Appendix G Phase II Subsurface Investigation

Appendix

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PHASE II SUBSURFACE INVESTIGATION REPORT

APN 472-210-002

35780 Washington Street
Winchester, California 92596

Report Date

September 3, 2024

Partner Project No.

24-452619.5

Prepared for:

Red Hook Capital Partners LLC
2120 East Grand Avenue, Suite 135
El Segundo, California 90245

Building Science | Environmental Consulting | Construction & Development | Energy & Sustainability

PARTNER

September 3, 2024

Hugo Garcia
Red Hook Capital Partners LLC
2120 East Grand Avenue, Suite 135
El Segundo, California 90245

Subject: Phase II Subsurface Investigation Report
APN 472-210-002
35780 Washington Street
Winchester, California 92596
Partner Project No. 24-452619.5

Dear Mr. Garcia:

Partner Engineering and Science, Inc. (Partner) is pleased to provide the results of the assessment performed at the above-referenced property. The following report describes the field activities, methods, and findings of the Phase II Subsurface Investigation conducted at the above-referenced property.

This assessment was performed consistent with acceptable industry standards. The independent conclusions represent Partner's best professional judgment based upon existing conditions and the information and data available to us during the course of this assignment.

We appreciate the opportunity to provide these services. If you have any questions concerning this report, or if we can assist you in any other matter, please contact Mark Lambson at (619) 757-1119.

Sincerely,

Partner Engineering and Science, Inc.

Paije Kantor
Staff Geologist

Hunter White
Senior Project Manager

Mark Lambson
National Client Manager

Samantha J. Fujita, PG
Technical Director, Subsurface Investigation



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1.0 INTRODUCTION

1.1 Purpose

The purpose of the investigation was to evaluate the potential impact of petroleum hydrocarbons and/or volatile organic compounds (VOCs) to soil gas and/or soil as a consequence of a release or releases from the suspect former underground storage tank (UST). Red Hook Capital Partners LLC provided project authorization of Partner Proposal Number P24-452619.5.

1.2 Limitations

This report presents a summary of work conducted by Partner. The work includes observations of site conditions encountered and the analytical results provided by an independent third-party laboratory of samples collected during the course of the project. The number and location of samples were selected to provide the required information. It cannot be assumed that the limited available data are representative of subsurface conditions in areas not sampled.

Conclusions and/or recommendations are based on the observations, laboratory analyses, and the governing regulations. Conclusions and/or recommendations beyond those stated and reported herein should not be inferred from this document.

Partner warrants that the environmental consulting services contained herein were accomplished in accordance with generally accepted practices in the environmental engineering, geology, and hydrogeology fields that existed at the time and location of work. No other warranties are implied or expressed.

1.3 User Reliance

Partner was engaged by Red Hook Capital Partners LLC (the Addressee), or their authorized representative, to perform this investigation. The engagement agreement specifically states the scope and purpose of the investigation, as well as the contractual obligations and limitations of both parties. This report and the information therein, are for the exclusive use of the Addressee. This report has no other purpose and may not be relied upon, or used, by any other person or entity without the written consent of Partner. Third parties that obtain this report, or the information therein, shall have no rights of recourse or recovery against Partner, its officers, employees, vendors, successors or assigns. Any such unauthorized user shall be responsible to protect, indemnify and hold Partner, the Addressee and their respective officers, employees, vendors, successors and assigns harmless from any and all claims, damages, losses, liabilities, expenses (including reasonable attorneys' fees) and costs attributable to such use. Unauthorized use of this report shall constitute acceptance of, and commitment to, these responsibilities, which shall be irrevocable and shall apply regardless of the cause of action or legal theory pled or asserted.

This report has been completed under specific Terms and Conditions relating to scope, relying parties, limitations of liability, indemnification, dispute resolution, and other factors relevant to any reliance on this report. Any parties relying on this report do so having accepted Partner's standard Terms and Conditions, a copy of which can be found at http://www.partneresi.com/terms-and-conditions.php.

2.0 SITE BACKGROUND

2.1 Site Description

The subject property consists of one parcel of land comprising approximately 11.44 acres located on the southeast corner of the Washington Street and Yates Road intersection within a mixed residential and undeveloped area of Winchester, Riverside County, California. The subject property is currently vacant land. The subject property is improved with three concrete foundations along the northern portion, steel and concrete piers indicating a former mobile home or trailer structure was located on the southeast portion of the property, one aboveground water tank along the east boundary, and electric power poles along the south boundary.

The subject property is bound by Yates Road followed by residential property to the north, Metropolitan Water District to the east, undeveloped land and automotive service center to the south, and Washington Street followed by undeveloped land to the west. Refer to Figure 1 for a site vicinity map showing site features and surrounding properties.

2.2 Site History

Partner completed a *Phase I Environmental Site Assessment Report* (Phase I) for the subject property, dated June 28, 2024, on behalf of Red Hook Capital Partners LLC. According to the reviewed historical sources, the subject property was previously undeveloped as early as 1938; developed residential with a farm including an equestrian facility by *circa* 1981; and demolished of all structures and in its current unimproved configuration with remaining concrete foundations since 2006.

The following recognized environmental condition (REC) was identified in the Phase I:

- Quality Industries operating as Quality Farms - Winchester at 35230 Washington Street is geocoded on the Environmental Risk Information Services (ERIS) regulatory database as located on the subject property. Quality Farms - Winchester is listed with one 1,000-gallon regular product UST. However, the exact age and location of this UST was not reported on the ERIS regulatory database. No records regarding the aforementioned UST were identified during online agency research. Partner submitted a Freedom of Information Act (FOIA) request to the Riverside County Department of Environmental Health (RCDEH) requesting further information; however, as of the date of this report, the RCDEH has not responded to Partners request. Based on the unknown disposition, the geocoded UST on the subject property represents a REC.

Partner conducted a geophysical survey at the subject property on July 16, 2024 to identify the location of on-site USTs, former tankholds, and/or other associated features. One geophysical anomaly was identified on the subject property, which appeared to be consistent with a backfilled excavation. The anomaly was located in the northeast portion the property, to the east of the concrete pads.

Based on the results of the geophysical survey, it appeared that the subsurface features associated with the historical Quality Farms activities were previously removed from the subject property. Partner recommended further investigation of the backfilled excavation to evaluate whether the former on-site UST has impacted the subsurface.

2.3 Geology and Hydrogeology

Review of the United States Geological Survey (USGS) *Bachelor Mountain, California* Quadrangle topographic map indicates the subject property is situated approximately 1,430 feet above mean sea level, and the local topography is sloping gently to the west. Refer to Figure 2 for a topographic map of the site vicinity.

According to the California Geological Survey, the subject property is situated in the Peninsular Ranges which are a series of ranges separated by northwest trending valleys, subparallel to faults branching from the San Andreas Fault. The trend of topography is similar to the Coast Ranges, but the geology is more like the Sierra Nevada, with granitic rock intruding the older metamorphic rocks. The Peninsular Ranges extend into lower California and are bound on the east by the Colorado Desert. The Los Angeles Basin and the island group (Santa Catalina, Santa Barbara, and the distinctly terraced San Clemente and San Nicolas islands), together with the surrounding continental shelf (cut by deep submarine fault troughs), are included in the province.

Based on borings advanced during this investigation, the underlying subsurface consists predominantly of sandy silt from the ground surface to approximately 8 feet below ground surface (bgs). Refer to Appendix A for boring logs from this investigation.

Groundwater was not encountered during this investigation and was not a part of the scope of work. Based on available information from the State Water Resources Control Board (SWRCB) Geotracker website for a leaking underground storage tank (LUST) site (facility identification number T0606511682) located approximately 1.2 miles to the south of the subject property, groundwater is anticipated to be first encountered at approximately 20 to 36 feet bgs with flow direction to the west-northwest.

3.0 FIELD ACTIVITIES

The Phase II Subsurface Investigation scope included the advancement of two borings (B1 and B2) to collect representative soil and soil gas samples. Refer to Table 1 for a summary of the borings, sampling schedule, and laboratory analyses for this investigation.

3.1 Preparatory Activities

Prior to the initiation of fieldwork, Partner completed the following activities.

3.1.1 Utility Clearance

Partner delineated the work area with white spray paint and notified Southern California 811 to clear public utility lines as required by law at least two business days prior to drilling activities. Southern California 811 issued ticket number A242210341-00A for the project.

In addition, Partner subcontracted with SafeScann on August 9, 2024 to clear boring locations of utilities. SafeScann systematically free-traversed each proposed boring location with a Schonstedt GA-72Cd magnetic gradiometer, a GSSI 400 MHz Antenna w/ SIR 4000 and ground penetrating radar (GPR) unit, and a Radio Detection 8000 (RD 8000) utility locator with line-tracing capabilities and the data was interpreted in real time for evidence of utility lines and/or other subsurface features of potential concern. Based on the findings of the GPR survey, no subsurface utilities were identified within the proposed boring locations.

3.1.2 Health and Safety Plan

Partner updated the site-specific Health and Safety Plan, which was reviewed with on-site personnel involved in the project prior to the commencement of drilling activities.

3.2 Drilling Equipment

On August 13, 2024, Partner subcontracted with Munoz Direct Push (Munoz) to provide and operate drilling equipment. Munoz, under the direction of Partner, advanced borings B1 and B2 with a limited-access Geoprobe Model 420M direct push rig. Sampling equipment was decontaminated between sample intervals and boring locations to prevent cross-contamination.

3.3 Sample Locations

Borings B1 and B2 were advanced to the south and north of the suspected former UST anomaly, respectively. Boring placement was modified due to the presence of a hard layer of concrete or bedrock encountered approximately 6 to 8 feet bgs and spanning across the entire area of investigation. Drilling equipment experienced refusal upon reaching the aforementioned material as a result of the discrepancy in density in relation to the native soil.

Refer to Figure 3 for a map indicating sample locations.

3.4 Soil Sampling

Borings B1 and B2 were located in unimproved areas. Borings B1 and B2 were advanced to drilling refusal at a terminal depth of 8 and 7 feet bgs, respectively.

Soil samples were collected using a 2-foot long by 1.5-inch diameter sampler with a 2-foot long acetate liner and sampling point. The sampler was advanced by the direct-push drill rig using 3-foot long by 1.25-inch diameter hollow rods with the inner rods in place. At approximately 1 foot above the desired sampling depth, an inner rod was removed and the sampler was advanced to the desired sampling depth to allow undisturbed soil to enter the sampling liner. The sampler was retrieved from the subsurface and the soil-filled liner was removed.

Each acetate liner was cut using a pipe-cutter. Samples were collected from the lower half of the liner using a disposable plastic syringe and retained in two sodium bisulfate-preserved and one methanol-preserved volatile organics analysis (VOA) vials in accordance with United States Environmental Protection Agency (EPA) Method 5035 sampling protocol. The remainder of the lower half of the liner was capped on either end with Teflon tape and plastic caps. The capped liners and VOA vials were labeled for identification and stored in an iced cooler. The soil in the upper half of the liner was visually inspected for discoloration, monitored for odors, classified in accordance with the Unified Soil Classification System, placed in a sealable plastic bag, and field-screened with a photoionization detector (PID). None of the samples exhibited discoloration or an odor and none of the PID readings did not suggest the presence of elevated volatile organics concentrations.

Soil samples were collected from boring B1 at 5 and 8 feet bgs, and boring B2 at 5 feet bgs.

3.5 Soil Gas Sampling

Soil Gas Probe Construction

Soil gas probes screened at 5 feet bgs were constructed within the boreholes upon completion of soil sampling. Boreholes were backfilled with dry, granular bentonite to approximately 6 inches below the desired sampling depth. A new section of ¼-inch diameter polyethylene tubing with a new ¼-inch diameter polypropylene filter at the terminal end was inserted into the borehole to the desired sampling depth. One-inch diameter polyvinyl chloride (PVC) casing was used as a guide for the tubing to ensure that the desired sampling depth was achieved. Sand was poured into the boring annulus to form an approximately 1-foot long sand pack around the polypropylene filter, at which time the PVC piping was withdrawn. Approximately 1 foot of dry, granular bentonite was placed atop the sand pack and the remainder of the borehole was backfilled with hydrated bentonite to the ground surface to form a seal. The sampling end of the tubing was fitted with a valve and the probe was labeled for identification.

Soil Gas Sampling Methodology

Soil gas samples were collected in general accordance with the July 2015 Department of Toxic Substances Control (DTSC) and Los Angeles Regional Water Quality Control Board (LARWQCB) "Advisory – Active Soil Gas Investigations."

Soil gas samples were collected using 1-liter, stainless-steel, cylindrical SUMMA canisters. The sampling containers were provided by SunStar Laboratories, Inc. (SunStar) a state-certified laboratory (California Department of Public Health Environmental Laboratory Accreditation Program certificate number 2250) in Lake Forest, California, which subjected each canister to a rigorous cleaning process using a combination of dilution, heat, and high vacuum. After cleaning, the canisters were batch certified to be free of target contaminants to a specified reporting limit via gas chromatography/mass spectroscopy prior to delivery.

Partner received the SUMMA canisters evacuated to approximately minus 30 inches of mercury. The SUMMA canisters were fitted with stainless-steel flow controllers, which SunStar calibrated to maintain constant flow (approximately 0.1 liter per minute) for approximately 5 to 10 minutes of sampling time.

Each probe was allowed to equilibrate for a minimum of two hours after installation prior to sampling. After equilibration, the sample tubing and sampler screen were purged of ambient air using a PID. A tracer gas [1,1-diflouroethane (1,1-DFA)] was placed around each probe at the ground surface while sampling to detect ambient air intrusion. The tracer gas was not detected in any sample, indicating that the integrity of the bentonite seal was maintained. Once the sampling tubing was purged of ambient air, the sampling end of the tubing was fitted to the sampling canister and the port valve was opened, causing air to enter the sample container due to the pressure differential. Partner closed the valves after the canister was evacuated to approximately minus 1 to 2 inches of mercury, with pertinent data (e.g., time, canister vacuum) recorded at the start and end of sampling.

Partner successfully connected individual 1-liter SUMMA canisters to each sampling point. The SUMMA canisters were labeled for identification and stored away from direct sunlight prior to analysis.

Soil gas samples were collected from each boring at 5 feet bgs.

3.6 Post-Sampling Activities

Probes were removed from the subsurface and the boreholes were backfilled with hydrated bentonite chips following sampling activities.

No significant amounts of derived wastes were generated during this investigation.

4.0 DATA ANALYSIS

4.1 Laboratory Analysis

Partner collected three soil samples and two soil gas samples on August 13, 2024, which were transported in an iced cooler (soil samples) or at ambient temperature (soil gas samples) under chain-of-custody protocol to Sunstar for analysis. Based on field-screening results, visual observations, and/or olfactory observations, one soil sample per boring (two soil samples total) was analyzed for carbon chain total petroleum hydrocarbons (TPH-cc) via EPA Method 8015B and for VOCs via EPA Method 8260B. Each soil gas samples (two soil gas samples total) was analyzed for VOCs via EPA Method TO-15. The remaining soil sample was placed on hold at the laboratory.

Laboratory analytical results are included in Appendix B and discussed below.

4.2 Regulatory Agency Comparison Criteria

Environmental Screening Levels

The San Francisco Bay Regional Water Quality Control Board (SFBRWQCB) has established Environmental Screening Levels (ESLs) as an initial screening level evaluation. ESLs aid in assessing the potential threats to human health, terrestrial/aquatic habitats, and/or drinking water resources due to contaminants in soil, soil gas, and/or groundwater. Under most circumstances, the presence of contamination below applicable ESLs can be assumed to not pose a significant, chronic (i.e., long-term) adverse risk to the applicable receptor of concern. Conversely, sites that exceed ESLs generally require further evaluation and/or remediation. ESLs were developed using default assumptions (e.g., standard exposure factors) and, consequently, are only meant for screening level assessments. The ESLs should not be considered enforceable regulatory standards. Cleanup levels ultimately dependent on site-specific factors and are established by the regulatory agencies on a case-by-case basis.

Department of Toxic Substances Control Regional Screening Levels

Regional Screening Levels (RSLs) are generic, risk-based chemical concentrations developed by the EPA for use in initial screening-level evaluations. RSLs combine human health toxicity values with standard exposure factors to estimate contaminant concentrations that are considered to be health protective of human exposures over a lifetime through direct-contact exposure pathways (e.g., via inhalation and/or ingestion of and/or dermal contact with impacted soil and/or indoor air). RSLs are not legally enforceable standards, but rather are considered guidelines to evaluate if potential risks associated with encountered chemical impacts may warrant further evaluation.

The DTSC Office of Human and Ecological Risk (HERO) developed California-Modified RSLs based on a review of 1) RSL concentrations, and 2) recent toxicity values.

While soil gas detections are not immediately comparable to the indoor air quality guidelines within the RSLs, the DTSC issued a recommended default attenuation factor of 0.03 for sub-slab soil gas and near-source exterior soil gas in the June 2015 document *Office of Solid Waste and Emergency Response (OSWER) Technical Guide for Assessing and Mitigating the Vapor Intrusion Pathway from Subsurface Vapor Sources to Indoor Air*. With the subsurface contaminant concentrations and default attenuation factors, the

associated contaminant concentrations in soil gas can be estimated as Calculated Residential and Commercial/Industrial Soil Gas Screening Levels (SGSLs).

4.3 Soil Sample Data Analysis

TPH-cc was not detected in the analyzed soil samples at concentrations exceeding the laboratory reporting limits (RLs) and the RLs were below the Tier 1 ESLs.

Acetone was detected in both of the analyzed soil samples above the laboratory RLs. None of the detected acetone concentrations exceeded the residential and commercial/industrial RSLs. None of the remaining VOCs were detected in soil above corresponding laboratory RLs and the RLs were below the residential and commercial/industrial RSLs.

Refer to Table 2 for a summary of the soil sample VOCs laboratory analysis results.

4.4 Soil Gas Sample Data Analysis

Acetone; 1,3-butadiene; carbon disulfide; isopropyl alcohol; chloroethane; cyclohexane; heptane ; hexane; 4-ethyltoluene; methylene chloride; styrene; tetrahydrofuran; tetrachloroethene (PCE); trichloroethene (TCE); 1,3,5-trimethylbenzene; 1,2,4-trimethylbenzene; 2-butanone; methyl isobutyl ketone; benzene; toluene; ethylbenzene; m,p-xylene; and o-xylene were detected in one or more of the analyzed soil gas samples at concentrations above laboratory RLs and/or at trace concentrations [below laboratory RLs and above laboratory method detection limits (MDLs)]. None of the remaining VOCs were detected in soil gas above corresponding laboratory RLs/MDLs and the RLs/MDLs were below the residential and commercial/industrial SGSLs.

1,3-Butadiene was detected in soil gas sample B2-SG at a concentration of 160 micrograms per cubic meter (µg/m^3), which exceeds the residential SGSL of 0.57 µg/m^3 and the commercial/industrial SGSL of 2.4 µg/m^3. Benzene was detected in soil gas samples B1-SG and B2-SG at concentrations of 30 and 69 µg/m^3, respectively, which exceed the residential SGSL of 3.23 µg/m^3 and the commercial/industrial SGSL of 14 µg/m^3. None of the remaining detected concentrations of VOCs in soil gas exceeded the applicable SGSLs.

Refer to Table 3 for a summary of the soil gas sample VOCs laboratory analysis results.

4.5 Discussion

None of the analyzed soil samples had detectable concentrations of TPH-cc or VOCs above applicable screening levels. Based on the lack of impacts in soil, there does not appear to be an environmental concern with respect to the former on-site UST at this time.

1,3-Butadiene was detected in soil gas sample B2-SG at a concentration above the residential and commercial/industrial SGSLs. 1,3-Butadiene is a VOC with a double bond; therefore, it is highly reactive, leading to a low screening level. However, due to its reactivity, 1,3-butadiene has a short half-life in the subsurface leading to the conclusion that the detected concentrations are either an artifact of the sampling process or an artifact of the analysis. Additionally, concentrations of 1,3-butadiene can be due to direct-push drill rig components heating up while drilling due to friction, resulting in emissions of 1,3-butadiene. Based on the above, the concentration of 1,3-butadiene detected in soil gas does not pose a concern to human health at this time.

Benzene was detected in the two analyzed soil gas samples at concentrations above the residential and commercial/industrial SGSLs, which is considered a vapor intrusion concern. Benzene is a compound that is found in fuel, which would correspond with the former fuel UST.

The subject property is slated to be developed with a school. The area where the borings were located is going to be a soccer field. A cluster of buildings is planned to be developed adjacent to the west of the soccer field. The detected benzene concentrations in soil gas may represent a concern to the proposed buildings to the west.

5.0 SUMMARY AND CONCLUSIONS

Partner conducted a Phase II Subsurface Investigation at the subject property to evaluate the potential impact of potential impact of petroleum hydrocarbons and/or VOCs to soil gas and/or soil as a consequence of a release or releases from the suspect former UST. The scope of the additional Phase II Subsurface Investigation included two borings. Two soil samples were analyzed for TPH-cc and VOCs and two soil gas samples were analyzed for VOCs.

Subsurface lithology encountered in the upper 8 feet bgs consisted of sandy silt with trace clay and gravel. Groundwater was not encountered.

None of the analyzed soil samples had detectable concentrations of TPH-cc or VOCs above applicable screening levels. Based on the lack of impacts in soil, there does not appear to be an environmental concern with respect to the former on-site UST at this time.

1,3-Butadiene was detected in soil gas sample B2-SG at a concentration above the residential and commercial/industrial SGSLs. 1,3-Butadiene is a VOC with a double bond; therefore, it is highly reactive, leading to a low screening level. However, due to its reactivity, 1,3-butadiene has a short half-life in the subsurface leading to the conclusion that the detected concentrations are either an artifact of the sampling process or an artifact of the analysis. Additionally, concentrations of 1,3-butadiene can be due to direct-push drill rig components heating up while drilling due to friction, resulting in emissions of 1,3-butadiene. Based on the above, the concentration of 1,3-butadiene detected in soil gas does not pose a concern to human health at this time.

Benzene was detected in the two analyzed soil gas samples at concentrations above the residential and commercial/industrial SGSLs, which is considered a vapor intrusion concern. Benzene is a compound that is found in fuel, which would correspond with the former fuel UST.

The subject property is slated to be developed with a school. The area where the borings were located is going to be a soccer field. A cluster of buildings is planned to be developed adjacent to the west of the soccer field. The detected benzene concentrations in soil gas may represent a concern to the proposed buildings to the west. Based on the future use of the subject property, Partner recommends additional investigation with respect to the vapor intrusion concern at this time.

FIGURES



Legend

Subject Property

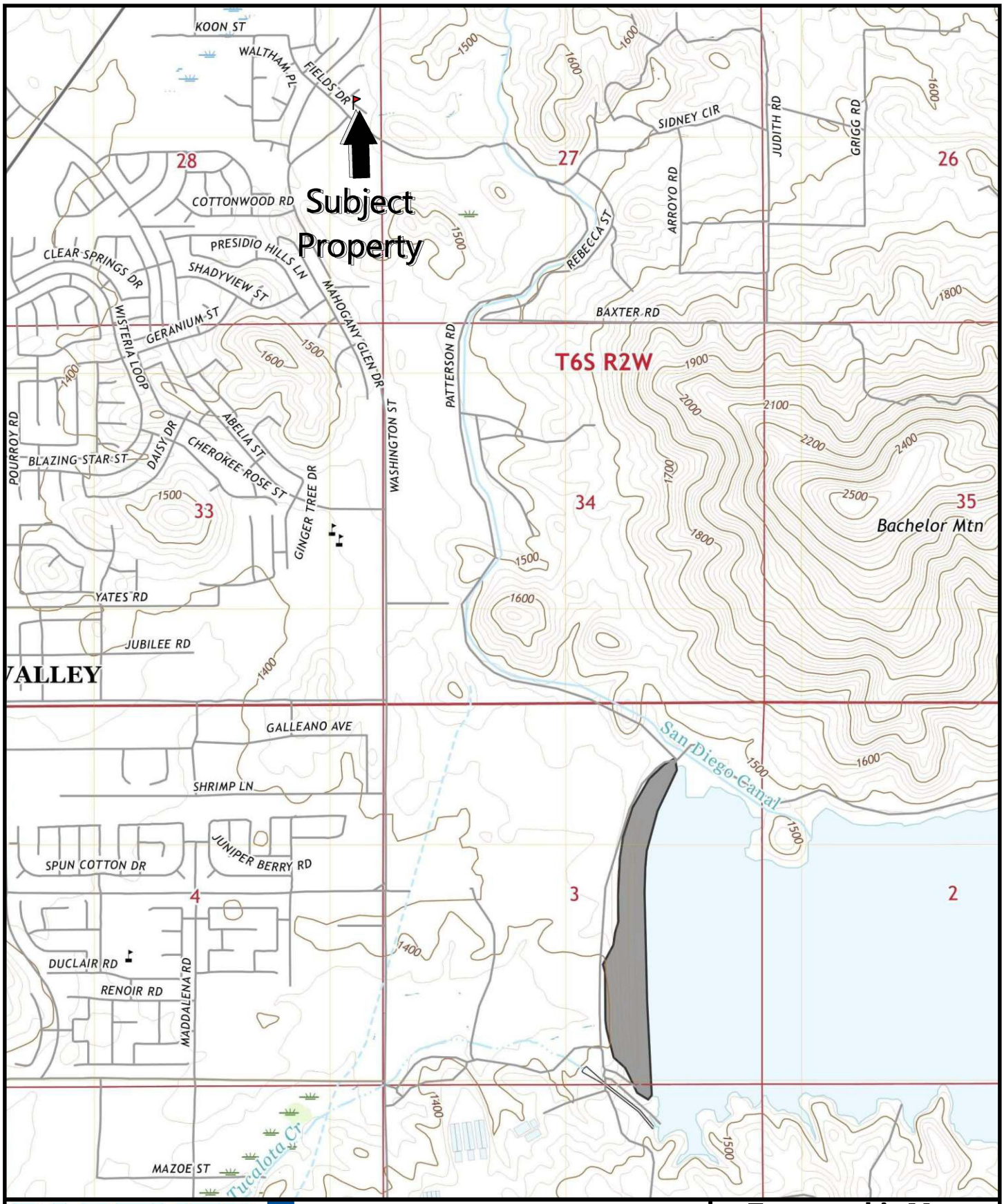
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PARTNER
2154 Torrance Boulevard
Torrance, California 90501
Project Number: 24-452619.4

Site Plan

Figure	Prepared By	Date
1	P. Kantor	September 2024

35780 Washington Street
Winchester, California 92596



PARTNER

2154 Torrance Boulevard
Torrance, California 90501

Project Number: 24-452619.5

N

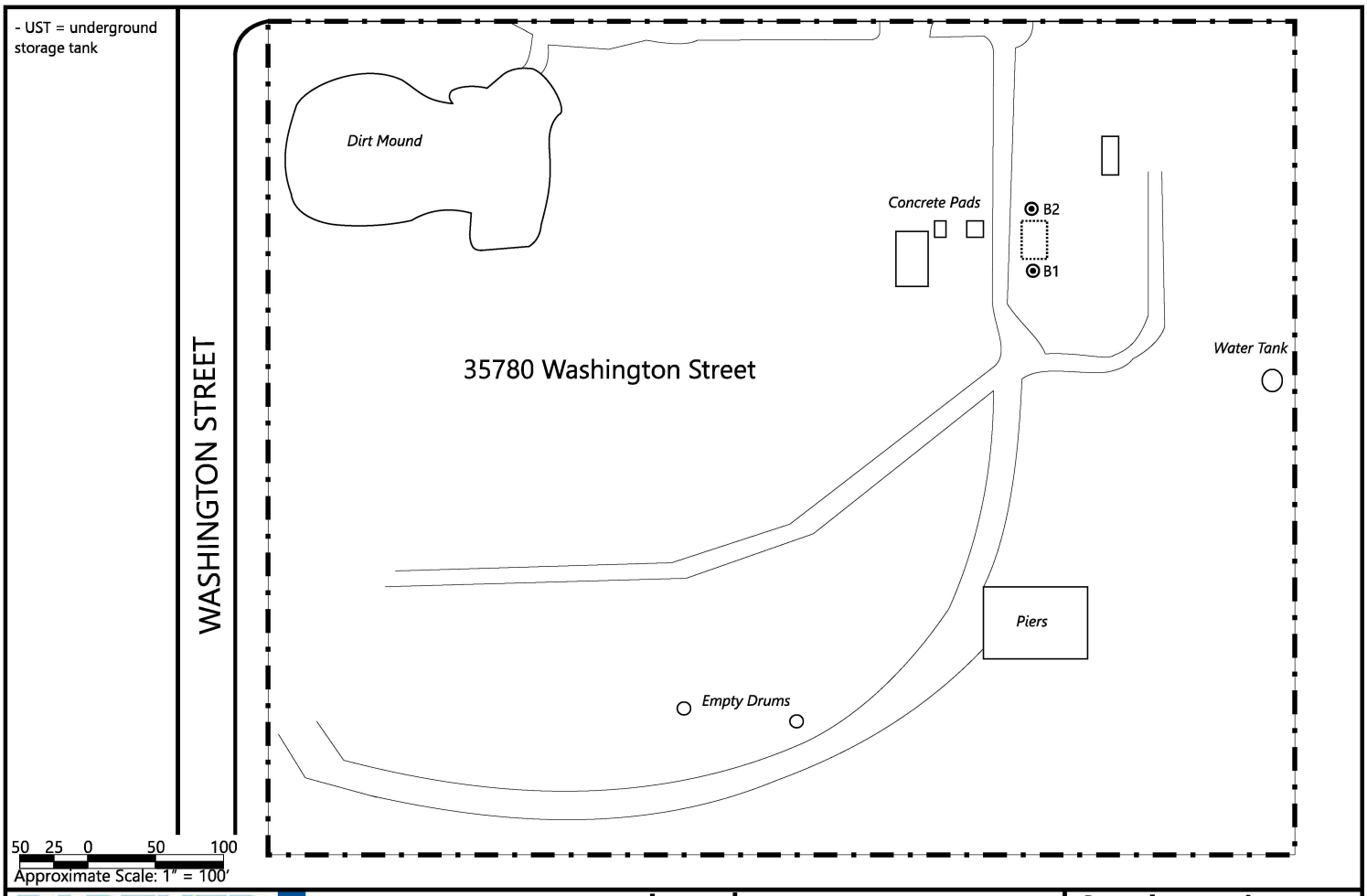
USGS *Bachelor Mountain, California* Quadrangle
Version: 2021

Topographic Map

Figure	Prepared By	Date
2	P. Kantor	September 2024

35780 Washington Street
Winchester, California 92596

- UST = underground storage tank



Legend

- Subject Property
- Suspected Former UST
- Boring Location

N

PARTNER
2154 Torrance Boulevard
Torrance, California 90501
Project Number: 24-452619.5

Sample Location Map

Figure	Prepared By	Date
3	P. Kantor	September 2024

35780 Washington Street
Winchester, California 92596

TABLES

Table 1: Summary of Investigation Scope
35780 Washington Street
Winchester, California 92596
Partner Project Number 24-452619.5
August 13, 2024

Boring Identification	REC/Issue	Location	Terminal Depth (feet bgs)	Matrix Sampled	Sampling Depths* (feet bgs)	Target Analytes
B1	Suspect former UST	South of the suspect former UST anamoly	8**	Soil Gas	5	VOCs
				Soil	**5**, 8	TPH-cc, VOCs
B2		North of the suspect former UST anamoly	7**	Soil Gas	5	VOCs
				Soil	**5**	TPH-cc, VOCs

Notes:

*__Bolded__ depths analyzed for carbon chain total petroleum hydrocarbons (TPH-cc) via United States Environmental Protection Agency (EPA) 8015B.
Underlined depths analyzed for volatile organic compounds (VOCs) via EPA Method 8260B (soil samples) or TO-15 (soil gas samples).

**Refusal encountered at the terminal depth

REC = recognized environmental condition

bgs = below ground surface

UST = underground storage tank

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Table 2: Soil Sample VOCs Laboratory Results
35780 Washington Street
Winchester, California 92596
Partner Project Number 24-452619.5
August 13, 2024

EPA Method	VOCs via 8260B			
Units	(mg/kg)			
Analyte	Residential Soil RSL	Commercial/ Industrial Soil RSL	B1-5	B2-5
Acetone	**7,000**	**110,000**	**0.12**	**0.11**
Other VOCs	**Varies**	**Varies**	ND	ND

Notes:

VOCs = volatile organic compounds

EPA = United States Environmental Protection Agency

mg/kg = milligrams per kilogram

RSL = June 2020 (revised May 2022) Department of Toxic Substances Control (DTSC) Regional Screening Levels (RSLs). If DTSC RSLs do not exist, May 2024 EPA RSLs were utilized.

ND = not detected above laboratory RLs

Values in **bold** detected above laboratory RLs

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Table 3: Soil Gas Sample VOCs Laboratory Results
35780 Washington Street
Winchester, California 92596
Partner Project Number 24-452619.5
August 13, 2024

EPA Method	VOCs via TO-15			
Units	(µg/m^3)			
Analyte	Residential SGSL^	Commercial/ Industrial SGSL^	B1-SG	B2-SG
Acetone	**NE**	**NE**	**430**	**0.11**
1,3-Butadiene	**0.57**	**2.4**	<0.17	**160**
Carbon disulfide	**24,333**	**103,333**	**9.1**	**13**
Isopropyl alcohol	**7,000**	**293,333**	**25**	**46**
Chloroethane	**140,000**	**600,000**	<0.20	**6.7**
Cyclohexane	**210,000**	**8,666,667**	**31**	<0.65
Heptane	**24,333**	**103,333**	**24**	**80**
Hexane	**14,000**	**60,000**	**50**	**140**
4-Ethyltoluene	**NE**	**NE**	3.5 J	<0.19
Methylene chloride	**33.33**	**400**	13 J	14 J
Styrene	**31,333.00**	**130,000**	3.5 J	3.1 J
Tetrahydrofuran	**70,000**	**293,333**	**43**	**91**
PCE	**15.33**	**66.67**	**7.1**	**9.5**
TCE	**16**	**100**	1.8 J	<0.16
1,3,5-Trimethylbenzene	**2,100**	**8,667**	2.5 J	<0.23
1,2,4-Trimethylbenzene	**2,100**	**8,667**	**8.3**	2.8 J
2-Butanone (MEK)	**173,333**	**733,333**	**170**	**400**
Methyl isobutyl ketone	**103,333**	**433,333**	16 J	19 J
Benzene	**3.23**	**14**	**30**	**69**
Toluene	**10,333**	**43,333**	**66**	**97**
Ethylbenzene	**36.67**	**163.3**	**14**	**9.5**
m,p-Xylene	**33,333**	**146,667**	**45**	**18**
o-Xylene	**33,333**	**146,667**	**15**	**5.7**
Other VOCs	**Varies**	**Varies**	ND	ND

Notes:

^Calculated soil gas screening levels (SGSLs) for soil gas concentrations were derived by dividing the June 2020 (Revised May 2022) Department of Toxic Substances Control (DTSC) or May 2024 United States Environmental Protection Agency (EPA) Regional Screening Level (RSL) for each compound using the more conservative 2015 attenuation factor of 0.03 regardless of depth. DTSC RSLs are provided in the June 2020 (Revised May 2022) DTSC Human and Ecological Risk Office (HERO) Human Health Risk Assessment (HHRA) Note 3. Where DTSC RSLs were not available, EPA RSLs were utilized.

VOCs = volatile organic compounds

µg/m^3 = micrograms per cubic meter

PCE = tetrachloroethene

TCE = trichloroethene

< = not detected above indicated laboratory Reporting Limit (RL)

J = detected below laboratory RLs

NE = not established

ND = not detected above laboratory RLs

Values in **bold** detected above laboratory RLs

PARTNER

APPENDIX A: BORING LOGS

Boring Identification:	B1		
Boring Location:	South of the suspect former UST anamoly	PARTNER	
Site Address:	35780 Washington Street	2154 Torrance Boulevard	
	Winchester, California 92596	Torrance, California 90504	
Project Number:	24-452619.5	Date Started:	8/13/2024
Drill Rig Type:	Direct push, Geoprobe 420M	Date Completed:	8/13/2024
Sampling Equipment:	Acetate sleeve	Depth to Groundwater (feet bgs):	Not encountered
Borehole Diameter:	1.5 inches	Field Technician:	P. Kantor

Depth	Sample	PID	USCS	Description	Notes
1					
2					
3					
4					
5	B1-5	0.0	ML	Slightly moist, medium-dark brown, sandy SILT with trace clay and gravel, well sorted, medium plasticity, fine-coarse grained, non-native gravel/ fill present	No stain or odor observed
6					
7					
8	B1-8	0.0	ML	Slightly moist, medium-dark brown, sandy SILT with trace clay and gravel, well sorted, medium plasticity, fine-coarse grained, non-native gravel/ fill present	No stain or odor observed
9					Encountered refusal at 8 feet below ground surface (bgs) due to possible rock/ concrete layer. Boring backfilled with bentonite clay.
10					
11					
12					
13					
14					
15					
16					
17					
18					
19					
20					
21					
22					
23					
24					
25					

Boring Identification:	B2		
Boring Location:	North of the suspect former UST anamoly	PARTNER	
Site Address:	35780 Washington Street	2154 Torrance Boulevard	
	Winchester, California 92596	Torrance, California 90504	
Project Number:	24-452619.5	Date Started:	8/13/2024
Drill Rig Type:	Direct push, Geoprobe 420M	Date Completed:	8/13/2024
Sampling Equipment:	Acetate sleeve	Depth to Groundwater (feet bgs):	Not encountered
Borehole Diameter:	1.5 inches	Field Technician:	P. Kantor

Depth	Sample	PID	USCS	Description	Notes
1					
2					
3					
4					
5	B2-5	0.0	ML	Slightly moist, medium-dark brown, sandy SILT with trace clay and gravel, well sorted, medium plasticity, fine-coarse grained, non-native gravel/ fill present	No stain or odor observed
6					
7					Encountered refusal at 7 feet bgs due to possible rock/ concrete layer. Boring backfilled with bentonite clay.
8					
9					
10					
11					
12					
13					
14					
15					
16					
17					
18					
19					
20					
21					
22					
23					
24					
25					

APPENDIX B: LABORATORY ANALYTICAL REPORTS

SunStar Laboratories, Inc.
PROVIDING QUALITY ANALYTICAL SERVICES NATIONWIDE

25712 Commercentre Drive
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949.297.5020 Phone
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19 August 2024

Hunter White
Partner Engineering & Science, Inc.--Tor
2154 Torrance Blvd., Suite 200
Torrance, CA 90501
RE: APN 472-210-002

Enclosed are the results of analyses for samples received by the laboratory on 08/14/24 10:10. If you have any questions concerning this report, please feel free to contact me.

Sincerely,



Joann Marroquin
Director of Operations

SunStar Laboratories, Inc.
PROVIDING QUALITY ANALYTICAL SERVICES NATIONWIDE

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Lake Forest, California 92630
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Partner Engineering & Science, Inc.--Tor	Project: APN 472-210-002	
2154 Torrance Blvd., Suite 200	Project Number: 24-452619.5	**Reported:**
Torrance CA, 90501	Project Manager: Hunter White	08/19/24 15:51

ANALYTICAL REPORT FOR SAMPLES

Sample ID	Laboratory ID	Matrix	Date Sampled	Date Received
B1-5	T243307-01	Soil	08/13/24 09:45	08/14/24 10:10
B2-5	T243307-03	Soil	08/13/24 10:25	08/14/24 10:10

SunStar Laboratories, Inc.



Joann Marroquin, Director of Operations

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Partner Engineering & Science, Inc.--Tor	Project: APN 472-210-002	
2154 Torrance Blvd., Suite 200	Project Number: 24-452619.5	**Reported:**
Torrance CA, 90501	Project Manager: Hunter White	08/19/24 15:51

DETECTIONS SUMMARY

Sample ID: B1-5 **Laboratory ID:** T243307-01

Analyte	Result	Reporting Limit	Units	Method	Notes
Acetone	**0.012**	0.0025	mg/kg	EPA 8260B/5035	5035A

Sample ID: B2-5 **Laboratory ID:** T243307-03

Analyte	Result	Reporting Limit	Units	Method	Notes
Acetone	**0.011**	0.0033	mg/kg	EPA 8260B/5035	5035A

SunStar Laboratories, Inc.



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Partner Engineering & Science, Inc.--Tor	Project: APN 472-210-002	
2154 Torrance Blvd., Suite 200	Project Number: 24-452619.5	**Reported:**
Torrance CA, 90501	Project Manager: Hunter White	08/19/24 15:51

B1-5

T243307-01 (Soil)

SunStar Laboratories, Inc.

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Extractable Petroleum Hydrocarbons by 8015B									
C6-C12 (GRO)	ND	10	mg/kg	1	24H0254	08/14/24	08/15/24	EPA 8015B	
C13-C28 (DRO)	ND	10	"	"	"	"	"	"	
C29-C40 (MORO)	ND	10	"	"	"	"	"	"	
Surrogate: p-Terphenyl		*93.2 %*	*65-135*		"	"	"	"	
Volatile Organic Compounds by EPA Method 8260B									
Bromobenzene	ND	0.0025	mg/kg	1	24H0256	08/14/24	08/16/24	EPA 8260B/5035	
Bromochloromethane	ND	0.0025	"	"	"	"	"	"	
Bromodichloromethane	ND	0.0025	"	"	"	"	"	"	
Bromoform	ND	0.0025	"	"	"	"	"	"	
Bromomethane	ND	0.0025	"	"	"	"	"	"	
n-Butylbenzene	ND	0.0025	"	"	"	"	"	"	
sec-Butylbenzene	ND	0.0025	"	"	"	"	"	"	
tert-Butylbenzene	ND	0.0025	"	"	"	"	"	"	
Carbon tetrachloride	ND	0.0025	"	"	"	"	"	"	
Chlorobenzene	ND	0.0025	"	"	"	"	"	"	
Chloroethane	ND	0.0025	"	"	"	"	"	"	
Chloroform	ND	0.0025	"	"	"	"	"	"	
Chloromethane	ND	0.0025	"	"	"	"	"	"	
2-Chlorotoluene	ND	0.0025	"	"	"	"	"	"	
4-Chlorotoluene	ND	0.0025	"	"	"	"	"	"	
Dibromochloromethane	ND	0.0025	"	"	"	"	"	"	
1,2-Dibromo-3-chloropropane	ND	0.0050	"	"	"	"	"	"	
1,2-Dibromoethane (EDB)	ND	0.0025	"	"	"	"	"	"	
Dibromomethane	ND	0.0025	"	"	"	"	"	"	
1,2-Dichlorobenzene	ND	0.0025	"	"	"	"	"	"	
1,3-Dichlorobenzene	ND	0.0025	"	"	"	"	"	"	
1,4-Dichlorobenzene	ND	0.0025	"	"	"	"	"	"	
Dichlorodifluoromethane	ND	0.0025	"	"	"	"	"	"	
1,1-Dichloroethane	ND	0.0025	"	"	"	"	"	"	
1,2-Dichloroethane	ND	0.0025	"	"	"	"	"	"	

SunStar Laboratories, Inc.

Joann Marroquin

Joann Marroquin, Director of Operations

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Partner Engineering & Science, Inc.--Tor	Project: APN 472-210-002	
2154 Torrance Blvd., Suite 200	Project Number: 24-452619.5	**Reported:**
Torrance CA, 90501	Project Manager: Hunter White	08/19/24 15:51

B1-5

T243307-01 (Soil)

SunStar Laboratories, Inc.

Volatile Organic Compounds by EPA Method 8260B

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
1,1-Dichloroethene	ND	0.0025	mg/kg	1	24H0256	08/14/24	08/16/24	EPA 8260B/5035	
cis-1,2-Dichloroethene	ND	0.0025	"	"	"	"	"	"	
trans-1,2-Dichloroethene	ND	0.0025	"	"	"	"	"	"	
1,2-Dichloropropane	ND	0.0025	"	"	"	"	"	"	
1,3-Dichloropropane	ND	0.0025	"	"	"	"	"	"	
2,2-Dichloropropane	ND	0.0025	"	"	"	"	"	"	
1,1-Dichloropropene	ND	0.0025	"	"	"	"	"	"	
cis-1,3-Dichloropropene	ND	0.0025	"	"	"	"	"	"	
trans-1,3-Dichloropropene	ND	0.0025	"	"	"	"	"	"	
Hexachlorobutadiene	ND	0.0025	"	"	"	"	"	"	
Isopropylbenzene	ND	0.0025	"	"	"	"	"	"	
p-Isopropyltoluene	ND	0.0025	"	"	"	"	"	"	
Methylene chloride	ND	0.010	"	"	"	"	"	"	
Naphthalene	ND	0.0025	"	"	"	"	"	"	
n-Propylbenzene	ND	0.0025	"	"	"	"	"	"	
Styrene	ND	0.0025	"	"	"	"	"	"	
1,1,2,2-Tetrachloroethane	ND	0.0025	"	"	"	"	"	"	
1,1,1,2-Tetrachloroethane	ND	0.0025	"	"	"	"	"	"	
Tetrachloroethene	ND	0.0025	"	"	"	"	"	"	
1,2,3-Trichlorobenzene	ND	0.0025	"	"	"	"	"	"	
1,2,4-Trichlorobenzene	ND	0.0025	"	"	"	"	"	"	
1,1,2-Trichloroethane	ND	0.0025	"	"	"	"	"	"	
1,1,1-Trichloroethane	ND	0.0025	"	"	"	"	"	"	
Trichloroethene	ND	0.0025	"	"	"	"	"	"	
Trichlorofluoromethane	ND	0.0025	"	"	"	"	"	"	
1,2,3-Trichloropropane	ND	0.0025	"	"	"	"	"	"	
1,3,5-Trimethylbenzene	ND	0.0025	"	"	"	"	"	"	
1,2,4-Trimethylbenzene	ND	0.0025	"	"	"	"	"	"	
Vinyl chloride	ND	0.0025	"	"	"	"	"	"	
Benzene	ND	0.0025	"	"	"	"	"	"	
Toluene	ND	0.0025	"	"	"	"	"	"	

SunStar Laboratories, Inc.

Joann Marroquin

Joann Marroquin, Director of Operations

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2154 Torrance Blvd., Suite 200	Project Number: 24-452619.5	**Reported:**
Torrance CA, 90501	Project Manager: Hunter White	08/19/24 15:51

B1-5

T243307-01 (Soil)

SunStar Laboratories, Inc.

Volatile Organic Compounds by EPA Method 8260B

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Ethylbenzene	ND	0.0025	mg/kg	1	24H0256	08/14/24	08/16/24	EPA 8260B/5035	
m,p-Xylene	ND	0.0050	"	"	"	"	"	"	
o-Xylene	ND	0.0025	"	"	"	"	"	"	
Acetone	**0.012**	0.0025	"	"	"	"	"	"	5035A
Methyl ethyl ketone	ND	0.0050	"	"	"	"	"	"	
Methyl isobutyl ketone	ND	0.0050	"	"	"	"	"	"	
2-Hexanone (MBK)	ND	0.0025	"	"	"	"	"	"	
Surrogate: Toluene-d8		*98.8 %*		*76.1-127*	"	"	"	"	
Surrogate: 4-Bromofluorobenzene		*99.9 %*		*85.9-114*	"	"	"	"	
Surrogate: Dibromofluoromethane		*85.5 %*		*77.8-142*	"	"	"	"	

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Partner Engineering & Science, Inc.--Tor	Project: APN 472-210-002	
2154 Torrance Blvd., Suite 200	Project Number: 24-452619.5	**Reported:**
Torrance CA, 90501	Project Manager: Hunter White	08/19/24 15:51

B2-5

T243307-03 (Soil)

SunStar Laboratories, Inc.

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Extractable Petroleum Hydrocarbons by 8015B									
C6-C12 (GRO)	ND	10	mg/kg	1	24H0254	08/14/24	08/15/24	EPA 8015B	
C13-C28 (DRO)	ND	10	"	"	"	"	"	"	
C29-C40 (MORO)	ND	10	"	"	"	"	"	"	
Surrogate: p-Terphenyl		*93.8 %*		*65-135*	"	"	"	"	
Volatile Organic Compounds by EPA Method 8260B									
Bromobenzene	ND	0.0033	mg/kg	1	24H0256	08/14/24	08/16/24	EPA 8260B/5035	
Bromochloromethane	ND	0.0033	"	"	"	"	"	"	
Bromodichloromethane	ND	0.0033	"	"	"	"	"	"	
Bromoform	ND	0.0033	"	"	"	"	"	"	
Bromomethane	ND	0.0033	"	"	"	"	"	"	
n-Butylbenzene	ND	0.0033	"	"	"	"	"	"	
sec-Butylbenzene	ND	0.0033	"	"	"	"	"	"	
tert-Butylbenzene	ND	0.0033	"	"	"	"	"	"	
Carbon tetrachloride	ND	0.0033	"	"	"	"	"	"	
Chlorobenzene	ND	0.0033	"	"	"	"	"	"	
Chloroethane	ND	0.0033	"	"	"	"	"	"	
Chloroform	ND	0.0033	"	"	"	"	"	"	
Chloromethane	ND	0.0033	"	"	"	"	"	"	
2-Chlorotoluene	ND	0.0033	"	"	"	"	"	"	
4-Chlorotoluene	ND	0.0033	"	"	"	"	"	"	
Dibromochloromethane	ND	0.0033	"	"	"	"	"	"	
1,2-Dibromo-3-chloropropane	ND	0.0065	"	"	"	"	"	"	
1,2-Dibromoethane (EDB)	ND	0.0033	"	"	"	"	"	"	
Dibromomethane	ND	0.0033	"	"	"	"	"	"	
1,2-Dichlorobenzene	ND	0.0033	"	"	"	"	"	"	
1,3-Dichlorobenzene	ND	0.0033	"	"	"	"	"	"	
1,4-Dichlorobenzene	ND	0.0033	"	"	"	"	"	"	
Dichlorodifluoromethane	ND	0.0033	"	"	"	"	"	"	
1,1-Dichloroethane	ND	0.0033	"	"	"	"	"	"	
1,2-Dichloroethane	ND	0.0033	"	"	"	"	"	"	
1,1-Dichloroethene	ND	0.0033	"	"	"	"	"	"	

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Joann Marroquin

Joann Marroquin, Director of Operations

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2154 Torrance Blvd., Suite 200	Project Number: 24-452619.5	**Reported:**
Torrance CA, 90501	Project Manager: Hunter White	08/19/24 15:51

B2-5

T243307-03 (Soil)

SunStar Laboratories, Inc.

Volatile Organic Compounds by EPA Method 8260B

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
cis-1,2-Dichloroethene	ND	0.0033	mg/kg	1	24H0256	08/14/24	08/16/24	EPA 8260B/5035	
trans-1,2-Dichloroethene	ND	0.0033	"	"	"	"	"	"	
1,2-Dichloropropane	ND	0.0033	"	"	"	"	"	"	
1,3-Dichloropropane	ND	0.0033	"	"	"	"	"	"	
2,2-Dichloropropane	ND	0.0033	"	"	"	"	"	"	
1,1-Dichloropropene	ND	0.0033	"	"	"	"	"	"	
cis-1,3-Dichloropropene	ND	0.0033	"	"	"	"	"	"	
trans-1,3-Dichloropropene	ND	0.0033	"	"	"	"	"	"	
Hexachlorobutadiene	ND	0.0033	"	"	"	"	"	"	
Isopropylbenzene	ND	0.0033	"	"	"	"	"	"	
p-Isopropyltoluene	ND	0.0033	"	"	"	"	"	"	
Methylene chloride	ND	0.013	"	"	"	"	"	"	
Naphthalene	ND	0.0033	"	"	"	"	"	"	
n-Propylbenzene	ND	0.0033	"	"	"	"	"	"	
Styrene	ND	0.0033	"	"	"	"	"	"	
1,1,2,2-Tetrachloroethane	ND	0.0033	"	"	"	"	"	"	
1,1,1,2-Tetrachloroethane	ND	0.0033	"	"	"	"	"	"	
Tetrachloroethene	ND	0.0033	"	"	"	"	"	"	
1,2,3-Trichlorobenzene	ND	0.0033	"	"	"	"	"	"	
1,2,4-Trichlorobenzene	ND	0.0033	"	"	"	"	"	"	
1,1,2-Trichloroethane	ND	0.0033	"	"	"	"	"	"	
1,1,1-Trichloroethane	ND	0.0033	"	"	"	"	"	"	
Trichloroethene	ND	0.0033	"	"	"	"	"	"	
Trichlorofluoromethane	ND	0.0033	"	"	"	"	"	"	
1,2,3-Trichloropropane	ND	0.0033	"	"	"	"	"	"	
1,3,5-Trimethylbenzene	ND	0.0033	"	"	"	"	"	"	
1,2,4-Trimethylbenzene	ND	0.0033	"	"	"	"	"	"	
Vinyl chloride	ND	0.0033	"	"	"	"	"	"	
Benzene	ND	0.0033	"	"	"	"	"	"	
Toluene	ND	0.0033	"	"	"	"	"	"	
Ethylbenzene	ND	0.0033	"	"	"	"	"	"	

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Joann Marroquin

Joann Marroquin, Director of Operations

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Partner Engineering & Science, Inc.--Tor	Project: APN 472-210-002	
2154 Torrance Blvd., Suite 200	Project Number: 24-452619.5	**Reported:**
Torrance CA, 90501	Project Manager: Hunter White	08/19/24 15:51

B2-5

T243307-03 (Soil)

SunStar Laboratories, Inc.

Volatile Organic Compounds by EPA Method 8260B

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
m,p-Xylene	ND	0.0065	mg/kg	1	24H0256	08/14/24	08/16/24	EPA 8260B/5035	
o-Xylene	ND	0.0033	"	"	"	"	"	"	
Acetone	**0.011**	0.0033	"	"	"	"	"	"	5035A
Methyl ethyl ketone	ND	0.0065	"	"	"	"	"	"	
Methyl isobutyl ketone	ND	0.0065	"	"	"	"	"	"	
2-Hexanone (MBK)	ND	0.0033	"	"	"	"	"	"	
Surrogate: Toluene-d8		*99.4 %*		*76.1-127*	"	"	"	"	
Surrogate: 4-Bromofluorobenzene		*100 %*		*85.9-114*	"	"	"	"	
Surrogate: Dibromofluoromethane		*83.0 %*		*77.8-142*	"	"	"	"	

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Partner Engineering & Science, Inc.--Tor	Project: APN 472-210-002	
2154 Torrance Blvd., Suite 200	Project Number: 24-452619.5	**Reported:**
Torrance CA, 90501	Project Manager: Hunter White	08/19/24 15:51

Extractable Petroleum Hydrocarbons by 8015B - Quality Control

SunStar Laboratories, Inc.

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Notes
Batch 24H0254 - EPA 3550B GC										
Blank (24H0254-BLK1)				Prepared: 08/14/24 Analyzed: 08/15/24						
C6-C12 (GRO)	ND	10	mg/kg							
C13-C28 (DRO)	ND	10	"							
C29-C40 (MORO)	ND	10	"							
Surrogate: p-Terphenyl	*95.0*		"	*100*		*95.0*	*65-135*			
LCS (24H0254-BS1)				Prepared: 08/14/24 Analyzed: 08/15/24						
C13-C28 (DRO)	470	10	mg/kg	500		94.6	75-125			
Surrogate: p-Terphenyl	*92.6*		"	*100*		*92.6*	*65-135*			
Matrix Spike (24H0254-MS1)	**Source: T243307-01**			Prepared: 08/14/24 Analyzed: 08/15/24						
C13-C28 (DRO)	420	10	mg/kg	500	ND	84.8	75-125			
Surrogate: p-Terphenyl	*89.8*		"	*100*		*89.8*	*65-135*			
Matrix Spike Dup (24H0254-MSD1)	**Source: T243307-01**			Prepared: 08/14/24 Analyzed: 08/15/24						
C13-C28 (DRO)	440	10	mg/kg	500	ND	88.3	75-125	4.02	20	
Surrogate: p-Terphenyl	*91.3*		"	*100*		*91.3*	*65-135*			

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Joann Marroquin

Joann Marroquin, Director of Operations

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PROVIDING QUALITY ANALYTICAL SERVICES NATIONWIDE

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Partner Engineering & Science, Inc.--Tor	Project: APN 472-210-002	
2154 Torrance Blvd., Suite 200	Project Number: 24-452619.5	**Reported:**
Torrance CA, 90501	Project Manager: Hunter White	08/19/24 15:51

Volatile Organic Compounds by EPA Method 8260B - Quality Control

SunStar Laboratories, Inc.

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Notes
Batch 24H0256 - EPA 5035 GCMS										
Blank (24H0256-BLK1)				Prepared: 08/14/24 Analyzed: 08/16/24						
Bromobenzene	ND	0.0025	mg/kg							
Bromochloromethane	ND	0.0025	"							
Bromodichloromethane	ND	0.0025	"							
Bromoform	ND	0.0025	"							
Bromomethane	ND	0.0025	"							
n-Butylbenzene	ND	0.0025	"							
sec-Butylbenzene	ND	0.0025	"							
tert-Butylbenzene	ND	0.0025	"							
Carbon tetrachloride	ND	0.0025	"							
Chlorobenzene	ND	0.0025	"							
Chloroethane	ND	0.0025	"							
Chloroform	ND	0.0025	"							
Chloromethane	ND	0.0025	"							
2-Chlorotoluene	ND	0.0025	"							
4-Chlorotoluene	ND	0.0025	"							
Dibromochloromethane	ND	0.0025	"							
1,2-Dibromo-3-chloropropane	ND	0.0050	"							
1,2-Dibromoethane (EDB)	ND	0.0025	"							
Dibromomethane	ND	0.0025	"							
1,2-Dichlorobenzene	ND	0.0025	"							
1,3-Dichlorobenzene	ND	0.0025	"							
1,4-Dichlorobenzene	ND	0.0025	"							
Dichlorodifluoromethane	ND	0.0025	"							
1,1-Dichloroethane	ND	0.0025	"							
1,2-Dichloroethane	ND	0.0025	"							
1,1-Dichloroethene	ND	0.0025	"							
cis-1,2-Dichloroethene	ND	0.0025	"							
trans-1,2-Dichloroethene	ND	0.0025	"							
1,2-Dichloropropane	ND	0.0025	"							
1,3-Dichloropropane	ND	0.0025	"							
2,2-Dichloropropane	ND	0.0025	"							
1,1-Dichloropropene	ND	0.0025	"							
cis-1,3-Dichloropropene	ND	0.0025	"							
trans-1,3-Dichloropropene	ND	0.0025	"							
Hexachlorobutadiene	ND	0.0025	"							
Isopropylbenzene	ND	0.0025	"							

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Partner Engineering & Science, Inc.--Tor	Project: APN 472-210-002	
2154 Torrance Blvd., Suite 200	Project Number: 24-452619.5	**Reported:**
Torrance CA, 90501	Project Manager: Hunter White	08/19/24 15:51

Volatile Organic Compounds by EPA Method 8260B - Quality Control

SunStar Laboratories, Inc.

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Notes
Batch 24H0256 - EPA 5035 GCMS										
Blank (24H0256-BLK1)				Prepared: 08/14/24 Analyzed: 08/16/24						
p-Isopropyltoluene	ND	0.0025	mg/kg							
Methylene chloride	ND	0.010	"							
Naphthalene	ND	0.0025	"							
n-Propylbenzene	ND	0.0025	"							
Styrene	ND	0.0025	"							
1,1,2,2-Tetrachloroethane	ND	0.0025	"							
1,1,1,2-Tetrachloroethane	ND	0.0025	"							
Tetrachloroethene	ND	0.0025	"							
1,2,3-Trichlorobenzene	ND	0.0025	"							
1,2,4-Trichlorobenzene	ND	0.0025	"							
1,1,2-Trichloroethane	ND	0.0025	"							
1,1,1-Trichloroethane	ND	0.0025	"							
Trichloroethene	ND	0.0025	"							
Trichlorofluoromethane	ND	0.0025	"							
1,2,3-Trichloropropane	ND	0.0025	"							
1,3,5-Trimethylbenzene	ND	0.0025	"							
1,2,4-Trimethylbenzene	ND	0.0025	"							
Vinyl chloride	ND	0.0025	"							
Benzene	ND	0.0025	"							
Toluene	ND	0.0025	"							
Ethylbenzene	ND	0.0025	"							
m,p-Xylene	ND	0.0050	"							
o-Xylene	ND	0.0025	"							
Acetone	ND	0.0025	"							
Methyl ethyl ketone	ND	0.0050	"							
Methyl isobutyl ketone	ND	0.0050	"							
2-Hexanone (MBK)	ND	0.0025	"							
Surrogate: Toluene-d8	*0.0493*		"	*0.0500*		*98.5*	*76.1-127*			
Surrogate: 4-Bromofluorobenzene	*0.0492*		"	*0.0500*		*98.4*	*85.9-114*			
Surrogate: Dibromofluoromethane	*0.0410*		"	*0.0500*		*82.1*	*77.8-142*			

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Partner Engineering & Science, Inc.--Tor	Project: APN 472-210-002	
2154 Torrance Blvd., Suite 200	Project Number: 24-452619.5	**Reported:**
Torrance CA, 90501	Project Manager: Hunter White	08/19/24 15:51

Volatile Organic Compounds by EPA Method 8260B - Quality Control

SunStar Laboratories, Inc.

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Notes
Batch 24H0256 - EPA 5035 GCMS										
LCS (24H0256-BS1)				Prepared: 08/14/24 Analyzed: 08/16/24						
Chlorobenzene	0.0511	0.0025	mg/kg	0.0500		102	79.1-117			
1,1-Dichloroethene	0.0474	0.0025	"	0.0500		94.7	68-126			
Trichloroethene	0.0534	0.0025	"	0.0500		107	80.6-119			
Benzene	0.0508	0.0025	"	0.0500		102	79.1-117			
Toluene	0.0493	0.0025	"	0.0500		98.6	79.5-118			
Surrogate: Toluene-d8	*0.0488*		"	*0.0500*		*97.6*	*76.1-127*			
Surrogate: 4-Bromofluorobenzene	*0.0497*		"	*0.0500*		*99.4*	*85.9-114*			
Surrogate: Dibromofluoromethane	*0.0435*		"	*0.0500*		*87.0*	*77.8-142*			
LCS Dup (24H0256-BSD1)				Prepared: 08/14/24 Analyzed: 08/16/24						
Chlorobenzene	0.0510	0.0025	mg/kg	0.0500		102	79.1-117	0.137	20	
1,1-Dichloroethene	0.0452	0.0025	"	0.0500		90.3	68-126	4.76	20	
Trichloroethene	0.0528	0.0025	"	0.0500		106	80.6-119	1.02	20	
Benzene	0.0510	0.0025	"	0.0500		102	79.1-117	0.589	20	
Toluene	0.0501	0.0025	"	0.0500		100	79.5-118	1.61	20	
Surrogate: Toluene-d8	*0.0490*		"	*0.0500*		*98.0*	*76.1-127*			
Surrogate: 4-Bromofluorobenzene	*0.0497*		"	*0.0500*		*99.4*	*85.9-114*			
Surrogate: Dibromofluoromethane	*0.0427*		"	*0.0500*		*85.3*	*77.8-142*			

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Joann Marroquin

Joann Marroquin, Director of Operations

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Partner Engineering & Science, Inc.--Tor	Project: APN 472-210-002	
2154 Torrance Blvd., Suite 200	Project Number: 24-452619.5	**Reported:**
Torrance CA, 90501	Project Manager: Hunter White	08/19/24 15:51

Notes and Definitions

5035A	Acetone formation/presence suspected from acidification of soil. See Method EPA 5035 Section A.5.3.
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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25712 Commercentre Drive, Lake Forest, CA 92630
949-297-5020

Chain of Custody Record

Client: Partner
Address: 2154 Torrance Blvd. Torrance, CA 90501
Phone: 310-803-2606 Fax:
Project Manager: Hunter White

Date: 8/14/24 Page: 1 Of 1
Project Name: APN 472-210-002
Collector: P. Kanter Client Project #: 24-452619.5
Batch #: T243307 EDF #:

Laboratory ID #	Sample ID	Date Sampled	Time	Sample Type	Container Type	8260 TPH-cc, VOCs	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				Comments/Preservative	Total # of containers
01	B1-5	8/13	945	Soil	Acetate, VOA	X														4
02	B1-8	↓	950		Sleeve														Hold	4
03	B2-5	↓	1025	↓	↓	X														4

Relinquished by: (signature)	Date / Time	Received by: (signature)	Date / Time
[signature]	8/14/24 1010	[signature]	8/14/24 10:10
Relinquished by: (signature)	Date / Time	Received by: (signature)	Date / Time
Relinquished by: (signature)	Date / Time	Received by: (signature)	Date / Time

Total # of containers	12
Chain of Custody seals Y/N/NA	NA
Seals intact? Y/N/NA	NA
Received good condition/cold	2.4°C

Turn around time: Std

Notes
Please send results to:
hwhite@partnereri.com
pkanter@partnereri.com

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

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SAMPLE RECEIVING REVIEW SHEET

Batch/Work Order #: T243307

Client Name: Partner Project: APN 472-210-002

Delivered by: ☑ Client ☐ SunStar Courier ☐ GLS ☐ FedEx ☐ Other

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

Lab Received by: Paul Date/Time Lab Received: 8/14/24 10:10

Total number of coolers received: 1 Thermometer ID: SC-1 Calibration due: 11/17/2024

Temperature: Cooler #1	2.3 °C +/- the CF (+ 0.1°C)	=	2.4 °C	corrected temperature
Temperature: Cooler #2	°C +/- the CF (+ 0.1°C)	=	°C	corrected temperature
Temperature: Cooler #3	°C +/- the CF (+ 0.1°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: PB 8/14/24

Comments:

SunStar Laboratories, Inc.
PROVIDING QUALITY ANALYTICAL SERVICES NATIONWIDE

WORK ORDER

T243307

Client:	**Partner Engineering & Science, Inc.--Tor**	**Project Manager:**	**Joann Marroquin**
Project:	**APN 472-210-002**	**Project Number:**	**24-452619.5**

Report To:

Partner Engineering & Science, Inc.--Tor
Hunter White
2154 Torrance Blvd., Suite 200
Torrance, CA 90501

Date Due:	08/19/24 17:00 (3 day TAT)		
Received By:	Paul Berner	Date Received:	08/14/24 10:10
Logged In By:	Karina Ortiz	Date Logged In:	08/14/24 10:53

Samples Received at:	**2.4°C**		
Custody Seals	No	Received On Ice	Yes
Containers Intact	Yes		
COC/Labels Agree	Yes		
Preservation Confirme	Yes		

Analysis	Due	TAT	Expires	Comments
**T243307-01 B1-5 [Soil] Sampled 08/13/24 09:45 (GMT-08:00) Pacific Time (US & **				
8015 Carbon Chain	08/19/24 15:00	3	08/27/24 09:45	
8260 5035	08/19/24 15:00	3	08/27/24 23:59	
**T243307-02 B1-8 [Soil] Sampled 08/13/24 09:50 (GMT-08:00) Pacific Time (US & **				**HOLD**
[NO ANALYSES]				
**T243307-03 B2-5 [Soil] Sampled 08/13/24 10:25 (GMT-08:00) Pacific Time (US & **				
8015 Carbon Chain	08/19/24 15:00	3	08/27/24 10:25	
8260 5035	08/19/24 15:00	3	08/27/24 23:59	

Reviewed By

Date

SunStar Laboratories, Inc.
Providing Quality Analytical Services Nationwide

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20 August 2024

Hunter White
Partner Engineering & Science, Inc.--Tor
2154 Torrance Blvd., Suite 200
Torrance, CA 90501

RE: APN 472-210-002

Enclosed are the results of analyses for samples received by the laboratory on 08/14/24 10:10. If you have any questions concerning this report, please feel free to contact me.

Sincerely,



Joann Marroquin
Director of Operations

SunStar Laboratories, Inc.
PROVIDING QUALITY ANALYTICAL SERVICES NATIONWIDE

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Partner Engineering & Science, Inc.--Tor	Project: APN 472-210-002	
2154 Torrance Blvd., Suite 200	Project Number: 24-452619.5	**Reported:**
Torrance CA, 90501	Project Manager: Hunter White	08/20/24 16:44

ANALYTICAL REPORT FOR SAMPLES

Sample ID	Laboratory ID	Matrix	Date Sampled	Date Received
B1-sg	T243308-01	Air	08/13/24 11:13	08/14/24 10:10
B2-sg	T243308-02	Air	08/13/24 11:17	08/14/24 10:10

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Partner Engineering & Science, Inc.--Tor	Project: APN 472-210-002	
2154 Torrance Blvd., Suite 200	Project Number: 24-452619.5	**Reported:**
Torrance CA, 90501	Project Manager: Hunter White	08/20/24 16:44

DETECTIONS SUMMARY

Sample ID: B1-sg **Laboratory ID:** T243308-01

Analyte	Result	Reporting Limit	Units	Method	Notes
Acetone	**430**	12	ug/m³ Air	TO-15	
Carbon Disulfide	**9.1**	3.2	ug/m³ Air	TO-15	
Isopropyl alcohol	**25**	13	ug/m³ Air	TO-15	
Cyclohexane	**31**	3.5	ug/m³ Air	TO-15	
Heptane	**24**	4.2	ug/m³ Air	TO-15	
Hexane	**50**	3.6	ug/m³ Air	TO-15	
4-Ethyltoluene	**3.5**	5.0	ug/m³ Air	TO-15	J
Methylene chloride	**13**	27	ug/m³ Air	TO-15	C-06, J
Styrene	**3.5**	4.3	ug/m³ Air	TO-15	J
Tetrahydrofuran	**43**	3.0	ug/m³ Air	TO-15	
Tetrachloroethene	**7.1**	6.9	ug/m³ Air	TO-15	
Trichloroethene	**1.8**	5.5	ug/m³ Air	TO-15	J
1,3,5-Trimethylbenzene	**2.5**	5.0	ug/m³ Air	TO-15	J
1,2,4-Trimethylbenzene	**8.3**	5.0	ug/m³ Air	TO-15	
2-Butanone (MEK)	**170**	15	ug/m³ Air	TO-15	
Methyl isobutyl ketone	**16**	42	ug/m³ Air	TO-15	J
Benzene	**30**	3.3	ug/m³ Air	TO-15	
Toluene	**66**	3.8	ug/m³ Air	TO-15	
Ethylbenzene	**14**	4.4	ug/m³ Air	TO-15	
m,p-Xylene	**45**	8.8	ug/m³ Air	TO-15	
o-Xylene	**15**	4.4	ug/m³ Air	TO-15	

Sample ID: B2-sg **Laboratory ID:** T243308-02

Analyte	Result	Reporting Limit	Units	Method	Notes
Acetone	**890**	12	ug/m³ Air	TO-15	
1,3-Butadiene	**160**	4.5	ug/m³ Air	TO-15	
Carbon Disulfide	**13**	3.2	ug/m³ Air	TO-15	
Isopropyl alcohol	**46**	13	ug/m³ Air	TO-15	
Chloroethane	**6.7**	2.7	ug/m³ Air	TO-15	
Heptane	**80**	4.2	ug/m³ Air	TO-15	

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Partner Engineering & Science, Inc.--Tor	Project: APN 472-210-002	
2154 Torrance Blvd., Suite 200	Project Number: 24-452619.5	**Reported:**
Torrance CA, 90501	Project Manager: Hunter White	08/20/24 16:44

Sample ID: B2-sg **Laboratory ID:** T243308-02

Analyte	Result	Reporting Limit	Units	Method	Notes
Hexane	**140**	3.6	ug/m³ Air	TO-15	
Methylene chloride	**14**	27	ug/m³ Air	TO-15	C-06, J
Styrene	**3.1**	4.3	ug/m³ Air	TO-15	J
Tetrahydrofuran	**91**	3.0	ug/m³ Air	TO-15	
Tetrachloroethene	**9.5**	6.9	ug/m³ Air	TO-15	
1,2,4-Trimethylbenzene	**2.8**	5.0	ug/m³ Air	TO-15	J
2-Butanone (MEK)	**400**	15	ug/m³ Air	TO-15	
Methyl isobutyl ketone	**19**	42	ug/m³ Air	TO-15	J
Benzene	**69**	3.3	ug/m³ Air	TO-15	
Toluene	**97**	3.8	ug/m³ Air	TO-15	
Ethylbenzene	**9.5**	4.4	ug/m³ Air	TO-15	
m,p-Xylene	**18**	8.8	ug/m³ Air	TO-15	
o-Xylene	**5.7**	4.4	ug/m³ Air	TO-15	

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Partner Engineering & Science, Inc.--Tor	Project: APN 472-210-002	
2154 Torrance Blvd., Suite 200	Project Number: 24-452619.5	**Reported:**
Torrance CA, 90501	Project Manager: Hunter White	08/20/24 16:44

B1-sg

T243308-01(Air)

Analyte	Result	MDL	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
SunStar Laboratories, Inc.										
TO-15										
Acetone	**430**	1.3	12	ug/m³ Air	1.65	24H0249	08/14/24	08/14/24	TO-15	
1,3-Butadiene	ND	0.17	4.5	"	"	"	"	"	"	
Carbon Disulfide	**9.1**	0.089	3.2	"	"	"	"	"	"	
1,1,2-trichloro-1,2,2-trifluoroethane (CFC 113)	ND	0.26	7.7	"	"	"	"	"	"	
Isopropyl alcohol	**25**	0.33	13	"	"	"	"	"	"	
Bromodichloromethane	ND	0.30	6.8	"	"	"	"	"	"	
Bromoform	ND	0.23	11	"	"	"	"	"	"	
Bromomethane	ND	0.11	20	"	"	"	"	"	"	
Carbon tetrachloride	ND	0.18	6.4	"	"	"	"	"	"	
Chlorobenzene	ND	0.12	4.7	"	"	"	"	"	"	
Chloroethane	ND	0.20	2.7	"	"	"	"	"	"	
Chloroform	ND	0.15	5.0	"	"	"	"	"	"	
Chloromethane	ND	0.074	11	"	"	"	"	"	"	
Cyclohexane	**31**	0.65	3.5	"	"	"	"	"	"	
Heptane	**24**	0.32	4.2	"	"	"	"	"	"	
Hexane	**50**	0.38	3.6	"	"	"	"	"	"	
Dibromochloromethane	ND	0.25	8.7	"	"	"	"	"	"	
1,2-Dibromoethane (EDB)	ND	0.18	7.8	"	"	"	"	"	"	
1,2-Dichlorobenzene	ND	0.31	31	"	"	"	"	"	"	
1,3-Dichlorobenzene	ND	0.23	31	"	"	"	"	"	"	
1,4-Dichlorobenzene	ND	0.37	31	"	"	"	"	"	"	
Dichlorodifluoromethane	ND	0.18	5.0	"	"	"	"	"	"	
1,1-Dichloroethane	ND	0.16	4.1	"	"	"	"	"	"	
1,2-Dichloroethane	ND	0.21	4.1	"	"	"	"	"	"	
1,1-Dichloroethene	ND	0.12	4.0	"	"	"	"	"	"	
cis-1,2-Dichloroethene	ND	0.18	4.0	"	"	"	"	"	"	
trans-1,2-Dichloroethene	ND	0.11	4.0	"	"	"	"	"	"	
1,2-Dichloropropane	ND	0.30	4.7	"	"	"	"	"	"	
cis-1,3-Dichloropropene	ND	0.29	4.6	"	"	"	"	"	"	
trans-1,3-Dichloropropene	ND	0.28	4.6	"	"	"	"	"	"	
4-Ethyltoluene	**3.5**	0.19	5.0	"	"	"	"	"	"	J
Methylene chloride	**13**	2.6	27	"	"	"	"	"	"	C-06, J
Styrene	**3.5**	0.16	4.3	"	"	"	"	"	"	J

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Partner Engineering & Science, Inc.--Tor	Project: APN 472-210-002	
2154 Torrance Blvd., Suite 200	Project Number: 24-452619.5	**Reported:**
Torrance CA, 90501	Project Manager: Hunter White	08/20/24 16:44

B1-sg

T243308-01(Air)

SunStar Laboratories, Inc.

TO-15

Analyte	Result	MDL	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
1,1,2,2-Tetrachloroethane	ND	0.17	7.0	ug/m³ Air	1.65	24H0249	08/14/24	08/14/24	TO-15	
Tetrahydrofuran	**43**	0.17	3.0	"	"	"	"	"	"	
Tetrachloroethene	**7.1**	0.59	6.9	"	"	"	"	"	"	
1,1,2-Trichloroethane	ND	0.30	5.6	"	"	"	"	"	"	
1,1,1-Trichloroethane	ND	0.14	5.6	"	"	"	"	"	"	
Trichloroethene	**1.8**	0.16	5.5	"	"	"	"	"	"	J
Trichlorofluoromethane	ND	0.16	5.7	"	"	"	"	"	"	
1,3,5-Trimethylbenzene	**2.5**	0.23	5.0	"	"	"	"	"	"	J
1,2,4-Trimethylbenzene	**8.3**	0.22	5.0	"	"	"	"	"	"	
Vinyl acetate	ND	0.91	3.6	"	"	"	"	"	"	
Vinyl chloride	ND	0.093	2.6	"	"	"	"	"	"	
1,4-Dioxane	ND	0.44	18	"	"	"	"	"	"	
2-Butanone (MEK)	**170**	0.27	15	"	"	"	"	"	"	
Methyl isobutyl ketone	**16**	0.15	42	"	"	"	"	"	"	J
Benzene	**30**	0.080	3.3	"	"	"	"	"	"	
Toluene	**66**	0.33	3.8	"	"	"	"	"	"	
Ethylbenzene	**14**	0.11	4.4	"	"	"	"	"	"	
m,p-Xylene	**45**	0.14	8.8	"	"	"	"	"	"	
o-Xylene	**15**	0.11	4.4	"	"	"	"	"	"	
1,1-Difluoroethane (1,1-DFA)	ND	3.3	27	"	"	"	"	"	"	
Surrogate: 4-Bromofluorobenzene			*96.1 %*	*59.2-130*		"	"	"	"	

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Partner Engineering & Science, Inc.--Tor	Project: APN 472-210-002	
2154 Torrance Blvd., Suite 200	Project Number: 24-452619.5	**Reported:**
Torrance CA, 90501	Project Manager: Hunter White	08/20/24 16:44

B2-sg

T243308-02(Air)

SunStar Laboratories, Inc.

TO-15

Analyte	Result	MDL	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Acetone	**890**	1.3	12	ug/m³ Air	1.91	24H0249	08/14/24	08/14/24	TO-15	
1,3-Butadiene	**160**	0.17	4.5	"	"	"	"	"	"	
Carbon Disulfide	**13**	0.089	3.2	"	"	"	"	"	"	
1,1,2-trichloro-1,2,2-trifluoroethane (CFC 113)	ND	0.26	7.7	"	"	"	"	"	"	
Isopropyl alcohol	**46**	0.33	13	"	"	"	"	"	"	
Bromodichloromethane	ND	0.30	6.8	"	"	"	"	"	"	
Bromoform	ND	0.23	11	"	"	"	"	"	"	
Bromomethane	ND	0.11	20	"	"	"	"	"	"	
Carbon tetrachloride	ND	0.18	6.4	"	"	"	"	"	"	
Chlorobenzene	ND	0.12	4.7	"	"	"	"	"	"	
Chloroethane	**6.7**	0.20	2.7	"	"	"	"	"	"	
Chloroform	ND	0.15	5.0	"	"	"	"	"	"	
Chloromethane	ND	0.074	11	"	"	"	"	"	"	
Cyclohexane	ND	0.65	3.5	"	"	"	"	"	"	
Heptane	**80**	0.32	4.2	"	"	"	"	"	"	
Hexane	**140**	0.38	3.6	"	"	"	"	"	"	
Dibromochloromethane	ND	0.25	8.7	"	"	"	"	"	"	
1,2-Dibromoethane (EDB)	ND	0.18	7.8	"	"	"	"	"	"	
1,2-Dichlorobenzene	ND	0.31	31	"	"	"	"	"	"	
1,3-Dichlorobenzene	ND	0.23	31	"	"	"	"	"	"	
1,4-Dichlorobenzene	ND	0.37	31	"	"	"	"	"	"	
Dichlorodifluoromethane	ND	0.18	5.0	"	"	"	"	"	"	
1,1-Dichloroethane	ND	0.16	4.1	"	"	"	"	"	"	
1,2-Dichloroethane	ND	0.21	4.1	"	"	"	"	"	"	
1,1-Dichloroethene	ND	0.12	4.0	"	"	"	"	"	"	
cis-1,2-Dichloroethene	ND	0.18	4.0	"	"	"	"	"	"	
trans-1,2-Dichloroethene	ND	0.11	4.0	"	"	"	"	"	"	
1,2-Dichloropropane	ND	0.30	4.7	"	"	"	"	"	"	
cis-1,3-Dichloropropene	ND	0.29	4.6	"	"	"	"	"	"	
trans-1,3-Dichloropropene	ND	0.28	4.6	"	"	"	"	"	"	
4-Ethyltoluene	ND	0.19	5.0	"	"	"	"	"	"	
Methylene chloride	**14**	2.6	27	"	"	"	"	"	"	C-06, J
Styrene	**3.1**	0.16	4.3	"	"	"	"	"	"	J

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Partner Engineering & Science, Inc.--Tor	Project: APN 472-210-002	
2154 Torrance Blvd., Suite 200	Project Number: 24-452619.5	**Reported:**
Torrance CA, 90501	Project Manager: Hunter White	08/20/24 16:44

B2-sg

T243308-02(Air)

Analyte	Result	MDL	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
				SunStar Laboratories, Inc.						
TO-15										
1,1,2,2-Tetrachloroethane	ND	0.17	7.0	ug/m³ Air	1.91	24H0249	08/14/24	08/14/24	TO-15	
Tetrahydrofuran	**91**	0.17	3.0	"	"	"	"	"	"	
Tetrachloroethene	**9.5**	0.59	6.9	"	"	"	"	"	"	
1,1,2-Trichloroethane	ND	0.30	5.6	"	"	"	"	"	"	
1,1,1-Trichloroethane	ND	0.14	5.6	"	"	"	"	"	"	
Trichloroethene	ND	0.16	5.5	"	"	"	"	"	"	
Trichlorofluoromethane	ND	0.16	5.7	"	"	"	"	"	"	
1,3,5-Trimethylbenzene	ND	0.23	5.0	"	"	"	"	"	"	
1,2,4-Trimethylbenzene	**2.8**	0.22	5.0	"	"	"	"	"	"	J
Vinyl acetate	ND	0.91	3.6	"	"	"	"	"	"	
Vinyl chloride	ND	0.093	2.6	"	"	"	"	"	"	
1,4-Dioxane	ND	0.44	18	"	"	"	"	"	"	
2-Butanone (MEK)	**400**	0.27	15	"	"	"	"	"	"	
Methyl isobutyl ketone	**19**	0.15	42	"	"	"	"	"	"	J
Benzene	**69**	0.080	3.3	"	"	"	"	"	"	
Toluene	**97**	0.33	3.8	"	"	"	"	"	"	
Ethylbenzene	**9.5**	0.11	4.4	"	"	"	"	"	"	
m,p-Xylene	**18**	0.14	8.8	"	"	"	"	"	"	
o-Xylene	**5.7**	0.11	4.4	"	"	"	"	"	"	
1,1-Difluoroethane (1,1-DFA)	ND	3.3	27	"	"	"	"	"	"	
Surrogate: 4-Bromofluorobenzene			*99.1 %*	*59.2-130*		"	"	"	"	

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Partner Engineering & Science, Inc.--Tor	Project: APN 472-210-002	
2154 Torrance Blvd., Suite 200	Project Number: 24-452619.5	**Reported:**
Torrance CA, 90501	Project Manager: Hunter White	08/20/24 16:44

TO-15 - Quality Control

SunStar Laboratories, Inc.

Analyte	Result	MDL	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Notes
Batch 24H0249 - Canister Analysis											
Blank (24H0249-BLK1)				Prepared & Analyzed: 08/14/24							
Surrogate: 4-Bromofluorobenzene	*352*			*ug/m³ Air*	*362*		*97.3*	*59.2-130*			
Acetone	ND	1.3	12	"							
1,3-Butadiene	ND	0.17	4.5	"							
Carbon Disulfide	ND	0.089	3.2	"							
1,1,2-trichloro-1,2,2-trifluoroethane (CFC 113)	ND	0.26	7.7	"							
Isopropyl alcohol	ND	0.33	13	"							
Bromodichloromethane	ND	0.30	6.8	"							
Bromoform	ND	0.23	11	"							
Bromomethane	ND	0.11	20	"							
Carbon tetrachloride	ND	0.18	6.4	"							
Chlorobenzene	ND	0.12	4.7	"							
Chloroethane	ND	0.20	2.7	"							
Chloroform	ND	0.15	5.0	"							
Chloromethane	ND	0.074	11	"							
Cyclohexane	ND	0.65	3.5	"							
Heptane	ND	0.32	4.2	"							
Hexane	ND	0.38	3.6	"							
Dibromochloromethane	ND	0.25	8.7	"							
1,2-Dibromoethane (EDB)	ND	0.18	7.8	"							
1,2-Dichlorobenzene	ND	0.31	31	"							
1,3-Dichlorobenzene	ND	0.23	31	"							
1,4-Dichlorobenzene	ND	0.37	31	"							
Dichlorodifluoromethane	ND	0.18	5.0	"							
1,1-Dichloroethane	ND	0.16	4.1	"							
1,2-Dichloroethane	ND	0.21	4.1	"							
1,1-Dichloroethene	ND	0.12	4.0	"							

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TO-15 - Quality Control

SunStar Laboratories, Inc.

Analyte	Result	MDL	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Notes
Batch 24H0249 - Canister Analysis											
Blank (24H0249-BLK1)					Prepared & Analyzed: 08/14/24						
cis-1,2-Dichloroethene	ND	0.18	4.0	ug/m³ Air							
trans-1,2-Dichloroethene	ND	0.11	4.0	"							
1,2-Dichloropropane	ND	0.30	4.7	"							
cis-1,3-Dichloropropene	ND	0.29	4.6	"							
trans-1,3-Dichloropropene	ND	0.28	4.6	"							
4-Ethyltoluene	ND	0.19	5.0	"							
Methylene chloride	ND	2.6	27	"							B-03
Styrene	ND	0.16	4.3	"							
1,1,2,2-Tetrachloroethane	ND	0.17	7.0	"							
Tetrahydrofuran	ND	0.17	3.0	"							
Tetrachloroethene	ND	0.59	6.9	"							
1,1,2-Trichloroethane	ND	0.30	5.6	"							
1,1,1-Trichloroethane	ND	0.14	5.6	"							
Trichloroethene	ND	0.16	5.5	"							
Trichlorofluoromethane	ND	0.16	5.7	"							
1,3,5-Trimethylbenzene	ND	0.23	5.0	"							
1,2,4-Trimethylbenzene	ND	0.22	5.0	"							
Vinyl acetate	ND	0.91	3.6	"							
Vinyl chloride	ND	0.093	2.6	"							
1,4-Dioxane	ND	0.44	18	"							
2-Butanone (MEK)	ND	0.27	15	"							
Methyl isobutyl ketone	ND	0.15	42	"							
Benzene	ND	0.080	3.3	"							
Toluene	ND	0.33	3.8	"							
Ethylbenzene	ND	0.11	4.4	"							
m,p-Xylene	ND	0.14	8.8	"							
o-Xylene	ND	0.11	4.4	"							

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Torrance CA, 90501	Project Manager: Hunter White	08/20/24 16:44

TO-15 - Quality Control

SunStar Laboratories, Inc.

Analyte	Result	MDL	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Notes
Batch 24H0249 - Canister Analysis											
Blank (24H0249-BLK1)					Prepared & Analyzed: 08/14/24						
1,1-Difluoroethane (1,1-DFA)	ND	3.3	27	ug/m³ Air							
Duplicate (24H0249-DUP1)			**Source: T243237-01**		Prepared & Analyzed: 08/14/24						
Surrogate: 4-Bromofluorobenzene	*347*			*ug/m³ Air*	*362*		*95.9*	*59.2-130*			
Acetone	16.0	1.3	12	"		16.0			0.504	30	
1,3-Butadiene	ND	0.17	4.5	"		ND				30	
Carbon Disulfide	ND	0.089	3.2	"		ND				30	
1,1,2-trichloro-1,2,2-trifluoroethane (CFC 113)	ND	0.26	7.7	"		ND				30	
Isopropyl alcohol	ND	0.33	13	"		ND				30	
Bromodichloromethane	ND	0.30	6.8	"		ND				30	
Bromoform	ND	0.23	11	"		ND				30	
Bromomethane	ND	0.11	20	"		ND				30	
Carbon tetrachloride	ND	0.18	6.4	"		ND				30	
Chlorobenzene	ND	0.12	4.7	"		ND				30	
Chloroethane	ND	0.20	2.7	"		ND				30	
Chloroform	ND	0.15	5.0	"		ND				30	
Chloromethane	ND	0.074	11	"		ND				30	
Cyclohexane	ND	0.65	3.5	"		ND				30	
Heptane	ND	0.32	4.2	"		ND				30	
Hexane	ND	0.38	3.6	"		ND				30	
Dibromochloromethane	ND	0.25	8.7	"		ND				30	
1,2-Dibromoethane (EDB)	ND	0.18	7.8	"		ND				30	
1,2-Dichlorobenzene	ND	0.31	31	"		ND				30	
1,3-Dichlorobenzene	ND	0.23	31	"		ND				30	
1,4-Dichlorobenzene	ND	0.37	31	"		ND				30	
Dichlorodifluoromethane	ND	0.18	5.0	"		ND				30	
1,1-Dichloroethane	ND	0.16	4.1	"		ND				30	

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Partner Engineering & Science, Inc.--Tor	Project: APN 472-210-002	
2154 Torrance Blvd., Suite 200	Project Number: 24-452619.5	**Reported:**
Torrance CA, 90501	Project Manager: Hunter White	08/20/24 16:44

TO-15 - Quality Control

SunStar Laboratories, Inc.

Analyte	Result	MDL	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Notes
Batch 24H0249 - Canister Analysis											
Duplicate (24H0249-DUP1)		**Source: T243237-01**		Prepared & Analyzed: 08/14/24							
1,2-Dichloroethane	ND	0.21	4.1	ug/m³ Air		ND				30	
1,1-Dichloroethene	ND	0.12	4.0	"		ND				30	
cis-1,2-Dichloroethene	ND	0.18	4.0	"		ND				30	
trans-1,2-Dichloroethene	ND	0.11	4.0	"		ND				30	
1,2-Dichloropropane	ND	0.30	4.7	"		ND				30	
cis-1,3-Dichloropropene	ND	0.29	4.6	"		ND				30	
trans-1,3-Dichloropropene	ND	0.28	4.6	"		ND				30	
4-Ethyltoluene	ND	0.19	5.0	"		ND				30	
Methylene chloride	2.83	2.6	27	"		ND				30	C-06, J
Styrene	ND	0.16	4.3	"		ND				30	
1,1,2,2-Tetrachloroethane	ND	0.17	7.0	"		ND				30	
Tetrahydrofuran	ND	0.17	3.0	"		ND				30	
Tetrachloroethene	1380	0.59	6.9	"		1400			1.18	30	
1,1,2-Trichloroethane	ND	0.30	5.6	"		ND				30	
1,1,1-Trichloroethane	4.36	0.14	5.6	"		4.45			2.11	30	J
Trichloroethene	4.93	0.16	5.5	"		5.02			1.83	30	J
Trichlorofluoromethane	4.22	0.16	5.7	"		4.22			0.00	30	J
1,3,5-Trimethylbenzene	ND	0.23	5.0	"		ND				30	
1,2,4-Trimethylbenzene	ND	0.22	5.0	"		ND				30	
Vinyl acetate	ND	0.91	3.6	"		ND				30	
Vinyl chloride	ND	0.093	2.6	"		ND				30	
1,4-Dioxane	ND	0.44	18	"		ND				30	
2-Butanone (MEK)	2.50	0.27	15	"		2.50			0.00	30	J
Methyl isobutyl ketone	ND	0.15	42	"		ND				30	
Benzene	ND	0.080	3.3	"		ND				30	
Toluene	ND	0.33	3.8	"		ND				30	
Ethylbenzene	ND	0.11	4.4	"		ND				30	

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Partner Engineering & Science, Inc.--Tor	Project: APN 472-210-002	
2154 Torrance Blvd., Suite 200	Project Number: 24-452619.5	**Reported:**
Torrance CA, 90501	Project Manager: Hunter White	08/20/24 16:44

TO-15 - Quality Control

SunStar Laboratories, Inc.

Analyte	Result	MDL	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Notes
Batch 24H0249 - Canister Analysis											
Duplicate (24H0249-DUP1)		**Source: T243237-01**			Prepared & Analyzed: 08/14/24						
m,p-Xylene	ND	0.14	8.8	ug/m³ Air		ND				30	
o-Xylene	ND	0.11	4.4	"		ND				30	
1,1-Difluoroethane (1,1-DFA)	ND	3.3	27	"		ND				30	

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Partner Engineering & Science, Inc.--Tor	Project: APN 472-210-002	
2154 Torrance Blvd., Suite 200	Project Number: 24-452619.5	**Reported:**
Torrance CA, 90501	Project Manager: Hunter White	08/20/24 16:44

Notes and Definitions

J	Detected but below the Standard Reporting Limit; therefore, result is an estimated concentration (CLP J-Flag).
C-06	Presence of analyte in sample suspected as common laboratory contaminant, which was also found in the method blank.
B-03	Analyte present in blank due to being a common laboratory contaminant.
DET	Analyte DETECTED
ND	Analyte NOT DETECTED at or above the Method Detection Limit (MDL)
NR	Not Reported
dry	Sample results reported on a dry weight basis
RPD	Relative Percent Difference

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AIR LABORATORY

Chain of Custody Record

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Project Manager: Hunter White

Date: 8/13/24 Page: 1 Of 1
Project Name: APN 472-210-002
Collector: P. Kantor Client Project #: 24-452619.5
Batch #: T243308 EDF #:

Laboratory ID #	Sample ID	Date Sampled	Start Time	Finish Time	Sample Type : Soil Gas / Indoor Air	Container Type: Summa Can / Tedlar	Initial Pressure	Final Pressure	TO-3	TO-14	TO-15 VOCs	Methane by GC - FID	Fixed Gases by TCD	RSK - 175		Summa Can, Manifold # / Comments
01	B1-S9	8/13	1108	1113	Soil gas	Summa	26	2			X					SSL-0312, 8717
02	[redacted] B2-S9	↓	1111	1117	↓	↓	29	5			X					SSL-0117, 8637

Relinquished by: (signature)	Date / Time	Received by: (signature)	Date / Time
[signature]	8/14 1010	[signature]	8/14/24 10:10
Relinquished by: (signature)	Date / Time	Received by: (signature)	Date / Time
Relinquished by: (signature)	Date / Time	Received by: (signature)	Date / Time

Total # of containers	2
Chain of Custody seals Y/N/NA	NA
Seals intact? Y/N/NA	NA
Received good condition/cold	✓

Turn around time: Std

Notes
Please send results to:
hwhite@partneresi.com
pkantor@partneresi.com

* TO-15 SIM analysis available upon prior notification. **(Precertified Summa cans needed)**

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PROVIDING QUALITY ANALYTICAL SERVICES NATIONWIDE

SAMPLE RECEIVING REVIEW SHEET

Batch/Work Order #: T243308

Client Name: Partner Project: APN 472-210-002

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

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

Lab Received by: Paul Date/Time Lab Received: 8/14/24 10:10

Total number of coolers received: N/A Thermometer ID: SC-1 Calibration due: 11/17/2024

Temperature:	Cooler #1	°C +/- the CF (+ 0.1°C) =	°C corrected temperature
Temperature:	Cooler #2	°C +/- the CF (+ 0.1°C) =	°C corrected temperature
Temperature:	Cooler #3	°C +/- the CF (+ 0.1°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: DB 8/14/24

Comments:

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PROVIDING QUALITY ANALYTICAL SERVICES NATIONWIDE

Project Name: APN 472-210-002, PN 24-452619.5					Irma
Company: PARTNER					DB
Name: PAIJE KANTOR					
Item		Quantity		Unit	
2 oz Jars 24/CS					
4 oz Jars 24/CS					
8 oz Jars 12/CS					
40 ml unpreserved VOAs 100/box					
40 ml HCL-preserved VOAs 72/box					
250 ml Poly 24/CS					
500 ml Poly 16/CS					
1 Liter Poly 12/CS					
500 ml Amber Bottle Wide 12/CS					
1 Liter Amber Bottle 12/CS					
1 Gallon Poly 4/box					
5035 kits:(2)Sodium Bisulfate VOAs 72/box					
	(1) Methanol VOA 72/box				
	(1) TERRACORE				
Lock-N-Load Handle 1/ea					
Tedlar Bags 10/pack					
Sub Slab Insert w/ washer & N/F					
Soil Gas SS 16" Drop Tubes					
Gas Extraction Fittings					
Soil Gas Filters					

	Volume of Summa	# Sent	Used	Unused	Unreturned
Batch Certified Summa Canisters	400cc				
	1L	2+1	CHARGE 2	1	0
	3L				
	6L				
Purge cans					
Nitrogen cans	400cc				
Ind. Cerified Summa Cannisters	1L				
	3L				
	6L				

63/153 Manifolds, Var. Sampler, etc. Calibrated Correctly - Gauge Reads at 0				PB
Manifolds: Inst. Sampler, Variable Sampler, Shut In Set Ups, 150ml/mn, 63ml/mn	2 (150)	CHARGE 1	0	0
Swagelok Fittings: Nuts/Ferrules, Ts	2 NF	CHARGE 2		
Cooler (Sm, Med, Lrg) Number & Quantity	1 MEDIUM	RETURNED		
Other: Poly Tube, Valves,Silicon Tape, etc.				

Prepared By:	PB	Date:	8/12/24
Reviewed By:		Date:	

Comments:

Cooler Policy: Failure to return cooler(s) within 30 days of receipt or if the returned cooler(s) are in unusable condition, will result in a $50 per cooler fee for replacement costs.

Check In Report

gigatrak

Barcode	Description	Due Date	In Date	Condition	From Emp/Loc	To Storage Location	Bin Qty	Status
0132	1000 cc	8/22/2024	8/14/2024 10:23 AM		General Office - Partner Engineering & Science	SunStar Labs South		
0117	1000 cc	8/22/2024	8/14/2024 10:23 AM		General Office - Partner Engineering & Science	SunStar Labs South		
0047	1000 cc	8/22/2024	8/14/2024 10:23 AM		General Office - Partner Engineering & Science	SunStar Labs South		
8717	150 cc	8/22/2024	8/14/2024 10:23 AM		General Office - Partner Engineering & Science	SunStar Labs South		
8637	150 cc	8/22/2024	8/14/2024 10:24 AM		General Office - Partner Engineering & Science	SunStar Labs South		

SunStar Laboratories, Inc.
PROVIDING QUALITY ANALYTICAL SERVICES NATIONWIDE

WORK ORDER

T243308

Client:	**Partner Engineering & Science, Inc.--Tor**	**Project Manager:**	**Joann Marroquin**
Project:	**APN 472-210-002**	**Project Number:**	**24-452619.5**

Report To:

Partner Engineering & Science, Inc.--Tor
Hunter White
2154 Torrance Blvd., Suite 200
Torrance, CA 90501

Date Due:	08/21/24 17:00 (5 day TAT)		
Received By:	Paul Berner	Date Received:	08/14/24 10:10
Logged In By:	Karina Ortiz	Date Logged In:	08/14/24 11:09

Samples Received at:

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

Analysis	Due	TAT	Expires	Comments
T243308-01 B1-sg [Air] Sampled 08/13/24 11:13 (GMT-08:00) Pacific Time (US &				
TO-15	08/21/24 15:00	5	09/12/24 11:13	
T243308-02 B2-sg [Air] Sampled 08/13/24 11:17 (GMT-08:00) Pacific Time (US &				
TO-15	08/21/24 15:00	5	09/12/24 11:17	

Reviewed By

Date