APPENDIX E2
PHASE II ENVIRONMENTAL SITE ASSESSMENT

McAlister
GeoScience
235 E. Broadway, Suite 1120 Long Beach, California 90802 (562) 489-7908

June 30, 2021

Foremost Pacific Group, LLC
27271 Las Ramblas, Suite 100
Mission Viejo, California 92691

Attention: Satish Lion, VP, Community Development

Subject: Phase II Environmental Site Assessment Report
LDW Development, Menifee, Riverside County, California 92585

Dear Mr. Lion:

Attached is one electronic copy of the report on the Soil Sampling performed at the LDW Development located at the northwest corner of the intersection of Menifee Road and Rouse Road.

Please call me should you have any questions about the report.

Sincerely,

David McAlister

Phase II Environmental Site Assessment
Soil Sampling Report

LDW Development
Menifee, Riverside County, California 92585

June 30, 2021

Prepared for:

Foremost Pacific Group, LLC
27271 Las Ramblas, Suite 100
Mission Viejo, California 92691

Prepared by:

McAlister GeoScience
235 E. Broadway, Suite1120
Long Beach, California 90802

David McAlister

Executive Summary

McAlister GeoScience was retained by Foremost Pacific Group, LLC to conduct a Phase II Environmental Site Assessment (ESA) consisting of soil sampling at the northwest corner of the intersection of Menifee Road and Rouse Road (the Subject Property). The location of the Subject Property is shown on Figure 1.

A previous Phase I ESA was conducted for the Subject Property. The previous Phase I ESA found the following Recognized Environmental Conditions (RECs) in connection with the Subject Property:

- The former use of the Subject Property for agricultural use including row crops from the 1930s to the 1990s is considered a recognized environmental condition (REC);
- At least one septic system was in use and connected to the residential structure present from the 1940s to the early 2000s. Unauthorized discharge of hazardous materials to the septic system is possible;
- Due to the age of the former residential structure, a groundwater well is expected to have been utilized to provide irrigation and domestic water for the Subject Property prior to the establishment of a municipal water supply. Unused groundwater wells present a threat to groundwater in the form of a conduit from the surface; and
- Due to the age of the structures on the Subject Property, hazardous building materials are expected to be present.

The purpose of this sampling and analysis project is to document the nature and extent of potential soil impacts associated with the former agricultural use of the Subject Property.

A total of 16 borings to six (6) inches below ground surface were advanced on the eight (8) acres historically utilized for agricultural purposes. Field observations of the soil samples collected from the borings advanced at the Subject Property did not exhibit odors indicating impacted soil. Soil sample locations are identified on Figure 2.

Organochloride Pesticides (OCPs) with the exception of 4,4'-DDE were not present in the soil samples collected above the laboratory detection limits. 4,4'-DDE was not detected above its SFRWQCB ESL. Arsenic was not detected above the laboratory detection in the samples analyzed. Laboratory analytical and chain of custody forms are included in Appendix A.

The soil sampling and analysis detailed herein was conducted for the purpose of documenting the nature and extent of potential soil impacts associated with the former agricultural use of the Subject Property. The results of this investigation have determined that soil at the Subject Property is not significantly impacted with OCPs and Arsenic associated with former agricultural use of the Subject Property.

No additional investigation or further actions are necessary or warranted at this time.

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1.0 Introduction

McAlister GeoScience was retained by Foremost Pacific Group, LLC (the Client) to conduct a Phase II Environmental Site Assessment (ESA) consisting of soil sampling at the LDW Development located at the northwest corner of the intersection of Menifee Road and Rouse Road (the Subject Property). The location of the Subject Property is shown on Figure 1.

This project was conducted pursuant to authorization of the scope of work, estimated costs and schedule, and terms and conditions outlined in the proposal dated May 7, 2021 and in general accordance with the scope of work and limitations of the American Society of Testing and Materials (ASTM) Standard Guide for Soil Sampling from the Vadose Zone, Designation D4700-91(2006) and the ASTM Standard Practice for Environmental Site Assessments: Phase II Environmental Site Assessment Process, Designation E1903-19.

1.1 Purpose

The purpose of this sampling and analysis project is to document the nature and extent of potential soil impacts associated with the former agricultural use of the Subject Property.

1.2 Limitations and Exceptions of Assessment

The property assessment described in this report should not be construed as a complete characterization of environmental regulatory compliance or of above and below ground environmental conditions. McAlister GeoScience utilized standard data collection techniques while completing the work; however, a comprehensive characterization of all sub-surface conditions is neither appropriate nor feasible. Therefore, reliance by the Client on the information presented in this report shall be consistent with the limitations expressed herein, and subject to the project scope of work and terms of the contract between McAlister GeoScience and the Client.

The services provided were in accordance with the standard of care and skill ordinarily exercised by members of the profession currently participating in the same locality under similar conditions. No other representation, expressed or implied, and no warranty or guarantee is included or intended in this report.

The investigation described herein and this report are not intended to be submitted to a regulatory agency and is for the Client use only. A field investigation and resulting report intended for submittal to a regulatory agency would require much more in-depth descriptions of the field, laboratory, quality control and other materials and methods along with operation under an agency-approved work plan for the scope of work. In the interest of efficiency for both schedule and budget, these activities were not conducted as part of this scope of work.

2.0 Background

2.1 Site Description and Features

A Phase I ESA was conducted for the Subject Property and identified a former the former agricultural use at the property, potentially including a septic system and on site groundwater well. These identified issues constitute recognized environmental conditions (RECs) for the Subject Property requiring subsurface investigation.

The Subject Property consists of an approximately 8.00 acres of land formerly used for agricultural purposes. The Subject Property is predominately undeveloped, and consists of vacant land with native vegetation. A residential structure lies on the northern portion, behind a chain-link fence. The Subject Property lies on the northwestern portion of the intersection between Menifee Road and Rouse Road in Menifee, California. Two paved roads surround the Subject Property: Menifee Road to the east and Rouse Road to the south. Single - family Residential homes are located adjacent, beyond the surrounding roads to the east and south. Undeveloped land adjoins the Subject Property to the west.

2.2 Previous Investigations

The historic aerial photographs, historical topographical maps and city directory indicate that the Subject Property was unimproved in the 1930s. Between the 1930s and 1990s, the Subject Property appears to have been used for agricultural land with row crops. A small square structure and additional rectangular structures are depicted on the northwestern section of the Subject Property in the 1978 aerial photograph. The square structure appears to have been demolished by the 1989 aerial photograph however the rectangular structures are still depicted. The current semi-rural residential home (26805 Menifee Road) is first depicted in the 1997 aerial photograph and was first listed in the 1992 City Directories under the resident "Lugington, Donnie." The 2006 aerial photograph depicts the northeastern portion of the Subject Property as a storage area for construction materials while the eastern adjacent property was undergoing construction. No significant changes were identified between the 1997 and 2016 aerial photographs. The former use of the Subject Property for agricultural use including row crops from the 1930s to the 1990s is considered a recognized environmental condition (REC).

2.3 Pre-Field Preparation

Prior to conducting field activities, a project-specific health and safety plan (HASP) was developed outlining the various hazards associated with the proposed scope of work. The HASP was developed to cover risks of exposure to potential contaminants as well as biological hazards and physical hazards associated with the performance of the work and the equipment used to complete the work. Additional pre-field activities included coordination with the laboratory and other tasks necessary to ensure a seamless and problem-free field mobilization.

3.0 Geology and Hydrogeology

3.1 Geologic Setting

The Subject Property is located within the Lower Californian physiographic province, which consists of coastal mountain ranges underlain by severely folded, faulted, and commonly metamorphosed marine and continental sediments. The Subject Property is underlain by marine and nonmarine sedimentary rocks, Pleistocene in age, and includes alluvium, lake playa and terrace deposits.

The Subject Property is located within the San Jacinto Groundwater Basin. The San Jacinto Groundwater Basin underlies San Jacinto, Perris, Moreno, and Menifee Valleys in western Riverside County. This basin is bounded by the San Jacinto Mountains on the east, the San Timoteo Badlands on the northeast, the Box Mountains on the north, the Santa Rosa Hills and Bell Mountain on the south, and unnamed hills on the west. Lake Perris is located in the eastern part of Perris Valley. The valleys are drained by the San Jacinto River and its tributaries (DWR Bulletin 118, 2006).

3.2 Site Geology

During borehole advancement, the type of soil encountered included fine-grained sands and gravely/course grained sands. Soils were light brown to dark, greyish brown. Soils were compact at the surface. No staining or odors were observed.

3.3 Hydrogeology

Depth to groundwater is approximately 25 feet below ground surface using data collected from groundwater monitoring reports on the property approximately two miles to the southwest located at 27181 McCall Blvd. Sun City, CA 92585. The regional groundwater flow direction is expected to be southwest.

Groundwater was not encountered during this field investigation and therefore, more accurate depth to groundwater, flow direction, and rate are not available at this time.

4.0 Sampling Activities

4.1 Scope of Assessment

A total 10 soil samples were collected from each of 16 borings advanced from the Subject Property and submitted to a State of California certified laboratory for analysis.

4.2 Field Explorations and Methods

In accordance with the California Department of Toxic Substances Control (DTSC) *Sampling Agricultural Fields* Guidance published August 2008; a total of ten soil samples were collected utilizing a hand-held spade. Four locations were composited into one sample to be analyzed for OCPs with an additional duplicate collected. One discrete sample was collected for Arsenic at corresponding with each composite OCP sample. Soils encountered were described for the texture, structure, color, and any staining, discoloration, and / or odors were noted in the field notes. Soil sample locations are identified on Figure 2.

Soil samples were packaged in four-ounce glass jars. Samples were labeled and transmitted to SunStar Laboratories, an environmental laboratory certified by the State of California utilizing a chain of custody and an ice chest packed with ice as a preservative.

4.3 Field Observations

The Subject Property consists of undeveloped land covered in native vegetation. The Subject Property is bound to the east and south by paved roads, beyond which are residential properties. The Subject Property is bound to the west by undeveloped land. The Subject Property is bound to the north by a residential property. Soils observed during borehole advancement included brown, fine grained sand. Groundwater was not encountered.

4.4 Laboratory Analysis Methods

The laboratory was requested to analyze soil samples collected to characterize the potential compounds of concern by the following United States Environmental Protection Agency (EPA) Methods:

- Four and one duplicate for a total of five (5) composite samples for Organochloride Pesticides (OCPs) by EPA Method 8081; and
- Four and one duplicate for a total of five (5) discrete samples for Arsenic by EPA Method 6010.

5.0 Results and Conclusions

5.1 Results

Organochloride Pesticides were detected in the form of 4,4'-DDE at concentrations ranging from 0.0062 to 0.025 milligrams per kilogram (mg/Kg), below the San Francisco Regional Water Quality Control Board (SFRWQCB) 2019 Revision Two, Environmental Screening Level (ESL) for Residential: Shallow Soil Exposure, Cancer Risk of 1.8 mg/Kg. Arsenic was not detected above the laboratory detection limit of 5.00 mg/Kg in any of the samples analyzed.

Results of laboratory analysis of the soil samples are presented in Table 1. Laboratory results for all compounds analyzed are presented in Appendix A.

5.2 Conclusions

Organochloride Pesticides with the exception of 4,4'-DDE were not present in the soil samples collected above the laboratory detection limits. 4,4'-DDE was not detected above its SFRWQCB ESL. Arsenic was not detected above the laboratory detection in the samples analyzed. Laboratory analytical and chain of custody forms are included in Appendix A.

The soil sampling and analysis detailed herein was conducted for the purpose of documenting the nature and extent of potential soil impacts associated with the former agricultural use of the Subject Property. The results of this investigation have determined that soil at the Subject Property is not significantly impacted with OCPs and Arsenic associated with former agricultural use of the Subject Property.

No additional investigation or further actions are necessary or warranted at this time.

6.0 References

American Society for Testing and Materials (ASTM) 2006. Practice D4700-91(2006) Standard Guide for Soil Sampling from the Vadose Zone.

American Society for Testing and Materials (ASTM) 2019. Practice E1903-19 Standard Practice for Environmental Site Assessments: Phase II Environmental Site Assessment Process.

California Department of Toxic Substances Control (DTSC) *Sampling Agricultural Fields.* August 2008.

Department of Water Resources (DWR). 1961. California's Groundwater. Bulletin No. 118. December 5, 2019

McAlister GeoScience. Phase I Environmental Site Assessment LDW Development, Menifee, Riverside County, California. May 3, 2021.

P.G. Schruben, R.E. Arndt and W.J. Bawiec, *Geology of the Conterminous U.S. at 1:2,500,000 Scale - a digital representation of the 1974 P.B. King and H.M. Beikman Map*, USGS Digital Data Series DDS - 11 (1994).

San Francisco Bay Regional Water Quality Control Board. *Environmental Screening Levels (ESLs) for Direct Exposure Human Health Risk Levels (Table S-1), Residential: Shallow Soil Exposure.* January 2019. *http://www.waterboards.ca.gov/sanfranciscobay/water_issues/programs/ESL/ESL%20Workbook_ESLs_Interim%20Final_22Feb16_Rev3_PDF.pdf.* February 2016.

Tables

TABLE 1
Soil Sampling Results
LDW Menifee Development, California

Sample	OCPs
	EPA Method 8081
	4,4'-DDE
	(mg/Kg)
ESL	**1.8**
Tier 1 ESL	**0.33**
CS-1	0.0090
CS-2	0.021
CS-2-Dupe	0.011
CS-3	0.0062
CS-4	0.025

Note:

mg/Kg - Milligrams per Kilogram

Bold- Detected above associated Screening Level

OCPs- Organochloride Pesticides

4,4'-DDE - Dichlorodiphenyldichloroethylene

ND(<0.0050) - Not Detected at the detection limit indicated

NA - Not Analyzed

San Francisco Regional Water Quality Control Board (SFRWQCB) 2019 Revision Two, Environmental Screening Level for Residential: Shallow Soil Exposure, Cancer Risk

Figures

SOURCE: Google Earth, 2020

GW FLOW

N

TITLE: **Site Location Map**

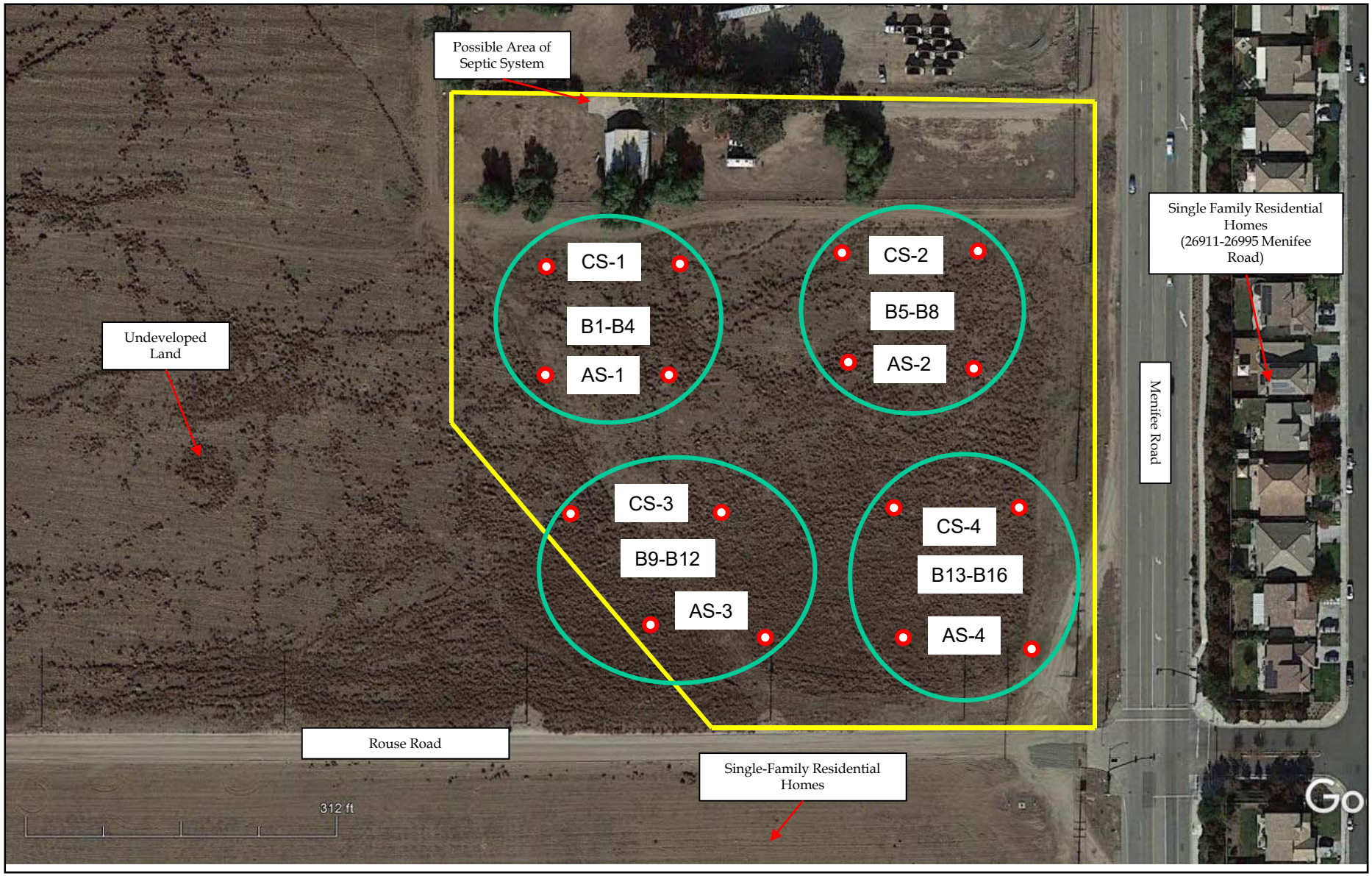
LOCATION: **LDW Development**

Menifee, Riverside County, California 92585

McAlister GeoScience
235 E. Broadway, Suite 1120 Long Beach, CA 90802
562-489-7908 DirtyProperty.com

CHECKED:	D.McAlister
DRAFTED:	J Landeros
FILE:	
DATE:	06-25-2021

FIGURE: 1



Legend:

Approximate Subject Property Boundary

Boring Location

Composite Samples

N

SOURCE: *Google Earth, 2020*

TITLE: **Site Plan**

LOCATION: **LDW Development**

Menifee, Riverside County, California 92585

McAlister GeoScience

235 E. Broadway, Suite 1120 Long Beach, CA 90802

562-489-7908 DirtyProperty.com

CHECKED:	D.McAlister
DRAFTED:	J. Landeros
FILE:	
DATE:	06-25-2021

FIGURE: 2

Appendix A

Laboratory Analytical and Chain of Custody Forms

SunStar Laboratories, Inc.
PROVIDING QUALITY ANALYTICAL SERVICES NATIONWIDE

25712 Commercentre Drive
Lake Forest, California 92630
949.297.5020 Phone
949.297.5027 Fax

29 June 2021

Joseph Landeros
Mcalister Geoscience
235 E Broadway #1120
Long Beach, CA 90802

RE: LDW Menifee

Enclosed are the results of analyses for samples received by the laboratory on 06/24/21 15:35. If you have any questions concerning this report, please feel free to contact me.

Sincerely,

Jeff Lee
Project Manager

SunStar Laboratories, Inc.
PROVIDING QUALITY ANALYTICAL SERVICES NATIONWIDE

25712 Commercentre Drive
Lake Forest, California 92630
949.297.5020 Phone
949.297.5027 Fax

Mcalister Geoscience	Project: LDW Menifee	
235 E Broadway #1120	Project Number: [none]	**Reported:**
Long Beach CA, 90802	Project Manager: Joseph Landeros	06/29/21 17:31

ANALYTICAL REPORT FOR SAMPLES

Sample ID	Laboratory ID	Matrix	Date Sampled	Date Received
CS-1	T212047-01	Soil	06/24/21 12:20	06/24/21 15:35
AS-1	T212047-02	Soil	06/24/21 12:20	06/24/21 15:35
CS-2	T212047-03	Soil	06/24/21 12:11	06/24/21 15:35
AS-2	T212047-04	Soil	06/24/21 12:11	06/24/21 15:35
CS-2-Dupe	T212047-05	Soil	06/24/21 12:11	06/24/21 15:35
AS-2-Dupe	T212047-06	Soil	06/24/21 12:11	06/24/21 15:35
CS-3	T212047-07	Soil	06/24/21 12:29	06/24/21 15:35
AS-3	T212047-08	Soil	06/24/21 12:29	06/24/21 15:35
CS-4	T212047-09	Soil	06/24/21 12:36	06/24/21 15:35
AS-4	T212047-10	Soil	06/24/21 12:36	06/24/21 15:35

SunStar Laboratories, Inc.

Jeff Lee, Project Manager

The results in this report apply to the samples analyzed in accordance with the chain of custody document. This analytical report must be reproduced in its entirety.

SunStar Laboratories, Inc.
PROVIDING QUALITY ANALYTICAL SERVICES NATIONWIDE

25712 Commercentre Drive
Lake Forest, California 92630
949.297.5020 Phone
949.297.5027 Fax

Mcalister Geoscience	Project: LDW Menifee	
235 E Broadway #1120	Project Number: [none]	**Reported:**
Long Beach CA, 90802	Project Manager: Joseph Landeros	06/29/21 17:31

DETECTIONS SUMMARY

Sample ID: CS-1 **Laboratory ID:** T212047-01

Analyte	Result	Reporting Limit	Units	Method	Notes
4,4′-DDE	**0.0090**	0.0050	mg/kg	EPA 8081A	

Sample ID: AS-1 **Laboratory ID:** T212047-02

No Results Detected

Sample ID: CS-2 **Laboratory ID:** T212047-03

Analyte	Result	Reporting Limit	Units	Method	Notes
4,4′-DDE	**0.021**	0.0050	mg/kg	EPA 8081A	

Sample ID: AS-2 **Laboratory ID:** T212047-04

No Results Detected

Sample ID: CS-2-Dupe **Laboratory ID:** T212047-05

Analyte	Result	Reporting Limit	Units	Method	Notes
4,4′-DDE	**0.011**	0.0050	mg/kg	EPA 8081A	

Sample ID: AS-2-Dupe **Laboratory ID:** T212047-06

No Results Detected

SunStar Laboratories, Inc.

Jeff Lee, Project Manager

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SunStar Laboratories, Inc.
PROVIDING QUALITY ANALYTICAL SERVICES NATIONWIDE

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Mcalister Geoscience	Project: LDW Menifee	
235 E Broadway #1120	Project Number: [none]	**Reported:**
Long Beach CA, 90802	Project Manager: Joseph Landeros	06/29/21 17:31

Sample ID: CS-3 **Laboratory ID:** T212047-07

Analyte	Result	Reporting Limit	Units	Method	Notes
4,4′-DDE	**0.0062**	0.0050	mg/kg	EPA 8081A	

Sample ID: AS-3 **Laboratory ID:** T212047-08

No Results Detected

Sample ID: CS-4 **Laboratory ID:** T212047-09

Analyte	Result	Reporting Limit	Units	Method	Notes
4,4′-DDE	**0.025**	0.0050	mg/kg	EPA 8081A	

Sample ID: AS-4 **Laboratory ID:** T212047-10

No Results Detected

SunStar Laboratories, Inc.

Jeff Lee, Project Manager

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Providing Quality Analytical Services Nationwide

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Mcalister Geoscience	Project: LDW Menifee	
235 E Broadway #1120	Project Number: [none]	**Reported:**
Long Beach CA, 90802	Project Manager: Joseph Landeros	06/29/21 17:31

CS-1

T212047-01 (Soil)

SunStar Laboratories, Inc.

Organochlorine Pesticides by EPA Method 8081A

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
alpha-BHC	ND	0.0050	mg/kg	1	1062513	06/25/21	06/29/21	EPA 8081A	
gamma-BHC (Lindane)	ND	0.0050	"	"	"	"	"	"	
beta-BHC	ND	0.0050	"	"	"	"	"	"	
delta-BHC	ND	0.0050	"	"	"	"	"	"	
Heptachlor	ND	0.0050	"	"	"	"	"	"	
Aldrin	ND	0.0050	"	"	"	"	"	"	
Heptachlor epoxide	ND	0.0050	"	"	"	"	"	"	
gamma-Chlordane	ND	0.0050	"	"	"	"	"	"	
alpha-Chlordane	ND	0.0050	"	"	"	"	"	"	
Endosulfan I	ND	0.0050	"	"	"	"	"	"	
4,4′-DDE	**0.0090**	0.0050	"	"	"	"	"	"	
Dieldrin	ND	0.0050	"	"	"	"	"	"	
Endrin	ND	0.0050	"	"	"	"	"	"	
4,4′-DDD	ND	0.0050	"	"	"	"	"	"	
Endosulfan II	ND	0.0050	"	"	"	"	"	"	
4,4′-DDT	ND	0.0050	"	"	"	"	"	"	
Endrin aldehyde	ND	0.0050	"	"	"	"	"	"	
Endosulfan sulfate	ND	0.0050	"	"	"	"	"	"	
Methoxychlor	ND	0.0050	"	"	"	"	"	"	
Endrin ketone	ND	0.0050	"	"	"	"	"	"	
Toxaphene	ND	0.020	"	"	"	"	"	"	
Surrogate: Tetrachloro-meta-xylene		*95.9 %*	*35-140*		"	"	"	"	
Surrogate: Decachlorobiphenyl		*142 %*	*35-140*		"	"	"	"	*S-GC*

SunStar Laboratories, Inc.

Jeff Lee, Project Manager

The results in this report apply to the samples analyzed in accordance with the chain of custody document. This analytical report must be reproduced in its entirety.

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Providing Quality Analytical Services Nationwide

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Mcalister Geoscience	Project: LDW Menifee	
235 E Broadway #1120	Project Number: [none]	**Reported:**
Long Beach CA, 90802	Project Manager: Joseph Landeros	06/29/21 17:31

AS-1

T212047-02 (Soil)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
SunStar Laboratories, Inc.									
Metals by EPA 6010B									
Arsenic	ND	5.00	mg/kg	1	1062510	06/25/21	06/28/21	EPA 6010b	

SunStar Laboratories, Inc.

Jeff Lee, Project Manager

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Mcalister Geoscience	Project: LDW Menifee	
235 E Broadway #1120	Project Number: [none]	**Reported:**
Long Beach CA, 90802	Project Manager: Joseph Landeros	06/29/21 17:31

CS-2

T212047-03 (Soil)

SunStar Laboratories, Inc.

Organochlorine Pesticides by EPA Method 8081A

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
alpha-BHC	ND	0.0050	mg/kg	1	1062513	06/25/21	06/29/21	EPA 8081A	
gamma-BHC (Lindane)	ND	0.0050	"	"	"	"	"	"	
beta-BHC	ND	0.0050	"	"	"	"	"	"	
delta-BHC	ND	0.0050	"	"	"	"	"	"	
Heptachlor	ND	0.0050	"	"	"	"	"	"	
Aldrin	ND	0.0050	"	"	"	"	"	"	
Heptachlor epoxide	ND	0.0050	"	"	"	"	"	"	
gamma-Chlordane	ND	0.0050	"	"	"	"	"	"	
alpha-Chlordane	ND	0.0050	"	"	"	"	"	"	
Endosulfan I	ND	0.0050	"	"	"	"	"	"	
4,4´-DDE	**0.021**	0.0050	"	"	"	"	"	"	
Dieldrin	ND	0.0050	"	"	"	"	"	"	
Endrin	ND	0.0050	"	"	"	"	"	"	
4,4´-DDD	ND	0.0050	"	"	"	"	"	"	
Endosulfan II	ND	0.0050	"	"	"	"	"	"	
4,4´-DDT	ND	0.0050	"	"	"	"	"	"	
Endrin aldehyde	ND	0.0050	"	"	"	"	"	"	
Endosulfan sulfate	ND	0.0050	"	"	"	"	"	"	
Methoxychlor	ND	0.0050	"	"	"	"	"	"	
Endrin ketone	ND	0.0050	"	"	"	"	"	"	
Toxaphene	ND	0.020	"	"	"	"	"	"	
Surrogate: Tetrachloro-meta-xylene		*101 %*	*35-140*		"	"	"	"	
Surrogate: Decachlorobiphenyl		*159 %*	*35-140*		"	"	"	"	*S-GC*

SunStar Laboratories, Inc.

Jeff Lee, Project Manager

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Mcalister Geoscience	Project: LDW Menifee	
235 E Broadway #1120	Project Number: [none]	**Reported:**
Long Beach CA, 90802	Project Manager: Joseph Landeros	06/29/21 17:31

AS-2

T212047-04 (Soil)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
SunStar Laboratories, Inc.									
Metals by EPA 6010B									
Arsenic	ND	5.00	mg/kg	1	1062510	06/25/21	06/28/21	EPA 6010b	

SunStar Laboratories, Inc.

Jeff Lee, Project Manager

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235 E Broadway #1120	Project Number: [none]	**Reported:**
Long Beach CA, 90802	Project Manager: Joseph Landeros	06/29/21 17:31

CS-2-Dupe

T212047-05 (Soil)

SunStar Laboratories, Inc.

Organochlorine Pesticides by EPA Method 8081A

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
alpha-BHC	ND	0.0050	mg/kg	1	1062513	06/25/21	06/29/21	EPA 8081A	
gamma-BHC (Lindane)	ND	0.0050	"	"	"	"	"	"	
beta-BHC	ND	0.0050	"	"	"	"	"	"	
delta-BHC	ND	0.0050	"	"	"	"	"	"	
Heptachlor	ND	0.0050	"	"	"	"	"	"	
Aldrin	ND	0.0050	"	"	"	"	"	"	
Heptachlor epoxide	ND	0.0050	"	"	"	"	"	"	
gamma-Chlordane	ND	0.0050	"	"	"	"	"	"	
alpha-Chlordane	ND	0.0050	"	"	"	"	"	"	
Endosulfan I	ND	0.0050	"	"	"	"	"	"	
4,4´-DDE	**0.011**	0.0050	"	"	"	"	"	"	
Dieldrin	ND	0.0050	"	"	"	"	"	"	
Endrin	ND	0.0050	"	"	"	"	"	"	
4,4´-DDD	ND	0.0050	"	"	"	"	"	"	
Endosulfan II	ND	0.0050	"	"	"	"	"	"	
4,4´-DDT	ND	0.0050	"	"	"	"	"	"	
Endrin aldehyde	ND	0.0050	"	"	"	"	"	"	
Endosulfan sulfate	ND	0.0050	"	"	"	"	"	"	
Methoxychlor	ND	0.0050	"	"	"	"	"	"	
Endrin ketone	ND	0.0050	"	"	"	"	"	"	
Toxaphene	ND	0.020	"	"	"	"	"	"	
Surrogate: Tetrachloro-meta-xylene		*98.6 %*	*35-140*		"	"	"	"	
Surrogate: Decachlorobiphenyl		*145 %*	*35-140*		"	"	"	"	*S-GC*

SunStar Laboratories, Inc.

Jeff Lee, Project Manager

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Providing Quality Analytical Services Nationwide

25712 Commercentre Drive
Lake Forest, California 92630
949.297.5020 Phone
949.297.5027 Fax

Mcalister Geoscience	Project: LDW Menifee	
235 E Broadway #1120	Project Number: [none]	**Reported:**
Long Beach CA, 90802	Project Manager: Joseph Landeros	06/29/21 17:31

AS-2-Dupe

T212047-06 (Soil)

SunStar Laboratories, Inc.

Metals by EPA 6010B

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Arsenic	ND	5.00	mg/kg	1	1062510	06/25/21	06/28/21	EPA 6010b	

SunStar Laboratories, Inc.

Jeff Lee, Project Manager

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949.297.5020 Phone
949.297.5027 Fax

Mcalister Geoscience	Project: LDW Menifee	
235 E Broadway #1120	Project Number: [none]	**Reported:**
Long Beach CA, 90802	Project Manager: Joseph Landeros	06/29/21 17:31

CS-3

T212047-07 (Soil)

SunStar Laboratories, Inc.

Organochlorine Pesticides by EPA Method 8081A

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
alpha-BHC	ND	0.0050	mg/kg	1	1062513	06/25/21	06/29/21	EPA 8081A	
gamma-BHC (Lindane)	ND	0.0050	"	"	"	"	"	"	
beta-BHC	ND	0.0050	"	"	"	"	"	"	
delta-BHC	ND	0.0050	"	"	"	"	"	"	
Heptachlor	ND	0.0050	"	"	"	"	"	"	
Aldrin	ND	0.0050	"	"	"	"	"	"	
Heptachlor epoxide	ND	0.0050	"	"	"	"	"	"	
gamma-Chlordane	ND	0.0050	"	"	"	"	"	"	
alpha-Chlordane	ND	0.0050	"	"	"	"	"	"	
Endosulfan I	ND	0.0050	"	"	"	"	"	"	
4,4´-DDE	**0.0062**	0.0050	"	"	"	"	"	"	
Dieldrin	ND	0.0050	"	"	"	"	"	"	
Endrin	ND	0.0050	"	"	"	"	"	"	
4,4´-DDD	ND	0.0050	"	"	"	"	"	"	
Endosulfan II	ND	0.0050	"	"	"	"	"	"	
4,4´-DDT	ND	0.0050	"	"	"	"	"	"	
Endrin aldehyde	ND	0.0050	"	"	"	"	"	"	
Endosulfan sulfate	ND	0.0050	"	"	"	"	"	"	
Methoxychlor	ND	0.0050	"	"	"	"	"	"	
Endrin ketone	ND	0.0050	"	"	"	"	"	"	
Toxaphene	ND	0.020	"	"	"	"	"	"	
Surrogate: Tetrachloro-meta-xylene		*99.2 %*	*35-140*		"	"	"	"	
Surrogate: Decachlorobiphenyl		*139 %*	*35-140*		"	"	"	"	

SunStar Laboratories, Inc.

Jeff Lee, Project Manager

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Lake Forest, California 92630
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949.297.5027 Fax

Mcalister Geoscience	Project: LDW Menifee	
235 E Broadway #1120	Project Number: [none]	**Reported:**
Long Beach CA, 90802	Project Manager: Joseph Landeros	06/29/21 17:31

AS-3

T212047-08 (Soil)

SunStar Laboratories, Inc.

Metals by EPA 6010B

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Arsenic	ND	5.00	mg/kg	1	1062510	06/25/21	06/28/21	EPA 6010b	

SunStar Laboratories, Inc.

Jeff Lee, Project Manager

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Lake Forest, California 92630
949.297.5020 Phone
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Mcalister Geoscience	Project: LDW Menifee	
235 E Broadway #1120	Project Number: [none]	**Reported:**
Long Beach CA, 90802	Project Manager: Joseph Landeros	06/29/21 17:31

CS-4

T212047-09 (Soil)

SunStar Laboratories, Inc.

Organochlorine Pesticides by EPA Method 8081A

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
alpha-BHC	ND	0.0050	mg/kg	1	1062513	06/25/21	06/29/21	EPA 8081A	
gamma-BHC (Lindane)	ND	0.0050	"	"	"	"	"	"	
beta-BHC	ND	0.0050	"	"	"	"	"	"	
delta-BHC	ND	0.0050	"	"	"	"	"	"	
Heptachlor	ND	0.0050	"	"	"	"	"	"	
Aldrin	ND	0.0050	"	"	"	"	"	"	
Heptachlor epoxide	ND	0.0050	"	"	"	"	"	"	
gamma-Chlordane	ND	0.0050	"	"	"	"	"	"	
alpha-Chlordane	ND	0.0050	"	"	"	"	"	"	
Endosulfan I	ND	0.0050	"	"	"	"	"	"	
4,4´-DDE	**0.025**	0.0050	"	"	"	"	"	"	
Dieldrin	ND	0.0050	"	"	"	"	"	"	
Endrin	ND	0.0050	"	"	"	"	"	"	
4,4´-DDD	ND	0.0050	"	"	"	"	"	"	
Endosulfan II	ND	0.0050	"	"	"	"	"	"	
4,4´-DDT	ND	0.0050	"	"	"	"	"	"	
Endrin aldehyde	ND	0.0050	"	"	"	"	"	"	
Endosulfan sulfate	ND	0.0050	"	"	"	"	"	"	
Methoxychlor	ND	0.0050	"	"	"	"	"	"	
Endrin ketone	ND	0.0050	"	"	"	"	"	"	
Toxaphene	ND	0.020	"	"	"	"	"	"	
Surrogate: Tetrachloro-meta-xylene		*105 %*	*35-140*		"	"	"	"	
Surrogate: Decachlorobiphenyl		*138 %*	*35-140*		"	"	"	"	

SunStar Laboratories, Inc.

Jeff Lee, Project Manager

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Lake Forest, California 92630
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949.297.5027 Fax

Mcalister Geoscience	Project: LDW Menifee	
235 E Broadway #1120	Project Number: [none]	**Reported:**
Long Beach CA, 90802	Project Manager: Joseph Landeros	06/29/21 17:31

AS-4

T212047-10 (Soil)

SunStar Laboratories, Inc.

Metals by EPA 6010B

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Arsenic	ND	5.00	mg/kg	1	1062510	06/25/21	06/28/21	EPA 6010b	

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Jeff Lee, Project Manager

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Mcalister Geoscience	Project: LDW Menifee	
235 E Broadway #1120	Project Number: [none]	**Reported:**
Long Beach CA, 90802	Project Manager: Joseph Landeros	06/29/21 17:31

Metals by EPA 6010B - Quality Control

SunStar Laboratories, Inc.

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Notes
Batch 1062510 - EPA 3050B										
Blank (1062510-BLK1)				Prepared: 06/25/21 Analyzed: 06/28/21						
Arsenic	ND	5.00	mg/kg							
LCS (1062510-BS1)				Prepared: 06/25/21 Analyzed: 06/28/21						
Arsenic	96.1	5.00	mg/kg	100		96.1	75-125			
Matrix Spike (1062510-MS1)	**Source: T212047-02**			Prepared: 06/25/21 Analyzed: 06/28/21						
Arsenic	81.6	5.00	mg/kg	100	ND	81.6	75-125			
Matrix Spike Dup (1062510-MSD1)	**Source: T212047-02**			Prepared: 06/25/21 Analyzed: 06/28/21						
Arsenic	80.9	5.00	mg/kg	99.0	ND	81.7	75-125	0.874	20	

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Mcalister Geoscience	Project: LDW Menifee	
235 E Broadway #1120	Project Number: [none]	**Reported:**
Long Beach CA, 90802	Project Manager: Joseph Landeros	06/29/21 17:31

Organochlorine Pesticides by EPA Method 8081A - Quality Control

SunStar Laboratories, Inc.

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Notes
Batch 1062513 - EPA 3550C ECD/GCMS										
Blank (1062513-BLK1)				Prepared: 06/25/21 Analyzed: 06/29/21						
alpha-BHC	ND	0.0050	mg/kg							
gamma-BHC (Lindane)	ND	0.0050	"							
beta-BHC	ND	0.0050	"							
delta-BHC	ND	0.0050	"							
Heptachlor	ND	0.0050	"							
Aldrin	ND	0.0050	"							
Heptachlor epoxide	ND	0.0050	"							
gamma-Chlordane	ND	0.0050	"							
alpha-Chlordane	ND	0.0050	"							
Endosulfan I	ND	0.0050	"							
4,4´-DDE	ND	0.0050	"							
Dieldrin	ND	0.0050	"							
Endrin	ND	0.0050	"							
4,4´-DDD	ND	0.0050	"							
Endosulfan II	ND	0.0050	"							
4,4´-DDT	ND	0.0050	"							
Endrin aldehyde	ND	0.0050	"							
Endosulfan sulfate	ND	0.0050	"							
Methoxychlor	ND	0.0050	"							
Endrin ketone	ND	0.0050	"							
Toxaphene	ND	0.020	"							
Surrogate: Tetrachloro-meta-xylene	*0.00847*		*"*	*0.0102*		*83.0*	*35-140*			
Surrogate: Decachlorobiphenyl	*0.0134*		*"*	*0.0102*		*131*	*35-140*			
LCS (1062513-BS1)				Prepared: 06/25/21 Analyzed: 06/29/21						
gamma-BHC (Lindane)	0.0459	0.0050	mg/kg	0.0400		115	40-120			
Heptachlor	0.0436	0.0050	"	0.0400		109	40-120			
Aldrin	0.0344	0.0050	"	0.0400		86.1	40-120			
Dieldrin	0.0464	0.0050	"	0.0400		116	40-120			
Endrin	0.0444	0.0050	"	0.0400		111	40-120			
4,4´-DDT	0.0392	0.0050	"	0.0400		98.1	33-147			
Surrogate: Tetrachloro-meta-xylene	*0.00835*		*"*	*0.0100*		*83.5*	*35-140*			
Surrogate: Decachlorobiphenyl	*0.0129*		*"*	*0.0100*		*129*	*35-140*			

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PROVIDING QUALITY ANALYTICAL SERVICES NATIONWIDE

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Lake Forest, California 92630
949.297.5020 Phone
949.297.5027 Fax

Mcalister Geoscience	Project: LDW Menifee	
235 E Broadway #1120	Project Number: [none]	**Reported:**
Long Beach CA, 90802	Project Manager: Joseph Landeros	06/29/21 17:31

Organochlorine Pesticides by EPA Method 8081A - Quality Control

SunStar Laboratories, Inc.

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Notes
Batch 1062513 - EPA 3550C ECD/GCMS										
LCS Dup (1062513-BSD1)				Prepared: 06/25/21 Analyzed: 06/29/21						
gamma-BHC (Lindane)	0.0443	0.0050	mg/kg	0.0400		111	40-120	3.55	30	
Heptachlor	0.0421	0.0050	"	0.0400		105	40-120	3.62	30	
Aldrin	0.0330	0.0050	"	0.0400		82.5	40-120	4.19	30	
Dieldrin	0.0448	0.0050	"	0.0400		112	40-120	3.43	30	
Endrin	0.0428	0.0050	"	0.0400		107	40-120	3.72	30	
4,4′-DDT	0.0380	0.0050	"	0.0400		95.1	33-147	3.07	30	
Surrogate: Tetrachloro-meta-xylene	*0.00833*		*"*	*0.0100*		*83.3*	*35-140*			
Surrogate: Decachlorobiphenyl	*0.0121*		*"*	*0.0100*		*121*	*35-140*			

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Jeff Lee, Project Manager

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PROVIDING QUALITY ANALYTICAL SERVICES NATIONWIDE

25712 Commercentre Drive
Lake Forest, California 92630
949.297.5020 Phone
949.297.5027 Fax

Mcalister Geoscience	Project: LDW Menifee	
235 E Broadway #1120	Project Number: [none]	**Reported:**
Long Beach CA, 90802	Project Manager: Joseph Landeros	06/29/21 17:31

Notes and Definitions

S-GC	Surrogate recovery outside of established control limits. The data was accepted based on valid recovery of the remaining surrogate(s).
DET	Analyte DETECTED
ND	Analyte NOT DETECTED at or above the reporting limit
NR	Not Reported
dry	Sample results reported on a dry weight basis
RPD	Relative Percent Difference

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Jeff Lee, Project Manager

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PROVIDING QUALITY ANALYTICAL SERVICES NATIONWIDE

25712 Commercentre Drive, Lake Forest, CA 92630
949-297-5020

Chain of Custody Record

Client: McAlister GeoScience
Address: 235 E Broadway
Phone: (626) 497-1710 Fax:
Project Manager: Joseph Landeros

Date: 6/24/2021 Page: 1 Of 1
Project Name: LDW Menifee
Collector: Joseph Landeros Client Project #:
Batch #: T212047 EDF #:

Laboratory ID #	Sample ID	Date Sampled	Time	Sample Type	Container Type	8260	8260 + OXY	8260 BTEX, OXY only	8270	8021 BTEX	8015M (gasoline)	8015M (diesel)	8015M Ext./Carbon Chain	6010/7000 Title 22 Metals	6020 ICP-MS Metals	8081 OCPs				Comments/Preservative	Total # of containers
1	CS-1	6/24/21	1220	Soil	8oz Jar											X					
2	AS-1		1220											X						6010 Arsenic	
3	CS-2		1211													X					
4	AS-2		1211											X						6010 Arsenic	
5	CS-2-Dupe		1211													X					
6	AS-2-Dupe		1211											X						6010 Arsenic	
7	CS-3		1229													X					
8	AS-3		1229											X						6010 Arsenic	
9	CS-4		1236													X					
10	AS-4		1236											X						6010 Arsenic	

Relinquished by: (signature)	Date / Time	Received by: (signature)	Date / Time
	6/24/21 1535		6-24-21 1535
Relinquished by: (signature)	Date / Time	Received by: (signature)	Date / Time
Relinquished by: (signature)	Date / Time	Received by: (signature)	Date / Time

Total # of containers: 1
Chain of Custody seals Y/N/NA
Seals intact? Y/N/NA
Received good condition/cold: 1.1

Turn around time: 6/29/21

Notes

Sample disposal Instructions: Disposal @ $2.00 each ___ Return to client ___ Pickup ___

COC 190361

SunStar Laboratories, Inc.
Providing Quality Analytical Services Nationwide

Rev. 02 Date 07/19
Receiving Form 001

SAMPLE RECEIVING REVIEW SHEET

Batch/Work Order #: T12047

Client Name: McAlister Geoscience Project: LDW Menifee

Delivered by: ☒ Client ☐ SunStar Courier ☐ GLS ☐ FedEx ☐ UPS

If Courier, Received by: _____ Date/Time Courier Received: _____

Lab Received by: Dave Date/Time Lab Received: 6/24/21 15:35

Total number of coolers received: 1 Thermometer ID: SC-1 Calibration due : 8/17/21

Temperature:	Cooler #1	1.3 °C +/- the CF (-0.2°C) =	1.1	°C corrected temperature
Temperature:	Cooler #2	°C +/- the CF (-0.2°C) =		°C corrected temperature
Temperature:	Cooler #3	°C +/- the CF (-0.2°C) =		°C corrected temperature

Temperature criteria = ≤ 6°C (no frozen containers)	Within criteria?	☒ **Yes** ☐ **No** ☐ **N/A**
If NO:		
Samples received on ice?	☐ Yes	☐ **No → Complete Non-Conformance Sheet**
If on ice, samples received same day collected?	☐ Yes → Acceptable	☐ **No → Complete Non-Conformance Sheet**

Custody seals intact on cooler/sample	☐ Yes	☐ No*	☒ N/A
Sample containers intact	☒ Yes	☐ No*	
Sample labels match Chain of Custody IDs	☒ Yes	☐ No*	
Total number of containers received match COC	☒ Yes	☐ No*	
Proper containers received for analyses requested on COC	☒ Yes	☐ No*	
Proper preservative indicated on COC/containers for analyses requested	☒ Yes	☐ No*	☐ N/A
Complete shipment received in good condition with correct temperatures, containers, labels, volumes preservatives and within method specified holding times	☒ **Yes**	☐ **No***	

* Complete Non-Conformance Receiving Sheet if checked

Cooler/Sample Review - Initials and date: GS 6/24/21

Comments:

(949) 297-5020 ■ www.sunstarlabs.com ■ 25712 Commercentre Drive ■ Lake Forest, CA 92630

T212047

SunStar Laboratories, Inc.

Client: Mcalister Geoscience
Project: LDW Menifee
Project Manager: Jeff Lee
Project Number: [none]

Report To:
Mcalister Geoscience
Joseph Landeros
235 E Broadway #1120
Long Beach, CA 90802
Phone: (626) 497-1710
Fax: -

Invoice To:
Mcalister Geoscience
Joseph Landeros
235 E Broadway #1120
Long Beach, CA 90802
Phone :(626) 497-1710
Fax: -

Date Due: 06/29/21 17:00 (3 day TAT)
Received By: Dave Berner
Date Received: 06/24/21 15:35
Logged In By: Jennifer Berger
Date Logged In: 06/24/21 17:21

Samples Received at: **1.1°C**

Custody Seals	No	Received On Ice	Yes
Containers Intact	Yes		
COC/Labels Agree	Yes		
Preservation Confirı	Yes		

Analysis	Due	TAT	Expires	Comments
T212047-01 CS-1 [Soil] Sampled 06/24/21 12:20 (GMT-08:00) Pacific Time (US &				
8081 Pesticides	06/29/21 15:00	3	07/08/21 12:20	
T212047-02 AS-1 [Soil] Sampled 06/24/21 12:20 (GMT-08:00) Pacific Time (US &				
6010 Individual Metals	06/29/21 15:00	3	12/21/21 12:20	As only
T212047-03 CS-2 [Soil] Sampled 06/24/21 12:11 (GMT-08:00) Pacific Time (US &				
8081 Pesticides	06/29/21 15:00	3	07/08/21 12:11	
T212047-04 AS-2 [Soil] Sampled 06/24/21 12:11 (GMT-08:00) Pacific Time (US &				
6010 Individual Metals	06/29/21 15:00	3	12/21/21 12:11	As only
T212047-05 CS-2-Dupe [Soil] Sampled 06/24/21 12:11 (GMT-08:00) Pacific Time (US &				
8081 Pesticides	06/29/21 15:00	3	07/08/21 12:11	
T212047-06 AS-2-Dupe [Soil] Sampled 06/24/21 12:11 (GMT-08:00) Pacific Time (US &				
6010 Individual Metals	06/29/21 15:00	3	12/21/21 12:11	As only
T212047-07 CS-3 [Soil] Sampled 06/24/21 12:29 (GMT-08:00) Pacific Time (US &				
8081 Pesticides	06/29/21 15:00	3	07/08/21 12:29	

T212047

SunStar Laboratories, Inc.

Client:	**Mcalister Geoscience**	**Project Manager:**	**Jeff Lee**
Project:	**LDW Menifee**	**Project Number:**	**[none]**

Analysis	Due	TAT	Expires	Comments
T212047-08 AS-3 [Soil] Sampled 06/24/21 12:29 (GMT-08:00) Pacific Time (US &				
6010 Individual Metals	06/29/21 15:00	3	12/21/21 12:29	As only
T212047-09 CS-4 [Soil] Sampled 06/24/21 12:36 (GMT-08:00) Pacific Time (US &				
8081 Pesticides	06/29/21 15:00	3	07/08/21 12:36	
T212047-10 AS-4 [Soil] Sampled 06/24/21 12:36 (GMT-08:00) Pacific Time (US &				
6010 Individual Metals	06/29/21 15:00	3	12/21/21 12:36	As only

Reviewed By

Date