SINCE 1881

FROEHLING & ROBERTSON, INC.

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Raleigh, North Carolina 27603-2302 I USA
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NC License #F-0266

REC'D SEP 26 2011

September 21, 2011

Mr. Stan Rudd
Point Harbor Ventures, LLC
6101 Diamond Shamrock Road
Castle Hayne, North Carolina 28249

Re: Groundwater Sampling Report
Point Harbor Site
1400 Point Harbor Road
Wilmington, New Hanover County, North Carolina
F&R Project No. 66M-0200-0002

Dear Mr. Rudd:

Per your request, Froehling & Robertson, Inc., (F&R) has completed the groundwater sampling activities at the referenced site. The work was completed in accordance with F&R's proposal 1266-139E, dated August 15, 2011. This report summarizes this and previous investigations, presents the latest laboratory analysis, and outlines our findings and recommendations.

PROJECT INFORMATION

Withers & Ravenel (W&R) prepared a *Phase II ESA Report* dated July 7, 2010 for the subject property. The following is meant to provide a summary of information provided in the (W&R) report, and is not intended to represent a thorough explanation of assessment activities performed by (W&R).

Phase II Environmental Site Assessment (ESA) activities included the advancement of thirty-one soil borings (SP-1 through SP-31) and five temporary monitoring wells (TW-1 through TW-5) at various areas of potential impact across the project site. Laboratory analytical soil test results indicated levels above the North Carolina Department of Environment and Natural Resources, Division of Waste Management (NCDENR-DWM) TPH Action Levels at seven soil boring locations (SP-1, SP-6, SP-8, SP-11, SP-23, SP-24 and SP-29) across the site.

W&R collected three soil samples for analysis for lead and chromium. No exceedance of the NCDENR Maximum Soil Contaminant Concentrations (MSCCs) were documented in the lead analysis. The chromium analysis yielded two samples at concentrations of 5.7 and 8.2 mg/kg, that exceeded the soil-to-groundwater MSCCs, but were below the residential MSCCs.

Based on the results and recommendation of the Phase II ESA performed by W&R, F&R proposed to oversee the execution of the (W&R) recommendations which were: excavation of the seven areas (SP-1,

SP-6, SP-8, SP-11, SP-23, SP-24 and SP-29) where total petroleum hydrocarbons (Diesel and Gasoline Range Organics) was previously found.

F&R performed a soil excavation and site assessment on March 7th, 8th and 9th, 2011 to observe the excavation activities and to collect soil samples for subsequent laboratory analysis. Upon completion of excavation activities, one soil sample was collected from the sidewalls, base, and stockpile of each excavation area and submitted for laboratory analysis using EPA Methods 8260B (volatiles), 8270 (semi-volatiles), 9071 (oil & grease), 3050B (chromium and lead), and EPA 8081/8082 (Pesticides and PCBs). Soil samples collected from the excavation stockpiles were submitted for laboratory analysis of Toxicity Characteristic Leaching Potential (TCLP) for RCRA metals, volatile organic compounds (VOCs), semi-volatile organic compounds (SVOCs), and polychlorinated biphenyls (PCBs).

The following table shows the laboratory analytical results that exceeded the NCDENR - DWM Residential Maximum Soil Contaminant Concentrations (MSCCs) at each of the excavation locations.

Excavation Area	North Sidewall	South Sidewall	East Sidewall	West Sidewall	Excavation Base
SP-1	SVOCs	*	*	SVOCs	*
SP-6	*	*	*	*	*
SP-8	SVOCs	*	*	*	*
SP-11	*	*	*	*	*
SP-23	*	*	*	*	*
SP-24	*	*	*	*	*
SP-29	*	SVOCs	SVOCs	SVOCs	*

*No Exceedance of residential or industrial MSCCs.

Seventeen SVOC concentrations exceeded the Residential MSCCs for three analytes at the six sample locations noted in the table above. The compounds included benzo(a)anthracene, benzo(a)pyrene, benzo(b)fluoranthene, all of these compounds are identified by the Agency for Toxic Substances and Disease Registry (ATSDR) as Polycyclic Aromatic Hydrocarbons (PAHs). PAHs are formed during the incomplete burning of coal, oil and gas, garbage or other organic substances. They are also found in pine tar, turpentine, coal tar, crude oil, creosote, and roofing tar among other things. The presence of PAHs is possibly a result of the possible creosote soaked timbers and burned wood identified on the site, or a result of filling in low lying areas subjected to anaerobic decay. Of the seven sampling locations (with five samples per location as shown above), only two samples located at SP-1 exceeded the industrial MSCC's. The sample locations were at 1.5 feet below grade.

There were also exceedences of NCDENR's oil and grease standard of 250 ppm at various soil sampling points as shown in Table 2 in Appendix I. Some chromium exceedences of the soil-to-groundwater MSCC were also detected in soil samples, although most were only slightly above the standard of 5.4 ppm. W&R's Phase II ESA Report included results for two chromium background soil samples of 2.5 ppm and 5.0 ppm.

Based on the results of the excavation and sampling activities, it was F&R's professional opinion that areas showing potential for groundwater impact required additional assessment, including the installation of monitoring wells. Many of the soil exceedances initially reported were above the soil-to-groundwater MSCC's. The soil-to-groundwater MSCC's are used to determine if the potential exists for groundwater contamination.

F&R visited the site on May 11, 2011 to observe the installation of four, permanent monitoring wells. The monitoring well installations were performed by a subcontractor under contract with F&R. The wells were installed in the vicinity of the previously located soil excavation areas as follows: SP-29 (MW-1), SP-8 (MW-2), SP-6 (MW-3) and SP-1 (MW-4). The site and well locations are depicted in Figures 1 and 2 respectively.

The groundwater samples collected from each monitoring well were submitted for laboratory analysis by SW Method 1664 (oil and grease), EPA 625 plus 10 largest non-target peaks (SVOCs) and EPA 3030C (chromium and lead) using disposable bailers.

The groundwater analytical results for chromium and lead indicated their respective 2L Standards were exceeded in the initial samples collected from monitoring wells MW-1 and MW-4.

Upon a review of the above mentioned groundwater analytical results, F&R recommended that additional groundwater sampling be performed in order to address the potential lead and chromium impacts encountered during the May 11, 2011 sampling event. The additional sampling would only collect samples for lead and chromium using NCDENR approved methods for metals sampling and analysis.

GROUNDWATER SAMPLING ACTIVITIES

F&R visited the site on August 17, 2011 to collect groundwater samples from monitoring wells MW-1 through MW-4.

Prior to groundwater sample collection, three well volumes of water were purged from each well to ensure the replacement of stagnant water within the well column with formation water. Purging and sample collection were conducted at each well using low flow methods via peristaltic pump and disposable tubing between wells. Approximately 5 gallons of groundwater was removed from each well during the purging process.

The groundwater samples collected from each monitoring well were submitted for laboratory analysis

by EPA 3030C (chromium and lead). The samples were submitted by F&R to Environmental Conservation Laboratories (ENCO) in Cary, NC. Standard chain-of-custody procedures were followed during sample transport.

The following table outlines the results of the August 2011 laboratory testing.

Table 1. Summary of Laboratory Analytical Results

Monitoring Well →	MW-1	MW-2	MW-3	MW-4	NCAC 2L Groundwater Standard (µg/L)
Chromium	1.56J	1.32J	2.02J	2.54J	**10**
Lead	BDL	BDL	BDL	BDL	**15**

BDL indicates compound was analyzed for but not detected
J indicates the reported value is between the laboratory MDL and the laboratory MRL (an estimate)

As indicated in the table, chromium was detected below the North Carolina Administrative Code, Title 15A, Subchapter 2L Groundwater Quality Standards (2L Standards) in the samples collected from monitoring wells MW-1 and MW-4. In addition, Lead was not detected in the groundwater samples.

CONCLUSIONS and RECOMMENDATIONS

Previous assessment activities revealed soil contaminants exceeding the NCDENR-DWM TPH action level and the Soil-to-Groundwater, Residential, and/or the Industrial/Commercial Maximum Soil Contaminant Concentrations (MSCCs). Following soil excavation, only two locations (SP-1) exhibit soil analyte concentrations above industrial standards. These analytes are PAHs. Much of the area around Eagle Island were built up of dredge spoils, or were filled low lying areas that had anaerobic decay. Anaerobic decay of vegetative matter can create the PAH's seen in this investigation.

The groundwater analysis of five monitoring wells did not indicate any exceedances of the 2L standard for analytes with a maximum contaminant level, including the PAH's reported in soil analysis.

The expected use of the site continues to be industrial.

Based on our review of the groundwater analytical data, it does not appear that the previously observed soil contamination has impacted the groundwater at the site.

W&R's soil analytical results indicated two soil sampling locations where concentrations of chromium exceeded the soil-to-groundwater MSCC, but were below residential standards. Subsequent groundwater analytical results produced by F&R indicated that shallow groundwater at the sampling

locations was not impacted above the NCAC 2L groundwater standards for any of the analytes tested, including chromium. It is F&R's opinion that the chromium detected in the soils do not pose a threat to the groundwater at the site, or future occupants or workers at the site.

It should be noted that contaminated stockpiled soils at the site were removed and properly disposed of on August 19 and 22, 2011. As of the reporting date, F&R has not received the disposal manifests for this work. Once they are available, F&R can provide them to NCDENR if needed.

F&R recommends the data from this report should be presented to and discussed with Charles Stehman, Ph.D., Environmental Program Supervisor, Water Quality Section, NCDENR Wilmington, to determine if any further action is required.

REPORT LIMITATIONS

These services have been performed, under authorization of Point Harbor Ventures, LLC for specific application on this project. These services have been performed in accordance with generally accepted environmental and hydrogeological practices. No other warranty, expressed or implied is made. As with any subsurface investigation, actual conditions exist only at the precise locations from which samples were taken. Certain inferences are based on the results of sampling and related testing to form a professional opinion of conditions in areas beyond those from which samples were taken. Our conclusions and recommendations are based upon information provided to us by others, our sampling and testing results and our site observations. We have not verified the completeness or accuracy of the information provided by others, unless otherwise noted. Our observations are based upon conditions readily visible at the site at the time of our site visits.

Froehling & Robertson, Inc. by virtue of providing the services described in this report, does not assume the responsibility of the person(s) in charge of the site, or otherwise undertake responsibility for reporting to any local, state or federal public agencies any conditions at the site that may present a potential danger to public health, safety or the environment. In areas that require notification of local, state, or federal public agencies as required by law, it is the Client's responsibility to so notify.

If you have any questions/comments or require further information, please do not hesitate to contact the undersigned at (919) 828-3441.

Respectfully submitted,

FROEHLING & ROBERTSON, INC.

Michael S. Sabodish, Jr., Ph.D., P.E.
Engineering and Remediation Services Manager

Michael W. Minett, REM
Charlotte Branch Env. Group Manager

Attachments: Figure 1 - Site Vicinity Map
Figure 2 – Monitoring Well Locations

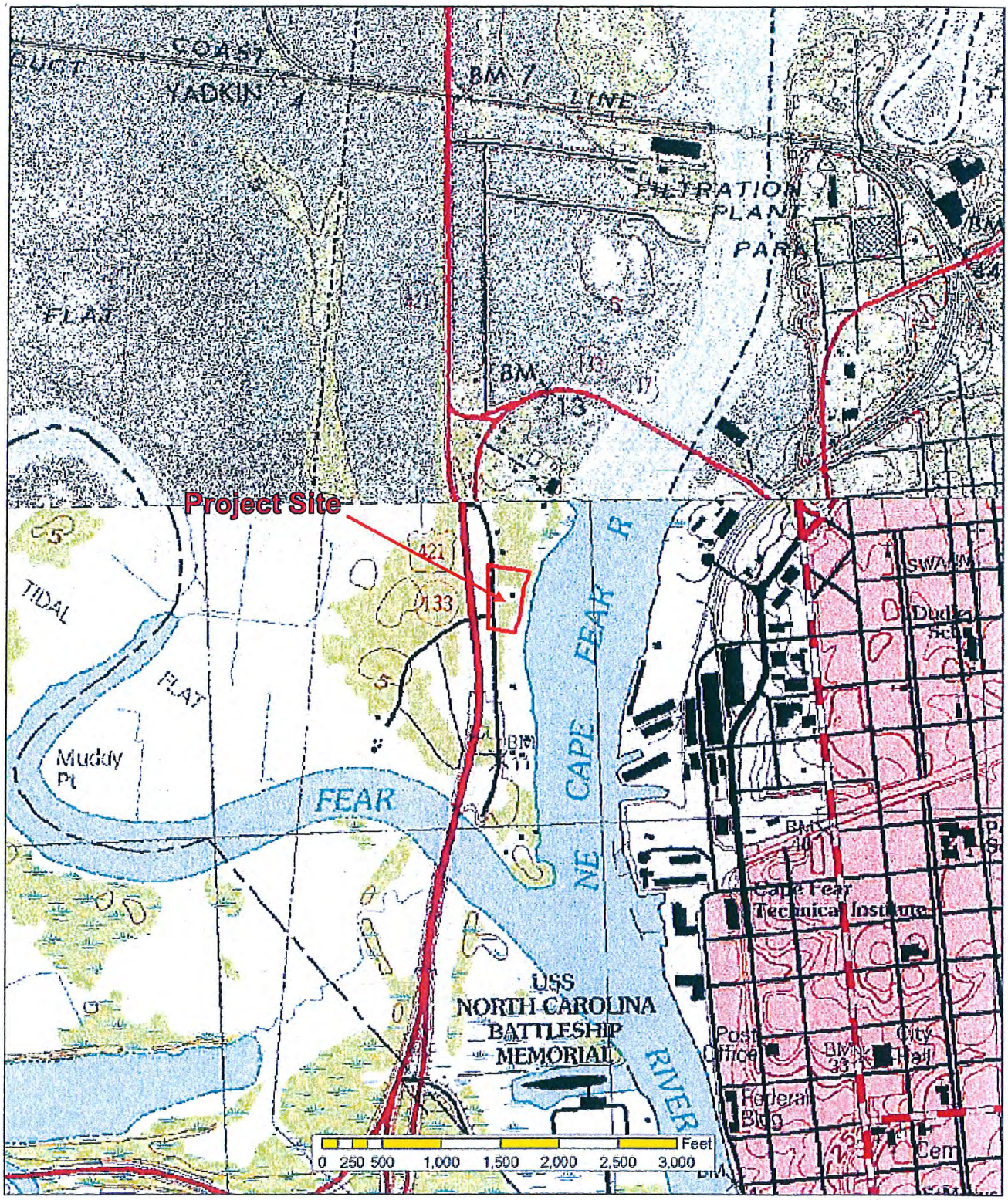
Figures 3 and 4 – Site Photographs
Laboratory Results and Chain of Custody

Appendix I
Figures and Tables from F&R's Soil Excavation and Site Assessment Report (4/4/11)

Appendix II
Figures and Tables from F&R's Monitoring Well Installation and Groundwater Sampling Report (5/26/11)

Approximate Monitoring Well Location

MONITORING WELL LOCATION PLAN			North ▲	
SINCE 1881 F&R	FROEHLING & ROBERTSON, INC. ENGINEERING • ENVIRONMENTAL • GEOTECHNICAL 310 Hubert Street Raleigh, North Carolina 27603-2302 I USA T 919.828.3441 I F 919.828.5751	Client:	Point Harbor Ventures, LLC	
		Project:	1400 Point Harbor Road	
		Location:	Wilmington, New Hanover County, NC	
		F&R Project No:	66M-0200-0001	
		Source:	Google	
		Date: March 2011	Not to Scale	Figure 2



1 inch = 1,000 feet

SITE VICINITY MAP			North ▲	
SINCE F&R 1881	FROEHLING & ROBERTSON, INC. ENGINEERING • ENVIRONMENTAL • GEOTECHNICAL 310 Hubert Street Raleigh, North Carolina 27603-2302 I USA T 919.828.3441 I F 919.828.5751	Client:	Point Harbor Ventures, LLC	
		Project:	1400 Point Harbor Road	
		Location:	Wilmington, New Hanover County, NC	
		F&R Project No:	66M-0200-0002	
		Source:	USGS	
		Date: March 2011	Scale As Shown	Figure 1

● Approximate Monitoring Well Location

MONITORING WELL LOCATION PLAN			North ▲	
SINCE F&R 1981	FROEHLING & ROBERTSON, INC. ENGINEERING • ENVIRONMENTAL • GEOTECHNICAL 310 Hubert Street Raleigh, North Carolina 27603-2302 I USA T 919.828.3441 I F 919.828.5751	Client:	Point Harbor Ventures, LLC	
		Project:	1400 Point Harbor Road	
		Location:	Wilmington, New Hanover County, NC	
		F&R Project No:	66M-0200-0002	
		Source:	Google	
		Date: March 2011	Not to Scale	Figure 2

Photograph #1: Monitoring Well MW-1

Photograph #2: Monitoring Well MW-2

SITE PHOTOGRPAHS			
SINCE F&R 1981	FROEHLING & ROBERTSON, INC. ENGINEERING • ENVIRONMENTAL • GEOTECHNICAL 310 Hubert Street Raleigh, North Carolina 27603-2302 I USA T 919.828.3441 I F 919.828.5751	Client:	Point Harbor Ventures, LLC
		Project:	1400 Point Harbor Road
		Location:	Wilmington, New Hanover County, NC
		F&R Project No:	66M-0200-0002
		Source:	F&R Site Visit
		Date: March 2011	Scale As Shown — Figure 3

Photograph #3: Monitoring Well MW-3

Photograph #4: Monitoring Well MW-4

SITE PHOTOGRPAHS			
SINCE F&R 1981	FROEHLING & ROBERTSON, INC. ENGINEERING • ENVIRONMENTAL • GEOTECHNICAL 310 Hubert Street Raleigh, North Carolina 27603-2302 I USA T 919.828.3441 I F 919.828.5751	Client:	Point Harbor Ventures, LLC
		Project:	1400 Point Harbor Road
		Location:	Wilmington, New Hanover County, NC
		F&R Project No:	66M-0200-0002
		Source:	F&R Site Visit
		Date: March 2011	Scale As Shown — Figure 4

Environmental Conservation Laboratories, Inc.
102-A Woodwinds Industrial Court
Cary NC, 27511
Phone: 919.467.3090 FAX: 919.467.3515

www.encolabs.com

Thursday, August 18, 2011

Froehling and Robertson (FR004)

Attn: Mike Sabodish

310 Hubert Street

Raleigh, NC 27603

RE: Laboratory Results for
Project Number: [none], Project Name/Desc: 1400 Point Harbor Road
ENCO Workorder: C110198

Dear Mike Sabodish,

Enclosed is a copy of your laboratory report for test samples received by our laboratory on Wednesday, August 17, 2011.

Unless otherwise noted in an attached project narrative, all samples were received in acceptable condition and processed in accordance with the referenced methods/procedures. Results for these procedures apply only to the samples as submitted.

The analytical results contained in this report are in compliance with NELAC standards, except as noted in the project narrative. This report shall not be reproduced except in full, without the written approval of the Laboratory.

This report contains only those analyses performed by Environmental Conservation Laboratories. Unless otherwise noted, all analyses were performed at ENCO Cary. Data from outside organizations will be reported under separate cover.

If you have any questions or require further information, please do not hesitate to contact me.

Sincerely,

Chuck Smith

Chuck Smith
Project Manager

Enclosure(s)

The total number of pages in this report, including this page is 10.

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SAMPLE SUMMARY/LABORATORY CHRONICLE

Client ID: MW-1	Lab ID: C110198-01	Sampled: 08/17/11 15:25	Received: 08/17/11 17:58

Parameter	Hold Date/Time(s)		Prep Date/Time(s)		Analysis Date/Time(s)
EPA 6010C	08/20/11	02/14/12	08/18/11	09:55	8/18/2011 12:28

Client ID: MW-2	Lab ID: C110198-02	Sampled: 08/17/11 14:55	Received: 08/17/11 17:58

Parameter	Hold Date/Time(s)		Prep Date/Time(s)		Analysis Date/Time(s)
EPA 6010C	08/20/11	02/14/12	08/18/11	09:55	8/18/2011 12:30

Client ID: MW-3	Lab ID: C110198-03	Sampled: 08/17/11 11:26	Received: 08/17/11 17:58

Parameter	Hold Date/Time(s)		Prep Date/Time(s)		Analysis Date/Time(s)
EPA 6010C	08/20/11	02/14/12	08/18/11	09:55	8/18/2011 12:32

Client ID: MW-4	Lab ID: C110198-04	Sampled: 08/17/11 10:38	Received: 08/17/11 17:58

Parameter	Hold Date/Time(s)		Prep Date/Time(s)		Analysis Date/Time(s)
EPA 6010C	08/20/11	02/14/12	08/18/11	09:55	8/18/2011 12:39

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SAMPLE DETECTION SUMMARY

Client ID: MW-1 **Lab ID: C110198-01**

Analyte	Results	Flag	MDL	PQL	Units	Method	Notes
Chromium - Total	1.56	J	1.00	10.0	ug/L	EPA 6010C	

Client ID: MW-2 **Lab ID: C110198-02**

Analyte	Results	Flag	MDL	PQL	Units	Method	Notes
Chromium - Total	1.32	J	1.00	10.0	ug/L	EPA 6010C	

Client ID: MW-3 **Lab ID: C110198-03**

Analyte	Results	Flag	MDL	PQL	Units	Method	Notes
Chromium - Total	2.02	J	1.00	10.0	ug/L	EPA 6010C	

Client ID: MW-4 **Lab ID: C110198-04**

Analyte	Results	Flag	MDL	PQL	Units	Method	Notes
Chromium - Total	2.54	J	1.00	10.0	ug/L	EPA 6010C	

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ANALYTICAL RESULTS

Description: MW-1
Matrix: Ground Water
Project: 1400 Point Harbor Road

Lab Sample ID: C110198-01
Sampled: 08/17/11 15:25
Sampled By: Calvin Manning

Received: 08/17/11 17:58
Work Order: C110198

Metals (acid extractable) by EPA 6000/7000 Series Methods

^ - ENCO Cary certified analyte [NC 591]

Analyte [CAS Number]	Results	Flag	Units	DF	MDL	MRL	Batch	Method	Analyzed	By	Notes
Chromium [7440-47-3] ^	**1.56**	J	ug/L	1	1.00	10.0	1H17009	EPA 6010C	08/18/11 12:28	JDH	
Lead [7439-92-1] ^	1.90	U	ug/L	1	1.90	10.0	1H17009	EPA 6010C	08/18/11 12:28	JDH	

This report relates only to the sample as received by the laboratory, and may only be reproduced in full.

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Description: MW-2
Matrix: Ground Water
Project: 1400 Point Harbor Road

Lab Sample ID: C110198-02
Sampled: 08/17/11 14:55
Sampled By: Calvin Manning

Received: 08/17/11 17:58
Work Order: C110198

Metals (acid extractable) by EPA 6000/7000 Series Methods

^ - ENCO Cary certified analyte [NC 591]

Analyte [CAS Number]	Results	Flag	Units	DF	MDL	MRL	Batch	Method	Analyzed	By	Notes
Chromium [7440-47-3] ^	**1.32**	J	ug/L	1	1.00	10.0	1H17009	EPA 6010C	08/18/11 12:30	JDH	
Lead [7439-92-1] ^	1.90	U	ug/L	1	1.90	10.0	1H17009	EPA 6010C	08/18/11 12:30	JDH	

This report relates only to the sample as received by the laboratory, and may only be reproduced in full.

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Description: MW-3
Matrix: Ground Water
Project: 1400 Point Harbor Road

Lab Sample ID: C110198-03
Sampled: 08/17/11 11:26
Sampled By: Calvin Manning

Received: 08/17/11 17:58
Work Order: C110198

Metals (acid extractable) by EPA 6000/7000 Series Methods

^ - ENCO Cary certified analyte [NC 591]

Analyte [CAS Number]	Results	Flag	Units	DF	MDL	MRL	Batch	Method	Analyzed	By	Notes
Chromium [7440-47-3] ^	**2.02**	J	ug/L	1	1.00	10.0	1H17009	EPA 6010C	08/18/11 12:32	JDH	
Lead [7439-92-1] ^	1.90	U	ug/L	1	1.90	10.0	1H17009	EPA 6010C	08/18/11 12:32	JDH	

This report relates only to the sample as received by the laboratory, and may only be reproduced in full.

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Description: MW-4
Matrix: Ground Water
Project: 1400 Point Harbor Road

Lab Sample ID: C110198-04
Sampled: 08/17/11 10:38
Sampled By: Calvin Manning

Received: 08/17/11 17:58
Work Order: C110198

Metals (acid extractable) by EPA 6000/7000 Series Methods

^ - ENCO Cary certified analyte [NC 591]

Analyte [CAS Number]	Results	Flag	Units	DF	MDL	MRL	Batch	Method	Analyzed	By	Notes
Chromium [7440-47-3] ^	**2.54**	J	ug/L	1	1.00	10.0	1H17009	EPA 6010C	08/18/11 12:39	JDH	
Lead [7439-92-1] ^	1.90	U	ug/L	1	1.90	10.0	1H17009	EPA 6010C	08/18/11 12:39	JDH	

This report relates only to the sample as received by the laboratory, and may only be reproduced in full.

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QUALITY CONTROL

Metals (acid extractable) by EPA 6000/7000 Series Methods - Quality Control

Batch 1H17009 - SM18 3030C

Blank (1H17009-BLK1) Prepared: 08/17/2011 09:41 Analyzed: 08/18/2011 11:49

Analyte	Result	Flag	MRL	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Notes
Chromium	1.00	U	10.0	ug/L							
Lead	1.90	U	10.0	ug/L							

LCS (1H17009-BS1) Prepared: 08/17/2011 09:41 Analyzed: 08/18/2011 11:51

Analyte	Result	Flag	MRL	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Notes
Chromium	193		10.0	ug/L	200		97	80-120			
Lead	198		10.0	ug/L	200		99	80-120			

Matrix Spike (1H17009-MS1) Prepared: 08/17/2011 09:41 Analyzed: 08/18/2011 11:55

Source: C110223-01

Analyte	Result	Flag	MRL	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Notes
Chromium	206		10.0	ug/L	200	1.57	102	75-125			
Lead	209		10.0	ug/L	200	1.90 U	105	75-125			

Matrix Spike Dup (1H17009-MSD1) Prepared: 08/17/2011 09:41 Analyzed: 08/18/2011 11:57

Source: C110223-01

Analyte	Result	Flag	MRL	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Notes
Chromium	206		10.0	ug/L	200	1.57	102	75-125	0.09	20	
Lead	208		10.0	ug/L	200	1.90 U	104	75-125	0.8	20	

Post Spike (1H17009-PS1) Prepared: 08/17/2011 09:41 Analyzed: 08/18/2011 11:59

Source: C110223-02

Analyte	Result	Flag	MRL	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Notes
Chromium	0.203		0.00935	mg/L	0.200	0.00161	101	80-120			
Lead	0.205		0.00935	mg/L	0.200	0.000754	102	80-120			

FLAGS/NOTES AND DEFINITIONS

B	The analyte was detected in the associated method blank.
D	The sample was analyzed at dilution.
J	The reported value is between the laboratory method detection limit (MDL) and the laboratory method reporting limit (MRL), adjusted for actual sample preparation data and moisture content, where applicable.
U	The analyte was analyzed for but not detected to the level shown, adjusted for actual sample preparation data and moisture content, where applicable.
E	The concentration indicated for this analyte is an estimated value above the calibration range of the instrument. This value is considered an estimate.
MRL	Method Reporting Limit. The MRL is roughly equivalent to the practical quantitation limit (PQL) and is based on the low point of the calibration curve, when applicable, sample preparation factor, dilution factor, and, in the case of soil samples, moisture content.

ENVIRONMENTAL CONSERVATION LABORATORIES CHAIN-OF-CUSTODY RECORD

10775 Central Port Dr.
Orlando, FL 32824
(407) 826-5314 Fax (407) 850-6945

4810 Executive Park Court, Suite 211
Jacksonville, FL 32216-6069
(904) 296-3007 Fax (904) 296-6210

102-A Woodwinds Industrial Ct.
Cary, NC 27511
(919) 467-3090 Fax (919) 467-3515

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Page 1 of 1

Client Name: Froehling and Robertson (FR004)	Project Number: [none]
Address: 310 Hubert Street	Project Name/Desc: 1400 Point Harbor Road
City/ST/Zip: Raleigh, NC 27603	PO # / Billing Info:
Tel: (919) 828-3441 Fax: (919) 828-5751	Reporting Contact: Mike Sabodish
Sampler(s) Name, Affiliation (Print): Calvin Manning	Billing Contact: Mike Sabodish
Sampler(s) Signature: Calvin Manning	Site Location / Time Zone:

Requested Analyses: Cr,Pb (3030C)

Requested Turnaround Times
Note: Rush requests subject to acceptance by the facility
___ Standard
X Expedited
Due __/__/__

Lab Workorder: C110198

Preservation (See Codes) (Combine as necessary)

Item #	Sample ID (Field Identification)	Collection Date	Collection Time	Comp / Grab	Matrix (see codes)	Total # of Containers	Cr,Pb (3030C)	Sample Comments
	MW-1	8/17/11	3:25	G	GW	1	X	
	MW-2	" "	2:55		GW	1	X	
	MW-3	" "	11:26		GW	1	X	
	MW-4	" "	10:38		GW	1	X	

<-- Total # of Containers

Sample Kit Prepared By	Date/Time	Relinquished By	Date/Time	Received By	Date/Time
Briana Gregory	8/16/11	Calvin Manning	8/17/2011 5:58		
Comments/Special Reporting Requirements: 24 Hour Test Result turn around. Run Samples through filter.		Relinquished By	Date/Time	Received By	Date/Time
		Relinquished By	Date/Time	Received By: [signature]	Date/Time 8-17-11 17:58
		Cooler #'s & Temps on Receipt: Blue 2.2°C		Condition Upon Receipt: ✓ Acceptable ___ Unacceptable	

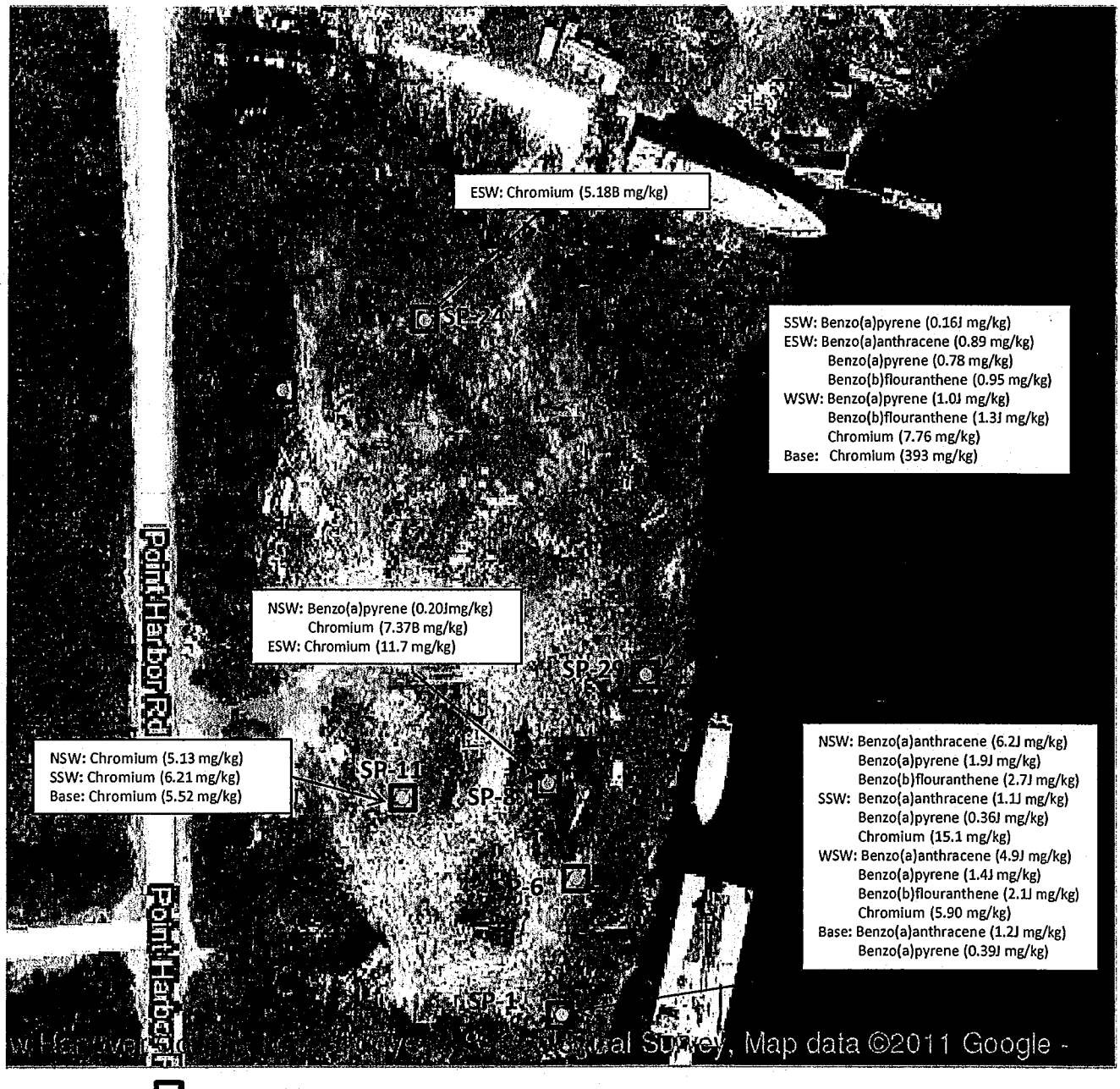
Matrix: GW-Groundwater SO-Soil DW-Drinking Water SE-Sediment SW-Surface Water WW-Wastewater A-Air O-Other (detail in comments) Preservation: I-Ice H-HCl N-HNO3 S-H2SO4 NO-NaOH O-Other (detail in comments)

Note: All samples submitted to ENCO Labs are in accordance with the terms and conditions listed on the reverse of this form, unless prior written agreements exist

ENCO www.encolabs.com

APPENDIX I

Figures and Tables from F&R's Soil Excavation
And
Site Assessment Report (4/4/11)



Approximate Excavation Area (not to scale)

Soil Boring

SOIL BORING AND EXCAVATION PLAN			North ▲	
SINCE F&R 1981	FROEHLING & ROBERTSON, INC. ENGINEERING • ENVIRONMENTAL • GEOTECHNICAL 310 Hubert Street Raleigh, North Carolina 27603-2302 I USA T 919.828.3441 I F 919.828.5751	Client:	Point Harbor Ventures, LLC	
		Project:	1400 Point Harbor Road	
		Location:	Wilmington, New Hanover County, NC	
		F&R Project No:	66M-0200	
		Source:	Google	
		Date: 3/11 rev 8/11	Not to Scale	Figure 2

Table 1. Excavation Summary

Soil Boring	Depth to Groundwater (inches)	Observations	Excavation Dimensions (length x width x depth) (feet)	Excavation Volume (cubic yards)
SP-1	40	wood timbers with petroleum odor, bricks and asphalt in excavation; petroleum impacted soils at base	10 x 10 x 3	11.1
SP-6	> 40	wood timbers with petroleum odor, bricks, concrete, plastic and metal in excavation; petroleum impacted soils at base	10 x 10 x 3	11.1
SP-8	40	wood timbers , bricks,metal and asphalt in excavation	10 x 10 x 3	11.1
SP-11	20	Deleterious materials not encountered	10 x 10 x 1.5	5.6
SP-23	27	bricks,metal and concrete in excavation	10 x 10 x 2.2	8.0
SP-24	> 40	Deleterious materials not encountered	10 x 10 x 3	11.1
SP-29	27	wood timbers with petroleum odor, bricks and asphalt in excavation; petroleum impacted soils at base	10 x 10 x 2.2	8.0
			Total	**66.0**

Table 2. Summary of Laboratory Analytical Results

Analytical Method			8260	8260	8260	8260	8260	8260	8260	8260	8260	8260	8260	8260	8260	8260	8260	8260	8260	8260	8260	8260
Contaminant / SampleID	Date Collected	Sample Depth (ft BGS)	1,2,4-Trimethylbenzene	1,3,5-Trimethylbenzene	MEK 2-Butanone	2-Hexanone	4-Isopropyltoluene	Acetone	Benzene	Carbon Disulfide	cis-1,2-Dichloroethene	Chlorobenzene	Ethylbenzene	Isopropylbenzene Cumene	Methylene Chloride	Naphthalene	n-Butylbenzene	n-Propylbenzene	sec-butylbenzene	tert-butylbenzene	toluene	xylenes
SP-23 NSW	3/7/2011	1.0	<0.00017	<0.00020	<0.00077	<0.00074	<0.00016	0.017	<0.00017	<0.00038	<0.00023	<0.00017	<0.00020	<0.00015	<0.00055	<0.00024	<0.00022	<0.00018	<0.00022	<0.00016	<0.00020	<0.00055
SP-23 SSW	3/7/2011	1.0	<0.00017	<0.00020	<0.00078	<0.00075	<0.00016	0.016	<0.00017	<0.00039	<0.00023	<0.00017	<0.00020	<0.00015	<0.00056	<0.00024	<0.00022	<0.00018	<0.00022	<0.00016	<0.00020	<0.00056
SP-23 ESW	3/7/2011	1.0	0.00043J	<0.00020	0.0088	<0.00073	<0.00016	0.059	<0.00017	0.0011J	<0.00023	<0.00017	<0.00020	<0.00015	0.0017J	<0.00024	<0.00022	<0.00018	<0.00022	<0.00016	<0.00020	<0.00055
SP-23 WSW	3/7/2011	1.0	<0.00016	<0.00019	<0.00073	<0.00070	<0.00015	<0.0011	<0.00016	<0.00036	<0.00021	<0.00016	<0.00019	<0.00014	<0.00052	<0.00022	<0.00021	<0.00017	<0.00021	<0.00015	<0.00019	<0.00052
SP-23 BASE	3/7/2011	1.9	<0.00016	<0.00019	0.0078	<0.00070	<0.00015	0.048	<0.00016	<0.00037	<0.00022	<0.00016	<0.00019	<0.00014	0.00059J	<0.00023	<0.00021	<0.00017	<0.00021	<0.00015	<0.00019	<0.00053
SP-24 NSW	3/7/2011	1.5	<0.00016	<0.00018	0.0041J	<0.00069	<0.00015	0.031	<0.00016	<0.00036	<0.00021	<0.00016	<0.00018	<0.00014	<0.00051	<0.00022	<0.00020	<0.00016	<0.00020	<0.00015	<0.00018	<0.00051
SP-24 SSW	3/7/2011	1.5	<0.00017	<0.00020	<0.00077	<0.00074	<0.00016	0.044	<0.00017	0.00066J	<0.00023	<0.00017	<0.00020	<0.00015	0.0013J	<0.00024	<0.00022	<0.00018	<0.00022	<0.00016	<0.00020	<0.00055
SP-24 ESW	3/7/2011	1.5	<0.00017	<0.00020	0.0028J	<0.00074	<0.00016	0.032	<0.00017	0.00074J	<0.00023	<0.00017	<0.00020	<0.00015	0.0012J	<0.00024	<0.00022	<0.00018	<0.00022	<0.00016	<0.00020	<0.00055
SP-24 WSW	3/7/2011	1.5	<0.00017	<0.00020	0.0042J	<0.00074	<0.00016	0.035	<0.00017	0.0014J	<0.00023	<0.00017	<0.00020	<0.00015	0.0011J	<0.00024	<0.00022	<0.00018	<0.00022	<0.00016	<0.00020	<0.00055
SP-24 BASE	3/7/2011	3.0	<0.00017	<0.00020	0.0039J	<0.00074	<0.00016	0.036	<0.00017	0.00089J	<0.00023	<0.00017	<0.00020	<0.00015	0.0020	<0.00024	<0.00022	<0.00018	<0.00022	<0.00016	<0.00020	<0.00055
SP-29 NSW	3/8/2011	1.0	<0.00024	<0.00028	0.011	<0.0011	<0.00023	0.053	<0.00024	0.00075J	<0.00032	<0.00024	<0.00028	<0.00021	0.0013J	<0.00034	<0.00031	<0.00025	<0.00031	<0.00023	<0.00028	<0.00079
SP-29 SSW	3/8/2011	1.0	<0.00019	<0.00023	0.021	<0.00084	0.0046	0.085	<0.00019	0.00065J	<0.00026	<0.00019	<0.00023	<0.00017	<0.00063	<0.00027	<0.00025	<0.00020	0.00097J	<0.00018	0.00060J	<0.00063
SP-29 ESW	3/8/2011	1.0	<0.00020	<0.00023	0.011	<0.00087	<0.00019	0.040	<0.00020	<0.00045	<0.00027	<0.00020	<0.00023	<0.00017	<0.00065	<0.00028	<0.00026	<0.00021	<0.00026	<0.00019	<0.00023	<0.00065
SP-29 WSW*	3/8/2011	1.0	<0.019	<0.022	<0.086	<0.083	<0.018	<0.13	<0.019	<0.043	<0.025	<0.019	<0.022	0.55	<0.062	<0.026	1.8	0.39	1.8	<0.018	<0.022	<0.062
SP-29 BASE	3/8/2011	2.2	<0.00024	<0.0028	0.031	<0.0011	0.0013J	0.15	<0.00024	<0.00055	<0.00033	<0.00024	<0.00028	<0.00021	<0.00079	<0.00034	0.0018	<0.00025	0.0015	<0.00023	<0.00028	<0.00079
SP-8 NSW	3/8/2011	1.5	<0.00036	<0.00027	0.030	<0.0010	<0.00021	0.015	<0.00023	0.00073J	<0.00031	<0.00023	<0.00027	<0.00020	<0.00074	<0.00032	<0.00029	<0.00024	<0.00029	<0.00021	<0.00027	<0.00074
SP-8 SSW	3/8/2011	1.5	0.090	0.045	0.085	0.014	0.013	0.26	<0.00018	0.0014J	<0.00024	<0.00018	0.0039	0.0028	0.00087J	0.011	0.013	0.0049	0.011	<0.00017	0.0097	0.023
SP-8 ESW	3/8/2011	1.5	0.010	0.0044	0.016	<0.00079	0.024	0.079	<0.00018	0.00046J	<0.00024	<0.00018	0.00062J	0.00043J	<0.00059	0.0065	0.0024	0.00085J	0.0013	<0.00017	0.00080J	0.0031J
SP-8 WSW	3/8/2011	1.5	0.0064	0.0032	0.011	<0.00079	0.0017	0.052	<0.00018	<0.00041	<0.00024	<0.00018	<0.00021	0.00061J	<0.00059	<0.00025	0.0024	0.00087J	0.00092J	<0.00017	<0.00021	0.0020
SP-8 BASE	3/8/2011	3.0	0.094	0.039	0.025	<0.00089	0.038	0.067	0.00094J	<0.00046	<0.00027	<0.00020	0.0070	0.0038	0.0028	<0.00028	0.015	0.0068	0.010	<0.00019	0.034	0.044
			6.7	6.7	16	0.17	0.68	24	0.0073	3.8	0.36	0.43	8.1	1.3	0.023	0.21	2.4	1.5	2.2	1.7	5.5	5.8
Soil-to-GW MSCC			8.5	8.3	16 ✓	1.9		24 ✓	0.0056	4.3	0.35	0.44	4.9	1.7	0.02	0.1	4.3	1.7	3.3	3.4	4.3	4.6
Residential MSCC			782	782	9385	6200		14000	18	1564	156	312	1560	1564	85	313	626	626	626	626	1200	3129
Industrial/Commercial MSCC			20440	20440	245280	160000		360000	164	40880	4000	8176	40000	40880	763	8176	16350	16350	16350	16350	32000	81760

Italics	Indicates was analyzed for but not detected to the level shown.
Bold	Indicates concentration exceeding the Soil-to-Groundwater MSCC
Red	Indicates concentration exceeding the Residential MSCC
Shaded	Indicates concentration exceeding the Industrial/Commercial MSCC
*	Indicates samples analyzed at dilution

Table 2. Summary of Laboratory Analytical Results

Analytical Method			8260	8260	8260	8260	8260	8260	8260	8260	8260	8260	8260	8260	8260	8260	8260	8260	8260	8260	8260	8260
Contaminant / SampleID	Date Collected	Sample Depth (ft BGS)	1,2,4-Trimethylbenzene	1,3,5-Trimethylbenzene	2-Butanone	2-Hexanone	4-Isopropyltoluene	Acetone	Benzene	Carbon Disulfide	cis-1,2-Dichloroethene	Chlorobenzene	Ethylbenzene	Isopropylbenzene	Methylene Chloride	Naphthalene	n-Butylbenzene	n-Propylbenzene	sec-butylbenzene	tert-butylbenzene	toluene	xylenes
SP-11 NSW	3/8/2011	0.75	<0.00018	<0.00021	0.0083	<0.00079	<0.00017	0.032	<0.00018	0.0011J	0.0024	<0.00018	<0.00021	<0.00016	0.0010J	<0.00025	<0.00023	<0.00019	<0.00023	<0.00017	0.00052J	<0.00059
SP-11 SSW	3/8/2011	0.75	0.00050J	<0.00022	0.0057	<0.00083	<0.00018	0.032	<0.00019	0.00064J	0.00051J	<0.00019	<0.00022	<0.00017	0.00099J	<0.00026	<0.00024	<0.00020	<0.00024	<0.00018	0.0011	<0.00062
SP-11 ESW	3/8/2011	0.75	<0.00029	<0.00021	<0.00084	<0.00081	<0.00017	<0.0013	<0.00018	<0.00042	<0.00025	<0.00018	<0.00021	<0.00016	0.0019J	<0.00026	<0.00024	<0.00019	<0.00024	<0.00017	<0.00021	<0.00060
SP-11 WSW	3/8/2011	0.75	<0.00016	<0.00019	<0.00076	<0.00073	<0.00016	0.0036J	<0.00016	<0.00038	<0.00022	<0.00016	<0.00019	<0.00015	0.00055J	<0.00023	<0.00021	<0.00017	<0.00021	<0.00016	<0.00019	<0.00054
SP-11 BASE	3/8/2011	1.5	<0.00019	<0.00022	0.0085	<0.00083	<0.00018	0.038	<0.00019	0.0013J	0.00082J	<0.00019	<0.00022	<0.00017	0.00093J	<0.00027	<0.00024	<0.00020	<0.00024	<0.00018	<0.00022	<0.00062
SP-6 NSW	3/8/2011	1.5	<0.00023	<0.00027	0.091	<0.0010	<0.00022	0.20	<0.00023	0.00072J	<0.00032	0.010	<0.00027	0.068	0.00083J	<0.00033	0.091	<0.00025	0.098	0.014	<0.00027	0.0014J
SP-6 SSW	3/8/2011	1.5	0.00072J	<0.00025	0.0076	<0.00093	<0.00020	0.025	<0.00021	0.00090J	<0.00028	<0.00021	<0.00025	0.00092J	0.0013	<0.00030	0.0029	<0.00022	0.0027	0.00054J	<0.00025	<0.00069
SP-6 ESW	3/8/2011	1.5	<0.00019	<0.00022	<0.00087	<0.00084	<0.00018	0.016	<0.00019	0.00065J	<0.00026	<0.00019	<0.00022	<0.00017	0.0015J	<0.00027	<0.00025	<0.00020	<0.00025	<0.00018	<0.00022	<0.00062
SP-6 WSW*	3/8/2011	1.5	<0.039	<0.046	<0.18	<0.17	<0.037	<0.27	<0.039	<0.089	<0.053	<0.039	<0.046	0.30	<0.13	<0.055	1.6	0.24	0.92	<0.037	<0.046	<0.13
SP-6 BASE*	3/8/2011	3.0	<0.019	<0.022	<0.088	<0.084	<0.018	<0.13	<0.019	<0.044	<0.026	<0.019	<0.022	0.084J	<0.063	<0.027	0.43	<0.020	0.33	<0.018	<0.022	<0.063
SP-1 NSW*	3/9/2011	1.5	<0.040	<0.047	<0.019	<0.18	<0.038	<0.28	<0.040	<0.093	<0.055	<0.040	<0.047	0.32	<0.13	<0.057	0.96	<0.043	<0.052	<0.038	<0.047	<0.13
SP-1 SSW	3/9/2011	1.5	0.0012	<0.00023	<0.00089	<0.00085	<0.00018	0.052	<0.00019	0.00069	<0.00026	<0.00019	0.00071J	0.012	0.0011J	<0.00027	0.014	<0.00021	0.014	0.0031	0.0031	0.0013J
SP-1 ESW*	3/9/2011	1.5	<0.019	<0.023	<0.088	<0.084	<0.018	<0.14	<0.019	<0.044	<0.026	<0.019	<0.023	<0.017	<0.063	<0.027	<0.025	<0.020	<0.025	<0.018	<0.023	<0.063
SP-1 WSW	3/9/2011	1.5	0.00094	<0.00024	0.032	<0.00089	0.0010	0.081	<0.0020	0.00095J	<0.00027	<0.00020	0.0010J	0.020	0.00091J	<0.00028	0.029	0.025	0.017	0.0041	<0.00024	0.00075J
SP-1 BASE*	3/9/2011	3.0	<0.023	<0.027	<0.11	<0.10	<0.022	<0.16	<0.023	<0.053	<0.031	<0.023	<0.027	<0.020	<0.076	0.84	0.35	<0.024	<0.030	<0.022	<0.027	<0.076
			6.7	6.7	16	0.17	0.68	24	0.0073	3.8	0.36	0.43	8.1	1.3	0.023	0.21	2.4	1.5	2.2	1.7	5.5	5.8
Soil-to-GW MSCC			**8.5**	**8.3**	**16**	**1.9**		**24**	**0.0056**	**4.3**	**0.35**	**0.44**	**4.9**	**1.7**	**0.02**	**0.1**	**4.3**	**1.7**	**3.3**	**3.4**	**4.3**	**4.6**
Residential MSCC			**782**	**782**	**9385**	**6200**		**14000**	**18**	**1564**	**156**	**312**	**1560**	**1564**	**85**	**313**	**626**	**626**	**626**	**626**	**1200**	**3129**
Industrial/Commercial MSCC			**20440**	**20440**	**245280**	**160000**		**360000**	**164**	**40880**	**4000**	**8176**	**40000**	**40880**	**763**	**8176**	**16350**	**16350**	**16350**	**16350**	**32000**	**81760**

Italics	Indicates was analyzed for but not detected to the level shown.
Bold	Indicates concentration exceeding the Soil-to-Groundwater MSCC
Red	Indicates concentration exceeding the Residential MSCC
Shaded	Indicates concentration exceeding the Industrial/Commercial MSCC
*	Indicates samples analyzed at dilution

Table 2. Summary of Laboratory Analytical Results

Analytical Method			8270	8270	8270	8270	8270	8270	8270	8270	8270	8270	8270	8270	8270	8270	8270	8270	8270	8270	8270	8270	8270
Contaminant / SampleID	Date Collected	Sample Depth (ft BGS)	1-Methylnaphthalene	2-Methylnaphthalene	Acenaphthene	Anthracene	Benzo(a) anthracene	Benzo(a)pyrene	Benzo(b)fluoranthene	Benzo(g,h,i)perylene	Benzo(k)fluoranthene	Bis(2-ethylhexyl)phthalate	Chrysene	Dibenzo(a,h)anthracene	Dimethylphthalate	Di-n-octylphthalate	Dibenzofuran	Fluoranthene	Fluorene	Indeno(1,2,3-cd)pyrene	Naphthalene	Phenanthrene	Pyrene
SP-23 NSW	3/7/2011	1.0	<0.031	<0.032	<0.032	<0.044	<0.032	<0.038	<0.021	<0.054	<0.038	<0.040	<0.035	<0.059	<0.038	<0.038	<0.031	<0.041	<0.033	<0.054	<0.032	<0.031	<0.044
SP-23 SSW	3/7/2011	1.0	<0.031	<0.032	<0.032	<0.044	<0.032	<0.038	<0.021	<0.054	<0.038	<0.040	<0.034	<0.059	<0.038	<0.038	<0.031	<0.041	<0.033	<0.054	<0.032	<0.031	<0.044
SP-23 ESW	3/7/2011	1.0	<0.031	<0.032	<0.032	<0.043	<0.032	<0.037	<0.020	<0.053	<0.037	<0.040	<0.034	<0.058	<0.037	<0.037	<0.031	<0.041	<0.033	<0.053	<0.032	<0.031	<0.043
SP-23 WSW	3/7/2011	1.0	<0.031	<0.032	<0.032	<0.044	<0.032	<0.038	<0.021	<0.054	<0.038	<0.041	<0.035	<0.059	<0.038	<0.038	<0.031	<0.042	<0.034	<0.054	<0.032	<0.031	<0.044
SP-23 BASE	3/7/2011	1.9	<0.031	<0.032	<0.032	<0.043	<0.032	<0.038	0.052J	<0.054	<0.038	<0.040	0.040J	<0.058	<0.038	<0.038	<0.031	0.068J	<0.033	<0.054	<0.032	<0.031	0.053J
SP-24 NSW	3/7/2011	1.5	<0.031	<0.032	<0.032	<0.044	<0.032	<0.038	<0.021	<0.054	<0.021	0.092JB	<0.035	<0.059	<0.038	<0.038	<0.031	<0.042	<0.033	<0.054	<0.032	<0.031	<0.044
SP-24 SSW	3/7/2011	1.5	<0.031	<0.032	<0.032	<0.043	<0.032	<0.037	<0.020	<0.053	<0.037	0.054JB	<0.034	<0.058	<0.037	<0.037	<0.031	<0.041	<0.033	<0.053	<0.032	<0.031	<0.043
SP-24 ESW	3/7/2011	1.5	<0.031	<0.032	<0.032	<0.043	<0.032	<0.037	<0.037	<0.053	<0.037	<0.040	<0.034	<0.058	<0.037	<0.037	<0.031	<0.041	<0.033	<0.053	<0.032	<0.031	<0.043
SP-24 WSW	3/7/2011	1.5	<0.031	<0.033	<0.033	<0.044	0.042J	0.043J	0.069J	<0.055	<0.038	<0.041	0.046J	<0.059	<0.038	<0.038	<0.031	0.069J	<0.034	<0.055	<0.033	<0.031	0.059J
SP-24 BASE	3/7/2011	3.0	<0.030	<0.031	<0.031	<0.043	<0.031	<0.037	<0.020	<0.053	<0.037	<0.039	<0.034	<0.057	<0.037	<0.037	<0.030	<0.040	<0.033	<0.053	<0.031	<0.030	<0.043
SP-29 NSW	3/8/2011	1.0	<0.031	<0.032	<0.032	<0.043	<0.032	<0.038	<0.020	<0.054	<0.038	<0.040	<0.034	<0.058	<0.038	<0.038	<0.031	<0.041	<0.033	<0.054	<0.032	<0.031	<0.043
SP-29 ESW	3/8/2011	1.0	0.051J	0.097J	0.44	0.67	**0.89**	**0.78**	0.95	0.36J	0.43	<0.041	0.83	0.11J	<0.038	<0.038	<0.031	1.8	0.39	0.36J	**0.41**	2.0	1.5
SP-29 SSW	3/8/2011	1.0	<0.034	<0.036	<0.036	<0.049	0.13J	**0.16J**	0.21J	0.12J	0.12J	<0.045	0.14J	<0.065	<0.036	<0.042	<0.034	0.21J	<0.037	0.11J	<0.036	0.088J	0.22J
SP-29 WSW*	3/8/2011	1.0	0.59J	0.62J	0.61J	<0.22	**0.68J**	**1.0J**	**1.3J**	0.86J	0.63J	<0.21	0.87J	<0.30	<0.17	<0.20	<0.16	1.7J	1.8J	0.70J	<0.17	3.9	1.8J
SP-29 BASE*	3/8/2011	2.2	<0.42	<0.41	<0.41	<0.28	<0.27	<0.25	<0.26	<0.26	<0.25	<0.23	<0.96	<0.34	<0.33	<0.23	<0.34	<0.27	<0.32	<0.23	<0.38	<0.30	<0.23
SP-8 NSW*	3/8/2011	1.5	<0.14	<0.15	<0.15	<0.20	0.21J	**0.20J**	0.33J	<0.25	<0.18	0.20J	0.24J	<0.27	<0.18	<0.18	<0.14	0.38J	<0.15	<0.25	<0.15	<0.14	0.39J
SP-8 SSW*	3/8/2011	1.5	<1.6	<1.7	<1.7	<2.3	<1.7	<2.0	<1.1	<2.8	<2.0	<2.1	<1.8	<3.1	<2.0	<2.0	<1.6	<2.2	<1.7	<2.8	<1.7	<1.6	<2.3
SP-8 ESW*	3/8/2011	1.5	<1.6	<1.6	<1.6	<2.2	<1.6	<1.9	<1.1	<2.8	<1.9	<2.1	<1.8	<3.0	<1.9	<1.9	<1.6	<2.1	<1.7	<2.8	<1.6	<1.6	<2.2
SP-8 WSW*	3/8/2011	1.5	<0.16	<0.17	<0.17	<0.23	<0.17	<0.20	<0.11	<0.28	<0.20	0.43J	<0.18	<0.31	<0.20	0.38J	<0.16	<0.22	<0.18	<0.28	<0.17	<0.16	<0.23
SP-8 BASE	3/8/2011	3.0	<1.3	<1.3	<1.3	<1.8	<1.3	<1.6	<0.85	<2.2	<1.6	<1.7	<1.4	<2.4	<1.6	<1.6	<1.3	<1.7	<1.4	<2.2	<1.3	<1.3	<1.8
			0.055	1.6	4.4	660	0.18	0.059	0.6	7800	5.9	7.2	180	0.19			5.2	330	56	2.0	0.21	68	220
Soil-to-GW MSCC				**3.6**	**8.2**	**940**	**0.35**	**0.096**	**1.2**	**6400**	**12**	**6.6**	**39**	**0.17**			**4.7**	**290**	**47**	**3.4**	**0.16**	**56**	**270**
Residential MSCC				**63**	**940**	**4600**	**0.88**	**0.088**	**0.88**	**469**	**9**	**46**	**88**	**0.088**			**62**	**620**	**620**	**0.88**	**313**	**469**	**469**
Industrial/Commercial MSCC				**1635**	**240000**	**122000**	**8**	**0.78**	**8**	**12264**	**78**	**410**	**780**	**0.78**			**1635**	**16400**	**16400**	**8**	**8176**	**12264**	**12264**

0.15/ 0.015/ 1.5/
0.6 0.059 6.0

3.0/
0.21

Italics	Indicates was analyzed for but not detected to the level shown.
Bold	Indicates concentration exceeding the Soil-to-Groundwater MSCC
Red	Indicates concentration exceeding the Residential MSCC
Shaded	Indicates concentration exceeding the Industrial/Commercial MSCC
*	Indicates samples analyzed at dilution
J	Indicates the reported value is between the laboratory method detection limit (MDL) and the laboratory method reporting limit (MRL)
B	Indicates the analyte was detected in the associated method blank

Table 2. Summary of Laboratory Analytical Results

Analytical Method			8270	8270	8270	8270	8270	8270	8270	8270	8270	8270	8270	8270	8270	8270	8270	8270	8270	8270	8270	8270
Contaminant / SampleID	Date Collected	Sample Depth (ft BGS)	1-Methylnaphthal	2-Methylnaphthal	Acenaphthene	Anthracene	Benzo(a) anthracen	Benzo(a)pyrene	Benzo(b)fluoranth	Benzo(g,h,i)perylen	Benzo(k)fluoranthe	Bis(2-ethylhexyl)ph	Chrysene	Dibenzo(a,h)anthra	Dimethylphthalate	Di-n-octylphthalat	Dibenzofuran	Fluoranthene	Fluorene	Indeno(1,2,3-cd)py	Naphthalene	Phenanthrene	Pyrene
SP-11 NSW*	3/8/2011	0.75	<0.10	<0.10	<0.10	<0.14	<0.10	<0.12	<0.067	<0.17	<0.12	<0.13	<0.11	<0.19	<0.12	<0.12	<0.10	<0.13	<0.11	<0.17	<0.10	<0.10	<0.081
SP-11 SSW	3/8/2011	0.75	<0.033	<0.035	<0.035	<0.047	<0.035	<0.041	<0.022	<0.058	<0.041	<0.043	<0.037	<0.063	<0.041	<0.041	<0.033	<0.044	<0.036	<0.058	<0.035	<0.033	<0.047
SP-11 ESW	3/8/2011	0.75	<0.033	<0.034	<0.034	<0.046	<0.034	<0.040	<0.022	<0.057	<0.040	<0.042	<0.036	<0.062	<0.040	<0.040	<0.033	<0.044	<0.035	<0.057	<0.034	<0.033	<0.046
SP-11 WSW	3/8/2011	0.75	<0.032	<0.033	<0.033	<0.045	<0.033	<0.039	<0.021	<0.055	<0.039	<0.041	<0.035	<0.060	<0.033	<0.039	<0.032	<0.042	<0.034	<0.055	<0.033	<0.032	<0.045
SP-11 BASE	3/8/2011	1.5	<0.033	<0.034	<0.034	<0.047	0.056J	0.051J	0.053J	<0.058	<0.040	<0.043	0.053J	<0.063	<0.040	<0.040	<0.033	0.053J	<0.036	<0.058	<0.034	<0.033	0.057J
SP-6 NSW*	3/8/2011	1.5	<0.19	<0.19	<0.19	<0.26	<0.19	<0.23	<0.12	<0.32	<0.23	<0.24	<0.21	<0.35	<0.23	<0.23	<0.19	<0.25	<0.20	<0.32	<0.19	3.3	<0.26
SP-6 SSW	3/8/2011	1.5	<0.033	<0.035	<0.035	<0.047	<0.035	<0.041	<0.022	<0.058	<0.041	<0.043	<0.037	<0.063	<0.041	<0.041	<0.033	<0.044	<0.036	<0.058	<0.035	<0.033	<0.047
SP-6 ESW	3/8/2011	1.5	<0.033	<0.034	<0.034	<0.047	<0.034	<0.040	<0.040	<0.058	<0.040	<0.043	<0.037	<0.063	<0.040	<0.040	<0.033	<0.044	<0.036	<0.058	<0.034	<0.033	<0.047
SP-6 WSW*	3/8/2011	1.5	<0.17	<0.17	1.3 J	<0.23	<0.17	<0.20	0.27	<0.29	0.35J	<0.21	<0.18	<0.31	0.21J	<0.20	<0.17	0.37J	2.5	<0.29	<0.17	6	1.1J
SP-6 BASE*	3/8/2011	3.0	<0.16	<0.17	0.34J	<0.23	<0.17	<0.20	<0.11	<0.28	<0.20	<0.21	<0.18	<0.31	<0.20	<0.20	<0.16	<0.22	0.94J	<0.28	<0.17	0.83J	<0.23
SP-1 NSW*	3/9/2011	1.5	<0.63	<0.66	42	14	6.2J	1.9J	2.7J	<1.1	1.6J	<0.82	5.1J	<1.2	<0.78	<0.78	33	31	47	<1.1	<0.66	1.6J	21
SP-1 SSW*	3/9/2011	1.5	<0.15	<0.16	7.7	1.6J	1.1J	0.36J	0.53J	<0.27	0.30J	<0.20	0.75J	<0.29	<0.16	<0.19	4.8	5.2	8.4	<0.27	<0.16	8.7	3.5
SP-1 ESW*	3/9/2011	1.5	<0.17	<0.17	1.8J	<0.24	<0.17	<0.21	<0.11	<0.29	<0.21	<0.22	<0.19	<0.32	<0.17	<0.21	0.71J	0.34J	0.61J	<0.29	<0.17	<0.17	0.29J
SP-1 WSW*	3/9/2011	1.5	<0.64	<0.66	32	9.4	4.9J	1.4J	2.1J	<1.1	1.2J	<0.83	3.9J	<1.2	<0.78	<0.78	27	23	37	<1.1	<0.66	47	15
SP-1 BASE*	3/9/2011	3.0	<0.16	<0.17	10	2.5	1.2J	0.39J	0.57J	<0.28	0.26J	<0.21	0.93J	<0.30	<0.20	<0.20	8.0	6.2	11	<0.28	<0.17	12	4.2
			0.085	11.6	8.4	660	0.18	0.059	0.6	7800	5.9	7.2	180	0.69			5.2	330	56	2.0	0.21	68	920
Soil-to-GW MSCC				3.6	8.2	940	0.35	0.096	1.2	6400	12	6.6	39	0.17			4.7	290	47	3.4	0.16	56	270
Residential MSCC				63	940	4600	0.88	0.088	0.88	469	9	46	88	0.088			62	620	620	0.88	313	469	469
Industrial/Commercial MSCC				1635	240000	122000	8	0.78	8	12264	78	410	780	0.78			1635	16400	16400	8	8176	12264	12264

Italics	Indicates was analyzed for but not detected to the level shown.
Bold	Indicates concentration exceeding the Soil-to-Groundwater MSCC
Red	Indicates concentration exceeding the Residential MSCC
Shaded	Indicates concentration exceeding the Industrial/Commercial MSCC
*	Indicates samples analyzed at dilution
J	Indicates the reported value is between the laboratory method detection limit (MDL) and the laboratory method reporting limit (MRL)
B	Indicates the analyte was detected in the associated method blank

Table 2. Summary of Laboratory Analytical Results

Analytical Method			9071	6010C	6010C	8081	8081	8082
Contaminant			Oil & Grease	Chromium	Lead	4-4'-DDD	4-4'-DDE	Polychlorinated Biphenyls
SampleID	Date Collected	Sample Depth (ft BGS)						
SP-23 NSW	3/7/2011	1.0	115	3.55B	4.09	<0.00037	<0.00047	All BDL
SP-23 SSW	3/7/2011	1.0	446	3.24B	2.41	<0.00037	<0.00047	All BDL
SP-23 ESW	3/7/2011	1.0	142	4.21B	3.77	<0.00036	<0.00046	All BDL
SP-23 WSW	3/7/2011	1.0	<57.9	4.26B	2.66	<0.00037	<0.00047	All BDL
SP-23 BASE	3/7/2011	1.9	220	3.64B	8.73	<0.00037	<0.00047	All BDL
SP-24 NSW	3/7/2011	1.5	306	3.85B	2.95	<0.00037	<0.00047	All BDL
SP-24 SSW	3/7/2011	1.5	<56.8	4.89B	3.21	<0.00036	<0.00047	All BDL
SP-24 ESW	3/7/2011	1.5	<56.6	5.18B	3.39	<0.00036	<0.00046	All BDL
SP-24 WSW	3/7/2011	1.5	831	3.79B	3.62	<0.00037	<0.00048	All BDL
SP-24 BASE	3/7/2011	3.0	<56.1	4.43B	2.99	<0.00036	<0.00046	All BDL
SP-29 NSW	3/8/2011	1.0	58.5	1.1SB	2.96	<0.00036	<0.00047	All BDL
SP-29 SSW	3/8/2011	1.0	1360	4.29B	39.9	<0.00041	<0.00052	All BDL
SP-29 ESW	3/8/2011	1.0	258	1.21B	2.34	<0.00037	<0.00048	All BDL
SP-29 WSW	3/8/2011	1.0	13200	7.76	31.2	<0.00038	<0.00049	All BDL
SP-29 BASE	3/8/2011	2.2	393	3.82	29.9	<0.00045	<0.00058	All BDL
SP-8 NSW	3/8/2011	1.5	2240	7.37B	166	<0.00042	<0.00054	All BDL
SP-8 SSW	3/8/2011	1.5	34400	3.88B	148	<0.00038	<0.00049	All BDL
SP-8 ESW	3/8/2011	1.5	16300	11.7	60.3	<0.00038	<0.00048	All BDL
SP-8 WSW	3/8/2011	1.5	1770	3.85	184	<0.00039	<0.00050	All BDL
SP-8 BASE	3/8/2011	3.0	22800	4.23	10.1	<0.00038	<0.00048	All BDL
SP-11 NSW	3/8/2011	0.75	423	5.13	61.2	<0.00039	<0.00051	All BDL
SP-11 SSW	3/8/2011	0.75	141	6.21	16.5	<0.00039	<0.00051	All BDL
SP-11 ESW	3/8/2011	0.75	910	3.82	13.9	<0.00039	<0.00050	All BDL
SP-11 WSW	3/8/2011	0.75	140	4.43	5.58	<0.00038	<0.00048	All BDL
SP-11 BASE	3/8/2011	1.5	<61.3	5.52	32.4	<0.00039	<0.00050	All BDL
SP-6 NSW	3/8/2011	1.5	4530	3.78	38.4	<0.00044	<0.00056	All BDL
SP-6 SSW	3/8/2011	1.5	122	3.18	24.2	<0.00040	<0.00051	All BDL
SP-6 ESW	3/8/2011	1.5	91.1	2.13	14.3	<0.00039	<0.00050	All BDL
SP-6 WSW	3/8/2011	1.5	9400	3.83	26.5	<0.00039	<0.00050	All BDL
SP-6 BASE	3/8/2011	3.0	1220	2.54	8.85	<0.00039	<0.00049	All BDL
SP-1 NSW	3/9/2011	1.5	3840	2.68	10.3	<0.00038	<0.00048	All BDL
SP-1 SSW	3/9/2011	1.5	2240	15.1	316	<0.00036	<0.00047	All BDL
SP-1 ESW	3/9/2011	1.5	1990	2.81	19.7	0.011	0.018	All BDL
SP-1 WSW	3/9/2011	1.5	4030	5.90	43.1	<0.00038	<0.00049	All BDL
SP-1 BASE	3/9/2011	3.0	514	2.43	7.59	<0.00038	<0.00049	All BDL
DWM Action Level			250					
Soil-to-GW MSCC				5.4	270	NSE	NSE	NSE
Residential MSCC				47	400	NSE	NSE	NSE
Industrial/Commercial MSCC				1226	400	NSE	NSE	NSE
				3.8	270	.24	.24	.14	Protection of GW
				5.6	800	72	51	1.0	Industrial-SRG

B Indicates the analyte was detected in the associated method blank.

BDL Below Detection Limits

NSE No Standard Exists

Table 2. Summary of Laboratory Analytical Results

Analytical Method			6020A	8270D	8081B	8151A	8260B
Contaminant			TCLP - Lead	TCLP - SVOCs	TCLP-Pesticides	TCLP-Herbicides	TCLP- VOCs
SampleID	Date Collected	Sample Depth (BGS)					
SP-8 Stockpile	3/8/2011	N/A	<0.0800D	All BDL	All BDL	All BDL	All BDL
SP-11 Stockpile	3/8/2011	N/A	0.627JD	All BDL	All BDL	All BDL	All BDL
SP-6 Stockpile	3/8/2011	N/A	<0.0800D	All BDL	All BDL	All BDL	All BDL
SP-1 Stockpile	3/9/2011	N/A	<0.0800D	All BDL	All BDL	All BDL	All BDL
SP-23 Stockpile	3/7/2011	N/A	<0.0800D	All BDL	All BDL	All BDL	All BDL
SP-24 Stockpile	3/7/2011	N/A	<0.0800D	All BDL	All BDL	All BDL	All BDL
SP-29 Stockpile	3/8/2011	N/A	0.107JD	All BDL	All BDL	All BDL	All BDL

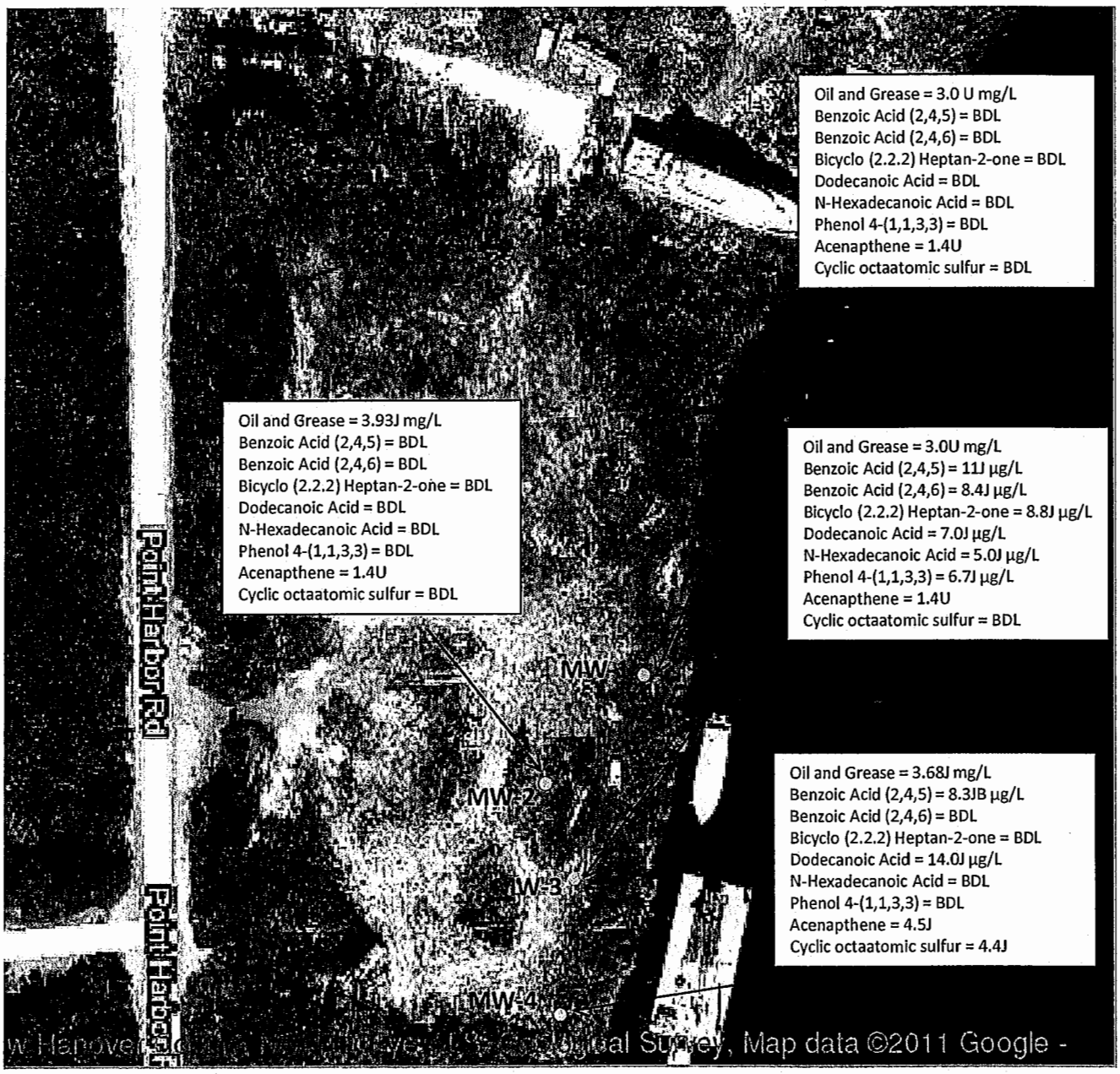
BDL Below Detection Limits

D Indicates sample was analyzed at dilution

J Indicates the reported value is between the MDL and the MRL

APPENDIX II

Figures and Tables from F&R's Monitoring Well Installation
And
Groundwater Sampling Report (5/26/11)



○ **Approximate Monitoring Well Location**

MONITORING WELL LOCATION PLAN			North ▲	
SINCE F&R 1881	FROEHLING & ROBERTSON, INC. ENGINEERING • ENVIRONMENTAL • GEOTECHNICAL 310 Hubert Street Raleigh, North Carolina 27603-2302 I USA T 919.828.3441 I F 919.828.5751	Client:	Point Harbor Ventures, LLC	
		Project:	1400 Point Harbor Road	
		Location:	Wilmington, New Hanover County, NC	
		F&R Project No:	66M-0200-0001	
		Source:	Google	
		Date: March 2011	Not to Scale	Figure 2