelopment Agency Board (“**Agency Board**”) adopted the Continental Community Reinvestment Area for the purpose of developing the Agency Property (together with the State Property, as described below) and other third-party properties in the area generally bound by Wall Avenue and Washington Boulevard and 25th Street and 27th Street, Ogden, Utah.
- C. The Agency has conducted a basic site study for the purpose of analyzing the potential development of the Agency Property as a part of a larger assemblage of adjacent property owned by the State of Utah (the “**State**”), including parcel nos. 01-017-0016, 01-017-0019, 01-017-0020, 01-017-0021, 01-017-0022, 01-017-0030 and 010170031 (“**State Property**”) and, as a result, has produced a simple schematic site map depicting the total available real property available for possible development as depicted in Exhibit B – The Land, attached hereto and made part of herein (Agency Property and State Property are collectively the “**Land**” or “**Property**”).
- D. The Agency desires to have the Land developed as a cosmopolitan mixed-use project with certain uses that include, but are not limited to, hospitality, multi-family residential apartments, retail/commercial, and office, along with the associated public and private parking, site improvements, and appurtenances (the “**Project**”), which is more particularly described in Exhibit C – The Project, attached to and made part of this LTDA, and according to applicable design guidelines, local zoning, and Agency approvals.
- E. During preliminary negotiations between Developer, Agency and administration of the Utah State Courts (“**Courts**”) regarding the transfer of the State Property to the Agency, Courts identified a number of conditions it will require for its participation, including, but not limited to, and at no cost to the State or the Courts, the following: 1) the trade of State Property to Agency in exchange for a number of exclusive parking stalls (“**New State Parking Stalls**”) equal to the number of parking stalls currently available in the State Property, which New State Parking Stalls are to be funded, constructed, and managed by the Agency and located possibly in the southeast

parking structure as depicted in Exhibit C – The Project or elsewhere in the Project as agreed upon by the Parties and the Courts; 2) the inclusion of additional dedicated judge parking stalls adjacent to the current judge parking stalls, to be funded and constructed by the Developer and maintained thereafter by the State; and 3) temporary surface parking stalls to be funded, constructed, repaired (as needed) and maintained by the Developer to accommodate displaced employees and patrons during construction of the New State Parking Stalls (cumulatively, “**Court’s Conditions**”).

F. The Parties recognize that the terms, conditions or requirements for conveyance of the State Property to the Agency are not yet fully known, negotiated or agreed upon. The Parties further recognize that conveyance of the State Property to the Agency and from the Agency to the Developer (or a conveyance of the State Property by the State directly to Developer) is of paramount importance to the Parties and success of the Project. The Parties anticipate that prior to closing on and conveyance of the Agency Property to the Developer, the Agency will have, at the very least, a binding agreement with the State that clearly sets out all requirements, all of which must be within the exclusive control of the Parties hereto, to obtain title to the State Property which will then be included in the Project.

G. The Agency believes it to be in its best interest and in the best interest of Ogden City to convey the Agency Property to the Developer as outlined herein and to acquire the State Property as soon as practical and convey or cause to be conveyed the State Property to the Developer as soon as practical in exchange for Developer’s covenants and commitments to improve the Land in the manner and by the times described below.

H. In 2017 the Agency, at its sole expense, contracted with Thermal West Industrial, under the direction of the Utah Department of Air Quality, to fully complete the abatement of all asbestos found upon the Agency Property. Subsequently, the Agency, at its sole expense, contracted with Grant Mackay Demolition to perform the demolition and removal of all of the structures, trees, unnecessary or abandoned utilities and appurtenances upon the Agency Property not associated with or required for the development of the Project.

I. During demolition activities, the Agency encountered two underground storage tanks that had been previously closed by the Utah Department of Environmental Quality (“UDEQ”). The Agency’s demolition contractor, Grant Mackay, subcontracted with H2O Environmental, Inc. to sample, clean, and remove the tanks, described more fully in Exhibit D – H2O Analytical Report, attached hereto and made part of herein. Upon removal of the tanks, the Agency contracted with Applied Geotech Environmental Consultants to perform additional sampling to identify any latent contamination in the soil around the tanks, described more fully in Exhibit E – AGECE Environmental Sampling Report, attached hereto and made part of herein. As of the Effective Date of this Agreement, the Agency is working with the UDEQ on remediation of such contamination and is working in good faith to obtain a No Further Action Letter from UDEQ.

J. The Agency and the Developer acknowledge that, in order for the Project to be feasible, the Developer will require a public incentive in the form of tax increment financing over an undefined period and other funding available by the Agency or Ogden City, including, without limitation, public improvement incentives or credits (collectively, the “**Incentives**”). The Developer acknowledges that, as required by law, the Agency will be required to obtain approval by vote of

the Agency Board of a separate mutually acceptable Participation and Incentive Agreement (the “**Incentive Agreement**”) outlining such incentives.

K. The Agency and the Developer recognize that undertaking the proposed development activities of the Land outlined below is consistent with the general vision of the Agency outlined in the MAKE Ogden Master Plan and the adopted Continental Community Reinvestment Project Area Plan and will provide the benefits of enhanced land use, removal of blight, quality infrastructure improvements, enhanced community development, and strengthened property and income tax base.

L. Agency and the Developer acknowledge the complexities and challenges in undertaking, in a short time frame, the land disposition, financing, design, pre-development, and construction of improvements upon the Land and desire to work together to accomplish these efforts.

NOW, THEREFORE, in consideration of the mutual promises and covenants set forth herein and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties hereby agree and covenant as follows:

I. GENERAL PROVISIONS.

A. Purpose of LTDA. The purpose of this LTDA is to establish the terms and conditions for the disposition of the Agency Property, acquisition and disposition of the State Property, and development of the Property as a whole as set forth in the foregoing Recitals which are incorporated herein by this reference and made a part hereof. The Agency has determined that development of the Project in accordance with the terms of this LTDA is in the vital and best interests of Ogden City and provides for the health, safety, morals and welfare of its residents in accordance with appropriate public purposes and the provisions of applicable federal, state and local laws and requirements.

B. Parties and Representatives to the LTDA.

1. Agency. The Agency is a public body, corporate and politic, exercising governmental functions and powers and organized and existing under *UTAH CODE ANN. §17C-1-101 et seq. (2010)* of the Limited Purpose Local Government Entities – Community Reinvestment Agency Act (the “**Act**”).

2. Developer. JF Wonder Block Partners QOZB, LLC is a Utah Limited Liability Company authorized to conduct business in the State of Utah.

3. Developer Representative. The Developer hereby appoints Chad Bessinger as the sole and exclusive representative to represent, speak for and bind the Developer in all matters pertaining to this LTDA (“**Developer Representative**”), provided that Developer may appoint a replacement Developer Representative at any time by delivering prior written notice to the Agency in the manner prescribed below.

4. Agency Representative. The Agency hereby appoints Brandon Cooper as the representative to represent and speak for the Agency in all matters pertaining to this LTDA (“**Agency Representative**”), provided that Agency may appoint a replacement Agency Representative at any time by delivering prior written notice to the Developer in the manner prescribed below. The Developer acknowledges that the Agency Representative does not have the legal authority to bind the Agency under Utah law. Any attempt to bind the Agency must be made by written agreement, signed by the Agency through its Executive Director, attested by the Agency secretary, approved by the city attorney, and possibly approved by the Agency Board.

C. Agency Contingencies. This LTDA and all Agency obligations in this LTDA are made subject to and conditioned upon the following occurrences:

1. Execution of this LTDA by the Agency Executive Director and authorized representatives of the Developer.

2. Approval of this LTDA and all Agency obligations created herein by resolution from the Agency Board.

3. Prior to the Closing Date, Developer securing written commitment(s) from a commercially suitable lender(s) (“**Lender**”) selected by Developer to finance construction of the improvements related to the First Building Permit Property (as defined below), which financing will have an industry standard loan to cost and/or loan to value ratio.

4. Agency Board approval of the final draft of the Master Lease Agreement referred to in Paragraph D.3. below, including Agency Board approval of the projections of the total estimated cost to the Agency for rent over the three (3) year term of the Master Lease Agreement.

5. Agency Board approval of the final draft of the Incentive Agreement referred to in Paragraph D.3. below which provides for the incentives to be provided to Developer.

6. The Agency and the State entering into an agreement (“**State Property Sale Agreement**”) for the sale or trade of the State Property, and (a) the Agency either acquiring the State Property or assigning its rights to acquire the State Property thereunder to Developer and (b) satisfaction of the Courts Conditions.

7. The Agency approval of the Supplemental Document referred to in Paragraph D.2 below.

8. The Developer diligently pursuing, in a commercially reasonable manner, and adjusted by any Ogden City, Agency caused delays or any other delays permissible

under this LTDA, Ogden City Approvals for the Project and development and completion of the Project.

9. Successful completion of all other material obligations of Developer set forth herein.

D. Developer Contingencies. The Developer's obligations in this LTDA are made subject to and conditioned upon the following occurrences:

1. Developer's acceptance of the (a) Title Commitment on the Agency Property such that it is satisfied that the Agency can deliver to it good and marketable title to the Agency Property on the Closing Date, free from any monetary liens or encumbrances of any kind and further free from any non-monetary encumbrances that negatively impact Developer's ability to develop and market the Project, and (b) any material changes to the condition of the Agency Property that negatively impact the Project after execution hereof. In connection herewith, unless previously provided, the Agency agrees to deliver a Title Commitment on the Agency Property to Developer within thirty (30) days of execution hereof.

2. Developer's approval of (a) the terms and conditions of the State Property Sale Agreement, including treatment and resolution of environmental issues, should there be any, connected with the State Property, (b) the terms and conditions of the Supplemental Document (as defined below), (c) Developer's reasonable satisfaction of Agency's ability to acquire the State Property pursuant to the terms of the State Property Sale Agreement or of Agency's ability to assign its rights to acquire the State Property thereunder to Developer, and (d) Developer's acceptance of the (i) Title Commitment on the State Property such that it is satisfied that the State can deliver to the Agency (and the Agency can in turn deliver to Developer) or to the Developer, as applicable, good and marketable title to the State Property as required by the terms of the State Property Sale Agreement, free from any monetary liens or encumbrances of any kind and further free from any non-monetary encumbrances that would negatively impact Developer's ability to develop and market the Project, and (ii) any material changes to the condition of the State Property that negatively impact the Project after execution hereof. In connection herewith, unless previously provided, the Agency agrees to deliver a Title Commitment on the State Property to Developer within thirty (60) days of execution hereof. In connection with the negotiation and execution of the State Property Sale Agreement, the parties anticipate that (a) Agency will execute the State Property Sale Agreement with the State, and (b) Agency and Developer will execute a supplemental document (the "**Supplemental Document**") setting forth Developer's rights related to or underlying the State Property Sale Agreement and ultimate ability to acquire the State Property, all in a manner consistent with this LTDA. The Supplemental Document will include, without limitation, customary representations and warranties related to the State Property incurring to the ultimate benefit

of Developer, whether made directly by Agency to and for the benefit of Developer or whether Agency assigns its rights underlying the State's representations and warranties included in the State Property Sale Agreement to Developer.

3. The Developer's acceptance and approval of the (a) Incentives offered by Ogden City and/or the Agency, (b) Incentive Agreement with the Agency and any other agreements related to the Incentives, which agreements shall be executed prior to or concurrent with Settlement on the Closing Date, and (c) a Master Lease Agreement pursuant to which the Agency agrees to make monthly rental payments to Developer for a period not to exceed three (3) years from the certificate of occupancy date for the portion of office and retail space within the Project to the extent reasonably necessary to assist Developer is securing bank financing from the Lender and to meet Lender's underwriting requirements for financing, provided that such rent will be equal to 70% of the fair market value of rental rates that are applicable to such office and retail space. Upon execution of this LTDA, Developer and Agency agree to negotiate in good faith the Incentive Agreement, the Master Lease Agreement, and any other required documents.

4. Successful satisfaction of the Agency's material obligations set forth herein.

5. Agency transfer or causing the transfer of the State Property to Developer under the terms and conditions hereunder, the subsequent delivery of the dedicated parking, and the successful satisfaction of the Court's Conditions as described herein.

6. Ogden City and Agency, as applicable, grants to Developer the necessary approvals for the Project to advance as set forth in Article III, Section A below, but only to the extent Developer uses diligent, good faith efforts to receive such approvals.

E. Representations of the Agency. The Agency represents and warrants to Developer as follows:

1. Title. On the Closing Date, the Agency will provide to Developer, good, indefeasible and marketable title to the Agency Property upon the terms and at such times as are provided herein and a copy of the fully executed State Property Sale Agreement.

2. Environmental. The Agency represents that, to the best of its knowledge, the Agency has delivered copies, or has otherwise made available to the Developer, any environmental documents in the Agency's control or possession associated with the Agency Property. The Agency is unaware of any environmental or soils conditions that would render the Project infeasible. Except as otherwise expressly set forth in this LTDA, to Agency's knowledge, there has not been any other releases or other violations concerning Hazardous Materials, as hereinafter defined, on or related to the Agency Property that have not been, or will be, cleaned up by Agency, at its sole cost, before the Closing Date. "Hazardous Materials" shall mean: any "hazardous waste" as defined by the Resource Conservation and Recovery Act of 1976 (42 U.S.C. § 6901 et seq.), as amended from time to time, and regulations promulgated thereunder; any "hazardous substance" as defined by

the Comprehensive Environmental Response, Compensation and Liability Act of 1980 (42 U.S.C. § 9601 et seq.), as amended from time to time, and regulations promulgated there under; asbestos, including all friable asbestos; polychlorinated biphenyls; underground storage tanks, whether empty, filled or partially filled with any substance; and any substance the presence of which on the Agency Property is either prohibited by any laws, ordinances, rules and regulations of the United States, the State of Utah or Weber County or would render the Project infeasible. Agency expects that the State Property is free from Hazardous Materials but has no knowledge concerning the same. The State Property Sale Agreement will address environmental issues and Developer will be given full opportunity to review and approve or reject the State Property Sale Agreement and any environmental resolutions, should there be any, as a precondition to closing as provided in Paragraph D.2. above.

3. Broker. The Agency has not authorized any broker or finder to act on its behalf in connection with the transactions contemplated herein and it has not dealt with any broker or finder purporting to act on behalf of any other party.

4. Compliance with Laws. The Agency is a duly authorized Redevelopment Agency and is authorized under the Act and under all other laws, regulation, and ordinances applicable to the Agency to enter into this LTDA. The Agency's obligations as provided herein are permitted activities under all applicable laws and ordinances. The Agency shall indemnify and hold Developer harmless from and against any claims and/or damages suffered by Developer as the result of the breach of the representations of the Agency made in this Section E, and all subparts thereof. To the Agency's knowledge, the Property conforms to, and satisfies, all applicable city, county, state, federal and other applicable laws, statutes, ordinances, rules and regulations affecting the Property.

5. Unrecorded Agreements. As of the Closing Date, there will be no unrecorded leases, easements, encumbrances, or other agreements created by the Agency related to or affecting the Property nor tenancies of any nature encumbering the Agency Property, except to the extent actually disclosed to Developer within thirty (30) days of execution hereof.

6. Authority. The Agency has the right, power, legal capacity and authority to enter into this Agreement and will have, as of the Closing Date, the right, power, legal capacity and authority to convey the Agency Property to Developer pursuant to the terms and provisions hereof and to perform the Agency's other obligations hereunder. The execution of this Agreement by the Agency, the performance by the Agency of the Agency's obligations hereunder. Neither this Agreement nor anything provided to be done hereunder (including, but not limited to, the transfer of the Agency Property to Developer) violates or will violate any contract, document, understanding, agreement or instrument to which the Agency is a party or by which the Agency might be bound, or any contract, document, understanding, agreement or instrument affecting the Agency Property.

7. No Notice. The Agency has received no service of process of, or notice concerning, any actions, claims or litigation, or any condemnation proceeding, or any environmental (that have not already been previously resolved), zoning or other land use

regulations or proceedings, whether threatened, instituted or planned, which would adversely affect the Agency Property. The Agency hereby represents and warrants to, and covenants with, Developer that the Agency is not aware of any pending litigation or threatened litigation or asserted or unasserted claims relating to the Property.

8. Adverse Change. The Agency will promptly inform Developer in writing of any material adverse change in the condition, including physical or financial condition, of the Property, or the operation thereof, which occurs at any time prior to the Closing Date of which Seller becomes aware.

F. Representations of the Developer. The Developer represents and warrants to Agency as follows:

1. Authorization. The Developer is a duly organized and legally existing limited liability company under the laws of the State of Utah and is duly qualified to conduct business within the State of Utah.

2. Broker. The Developer has not authorized any broker or finder to act on its behalf in connection with the transactions contemplated herein and it has not dealt with any broker or finder purporting to act on behalf of any other party.

G. No Other Representations or Warranties: Except as otherwise expressly set forth in this LTDA, it is understood and agreed that the Agency Property contemplated for transfer herein shall be transferred and conveyed in "as-is" condition with any and all faults and latent and patent defects without any express or implied representation or warranty by Agency. Except as otherwise expressly set forth herein and as set forth in the deeds through which the Agency will convey the Agency Property, Agency has not made, does not hereby make, and hereby specifically disclaims making any representations or warranties of any kind or character whatsoever, express or implied, with respect to the Agency Property, the condition of the Agency Property (including without limitation any representation or warranty regarding suitability or fitness for any particular purpose), **compliance of such Agency Property with environmental laws** or other laws, or any other matter or thing relating to or affecting the Agency Property. The Developer acknowledges and agrees that it is entering into this LTDA without relying (except as is expressly set forth in this LTDA) upon any such representation, warranty, statement or other assertions, oral or written, made by Agency or any representative of Agency or any other person acting or purporting to act for or on behalf of Agency with respect to the Agency Property but rather is relying upon its own examination and inspection of the Agency Property. The Developer represents that it is a knowledgeable purchaser of real estate and that outside of the express representation and warranties of the Agency set forth herein, it is relying solely on its own expertise and that of its consultants in acquiring the Agency Property.

II. SETTLEMENT AND CLOSING.

A. Closing of Agency Property.

1. Closing and Closing Agent. Agency and Developer agree to close on the Agency Property and convey clear and marketable title to Developer, or its assigns, no later than 20 days after the Final Approvals Deadline ("**Closing Date**" or "**Closing**"), at the offices of Lincoln Title Insurance Agency located at 2225 Washington Blvd. #110, Ogden, Utah 84401 ("**Closing Agent**"). Developer may accelerate the Closing Date by providing reasonable advanced written notice to Agency.

2. Conveyance. Conveyance of the Agency Property shall be made by Special Warranty Deed. The Agency Property includes any development, entitlement, and appurtenant water (although the Agency is not aware of any), and other related rights affecting the Agency Property as of the Effective Date and in existence on the Closing Date. The Parties agree to execute any additional documentation or instruments effectuating the transfer and sale of such additional rights related to the Agency Property. No later than the Final Approval Deadline, Agency shall remove all solid waste, hazardous waste, toxic substance, asbestos, or any other pollutant or contaminant (hereinafter collectively referred to as "**Pollutants**") on or in the Agency Property in violation of any applicable law, rule or ordinance or that would render the Project infeasible. Since the Agency has taken ownership of the Agency Property, Agency warrants that Agency has complied with all applicable local, state or federal environmental laws and regulations, and there shall be no wells, underground storage tanks, covered surface impoundments or other sources of Pollutants on the Agency Property as of the Final Approval Deadline. As evidence of such removal activities, Agency shall provide to Buyer a "No Further Action letter" (or its equivalent) from the Utah Department of Environmental Quality no later than the Final Approval Deadline.

3. Purchase Price. Subject to the terms, covenants and conditions of this Agreement, the total "**Purchase Price**" for the Agency Property shall be **ONE MILLION TWO HUNDRED THOUSAND DOLLARS (\$1,200,000)**, provided the Parties agree that the Incentives, as approved by the Agency Board (in its absolute discretion), may be sufficient to reimburse, in whole or in part, Developer's payment of Purchase Price at Closing.

4. Settlement. "Settlement" shall occur when all of the following have been completed: (1) the necessary Parties have signed and delivered to each other or to the Closing Agent all documents required by this LTDA, including those documents required by the Closing Agent, or by applicable law; and (2) all monies required to be paid by the Parties have been delivered to Closing Agent, in the form of wire transfer or other form acceptable to the Closing Agent. Settlement shall occur no later than the Closing Date.

5. Taxes and Utilities. All ad valorem and excise taxes and utilities shall be prorated between Buyer and Seller and paid at the time of Closing. If the current year's taxes are not known as of the date of Closing, the proration shall be based upon the previous

year's taxes with an adjustment made between Seller and Buyer when the current year's taxes are known.

6. Prepayment Penalties and Monetary Payments. Seller shall pay all prepayment penalties and all other monetary payments of any kind or nature that are necessary to release all existing notes, liens, security interests and other liens or encumbrances against the Agency Property, if any.

7. Fees. Any escrow fee charged by either Party's title company shall be borne directly by said Party. Seller and Buyer shall each pay one-half (½) of the fee charged by the escrow/closing office for its services in the settlement/closing process. Each Party will pay its own attorney's fees. Buyer shall pay the cost of recording the Deed.

8. Other. All other bills or charges including other recording fees, any state or local documentary stamps, transfer taxes or fees, assessments for improvements completed or initiated prior to Closing, whether levied or not, pertaining to the Agency Property as of the date of Closing shall be paid by Buyer at or prior to Closing.

9. Title Insurance. At Settlement, Agency agrees to pay for and cause to be issued in favor of Developer, the most current version of an ALTA standard coverage owner's policy of title insurance, in the coverage amounts equal to the fair market value of the Agency Property as of the Closing Date but no less than the following coverage amounts:

01-017-0006	\$721,354
01-017-0042	\$3,800
01-017-0001	\$882,000

Any additional title insurance coverage, including the portion of the owner's policy for extended coverage and any endorsements desired by the Developer, in its sole discretion, shall be at its expense.

III. IMPROVEMENT/DEVELOPMENT COVENANTS.

A. Approvals.

1. Developer agrees to use diligent, good faith efforts to, within eighteen (18) months after the Effective Date (the "**Final Approvals Deadline**"), and in cooperation with the Agency and Ogden City, receive site plan approval for the Project and apply for and receive its first building permit for its first phase within the Project ("**First Building Permit Property**"). Developer may waive the aforementioned approval period at any time by providing written notice to Agency, in which case the Final Approvals Deadline shall be deemed expired on such date of Developer's written notice. The Final Approvals Deadline may be extended by Developer for delays outside Developer's reasonable control. The Agency acknowledges that Developer's ability to receive such approvals relies upon the

Agency's and Ogden City's willingness to cooperate with Developer and grant the applicable approvals, and the Agency agrees to use diligent, good faith efforts to support and cooperate with Developer in seeking such approvals.

2. Developer agrees to use diligent, good faith efforts to, on or before December 31st, 2026, to complete construction of all phases of the Project and of all improvements to the Property, as referenced and made part of herein and as approved by Ogden City and the Agency, sufficient for the Developer to receive a certificate of occupancy from Ogden City for the Project in its entirety. So long as Developer has exercised diligent, good faith efforts to complete construction of the Project, Developer shall have the right to extend the completion date to December 31st, 2028 (i.e., extend for an additional two (2) year period), by delivering prior written notice to Owner. Additionally, the completion deadline may be extended by Developer for delays outside Developer's reasonable control.

3. Upon execution hereof and until the Closing Date, Developer and its agents shall have the ability to access and perform any due diligence or inspection activities and testing related to the Agency Property (and to the State Property as permitted by the State and the Courts), provided that Developer shall be obligated to restore the Property to the same or similar condition as it existed prior to such testing. The Agency agrees to cooperate with any reasonable requests by Developer in seeking certain due diligence and other related materials that affect the Property. Developer shall carry customary, industry standard insurance at all times that it accesses the Property.

IV. DEVELOPMENT CRITERIA AND PROCESS.

A. Schematic Drawings and Construction Plans. All plats and construction documents (the "**Construction Documents**") required by Ogden City, both preliminary and final, for the development and/or improvement of the Property, or any of them, shall be prepared by licensed Architects and/or Civil Engineers in the State of Utah. All Construction Documents shall conform to all applicable master plans, project area requirements, design guidelines, development agreements, and zoning ordinances, including Ogden City's mixed-use ordinances, and all applicable federal, state and local laws and regulations.

B. Approval Process. The Developer shall have the responsibility to submit, pay for, and diligently pursue such development applications and complete such development review as may be required by all applicable, federal, state and local laws and regulations, including any required subdivision applications, development applications, site plan submission, development agreements and covenants, planning commission review, and city council or redevelopment agency review.

C. Issuance of Permits. The Developer shall have the responsibility for obtaining all necessary permits, at full cost, with the Developer making application for such permits directly to Ogden City and to other appropriate agencies. The Developer shall, prior to the date scheduled for

construction herein, submit an application for building permits and thereafter diligently fulfill all requirements of such application. If the Developer intends to proceed at first with only a general permit for the construction or improvement of any of the Property, the Developer shall nevertheless timely apply for and thereafter diligently pursue the issuance of the building permits or other intermediate permits to the end that any such construction may proceed without interruption once it has commenced.

D. Liaison. The Agency shall act as liaison whenever necessary and appropriate, in accordance with standard Ogden City procedures, and provide reasonable assistance to the Developer in securing development approvals required applications and city issued permits. In no event shall the Developer be obligated to commence construction if any such permit is not issued despite good faith efforts by the Developer to secure it. In the event there is a delay beyond the usual time for obtaining any such permits that is outside of Developer's reasonable control, the dates set forth herein shall be extended accordingly to dates that are mutually agreed upon by the Parties.

E. Times for Construction; Continuous Development. The Developer agrees to promptly begin and exercise diligent, good faith efforts to execute to completion the development and improvement of the Land, as required herein, and such construction shall in any event commence and thereafter be diligently pursued and shall be completed no later than the dates specified in herein, unless such dates are extended as provided by this LTDA.

F. Reservation of Government Roles and Functions. Agency is entering into this LTDA in its role as an owner of Agency Property and with intentions of becoming the owner of the State Property or otherwise causing Developer to become the owner of the State Property in order to further the Project consistent with this LTDA. Nothing in this Agreement shall require Ogden City to alter or deviate from its governmental role in reviewing, approving or regulating the use or development of the Property as described in this LTDA. Subject to the Agency's agreement to cooperate in good faith with Developer to allow for Developer to obtain the approvals necessary for the furtherance of the Project, any action taken by Ogden City or Agency in its regulatory role may not be considered to be a breach of this LTDA.

V. DEFAULT AND REMEDIES.

A. Stipulated Values. For purposes of establishing the appropriate amount of the Default Payment Obligation (as defined below) Developer may be required to pay to the Agency in the event of an uncured default as set forth under Section C below, the Parties stipulate and agree that the fair market value of the Agency Property, as shown on the 2018 tax assessment rolls of Weber County, which is also the base year of the Continental Community Reinvestment Project Area Plan ("**Stipulated Value**"), is as follows:

01-017-0006	\$255,300
01-017-0042	\$3,700
01-017-0001	\$1,958,711

B. Damages. In the event of default by either party to this LTDA in any of the terms, provisions, covenants, or agreements to be performed by said party under this LTDA and said defaulting party fails to either cure such default within thirty (30) days after written demand by the other party, or if the cure cannot be remedied within thirty (30) days but the defaulting party fails to take reasonable actions to advance the cure within such thirty (30) days, then the defaulting party shall be liable to the non-defaulting party for any and all damages, costs and expenses incurred by the non-defaulting party caused by the defaulting party, including reasonable attorney's fees and cost incurred by the non-defaulting party.

C. Post-Closing Default by the Developer. If the Developer defaults post-Closing by failing to fully build or construct the Project, or to improve the Land according to the deadlines set forth in this LTDA, which deadlines may be extended as provided in this LTDA, including any delays caused by Agency, and provided Agency has satisfied all material obligations hereunder, Developer agrees to pay to the Agency each month until the required improvements to the Property are completed, a sum equal to one and one-half times (1.5x) the lost tax increment that the Agency would have received had the Developer substantially completed the required improvements on the dates as required herein ("**Lost Tax Increment**"). Lost Tax Increment shall be calculated as follows: the Stipulated Value subtracted from the market value of the completed Project as contemplated herein and verified by appraisal, multiplied by the combined tax rates of Ogden City, Weber County, and Ogden School District (for the year in which default occurs), multiplied by the same incentive percentage included and identified within the Incentive Agreement (which, as of the Effective Date, the parties anticipate being equal to 96%, which is equal to 76% plus an additional 20% given the anticipated housing use of the Project) and divided by twelve (12). In addition to receiving payment for lost tax increment, the Agency may also seek all other remedies available at law or in equity, including, without limitation, specific performance and/or any other remedies expressly provided in law or equity, or under this LTDA, provided, however, in no event shall the Developer be liable for any other special, consequential or punitive damages not specifically provided for herein.

D. Trust Deed Securing Post-Closing Default Remedies; Subordination to Project Financing. To provide additional security to Agency for Developer's performance of all material terms herein, which, in case of default, will be represented by the total amount of unreimbursed amounts invested by the Agency into the Project, including all Incentives given by Agency, and payment of post-closing default remedies, Developer shall execute a Trust Deed on the date of Closing in favor of Agency (the "**Trust Deed**"), and cause it to be recorded against the Agency Property (and against the State Property at time of conveyance of the State Property to Developer), securing Developer's material obligations contained in this LTDA, including payment obligations, if any, to Agency of all material post-closing obligations of Developer as provided for in subsection B above ("**Default Payment Obligation**"). Agency hereby agrees to subordinate its Trust Deed to any other monetary encumbrances (including, without limitation, if any, and pre-development,

development, construction, and permanent financing, if any), upon written request by either Developer, Developer's lender, and/or Developer's capital partner, in order for Developer to secure construction financing on the Property. Upon completion of construction of the Project (as evidenced by Developer's receipt of a certificate of occupancy for the Property), the Agency agrees to release its Trust Deed lien by recording a deed of reconveyance. Notwithstanding the foregoing, the Agency acknowledges that in order for Developer to advance the Project, it will be required to procure construction and permanent financing from one or more lending sources (collectively, the "Project Financing"). The Agency agrees to subordinate its Trust Deed, in all respects, to the Project Financing, and as Developer procures the Project Financing from time to time, concurrent with each closing related thereto, the Agency agrees to execute a customary subordination agreement.

V. MISCELLANEOUS.

A. Relationship of Parties. Nothing contained in this LTDA agreement shall be construed as creating a joint venture, partnership or association between the Agency and the Developer. Each Party hereto is a separate and independent entity acting on its own behalf.

B. Indemnification. To the fullest extent permitted by applicable law, the Developer and Agency hereby mutually covenant and agree to defend, indemnify, save and hold harmless the other, their respective officers, directors, employees, agents, consultants, volunteers and/or elected officials from and against any and all damages, claims, liabilities, losses, risks, and costs of whatsoever kind and nature (including court costs and attorneys' fees) arising or alleged to have arisen from, or resulting directly or indirectly from, any acts by themselves or any of their employees or agents occurring in connection with or arising out of activities to be performed under this LTDA agreement.

C. Notices, Demands and Communications Between the Parties. Formal notices, demands and communications between the Agency and the Developer shall be deemed sufficiently given only if delivered via registered or certified mail, postage prepaid, return receipt requested, or if delivered by a recognized national courier service (i.e. UPS, Federal Express, etc.) to the following addresses:

IF TO AGENCY:

Ogden City Redevelopment Agency
Attention: Executive Director
2549 Washington Blvd., Suite 400
Ogden, Utah 84401

WITH COPY TO:

Ogden City Attorney
2549 Washington Blvd., Suite 840
Ogden, Utah 84401

IF TO DEVELOPER:

JF Wonder Block Partners QOZB, LLC

Attention: Chad Bessinger

1148 Legacy Crossing Blvd., Suite 400

Centerville, Utah 84014

D. Interpretation. The captions by which the sections of this LTDA agreement are identified are for convenience only and shall have no effect upon the interpretation of this agreement. Whenever the context so requires, the singular shall include the plural, the plural shall refer to the singular, and the neuter gender shall include the masculine and feminine genders.

E. Counterparts. This LTDA agreement may be executed in one or more duplicate originals, each of which shall be deemed to be an original.

F. Waiver and Amendments. Any waiver of any provision of this LTDA agreement must be in writing and signed by the appropriate authorities of the Agency and of the Developer. All amendments hereto must be in writing and signed by the appropriate authorized representatives of the Agency and of the Developer.

G. Severability. In the event that any condition, covenant or other provision herein contained is held to be invalid or void by any court of competent jurisdiction, the same shall be deemed severable from the remainder of this agreement and shall in no way affect any other covenant, condition or provision herein contained.

H. No Presumption. This LTDA agreement shall be interpreted and construed only by the contents hereof and there shall be no presumption or standard of construction in favor of or against either Agency or the Developer. Each Party represents and warrants to the other Parties that it has been represented by, and has had the opportunity to consult with, legal counsel in connection with the review, negotiation and execution of this LTDA.

I. Governing Law. This LTDA shall be governed, construed and enforced in accordance with the laws of the State of Utah.

J. Authority of Signers. All persons executing this LTDA warrant that he or she has the authority to do so and to bind the respective company they represent.

K. Entire Contract; Amendments. This LTDA, together with its addenda and referenced exhibits, constitutes the entire contract between the Parties and supersedes and replaces any and all prior negotiations, representations, warranties, understandings or agreements between the Parties whether oral or written and whether made by either Party, or by anyone acting on behalf of either Party, all of which shall be deemed to be merged in this LTDA and shall be of no further force or effect. No amendment, modification or change in this LTDA shall be valid or binding unless reduced to writing and signed by all of the Parties.

L. Risk of Loss. All risk of loss to the Agency Property, including physical damage or destruction to the Agency Property or its improvements due to any cause except ordinary wear and tear and loss caused by a taking in eminent domain, shall be borne by the Agency until the Closing.

M. Assignment. The Agency has confidence in Developer's ability to finance and Develop the Project as contemplated herein, and due to the fact that the Agency does not have that same level of confidence in any other developer, the Agency would not likely give another developer the same level of Incentives as has been given herein; therefore, the Developer may not transfer or assign this LTDA or any rights created hereunder to any person or entity without the prior written consent of Agency, which Agency may grant or withhold in its sole and absolute discretion. Notwithstanding the forgoing, Developer may freely assign its rights and/or duties under this LTDA to any entity under its common control or ownership, provided that in connection with such assignment and assumption agreement ("**Assignment and Assumption Agreement**"), (a) Developer delivers to the Agency (i) written notice informing the Agency of the new assignee and the relationship of the new assignee and Developer and (ii), a draft copy of the proposed Assignment and Assumption Agreement, (b) the new assignee signs the Assignment and Assumption Agreement with the Agency, binding the Agency and the new assignee to all the terms of this LTDA, (c) the Developer is not released from this LTDA and remains secondarily liable to all terms herein, and (d) Developer transfers fee title ownership of the Property, or any part thereof, to the assignee.

SIGNATURES ON FOLLOWING PAGE

IN WITNESS WHEREOF, the parties have executed this LTDA on the date set forth in the first paragraph as the Effective Date.

OGDEN CITY REDEVELOPMENT AGENCY

BY _____
Michael P. Caldwell, Executive Director

ATTEST:

BY _____
Agency Secretary

Approved As to Form:

BY _____
Office of Agency Attorney

**JF WONDER BLOCK PARTNERS QOZB,
LLC, a Utah limited liability company**

By: J. FISHER COMPANIES, LLC,
a Utah limited liability company

By: 
Printed Name: Owen Fisher
Title: Managing Partner

EXHIBIT A
To
Land Transfer and Development Agreement

Agency Property

01-017-0001 - ALL OF LOTS 1 AND 10, AND PART OF LOTS 2, 3 AND 4, BLOCK 19, PLAT A, OGDEN CITY SURVEY, WEBER COUNTY, UTAH: BEGINNING 165 FEET EAST FROM THE SOUTHWEST CORNER OF SAID BLOCK 19, THENCE NORTH 326.5 FEET, MORE OR LESS, TO A POINT SOUTH 41D37' WEST FROM A POINT 224.5 FEET EAST OF THE NORTHWEST CORNER OF SAID LOT 4; THENCE NORTH 41D37' EAST TO A POINT WHICH IS EAST OF A POINT 65 FEET SOUTH OF THE NORTHWEST CORNER OF SAID LOT 4; THENCE WEST TO A POINT 165 FEET EAST OF THE WEST LINE OF LOT 4; THENCE NORTH 35 FEET, THENCE EAST TO A POINT SOUTH 41D37' WEST OF A POINT 224.5 FEET EAST OF THE NORTHWEST CORNER OF LOT 4; THENCE NORTH 41D37' EAST TO THE NORTH LINE OF LOT 4; THENCE EAST 105.45 FEET, MORE OR LESS, TO THE NORTHEAST CORNER OF LOT 4; THENCE SOUTH 132 FEET TO THE SOUTHEAST CORNER OF LOT 4, THENCE EAST 333.5 FEET TO THE NORTHEAST CORNER OF SAID LOT 10; THENCE SOUTH 265.36 FEET, MORE OR LESS, TO THE SOUTHEAST CORNER OF BLOCK 19, THENCE WEST 502 FEET, MORE OR LESS, TO THE PLACE OF BEGINNING.

01-017-0006 - BEGINNING AT A POINT 10 RODS EAST OF THE SOUTHWEST CORNER OF LOT 2, BLOCK 19, PLAT A, OGDEN CITY SURVEY, WEBER COUNTY, UTAH; AND RUNNING WEST 10 RODS, THENCE NORTH 366.68 FEET TO A POINT 30 FEET SOUTH OF THE NORTHWEST CORNER OF LOT 4, BLOCK 19, PLAT A, OGDEN CITY SURVEY, RUNNING THENCE EAST 165 FEET; THENCE SOUTH 35 FEET, THENCE EAST 10 FEET, THENCE SOUTH [417 FEET] WEST TO A POINT DUE NORTH OF THE POINT OF BEGINNING, THENCE SOUTH TO THE POINT OF BEGINNING. (E# 2649659) [NOTE: THE BRACKETED INFORMATION ABOVE (E# 2649659) APPEARS TO BE IN CONFLICT WITH PREVIOUS DESCRIPTION OF RECORD (1998 COMBINATION)]

01-017-0042 - THE SOUTH 2.25 FEET OF LOT 9, BLOCK 19, PLAT A, OGDEN CITY, WEBER COUNTY, UTAH. PARCEL 4: AN EASEMENT FOR INGRESS AND EGRESS AS GRANTED BY INSTRUMENT RECORDED NOVEMBER 10, 1993 AS E# 1257045 IN BOOK 1688 AT PAGE 2595 OF OFFICIAL RECORDS OVER THE FOLLOWING DESCRIBED PROPERTY: PART OF LOT 9, BLOCK 19, PLAT A, OGDEN CITY SURVEY, IN OGDEN CITY, WEBER COUNTY, STATE OF UTAH, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 7.25 FEET NORTH 0D58' EAST FROM THE SOUTHEAST CORNER OF SAID LOT 9, SAID POINT BEING SOUTH 0D58' WEST 440.29 FEET AND NORTH 89D02' WEST 49.2 FEET FROM THE MONUMENT OF THE CENTERLINE INTERSECTION OF 25TH STREET AND GRANT AVENUE AND RUNNING THENCE SOUTH 0D58' WEST 5.0 FEET, THENCE NORTH 89D02' WEST 333.50 FEET, THENCE NORTH 0D58' EAST 5.0 FEET, THENCE SOUTH 89D02' EAST 333.50 FEET TO THE POINT OF BEGINNING.

Agency Property

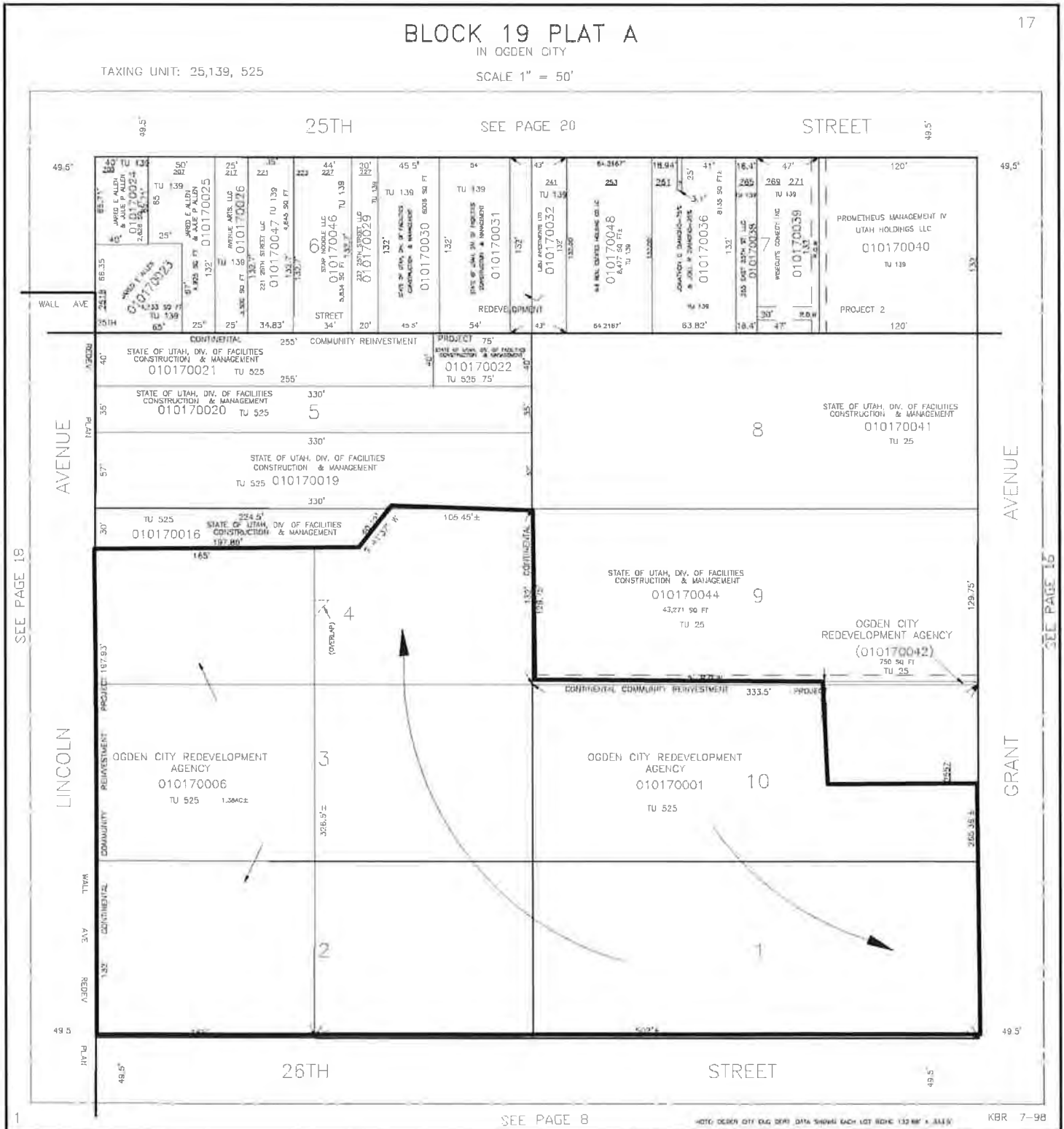


EXHIBIT B
To
Land Transfer and Development Agreement
The Land



EXHIBIT C
To
Land Transfer and Development Agreement
The Project

A wide-angle photograph of a city street at sunset. The sky is filled with dramatic, orange and yellow clouds. In the center, a large brick building with a sign that reads "UNION STATION" is visible. The street is filled with cars, and the city lights are beginning to glow. The overall scene is a mix of urban architecture and natural beauty.

WONDERBLOCK SUMMIT CONCLUSION

Ogden, Utah
November 10th, 2020

CHAD BESSINGER

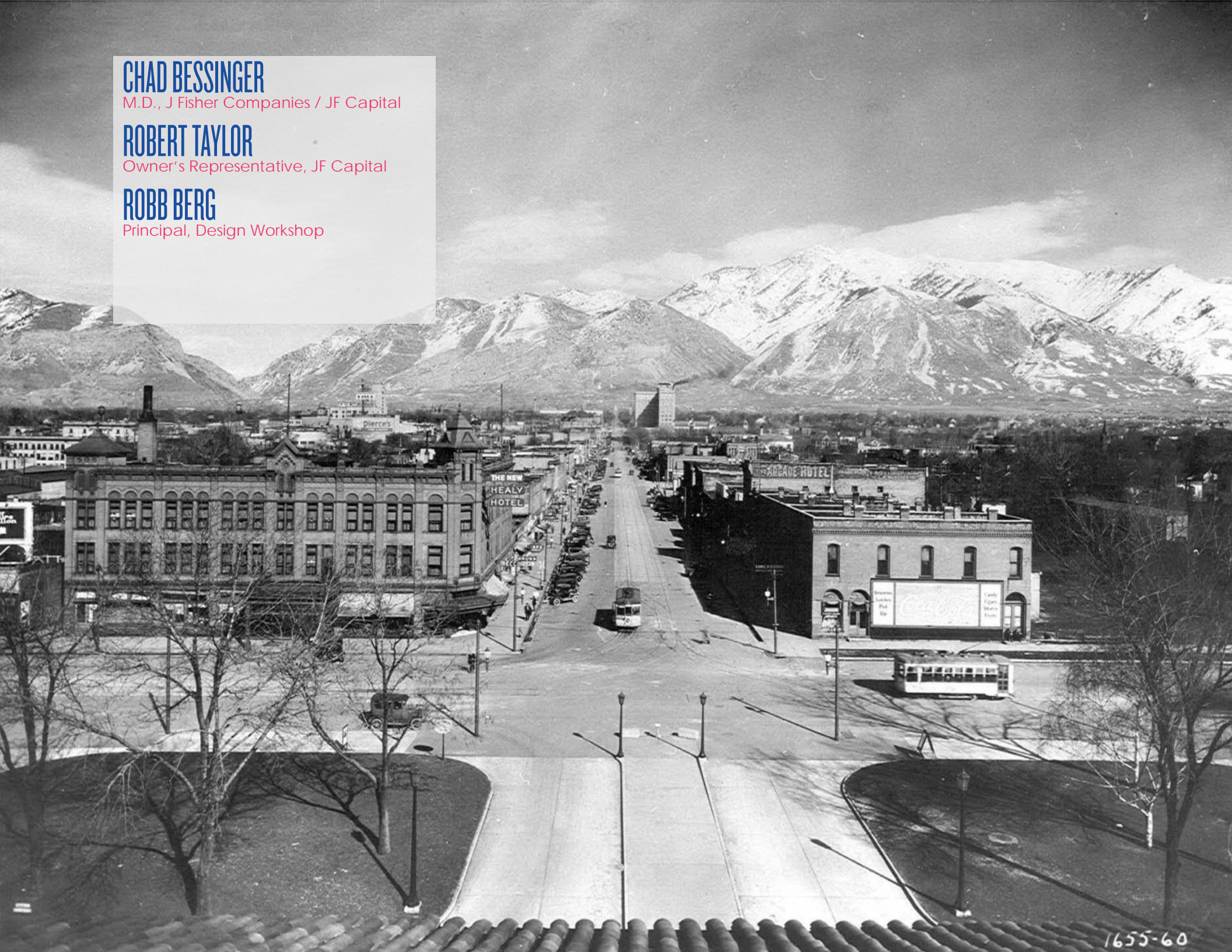
M.D., J Fisher Companies / JF Capital

ROBERT TAYLOR

Owner's Representative, JF Capital

ROBB BERG

Principal, Design Workshop



Downtown Ogden Master Plan

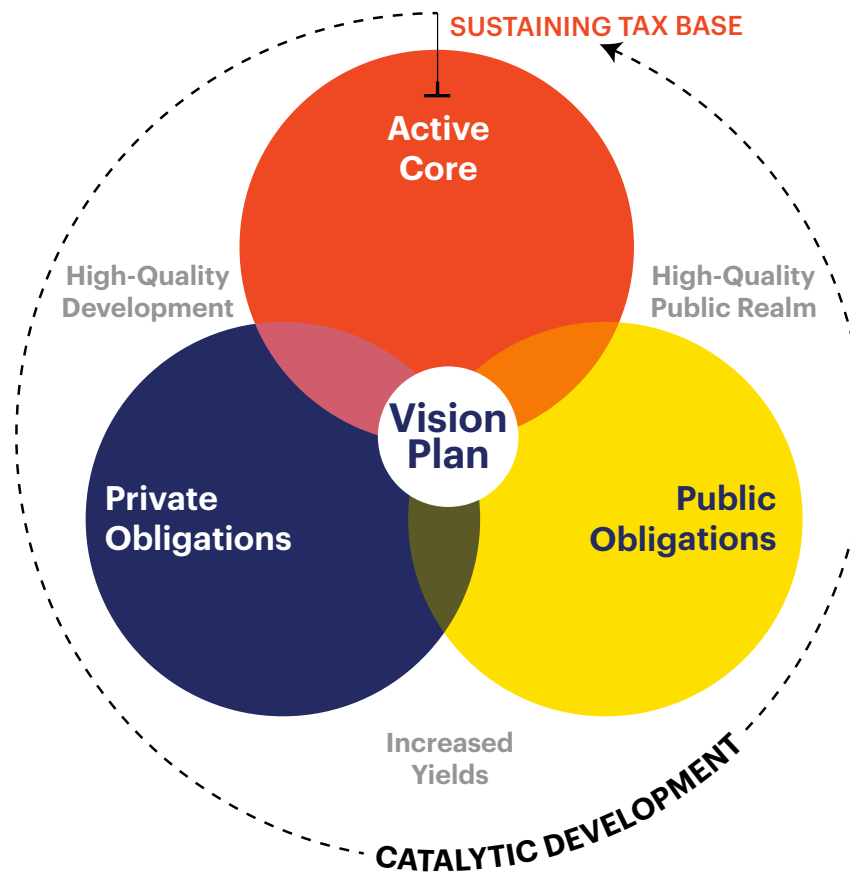
Prepared By: Design Workshop Inc.
1390 Lawrence Street, Suite 100
Denver, Colorado 80204
720.907.9352

2020

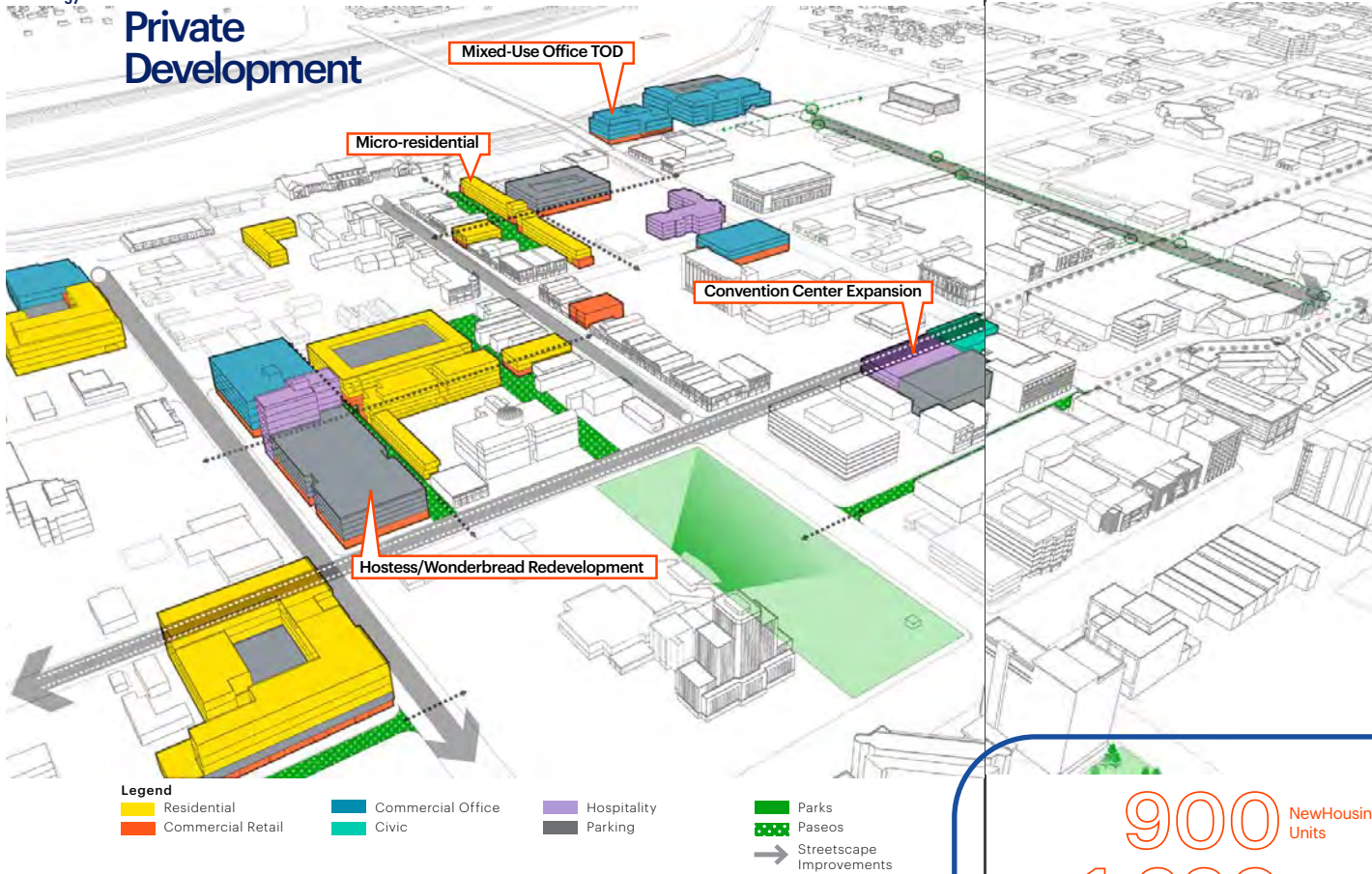
41°13'11"N

111°58'16"W





Private Development



Development Framework

Overview

There is a strong emphasis in Episode 1 on increasing the supply and variety of housing types in downtown Ogden — in particular within easy walking distance to Historic 25th Street — to appeal to a diversity of residents. The first phase of the development of UTA-owned property north of 24th Street and west of Wall Avenue is intended to bring new employment opportunities to downtown. New residents and workers will benefit from retail and services located within identified redevelopment areas.

Figure 31: Private Development

900 New Housing Units
1,680 New Jobs over 5 years

Metric Scores

Episode 1 anticipates the addition of over 1,600 jobs and 900 residential units, an incremental first step to improving the downtown Market Potential score. The introduction of the BRT line and new affordable and attainable housing units will ensure that Social Equity Metrics remain strong.

Market Potential Metrics

Smart Growth Potential Scores

14^{OR 1/5}
WALKABILITY INDEX

16.5^{OR 1/5}
JOB DENSITY INDEX

2.6^{OR 0/5}
HOUSING DENSITY INDEX

\$5,451
INCREASED TAXABLE VALUE PER ACRE

Metric	Value	Market Score
Walkability	14	1
Job Density	16.5	1
Housing Density	2.6	0
Market Score		2/15

Community Equity Metrics

Social Equity/Social Vulnerability Index

Metric	Value	Market Score
Transit Accessible Population	50%	5
Housing + Transportation Costs	34%	3
Renter Ratio	80%	5
Social Vulnerability Index	.88	4
Market Score		17/20

Table 8: Smart Growth Potential Scores

Table 9: SEVI Scores



Key Public Realm Enhancements

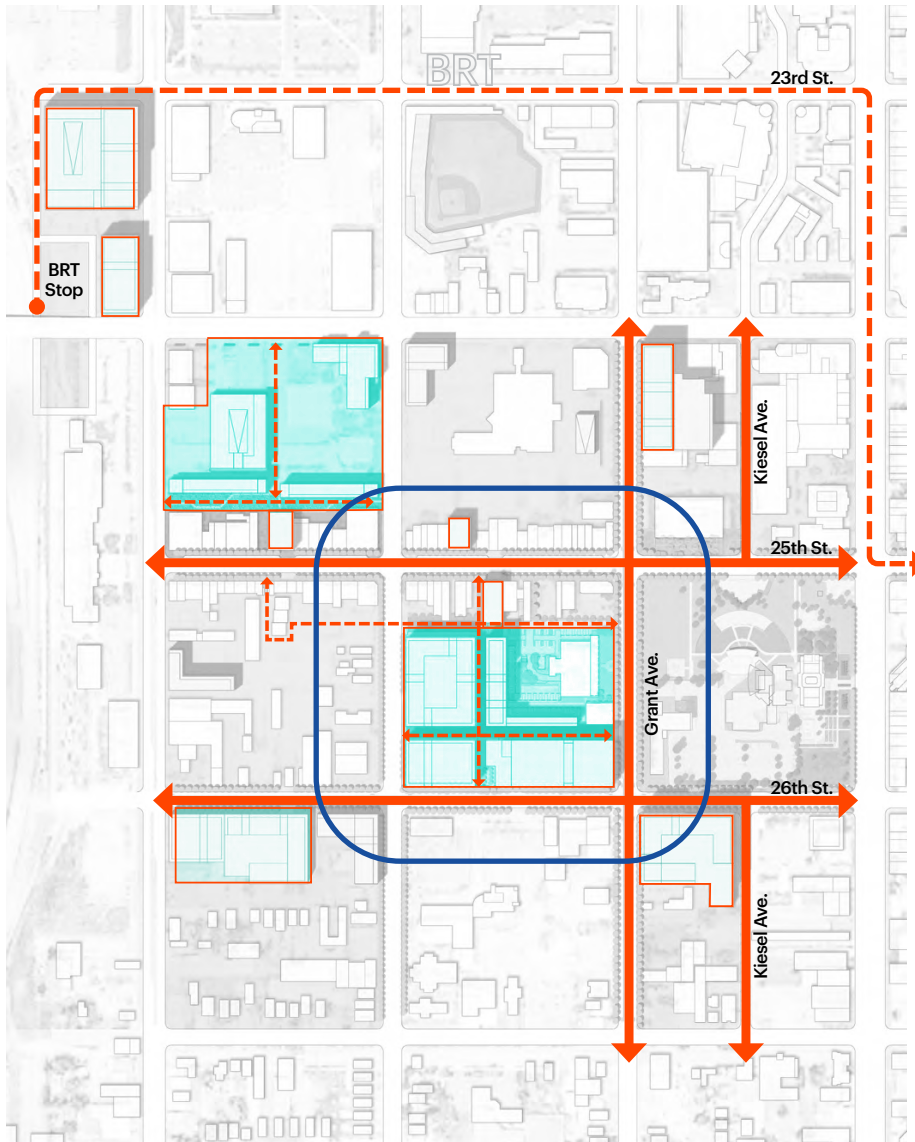


Figure 33: Project Locations

Implementation Strategies



Projects

- » Reconstruction of 26th Street, Washington Boulevard to Wall Avenue
- » Renovation of Historic 25th Street, Wall to Grant
- » Extension of the Grant Avenue Promenade to 27th Street
- » Renovation of Keisel Avenue from 24th to 25th and 26th to 27th Streets
- » Expansion of the Eccles Conference Center
- » Construction of the BRT line
- » Parking structures at FrontRunner station and north of Electric Alley
- » Private development on vacant and government owned parcels including:
 - » Utah Transit Authority/FrontRunner site
 - » Hostess/Wonderbread sites
 - » Infill along 25th Street



Programs

- » Make Ogden brand deployment and campaign
- » Employer recruitment
- » Small business recruitment and retention
- » Develop Community Centers Strategic Plan
- » Structured parking incentives



Policies

1. Adopt Downtown Design Standards
 - » Design Standards control development of properties to insure that development results in a high quality public realm and architectural character that is aligned with the vision of Downtown. Standards have high authority, as developers are required to meet the regulation unless otherwise waived through a variance.
2. Update Zoning Code for Downtown Ogden



Funding

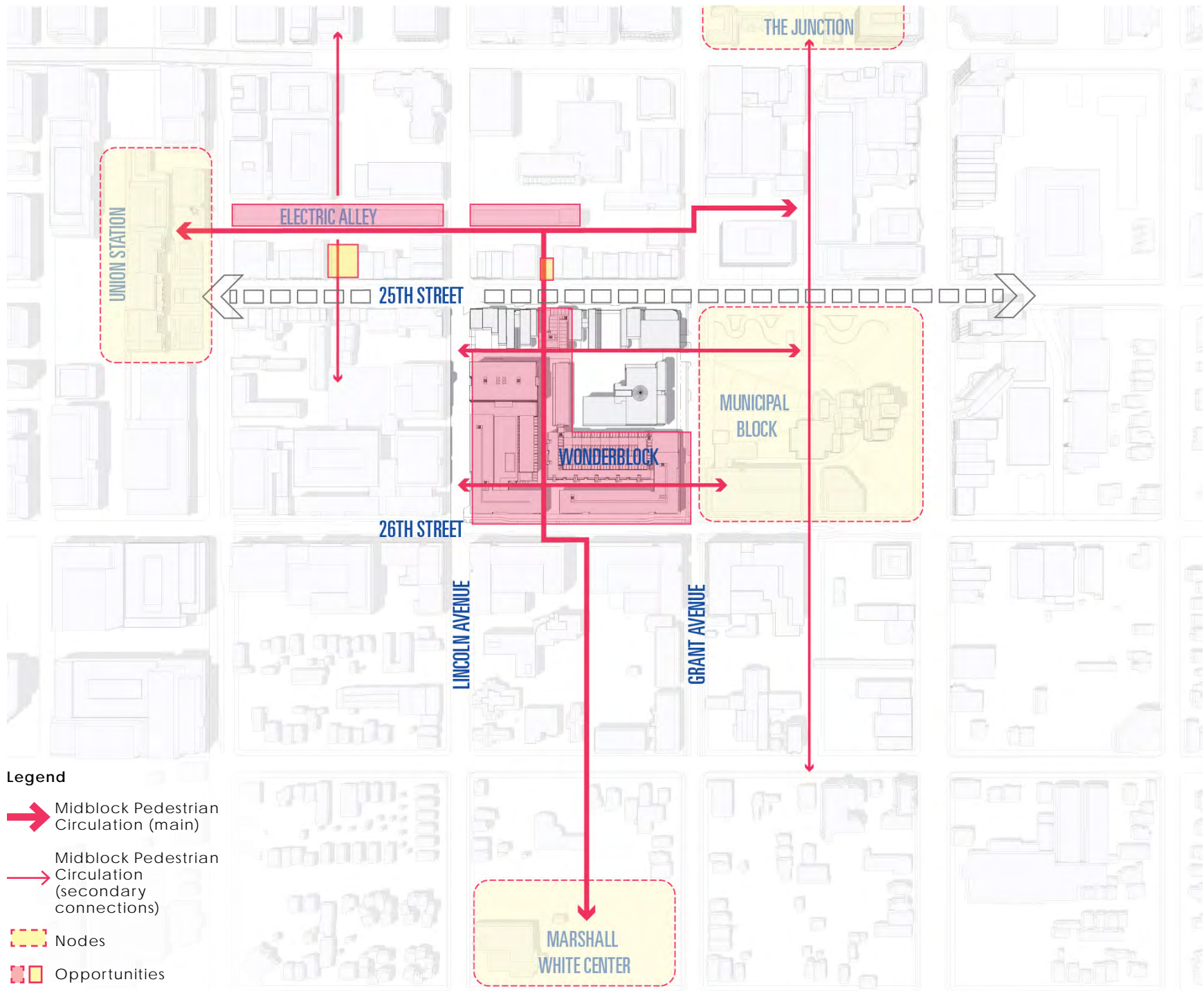
- » Tax Increment Financing (RDA Funds)
- » City General Fund
- » Federal BLOCK Grants (Community Centers Strategic Plan)

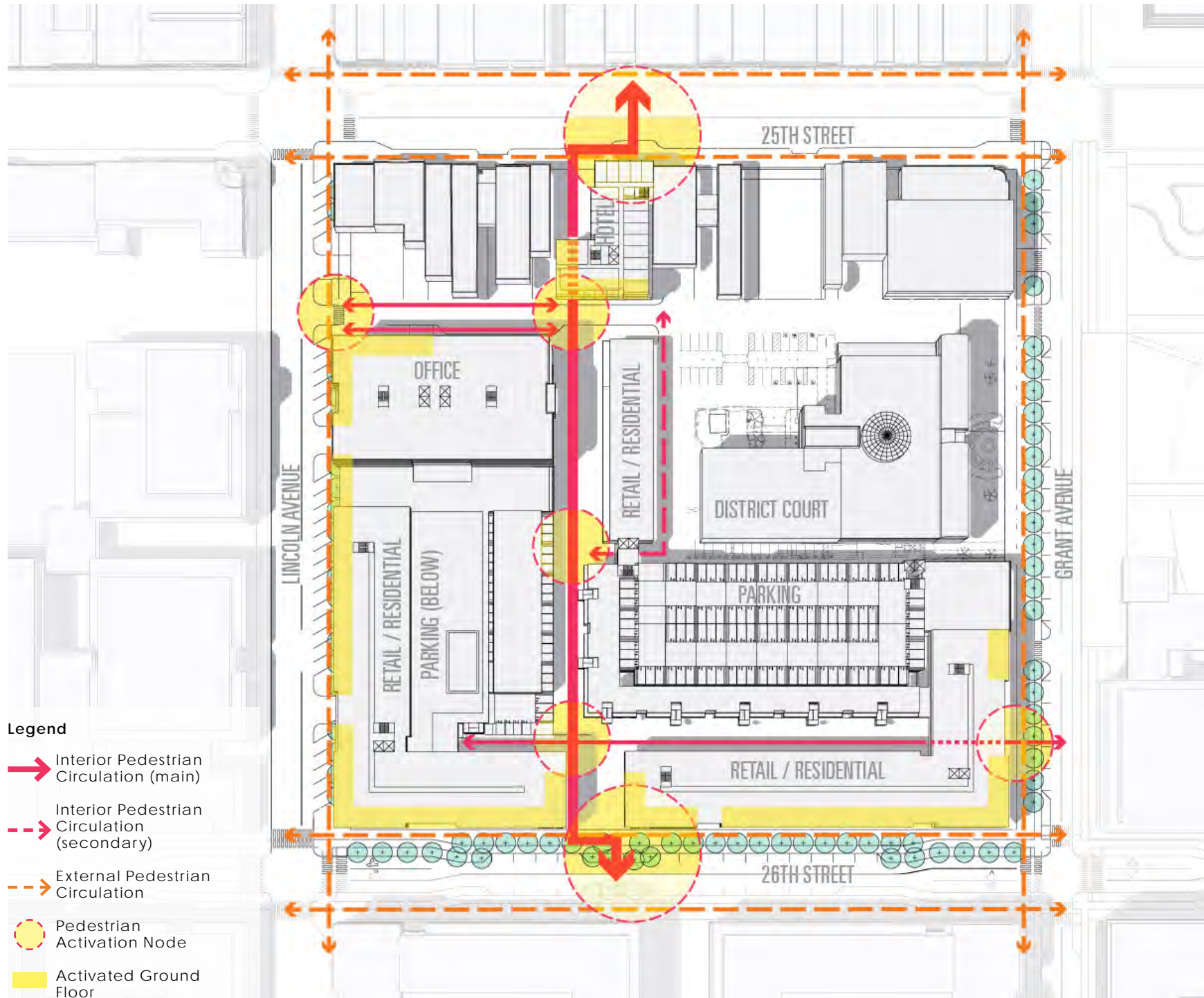


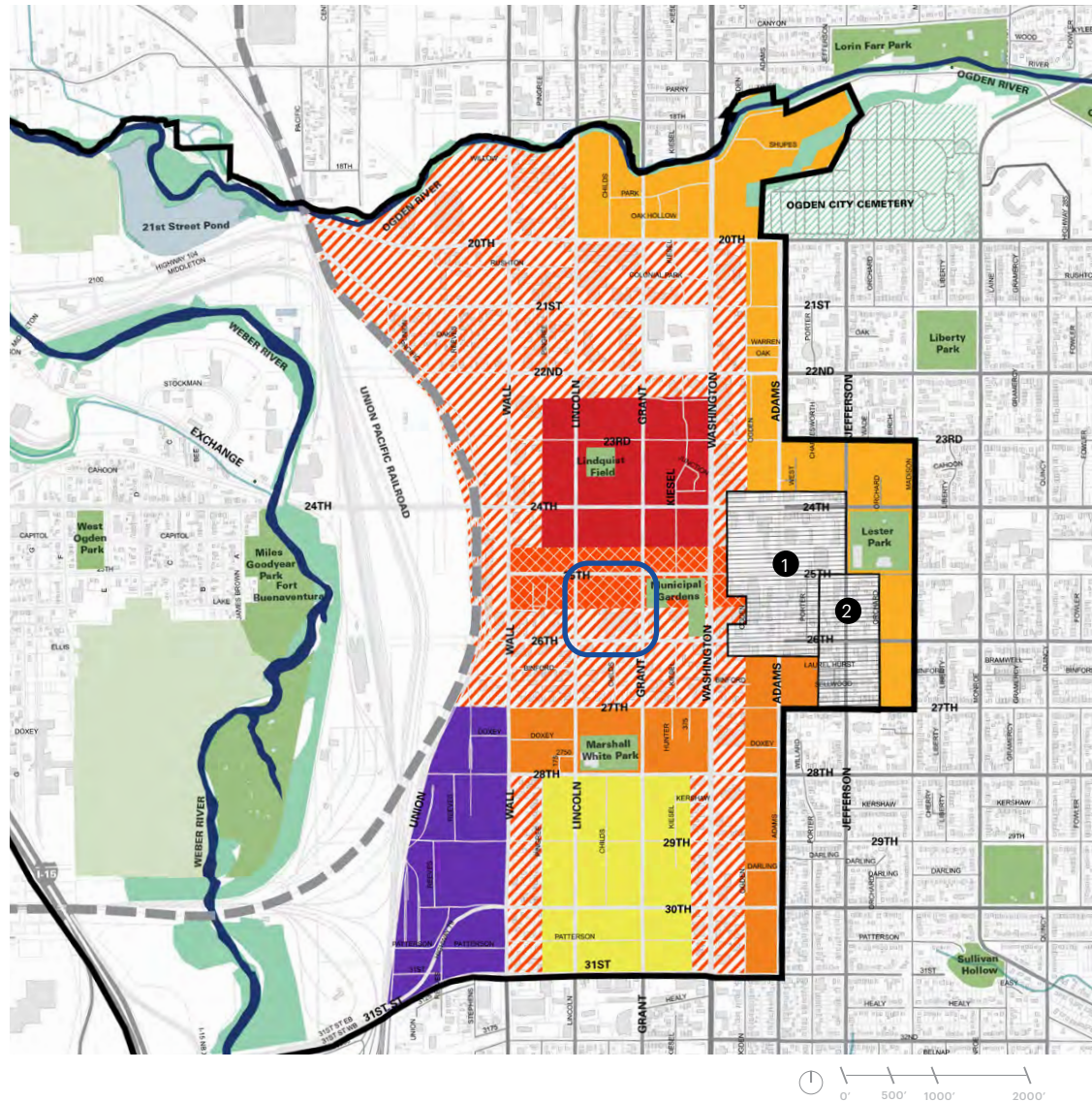
Partners

- » Private Developers
- » Utah Transit Authority (UTA)
- » Local Community Organizations

*Note: All projects listed are public, or City-funded projects. This list does not include the forecasted areas of private development as that will be subject market forces. This is not an exhaustive list, but is a means by which to help prioritize infrastructure implementation, public realm enhancements and future Capital Improvement Project (CIP) budgeting.







Land Use Overlay District

Legend

- Project Study Area
- Entertainment Commercial (C-ENT)
- Commercial Mixed Use (C-MU)
- Downtown Commercial (C-DT)
- Mixed Industrial Commercial (C-MI)
- Vertical Multifamily Residential (R-MFV)
- Horizontal Multifamily Residential (R-MFH)
- Single Family Residential (R-SF)
- Parks and Open Spaces
- Riverway
- 1 Nine Rails Creative District
- 2 Jefferson Avenue Historic District

Figure 50: Proposed Downtown Land Uses

M*	Mass and Form				
	*Page# graphic		C-ENT (Entertainment Commercial)	C-MU (Commercial Mixed-Use)	C-DT (Downtown Commercial)
M1*	52,58	Building Placement			
1*	52-5	Facade Lot Line Coverage ⁴	n/a	Min. 75% at front lot line	100% at front lot line ⁵
2*	52-5	Facade Lot Line Coverage ⁴ (corner lots)	n/a	Min. 75% at side lot line	75% at side lot line ⁵
3*	55	Parking	Max. 35% at front lot line ⁷	Not allowed on ground floor at front lot line, surface nor structured	
4*		Site Access	Max. 2 vehicular	access points on primary lot frontage (per block) ⁸	
M2*	52,56	Building Massing			
1*	56	Height	No height limit	No height limit	Min: 2 Stories Max: the lesser of 4 stories or 55'
2*	56	Vertical Setback	n/a	Min. 8' above 66' high	Min. 8' above 40' high
3*	52-5	Horizontal Setback	Front lot line: max. 15' Side lot line: max. 75'	Front lot line: max. 10' Side lot line: max. 10'	Front lot line: max. 10' Side lot line: max. 10'
4*	52,57	Street Frontage	Max. 300' for individual buildings at front lot line	Max. 300' for individual buildings at front lot line	Max. 150' for individual buildings at front lot line

NOTES:

4. Facade lot line coverage refers to the percentage of the front lot line that building facades must address. Areas in which buildings do not address the front lot line may include pedestrian pass-throughs, courtyards, parking (only as allowed) and driveways (only as allowed); building service areas, trash enclosures and transformers/generators are prohibited in these areas.
5. Public pedestrian access across a lot is allowed and encouraged in the Downtown Commercial district, up to 3 locations per block face; width not to exceed 16'.
6. Any building frontage that is not at the front lot line must be usable space, including entry forecourts, steps, stoops, porches and/or courtyards.
7. Surface parking located at the front lot line or side lot line (on corner lots) must be screened. Appropriate techniques include metal fencing, masonry walls, landscape hedges, etc. Screening height: 42" min./72" max.
8. C-ENT, C-MU, C-DT, C-MI, R-MFV, R-MFH A maximum of two vehicular access points are allowed on the primary lot frontage per block except along 25th and Washington where no access points are allowed.

* Asterisk indicates the Mass and Form (M) components that contain a representative graphic in this section.

M* Mass and Form					
	*Page# graphic		C-ENT (Entertainment Commercial)	C-MU (Commercial Mixed-Use)	C-DT (Downtown Commercial)
M5		Building Materials			
1		Ground and Second Floors	Masonry/stone, architectural concrete, wood, metal, glass are acceptable	Masonry/stone, wood, architectural concrete, metal, glass are acceptable	Masonry/stone, wood, metal and glass are acceptable
2		Prohibited Materials	Vinyl siding, EIFS/stucco, synthetic stone		
3		Roof	Use light colored (high albedo) materials. Stone balast roofs, rooftop patios, and green roofs are also acceptable.		
4		Glazing	All glazing at lobby areas and commercial spaces to be clear	Clear glazing on ground and second floor; Tinted on all other floors, but not mirrored	Clear glazing on ground and second floor; Tinted on all other floors, but not mirrored
5	60	Changes of Material - Horizontal	At inside corners with a minimum 4" return.		
6	60	Changes of Material - Vertical	Dimension relative to the material change		
M6		Activated Ground Floor			
1		Allowable Ground Floor Uses	Retail, restaurants/cafes, lobbies, venues	Retail, restaurants/cafes, professional and personal services, lobbies, max. 40% residential	Retail, restaurants/cafes, professional and personal services, lobbies, Residential (except at front lot line)
M7		Structured Parking			
1		Allowable versus non-allowable	Allowable use	Allowable use; non allowable use on ground floor at front lot line	Allowable use; non allowable use on ground floor at front lot line
2	61	Fenestration: Ground and 2nd Floor ⁹ (See M1.3)	Articulated facade on primary and non- primary facades	No ground level parking on primary facades; articulated facade on non- primary facades and 2nd floor primary facades	No ground level parking on primary facades; articulated facade on non- primary facades and 2nd floor primary facades
3	61	Fenestration: Above 2nd Floor ⁹ (See M1.3)	Open facade on primary and non- primary facades with screening	Open facade on primary and non- primary facades with screening	Open facade on primary and non- primary facades with screening
4		Glazing	No glazing required	No glazing required	No glazing required
5	61	Corners (See M3)	Fenestration required on building corners	Fenestration required on building corners	Fenestration required on building corners
6		Screening	Required	Required	Required

Project Name and
Description:

Wonderblock. A Mixed-Use development at the former

Review the [Ogden Design Standards](#) and complete the checklist below. Please provide comments for those guidelines you could not meet and your course of action.

Public Realm																					
	C-ENT (Entertainment Commercial)			C-MU (Commercial Mixed-Use)			C-DT (Downtown Commercial)			C-MI (Mixed Industrial Commercial)			R-MFV (Vertical Multi-Family)			R-MFH (Horizontal Multi-Family)			R-SF (Single Family Residential)		
Transition Zone																					
Width (min/max)	3'-0"			3'-0" / 10'-0"			6'-0"			n/a			3'-0"			3'-0"			n/a		
CHECKLIST	MET <input type="checkbox"/>	NOTMET <input type="checkbox"/>	N/A <input type="checkbox"/>	MET <input type="checkbox"/>	NOTMET <input type="checkbox"/>	N/A <input type="checkbox"/>	MET <input type="checkbox"/>	NOTMET <input checked="" type="checkbox"/>	N/A <input type="checkbox"/>				MET <input type="checkbox"/>	NOTMET <input type="checkbox"/>	N/A <input type="checkbox"/>	MET <input type="checkbox"/>	NOTMET <input type="checkbox"/>	N/A <input type="checkbox"/>			
COMMENTS																					
Paving Materials	stone, concrete, unit paving			stone, concrete, unit paving			concrete only			n/a			concrete only			concrete only			concrete only		
CHECKLIST	MET <input type="checkbox"/>	NOTMET <input type="checkbox"/>	N/A <input type="checkbox"/>	MET <input type="checkbox"/>	NOTMET <input type="checkbox"/>	N/A <input type="checkbox"/>	MET <input checked="" type="checkbox"/>	NOTMET <input type="checkbox"/>	N/A <input type="checkbox"/>				MET <input type="checkbox"/>	NOTMET <input type="checkbox"/>	N/A <input type="checkbox"/>	MET <input type="checkbox"/>	NOTMET <input type="checkbox"/>	N/A <input type="checkbox"/>	MET <input type="checkbox"/>	NOTMET <input type="checkbox"/>	N/A <input type="checkbox"/>
COMMENTS	Materials not determined but will meet Standards.																				
Access	Clear, unobstructed access across transition zone to sidewalk must not be less than building entry opening or 6'-0" in width, whichever is greater (for all land use types)																				
CHECKLIST	MET <input type="checkbox"/>	NOTMET <input type="checkbox"/>	N/A <input type="checkbox"/>	MET <input type="checkbox"/>	NOTMET <input type="checkbox"/>	N/A <input type="checkbox"/>	MET <input checked="" type="checkbox"/>	NOTMET <input type="checkbox"/>	N/A <input type="checkbox"/>	MET <input type="checkbox"/>	NOTMET <input type="checkbox"/>	N/A <input type="checkbox"/>	MET <input type="checkbox"/>	NOTMET <input type="checkbox"/>	N/A <input type="checkbox"/>	MET <input type="checkbox"/>	NOTMET <input type="checkbox"/>	N/A <input type="checkbox"/>	MET <input type="checkbox"/>	NOTMET <input type="checkbox"/>	N/A <input type="checkbox"/>
COMMENTS	Confirm building entires as currently only massing level plan																				
Fences/ Railings	40" high max			40" high max			40" high max			n/a			n/a			n/a			n/a		
CHECKLIST	MET <input type="checkbox"/>	NOTMET <input type="checkbox"/>	N/A <input type="checkbox"/>	MET <input type="checkbox"/>	NOTMET <input type="checkbox"/>	N/A <input type="checkbox"/>	MET <input type="checkbox"/>	NOTMET <input type="checkbox"/>	N/A <input checked="" type="checkbox"/>												
COMMENTS																					
Sidewalk Zone																					
Width (min)	6'-0"			6'-0"			5'-0" ²			6'-0"			5'-0" ²			5'-0" ²			5'-0" ²		
CHECKLIST	MET <input type="checkbox"/>	NOTMET <input type="checkbox"/>	N/A <input type="checkbox"/>	MET <input type="checkbox"/>	NOTMET <input type="checkbox"/>	N/A <input type="checkbox"/>	MET <input checked="" type="checkbox"/>	NOTMET <input type="checkbox"/>	N/A <input type="checkbox"/>	MET <input type="checkbox"/>	NOTMET <input type="checkbox"/>	N/A <input type="checkbox"/>	MET <input type="checkbox"/>	NOTMET <input type="checkbox"/>	N/A <input type="checkbox"/>	MET <input type="checkbox"/>	NOTMET <input type="checkbox"/>	N/A <input type="checkbox"/>	MET <input type="checkbox"/>	NOTMET <input type="checkbox"/>	N/A <input type="checkbox"/>
COMMENTS																					
Paving Materials	stone, concrete, unit paving			stone, concrete, unit paving			stone, concrete, unit paving			concrete only			concrete only			concrete only			concrete only		
CHECKLIST	MET <input type="checkbox"/>	NOTMET <input type="checkbox"/>	N/A <input type="checkbox"/>	MET <input type="checkbox"/>	NOTMET <input type="checkbox"/>	N/A <input type="checkbox"/>	MET <input checked="" type="checkbox"/>	NOTMET <input type="checkbox"/>	N/A <input type="checkbox"/>	MET <input type="checkbox"/>	NOTMET <input type="checkbox"/>	N/A <input type="checkbox"/>	MET <input type="checkbox"/>	NOTMET <input type="checkbox"/>	N/A <input type="checkbox"/>	MET <input type="checkbox"/>	NOTMET <input type="checkbox"/>	N/A <input type="checkbox"/>	MET <input type="checkbox"/>	NOTMET <input type="checkbox"/>	N/A <input type="checkbox"/>
COMMENTS	Materials not determined but will meet Standards.																				

COMMENTS	Will adjust setbakcs to meet criteria
-----------------	---------------------------------------

SUMMIT CONCLUSION: PHOTO JOURNAL

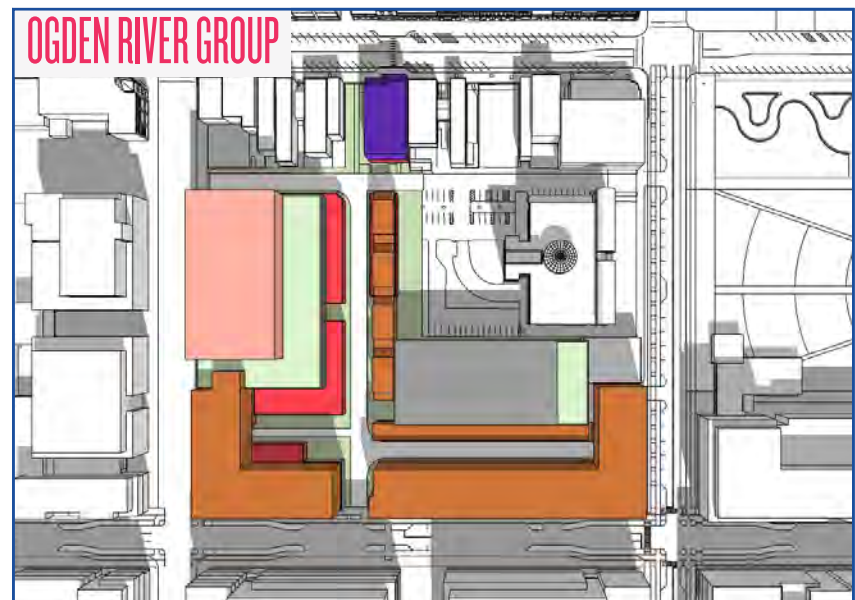
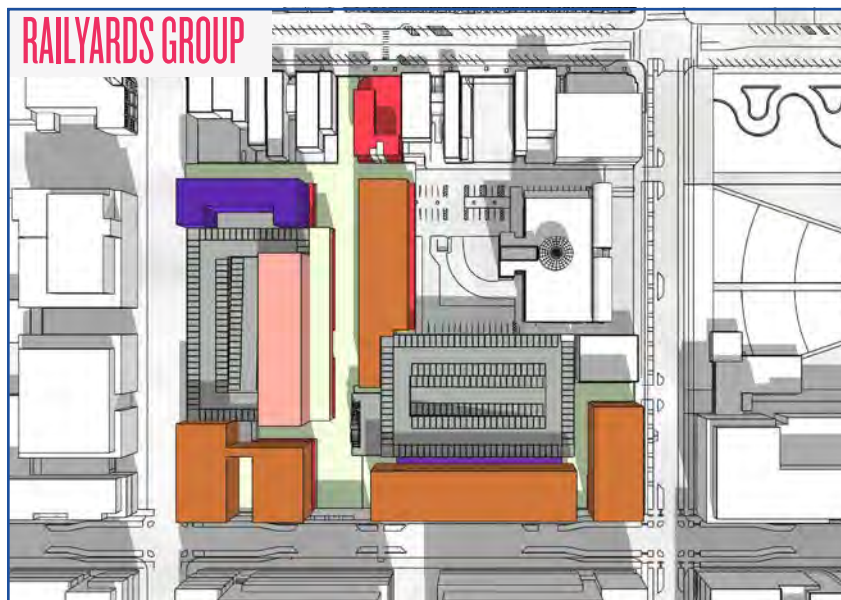
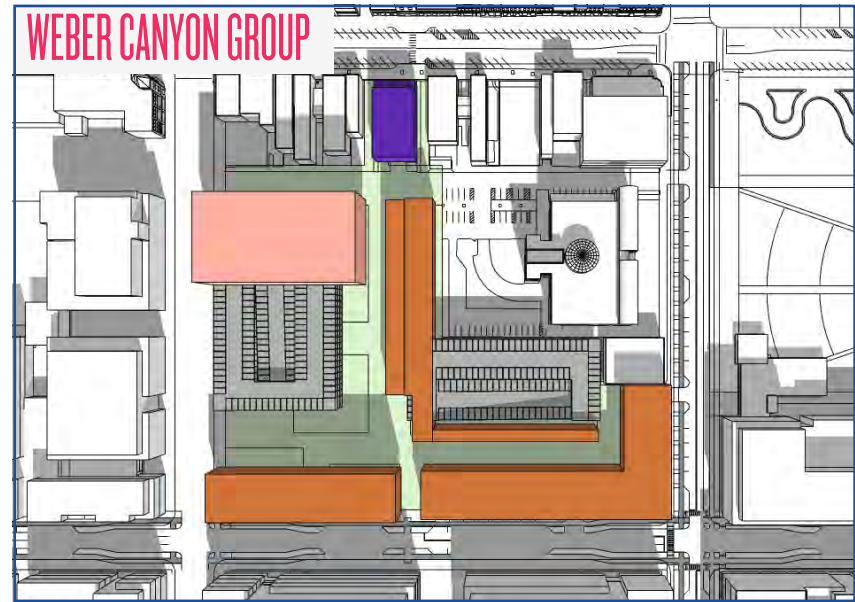
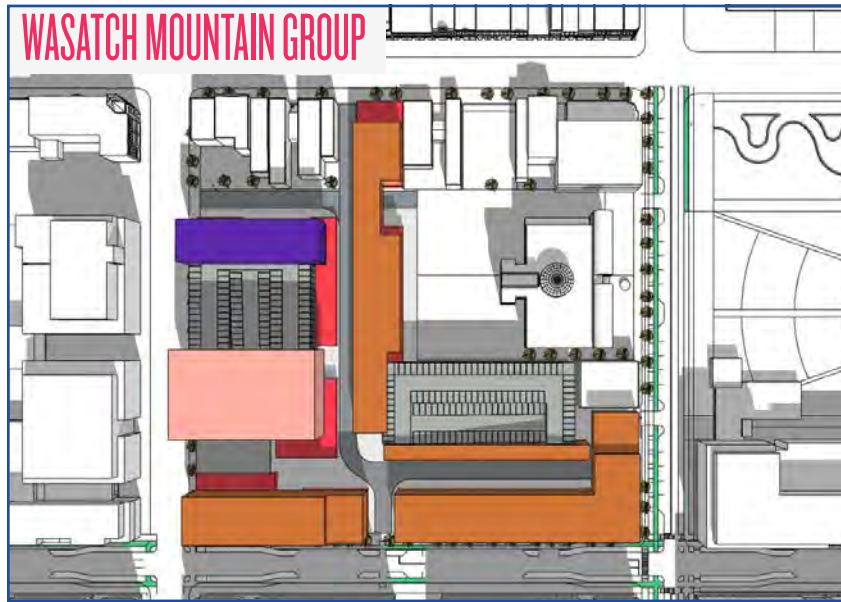


COMPANY	FIRST NAME	LAST NAME	EXPERTISE/DISCIPLINE
J. Fisher Companies	Owen	Fisher	Client / Project Developer
J. Fisher Companies	Chad	Bessinger	Client / Project Developer
J. Fisher Companies	Ruth	Hill	Client / Project Developer
J. Fisher Companies	Jake	Wood	Client / Project Developer
J. Fisher Companies	Brock	Loomis	Client / Project Developer
J. Fisher Companies	Mitch	Vance	Client / Project Developer
J. Fisher Companies	Glenn	Girsberger	Client / Project Developer
Robert Taylor Collective	Robert	Taylor	Owner's Representative
WOW Atelier	Greg	Walker	Architecture
WOW Atelier	Todd	Johnson	Urban Planning / Landscape Architect
WOW Atelier	Nick	Lorenzo	Architecture
WOW Atelier	Chimso	Onwuegbu	Architecture
WOW Atelier	Jon	Turkula	Architecture
WOW Atelier	Gurikat	Singh	Architecture
Kimley Horn	Jeremiah	Simpson	Parking Strategist
Talisman Civil Consultants	Dan	Bourque	Site Civil Engineering
SAR Architects	Jesse	Adkins	Architecture
SAR Architects	Chris	Shears	Architecture
Design Workshop	Robb	Berg	Urban Planner / Landscape Architect
Carrie Bobb and Co.	Carrie	Bobb	Leasing Strategist
Carrie Bobb and Co.	Emily	Jones	Leasing Strategist
B2 and Company	Beth	Bradford	Leasing Strategist
Mountain West Commercial	Mike	Medina	Broker - Retail Leasing
STRUCK	Brent	Watts	Branding / Marketing
STRUCK	Kylie	Kullack	Branding / Marketing
Hoffman Strategy Group	Jerry	Hoffman	Market Research - Retail
Hoffman Strategy Group	Dan	Sheridan	Market Research - Retail
Hoffman Strategy Group	Jeff	Green	Market Research - Retail

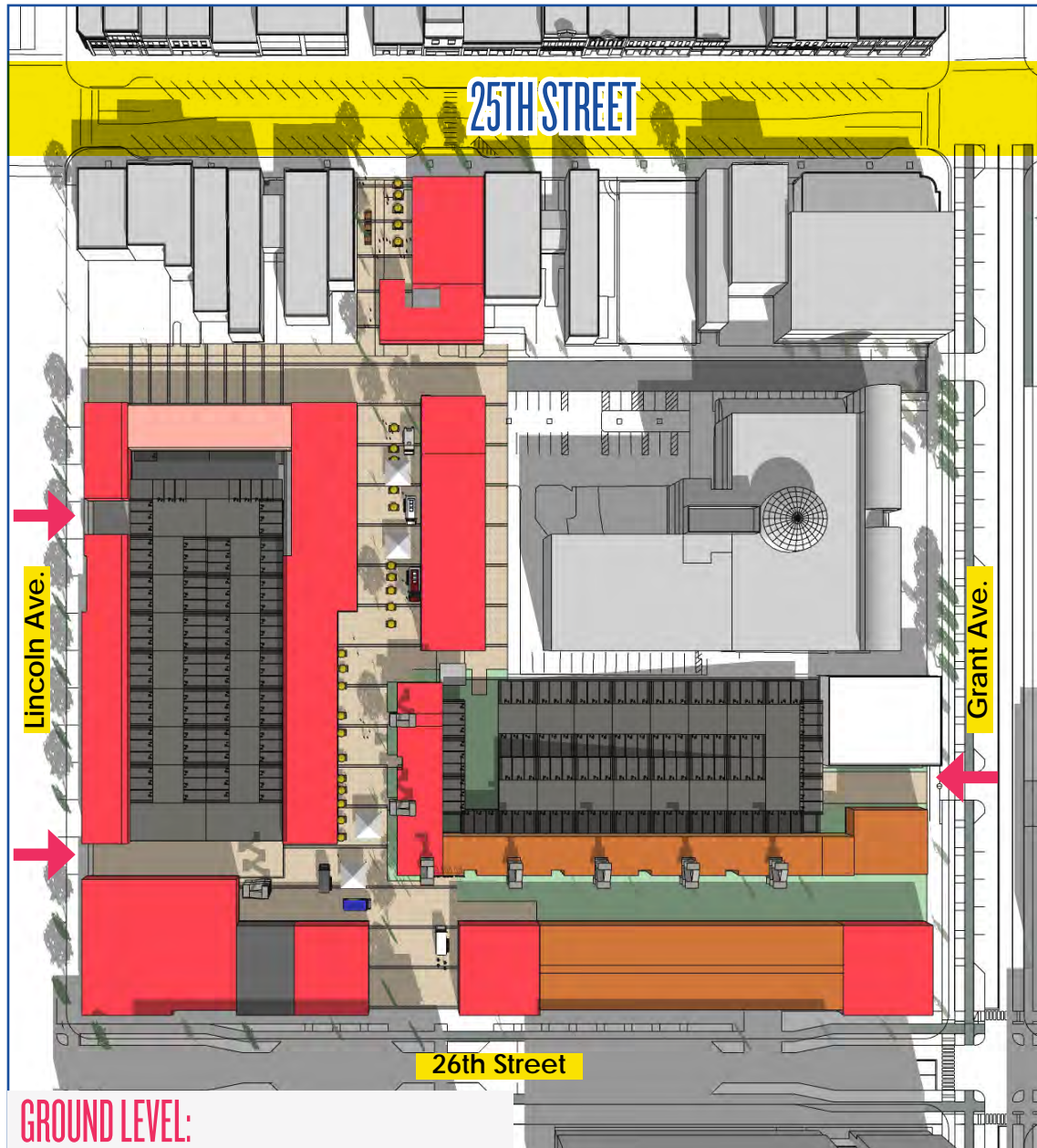
GUESTS

City of Ogden	Brandon	Cooper	Economic Development
City of Ogden	Greg	Montgomery	Community Planning
City of Ogden	Justin	Anderson	Public Works

SUMMIT CONCLUSION:
INITIAL SCHEMES FROM SUMMIT



SUMMIT CONCLUSION: RESULTANT SCHEME AND YIELDS



OVERALL PROJECT YIELDS:

Residential

- a. Total Area
- a. Amenity:

298 Units
290,700 sf
6,150 sf

Office

- a. 4 levels:
- b. Ground Level:

107,700 sf
25,800 sf
each
4,500 sf

Retail

63,400 sf

BOH

3,200 sf

Hotel

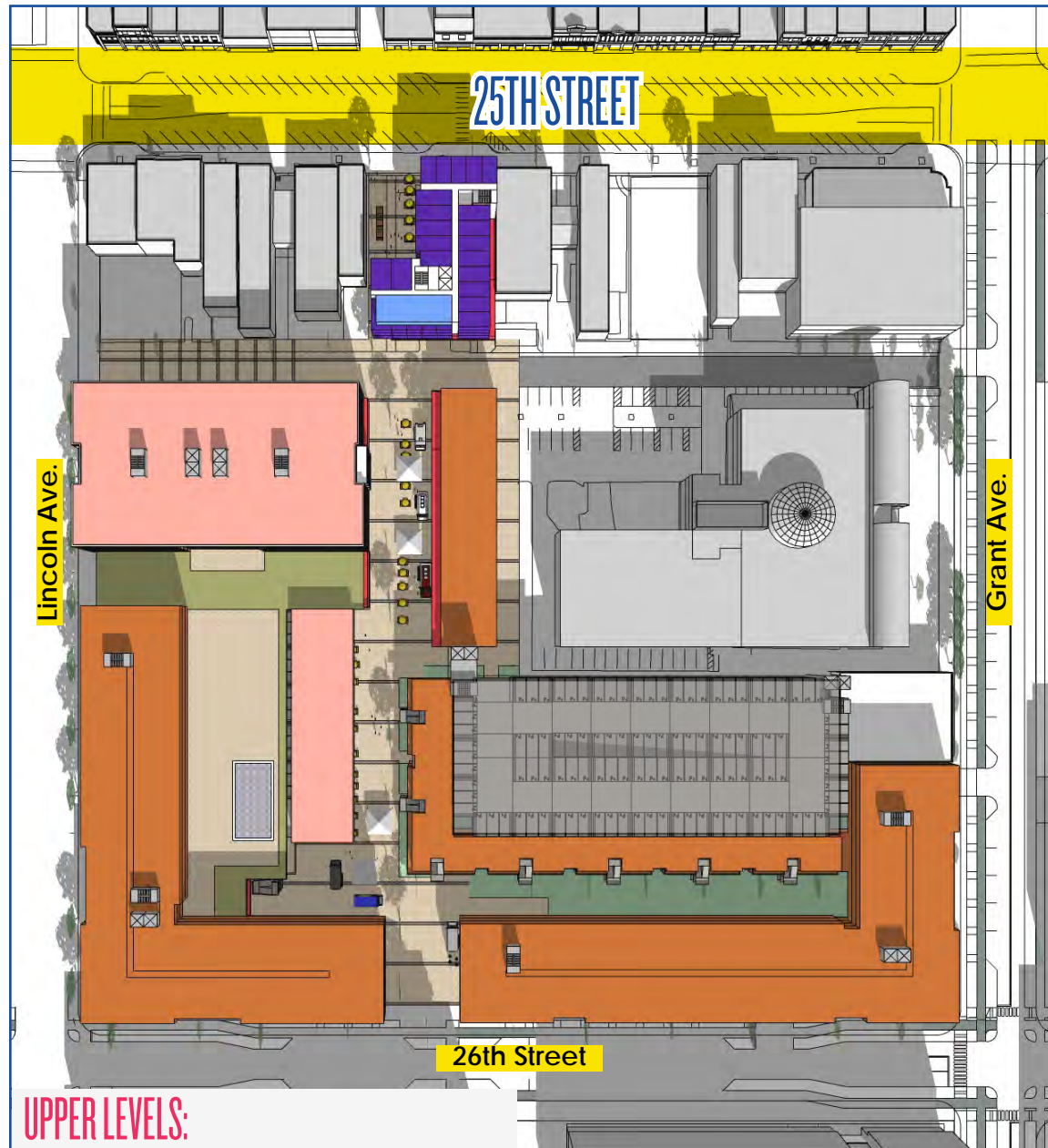
- a. Total Area

96 Keys
39,650 sf

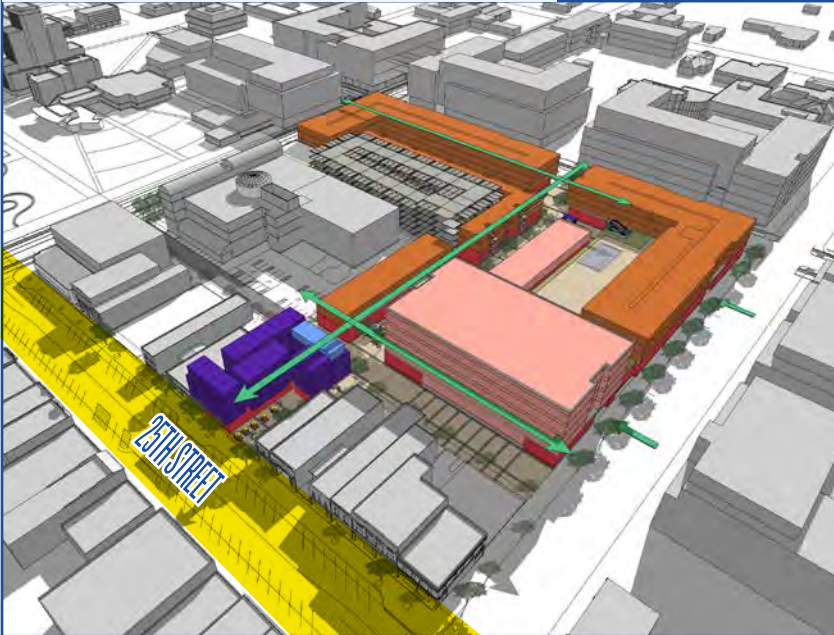
Parking

- a. Mid Block West:
- b. Grant Ave:

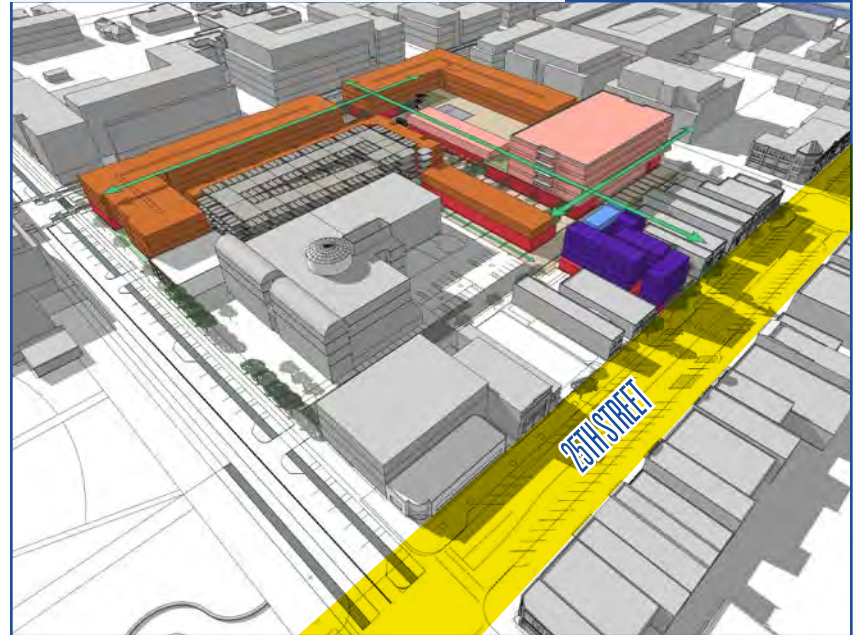
1,123 spots
369 spots
754 spots



NORTH-WEST:



NORTH-EAST:

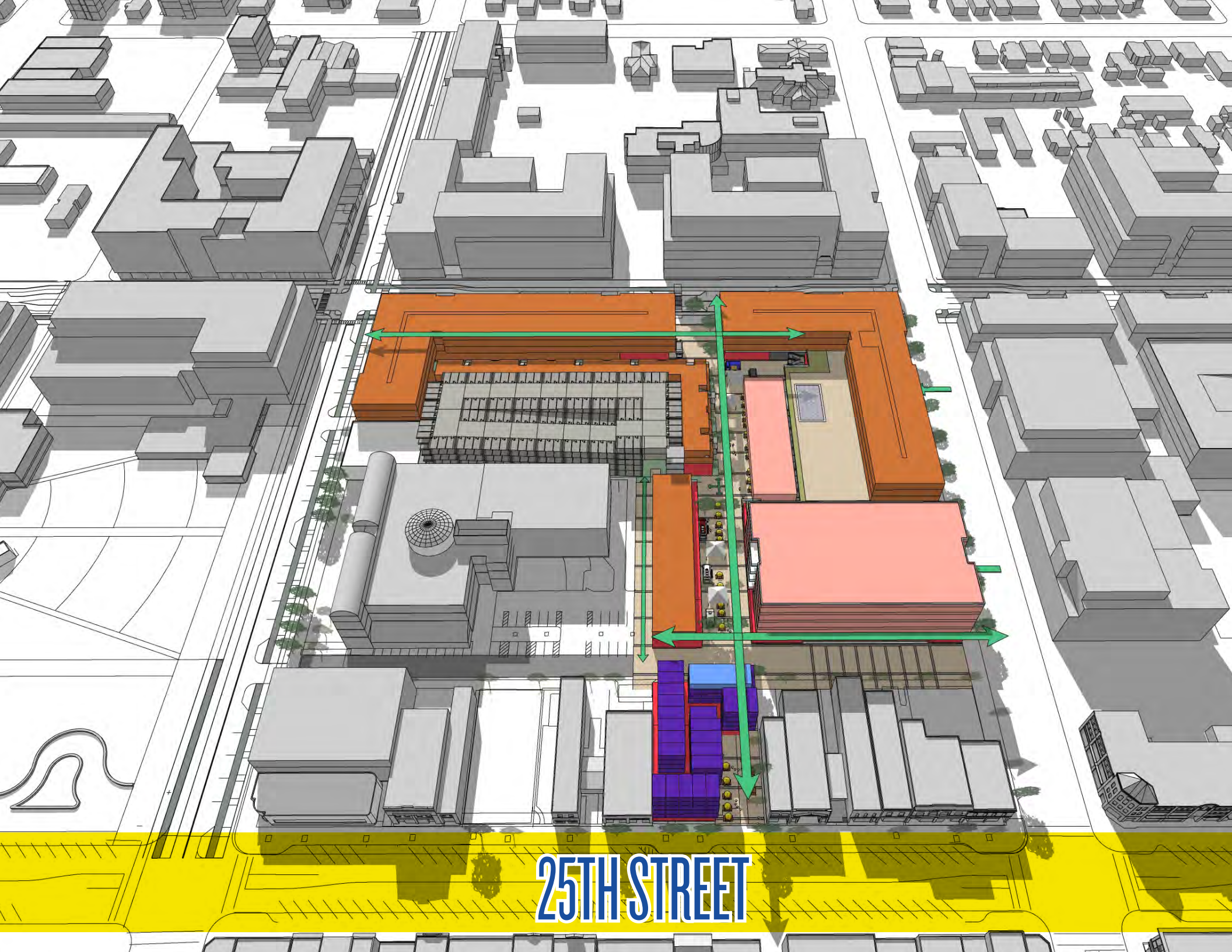


SOUTH-WEST:



SOUTH-EAST:





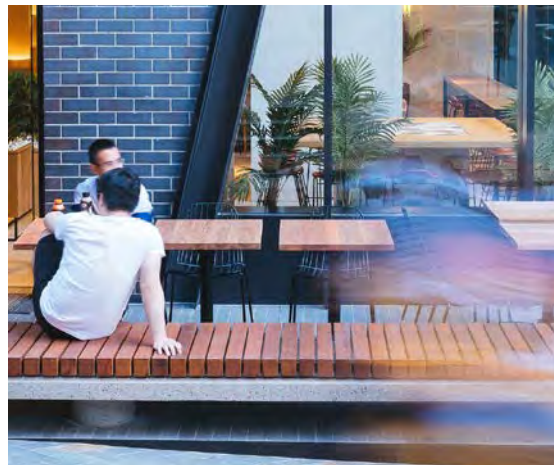
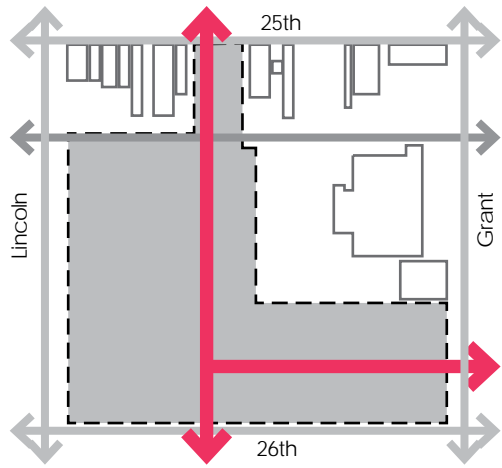
25TH STREET



SUMMIT CONCLUSION:
PRECEDENT IMAGES







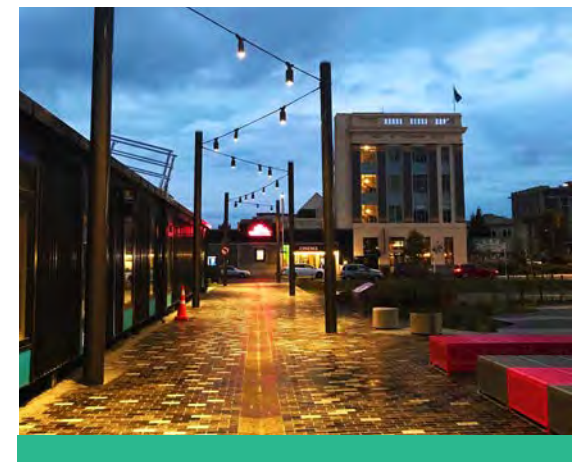
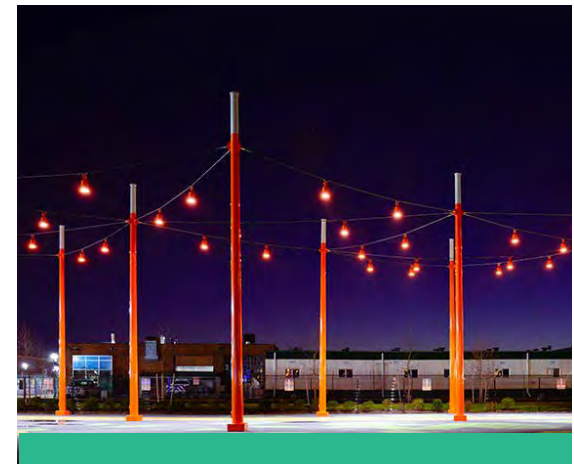
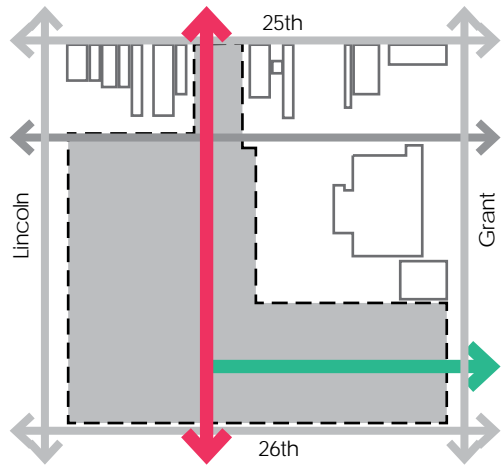


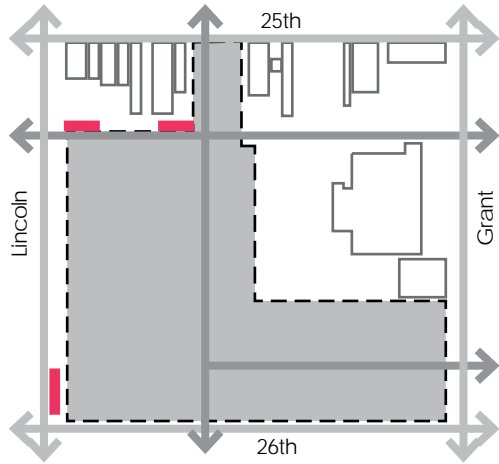
PREPARED BY:

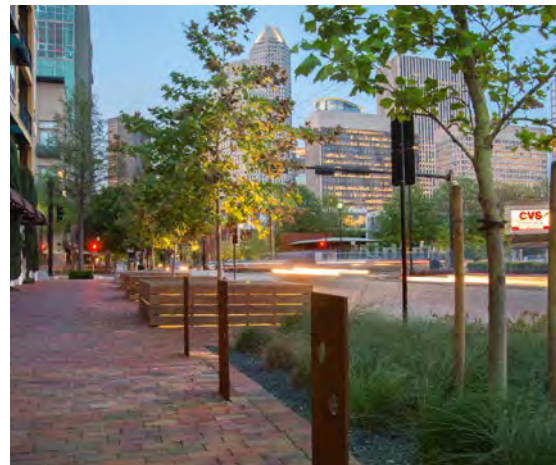
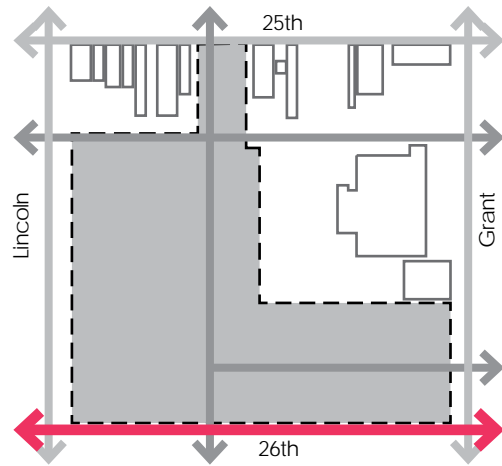
WOW

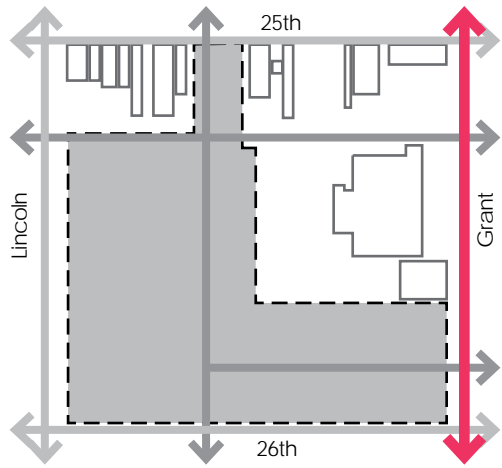
DESIGNWORKSHOP

SA+R
SHEARS ADKINS ROCKMORE ARCHITECTS









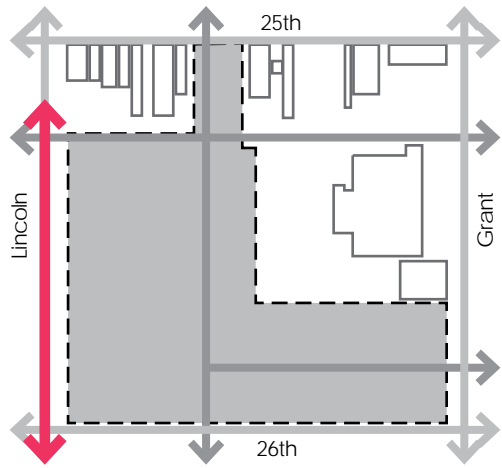






EXHIBIT D
To
Land Transfer and Development Agreement
AGEC Environmental Sampling Report.



ENVIRONMENTAL SAMPLING REPORT

**FORMER CONTINENTAL BAKING
2557 GRANT AVENUE
OGDEN, UTAH**

PREPARED FOR:

**OGDEN CITY COMMUNITY AND ECONOMIC DEVELOPMENT
2549 WASHINGTON BLVD, SUITE 420
OGDEN, UT 84401**

ATTENTION: NELSON RICHES

PROJECT NO. 1190273

MAY 7, 2019



May 7, 2019

Ogden City Community and Economic Development
2549 Washington Blvd. Suite 420
Ogden UT, 84401

Attention: Nelson Riches

Subject: Subsurface Sampling Investigation
Former Continental Baking/Hostess
2557 Grant Avenue
Ogden, Utah
AGEC Project No. 1190273

Gentlemen:

Applied Geotechnical Engineering Consultants, Inc., (AGEC) was requested to conduct a limited subsurface sampling investigation at the former Continental Baking/Hostess facility at 2557 Grant Avenue in Ogden, Utah. We understand that four 10,000-gallon underground diesel tanks were closed in place in November 1998 within a shop building on the north center portion of the property. As the tanks were inside the building, they were presumably emptied and then filled with a slurry. The building was removed in late 2018/early 2019 and the tanks were excavated and removed. We understand some evidence of soil contamination was observed at that time.

To help determine if significant soil and groundwater contamination remains in the vicinity of the diesel tank basin, a subsurface soil and groundwater sampling investigation was performed.

1.0 SITE BACKGROUND

Ten underground tanks have been reported to have been removed or closed in place at this facility since 1990 (Figure 6). Two 8,000-gallon (one gasoline and one diesel) tanks were removed from the south edge of the facility near 26th Street in May 1990. The tanks had been installed in about 1970. Approximately 125 tons of impacted soil was subsequently removed. The groundwater was approximately 8 feet below the ground surface with a gradient to the west. After reviewing the reports documenting the sampling and remedial efforts, the DERR recommended that no further action would be required and the LUST file (DERR facility 1200029, release FTJ) was closed in November 1996.

A 250-gallon waste oil tank was removed from near the southwest corner of the main building near 26th Street in December 1993. Soil contamination was not detected at that time.

A 4,000-gallon new oil tank was removed from the southeast end of the facility near 26th Street in September 1997. Soil contamination below the Utah Initial Screening Levels (ISL) was detected in the closure samples. No further action was required.

Four 10,000-gallon diesel tanks were closed in place below a shop building on the north center of the facility in November 1998. The tanks were installed in 1974. Soil samples obtained during the closure activities indicated that petroleum contamination was limited to TPH between 19 and 63 mg/kg. Groundwater was not sampled during the closure activities (see closure files in Appendix A). The building and slurry-filled tanks were removed in late 2018/early 2019. The excavation has been left open and appears to extend several feet below the water table.

Two 10,000-gallon diesel tanks and dispensers were removed from the northwest end of the facility in December 2007. Eight soil and two groundwater samples were obtained at that time. A small amount of TPH-DRO contamination was detected in a soil sample collected below a dispenser during the tank removal operations. The groundwater was approximately 11 feet below the ground surface. Groundwater contamination (TPH-DRO) was detected above the ISL in both samples but at concentrations below the Utah Risk Based Corrective Action (RBCA) Tier 1 screening levels. A subsurface investigation in July 2008 around the release indicated the remaining soil contaminants were below the Utah ISL. During the sampling drill refusal was encountered from 5 to 7 feet below the ground surface and groundwater samples were not obtained. Based on a review of the sampling results, the DERR recommended no further corrective action be taken and the second LUST file (release MIL) was closed in February 2009.

2.0 SAMPLING INVESTIGATION

To help establish the current subsurface conditions and to determine if contaminants of concern remain on site in the vicinity of the former four closed in-place underground tanks, AGECE proposed a limited subsurface sampling investigation by obtaining soil and groundwater samples from five boring locations (GP-1 to GP-5) down gradient (west) of the tanks as indicated on Figure 7. As the tank basin excavation remains open and partially filled with water, sampling directly below the former tanks was not practical at this time. The excavated fill was apparently placed west of the tank basin in piles up to 3 to 4 feet high. Based on previous sampling investigations, the groundwater was assumed to be approximately 8 to 11 feet below the ground surface with a gradient to the west.

On April 26, 2019, AGECE personnel arranged for a Utah-licensed drilling subcontractor (EarthProbe Environmental Field Services, Inc.) to perform the direct-push subsurface sampling using a track-mounted Geoprobe 6620DT rig. Groundwater and soil environmental samples were obtained from each of the environmental borings. The soil and groundwater samples were obtained with the use of a Geoprobe driving a 2-inch diameter Macro-Core sampling rod in 5-foot increments with 1 ¾-inch diameter disposable PVC soil liners. The soil was logged and continuously sampled to the bottom of the borings which extended to either 10 or 15 feet below the ground surface. Borings GP-3 and GP-4 were located within the stockpiled fill and were approximately 3 to 3½ feet above the surrounding grade (see photographs in Appendix B). Generally, the subsurface soils below fill consisted of poorly-graded sand overlying poorly-graded gravel with sand. Boring logs are presented on Figure 8.

The soil within the core samples was field screened with the use of a portable MiniRae 2000 photo ionization detector (PID) to help identify soils that have been impacted by volatile organic compounds. Evidence of petroleum contamination due to odors, staining and elevated PID readings were present in the soil near the groundwater interface in borings GP-1, GP-4 and GP-5. Soil samples were obtained from each boring near the groundwater interface. The soil samples were placed in new glass jars provided by the analytical laboratory with no head space while wearing new disposable gloves.

The groundwater samples were obtained from the borings with the use of a decontaminated steel screen set in the bottom of the borings. A sheen in the groundwater was evident in GP-4. The water samples were obtained with a disposable hose and a peristaltic pump and were transferred directly to 40 ml glass vials equipped with Teflon septa, preserved with 2 percent hydrochloric acid, as provided by the analytical laboratory.

The sampling equipment rods and screens were decontaminated before and between each boring with a non-phosphate detergent (Alconox) and a pressure washer.

The soil and groundwater samples were obtained in general accordance with the sampling protocol as set by Utah State and the Environmental Protection Agency. The sample jars and vials were labeled with the location, depth, date and time, immediately stored in a cooler with ice and transported with chain of custody forms to a Utah-certified analytical laboratory. The soil and groundwater samples from the borings were submitted to the laboratory for analysis of total petroleum hydrocarbon-diesel (TPH-DRO), TPH-gasoline (TPH-GRO) and total volatile organic compounds (VOCs). Chain of Custody forms supplied by the analytical laboratory were used. After the borings were completed, the approximate depth to groundwater was measured and they were filled with hydrated bentonite chips. The depth to groundwater ranged from 6-foot 3-inches below the surrounding surface in GP-2 to 9-foot 5-inches in GP-3.

3.0 LABORATORY RESULTS

The five soil and five groundwater samples were submitted to American West Analytical Laboratories (AWAL) for laboratory analytical testing the same day they were collected, on April 26, 2019. The soil and groundwater samples were analyzed for TPH-DRO using EPA test method 8015D. The samples were analyzed for VOCs and TPH-GRO with EPA test method 8260C. Quality control level 2 + was used by the analytical laboratory.

The detected concentrations of TPH and naphthalene were compared to the Utah ISL and RBCA Tier 1 screening levels to help determine if the contaminant concentrations in the soil or groundwater are above the likely remedial action levels for underground tank releases. The other detected VOC contaminants, (acetone, isopropylbenzene and methylcyclohexane), were compared to the commercial/industrial November 2018 EPA Regional Screening Levels (RSL) for Chemical Contaminants at Superfund Sites. RSLs are not necessarily cleanup standards. The RSL's role in site "screening" is to help identify areas, contaminants, and conditions that may require further attention at a particular site.

3.1 Soil Results

TPH-DRO was detected in all five soil samples at concentrations between 25.4 and 10,900 mg/kg. The soil sample from GP-1 (2,240 mg/kg) was above the Utah ISL of 500 mg/kg and the sample from GP-4 (10,900 mg/kg) was above the Utah RBCA Tier 1 screening level of 5,000 mg/kg as indicated on Table 1 in Appendix C. Concentrations of TPH-GRO were also detected in samples GP-1, GP-4 and GP-5 and naphthalene in samples GP-1 and GP-44 at concentrations below their respective ISLs. Other volatiles detected in at least one soil sample were acetone, isopropylbenzene and methylcyclohexane. The detected concentrations were below the November 2018 residential and commercial RSL.

3.2 Groundwater Results

Contaminants detected in the groundwater samples above the laboratory method detection limits were limited to TPH-DRO in samples GP-1, GP-4 and GP-5 and TPH-GRO and naphthalene in samples GP-1 and GP-3. The TPH-DRO concentrations at 29.5 mg/L in GP-1 and 12.5 mg/L in GP-1 and GP-4, respectively, are above the Utah RBCA Tier 1 screening levels of 10 mg/L while the TPH-DRO in GP-5 at 1.35 mg/L is above the Utah ISL of 1.0 mg/L. The TPH-GRO and naphthalene concentrations in samples GP-1 and GP-3 were below their respective ISLs. The groundwater test results are summarized on Table 2 in Appendix C.

3.3 Quality Control/Assurance Data Validation Report

The data validation conducted on the laboratory analytical data for the five groundwater and five soil samples is considered acceptable for use in meeting the project objectives.

The soil and groundwater samples were submitted the same day they were collected on April 26, 2019. Chain of custody forms were filled out for the soil and groundwater samples. Copies of the AWAL test reports and QC summary reports are included in Appendix D of this report.

4.0 CONCLUSIONS

Based on the soil and groundwater samples obtained from the five borings, the detected concentrations of TPH-DRO in boring GP-1 and GP-4 are above the ISL for soil and in borings GP-1, GP-4 and GP-5 for groundwater. The soil in GP-4 and groundwater in GP-1 and GP-4 are above the Utah RBCA Tier 1 screening levels. The other detected compounds in the soil and groundwater were below their respective ISL or RSL values.

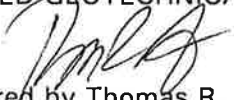
Based on the sampling results, it appears the historical releases to the subsurface soils and groundwater from the previous tanks appears to be concentrated adjacent and west(down gradient) from the tank basin. Further investigation/delineation of the release and corrective actions will likely be necessary with oversight from the Utah DERR as the release will likely be opened as a LUST file.

5.0 LIMITATIONS

This study has been prepared in accordance with generally accepted environmental practices in this area for the use of the client. The conclusions of the report are based on information obtained from field observations and testing of the soil and groundwater samples obtained at the approximate locations indicated in the report and the data obtained from the field and laboratory testing.

Applied Geotechnical Engineering Consultants, Inc. does not represent that the soil and groundwater on the property contains no hazardous materials or other latent conditions beyond the compounds and locations tested.

APPLIED GEOTECHNICAL ENGINEERING CONSULTANTS, INC.



Prepared by Thomas R. Atkinson
Utah Certified UST Consultant CC-0231
Utah Certified Soil and Groundwater Sampler GS-1083

Reviewed by DRH, P.E., P.G.

FIGURES



From USGS NAPP CIR Aerial Photograph 305-12
July 24, 1987



Approximate Scale
1 inch = 100 feet

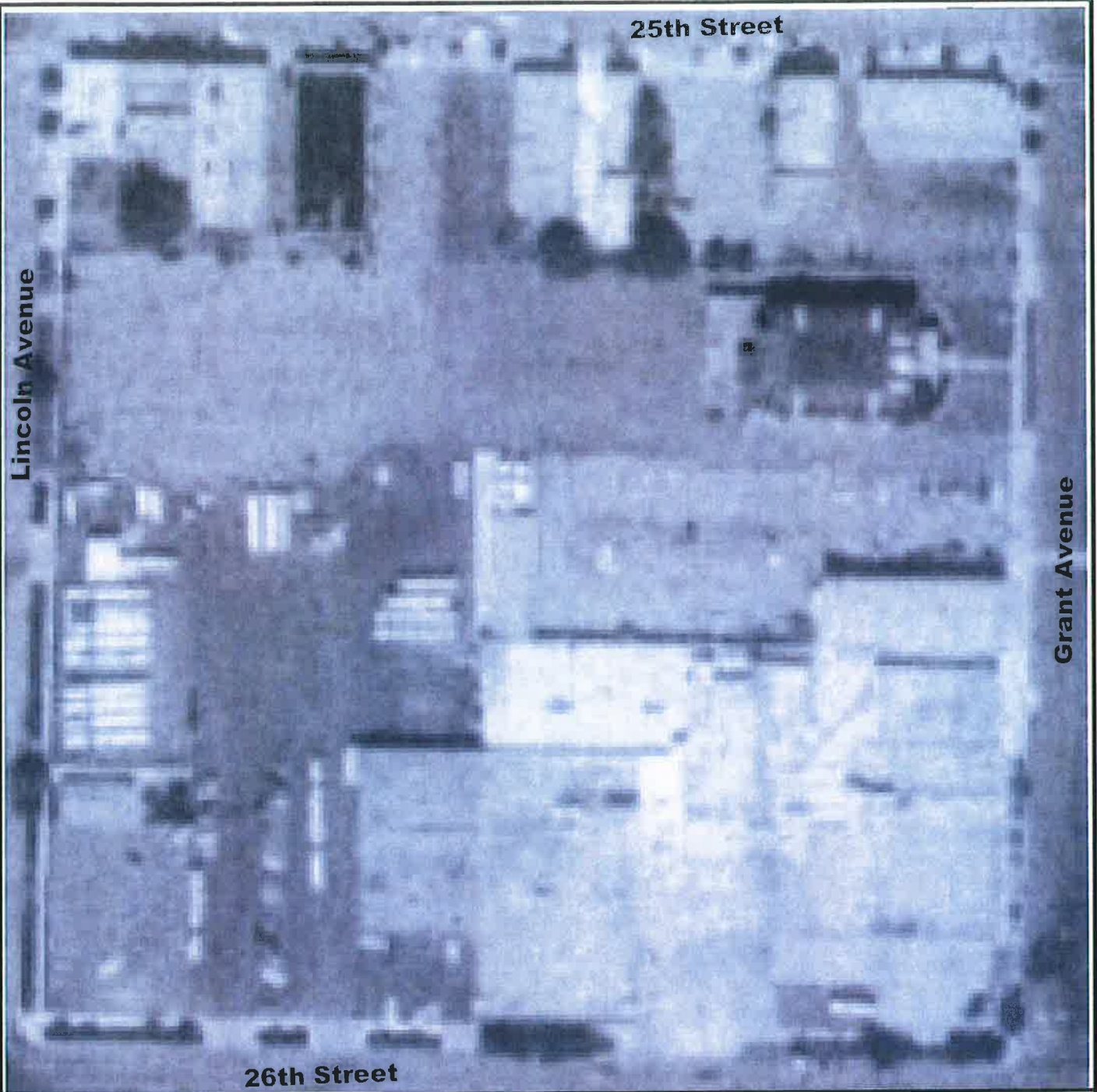
**FORMER CONTINENTAL BAKING
2557 GRANT AVENUE
OGDEN, UTAH**

1190273



1987 Aerial Photograph of Site

Figure 1



From USGS NAPP Aerial Photograph 5903-261
August 14, 1993



Approximate Scale
1 inch = 100 feet

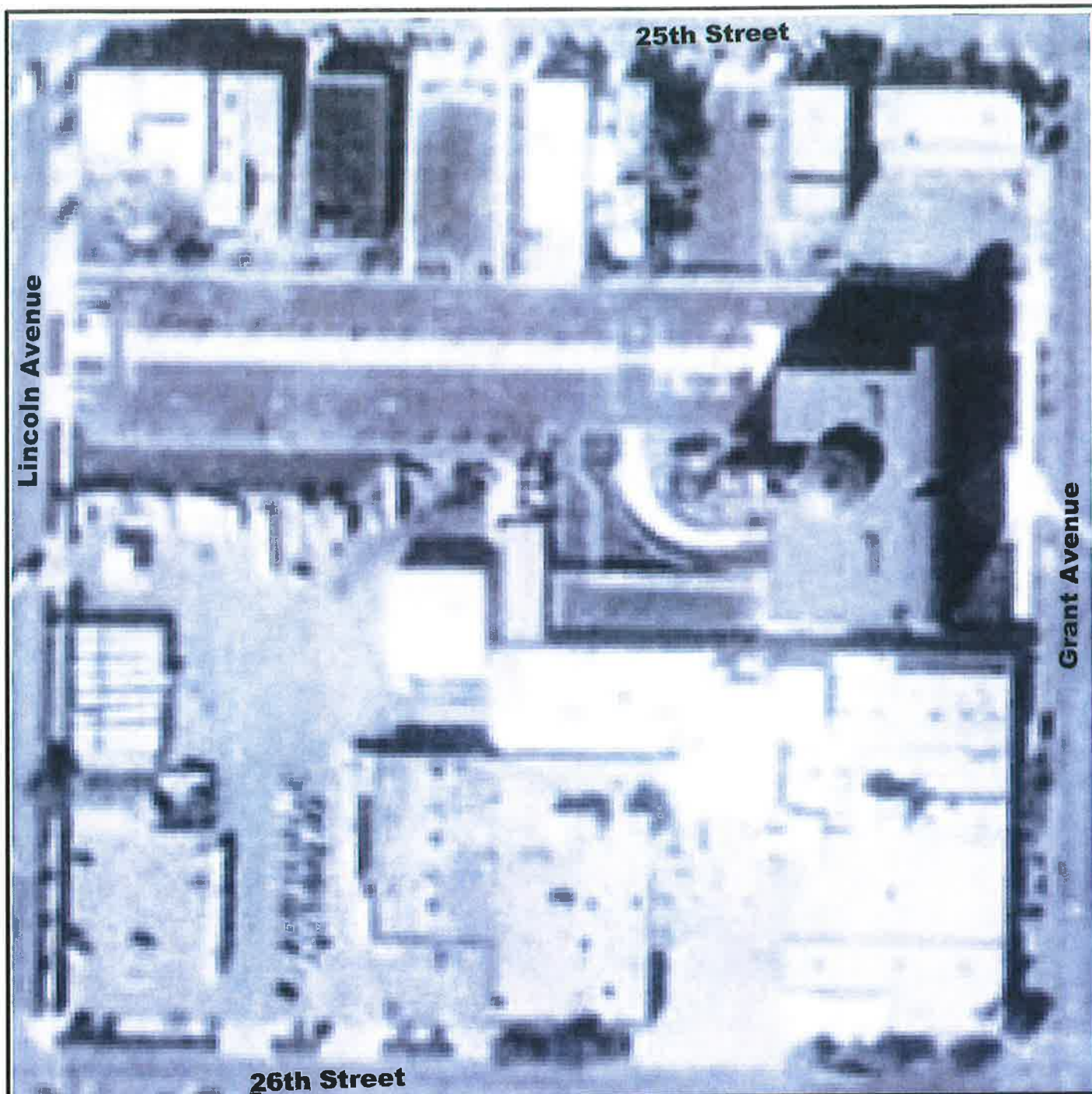
FORMER CONTINENTAL BAKING
2557 GRANT AVENUE
OGDEN, UTAH

1190273



1993 Aerial Photograph of Site

Figure 2



From USGS NAPP Aerial Photograph 10103-137
October 4, 1997



Approximate Scale
1 inch = 100 feet

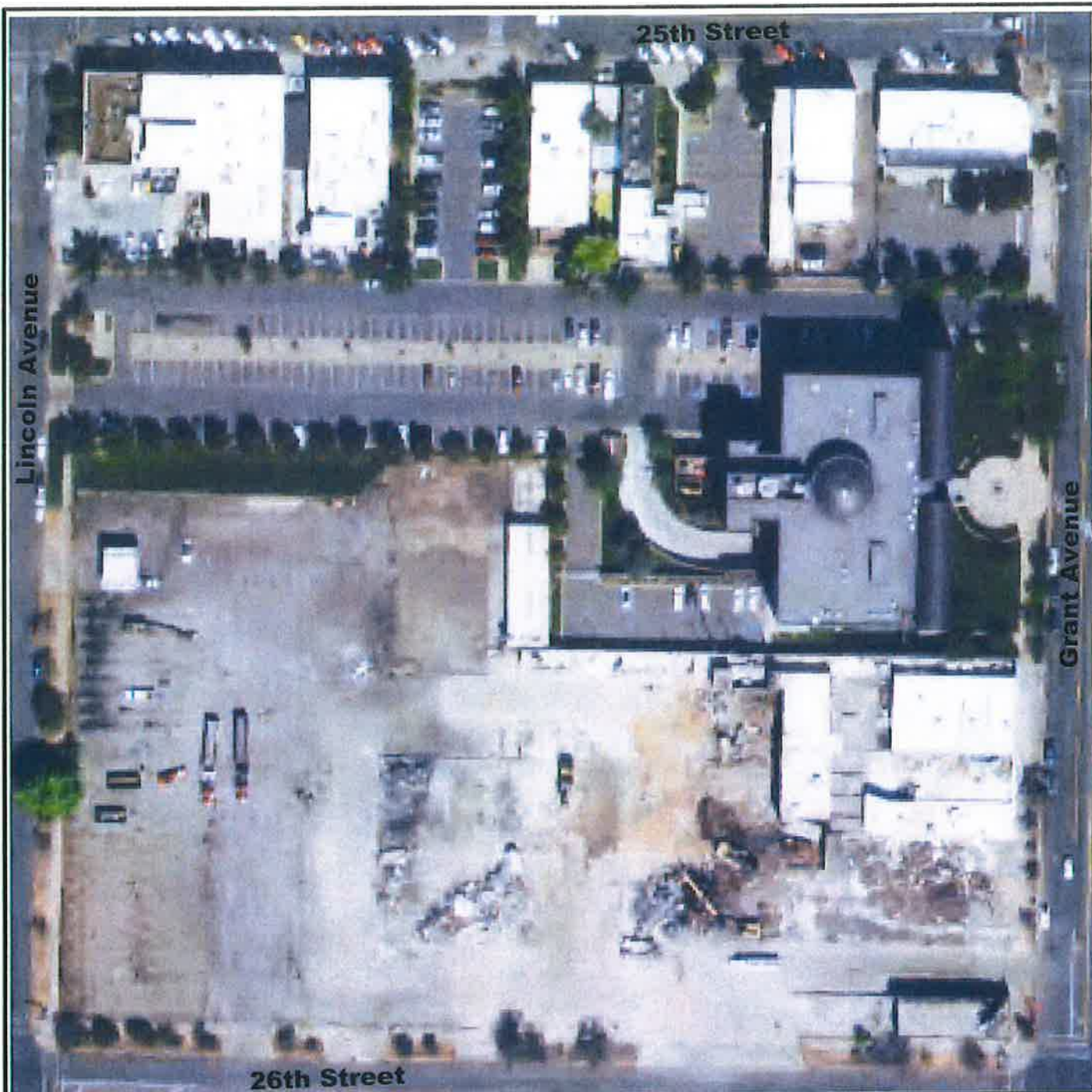
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OGDEN, UTAH

1190273



1997 Aerial Photograph of Site

Figure 3



From USDA NAIP Aerial Photograph
August 29, 2018



Approximate Scale
1 inch = 100 feet

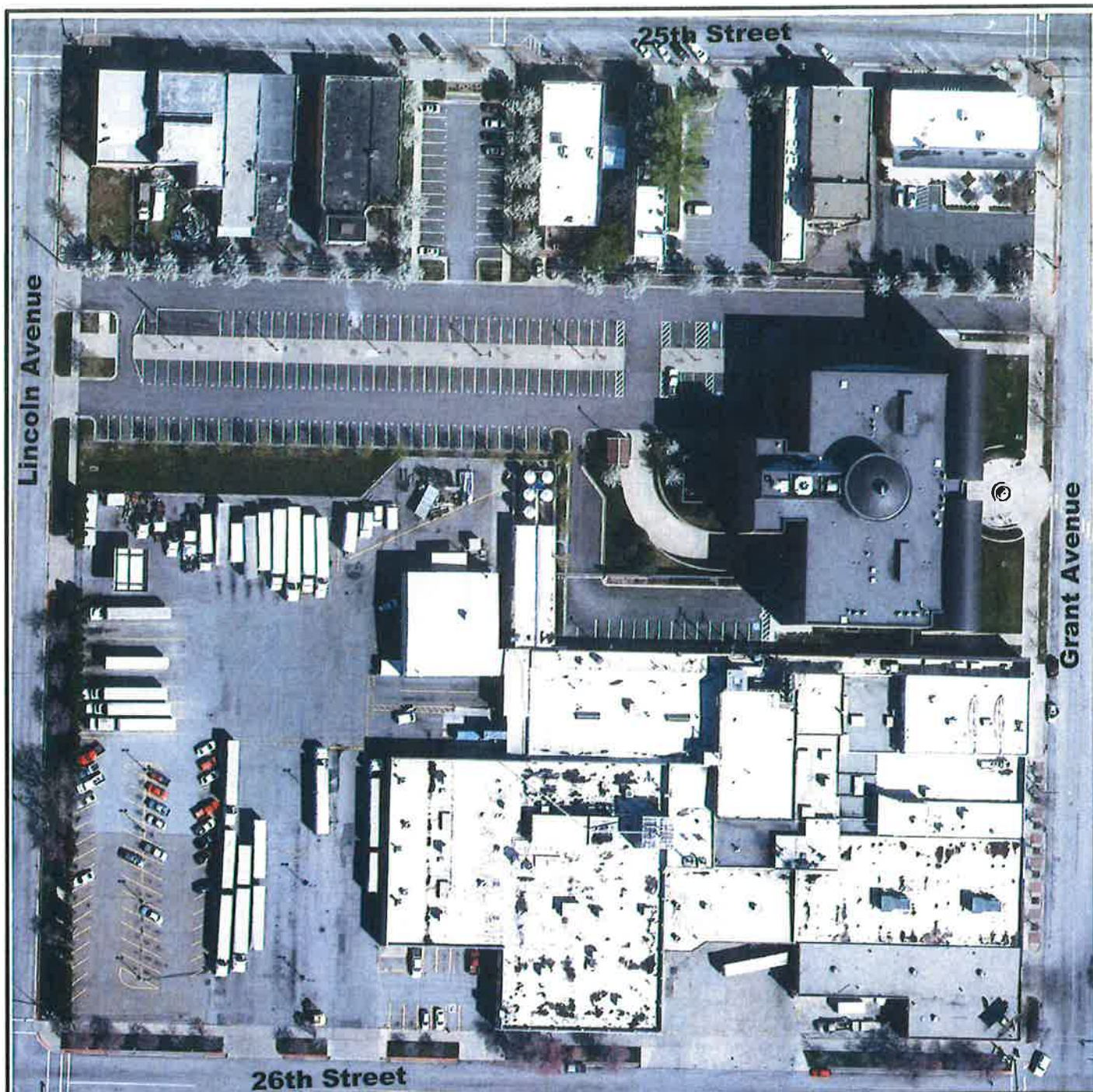
**FORMER CONTINENTAL BAKING
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OGDEN, UTAH**

1190273



2018 Aerial Photograph of Site

Figure 5



From AGRC Aerial Photograph 12TVL180620
September 23, 2012



Approximate Scale
1 inch = 100 feet

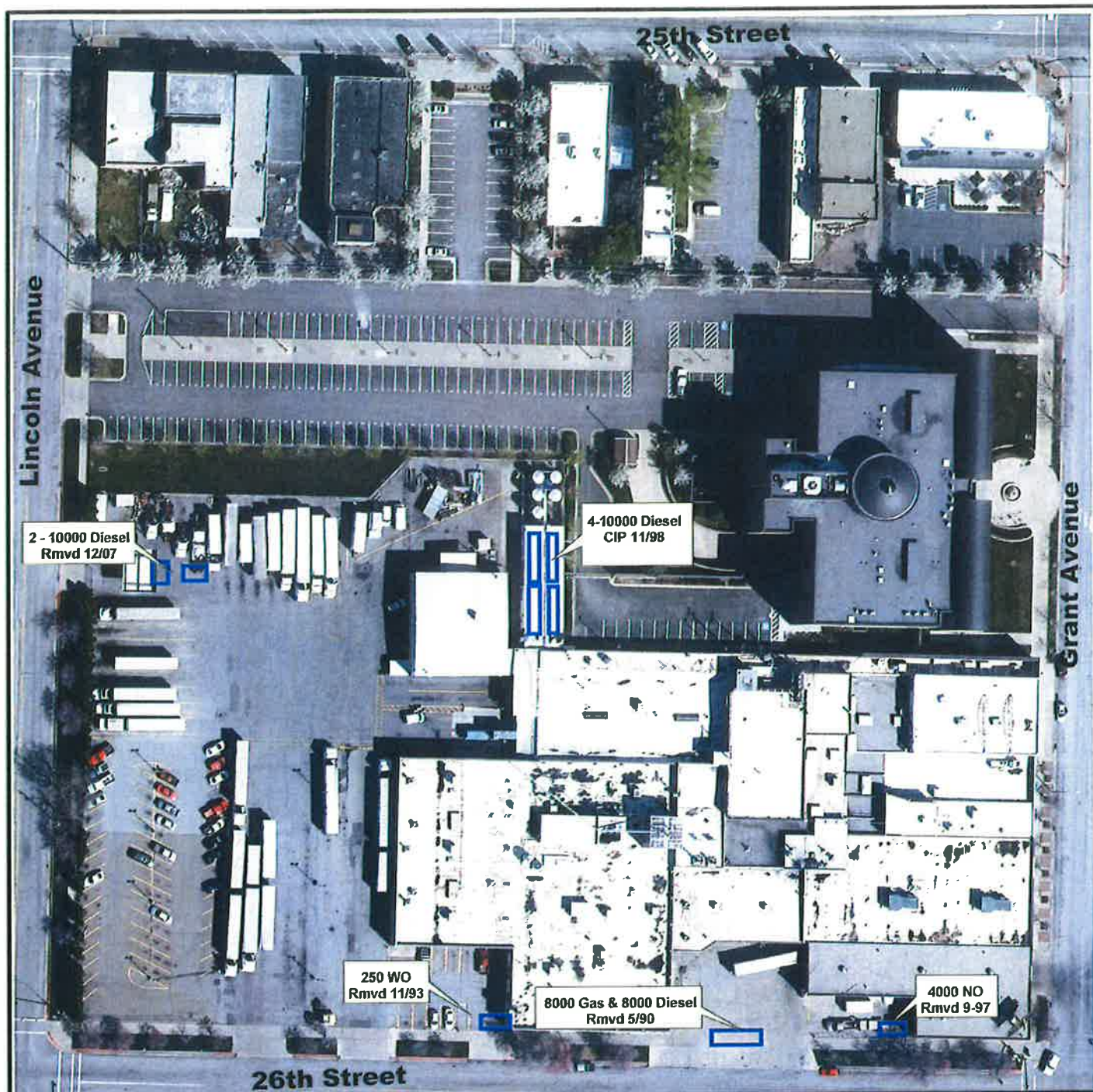
**FORMER CONTINENTAL BAKING
2557 GRANT AVENUE
OGDEN, UTAH**

1190273



2012 Aerial Photograph of Site

Figure 4



From AGRC Aerial Photograph 12TVL180620
September 23, 2012



Approximate Scale
1 inch = 100 feet

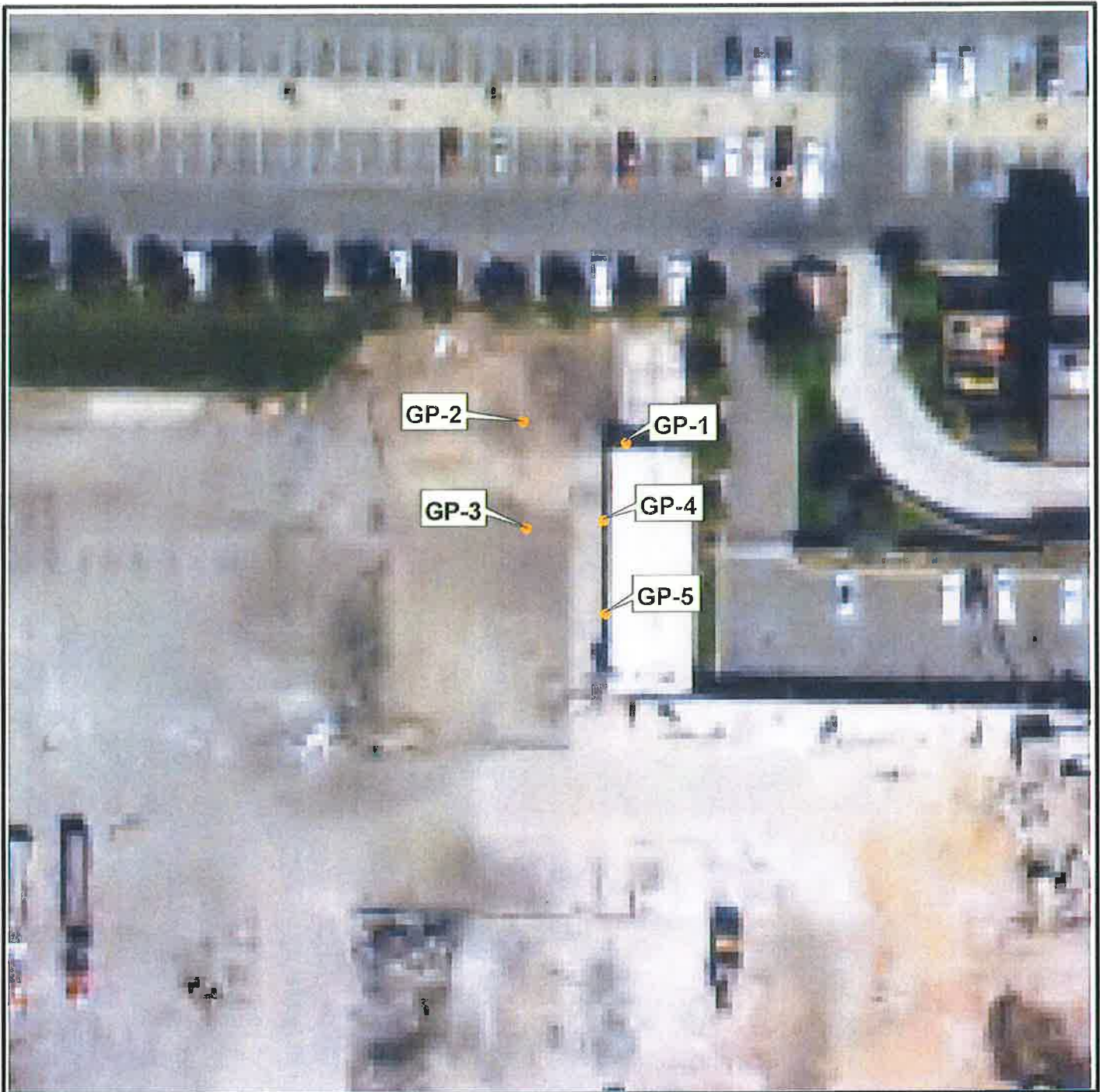
**FORMER CONTINENTAL BAKING
2557 GRANT AVENUE
OGDEN, UTAH**

1190273



Former UST Locations

Figure 6



From USDA NAIP Aerial Photograph
August 29, 2018



Approximate Scale
1 inch = 50 feet

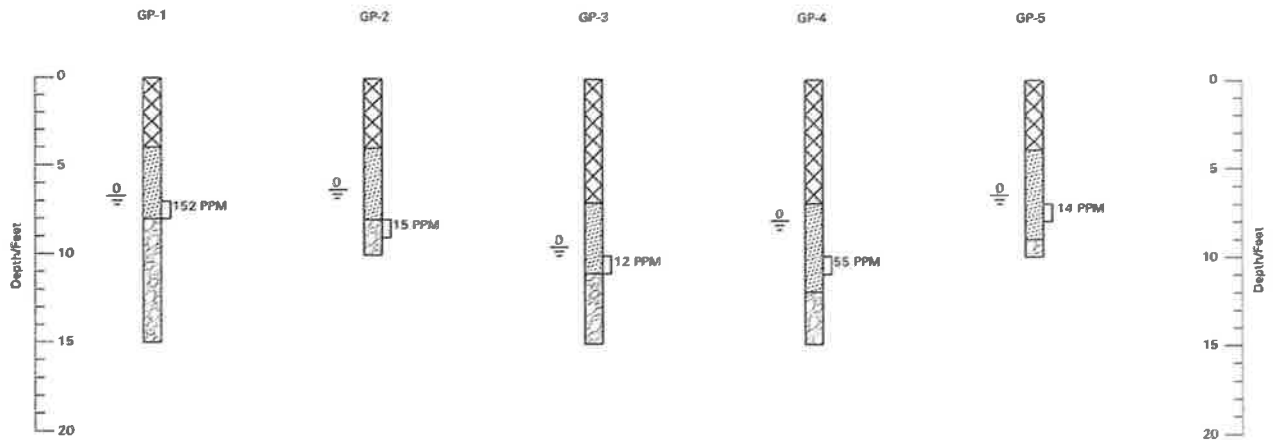
FORMER CONTINENTAL BAKING
2557 GRANT AVENUE
OGDEN, UTAH

1190273



Boring Locations

Figure 7



LEGEND:



Fill; lean clay, black, slightly moist.



Poorly-graded Sand (SP); moist to wet, brown.



Poorly-graded Gravel with Sand (GP); wet, brown.



Indicates the depth to free water and the number of days after drilling the measurement was taken.

12 ppm

Indicates PID reading obtained at this depth

NOTES:

1. The borings were drilled on April 26, 2019 with a 2 1/4 inch MacroCore Geoprobe.
2. The lines between materials shown on the boring logs represent the approximate boundaries between material types and the transitions may be gradual.
3. Water level readings shown on the logs were made at the time and under the conditions indicated. Fluctuations in the water level will occur with time.

Approximate Vertical Scale 1" = 8'

1190273

AGEC

Exploratory Boring Logs, Legend and Notes

Figure 8

APPENDIX A

DERR FACILITY 1200029 UST FILES



DEPARTMENT OF ENVIRONMENTAL QUALITY
DIVISION OF ENVIRONMENTAL RESPONSE AND REMEDIATION

Michael O. Leavitt
Governor
Dianne R. Nielson, Ph.D.
Executive Director
Kent P. Gray
Director

168 North 1950 West
P.O. Box 144840
Salt Lake City, Utah 84114-4840
(801) 536-4100
(801) 359-8853 Fax
(801) 536-4414 T.D.D.
www.deq.state.ut.us Web

FILE COPY

ERRU-007-99

January 7, 1999

Vaughn McKeeth
Continental Baking Company
PO Box 108
Ogden, Utah 84402

RE: Underground Storage Tanks (USTs) Closed In-Place
Located at Continental Baking Company, 2557 Grant Avenue, Ogden, Utah
Facility ID #1200029, Tanks #5, 6, 7, and 8 (10,000 gallon diesel tanks)

Dear Mr. McKeeth:

A review of the information you have submitted in the closure notice received on December 30, 1998, for the above referenced USTs, indicates that no corrective action is required at the site at this time. The information you have submitted indicates that any detectable petroleum contamination at the site complies with state UST rules. Based upon these rules there appears to be no threat to human health or the environment.

Corrective action may be needed in the future if contamination is found that threatens human health or the environment. Please contact **Paul Harding** at (801) 536-4108, if you have any questions regarding this matter.

Sincerely,

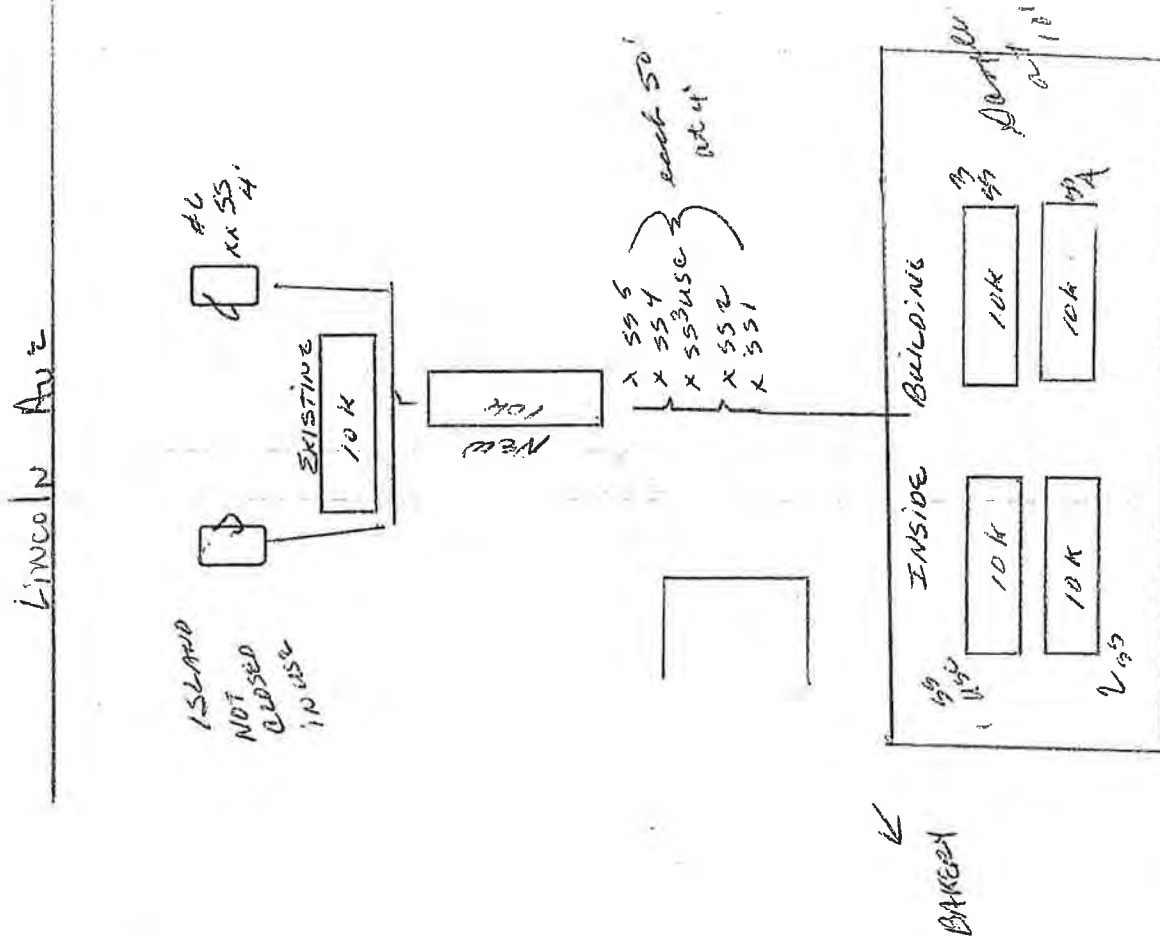
A handwritten signature in dark ink, appearing to read "Kent P. Gray", is written over a horizontal line.

Kent P. Gray, Executive Secretary (UST)
Utah Solid and Hazardous Waste Control Board

KPG/PRH/kf

cc: J. Brett Lazar, M.D., M.P.H., Director, Weber/Morgan District Health Department

NORTH



Show locations of all buildings, streets, tanks, piping and dispenser islands. Indicate location and depth of all samples collected by the sampler and the inspector. Also indicate the location of any reported PID or FID readings.

Potential Receptors: Distance (in feet) to the nearest:

Residences 7300 Commercial buildings 0 Property line 7100 Active water well _____

Surface water 15 Underground: Sewer _____ Water line _____ Natural gas line _____

Telephone line _____ Electrical line _____ Storm drain _____ Other (specify) _____

Comments: 198 yds of slurry to fill tanks

Inspector's Signature: Ray Babku (print name) certify that I inspected the above-named facility on 11-6-98 (month, day, year, time)

Inspector's Signature:

Cert#

Date:

Facility ID # 1200029

State Use Only

Date Processed 1-4-99 by prh
 Date Mailed to LHD _____
 Samples in LUST File # _____
 Samples to LUST Review _____
 LUST Status _____

2nd
12/30/98

Closure Notice prepared at the request of the owner/operator (identified below) by A. J. Ashinhurst
 of (company name) Ashinhurst Petroleum Service Phone # (801) 254-5351
 Address 2353 West Burley Cir. City So. Jordan State UT Zip 84095

FACILITY INFORMATION

Tank Owner Continental Baking Company Phone # (801) 394-5743

[] sole proprietorship [] partnership ☒ corporation

Address 2557 Grant Ave. City Ogden State UT Zip 84401

Facility Name Same

Address 2557 Grant Ave. City Ogden State UT Zip 84401

Contact person Vaughn McKeeth Phone # (801) 394-5743

Number of regulated tanks at the facility before closure: 5

Number of regulated tanks at the facility after closure: 1

TANKS CLOSED

Tank #	1	2	3	4			
Date Installed	UNK	UNK	UNK	UNK			
Capacity	10K	10K	10K	10K			
Substance stored	Diesel	Diesel	Diesel	Diesel			
Date last operated	11-5-98	11-5-98	11-5-98	11-5-98			
Date closed	11-6-98	11-6-98	11-6-98	11-6-98			
How closed (Removed/In place)	Removed	Removed	Removed	Removed			

* Indicate the specific substance stored in each tank to be closed (regular, unleaded, diesel, waste oil, etc.)

TANK REMOVER Name A. J. Ashinhurst Cert. # TR0064 Exp. date 6-99
 Company Ashinhurst Petroleum Service Phone # (801) 254-5351
 Address 2353 W. Burley Cir. City So. Jordan State UT Zip 84095

SOIL/GROUNDWATER SAMPLER Name A. J. Ashinhurst Cert. # GS0191 Exp. date 4-00
 Company Ashinhurst Petroleum Service Phone # (801) 254-5351
 Address 2353 W. Burley Cir. City So. Jordan State UT Zip 84095

SCANNED

1 DERR 2008-013461

☒ Fuel was emptied ☒ Sludge was removed ☒ Tank was cleaned.

Tank was: [] Purged [] Inerted. Method Used: N/A

Location of Closure Records Continental Baking Co.

For In-Place Closure: tanks filled with Concrete Slurry

For Change-In-Service: Substance to be stored _____

DISPOSAL SITES USED:

	Location Name	Contact Name	Phone #	Date	Amount
Tank(s)	<u>N/A</u>				Tank #
Product From Tank(s)	<u>Empty</u>				gal
Contaminated Water From Tank Cleaning	<u>AWR</u>	<u>Gene</u>	<u>253-3871</u>	<u>11-5-98</u>	<u>70</u> gal
Sludge	<u>AWR</u>	<u>Gene</u>	<u>253-3871</u>	<u>11-5-98</u>	<u>80</u> gal
Contaminated Water From Excavation					gal
Contaminated Soil					yd ³

Is any contaminated soil which was over-excavated still on-site? ___ Yes ___ No ☒ Not applicable

Was Free Product encountered during closure activities? NO If yes, please indicate thickness, _____ Inches

SITE ASSESSMENT

Complete the Facility Site Plat (Closure Notice) and Sample Information Table (Closure Notice) on pages 3 and 4 to show the locations, depths, and other information on all soil/groundwater samples taken for closure. The samples must be consistently identified by sample ID # on the site plat, table, and lab analysis report.

☒ Completed Facility Site Plat (Closure Notice) is attached.

The following must be included (enter the distance, and direction (N,S,E,W) from the area of contamination or, where applicable, use OH for overhead, NP for not present):

___ Water Line ___ Sewer Line ___ Natural Gas ___ Storm Drain ___ Telephone ___ Electrical ___ Property Line ___ Buildings

☒ Completed Sample Information Table (Closure Notice) is attached.

☒ Certified lab analytical environmental sample results are attached.

☒ Unified Soil Classification (USC) sample results are attached.

☒ Chain of Custody form is attached.

Samples were properly: ☒ Collected ☒ Labeled ☒ Packaged ☒ Transported

☒ Samples were in sight of the person in custody at all times or in a secured locked place.

I certify under penalty of law that the closure site assessment at this facility was conducted in accordance with R311-202 (parts 280.52 and 280.72) and R311-205 U.A.C., and that any additional samples required by R311-202 parts 280.52 and 280.72 and R311-205-2(a)(1) were properly collected.

Signature of Certified Groundwater/Soil Sampler [Signature]

Full name of Certified Sampler Adrian J. Ashinhurst Date 11-28-98

If contamination at the facility is confirmed, any person providing remedial assistance for a fee must be a Certified UST Consultant. The Certified UST Consultant providing assistance is:

CERTIFIED UST CONSULTANT Name _____ Cert. # CC Exp. date _____

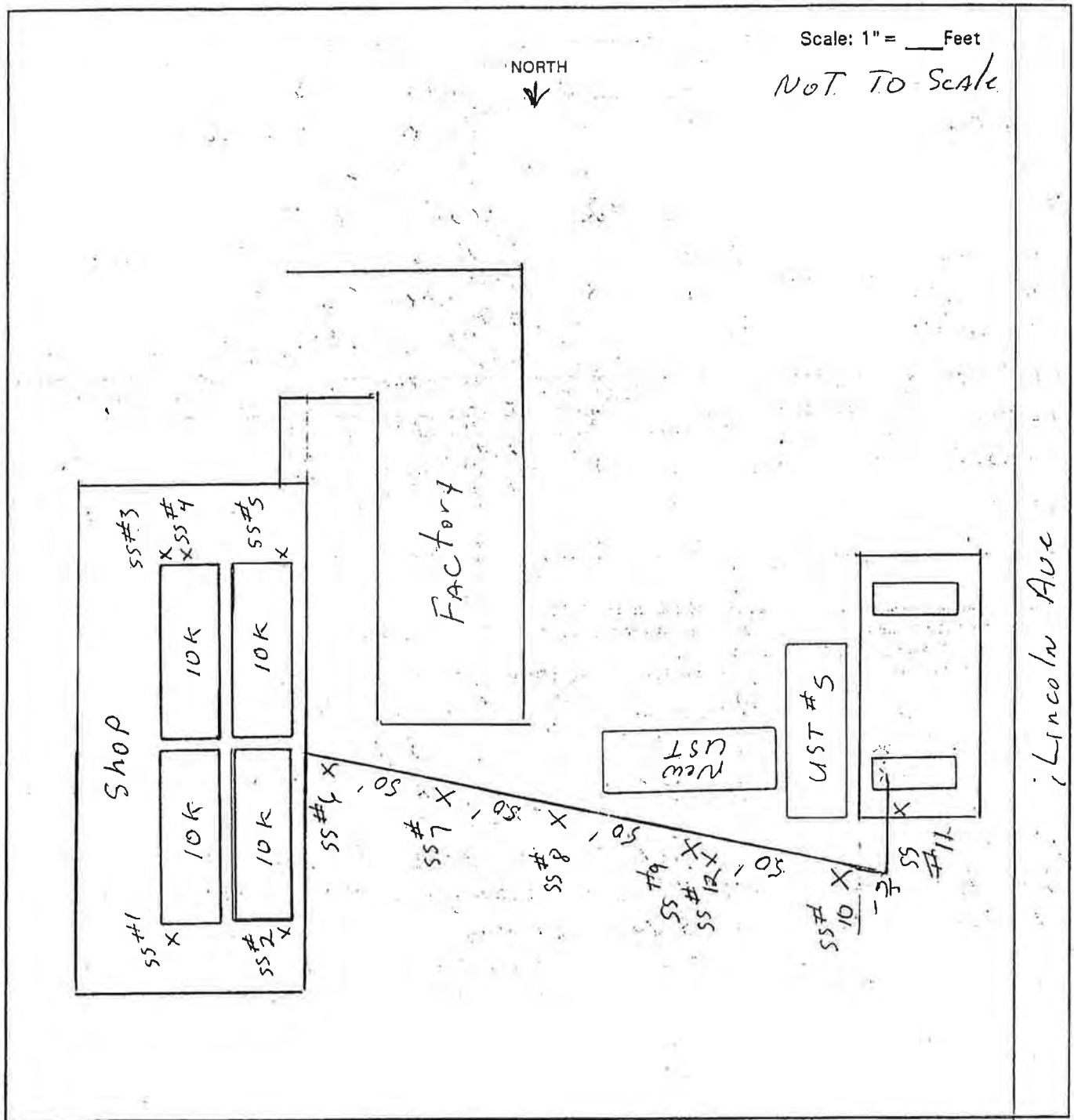
Company _____ Phone # () _____

Address _____ City _____ State _____ Zip _____

FACILITY SITE PLAT (CLOSURE NOTICE)

The site plat must be drawn to an appropriate identified scale. It must show actual sampling locations, substances stored in tanks, and other relevant information. Tank and sample identification numbers must be consistent with the information given on p. 1 and 4 of the closure notice

Facility ID # 120029 Drawn By A. J. Ashinhurst Date 11-28-98



X = Sample locations (SS-#, WS-#, USC-#)
 ▲ = Monitoring Wells (MW-#)
 ○ = Soil boring (SB-#), or Geoprobe Boring (GP-#)
 ● = Water Wells (domestic, livestock, etc.)
 Slope of Surface Topography: (N, NW, W, SW, S, SE, E, NE)
 Land Use At Site: ☐ Residential ☐ Commercial ☐ Industrial
 Surrounding Land: ☐ Residential ☐ Commercial ☐ Industrial

Site Plat Must Indicate Actual Locations Of:
 ✓ Current & former tanks, piping & dispensers
 ✓ Excavations, GW monitoring wells & soil stockpiles
 ✓ Location & depth of all samples taken
 ✓ Buildings, fences, & property boundaries
 ✓ Utility conduits (sewers, gas, water, storm drains, electrical etc.)
 ✓ Depth to groundwater (if encountered)

SA E INFORMATION TABLE (Closure No. _____)

Complete table for all samples that were taken for closure. Sample ID numbers on the table must be consistent with the sample ID numbers given on the site plat and in the lab analysis report.

Sample #/Lab ID	Substance stored in tank	Sample type ¹	Depth ²	Compounds ³	Analysis method(s) ⁴
1 L35195-1	Diesel	SS	12'	TPH BTEXN	SW 846 8021-8015
2 L35195-2	Diesel	SS	12'	TPH BTEXN	SW 846 8021-8015
3 L35195-3	Diesel	SS	12'	TPH BTEXN	SW 846 8021-8015
4 L35195-4	Diesel	SS	12'	USC	D 2488-84, x4.2
5 L35195-5	Diesel	SS	12'	TPH BTEXN	SW 846 8021-8015
6 L35195-6	Diesel	SS	3'	TPH BTEXN	SW 846 8021-8015
7 L35195-7	Diesel	SS	3'	TPH BTEXN	SW 846 8021-8015
8 L35195-8	Diesel	SS	3'	TPH BTEXN	SW 846 8021-8015
9 L35195-9	Diesel	SS	3'	TPH BTEXN	SW 846 8021-8015
10 L35195-10	Diesel	SS	3'	TPH BTEXN	SW 846 8021-8015
11 L35195-11	Diesel Gas	SS	3'	TPH BTEXN MTBE	SW 846 8260A-5030A
12 L35195-12	Diesel	SS	3'	USC	D 2488-84, x4.2

1 Soil (SS), Groundwater (GW), or Unified Soil Classification (USC).

2 Final depth (in feet) below grade at which samples were taken.

3 Contaminant compound(s) analyzed for each sample (TPH, BTEXN, O&G, etc).

4 Appropriate analysis methods for contaminant compound(s) in each sample (8015 mod., 8020, 413.1, etc).

State Certified Laboratory used: American West Analytical Laboratories

Address 463 West 3600 SO. City S.L.C. State UT Zip 84115

Contact person ELONA HAYWARD Phone # (801) 263-8686

Please explain any unusual or extenuating circumstances encountered during the site assessment or closure:

Product Line was Double wall w/monitoring
SS # 11 Added MTBE for changing #5 UST from Gas
To Diesel. Lines Between Island Not Changed

I certify under penalty of law that I am the Owner of the tank(s) described above and that I am familiar with the information on this form and that it is true, accurate and complete and further, that the procedures described herein were followed during tank closure.

Signature of UST Owner [Signature]

Full name of Owner Interstate Pipeline Corp Date 12-15-98

Return completed Closure Notice form, Facility Site Plat and Sample Information Table, Soil/Groundwater sample lab analysis results, USC sample results, and Chain of Custody form within 90 days of UST Closure to:

State of Utah Dept. of Environmental Quality
 Division of Environmental Response and Remediation UST Section
 P.O. Box 144840
 168 North 1950 West
 Salt Lake City, Utah 84114-4840

UTAH UST PROGRAM Permanent Closure Inspection

Facility ID No. 1200029

I. Ownership of Tank(s)

II. Location of Tank(s) *vgh*

Owner Name Continental Baking
Address 2557 Grant
City Ogden State UT Zip Code 84401
Area Code 801 Phone Number 394 5743 Contact Person Vaughn McKee

Facility Name Continental Baking
Street Address 2557 Grant
City Ogden State UT Zip Code 84401
Surrounding neighborhood: (check the best description of land use)
☐ residential ☐ Industrial/commercial ☐ Other

TANKS CLOSED

	Tank No. <u>1</u>	Tank No. <u>2</u>	Tank No. <u>3</u>	Tank No. <u>4</u>	Tank No. _____
1. Estimated Capacity (gallons)	<u>10 K</u>	<u>10 K</u>	<u>10 K</u>	<u>10 K</u>	
2. Type (Steel, FRP, Composite)	<u>St</u>	<u>St</u>	<u>St</u>	<u>St</u>	
3. Substance Stored	<u>Diesel</u>	<u>Diesel</u>	<u>Diesel</u>	<u>Diesel</u>	
4. Date last used	<u>10-98</u>	<u>10-98</u>	<u>10-98</u>	<u>10-94</u>	
4. Date Closed	<u>11-15-98</u>	<u>11-15-98</u>	<u>11-15-98</u>	<u>11-15-98</u>	
5. How closed (Rmvd, inplace, CIS)	<u>inplace</u>	<u>inplace</u>	<u>inplace</u>	<u>inplace</u>	
<u>6</u> Original # of tanks <u>4</u> - Closed tanks <u>1</u> + New tanks <u>2</u> = # of tanks remaining					

TANK CLEANING AND REMOVAL:

GW & Soil Sampler Jack Ashenbust Cert. #: GS 0141 Expiration Date: 4-30-00UST Remover: Jack Ashenbust Cert. #: TR 0064 Expiration Date: 6-991. Owner/Operator has an approved closure plan: ☒ Y ☐ N Copy of closure plan is on Site: ☒ Y ☐ N2. Product removed: Y ☐ N ☒ By: Ashenbust Pet Disposed at: Ashenbust Pet3. Sludge removed: Y ☐ N ☒ By: Ashenbust Pet Disposed at: " "4. Tanks cleaned: Y ☐ N ☒ By: Ashenbust Pet Rinsate disposed at: " "5. Non-explosive atmosphere inside tank obtained by: ☐ Purging ☒ Inerting. LEL or % Oxygen obtained: 2% 20.8626. Product lines were: ☒ Cleaned, secured in place, and capped ☐ Removed, disposal site:7. Tank disposal site: in place 8. Soil disposal site: N/A

SITE ASSESSMENT:

PID or FID meter readings (indicate location on the site plat.): N/A

Meter Type: _____ Gain or span: _____ Calibration specs: _____

1. Soil contamination is evident: Y ☒ N ☐ Depth of contamination: 0 - 3 feet ☐ greater than 3 feet ☐2. Water contamination is evident: Y ☒ N ☐ Depth to water table: 210 Slope direction of surface topography: _____3. # of samples collected: _____ GW 10 Soil 2 USC 4. Certified Lab: Amer West5. Analysis Methods: ☒ TPH ☐ BTEX ☒ MBTEX ☐ O&G ☐ TRH ☐ HOC Other: _____6. Inspector observed collection of samples: Y ☒ N ☐ Indicate location and depth of samples on the site plat.7. Inspector collected duplicate samples and submitted them to the State Lab for analysis: Y ☒ N ☐8. Contaminated soil overexcavated: Y ☐ N ☒ If yes, confirmation samples were collected: Y ☐ N ☐Inspector's Signature: Ryan Buhler

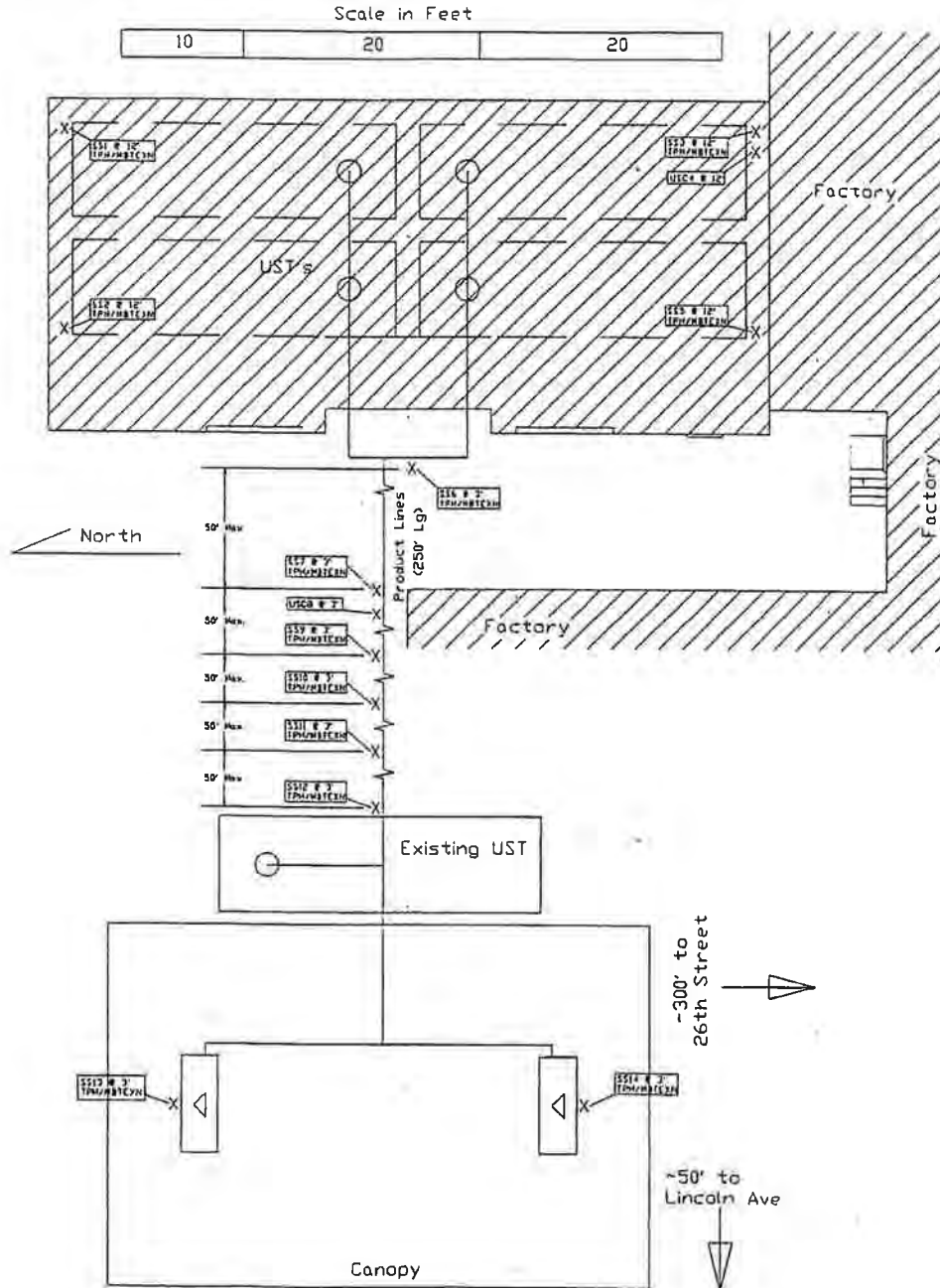
Cert#

Date: 11-16-98

FACILITY SITE PLAT (CLOSURE PLAN)

The site plat must be drawn to an appropriate identified scale. It must show planned sampling locations, substances stored in tanks, and other relevant information. Tank and sample identification must be consistent with the information given on p. 1 and 5 of the Closure Plan.

Facility ID # 1200029 Drawn By KFG Date 9/22/98



X = Sample locations (SS-#, WS-#, USC-#)

xo = Monitoring Wells (MW-#)

o = Soil boring (B-#)

• = Water Wells (domestic, livestock, etc.)

Slope of Surface Topography: (N, NW, H, SW, S, SE, E, NE)

Land Use at Site: Residential x Commercial Industrial

Surrounding Land: Residential x Commercial Industrial

Site Plat Must Indicate Approximate Locations Of:

✓ Current & former tanks, piping & dispensers

✓ Location of all samples to be taken

✓ Buildings, fences, & property boundaries

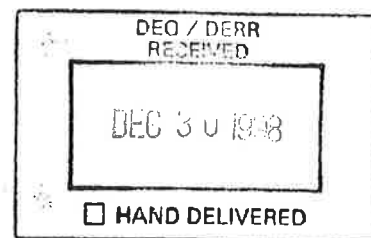
✓ Utility conduits (sewers, gas, water, storm drains, electrical, etc.)

There are no utility lines



ASHINHURST PETROLEUM SERVICE

2353 West Burley Circle
So. Jordan, UT 84095
(801) 254-5351
FAX 254-5542



November 28, 1998

Interstate Brands Corp.
Attn: Vaughn McKeeth, Transportation Manager
2557 Grant Ave.
Ogden, UT 84401

Re: Closure Notice for Underground Storage Tanks

Dear Mr. McKeeth:

Ashinhurst Petroleum Service has complete the closure of (4) UST's at your site. According to regulations a Federal Underground Storage Tank Notifications form, and State Closure Notice with analytical results must be signed and forwarded to the DERR. (Fill out highlighted areas on Federal form.)

You have been given two (2) copies of the forms stated above. Please review the documents for accuracy, then sign them as indicate. If there are errors in the documents, please notify us immediately and we will correct the plans and return them for you signature one copy is yours to keep for your records. The other copy must be sent to:

Division of Environmental Response and Remediation
168 North 1950 West 1st Floor
Salt Lake City, UT 84116

Sincerely,

Adrian J. Ashinhurst

Enclosures (2)



ORGANIC ANALYSIS REPORT

AMERICAN
WEST
ANALYTICAL
LABORATORIES

Client: Ashinhurst Petroleum
Contact: Jack Ashinhurst

Date Extracted: November 10, 1998
Date Analyzed: November 11, 1998

Analysis Requested:
Volatile Aromatics
Total Petroleum Hydrocarbons

Method Ref. Number:
EPA SW-846 8021/8015 modified
(Extraction Direct Injection)

Lab Sample ID.:
L35195-Method Blank

463 West 3600 South
Salt Lake City, Utah
84115

Analytical Results

BTEXN/TPH-E

Units = mg/kg(ppm)

<u>Compound:</u>	<u>Reporting Limit:</u>	<u>Amount Detected:</u>
(801) 263-8686 Benzene	0.1	< 0.1
Toll Free (888) 263-8686 Toluene	0.1	< 0.1
Fax (801) 263-8687 Ethylbenzene	0.1	< 0.1
Total Xylene	0.1	< 0.1
Naphthalene	0.1	< 0.1
Total Petroleum Hydrocarbons	20.	<20.

Released by:

Laboratory Supervisor

BTEXN TPH kg Master

Report Date 11/18/98

1 of 1



ORGANIC ANALYSIS REPORT

AMERICAN
WEST
ANALYTICAL
LABORATORIES

Client: Ashinhurst Petroleum
Date Sampled: November 05, 1998
Date Received: November 06, 1998

Contact: Jack Ashinhurst
Date Extracted: November 10, 1998
Date Analyzed: November 11, 1998

Analysis Requested:
Volatile Aromatics
Total Petroleum Hydrocarbons

Method Ref. Number:
EPA SW-846 8021/8015 modified
(Extraction Direct Injection)

Lab Sample ID.:
L35195-1

Field Sample ID.
Wonder Bread/1200029/1

463 West 3600 South
Salt Lake City, Utah
84115

Analytical Results

BTEXN/TPH-E

Units = mg/kg(ppm)

<u>Compound:</u>	<u>Reporting Limit:</u>	<u>Amount Detected:</u>
(801) 263-8686 Toll Free (888) 263-8686 Fax (801) 263-8687 Benzene	0.1	< 0.1
Toluene	0.1	< 0.1
Ethylbenzene	0.1	< 0.1
Total Xylene	0.1	< 0.1
Naphthalene	0.1	< 0.1
Total Petroleum Hydrocarbons	20.	29.

% Moisture

0.1%

8.0%

Released by:


Laboratory Supervisor

BTEXN TPH kg Master

Report Date 11/18/98

1 of 1



ORGANIC ANALYSIS REPORT

AMERICAN WEST ANALYTICAL LABORATORIES
Client: Ashinhurst Petroleum
Date Sampled: November 05, 1998
Date Received: November 06, 1998
Analysis Requested:
Volatile Aromatics
Total Petroleum Hydrocarbons

Contact: Jack Ashinhurst
Date Extracted: November 10, 1998
Date Analyzed: November 11, 1998

Method Ref. Number:
EPA SW-846 8021/8015 modified
(Extraction Direct Injection)

Lab Sample ID.:
L35195-2

Field Sample ID.
Wonder Bread/1200029/2

463 West 3600 South
Salt Lake City, Utah
84115

Analytical Results

BTEXN/TPH-E

Units = mg/kg(ppm)

<u>Compound:</u>	<u>Reporting Limit:</u>	<u>Amount Detected:</u>
(801) 263-8686 Toll Free (888) 263-8686 Fax (801) 263-8687 Benzene	0.1	< 0.1
Toluene	0.1	< 0.1
Ethylbenzene	0.1	< 0.1
Total Xylene	0.1	< 0.1
Naphthalene	0.1	< 0.1
Total Petroleum Hydrocarbons	20.	19.

% Moisture	0.1%	6.0%
------------	------	------

Released by:


Laboratory Supervisor

BTEXN TPH kg Master

Report Date 11/18/98

1 of 1



ORGANIC ANALYSIS REPORT

AMERICAN WEST ANALYTICAL LABORATORIES
Client: Ashinhurst Petroleum
Date Sampled: November 05, 1998
Date Received: November 06, 1998
Analysis Requested:
Volatile Aromatics
Total Petroleum Hydrocarbons

Contact: Jack Ashinhurst
Date Extracted: November 10, 1998
Date Analyzed: November 11, 1998

Method Ref. Number:
EPA SW-846 8021/8015 modified
(Extraction Direct Injection)

Lab Sample ID.:
L35195-3

Field Sample ID.
Wonder Bread/1200029/3

463 West 3600 South
Salt Lake City, Utah
84115

Analytical Results

BTEXN/TPH-E

Units = mg/kg(ppm)

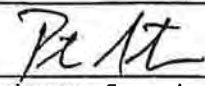
<u>Compound:</u>	<u>Reporting Limit:</u>	<u>Amount Detected:</u>
(801) 263-8686 Toll Free (888) 263-8686 Fax (801) 263-8687 Benzene	0.1	< 0.1
Toluene	0.1	< 0.1
Ethylbenzene	0.1	< 0.1
Total Xylene	0.1	< 0.1
Naphthalene	0.1	< 0.1
Total Petroleum Hydrocarbons	20.	<20.

% Moisture

0.1%

9.0%

Released by:


Laboratory Supervisor

BTEXN TPH kg Master

Report Date 11/18/98

1 of 1



ORGANIC ANALYSIS REPORT

AMERICAN
WEST
ANALYTICAL
LABORATORIES

Client: Ashinhurst Petroleum
Date Sampled: November 05, 1998
Date Received: November 06, 1998

Contact: Jack Ashinhurst
Date Extracted: November 10, 1998
Date Analyzed: November 11, 1998

Analysis Requested:
Volatile Aromatics
Total Petroleum Hydrocarbons

Method Ref. Number:
EPA SW-846 8021/8015 modified
(Extraction Direct Injection)

Lab Sample ID.:
L35195-5

Field Sample ID.
Wonder Bread/1200029/5

463 West 3600 South
Salt Lake City, Utah
84115

Analytical Results

BTEXN/TPH-E

Units = mg/kg(ppm)

<u>Compound:</u>	<u>Reporting Limit:</u>	<u>Amount Detected:</u>
(801) 263-8686 Benzene	0.1	< 0.1
Toll Free (888) 263-8686 Toluene	0.1	< 0.1
Fax (801) 263-8687 Ethylbenzene	0.1	< 0.1
Total Xylene	0.1	< 0.1
Naphthalene	0.1	< 0.1
Total Petroleum Hydrocarbons	20.	63.

% Moisture	0.1%	9.0%
------------	------	------

Released by:

Laboratory Supervisor

BTEXN TPH kg Master

Report Date 11/18/98

1 of 1



ORGANIC ANALYSIS REPORT

AMERICAN
WEST
ANALYTICAL
LABORATORIES

Client: Ashinhurst Petroleum
Date Sampled: November 05, 1998
Date Received: November 06, 1998

Contact: Jack Ashinhurst
Date Extracted: November 10, 1998
Date Analyzed: November 11, 1998

Analysis Requested:
Volatile Aromatics
Total Petroleum Hydrocarbons

Method Ref. Number:
EPA SW-846 8021/8015 modified
(Extraction Direct Injection)

Lab Sample ID.:
L35195-6

Field Sample ID.
Wonder Bread/1200029/6

463 West 3600 South
Salt Lake City, Utah
84115

Analytical Results

BTEXN/TPH-E

Units = mg/kg(ppm)

(801) 263-8686
Toll Free (888) 263-8686
Fax (801) 263-8687


<u>Compound:</u>	<u>Reporting Limit:</u>	<u>Amount Detected:</u>
Benzene	0.1	< 0.1
Toluene	0.1	< 0.1
Ethylbenzene	0.1	< 0.1
Total Xylene	0.1	< 0.1
Naphthalene	0.1	< 0.1
Total Petroleum Hydrocarbons	20.	<20.

% Moisture

0.1%

13. %

Released by:


Laboratory Supervisor

BTEXN TPH kg Master

Report Date 11/18/98

1 of 1



ORGANIC ANALYSIS REPORT

AMERICAN
WEST
ANALYTICAL
LABORATORIES

Client: Ashinhurst Petroleum
Date Sampled: November 05, 1998
Date Received: November 06, 1998

Contact: Jack Ashinhurst
Date Extracted: November 10, 1998
Date Analyzed: November 11, 1998

Analysis Requested:
Volatile Aromatics
Total Petroleum Hydrocarbons

Method Ref. Number:
EPA SW-846 8021/8015 modified
(Extraction Direct Injection)

Lab Sample ID.:
L35195-7

Field Sample ID.
Wonder Bread/1200029/7

463 West 3600 South
Salt Lake City, Utah
84115

Analytical Results


BTEXN/TPH-E

Units = mg/kg(ppm)

<u>Compound:</u>	<u>Reporting Limit:</u>	<u>Amount Detected:</u>
(801) 263-8686 Toll Free (888) 263-8686 Fax (801) 263-8687 Benzene	0.1	< 0.1
Toluene	0.1	< 0.1
Ethylbenzene	0.1	< 0.1
Total Xylene	0.1	< 0.1
Naphthalene	0.1	< 0.1
Total Petroleum Hydrocarbons	20.	<20.

% Moisture	0.1%	6.0%
------------	------	------

Released by:


Laboratory Supervisor

BTEXN TPH kg Master

Report Date 11/18/98

1 of 1



ORGANIC ANALYSIS REPORT

AMERICAN
WEST
ANALYTICAL
LABORATORIES

Client: Ashinhurst Petroleum
Date Sampled: November 05, 1998
Date Received: November 06, 1998

Contact: Jack Ashinhurst
Date Extracted: November 10, 1998
Date Analyzed: November 11, 1998

Analysis Requested:
Volatile Aromatics
Total Petroleum Hydrocarbons

Method Ref. Number:
EPA SW-846 8021/8015 modified
(Extraction Direct Injection)

Lab Sample ID.:
L35195-8

Field Sample ID.
Wonder Bread/1200029/8

463 West 3600 South
Salt Lake City, Utah
84115

Analytical Results

BTEXN/TPH-E

Units = mg/kg(ppm)

<u>Compound:</u>	<u>Reporting Limit:</u>	<u>Amount Detected:</u>
(801) 263-8686 Toll Free (888) 263-8686 Fax (801) 263-8687 Benzene	0.1	< 0.1
Toluene	0.1	< 0.1
Ethylbenzene	0.1	< 0.1
Total Xylene	0.1	< 0.1
Naphthalene	0.1	< 0.1
Total Petroleum Hydrocarbons	20.	<20.

% Moisture

0.1%

13. %

Released by:


Laboratory Supervisor

BTEXN TPH kg Master

Report Date 11/18/98

1 of 1



ORGANIC ANALYSIS REPORT

AMERICAN
WEST
ANALYTICAL
LABORATORIES

463 West 3600 South
Salt Lake City, Utah
84115

Client: Ashinhurst Petroleum
Date Sampled: November 05, 1998
Date Received: November 06, 1998

Analysis Requested:
Volatile Aromatics
Total Petroleum Hydrocarbons

Lab Sample ID.:
L35195-9

Contact: Jack Ashinhurst
Date Extracted: November 10, 1998
Date Analyzed: November 11, 1998

Method Ref. Number:
EPA SW-846 8021/8015 modified
(Extraction Direct Injection)

Field Sample ID.
Wonder Bread/1200029/9

Analytical Results

BTEXN/TPH-E

Units = mg/kg(ppm)

	<u>Compound:</u>	<u>Reporting</u>	<u>Amount</u>
		<u>Limit:</u>	<u>Detected:</u>
(801) 263-8686 Toll Free (888) 263-8686 Fax (801) 263-8687	Benzene	0.1	< 0.1
	Toluene	0.1	< 0.1
	Ethylbenzene	0.1	< 0.1
	Total Xylene	0.1	< 0.1
	Naphthalene	0.1	< 0.1
	Total Petroleum Hydrocarbons	20.	<20.

% Moisture

0.1%

16. %

Released by:


Laboratory Supervisor

BTEXN TPH kg Master

Report Date 11/18/98

1 of 1



ORGANIC ANALYSIS REPORT

AMERICAN WEST ANALYTICAL LABORATORIES
Client: Ashinhurst Petroleum
Date Sampled: November 05, 1998
Date Received: November 06, 1998
Analysis Requested:
Volatile Aromatics
Total Petroleum Hydrocarbons

Contact: Jack Ashinhurst
Date Extracted: November 10, 1998
Date Analyzed: November 11, 1998

Method Ref. Number:
EPA SW-846 8021/8015 modified
(Extraction Direct Injection)

Lab Sample ID.:
L35195-10

Field Sample ID.
Wonder Bread/1200029/10

463 West 3600 South
Salt Lake City, Utah
84115

Analytical Results

BTEXN/TPH-E

Units = mg/kg(ppm)

<u>Compound:</u>	<u>Reporting Limit:</u>	<u>Amount Detected:</u>
(801) 263-8686 Toll Free (888) 263-8686 Fax (801) 263-8687 Benzene	0.1	< 0.1
Toluene	0.1	< 0.1
Ethylbenzene	0.1	< 0.1
Total Xylene	0.1	< 0.1
Naphthalene	0.1	< 0.1
Total Petroleum Hydrocarbons	20.	<20.

% Moisture

0.1%

17. %

Released by:


Laboratory Supervisor

BTEXN TPH kg Master

Report Date 11/18/98

1 of 1



ORGANIC ANALYSIS REPORT

Client: Ashinhurst Petroleum
Contact: Jack Ashinhurst

Date Analyzed: November 17, 1998

AMERICAN
WEST
ANALYTICAL
LABORATORIES
Analysis Requested:
Volatile Aromatics
Total Purgeable Hydrocarbons
Lab Sample ID:
L35195-Method Blank

Method Ref. Number:
SE-846 #8260A/5030A
(Purge & Trap GC/MS)

Analytical Results

MBTXN/TPH-P

Units = ppm

463 West 3600 South
Salt Lake City, Utah
84115

(801) 263-8686
Toll Free (888) 263-8686
Fax (801) 263-8687

Compound:

Reporting Limit:

Amount Detected:

Methyl-t-Butyl Ether	0.002	<0.002
Benzene	0.001	<0.001
Toluene	0.002	<0.002
Ethylbenzene	0.002	<0.002
Total Xylene	0.002	<0.002
Naphthalene	0.004	<0.004
Total Purgeable Hydrocarbons	0.020	<0.020

Released By:


Laboratory Supervisor

Report Date: November 19, 1998

1 of 1



ORGANIC ANALYSIS REPORT

Client: Ashinhurst Petroleum
Date Sampled: November 05, 1998
Date Received: November 06, 1998

Contact: Jack Ashinhurst
Date Analyzed: November 17, 1998

AMERICAN
WEST
ANALYTICAL
LABORATORIES

Analysis Requested:
Volatile Aromatics
Total Purgeable Hydrocarbons

Method Ref. Number:
SW-846 #8260A/5030A
(Purge & Trap GC/MS)

Field Sample ID:
WONDER BREAD/1200029
11

Lab Sample ID:
L35195-11

Analytical Results

MBTXN/TPH-P

463 West 3600 South
Salt Lake City, Utah
84115

Units = mg/kg(ppm)

Compound:

Reporting
Limit:

Amount
Detected:

Methyl-t-Butyl Ether

0.0057

<0.0057

Benzene

0.0028

<0.0028

Toluene

0.0057

<0.0057

Ethylbenzene

0.0057

<0.0057

Total Xylene

0.0057

<0.0057

Naphthalene

0.011

<0.011

Total Purgeable Hydrocarbons

0.057

<0.057

% Moisture

0.1%

11.0%

* All compounds are reported on a dry weight basis.

Released By:


Laboratory Supervisor

Report Date: November 19, 1998

1 of 1



SOIL ANALYSIS REPORT

Client: Ashinhurst Petroleum
AMERICAN Date Sampled: November 05, 1998
WEST Lab Sample ID: L35195
ANALYTICAL
LABORATORIES

Contact: Jack Ashinhurst
Date Received: November 06, 1998
Received By: Rebekah Richardson

Analysis Requested: Method Ref. Number:
Unified Soil Classification D2488-84, X4.2

Analytical Results

463 West 3600 South
Salt Lake City, Utah
84115

Lab Sample ID.:

L35195-4

L35195-12

Field Sample ID.:

Wonder Bread/1200029/4

Wonder Bread/1200029/12

Classification:

Silty Sand with Gravel (SM)

Lean Clay with Sand (CL)

(801) 263-8686
Toll Free (888) 263-8686
Fax (801) 263-8687

Released by:

Laboratory Supervisor

USC Master

Report Date 11/20/98

1 of 1

LOGIN CHAIN OF CUSTODY REPORT (ln01)
Nov 06 1998, 05:13 pm

Login Number: L35195
Account: ASH100 Ashinhurst Petroleum
Site : WONDER BREAD/1200029

Contact: Jack Ashinhurst

Laboratory Sample Number	Client Sample Number	Method Description	Collect Date	Receive Date	Due PH Date	
L35195-1 Solids	1 S BTXN/TPH-E	Extracted BTEXN/TPH Analysis	05-NOV-98 Expires:19-NOV-98	06-NOV-98 btx	20-NOV-98	1 Contain
L35195-2 Solids	2 S BTXN/TPH-E	Extracted BTEXN/TPH Analysis	05-NOV-98 Expires:19-NOV-98	06-NOV-98 btx	20-NOV-98	1 Contain
L35195-3 Solids	3 S BTXN/TPH-E	Extracted BTEXN/TPH Analysis	05-NOV-98 Expires:19-NOV-98	06-NOV-98 btx	20-NOV-98	1 Contain
L35195-4 Solids	4 S USC	Uniform Soil Classification	05-NOV-98 Expires:19-NOV-98	06-NOV-98 usc/hall	20-NOV-98	1 Contain
L35195-5 Solids	5 S BTXN/TPH-E	Extracted BTEXN/TPH Analysis	05-NOV-98 Expires:19-NOV-98	06-NOV-98 btx	20-NOV-98	1 Contain
L35195-6 Solids	6 S BTXN/TPH-E	Extracted BTEXN/TPH Analysis	05-NOV-98 Expires:19-NOV-98	06-NOV-98 btx	20-NOV-98	1 Contain
L35195-7 Solids	7 S BTXN/TPH-E	Extracted BTEXN/TPH Analysis	05-NOV-98 Expires:19-NOV-98	06-NOV-98 btx	20-NOV-98	1 Contain
L35195-8 Solids	8 S BTXN/TPH-E	Extracted BTEXN/TPH Analysis	05-NOV-98 Expires:19-NOV-98	06-NOV-98 btx	20-NOV-98	1 Contain
L35195-9 Solids	9 S BTXN/TPH-E	Extracted BTEXN/TPH Analysis	05-NOV-98 Expires:19-NOV-98	06-NOV-98 btx	20-NOV-98	1 Contain
L35195-10 Solids	10 S BTXN/TPH-E	Extracted BTEXN/TPH Analysis	05-NOV-98 Expires:19-NOV-98	06-NOV-98 btx	20-NOV-98	1 Contain
L35195-11 Solids	11 S MBTXN/TPH-P	Purge & Trap MBTEXN/TPH	05-NOV-98 Expires:19-NOV-98	06-NOV-98 purge	20-NOV-98	1 Contain
L35195-12 Solids	12 S USC	Uniform Soil Classification	05-NOV-98 Expires:19-NOV-98	06-NOV-98 usc/hall	20-NOV-98	1 Contain

Page 1

Signature: _____

Date: _____

Client As 'wurst Petitioner
Address 2353 W. Burkley Cir.
So. Jordan UT 84095

City State Zip
Phone/Fax 254-5351 254-5542

Contact Jack

Project Name Wonder Bread

Project Number/P.O.# 1200029

AMERICAN WEST
ANALYTICAL LABORATORIES
Chain Of Custody Record/Lab Work Request
463 West 3600 South, SLC, Utah 84115
(801) 263-8686 Fax (801) 263-8687

Lab Sample Set # 25170
Page 1 of 1
Circle One: TAT I II III
LEVEL of QC I II

Lab ID No. (Lab Only)	Sample ID	Date/Time Collected	Matrix	Number of Containers (Total)	Comments
1		11-5 5:36		1	
2		5:06		1	
3		3:06		1	
4		3:06		1	
5		3:30		1	
6		12:00		1	
7		11:30		1	
8		11:00		1	
9		10:30		1	
10		10:15		1	
11		10:00		1	
12		10:30		1	

LABORATORY USE ONLY
SAMPLES WERE:
1 Shipped or hand delivered
Notes:
2 Ambient or Chilled
Notes:
3 Temperature
4 Received Broken/ (Improperly Sealed)
Y N
Notes:
5 Properly Preserved
Y N
Notes:
6 Received Within Holding Times
Y N
Notes:
COC Tape Was:
1 Present on Outer Pack
Y N
2 Unbroken on Outer Package
Y N
3 Present on Sample
Y N
4 Unbroken on Sample
Y N
Notes:
Discrepancies Between Sample Labels and COC Record
Y N
Notes:

Relinquished By: Signature	Date/Time
<u>[Signature]</u>	<u>11-6-98 1:05</u>
PRINT NAME	
Received By: Signature	Date/Time
<u>[Signature]</u>	<u>11-6-98 1:05</u>
PRINT NAME	
Relinquished By: Signature	Date/Time
<u>[Signature]</u>	
PRINT NAME	
Received By: Signature	Date/Time
PRINT NAME	

Special Instructions:

Facility ID # 1200029

State Use Only

Date Processed 1-4-99 by prh
 Date Mailed to LHD _____
 Samples in LUST File # _____
 Samples to LUST Review _____
 LUST Status _____

2nd
12/30/98

Closure Notice prepared at the request of the owner/operator (identified below) by A. J. Ashinhurst
 of (company name) Ashinhurst Petroleum Service Phone # (801) 254-5351
 Address 2353 West Burley Cir. City So. Jordan State UT Zip 84095

FACILITY INFORMATION

Tank Owner Continental Baking Company Phone # (801) 394-5743

[] sole proprietorship [] partnership ☒ corporation

Address 2557 Grant Ave. City Ogden State UT Zip 84401

Facility Name Same

Address 2557 Grant Ave. City Ogden State UT Zip 84401

Contact person Vaughn McKeeth Phone # (801) 394-5743

Number of regulated tanks at the facility before closure: 5

Number of regulated tanks at the facility after closure: 1

TANKS CLOSED

Tank #	1	2	3	4			
Date Installed	UNK	UNK	UNK	UNK			
Capacity	10K	10K	10K	10K			
Substance stored	Diesel	Diesel	Diesel	Diesel			
Date last operated	11-5-98	11-5-98	11-5-98	11-5-98			
Date closed	11-6-98	11-6-98	11-6-98	11-6-98			
How closed (Removed/In place)	Removed	Removed	Removed	Removed			

* Indicate the specific substance stored in each tank to be closed (regular, unleaded, diesel, waste oil, etc.)

TANK REMOVER Name A. J. Ashinhurst Cert. # TR0064 Exp. date 6-99
 Company Ashinhurst Petroleum Service Phone # (801) 254-5351
 Address 2353 W. Burley Cir. City So. Jordan State UT Zip 84095

SOIL/GROUNDWATER SAMPLER Name A. J. Ashinhurst Cert. # GS091 Exp. date 4-00
 Company Ashinhurst Petroleum Service Phone # (801) 254-5351
 Address 2353 W. Burley Cir. City So. Jordan State UT Zip 84095

SCANNED

DERR 2008-013461

☒ Fuel was emptied ☒ Sludge was removed ☒ Tank was cleaned.

Tank was: ☐ Purged ☐ Inerted. Method Used: N/A

Location of Closure Records Continental Baking Co.

For In-Place Closure: tanks filled with Concrete Slurry

For Change-In-Service: Substance to be stored _____

DISPOSAL SITES USED:

	Location Name	Contact Name	Phone #	Date	Amount
Tank(s)	<u>N/A</u>				Tank #
Product From Tank(s)	<u>Empty</u>				gal
Contaminated Water From Tank Cleaning	<u>AWR</u>	<u>Gene</u>	<u>253-3871</u>	<u>11-5-98</u>	<u>70</u> gal
Sludge	<u>AWR</u>	<u>Gene</u>	<u>253-3871</u>	<u>11-5-98</u>	<u>80</u> gal
Contaminated Water From Excavation					gal
Contaminated Soil					yd ³

Is any contaminated soil which was over-excavated still on-site? ☐ Yes ☐ No ☒ Not applicable

Was Free Product encountered during closure activities? NO If yes, please indicate thickness, _____ inches

SITE ASSESSMENT

Complete the Facility Site Plat (Closure Notice) and Sample Information Table (Closure Notice) on pages 3 and 4 to show the locations, depths, and other information on all soil/groundwater samples taken for closure. The samples must be consistently identified by sample ID # on the site plat, table, and lab analysis report.

☒ Completed Facility Site Plat (Closure Notice) is attached.

The following must be included (enter the distance, and direction (N,S,E,W) from the area of contamination or, where applicable, use OH for overhead, NP for not present):

____ Water Line ____ Sewer Line ____ Natural Gas ____ Storm Drain ____ Telephone ____ Electrical ____ Property Line ____ Buildings

☒ Completed Sample Information Table (Closure Notice) is attached.

☒ Certified lab analytical environmental sample results are attached.

☒ Unified Soil Classification (USC) sample results are attached.

☒ Chain of Custody form is attached.

Samples were properly: ☒ Collected ☒ Labeled ☒ Packaged ☒ Transported

☒ Samples were in sight of the person in custody at all times or in a secured locked place.

I certify under penalty of law that the closure site assessment at this facility was conducted in accordance with R311-202 (parts 280.52 and 280.72) and R311-205 U.A.C., and that any additional samples required by R311-202 parts 280.52 and 280.72 and R311-205-2(a)(1) were properly collected.

Signature of Certified Groundwater/Soil Sampler [Signature]

Full name of Certified Sampler Adrian J. Ashinburst Date 11-28-98

If contamination at the facility is confirmed, any person providing remedial assistance for a fee must be a Certified UST Consultant. The Certified UST Consultant providing assistance is:

CERTIFIED UST CONSULTANT Name _____ Cert. # CC Exp. date _____

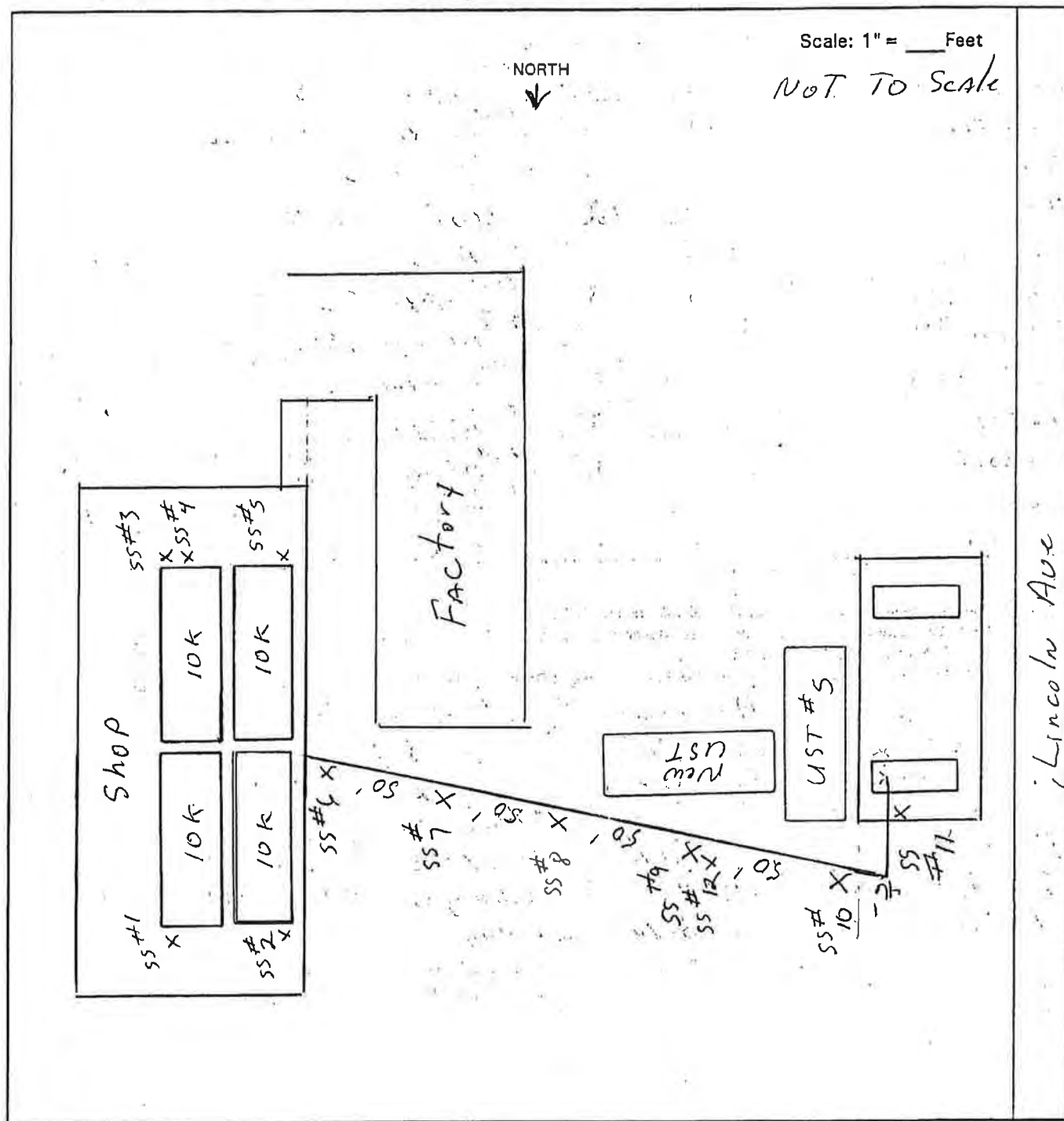
Company _____ Phone # () _____

Address _____ City _____ State _____ Zip _____

FACILITY SITE PLAT (CLOSURE NOTICE)

The site plat must be drawn to an appropriate identified scale. It must show actual sampling locations, substances stored in tanks, and other relevant information. Tank and sample identification numbers must be consistent with the information given on p. 1 and 4 of the closure notice

Facility ID # 120029 Drawn By A. J. Ashinhurst Date 11-28-98



X = Sample locations (SS-#, WS-#, USC-#)
 ▲ = Monitoring Wells (MW-#)
 ○ = Soil boring (SB-#), or Geoprobe Boring (GP-#)
 ● = Water Wells (domestic, livestock, etc.)
 Slope of Surface Topography: (N, NW, W, SW, S, SE, E, NE)
 Land Use At Site: Residential Commercial Industrial
 Surrounding Land: Residential Commercial Industrial

Site Plat Must Indicate Actual Locations Of:
 ✓ Current & former tanks, piping & dispensers
 ✓ Excavations, GW monitoring wells & soil stockpiles
 ✓ Location & depth of all samples taken
 ✓ Buildings, fences, & property boundaries
 ✓ Utility conduits (sewers, gas, water, storm drains, electrical etc.)
 ✓ Depth to groundwater (if encountered)

SA E INFORMATION TABLE (Closure No. _____)

Complete table for all samples that were taken for closure. Sample ID numbers on the table must be consistent with the sample ID numbers given on the site plat and in the lab analysis report.

Sample #/Lab ID	Substance stored in tank	Sample type ¹	Depth ²	Compounds ³	Analysis method(s) ⁴
1 L35195-1	Diesel	SS	12'	TPH BTEXN	SW 846 8021/8015
2 L35195-2	Diesel	SS	12'	TPH BTEXN	SW 846 8021-8015
3 L35195-3	Diesel	SS	12'	TPH BTEXN	SW 846 8021-8015
4 L35195-4	Diesel	SS	12'	USC	D 2488-84, X4.2
5 L35195-5	Diesel	SS	12'	TPH BTEXN	SW 846 8021-8015
6 L35195-6	Diesel	SS	3'	TPH BTEXN	SW 846 8021-8015
7 L35195-7	Diesel	SS	3'	TPH BTEXN	SW 846 8021-8015
8 L35195-8	Diesel	SS	3'	TPH BTEXN	SW 846 8021-8015
9 L35195-9	Diesel	SS	3'	TPH BTEXN	SW 846 8021-8015
10 L35195-10	Diesel	SS	3'	TPH BTEXN	SW 846 8021-8015
11 L35195-11	Diesel Gas	SS	3'	TPH BTEXN MTBE	SW 846 8260A-5030A
12 L35195-12	Diesel	SS	3'	USC	D 2488-84, X4.2

1 Soil (SS), Groundwater (GW), or Unified Soil Classification (USC).

2 Final depth (in feet) below grade at which samples were taken.

3 Contaminant compound(s) analyzed for each sample (TPH, BTEXN, O&G, etc).

4 Appropriate analysis methods for contaminant compound(s) in each sample (8015 mod., 8020, 413.1, etc).

State Certified Laboratory used: American West Analytical Laboratories

Address 463 West 3600 SO. City S.L.C. State UT Zip 84115

Contact person ELONA HAYWARD Phone # (801) 263-8686

Please explain any unusual or extenuating circumstances encountered during the site assessment or closure:

Product Line was double wall w/monitoring
SS # 11 Added MTBE for changing #5 UST from Gas
To Diesel. Lines Between Island Not Changed

I certify under penalty of law that I am the Owner of the tank(s) described above and that I am familiar with the information on this form and that it is true, accurate and complete and further, that the procedures described herein were followed during tank closure.

Signature of UST Owner Janet McArthur Transportation Mgr

Full name of Owner Interstate Brands Corp Date 12-15-98

Return completed Closure Notice form, Facility Site Plat and Sample Information Table, Soil/Groundwater sample lab analysis results, USC sample results, and Chain of Custody form within 90 days of UST Closure to:

State of Utah Dept. of Environmental Quality
 Division of Environmental Response and Remediation UST Section
 P.O. Box 144840
 168 North 1950 West
 Salt Lake City, Utah 84114-4840

APPENDIX B
PHOTOGRAPHS

2019-04-26 10:04

Photo 1 - Tank basin excavation



2019-04-26 09:06

Photo 2 - Boring GP-2



2019-04-26 09:36
Photo 3 - Boring GP-2



2019-04-26 10:04
Photo 4 - Boring GP-3



2019-04-26 10:48
Photo 5 - Boring GP-4



2019-04-26 10:58
Photo 6 - Boring GP-5



APPENDIX C

SOIL AND GROUNDWATER ANALYTICAL TABLES

Table 1 - Soil Analytical Results
Continental Bakery 2557 Grant Avenue, Ogden, Utah
DERR Facility 1200029

Sample ID	Depth (feet)	Sample Date	PID (ppm)	TPH-DRO (mg/kg)	TPH-GRO (µg/kg)	Benzene (µg/kg)	Ethylbenzene (µg/kg)	MTBE (µg/kg)	Naphthalene (µg/kg)	Toluene (µg/kg)	Xylenes (µg/kg)	Acetone (µg/kg)	Isopropylbenzene (µg/kg)	Methylcyclohexane (µg/kg)
GP-1	8	4/26/2019	152	2,240	51,600	<109	<109	<109	5,540	<109	<109	<545	149	419
GP-2	8	4/26/2019	15	25.4	<24.4	<2.44	<2.44	<2.44	<2.44	<2.44	<2.44	21.8	<2.44	<2.44
GP-3	10	4/26/2019	12	40.7	<23.6	<2.36	<2.36	<2.36	<2.36	<2.36	<2.36	54.0	<2.36	<2.36
GP-4	10	4/26/2019	55	10,900	94,300	<117	<117	<117	14,400	<117	<117	<585	295	399
GP-5	7	4/26/2019	14	64.6	233	<2.40	<2.40	<2.40	<2.40	<2.40	<2.40	20.1	<2.40	7.17
Utah ISL				500	150,000	200	5,000	3,000	51,000	9,000	142,000			
Utah RBCA Tier 1 SL				5,000	1,500,000	900	23,000	3,000	51,000	25,000	142,000			
EPA Residential RSL												61,000,000	1,900,000	NA
EPA Commercial RSL												670,000,000	9,900,000	NA

Bold = Concentrations above Utah Initial Screening Level (ISL)

Bold Italics = Concentrations above Utah Risk Based Corrective Action (RBCA) Tier 1 Screening Level

NA = No EPA RSL available

Table 2 - Groundwater Analytical Results
Continental Bakery 2557 Grant Avenue, Ogden, Utah
DERR Facility 1200029

Sample ID	Sample Date	TPH-DRO (mg/L)	TPH-GRO (µg/L)	Benzene (µg/L)	Ethylbenzene (µg/L)	MTBE (µg/L)	Naphthalene (µg/L)	Toluene (µg/L)	Xylenes (µg/L)
GP-1	4/26/2019	29.5	890	<20	<20	<20	267	<20	<20
GP-2	4/26/2019	<0.489	<20	<2	<2	<2	<2	<2	<2
GP-3	4/26/2019	<0.479	316	<20	<20	<20	99.1	<20	<20
GP-4	4/26/2019	12.5	<20	<2	<2	<2	<2	<2	<2
GP-5	4/26/2019	1.35	<20	<2	<2	<2	<2	<2	<2
Utah ISL		1	1,000	5	700	200	700	1,000	10,000
Utah RBCA Tier 1 SL		10	10,000	300	4,000	200	700	3,000	10,000

Bold = Concentrations above Utah Initial Screening Level (ISL)

Bold Italics = Concentrations above Utah Risk Based Corrective Action (RBCA) Tier 1 Screening Level

APPENDIX D
AWAL ANALYTICAL REPORT



Thomas Atkinson
Applied Geotechnical
600 West Sandy Parkway
Sandy, UT 84070
TEL: (801) 566-6399

RE: Continental Bakery / 1190273

Dear Thomas Atkinson:

Lab Set ID: 1904655

3440 South 700 West
Salt Lake City, UT 84119

American West Analytical Laboratories received sample(s) on 4/26/2019 for the analyses presented in the following report.

Phone: (801) 263-8686
Toll Free: (888) 263-8686
Fax: (801) 263-8687
e-mail: awal@awal-labs.com
web: www.awal-labs.com

American West Analytical Laboratories (AWAL) is accredited by The National Environmental Laboratory Accreditation Program (NELAP) in Utah and Texas; and is state accredited in Colorado, Idaho, New Mexico, Wyoming, and Missouri.

All analyses were performed in accordance to the NELAP protocols unless noted otherwise. Accreditation scope documents are available upon request. If you have any questions or concerns regarding this report please feel free to call.

Kyle F. Gross
Laboratory Director

Jose Rocha
QA Officer

The abbreviation "Surr" found in organic reports indicates a surrogate compound that is intentionally added by the laboratory to determine sample injection, extraction, and/or purging efficiency. The "Reporting Limit" found on the report is equivalent to the practical quantitation limit (PQL). This is the minimum concentration that can be reported by the method referenced and the sample matrix. The reporting limit must not be confused with any regulatory limit. Analytical results are reported to three significant figures for quality control and calculation purposes.

Thank You,

Approved by: _____
Laboratory Director or designee



ORGANIC ANALYTICAL REPORT

Client: Applied Geotechnical
Project: Continental Bakery / 1190273
Lab Sample ID: 1904655-001B
Client Sample ID: GP-1 @ 8'
Collection Date: 4/26/2019 915h
Received Date: 4/26/2019 1226h

Contact: Thomas Atkinson

Test Code: 8015-S-TPH-3546

Analytical Results

TPH-DRO (C10-C28) by Method 8015D/3546

Analyzed: 5/1/2019 1807h **Extracted:** 4/30/2019 823h
Units: mg/kg-dry **Dilution Factor:** 1 **Method:** SW8015D

Compound			CAS Number		Reporting Limit	Analytical Result	Qual
Diesel Range Organics (DRO) (C10-C28)			68476-34-6		21.4	2,240	2
Surrogate	Units: mg/kg-dry	CAS	Result	Amount Spiked	% REC	Limits	Qual
Surr: 4-Bromofluorobenzene		460-00-4	16.3	35.69	45.8	10-122	

² - Analyte concentration is too high for accurate matrix spike recovery and RPD.

3440 South 700 West
Salt Lake City, UT 84119

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web: www.awal-labs.com

Kyle F. Gross
Laboratory Director

Jose Rocha
QA Officer



ORGANIC ANALYTICAL REPORT

Client: Applied Geotechnical
Project: Continental Bakery / 1190273
Lab Sample ID: 1904655-002B
Client Sample ID: GP-1
Collection Date: 4/26/2019 920h
Received Date: 4/26/2019 1226h

Contact: Thomas Atkinson

Test Code: 8015-W-TPH-3511

Analytical Results

TPH-DRO (C10-C28) by GC/FID Method 8015D/3511

Analyzed: 4/30/2019 511h **Extracted:** 4/30/2019 254h
Units: mg/L **Dilution Factor:** 1 **Method:** SW8015D

3440 South 700 West
Salt Lake City, UT 84119

Compound	CAS Number	Reporting Limit	Analytical Result	Qual
Diesel Range Organics (DRO) (C10-C28)	68476-34-6	0.482	29.5	

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Surrogate	Units: mg/L	CAS	Result	Amount Spiked	% REC	Limits	Qual
Surr: 4-Bromofluorobenzene		460-00-4	1.54	1,102	139	20-182	

Kyle F. Gross
Laboratory Director

Jose Rocha
QA Officer



ORGANIC ANALYTICAL REPORT

Client: Applied Geotechnical
Project: Continental Bakery / 1190273
Lab Sample ID: 1904655-003B
Client Sample ID: GP-2 @ 8'
Collection Date: 4/26/2019 945h
Received Date: 4/26/2019 1226h

Contact: Thomas Atkinson

Test Code: 8015-S-TPH-3546

Analytical Results

TPH-DRO (C10-C28) by Method 8015D/3546

Analyzed: 5/1/2019 1922h **Extracted:** 4/30/2019 823h

Units: mg/kg-dry

Dilution Factor: 1

Method: SW8015D

3440 South 700 West
Salt Lake City, UT 84119

Compound			CAS Number	Reporting Limit	Analytical Result	Qual	
Diesel Range Organics (DRO) (C10-C28)			68476-34-6	24.1	25.4		
Surrogate	Units: mg/kg-dry	CAS	Result	Amount Spiked	% REC	Limits	Qual
Surr: 4-Bromofluorobenzene		460-00-4	19.4	40.20	48.2	10-122	

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Kyle F. Gross
Laboratory Director

Jose Rocha
QA Officer



ORGANIC ANALYTICAL REPORT

Client: Applied Geotechnical
Project: Continental Bakery / 1190273
Lab Sample ID: 1904655-004B
Client Sample ID: GP-2
Collection Date: 4/26/2019 950h
Received Date: 4/26/2019 1226h

Contact: Thomas Atkinson

Test Code: 8015-W-TPH-3511

Analytical Results

TPH-DRO (C10-C28) by GC/FID Method 8015D/3511

Analyzed: 4/30/2019 533h **Extracted:** 4/30/2019 254h
Units: mg/L **Dilution Factor:** 1 **Method:** SW8015D

3440 South 700 West
Salt Lake City, UT 84119

Compound	CAS Number	Reporting Limit	Analytical Result	Qual
Diesel Range Organics (DRO) (C10-C28)	68476-34-6	0.489	< 0.489	

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web: www.awal-labs.com

Surrogate	Units: mg/L	CAS	Result	Amount Spiked	% REC	Limits	Qual
Surr: 4-Bromofluorobenzene		460-00-4	1.13	1.117	101	20-182	

Kyle F. Gross
Laboratory Director

Jose Rocha
QA Officer



ORGANIC ANALYTICAL REPORT

Client: Applied Geotechnical
Project: Continental Bakery / 1190273
Lab Sample ID: 1904655-005B
Client Sample ID: GP-3 @ 10'
Collection Date: 4/26/2019 1015h
Received Date: 4/26/2019 1226h

Contact: Thomas Atkinson

Test Code: 8015-S-TPH-3546

Analytical Results

TPH-DRO (C10-C28) by Method 8015D/3546

Analyzed: 5/1/2019 1826h **Extracted:** 4/30/2019 823h
Units: mg/kg-dry **Dilution Factor:** 1 **Method:** SW8015D

3440 South 700 West
Salt Lake City, UT 84119

Compound	CAS Number	Reporting Limit	Analytical Result	Qual
Diesel Range Organics (DRO) (C10-C28)	68476-34-6	23.3	40.7	

Surrogate	Units: mg/kg-dry	CAS	Result	Amount Spiked	% REC	Limits	Qual
Surr: 4-Bromofluorobenzene		460-00-4	20.3	38.79	52.4	10-122	

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Kyle F. Gross
Laboratory Director

Jose Rocha
QA Officer



ORGANIC ANALYTICAL REPORT

Client: Applied Geotechnical
Project: Continental Bakery / 1190273
Lab Sample ID: 1904655-006B
Client Sample ID: GP-3
Collection Date: 4/26/2019 1020h
Received Date: 4/26/2019 1226h

Contact: Thomas Atkinson

Test Code: 8015-W-TPH-3511

Analytical Results

TPH-DRO (C10-C28) by GC/FID Method 8015D/3511

Analyzed: 4/30/2019 555h **Extracted:** 4/30/2019 254h
Units: mg/L **Dilution Factor:** 1 **Method:** SW8015D

Compound	CAS Number	Reporting Limit	Analytical Result	Qual
Diesel Range Organics (DRO) (C10-C28)	68476-34-6	0.479	< 0.479	

Surrogate	Units: mg/L	CAS	Result	Amount Spiked	% REC	Limits	Qual
Surr: 4-Bromofluorobenzene		460-00-4	1.15	1.094	105	20-182	

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Kyle F. Gross
Laboratory Director

Jose Rocha
QA Officer



ORGANIC ANALYTICAL REPORT

Client: Applied Geotechnical
Project: Continental Bakery / 1190273
Lab Sample ID: 1904655-007B
Client Sample ID: GP-4 @ 10'
Collection Date: 4/26/2019 1045h
Received Date: 4/26/2019 1226h

Contact: Thomas Atkinson

Test Code: 8015-S-TPH-3546

Analytical Results

TPH-DRO (C10-C28) by Method 8015D/3546

Analyzed: 5/2/2019 1248h **Extracted:** 4/30/2019 823h
Units: mg/kg-dry **Dilution Factor:** 20 **Method:** SW8015D

3440 South 700 West
Salt Lake City, UT 84119

Compound			CAS Number		Reporting Limit	Analytical Result	Qual
Diesel Range Organics (DRO) (C10-C28)			68476-34-6		464	10,900	
Surrogate	Units: mg/kg-dry	CAS	Result	Amount Spiked	% REC	Limits	Qual
Surr: 4-Bromofluorobenzene		460-00-4	24.8	38.63	64.3	10-122	

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Kyle F. Gross
Laboratory Director

Jose Rocha
QA Officer



ORGANIC ANALYTICAL REPORT

Client: Applied Geotechnical
Project: Continental Bakery / 1190273
Lab Sample ID: 1904655-008B
Client Sample ID: GP-4
Collection Date: 4/26/2019 1050h
Received Date: 4/26/2019 1226h

Contact: Thomas Atkinson

Test Code: 8015-W-TPH-3511

Analytical Results

TPH-DRO (C10-C28) by GC/FID Method 8015D/3511

Analyzed: 4/30/2019 617h **Extracted:** 4/30/2019 254h

Units: mg/L

Dilution Factor: 1

Method: SW8015D

3440 South 700 West
Salt Lake City, UT 84119

Compound	CAS Number	Reporting Limit	Analytical Result	Qual
Diesel Range Organics (DRO) (C10-C28)	68476-34-6	0.490	12.5	3

Surrogate	Units: mg/L	CAS	Result	Amount Spiked	% REC	Limits	Qual
Surr: 4-Bromofluorobenzene		460-00-4	1.15	1.120	103	20-182	

³ - Matrix spike recoveries or high RPDs indicate suspected sample non-homogeneity. The method is in control as indicated by the LCS.

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Kyle F. Gross
Laboratory Director

Jose Rocha
QA Officer



ORGANIC ANALYTICAL REPORT

Client: Applied Geotechnical
Project: Continental Bakery / 1190273
Lab Sample ID: 1904655-009B
Client Sample ID: GP-5 @ 7'
Collection Date: 4/26/2019 1105h
Received Date: 4/26/2019 1226h

Contact: Thomas Atkinson

Test Code: 8015-S-TPH-3546

Analytical Results

TPH-DRO (C10-C28) by Method 8015D/3546

Analyzed: 5/1/2019 2038h **Extracted:** 4/30/2019 823h
Units: mg/kg-dry **Dilution Factor:** 1 **Method:** SW8015D

3440 South 700 West
Salt Lake City, UT 84119

Compound	CAS Number	Reporting Limit	Analytical Result	Qual
Diesel Range Organics (DRO) (C10-C28)	68476-34-6	24.4	64.6	

Surrogate	Units: mg/kg-dry	CAS	Result	Amount Spiked	% REC	Limits	Qual
Surr: 4-Brómo fluorobenzene		460-00-4	18.9	40.64	46.6	10-122	

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Kyle F. Gross
Laboratory Director

Jose Rocha
QA Officer



ORGANIC ANALYTICAL REPORT

Client: Applied Geotechnical
Project: Continental Bakery / 1190273
Lab Sample ID: 1904655-010B
Client Sample ID: GP-5
Collection Date: 4/26/2019 1110h
Received Date: 4/26/2019 1226h

Contact: Thomas Atkinson

Test Code: 8015-W-TPH-3511

Analytical Results

TPH-DRO (C10-C28) by GC/FID Method 8015D/3511

Analyzed: 4/30/2019 722h **Extracted:** 4/30/2019 254h
Units: mg/L **Dilution Factor:** 1 **Method:** SW8015D

Compound	CAS Number	Reporting Limit	Analytical Result	Qual
Diesel Range Organics (DRO) (C10-C28)	68476-34-6	0.485	1.35	

Surrogate	Units: mg/L	CAS	Result	Amount Spiked	% REC	Limits	Qual
Surr: 4-Bromofluorobenzene		460-00-4	1.05	1.108	94.8	20-182	

3440 South 700 West
Salt Lake City, UT 84119

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Kyle F. Gross
Laboratory Director

Jose Rocha
QA Officer



ORGANIC ANALYTICAL REPORT

Client: Applied Geotechnical
Project: Continental Bakery / 1190273
Lab Sample ID: 1904655-001A
Client Sample ID: GP-1 @ 8'
Collection Date: 4/26/2019 915h
Received Date: 4/26/2019 1226h

Contact: Thomas Atkinson

Test Code: 8260-S

Analytical Results

VOAs AWAL List by GC/MS Method 8260C

Analyzed: 4/29/2019 1458h

Units: µg/kg-dry

Dilution Factor: 50

Method: SW8260C

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Compound	CAS Number	Reporting Limit	Analytical Result	Qual
1,1,1-Trichloroethane	71-55-6	109	< 109	
1,1,2,2-Tetrachloroethane	79-34-5	109	< 109	
1,1,2-Trichloro-1,2,2-trifluoroethane	76-13-1	109	< 109	
1,1,2-Trichloroethane	79-00-5	109	< 109	
1,1-Dichloroethane	75-34-3	109	< 109	
1,1-Dichloroethene	75-35-4	109	< 109	
1,2,3-Trichlorobenzene	87-61-6	109	< 109	
1,2,4-Trichlorobenzene	120-82-1	109	< 109	
1,2-Dibromo-3-chloropropane	96-12-8	273	< 273	
1,2-Dibromoethane	106-93-4	109	< 109	
1,2-Dichlorobenzene	95-50-1	109	< 109	
1,2-Dichloroethane	107-06-2	109	< 109	
1,2-Dichloropropane	78-87-5	109	< 109	
1,3-Dichlorobenzene	541-73-1	109	< 109	
1,4-Dichlorobenzene	106-46-7	109	< 109	
1,4-Dioxane	123-91-1	2,730	< 2,730	
2-Butanone	78-93-3	545	< 545	
2-Hexanone	591-78-6	273	< 273	
4-Methyl-2-pentanone	108-10-1	273	< 273	
Acetone	67-64-1	545	< 545	
Benzene	71-43-2	109	< 109	
Bromochloromethane	74-97-5	109	< 109	
Bromodichloromethane	75-27-4	109	< 109	
Bromoform	75-25-2	109	< 109	
Bromomethane	74-83-9	273	< 273	
Carbon disulfide	75-15-0	109	< 109	
Carbon tetrachloride	56-23-5	109	< 109	
Chlorobenzene	108-90-7	109	< 109	
Chloroethane	75-00-3	109	< 109	



Lab Sample ID: 1904655-001A

Client Sample ID: GP-1 @ 8'

Analyzed: 4/29/2019 1458h

Units: µg/kg-dry

Dilution Factor: 50

Method: SW8260C

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Compound	CAS Number	Reporting Limit	Analytical Result	Qual
Chloroform	67-66-3	109	< 109	
Chloromethane	74-87-3	164	< 164	
cis-1,2-Dichloroethene	156-59-2	109	< 109	
cis-1,3-Dichloropropene	10061-01-5	109	< 109	
Cyclohexane	110-82-7	109	< 109	
Dibromochloromethane	124-48-1	109	< 109	
Dichlorodifluoromethane	75-71-8	109	< 109	
Ethylbenzene	100-41-4	109	< 109	
Isopropylbenzene	98-82-8	109	149	
m,p-Xylene	179601-23-1	109	< 109	
Methyl Acetate	79-20-9	273	< 273	
Methyl tert-butyl ether	1634-04-4	109	< 109	
Methylcyclohexane	108-87-2	109	419	
Methylene chloride	75-09-2	273	< 273	
Naphthalene	91-20-3	109	5,540	
o-Xylene	95-47-6	109	< 109	
Styrene	100-42-5	109	< 109	
Tetrachloroethene	127-18-4	109	< 109	
Toluene	108-88-3	109	< 109	
TPH C6-C10 (GRO)		1,090	51,600	
trans-1,2-Dichloroethene	156-60-5	109	< 109	
trans-1,3-Dichloropropene	10061-02-6	109	< 109	
Trichloroethene	79-01-6	109	< 109	
Trichlorofluoromethane	75-69-4	109	< 109	
Vinyl chloride	75-01-4	54.5	< 54.5	

Surrogate	Units: µg/kg-dry	CAS	Result	Amount Spiked	% REC	Limits	Qual
Surr: 1,2-Dichloroethane-d4		17060-07-0	2,430	2,726	89.3	51-170	
Surr: 4-Bromofluorobenzene		460-00-4	2,540	2,726	93.1	50-140	
Surr: Dibromofluoromethane		1868-53-7	2,070	2,726	76.1	50-140	
Surr: Toluene-d8		2037-26-5	2,230	2,726	82.0	50-140	

The reporting limits were raised due to high analyte concentrations.

Sampling and analytical preparation performed by method 5030A modified for analysis of soil samples collected in 2 or 4 oz jars.



ORGANIC ANALYTICAL REPORT

Client: Applied Geotechnical
Project: Continental Bakery / 1190273
Lab Sample ID: 1904655-002A
Client Sample ID: GP-1
Collection Date: 4/26/2019 920h
Received Date: 4/26/2019 1226h

Contact: Thomas Atkinson

Test Code: 8260-W

Analytical Results

VOAs AWAL List by GC/MS Method 8260C/5030C

Analyzed: 4/30/2019 1336h

Units: µg/L

Dilution Factor: 10

Method: SW8260C

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Jose Rocha
QA Officer

Compound	CAS Number	Reporting Limit	Analytical Result	Qual
1,1,1-Trichloroethane	71-55-6	20.0	< 20.0	
1,1,2,2-Tetrachloroethane	79-34-5	20.0	< 20.0	
1,1,2-Trichloro-1,2,2-trifluoroethane	76-13-1	20.0	< 20.0	
1,1,2-Trichloroethane	79-00-5	20.0	< 20.0	
1,1-Dichloroethane	75-34-3	20.0	< 20.0	
1,1-Dichloroethene	75-35-4	20.0	< 20.0	
1,2,3-Trichlorobenzene	87-61-6	20.0	< 20.0	
1,2,4-Trichlorobenzene	120-82-1	20.0	< 20.0	
1,2-Dibromo-3-chloropropane	96-12-8	50.0	< 50.0	
1,2-Dibromoethane	106-93-4	20.0	< 20.0	
1,2-Dichlorobenzene	95-50-1	20.0	< 20.0	
1,2-Dichloroethane	107-06-2	20.0	< 20.0	
1,2-Dichloropropane	78-87-5	20.0	< 20.0	
1,3-Dichlorobenzene	541-73-1	20.0	< 20.0	
1,4-Dichlorobenzene	106-46-7	20.0	< 20.0	
1,4-Dioxane	123-91-1	500	< 500	
2-Butanone	78-93-3	100	< 100	
2-Hexanone	591-78-6	50.0	< 50.0	
4-Methyl-2-pentanone	108-10-1	50.0	< 50.0	
Acetone	67-64-1	100	< 100	
Benzene	71-43-2	20.0	< 20.0	
Bromochloromethane	74-97-5	20.0	< 20.0	
Bromodichloromethane	75-27-4	20.0	< 20.0	
Bromoform	75-25-2	20.0	< 20.0	
Bromomethane	74-83-9	50.0	< 50.0	
Carbon disulfide	75-15-0	20.0	< 20.0	
Carbon tetrachloride	56-23-5	20.0	< 20.0	
Chlorobenzene	108-90-7	20.0	< 20.0	
Chloroethane	75-00-3	20.0	< 20.0	



Lab Sample ID: 1904655-002A

Client Sample ID: GP-1

Analyzed: 4/30/2019 1336h

Units: µg/L

Dilution Factor: 10

Method: SW8260C

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Jose Rocha
QA Officer

Compound	CAS Number	Reporting Limit	Analytical Result	Qual
Chloroform	67-66-3	20.0	< 20.0	
Chloromethane	74-87-3	30.0	< 30.0	
cis-1,2-Dichloroethene	156-59-2	20.0	< 20.0	
cis-1,3-Dichloropropene	10061-01-5	20.0	< 20.0	
Cyclohexane	110-82-7	20.0	< 20.0	
Dibromochloromethane	124-48-1	20.0	< 20.0	
Dichlorodifluoromethane	75-71-8	20.0	< 20.0	
Ethylbenzene	100-41-4	20.0	< 20.0	
Isopropylbenzene	98-82-8	20.0	< 20.0	
m,p-Xylene	179601-23-1	20.0	< 20.0	
Methyl Acetate	79-20-9	50.0	< 50.0	
Methyl tert-butyl ether	1634-04-4	20.0	< 20.0	
Methylcyclohexane	108-87-2	20.0	< 20.0	
Methylene chloride	75-09-2	20.0	< 20.0	
Naphthalene	91-20-3	20.0	267	
o-Xylene	95-47-6	20.0	< 20.0	
Styrene	100-42-5	20.0	< 20.0	
Tetrachloroethene	127-18-4	20.0	< 20.0	
Toluene	108-88-3	20.0	< 20.0	
TPH C6-C10 (GRO)		200	890	
trans-1,2-Dichloroethene	156-60-5	20.0	< 20.0	
trans-1,3-Dichloropropene	10061-02-6	20.0	< 20.0	
Trichloroethene	79-01-6	20.0	< 20.0	
Trichlorofluoromethane	75-69-4	20.0	< 20.0	
Vinyl chloride	75-01-4	10.0	< 10.0	

Surrogate	Units: µg/L	CAS	Result	Amount Spiked	% REC	Limits	Qual
Surr: 1,2-Dichloroethane-d4		17060-07-0	654	500.0	131	72-151	
Surr: 4-Bromofluorobenzene		460-00-4	498	500.0	99.6	80-152	
Surr: Dibromofluoromethane		1868-53-7	562	500.0	112	72-135	
Surr: Toluene-d8		2037-26-5	494	500.0	98.9	80-124	

³ - Matrix spike recoveries and high RPDs indicate suspected sample non-homogeneity. The method is in control as indicated by the LCS.

The reporting limits were raised due to sample matrix interferences. Oily sheen on sample surface.



ORGANIC ANALYTICAL REPORT

Client: Applied Geotechnical
Project: Continental Bakery / 1190273
Lab Sample ID: 1904655-003A
Client Sample ID: GP-2 @ 8'
Collection Date: 4/26/2019 945h
Received Date: 4/26/2019 1226h

Contact: Thomas Atkinson

Test Code: 8260-S

Analytical Results

VOAs AWAL List by GC/MS Method 8260C

Analyzed: 4/26/2019 1555h

Units: µg/kg-dry

Dilution Factor: 1

Method: SW8260C

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Jose Rocha
QA Officer

Compound	CAS Number	Reporting Limit	Analytical Result	Qual
1,1,1-Trichloroethane	71-55-6	2.44	< 2.44	
1,1,2,2-Tetrachloroethane	79-34-5	2.44	< 2.44	
1,1,2-Trichloro-1,2,2-trifluoroethane	76-13-1	2.44	< 2.44	
1,1,2-Trichloroethane	79-00-5	2.44	< 2.44	
1,1-Dichloroethane	75-34-3	2.44	< 2.44	
1,1-Dichloroethene	75-35-4	2.44	< 2.44	
1,2,3-Trichlorobenzene	87-61-6	2.44	< 2.44	
1,2,4-Trichlorobenzene	120-82-1	2.44	< 2.44	
1,2-Dibromo-3-chloropropane	96-12-8	6.09	< 6.09	
1,2-Dibromoethane	106-93-4	2.44	< 2.44	
1,2-Dichlorobenzene	95-50-1	2.44	< 2.44	
1,2-Dichloroethane	107-06-2	2.44	< 2.44	
1,2-Dichloropropane	78-87-5	2.44	< 2.44	
1,3-Dichlorobenzene	541-73-1	2.44	< 2.44	
1,4-Dichlorobenzene	106-46-7	2.44	< 2.44	
1,4-Dioxane	123-91-1	60.9	< 60.9	
2-Butanone	78-93-3	12.2	< 12.2	
2-Hexanone	591-78-6	6.09	< 6.09	
4-Methyl-2-pentanone	108-10-1	6.09	< 6.09	
Acetone	67-64-1	12.2	21.8	
Benzene	71-43-2	2.44	< 2.44	
Bromochloromethane	74-97-5	2.44	< 2.44	
Bromodichloromethane	75-27-4	2.44	< 2.44	
Bromoform	75-25-2	2.44	< 2.44	
Bromomethane	74-83-9	6.09	< 6.09	
Carbon disulfide	75-15-0	2.44	< 2.44	
Carbon tetrachloride	56-23-5	2.44	< 2.44	
Chlorobenzene	108-90-7	2.44	< 2.44	
Chloroethane	75-00-3	2.44	< 2.44	

Report Date: 5/3/2019 Page 16 of 31

All analyses applicable to the CWA, SDWA, and RCRA are performed in accordance to NELAC protocols. Pertinent sampling information is located on the attached COC. Confidential Business Information: This report is provided for the exclusive use of the addressee. Privileges of subsequent use of the name of this company or any member of its staff, or reproduction of this report in connection with the advertisement, promotion or sale of any product or process, or in connection with the re-publication of this report for any purpose other than for the addressee will be granted only on contact. This company accepts no responsibility except for the due performance of inspection and/or analysis in good faith and according to the rules of the trade and of science.



Lab Sample ID: 1904655-003A

Client Sample ID: GP-2 @ 8'

Analyzed: 4/26/2019 1555h

Units: µg/kg-dry

Dilution Factor: 1

Method: SW8260C

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Compound	CAS Number	Reporting Limit	Analytical Result	Qual
Chloroform	67-66-3	2.44	< 2.44	
Chloromethane	74-87-3	3.66	< 3.66	
cis-1,2-Dichloroethene	156-59-2	2.44	< 2.44	
cis-1,3-Dichloropropene	10061-01-5	2.44	< 2.44	
Cyclohexane	110-82-7	2.44	< 2.44	
Dibromochloromethane	124-48-1	2.44	< 2.44	
Dichlorodifluoromethane	75-71-8	2.44	< 2.44	
Ethylbenzene	100-41-4	2.44	< 2.44	
Isopropylbenzene	98-82-8	2.44	< 2.44	
m,p-Xylene	179601-23-1	2.44	< 2.44	
Methyl Acetate	79-20-9	6.09	< 6.09	
Methyl tert-butyl ether	1634-04-4	2.44	< 2.44	
Methylcyclohexane	108-87-2	2.44	< 2.44	
Methylene chloride	75-09-2	6.09	< 6.09	
Naphthalene	91-20-3	2.44	< 2.44	
o-Xylene	95-47-6	2.44	< 2.44	
Styrene	100-42-5	2.44	< 2.44	
Tetrachloroethene	127-18-4	2.44	< 2.44	
Toluene	108-88-3	2.44	< 2.44	
TPH C6-C10 (GRO)		24.4	< 24.4	
trans-1,2-Dichloroethene	156-60-5	2.44	< 2.44	
trans-1,3-Dichloropropene	10061-02-6	2.44	< 2.44	
Trichloroethene	79-01-6	2.44	< 2.44	
Trichlorofluoromethane	75-69-4	2.44	< 2.44	
Vinyl chloride	75-01-4	1.22	< 1.22	

Surrogate	Units: µg/kg-dry	CAS	Result	Amount Spiked	% REC	Limits	Qual
Surr: 1,2-Dichloroethane-d4		17060-07-0	58.7	60.95	96.3	51-170	
Surr: 4-Bromofluorobenzene		460-00-4	63.3	60.95	104	50-140	
Surr: Dibromofluoromethane		1868-53-7	55.8	60.95	91.6	50-140	
Surr: Toluene-d8		2037-26-5	61.8	60.95	101	50-140	

Sampling and analytical preparation performed by method 5030A modified for analysis of soil samples collected in 2 or 4 oz jars.



ORGANIC ANALYTICAL REPORT

Client: Applied Geotechnical
Project: Continental Bakery / 1190273
Lab Sample ID: 1904655-004A
Client Sample ID: GP-2
Collection Date: 4/26/2019 950h
Received Date: 4/26/2019 1226h

Contact: Thomas Atkinson

Test Code: 8260-W

Analytical Results

VOAs AWAL List by GC/MS Method 8260C/5030C

Analyzed: 4/30/2019 1438h

Units: µg/L

Dilution Factor: 1

Method: SW8260C

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Compound	CAS Number	Reporting Limit	Analytical Result	Qual
1,1,1-Trichloroethane	71-55-6	2.00	< 2.00	
1,1,2,2-Tetrachloroethane	79-34-5	2.00	< 2.00	
1,1,2-Trichloro-1,2,2-trifluoroethane	76-13-1	2.00	< 2.00	
1,1,2-Trichloroethane	79-00-5	2.00	< 2.00	
1,1-Dichloroethane	75-34-3	2.00	< 2.00	
1,1-Dichloroethene	75-35-4	2.00	< 2.00	
1,2,3-Trichlorobenzene	87-61-6	2.00	< 2.00	
1,2,4-Trichlorobenzene	120-82-1	2.00	< 2.00	
1,2-Dibromo-3-chloropropane	96-12-8	5.00	< 5.00	
1,2-Dibromoethane	106-93-4	2.00	< 2.00	
1,2-Dichlorobenzene	95-50-1	2.00	< 2.00	
1,2-Dichloroethane	107-06-2	2.00	< 2.00	
1,2-Dichloropropane	78-87-5	2.00	< 2.00	
1,3-Dichlorobenzene	541-73-1	2.00	< 2.00	
1,4-Dichlorobenzene	106-46-7	2.00	< 2.00	
1,4-Dioxane	123-91-1	50.0	< 50.0	
2-Butanone	78-93-3	10.0	< 10.0	
2-Hexanone	591-78-6	5.00	< 5.00	
4-Methyl-2-pentanone	108-10-1	5.00	< 5.00	
Acetone	67-64-1	10.0	< 10.0	
Benzene	71-43-2	2.00	< 2.00	
Bromochloromethane	74-97-5	2.00	< 2.00	
Bromodichloromethane	75-27-4	2.00	< 2.00	
Bromoform	75-25-2	2.00	< 2.00	
Bromomethane	74-83-9	5.00	< 5.00	
Carbon disulfide	75-15-0	2.00	< 2.00	
Carbon tetrachloride	56-23-5	2.00	< 2.00	
Chlorobenzene	108-90-7	2.00	< 2.00	
Chloroethane	75-00-3	2.00	< 2.00	

Report Date: 5/3/2019 Page 18 of 31

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Lab Sample ID: 1904655-004A

Client Sample ID: GP-2

Analyzed: 4/30/2019 1438h

Units: µg/L

Dilution Factor: 1

Method: SW8260C

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Kyle F. Gross
Laboratory Director

Jose Rocha
QA Officer

Compound	CAS Number	Reporting Limit	Analytical Result	Qual
Chloroform	67-66-3	2.00	< 2.00	
Chloromethane	74-87-3	3.00	< 3.00	
cis-1,2-Dichloroethene	156-59-2	2.00	< 2.00	
cis-1,3-Dichloropropene	10061-01-5	2.00	< 2.00	
Cyclohexane	110-82-7	2.00	< 2.00	
Dibromochloromethane	124-48-1	2.00	< 2.00	
Dichlorodifluoromethane	75-71-8	2.00	< 2.00	
Ethylbenzene	100-41-4	2.00	< 2.00	
Isopropylbenzene	98-82-8	2.00	< 2.00	
m,p-Xylene	179601-23-1	2.00	< 2.00	
Methyl Acetate	79-20-9	5.00	< 5.00	
Methyl tert-butyl ether	1634-04-4	2.00	< 2.00	
Methylcyclohexane	108-87-2	2.00	< 2.00	
Methylene chloride	75-09-2	2.00	< 2.00	
Naphthalene	91-20-3	2.00	< 2.00	
o-Xylene	95-47-6	2.00	< 2.00	
Styrene	100-42-5	2.00	< 2.00	
Tetrachloroethene	127-18-4	2.00	< 2.00	
Toluene	108-88-3	2.00	< 2.00	
TPH C6-C10 (GRO)		20.0	< 20.0	
trans-1,2-Dichloroethene	156-60-5	2.00	< 2.00	
trans-1,3-Dichloropropene	10061-02-6	2.00	< 2.00	
Trichloroethene	79-01-6	2.00	< 2.00	
Trichlorofluoromethane	75-69-4	2.00	< 2.00	
Vinyl chloride	75-01-4	1.00	< 1.00	

Surrogate	Units: µg/L	CAS	Result	Amount Spiked	% REC	Limits	Qual
Surr: 1,2-Dichloroethane-d4		17060-07-0	56.9	50.00	114	72-151	
Surr: 4-Bromofluorobenzene		460-00-4	50.3	50.00	101	80-152	
Surr: Dibromofluoromethane		1868-53-7	60.2	50.00	120	72-135	
Surr: Toluene-d8		2037-26-5	48.8	50.00	97.7	80-124	



ORGANIC ANALYTICAL REPORT

Client: Applied Geotechnical
Project: Continental Bakery / 1190273
Lab Sample ID: 1904655-005A
Client Sample ID: GP-3 @ 10'
Collection Date: 4/26/2019 1015h
Received Date: 4/26/2019 1226h

Contact: Thomas Atkinson

Test Code: 8260-S

Analytical Results

VOAs AWAL List by GC/MS Method 8260C

Analyzed: 4/26/2019 1657h

Units: µg/kg-dry

Dilution Factor: 1

Method: SW8260C

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Kyle F. Gross
Laboratory Director

Jose Rocha
QA Officer

Compound	CAS Number	Reporting Limit	Analytical Result	Qual
1,1,1-Trichloroethane	71-55-6	2.36	< 2.36	
1,1,2,2-Tetrachloroethane	79-34-5	2.36	< 2.36	
1,1,2-Trichloro-1,2,2-trifluoroethane	76-13-1	2.36	< 2.36	
1,1,2-Trichloroethane	79-00-5	2.36	< 2.36	
1,1-Dichloroethane	75-34-3	2.36	< 2.36	
1,1-Dichloroethene	75-35-4	2.36	< 2.36	
1,2,3-Trichlorobenzene	87-61-6	2.36	< 2.36	
1,2,4-Trichlorobenzene	120-82-1	2.36	< 2.36	
1,2-Dibromo-3-chloropropane	96-12-8	5.91	< 5.91	
1,2-Dibromoethane	106-93-4	2.36	< 2.36	
1,2-Dichlorobenzene	95-50-1	2.36	< 2.36	
1,2-Dichloroethane	107-06-2	2.36	< 2.36	
1,2-Dichloropropane	78-87-5	2.36	< 2.36	
1,3-Dichlorobenzene	541-73-1	2.36	< 2.36	
1,4-Dichlorobenzene	106-46-7	2.36	< 2.36	
1,4-Dioxane	123-91-1	59.1	< 59.1	
2-Butanone	78-93-3	11.8	< 11.8	
2-Hexanone	591-78-6	5.91	< 5.91	
4-Methyl-2-pentanone	108-10-1	5.91	< 5.91	
Acetone	67-64-1	11.8	54.0	
Benzene	71-43-2	2.36	< 2.36	
Bromochloromethane	74-97-5	2.36	< 2.36	
Bromodichloromethane	75-27-4	2.36	< 2.36	
Bromoform	75-25-2	2.36	< 2.36	
Bromomethane	74-83-9	5.91	< 5.91	
Carbon disulfide	75-15-0	2.36	< 2.36	
Carbon tetrachloride	56-23-5	2.36	< 2.36	
Chlorobenzene	108-90-7	2.36	< 2.36	
Chloroethane	75-00-3	2.36	< 2.36	

Report Date: 5/3/2019 Page 20 of 31



Lab Sample ID: 1904655-005A

Client Sample ID: GP-3 @ 10'

Analyzed: 4/26/2019 1657h

Units: µg/kg-dry

Dilution Factor: 1

Method: SW8260C

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Kyle F. Gross
Laboratory Director

Jose Rocha
QA Officer

Compound	CAS Number	Reporting Limit	Analytical Result	Qual
Chloroform	67-66-3	2.36	< 2.36	
Chloromethane	74-87-3	3.54	< 3.54	
cis-1,2-Dichloroethene	156-59-2	2.36	< 2.36	
cis-1,3-Dichloropropene	10061-01-5	2.36	< 2.36	
Cyclohexane	110-82-7	2.36	< 2.36	
Dibromochloromethane	124-48-1	2.36	< 2.36	
Dichlorodifluoromethane	75-71-8	2.36	< 2.36	
Ethylbenzene	100-41-4	2.36	< 2.36	
Isopropylbenzene	98-82-8	2.36	< 2.36	
m,p-Xylene	179601-23-1	2.36	< 2.36	
Methyl Acetate	79-20-9	5.91	< 5.91	
Methyl tert-butyl ether	1634-04-4	2.36	< 2.36	
Methylcyclohexane	108-87-2	2.36	< 2.36	
Methylene chloride	75-09-2	5.91	< 5.91	
Naphthalene	91-20-3	2.36	< 2.36	
o-Xylene	95-47-6	2.36	< 2.36	
Styrene	100-42-5	2.36	< 2.36	
Tetrachloroethene	127-18-4	2.36	< 2.36	
Toluene	108-88-3	2.36	< 2.36	
TPH C6-C10 (GRO)		23.6	< 23.6	
trans-1,2-Dichloroethene	156-60-5	2.36	< 2.36	
trans-1,3-Dichloropropene	10061-02-6	2.36	< 2.36	
Trichloroethene	79-01-6	2.36	< 2.36	
Trichlorofluoromethane	75-69-4	2.36	< 2.36	
Vinyl chloride	75-01-4	1.18	< 1.18	

Surrogate	Units: µg/kg-dry	CAS	Result	Amount Spiked	% REC	Limits	Qual
Surr: 1,2-Dichloroethane-d4		17060-07-0	58.1	59.05	98.5	51-170	
Surr: 4-Bromofluorobenzene		460-00-4	63.2	59.05	107	50-140	
Surr: Dibromofluoromethane		1868-53-7	54.5	59.05	92.2	50-140	
Surr: Toluene-d8		2037-26-5	61.1	59.05	103	50-140	

Sampling and analytical preparation performed by method 5030A modified for analysis of soil samples collected in 2 or 4 oz jars.



ORGANIC ANALYTICAL REPORT

Client: Applied Geotechnical
Project: Continental Bakery / 1190273
Lab Sample ID: 1904655-006A
Client Sample ID: GP-3
Collection Date: 4/26/2019 1020h
Received Date: 4/26/2019 1226h

Contact: Thomas Atkinson

Test Code: 8260-W

Analytical Results

VOAs AWAL List by GC/MS Method 8260C/5030C

Analyzed: 4/30/2019 1458h

Units: µg/L

Dilution Factor: 10

Method: SW8260C

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Kyle F. Gross
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Jose Rocha
QA Officer

Compound	CAS Number	Reporting Limit	Analytical Result	Qual
1,1,1-Trichloroethane	71-55-6	20.0	< 20.0	
1,1,2,2-Tetrachloroethane	79-34-5	20.0	< 20.0	
1,1,2-Trichloro-1,2,2-trifluoroethane	76-13-1	20.0	< 20.0	
1,1,2-Trichloroethane	79-00-5	20.0	< 20.0	
1,1-Dichloroethane	75-34-3	20.0	< 20.0	
1,1-Dichloroethene	75-35-4	20.0	< 20.0	
1,2,3-Trichlorobenzene	87-61-6	20.0	< 20.0	
1,2,4-Trichlorobenzene	120-82-1	20.0	< 20.0	
1,2-Dibromo-3-chloropropane	96-12-8	50.0	< 50.0	
1,2-Dibromoethane	106-93-4	20.0	< 20.0	
1,2-Dichlorobenzene	95-50-1	20.0	< 20.0	
1,2-Dichloroethane	107-06-2	20.0	< 20.0	
1,2-Dichloropropane	78-87-5	20.0	< 20.0	
1,3-Dichlorobenzene	541-73-1	20.0	< 20.0	
1,4-Dichlorobenzene	106-46-7	20.0	< 20.0	
1,4-Dioxane	123-91-1	500	< 500	
2-Butanone	78-93-3	100	< 100	
2-Hexanone	591-78-6	50.0	< 50.0	
4-Methyl-2-pentanone	108-10-1	50.0	< 50.0	
Acetone	67-64-1	100	< 100	
Benzene	71-43-2	20.0	< 20.0	
Bromochloromethane	74-97-5	20.0	< 20.0	
Bromodichloromethane	75-27-4	20.0	< 20.0	
Bromoform	75-25-2	20.0	< 20.0	
Bromomethane	74-83-9	50.0	< 50.0	
Carbon disulfide	75-15-0	20.0	< 20.0	
Carbon tetrachloride	56-23-5	20.0	< 20.0	
Chlorobenzene	108-90-7	20.0	< 20.0	
Chloroethane	75-00-3	20.0	< 20.0	



Lab Sample ID: 1904655-006A

Client Sample ID: GP-3

Analyzed: 4/30/2019 1458h

Units: µg/L

Dilution Factor: 10

Method: SW8260C

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Kyle F. Gross
Laboratory Director

Jose Rocha
QA Officer

Compound	CAS Number	Reporting Limit	Analytical Result	Qual
Chloroform	67-66-3	20.0	< 20.0	
Chloromethane	74-87-3	30.0	< 30.0	
cis-1,2-Dichloroethene	156-59-2	20.0	< 20.0	
cis-1,3-Dichloropropene	10061-01-5	20.0	< 20.0	
Cyclohexane	110-82-7	20.0	< 20.0	
Dibromochloromethane	124-48-1	20.0	< 20.0	
Dichlorodifluoromethane	75-71-8	20.0	< 20.0	
Ethylbenzene	100-41-4	20.0	< 20.0	
Isopropylbenzene	98-82-8	20.0	< 20.0	
m,p-Xylene	179601-23-1	20.0	< 20.0	
Methyl Acetate	79-20-9	50.0	< 50.0	
Methyl tert-butyl ether	1634-04-4	20.0	< 20.0	
Methylcyclohexane	108-87-2	20.0	< 20.0	
Methylene chloride	75-09-2	20.0	< 20.0	
Naphthalene	91-20-3	20.0	99.1	
o-Xylene	95-47-6	20.0	< 20.0	
Styrene	100-42-5	20.0	< 20.0	
Tetrachloroethene	127-18-4	20.0	< 20.0	
Toluene	108-88-3	20.0	< 20.0	
TPH C6-C10 (GRO)		200	316	
trans-1,2-Dichloroethene	156-60-5	20.0	< 20.0	
trans-1,3-Dichloropropene	10061-02-6	20.0	< 20.0	
Trichloroethene	79-01-6	20.0	< 20.0	
Trichlorofluoromethane	75-69-4	20.0	< 20.0	
Vinyl chloride	75-01-4	10.0	< 10.0	

Surrogate	Units: µg/L	CAS	Result	Amount Spiked	% REC	Limits	Qual
Surr: 1,2-Dichloroethane-d4		17060-07-0	538	500.0	108	72-151	
Surr: 4-Bromofluorobenzene		460-00-4	498	500.0	99.6	80-152	
Surr: Dibromofluoromethane		1868-53-7	547	500.0	109	72-135	
Surr: Toluene-d8		2037-26-5	500	500.0	99.9	80-124	

The reporting limits were raised due to sample matrix interferences. Oily sheen on sample surface.



ORGANIC ANALYTICAL REPORT

Client: Applied Geotechnical
Project: Continental Bakery / 1190273
Lab Sample ID: 1904655-007A
Client Sample ID: GP-4 @ 10'
Collection Date: 4/26/2019 1045h
Received Date: 4/26/2019 1226h

Contact: Thomas Atkinson

Test Code: 8260-S

Analytical Results

VOAs AWAL List by GC/MS Method 8260C

Analyzed: 4/29/2019 1519h

Units: µg/kg-dry

Dilution Factor: 50

Method: SW8260C

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Kyle F. Gross
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Jose Rocha
QA Officer

Compound	CAS Number	Reporting Limit	Analytical Result	Qual
1,1,1-Trichloroethane	71-55-6	117	< 117	
1,1,2,2-Tetrachloroethane	79-34-5	117	< 117	
1,1,2-Trichloro-1,2,2-trifluoroethane	76-13-1	117	< 117	
1,1,2-Trichloroethane	79-00-5	117	< 117	
1,1-Dichloroethane	75-34-3	117	< 117	
1,1-Dichloroethene	75-35-4	117	< 117	
1,2,3-Trichlorobenzene	87-61-6	117	< 117	
1,2,4-Trichlorobenzene	120-82-1	117	< 117	
1,2-Dibromo-3-chloropropane	96-12-8	293	< 293	
1,2-Dibromoethane	106-93-4	117	< 117	
1,2-Dichlorobenzene	95-50-1	117	< 117	
1,2-Dichloroethane	107-06-2	117	< 117	
1,2-Dichloropropane	78-87-5	117	< 117	
1,3-Dichlorobenzene	541-73-1	117	< 117	
1,4-Dichlorobenzene	106-46-7	117	< 117	
1,4-Dioxane	123-91-1	2,930	< 2,930	
2-Butanone	78-93-3	585	< 585	
2-Hexanone	591-78-6	293	< 293	
4-Methyl-2-pentanone	108-10-1	293	< 293	
Acetone	67-64-1	585	< 585	
Benzene	71-43-2	117	< 117	
Bromochloromethane	74-97-5	117	< 117	
Bromodichloromethane	75-27-4	117	< 117	
Bromoform	75-25-2	117	< 117	
Bromomethane	74-83-9	293	< 293	
Carbon disulfide	75-15-0	117	< 117	
Carbon tetrachloride	56-23-5	117	< 117	
Chlorobenzene	108-90-7	117	< 117	
Chloroethane	75-00-3	117	< 117	



Lab Sample ID: 1904655-007A

Client Sample ID: GP-4 @ 10'

Analyzed: 4/29/2019 1519h

Units: µg/kg-dry

Dilution Factor: 50

Method: SW8260C

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Jose Rocha
QA Officer

Compound	CAS Number	Reporting Limit	Analytical Result	Qual
Chloroform	67-66-3	117	< 117	
Chloromethane	74-87-3	176	< 176	
cis-1,2-Dichloroethene	156-59-2	117	< 117	
cis-1,3-Dichloropropene	10061-01-5	117	< 117	
Cyclohexane	110-82-7	117	< 117	
Dibromochloromethane	124-48-1	117	< 117	
Dichlorodifluoromethane	75-71-8	117	< 117	
Ethylbenzene	100-41-4	117	< 117	
Isopropylbenzene	98-82-8	117	295	
m,p-Xylene	179601-23-1	117	< 117	
Methyl Acetate	79-20-9	293	< 293	
Methyl tert-butyl ether	1634-04-4	117	< 117	
Methylcyclohexane	108-87-2	117	399	
Methylene chloride	75-09-2	293	< 293	
Naphthalene	91-20-3	117	14,400	
o-Xylene	95-47-6	117	< 117	
Styrene	100-42-5	117	< 117	
Tetrachloroethene	127-18-4	117	< 117	
Toluene	108-88-3	117	< 117	
TPH C6-C10 (GRO)		1,170	94,300	
trans-1,2-Dichloroethene	156-60-5	117	< 117	
trans-1,3-Dichloropropene	10061-02-6	117	< 117	
Trichloroethene	79-01-6	117	< 117	
Trichlorofluoromethane	75-69-4	117	< 117	
Vinyl chloride	75-01-4	58.5	< 58.5	

Surrogate	Units: µg/kg-dry	CAS	Result	Amount Spiked	% REC	Limits	Qual
Surr: 1,2-Dichloroethane-d4		17060-07-0	2,410	2,927	82.2	51-170	
Surr: 4-Bromofluorobenzene		460-00-4	2,360	2,927	80.6	50-140	
Surr: Dibromofluoromethane		1868-53-7	1,910	2,927	65.3	50-140	
Surr: Toluene-d8		2037-26-5	2,060	2,927	70.5	50-140	

¹ - Matrix spike recovery indicates matrix interference. The method is in control as indicated by the LCS.

² - Matrix spike recoveries and high RPDs indicate suspected sample non-homogeneity. The method is in control as indicated by the LCS.

The reporting limits were raised due to high analyte concentrations.

Sampling and analytical preparation performed by method 5030A modified for analysis of soil samples collected in 2 or 4 oz jars.



ORGANIC ANALYTICAL REPORT

Client: Applied Geotechnical
Project: Continental Bakery / 1190273
Lab Sample ID: 1904655-008A
Client Sample ID: GP-4
Collection Date: 4/26/2019 1050h
Received Date: 4/26/2019 1226h

Contact: Thomas Atkinson

Test Code: 8260-W

Analytical Results

VOAs AWAL List by GC/MS Method 8260C/5030C

Analyzed: 4/30/2019 1519h

Units: µg/L

Dilution Factor: 1

Method: SW8260C

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Laboratory Director

Jose Rocha

QA Officer

Compound	CAS Number	Reporting Limit	Analytical Result	Qual
1,1,1-Trichloroethane	71-55-6	2.00	< 2.00	
1,1,2,2-Tetrachloroethane	79-34-5	2.00	< 2.00	
1,1,2-Trichloro-1,2,2-trifluoroethane	76-13-1	2.00	< 2.00	
1,1,2-Trichloroethane	79-00-5	2.00	< 2.00	
1,1-Dichloroethane	75-34-3	2.00	< 2.00	
1,1-Dichloroethene	75-35-4	2.00	< 2.00	
1,2,3-Trichlorobenzene	87-61-6	2.00	< 2.00	
1,2,4-Trichlorobenzene	120-82-1	2.00	< 2.00	
1,2-Dibromo-3-chloropropane	96-12-8	5.00	< 5.00	
1,2-Dibromoethane	106-93-4	2.00	< 2.00	
1,2-Dichlorobenzene	95-50-1	2.00	< 2.00	
1,2-Dichloroethane	107-06-2	2.00	< 2.00	
1,2-Dichloropropane	78-87-5	2.00	< 2.00	
1,3-Dichlorobenzene	541-73-1	2.00	< 2.00	
1,4-Dichlorobenzene	106-46-7	2.00	< 2.00	
1,4-Dioxane	123-91-1	50.0	< 50.0	
2-Butanone	78-93-3	10.0	< 10.0	
2-Hexanone	591-78-6	5.00	< 5.00	
4-Methyl-2-pentanone	108-10-1	5.00	< 5.00	
Acetone	67-64-1	10.0	24.0	
Benzene	71-43-2	2.00	< 2.00	
Bromochloromethane	74-97-5	2.00	< 2.00	
Bromodichloromethane	75-27-4	2.00	< 2.00	
Bromoform	75-25-2	2.00	< 2.00	
Bromomethane	74-83-9	5.00	< 5.00	
Carbon disulfide	75-15-0	2.00	< 2.00	
Carbon tetrachloride	56-23-5	2.00	< 2.00	
Chlorobenzene	108-90-7	2.00	< 2.00	
Chloroethane	75-00-3	2.00	< 2.00	

Report Date: 5/3/2019 Page 26 of 31



Lab Sample ID: 1904655-008A

Client Sample ID: GP-4

Analyzed: 4/30/2019 1519h

Units: µg/L

Dilution Factor: 1

Method: SW8260C

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Kyle F. Gross
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Jose Rocha
QA Officer

Compound	CAS Number	Reporting Limit	Analytical Result	Qual
Chloroform	67-66-3	2.00	< 2.00	
Chloromethane	74-87-3	3.00	< 3.00	
cis-1,2-Dichloroethene	156-59-2	2.00	< 2.00	
cis-1,3-Dichloropropene	10061-01-5	2.00	< 2.00	
Cyclohexane	110-82-7	2.00	< 2.00	
Dibromochloromethane	124-48-1	2.00	< 2.00	
Dichlorodifluoromethane	75-71-8	2.00	< 2.00	
Ethylbenzene	100-41-4	2.00	< 2.00	
Isopropylbenzene	98-82-8	2.00	< 2.00	
m,p-Xylene	179601-23-1	2.00	< 2.00	
Methyl Acetate	79-20-9	5.00	< 5.00	
Methyl tert-butyl ether	1634-04-4	2.00	< 2.00	
Methylcyclohexane	108-87-2	2.00	< 2.00	
Methylene chloride	75-09-2	2.00	< 2.00	
Naphthalene	91-20-3	2.00	< 2.00	
o-Xylene	95-47-6	2.00	< 2.00	
Styrene	100-42-5	2.00	< 2.00	
Tetrachloroethene	127-18-4	2.00	< 2.00	
Toluene	108-88-3	2.00	< 2.00	
TPH C6-C10 (GRO)		20.0	< 20.0	
trans-1,2-Dichloroethene	156-60-5	2.00	< 2.00	
trans-1,3-Dichloropropene	10061-02-6	2.00	< 2.00	
Trichloroethene	79-01-6	2.00	< 2.00	
Trichlorofluoromethane	75-69-4	2.00	< 2.00	
Vinyl chloride	75-01-4	1.00	< 1.00	

Surrogate	Units: µg/L	CAS	Result	Amount Spiked	% REC	Limits	Qual
Surr: 1,2-Dichloroethane-d4		17060-07-0	56.4	50.00	113	72-151	
Surr: 4-Bromofluorobenzene		460-00-4	51.8	50.00	104	80-152	
Surr: Dibromofluoromethane		1868-53-7	43.7	50.00	87.5	72-135	
Surr: Toluene-d8		2037-26-5	49.9	50.00	99.8	80-124	



ORGANIC ANALYTICAL REPORT

Client: Applied Geotechnical
Project: Continental Bakery / 1190273
Lab Sample ID: 1904655-009A
Client Sample ID: GP-5 @ 7'
Collection Date: 4/26/2019 1105h
Received Date: 4/26/2019 1226h

Contact: Thomas Atkinson

Test Code: 8260-S

Analytical Results

VOAs AWAL List by GC/MS Method 8260C

Analyzed: 4/26/2019 1717h

Units: µg/kg-dry

Dilution Factor: 0.97

Method: SW8260C

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web: www.awal-labs.com

Kyle F. Gross
Laboratory Director

Jose Rocha
QA Officer

Compound	CAS Number	Reporting Limit	Analytical Result	Qual
1,1,1-Trichloroethane	71-55-6	2.40	< 2.40	
1,1,2,2-Tetrachloroethane	79-34-5	2.40	< 2.40	
1,1,2-Trichloro-1,2,2-trifluoroethane	76-13-1	2.40	< 2.40	
1,1,2-Trichloroethane	79-00-5	2.40	< 2.40	
1,1-Dichloroethane	75-34-3	2.40	< 2.40	
1,1-Dichloroethene	75-35-4	2.40	< 2.40	
1,2,3-Trichlorobenzene	87-61-6	2.40	< 2.40	
1,2,4-Trichlorobenzene	120-82-1	2.40	< 2.40	
1,2-Dibromo-3-chloropropane	96-12-8	5.99	< 5.99	
1,2-Dibromoethane	106-93-4	2.40	< 2.40	
1,2-Dichlorobenzene	95-50-1	2.40	< 2.40	
1,2-Dichloroethane	107-06-2	2.40	< 2.40	
1,2-Dichloropropane	78-87-5	2.40	< 2.40	
1,3-Dichlorobenzene	541-73-1	2.40	< 2.40	
1,4-Dichlorobenzene	106-46-7	2.40	< 2.40	
1,4-Dioxane	123-91-1	59.9	< 59.9	
2-Butanone	78-93-3	12.0	< 12.0	
2-Hexanone	591-78-6	5.99	< 5.99	
4-Methyl-2-pentanone	108-10-1	5.99	< 5.99	
Acetone	67-64-1	12.0	20.1	
Benzene	71-43-2	2.40	< 2.40	
Bromochloromethane	74-97-5	2.40	< 2.40	
Bromodichloromethane	75-27-4	2.40	< 2.40	
Bromoform	75-25-2	2.40	< 2.40	
Bromomethane	74-83-9	5.99	< 5.99	
Carbon disulfide	75-15-0	2.40	< 2.40	
Carbon tetrachloride	56-23-5	2.40	< 2.40	
Chlorobenzene	108-90-7	2.40	< 2.40	
Chloroethane	75-00-3	2.40	< 2.40	

Report Date: 5/3/2019 Page 28 of 31



Lab Sample ID: 1904655-009A

Client Sample ID: GP-5 @ 7'

Analyzed: 4/26/2019 1717h

Units: µg/kg-dry

Dilution Factor: 0.97

Method: SW8260C

3440 South 700 West
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Kyle F. Gross
Laboratory Director

Jose Rocha
QA Officer

Compound	CAS Number	Reporting Limit	Analytical Result	Qual
Chloroform	67-66-3	2.40	< 2.40	
Chloromethane	74-87-3	3.60	< 3.60	
cis-1,2-Dichloroethene	156-59-2	2.40	< 2.40	
cis-1,3-Dichloropropene	10061-01-5	2.40	< 2.40	
Cyclohexane	110-82-7	2.40	< 2.40	
Dibromochloromethane	124-48-1	2.40	< 2.40	
Dichlorodifluoromethane	75-71-8	2.40	< 2.40	
Ethylbenzene	100-41-4	2.40	< 2.40	
Isopropylbenzene	98-82-8	2.40	< 2.40	
m,p-Xylene	179601-23-1	2.40	< 2.40	
Methyl Acetate	79-20-9	5.99	< 5.99	
Methyl tert-butyl ether	1634-04-4	2.40	< 2.40	
Methylcyclohexane	108-87-2	2.40	7.17	
Methylene chloride	75-09-2	5.99	< 5.99	
Naphthalene	91-20-3	2.40	< 2.40	
o-Xylene	95-47-6	2.40	< 2.40	
Styrene	100-42-5	2.40	< 2.40	
Tetrachloroethene	127-18-4	2.40	< 2.40	
Toluene	108-88-3	2.40	< 2.40	
TPH C6-C10 (GRO)		24.0	233	
trans-1,2-Dichloroethene	156-60-5	2.40	< 2.40	
trans-1,3-Dichloropropene	10061-02-6	2.40	< 2.40	
Trichloroethene	79-01-6	2.40	< 2.40	
Trichlorofluoromethane	75-69-4	2.40	< 2.40	
Vinyl chloride	75-01-4	1.20	< 1.20	

Surrogate	Units: µg/kg-dry	CAS	Result	Amount Spiked	% REC	Limits	Qual
Surr: 1,2-Dichloroethane-d4		17060-07-0	59.9	59.93	99.9	51-170	
Surr: 4-Bromofluorobenzene		460-00-4	69.4	59.93	116	50-140	
Surr: Dibromofluoromethane		1868-53-7	52.0	59.93	86.7	50-140	
Surr: Toluene-d8		2037-26-5	67.3	59.93	112	50-140	

Sampling and analytical preparation performed by method 5030A modified for analysis of soil samples collected in 2 or 4 oz jars.



ORGANIC ANALYTICAL REPORT

Client: Applied Geotechnical
Project: Continental Bakery / 1190273
Lab Sample ID: 1904655-010A
Client Sample ID: GP-5
Collection Date: 4/26/2019 1110h
Received Date: 4/26/2019 1226h

Contact: Thomas Atkinson

Test Code: 8260-W

Analytical Results

VOAs AWAL List by GC/MS Method 8260C/5030C

Analyzed: 4/30/2019 1539h

Units: µg/L

Dilution Factor: 1

Method: SW8260C

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web: www.awal-labs.com

Kyle F. Gross
Laboratory Director

Jose Rocha
QA Officer

Compound	CAS Number	Reporting Limit	Analytical Result	Qual
1,1,1-Trichloroethane	71-55-6	2.00	< 2.00	
1,1,2,2-Tetrachloroethane	79-34-5	2.00	< 2.00	
1,1,2-Trichloro-1,2,2-trifluoroethane	76-13-1	2.00	< 2.00	
1,1,2-Trichloroethane	79-00-5	2.00	< 2.00	
1,1-Dichloroethane	75-34-3	2.00	< 2.00	
1,1-Dichloroethene	75-35-4	2.00	< 2.00	
1,2,3-Trichlorobenzene	87-61-6	2.00	< 2.00	
1,2,4-Trichlorobenzene	120-82-1	2.00	< 2.00	
1,2-Dibromo-3-chloropropane	96-12-8	5.00	< 5.00	
1,2-Dibromoethane	106-93-4	2.00	< 2.00	
1,2-Dichlorobenzene	95-50-1	2.00	< 2.00	
1,2-Dichloroethane	107-06-2	2.00	< 2.00	
1,2-Dichloropropane	78-87-5	2.00	< 2.00	
1,3-Dichlorobenzene	541-73-1	2.00	< 2.00	
1,4-Dichlorobenzene	106-46-7	2.00	< 2.00	
1,4-Dioxane	123-91-1	50.0	< 50.0	
2-Butanone	78-93-3	10.0	< 10.0	
2-Hexanone	591-78-6	5.00	< 5.00	
4-Methyl-2-pentanone	108-10-1	5.00	< 5.00	
Acetone	67-64-1	10.0	< 10.0	
Benzene	71-43-2	2.00	< 2.00	
Bromochloromethane	74-97-5	2.00	< 2.00	
Bromodichloromethane	75-27-4	2.00	< 2.00	
Bromoform	75-25-2	2.00	< 2.00	
Bromomethane	74-83-9	5.00	< 5.00	
Carbon disulfide	75-15-0	2.00	< 2.00	
Carbon tetrachloride	56-23-5	2.00	< 2.00	
Chlorobenzene	108-90-7	2.00	< 2.00	
Chloroethane	75-00-3	2.00	< 2.00	

Report Date: 5/3/2019 Page 30 of 31



Lab Sample ID: 1904655-010A

Client Sample ID: GP-5

Analyzed: 4/30/2019 1539h

Units: µg/L

Dilution Factor: 1

Method: SW8260C

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Kyle F. Gross
Laboratory Director

Jose Rocha
QA Officer

Compound	CAS Number	Reporting Limit	Analytical Result	Qual
Chloroform	67-66-3	2.00	< 2.00	
Chloromethane	74-87-3	3.00	< 3.00	
cis-1,2-Dichloroethene	156-59-2	2.00	< 2.00	
cis-1,3-Dichloropropene	10061-01-5	2.00	< 2.00	
Cyclohexane	110-82-7	2.00	< 2.00	
Dibromochloromethane	124-48-1	2.00	< 2.00	
Dichlorodifluoromethane	75-71-8	2.00	< 2.00	
Ethylbenzene	100-41-4	2.00	< 2.00	
Isopropylbenzene	98-82-8	2.00	< 2.00	
m,p-Xylene	179601-23-1	2.00	< 2.00	
Methyl Acetate	79-20-9	5.00	< 5.00	
Methyl tert-butyl ether	1634-04-4	2.00	< 2.00	
Methylcyclohexane	108-87-2	2.00	< 2.00	
Methylene chloride	75-09-2	2.00	< 2.00	
Naphthalene	91-20-3	2.00	< 2.00	
o-Xylene	95-47-6	2.00	< 2.00	
Styrene	100-42-5	2.00	< 2.00	
Tetrachloroethene	127-18-4	2.00	< 2.00	
Toluene	108-88-3	2.00	< 2.00	
TPH C6-C10 (GRO)		20.0	< 20.0	
trans-1,2-Dichloroethene	156-60-5	2.00	< 2.00	
trans-1,3-Dichloropropene	10061-02-6	2.00	< 2.00	
Trichloroethene	79-01-6	2.00	< 2.00	
Trichlorofluoromethane	75-69-4	2.00	< 2.00	
Vinyl chloride	75-01-4	1.00	< 1.00	

Surrogate	Units: µg/L	CAS	Result	Amount Spiked	% REC	Limits	Qual
Surr: 1,2-Dichloroethane-d4		17060-07-0	56.4	50.00	113	72-151	
Surr: 4-Bromofluorobenzene		460-00-4	50.7	50.00	101	80-152	
Surr: Dibromofluoromethane		1868-53-7	59.3	50.00	119	72-135	
Surr: Toluene-d8		2037-26-5	49.7	50.00	99.4	80-124	

Report Date: 5/3/2019 Page 31 of 31

All analyses applicable to the CWA, SDWA, and RCRA are performed in accordance to NELAP protocols. Pertinent sampling information is located on the attached COC. Confidential Business Information: This report is provided for the exclusive use of the addressee. Privileges of subsequent use of the name of this company or any member of its staff, or reproduction of this report in connection with the advertisement, promotion or sale of any product or process, or in connection with the re-publication of this report for any purpose other than for the addressee will be granted only on contact. This company accepts no responsibility except for the due performance of inspection and/or analysis in good faith and according to the rules of the trade and of science.

American West Analytical Laboratories

Rpt Emailed:

UL

WORK ORDER Summary

Work Order: **1904655**

Page 1 of 2

Client: Applied Geotechnical

Due Date: 5/10/2019

Client ID: APP100

Contact: Thomas Atkinson

Project: Continental Bakery / 1190273

QC Level: II+

WO Type: Standard

Comments: QC 2+;

Sample ID	Client Sample ID	Collected Date	Received Date	Test Code	Matrix	Sel	Storage	
1904655-001A	GP-1 @ 8'	4/26/2019 0915h	4/26/2019 1226h	8260-S	Soil		VOCFridge	1
				Test Group: 8260-S-AWAL; # of Analytes: 54 / # of Surr: 4				
1904655-001B				3546-TPH-PR			df - tph	
				8015-S-TPH-3546			df - tph	
				Test Group: 8015-S-TPH-3546; # of Analytes: 1 / # of Surr: 1				
				PMOIST			df - tph	
1904655-002A	GP-1	4/26/2019 0920h	4/26/2019 1226h	8260-W	Aqueous		VOCFridge	3
				Test Group: 8260-W-AWAL; # of Analytes: 54 / # of Surr: 4				
1904655-002B				3511-TPH-PR			df - tph	
				8015-W-TPH-3511			df - tph	
				Test Group: 8015-W-3511-TPH; # of Analytes: 1 / # of Surr: 1				
1904655-003A	GP-2 @ 8'	4/26/2019 0945h	4/26/2019 1226h	8260-S	Soil		VOCFridge	1
				Test Group: 8260-S-AWAL; # of Analytes: 54 / # of Surr: 4				
1904655-003B				3546-TPH-PR			df - tph	
				8015-S-TPH-3546			df - tph	
				Test Group: 8015-S-TPH-3546; # of Analytes: 1 / # of Surr: 1				
				PMOIST			df - tph	
1904655-004A	GP-2	4/26/2019 0950h	4/26/2019 1226h	8260-W	Aqueous		VOCFridge	3
				Test Group: 8260-W-AWAL; # of Analytes: 54 / # of Surr: 4				
1904655-004B				3511-TPH-PR			df - tph	
				8015-W-TPH-3511			df - tph	
				Test Group: 8015-W-3511-TPH; # of Analytes: 1 / # of Surr: 1				
1904655-005A	GP-3 @ 10'	4/26/2019 1015h	4/26/2019 1226h	8260-S	Soil		VOCFridge	1
				Test Group: 8260-S-AWAL; # of Analytes: 54 / # of Surr: 4				
1904655-005B				3546-TPH-PR			df - tph	
				8015-S-TPH-3546			df - tph	
				Test Group: 8015-S-TPH-3546; # of Analytes: 1 / # of Surr: 1				
				PMOIST			df - tph	

Printed: 04/26/19 15:38

LABORATORY CHECK: %M ☐ RT ☐ CN ☐ TAT ☐ QC ☐ LUO ☐ HOK ☐ HOK ☐ HOK ☐ COC Emailed ☐

WORK ORDER SummaryWork Order: **1904655**

Page 2 of 2

Client: Applied Geotechnical

Due Date: 5/10/2019

Sample ID	Client Sample ID	Collected Date	Received Date	Test Code	Matrix	Sel	Storage	
1904655-006A	GP-3	4/26/2019 1020h	4/26/2019 1226h	8260-W	Aqueous		VOCFridge	3
				Test Group: 8260-W-AWAL; # of Analytes: 54 / # of Surr: 4				
1904655-006B				3511-TPH-PR			df - tph	
				8015-W-TPH-3511			df - tph	
				Test Group: 8015-W-3511-TPH; # of Analytes: 1 / # of Surr: 1				
1904655-007A	GP-4 @ 10'	4/26/2019 1045h	4/26/2019 1226h	8260-S	Soil		VOCFridge	1
				Test Group: 8260-S-AWAL; # of Analytes: 54 / # of Surr: 4				
1904655-007B				3546-TPH-PR			df - tph	
				8015-S-TPH-3546			df - tph	
				Test Group: 8015-S-TPH-3546; # of Analytes: 1 / # of Surr: 1				
				PMOIST			df - tph	
1904655-008A	GP-4	4/26/2019 1050h	4/26/2019 1226h	8260-W	Aqueous		VOCFridge	3
				Test Group: 8260-W-AWAL; # of Analytes: 54 / # of Surr: 4				
1904655-008B				3511-TPH-PR			df - tph	5
				8015-W-TPH-3511			df - tph	
				Test Group: 8015-W-3511-TPH; # of Analytes: 1 / # of Surr: 1				
1904655-009A	GP-5 @ 7'	4/26/2019 1105h	4/26/2019 1226h	8260-S	Soil		VOCFridge	1
				Test Group: 8260-S-AWAL; # of Analytes: 54 / # of Surr: 4				
1904655-009B				3546-TPH-PR			df - tph	
				8015-S-TPH-3546			df - tph	
				Test Group: 8015-S-TPH-3546; # of Analytes: 1 / # of Surr: 1				
				PMOIST			df - tph	
1904655-010A	GP-5	4/26/2019 1110h	4/26/2019 1226h	8260-W	Aqueous		VOCFridge	3
				Test Group: 8260-W-AWAL; # of Analytes: 54 / # of Surr: 4				
1904655-010B				3511-TPH-PR			df - tph	
				8015-W-TPH-3511			df - tph	
				Test Group: 8015-W-3511-TPH; # of Analytes: 1 / # of Surr: 1				



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www.awal-labs.com

CHAIN OF CUSTODY

All analysis will be conducted using NELAP accredited methods and all data will be reported using AWAL's standard analyte lists and reporting limits (PQL) unless specifically requested otherwise on this Chain of Custody and/or attached documentation.

1904655
AWAL Lab Sample Set #

Page of

Client: Applied Geotechnical
Address: 600 W 1st South Pkwy
City, State, Zip: Sandy UT 84070
Contact: Tom Atkinson
Phone #: 801-566-6395 Cell #: 801-651-5374
E-mail: Atkinson@agcinc.com
Project Name: Centinabul Bakery
Project #: 1190273
PO #:
Sampler Name: Tom Atkinson

QC Level:		Turn Around Time:		Unless other arrangements have been made, signed reports will be emailed by 5:00 p.m. on the day they are due.		Due Date:					
1	2	3	3+	1	2	3	4	5	Std	Laboratory Use Only	
<div>For Compliance With: <input type="checkbox"/> NELAP <input type="checkbox"/> RCRA <input type="checkbox"/> CWA <input type="checkbox"/> SDWA <input type="checkbox"/> ELAP / A21.A <input type="checkbox"/> NLLAP <input type="checkbox"/> Non-Compliance <input type="checkbox"/> Other:</div>										COC Tape Was: 1 Present on Outer Packaging Y N NA 2 Unbroken on Outer Packaging Y NA 3 Present on Sample Y NA 4 Unbroken on Sample Y NA	
										Known Hazards & Sample Comments	

Sample ID:	Date Sampled	Time Sampled	# of Containers	Sample Matrix
GP-1 C10	4/26/19	9:15	25	TPH-VOLs
GP-1		9:20	6 W	TPH-BRO
GP-2 C10		9:45	25	TPH-BRO
GP-2		9:50	6 W	
GP-3 C10		10:15	25	
GP-3		10:20	6 W	
GP-4 C10		10:45	25	
GP-4		10:50	6 W	
GP-5 C10		11:05	25	
GP-5		11:10	6 W	

Relinquished by: Signature: <u>Tom Atkinson</u> Print Name: <u>Tom Atkinson</u> Relinquished by: Signature: Print Name: Relinquished by: Signature: Print Name:	Date: <u>4/26/19</u> Time: <u>1726</u> Date: Time: Date: Time:	Received by: Signature: <u>Denise Brown</u> Print Name: <u>Denise Brown</u> Received by: Signature: Print Name: Received by: Signature: Print Name:	Date: <u>4/26/19</u> Time: <u>1726</u> Date: Time: Date: Time:	Special Instructions:
---	---	---	---	-----------------------

EXHIBIT E
To
Land Transfer and Development Agreement
H2O Analytical Report

October 23, 2018

H2O Environmental - UT

Sample Delivery Group: L1036241
Samples Received: 10/19/2018
Project Number:
Description: UST Soil: Grant Mackey

Report To: Kyle Artrip
903 W. Center Street, Suite D
North Salt Lake, UT 84054

Entire Report Reviewed By:



Olivia Studebaker
Project Manager

Results relate only to the items tested or calibrated and are reported as rounded values. This test report shall not be reproduced, except in full, without written approval of the laboratory. Where applicable, sampling conducted by Pace National is performed per guidance provided in laboratory standard operating procedures: 060302, 060303, and 060304.





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SAMPLE SUMMARY

ONE LAB. NATIONWIDE



GM-NW-UNDER L1036241-01 Solid

Collected by
Kyle Atrip

Collected date/time
10/18/18 12:00

Received date/time
10/19/18 08:45

Method	Batch	Dilution	Preparation date/time	Analysis date/time	Analyst
Total Solids by Method 2540 G-2011	WG1183849	1	10/22/18 14:03	10/22/18 14:14	KDW
Metals (ICP) by Method 6010B	WG1183766	1	10/20/18 10:15	10/20/18 12:32	WBD
Volatile Organic Compounds (GC) by Method 8015D/GRO	WG1183510	1	10/19/18 11:26	10/19/18 13:51	DWR
Volatile Organic Compounds (GC/MS) by Method 8260B	WG1183499	1	10/19/18 11:26	10/19/18 16:50	JAH
Semi-Volatile Organic Compounds (GC) by Method 8015	WG1184088	2	10/20/18 09:51	10/20/18 18:29	SHG

Cp

²Tc

³Ss

⁴Cn

GM-NE-UNDER L1036241-02 Solid

Collected by
Kyle Atrip

Collected date/time
10/18/18 12:00

Received date/time
10/19/18 08:45

Method	Batch	Dilution	Preparation date/time	Analysis date/time	Analyst
Total Solids by Method 2540 G-2011	WG1183849	1	10/22/18 14:03	10/22/18 14:14	KDW
Metals (ICP) by Method 6010B	WG1183766	1	10/20/18 10:15	10/20/18 12:40	WBD
Volatile Organic Compounds (GC) by Method 8015D/GRO	WG1183510	100	10/19/18 11:26	10/19/18 14:12	DWR
Volatile Organic Compounds (GC/MS) by Method 8260B	WG1183499	8	10/19/18 11:26	10/19/18 18:49	JAH
Semi-Volatile Organic Compounds (GC) by Method 8015	WG1184088	40	10/20/18 09:51	10/20/18 19:05	SHG

⁵Sr

⁶Qc

⁷Gl

⁸Al

GM-SW-UNDER L1036241-03 Solid

Collected by
Kyle Atrip

Collected date/time
10/18/18 12:00

Received date/time
10/19/18 08:45

Method	Batch	Dilution	Preparation date/time	Analysis date/time	Analyst
Total Solids by Method 2540 G-2011	WG1183849	1	10/22/18 14:03	10/22/18 14:14	KDW
Metals (ICP) by Method 6010B	WG1183766	1	10/20/18 10:15	10/20/18 12:43	WBD
Volatile Organic Compounds (GC) by Method 8015D/GRO	WG1183510	100	10/19/18 11:26	10/19/18 14:33	DWR
Volatile Organic Compounds (GC/MS) by Method 8260B	WG1183499	8	10/19/18 11:26	10/19/18 19:09	JAH
Semi-Volatile Organic Compounds (GC) by Method 8015	WG1184088	20	10/20/18 09:51	10/20/18 19:18	SHG

⁹Sc

GM-SE-UNDER L1036241-04 Solid

Collected by
Kyle Atrip

Collected date/time
10/18/18 12:00

Received date/time
10/19/18 08:45

Method	Batch	Dilution	Preparation date/time	Analysis date/time	Analyst
Total Solids by Method 2540 G-2011	WG1183849	1	10/22/18 14:03	10/22/18 14:14	KDW
Metals (ICP) by Method 6010B	WG1183766	1	10/20/18 10:15	10/20/18 12:45	WBD
Volatile Organic Compounds (GC) by Method 8015D/GRO	WG1183510	100	10/19/18 11:26	10/19/18 14:54	DWR
Volatile Organic Compounds (GC/MS) by Method 8260B	WG1183499	8	10/19/18 11:26	10/19/18 19:28	JAH
Semi-Volatile Organic Compounds (GC) by Method 8015	WG1184088	20	10/20/18 09:51	10/20/18 19:29	SHG



All sample aliquots were received at the correct temperature, in the proper containers, with the appropriate preservatives, and within method specified holding times, unless qualified or notated within the report. Where applicable, all MDL (LOD) and RDL (LOQ) values reported for environmental samples have been corrected for the dilution factor used in the analysis. All Method and Batch Quality Control are within established criteria except where addressed in this case narrative, a non-conformance form or properly qualified within the sample results. By my digital signature below, I affirm to the best of my knowledge, all problems/anomalies observed by the laboratory as having the potential to affect the quality of the data have been identified by the laboratory, and no information or data have been knowingly withheld that would affect the quality of the data.

Olivia Studebaker
Project Manager

¹ Cp

² Tc

³ Ss

⁴ Cn

⁵ Sr

⁶ Qc

⁷ Gl

⁸ Al

⁹ Sc



Total Solids by Method 2540 G-2011

Analyte	Result	Qualifier	Dilution	Analysis	Batch
	%			date / time	
Total Solids	87.6		1	10/22/2018 14:14	WG1183849

1 Cp

2 Tc

3 Ss

4 Cn

Metals (ICP) by Method 6010B

Analyte	Result	Qualifier	RDL	Dilution	Analysis	Batch
	mg/kg		mg/kg		date / time	
Lead	12.1		0.500	1	10/20/2018 12:32	WG1183766

5 Sr

6 Qc

7 Gl

Volatile Organic Compounds (GC) by Method 8015D/GRO

Analyte	Result	Qualifier	RDL	Dilution	Analysis	Batch
	mg/kg		mg/kg		date / time	
TPH (GC/FID) Low Fraction	0.352		0.100	1	10/19/2018 13:51	WG1183510
(S) <i>a,a,a</i> -Trifluorotoluene(FID)	94.9		77.0-120		10/19/2018 13:51	WG1183510

8 Al

9 Sc

Volatile Organic Compounds (GC/MS) by Method 8260B

Analyte	Result	Qualifier	RDL	Dilution	Analysis	Batch
	mg/kg		mg/kg		date / time	
Benzene	ND		0.00100	1	10/19/2018 16:50	WG1183499
Toluene	ND		0.00500	1	10/19/2018 16:50	WG1183499
Ethylbenzene	ND		0.00250	1	10/19/2018 16:50	WG1183499
Xylenes, Total	ND		0.00650	1	10/19/2018 16:50	WG1183499
Naphthalene	0.0217		0.0125	1	10/19/2018 16:50	WG1183499
(S) <i>Toluene-d8</i>	118		75.0-131		10/19/2018 16:50	WG1183499
(S) <i>Dibromofluoromethane</i>	83.8		65.0-129		10/19/2018 16:50	WG1183499
(S) <i>a,a,a</i> -Trifluorotoluene	84.1		80.0-120		10/19/2018 16:50	WG1183499
(S) <i>4-Bromofluorobenzene</i>	87.2		67.0-138		10/19/2018 16:50	WG1183499

Semi-Volatile Organic Compounds (GC) by Method 8015

Analyte	Result	Qualifier	RDL	Dilution	Analysis	Batch
	mg/kg		mg/kg		date / time	
TPH (GC/FID) High Fraction	26.3		8.00	2	10/20/2018 18:29	WG1184088
(S) <i>o</i> -Terphenyl	65.4		18.0-148		10/20/2018 18:29	WG1184088



Total Solids by Method 2540 G-2011

Analyte	Result	Qualifier	Dilution	Analysis date / time	Batch
Total Solids	85.9		1	10/22/2018 14:14	WG1183849

Metals (ICP) by Method 6010B

Analyte	Result	Qualifier	RDL	Dilution	Analysis date / time	Batch
Lead	6.75		0.500	1	10/20/2018 12:40	WG1183766

Volatile Organic Compounds (GC) by Method 8015D/GRO

Analyte	Result	Qualifier	RDL	Dilution	Analysis date / time	Batch
TPH (GC/FID) Low Fraction	152		10.0	100	10/19/2018 14:12	WG1183510
(S) <i>a,a,a</i> -Trifluorotoluene(FID)	102		77.0-120		10/19/2018 14:12	WG1183510

Volatile Organic Compounds (GC/MS) by Method 8260B

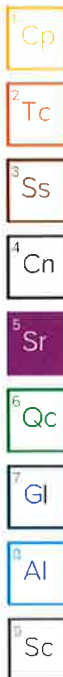
Analyte	Result	Qualifier	RDL	Dilution	Analysis date / time	Batch
Benzene	ND		0.00800	8	10/19/2018 18:49	WG1183499
Toluene	ND		0.0400	8	10/19/2018 18:49	WG1183499
Ethylbenzene	ND		0.0200	8	10/19/2018 18:49	WG1183499
Xylenes, Total	ND		0.0520	8	10/19/2018 18:49	WG1183499
Naphthalene	6.87		0.100	8	10/19/2018 18:49	WG1183499
(S) Toluene- <i>d</i> 8	116		75.0-131		10/19/2018 18:49	WG1183499
(S) Dibromofluoromethane	88.3		65.0-129		10/19/2018 18:49	WG1183499
(S) <i>a,a,a</i> -Trifluorotoluene	91.8		80.0-120		10/19/2018 18:49	WG1183499
(S) 4-Bromofluorobenzene	91.8		67.0-138		10/19/2018 18:49	WG1183499

Sample Narrative:

L1036241-02 WG1183499: Non-target and target compounds too high to run at a lower dilution.

Semi-Volatile Organic Compounds (GC) by Method 8015

Analyte	Result	Qualifier	RDL	Dilution	Analysis date / time	Batch
TPH (GC/FID) High Fraction	3830		160	40	10/20/2018 19:05	WG1184088
(S) <i>o</i> -Terphenyl	0.000	<u>J7</u>	18.0-148		10/20/2018 19:05	WG1184088





Total Solids by Method 2540 G-2011

Analyte	Result %	Qualifier	Dilution	Analysis date / time	Batch
Total Solids	86.3		1	10/22/2018 14:14	WG1183849

Cp

Tc

Ss

Cn

Sr

Qc

Gl

Al

Sc

Metals (ICP) by Method 6010B

Analyte	Result mg/kg	Qualifier	RDL mg/kg	Dilution	Analysis date / time	Batch
Lead	11.2		0.500	1	10/20/2018 12:43	WG1183766

Volatile Organic Compounds (GC) by Method 8015D/GRO

Analyte	Result mg/kg	Qualifier	RDL mg/kg	Dilution	Analysis date / time	Batch
TPH (GC/FID) Low Fraction	82.1		10.0	100	10/19/2018 14:33	WG1183510
(S) a,a,a-Trifluorotoluene(FID)	103		77.0-120		10/19/2018 14:33	WG1183510

Volatile Organic Compounds (GC/MS) by Method 8260B

Analyte	Result mg/kg	Qualifier	RDL mg/kg	Dilution	Analysis date / time	Batch
Benzene	ND		0.00800	8	10/19/2018 19:09	WG1183499
Toluene	ND		0.0400	8	10/19/2018 19:09	WG1183499
Ethylbenzene	ND		0.0200	8	10/19/2018 19:09	WG1183499
Xylenes, Total	ND		0.0520	8	10/19/2018 19:09	WG1183499
Naphthalene	3.78		0.100	8	10/19/2018 19:09	WG1183499
(S) Toluene-d8	115		75.0-131		10/19/2018 19:09	WG1183499
(S) Dibromofluoromethane	88.7		65.0-129		10/19/2018 19:09	WG1183499
(S) a,a,a-Trifluorotoluene	91.6		80.0-120		10/19/2018 19:09	WG1183499
(S) 4-Bromofluorobenzene	94.5		67.0-138		10/19/2018 19:09	WG1183499

Sample Narrative:

L1036241-03 WG1183499: Non-target and target compounds too high to run at a lower dilution.

Semi-Volatile Organic Compounds (GC) by Method 8015

Analyte	Result mg/kg	Qualifier	RDL mg/kg	Dilution	Analysis date / time	Batch
TPH (GC/FID) High Fraction	2790		80.0	20	10/20/2018 19:18	WG1184088
(S) o-Terphenyl	0.000	<u>J7</u>	18.0-148		10/20/2018 19:18	WG1184088



Total Solids by Method 2540 G-2011

Analyte	Result	Qualifier	Dilution	Analysis date / time	Batch
Total Solids	89.3		1	10/22/2018 14:14	WG1183849

Cp

Tc

Ss

Cn

Sr

Qc

Gl

Al

Sc

Metals (ICP) by Method 6010B

Analyte	Result	Qualifier	RDL	Dilution	Analysis date / time	Batch
Lead	7.93		0.500	1	10/20/2018 12:45	WG1183766

Volatile Organic Compounds (GC) by Method 8015D/GRO

Analyte	Result	Qualifier	RDL	Dilution	Analysis date / time	Batch
TPH (GC/FID) Low Fraction	73.8		10.0	100	10/19/2018 14:54	WG1183510
(S) <i>a,a,a</i> -Trifluorotoluene(FID)	104		77.0-120		10/19/2018 14:54	WG1183510

Volatile Organic Compounds (GC/MS) by Method 8260B

Analyte	Result	Qualifier	RDL	Dilution	Analysis date / time	Batch
Benzene	ND		0.00800	8	10/19/2018 19:28	WG1183499
Toluene	ND		0.0400	8	10/19/2018 19:28	WG1183499
Ethylbenzene	ND		0.0200	8	10/19/2018 19:28	WG1183499
Xylenes, Total	ND		0.0520	8	10/19/2018 19:28	WG1183499
Naphthalene	4.15		0.100	8	10/19/2018 19:28	WG1183499
(S) Toluene-d8	112		75.0-131		10/19/2018 19:28	WG1183499
(S) Dibromofluoromethane	88.7		65.0-129		10/19/2018 19:28	WG1183499
(S) <i>a,a,a</i> -Trifluorotoluene	90.7		80.0-120		10/19/2018 19:28	WG1183499
(S) 4-Bromofluorobenzene	89.7		67.0-138		10/19/2018 19:28	WG1183499

Sample Narrative:

L1036241-04 WG1183499: Non-target and target compounds too high to run at a lower dilution.

Semi-Volatile Organic Compounds (GC) by Method 8015

Analyte	Result	Qualifier	RDL	Dilution	Analysis date / time	Batch
TPH (GC/FID) High Fraction	1130		80.0	20	10/20/2018 19:29	WG1184088
(S) <i>o</i> -Terphenyl	0.000	J7	18.0-148		10/20/2018 19:29	WG1184088

WG1183849

Total Solids by Method 2540 G-2011

QUALITY CONTROL SUMMARY

[L1036241-01.02.03.04](#)

ONE LAB. NATIONWIDE



Method Blank (MB)

(MB) R3352952-1 10/22/18 14:14

Analyte	MB Result	MB Qualifier	MB MDL	MB RDL
Total Solids	0.000			

L1036241-01 Original Sample (OS) • Duplicate (DUP)

(OS) L1036241-01 10/22/18 14:14 • (DUP) R3352952-3 10/22/18 14:14

Analyte	Original Result	DUP Result	Dilution	DUP RPD	DUP Qualifier	DUP RPD Limits
Total Solids	87.6	89.3	1	1.90		10

Laboratory Control Sample (LCS)

(LCS) R3352952-2 10/22/18 14:14

Analyte	Spike Amount	LCS Result	LCS Rec.	Rec. Limits	LCS Qualifier
Total Solids	50.0	50.0	100	85.0-115	

Cp

Tc

Ss

Cn

Sr

Qc

Gl

Al

Sc

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WG1183766

Metals (ICP) by Method 6010B

QUALITY CONTROL SUMMARY

[L1036241-01,02,03,04](#)

ONE LAB NATIONWIDE



Method Blank (MB)

(MB) R3352448-1 10/20/18 12:08

	MB Result	MB Qualifier	MB MDL	MB RDL
Analyte	mg/kg		mg/kg	mg/kg
Lead	U		0.190	0.500

Laboratory Control Sample (LCS) • Laboratory Control Sample Duplicate (LCSD)

(LCS) R3352448-2 10/20/18 12:10 • (LCSD) R3352448-3 10/20/18 12:13

	Spike Amount	LCS Result	LCSD Result	LCS Rec.	LCSD Rec.	Rec. Limits	LCS Qualifier	LCSD Qualifier	RPD	RPD Limits
Analyte	mg/kg	mg/kg	mg/kg	%	%	%			%	%
Lead	100	101	96.8	101	96.8	80.0-120			3.82	20

L1036214-03 Original Sample (OS) • Matrix Spike (MS) • Matrix Spike Duplicate (MSD)

(OS) L1036214-03 10/20/18 12:15 • (MS) R3352448-6 10/20/18 12:24 • (MSD) R3352448-7 10/20/18 12:26

	Spike Amount	Original Result	MS Result	MSD Result	MS Rec.	MSD Rec.	Dilution	Rec. Limits	MS Qualifier	MSD Qualifier	RPD	RPD Limits
Analyte	mg/kg	mg/kg	mg/kg	mg/kg	%	%		%			%	%
Lead	100	10.5	111	116	101	106	1	75.0-125			4.41	20

Cp

Tc

Ss

Cn

Sr

Qc

Gl

Al

Sc

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WG1183510

Volatile Organic Compounds (GC) by Method 8015D/GRO

QUALITY CONTROL SUMMARY

[L1035241-01,02,03,04](#)

ONE LAB NATIONWIDE



Method Blank (MB)

(MB) R3352523-3 10/19/18 12:17

Analyte	MB Result mg/kg	MB Qualifier	MB MDL mg/kg	MB RDL mg/kg
TPH (GC/FID) Low Fraction	0.0266		0.0217	0.100
(S) <i>α,α,α</i> -Trifluorotoluene(FID)	112			77.0-120

Laboratory Control Sample (LCS) • Laboratory Control Sample Duplicate (LCSD)

(LCS) R3352523-1 10/19/18 11:14 • (LCSD) R3352523-2 10/19/18 11:35

Analyte	Spike Amount mg/kg	LCS Result mg/kg	LCSD Result mg/kg	LCS Rec. %	LCSD Rec. %	Rec. Limits %	LCS Qualifier	LCSD Qualifier	RPD %	RPD Limits %
TPH (GC/FID) Low Fraction	5.50	5.41	5.77	98.3	105	72.0-127			6.45	20
(S) <i>α,α,α</i> -Trifluorotoluene(FID)				117	116	77.0-120				

L1035508-04 Original Sample (OS) • Matrix Spike (MS)

(OS) L1035508-04 10/19/18 16:18 • (MS) R3352523-4 10/19/18 20:09

Analyte	Spike Amount mg/kg	Original Result mg/kg	MS Result mg/kg	MS Rec. %	Dilution	Rec. Limits %	MS Qualifier
TPH (GC/FID) Low Fraction	5.50	319	1180	78.1	200	10.0-151	
(S) <i>α,α,α</i> -Trifluorotoluene(FID)				130		77.0-120	

Cp

Tc

Ss

Cn

Sr

Qc

Gl

Al

Sc

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WG1183499

Volatile Organic Compounds (GC/MS) by Method 8260B

QUALITY CONTROL SUMMARY

L1036241-01.02.03.04

ONE LAB NATIONWIDE



Method Blank (MB)

(MB) R3352533-1 10/19/18 09:29

Analyte	MB Result mg/kg	MB Qualifier	MB MDL mg/kg	MB RDL mg/kg
Benzene	U		0.000400	0.00100
Ethylbenzene	U		0.000530	0.00250
Naphthalene	U		0.00312	0.0125
Toluene	U		0.00125	0.00500
Xylenes, Total	U		0.00478	0.00650
(S) Toluene-d8	117			75.0-131
(S) Dibromofluoromethane	83.4			65.0-129
(S) a,a,a-Trifluorotoluene	82.4			80.0-120
(S) 4-Bromofluorobenzene	96.7			67.0-138

Laboratory Control Sample (LCS)

(LCS) R3352533-2 10/19/18 11:35

Analyte	Spike Amount mg/kg	LCS Result mg/kg	LCS Rec. %	Rec. Limits %	LCS Qualifier
Benzene	0.125	0.131	105	70.0-123	
Ethylbenzene	0.125	0.0982	78.6	74.0-126	
Naphthalene	0.125	0.0847	67.8	59.0-130	
Toluene	0.125	0.119	95.5	75.0-121	
Xylenes, Total	0.375	0.297	79.2	72.0-127	
(S) Toluene-d8			106	75.0-131	
(S) Dibromofluoromethane			91.5	65.0-129	
(S) a,a,a-Trifluorotoluene			87.5	80.0-120	
(S) 4-Bromofluorobenzene			89.4	67.0-138	

Cp

Tc

Ss

Cn

Sr

Qc

Gl

Al

Sc

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WG1184088

Semi-Volatile Organic Compounds (GC) by Method 8015

QUALITY CONTROL SUMMARY

ONE LAB. NATIONWIDE



Method Blank (MB)

(MB) R3352537-1 10/20/18 17:17

Analyte	MB Result mg/kg	MB Qualifier mg/kg	MB MDL mg/kg	MB RDL mg/kg
TPH (GC/FID) High Fraction	U		0.769	4.00
(S) o-Terphenyl	76.0			18.0-148

Laboratory Control Sample (LCS) • Laboratory Control Sample Duplicate (LCSD)

(LCS) R3352537-2 10/20/18 17:28 • (LCSD) R3352537-3 10/20/18 17:40

Analyte	Spike Amount mg/kg	LCS Result mg/kg	LCSD Result mg/kg	LCS Rec. %	LCSD Rec. %	Rec. Limits %	LCS Qualifier	LCSD Qualifier	RPD %	RPD Limits %
TPH (GC/FID) High Fraction	50.0	38.0	38.9	76.0	77.8	50.0-150			2.34	20
(S) o-Terphenyl				97.9	99.5	18.0-148				

L1036241-01 Original Sample (OS) • Matrix Spike (MS) • Matrix Spike Duplicate (MSD)

(OS) L1036241-01 10/20/18 18:29 • (MS) R3352537-4 10/20/18 18:41 • (MSD) R3352537-5 10/20/18 18:53

Analyte	Spike Amount mg/kg	Original Result mg/kg	MS Result mg/kg	MSD Result mg/kg	MS Rec. %	MSD Rec. %	Dilution	Rec. Limits %	MS Qualifier	MSD Qualifier	RPD %	RPD Limits %
TPH (GC/FID) High Fraction	50.0	26.3	69.1	76.3	85.6	100	2	50.0-150			9.90	20
(S) o-Terphenyl					85.3	93.0		18.0-148				

Cp

Tc

Ss

Cn

Sr

Qc

Gl

Al

Sc

ACCOUNT:
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Guide to Reading and Understanding Your Laboratory Report

The information below is designed to better explain the various terms used in your report of analytical results from the Laboratory. This is not intended as a comprehensive explanation, and if you have additional questions please contact your project representative.

Abbreviations and Definitions

MDL	Method Detection Limit
ND	Not detected at the Reporting Limit (or MDL where applicable).
RDL	Reported Detection Limit
Rec.	Recovery.
RPD	Relative Percent Difference.
SDG	Sample Delivery Group.
(S)	Surrogate (Surrogate Standard) - Analytes added to every blank, sample, Laboratory Control Sample/Duplicate and Matrix Spike/Duplicate; used to evaluate analytical efficiency by measuring recovery. Surrogates are not expected to be detected in all environmental media.
U	Not detected at the Reporting Limit (or MDL where applicable).
Analyte	The name of the particular compound or analysis performed. Some Analyses and Methods will have multiple analytes reported.
Dilution	If the sample matrix contains an interfering material, the sample preparation volume or weight values differ from the standard, or if concentrations of analytes in the sample are higher than the highest limit of concentration that the laboratory can accurately report, the sample may be diluted for analysis. If a value different than 1 is used in this field, the result reported has already been corrected for this factor.
Limits	These are the target % recovery ranges or % difference value that the laboratory has historically determined as normal for the method and analyte being reported. Successful QC Sample analysis will target all analytes recovered or duplicated within these ranges.
Original Sample	The non-spiked sample in the prep batch used to determine the Relative Percent Difference (RPD) from a quality control sample. The Original Sample may not be included within the reported SDG.
Qualifier	This column provides a letter and/or number designation that corresponds to additional information concerning the result reported. If a Qualifier is present, a definition per Qualifier is provided within the Glossary and Definitions page and potentially a discussion of possible implications of the Qualifier in the Case Narrative if applicable.
Result	The actual analytical final result (corrected for any sample specific characteristics) reported for your sample. If there was no measurable result returned for a specific analyte, the result in this column may state "ND" (Not Detected) or "BDL" (Below Detectable Levels). The information in the results column should always be accompanied by either an MDL (Method Detection Limit) or RDL (Reporting Detection Limit) that defines the lowest value that the laboratory could detect or report for this analyte.
Case Narrative (Cn)	A brief discussion about the included sample results, including a discussion of any non-conformances to protocol observed either at sample receipt by the laboratory from the field or during the analytical process. If present, there will be a section in the Case Narrative to discuss the meaning of any data qualifiers used in the report.
Quality Control Summary (Qc)	This section of the report includes the results of the laboratory quality control analyses required by procedure or analytical methods to assist in evaluating the validity of the results reported for your samples. These analyses are not being performed on your samples typically, but on laboratory generated material.
Sample Chain of Custody (Sc)	This is the document created in the field when your samples were initially collected. This is used to verify the time and date of collection, the person collecting the samples, and the analyses that the laboratory is requested to perform. This chain of custody also documents all persons (excluding commercial shippers) that have had control or possession of the samples from the time of collection until delivery to the laboratory for analysis.
Sample Results (Sr)	This section of your report will provide the results of all testing performed on your samples. These results are provided by sample ID and are separated by the analyses performed on each sample. The header line of each analysis section for each sample will provide the name and method number for the analysis reported.
Sample Summary (Ss)	This section of the Analytical Report defines the specific analyses performed for each sample ID, including the dates and times of preparation and/or analysis.

Qualifier Description

J	The identification of the analyte is acceptable; the reported value is an estimate.
J1	Surrogate recovery limits have been exceeded; values are outside upper control limits.
J7	Surrogate recovery cannot be used for control limit evaluation due to dilution.



ACCREDITATIONS & LOCATIONS

ONE LAB. NATIONWIDE.



Pace National is the only environmental laboratory accredited/certified to support your work nationwide from one location. One phone call, one point of contact, one laboratory. No other lab is as accessible or prepared to handle your needs throughout the country. Our capacity and capability from our single location laboratory is comparable to the collective totals of the network laboratories in our industry. The most significant benefit to our one location design is the design of our laboratory campus. The model is conducive to accelerated productivity, decreasing turn-around time, and preventing cross contamination, thus protecting sample integrity. Our focus on premium quality and prompt service allows us to be YOUR LAB OF CHOICE.

* Not all certifications held by the laboratory are applicable to the results reported in the attached report.

* Accreditation is only applicable to the test methods specified on each scope of accreditation held by Pace National.

State Accreditations

Alabama	40660	Nebraska	NE-OS-15-05
Alaska	17-026	Nevada	TN-03-2002-34
Arizona	AZ0612	New Hampshire	2975
Arkansas	88-0469	New Jersey-NELAP	TN002
California	2932	New Mexico ¹	n/a
Colorado	TN00003	New York	11742
Connecticut	PH-0197	North Carolina	Env375
Florida	E87487	North Carolina ¹	DW21704
Georgia	NELAP	North Carolina ³	41
Georgia ¹	923	North Dakota	R-140
Idaho	TN00003	Ohio-VAP	CL0069
Illinois	200008	Oklahoma	9915
Indiana	C-TN-01	Oregon	TN200002
Iowa	364	Pennsylvania	68-02979
Kansas	E-10277	Rhode Island	LA000356
Kentucky ^{1,6}	90010	South Carolina	84004
Kentucky ²	16	South Dakota	n/a
Louisiana	AI30792	Tennessee ^{1,4}	2006
Louisiana ¹	LA180010	Texas	T 104704245-17-14
Maine	TN0002	Texas ⁵	LAB0152
Maryland	324	Utah	TN00003
Massachusetts	M-TN003	Vermont	VT2006
Michigan	9958	Virginia	460132
Minnesota	047-999-395	Washington	C847
Mississippi	TN00003	West Virginia	233
Missouri	340	Wisconsin	9980939910
Montana	CERT0086	Wyoming	A2LA

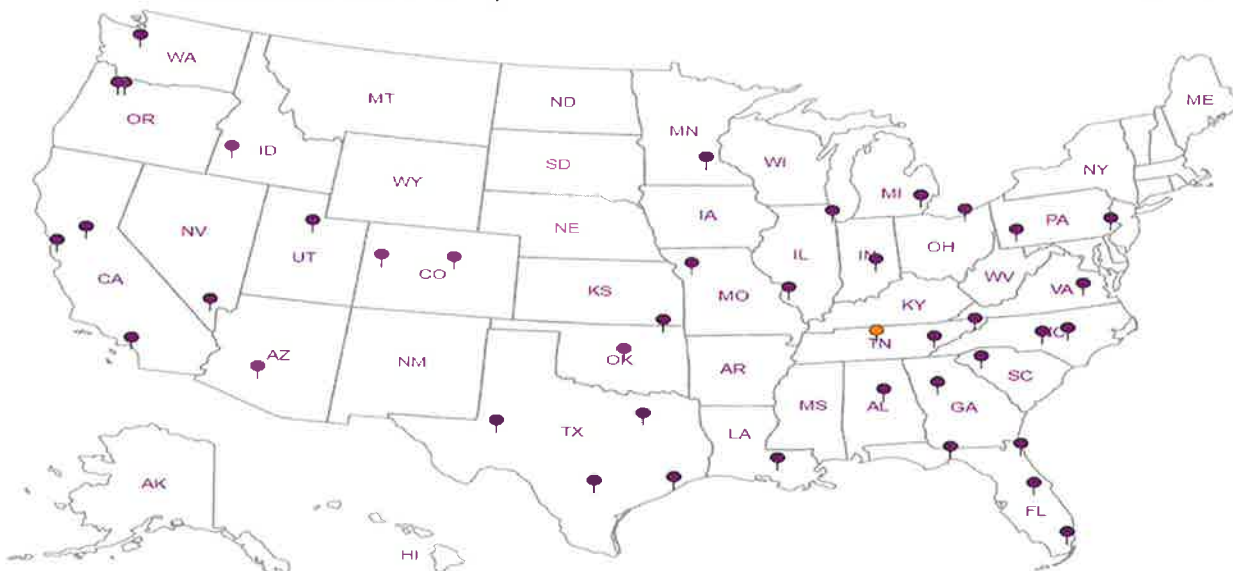
Third Party Federal Accreditations

A2LA - ISO 17025	1461.01	AIHA-LAP, LLC EMLAP	100789
A2LA - ISO 17025 ⁵	1461.02	DOD	1461.01
Canada	1461.01	USDA	P330-15-00234
EPA-Crypto	TN00003		

¹ Drinking Water ² Underground Storage Tanks ³ Aquatic Toxicity ⁴ Chemical/Microbiological ⁵ Mold ⁶ Wastewater n/a Accreditation not applicable

Our Locations

Pace National has sixty-four client support centers that provide sample pickup and/or the delivery of sampling supplies. If you would like assistance from one of our support offices, please contact our main office. Pace National performs all testing at our central laboratory.



ACCOUNT:
H2O Environmental - UT

PROJECT:

SDG:
L1036241

DATE/TIME:
10/23/18 12:09

PAGE:
15 of 16

Building Information
H2OENVISUT

Eidal Acosta *Acosta* *Amiclas*

Email To: Katri@kcnuclear.com

City/State

	Lab Project #
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9.0.0

single quote	Quote #
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	State Results Needed
1. Statewide assessment results are available.	Yes
2. Assessment results are used to monitor student progress.	Yes
3. Assessment results are used to inform instruction.	Yes
4. Assessment results are used to evaluate teacher performance.	No
5. Assessment results are used to allocate resources.	No
6. Assessment results are used to make policy decisions.	No
7. Assessment results are used to make programmatic decisions.	No
8. Assessment results are used to make personnel decisions.	No
9. Assessment results are used to make facility decisions.	No
10. Assessment results are used to make other decisions.	No

10/23/18

Press
Ctrl

Analysis / Container / Preservative

Chain of Custody	Page ____ of ____
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Pace Analytical™

42085 Lonsdale Rd
Manned Subject, TN 37122
Phone: 615-756-5858
Phone: 800-747-5459
Fax: 615-756-5858



C182

Account: H2OENV5UT

Template:

Frederick

Daphne Richards

410	

24	10/10/10	10/10/10
25	10/10/10	10/10/10

Remarks:	Springer M Cell only
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	0.01
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* Matrix:

SS - Soil	AIR - Air	F - Filter
GW - Groundwater	B - Bioslurry	
WW - Wastewater		
DW - Drinking Water		
OT - Other		

Remarks:

USC sample subbed to AWAL in Salt Lake City, UT RAD SCREEN: <0.5 mR/hr

pH _____ Temp _____

Flow	Other
1	2
3	4
5	6
7	8
9	10
11	12
13	14
15	16
17	18
19	20
21	22
23	24
25	26
27	28
29	30
31	32
33	34
35	36
37	38
39	40
41	42
43	44
45	46
47	48
49	50
51	52
53	54
55	56
57	58
59	60
61	62
63	64
65	66
67	68
69	70
71	72
73	74
75	76
77	78
79	80
81	82
83	84
85	86
87	88
89	90
91	92
93	94
95	96
97	98
99	100

Samples returned via:
☐ UPS ☐ FedEx ☐ Courier

Tracking #

Relinquished by: (Signature) <i>[Signature]</i>	Date: 10-18-18	Time: 13:05	Received by: (Signature) <i>[Signature]</i>	Temp. Received: 100 °C 100 F	Batch Received: 277-00000000000000000000
Relinquished by: (Signature) <i>[Signature]</i> ESC/SCUT	Date: 10/18/18	Time: 1700	Received by: (Signature) <i>[Signature]</i>	Temp. Received: 8 °C 46 F	If preservation required by Logix: Date/Time
Relinquished by: (Signature)	Date:	Time:	Received by: (Signature) <i>[Signature]</i>	Temp. Received: 8 °C 46 F	If preservation required by Logix: Date/Time