Appendix H Additional Subsurface Investigation Report

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ADDITIONAL SUBSURFACE INVESTIGATION REPORT

APN 472-210-002

35780 Washington Street
Winchester, California 92596
(An Unincorporated Area of Winchester in Riverside County)

Report Date

January 15, 2025

Partner Project No.

ES24-452619.2

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

January 15, 2025

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

Subject: **Additional Subsurface Investigation Report**
APN 472-210-002
35780 Washington Street
Winchester, California 92596
Partner Project No. ES24-452619.2

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 Limited Subsurface Investigation conducted at 35780 Washington Street in Winchester, California (Site).

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 Eric Smith at 714-439-1633.

Sincerely,

Partner Engineering and Science, Inc.

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Project Manager

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1.0 INTRODUCTION

1.1 Purpose

Partner understands that the Client will be redeveloping the Site with school buildings and that a portion of the redevelopment activities includes earthwork within the proposed buildings footprint. Additional soil vapor sampling was performed to evaluate the extent of lateral and vertical impacts to sub surface soil vapor as well as evaluate the magnitude of said impacts for vapor intrusion risk to the proposed occupants. In addition, soil samples were collected to address Riverside County Environmental Health Department (RCEHD) comments (provided via email, November 5, 2024) regarding soil stockpiled in the northwestern portion of the property, and two abandoned 55-gallon unlabeled drums on the southcentral portion of the property as identified in prior reports.

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 Site consists of one parcel of land (APN 472-210-002) comprised of 11.44 acres. The Site is located on the southeast corner of the Washington Street and Yates Road intersection within a residential and undeveloped unincorporated area of Winchester in Riverside County. The Site is currently unimproved vacant land. No on-site operations are present. Partner observed three concrete foundations along the northern portion, steel and concrete piers indicating a former mobile home or trailer structure was located on the southeast, one aboveground water tank on the east boundary, and electric power poles along the south boundary. According to available historical sources, the Site was formerly undeveloped from as early as 1938; developed residential with a farm including an equestrian facility by circa 1981; demolished of all structures and in its current unimproved configuration with remaining concrete foundations since 2006. Tenants on the Site have included residential (1981-2004) with farm and equestrian use including French Valley Equestrienne CTA (1991-1996) and Bridleton Farms (2001).

2.2 Site Geology/Hydrogeology

The Site is situated within the Peninsular ranges of the geomorphic province of the State of California. The Peninsular range is series of ranges separated by northwest trending valleys and traversed by several major active faults. The Whittier-Elsinore, San Jacinto, Newport-Inglewood, and San Andreas faults are major active fault systems located in the vicinity of the Site. The Peninsular ranges extend into lower California, are bound to the east by the Colorado River, and extend into the Los Angeles Basin and the island group surrounding the continental shelf.

Based on information obtained from the United States Department of Agriculture Natural Resources Conservation Service Web Soil Survey online database, the Site is mapped as Buchenau silt loam (BkC2), Escondido fine sandy loam (EcC2), Friant fine sandy loam (FwE2), and Lodo rocky loam (LpE2). The Buchenau series consists of deep and moderately well drained soils that formed in linear and tread alluvial fans derived from mixed sources. The typical Buchenau profile is silt loam at 0 to 7 inches, loam at 7 to 45 inches, and cemented at 45 to 61 inches. The Escondido series consists of moderately deep and well drained soils that formed in linear and backslope hills of residuum weathered from metamorphic rock. The typical Escondido profile is fine sandy loam at 0 to 5 inches, silt loam at 5 to 34 inches, and unweathered bedrock at 34 to 38 inches. The Friant series consists of shallow and well drained soils that formed in convex, concave, side slope, and back slope hills of residuum weathered from schist, mica. The typical Friant profile is fine sandy loam at 0 to 13 inches and unweathered bedrock at 13 to 17 inches. The Lodo series consists of shallow and somewhat excessively drained soils that formed in convex, concave, side slope, and back slope hills of metamorphosed residuum weathered from sandstone. Slopes range from 2 to 25 percent.

While under natural and undisturbed conditions shallow groundwater flow most frequently follows the topography of the land surface, natural or man-made features can affect flow direction, and the presumed flow may not match the actual flow directions at the Site and vicinity. Topographic map interpretation indicates the direction of groundwater flow in the vicinity of the Site is inferred to be toward the west.

According to a previous subsurface investigation conducted on a nearby property (33740 Borel Road and Closed Case #9UT4162), the depth to groundwater in the vicinity of the Site is inferred to be approximately 20 to 40 feet bgs.

The nearest surface water in the vicinity of the Site is the San Diego Canal located approximately 250 feet east of the Site. No settling ponds, lagoons, surface impoundments, wetlands or natural catch basins were observed at the Site during this assessment.

According to available information, a public water system operated by the Eastern Municipal Water District serves the Site vicinity. The sources of public water for the unincorporated area of Winchester are surface water imported from the Colorado River through the State Water Project, recycled water, and groundwater from wells in the Hemet, San Jacinto, Moreno Valley, Perris Valley, and Murrieta areas.

A Site topographic map is included as Figure 1.

2.3 Site History

Partner completed a Phase I Environmental Site Assessment Report (Phase I) for the Site, dated June 28, 2024, on behalf of Red Hook Capital Partners LLC. According to the reviewed historical sources, the Site was previously undeveloped as early as 1938; developed residentially 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 Site. Quality Farms - Winchester is listed with one 1,000-gallon regular product underground storage tanks (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 request to the Riverside County Department of Environmental Health (RCDEH) requesting further information; however, as of the date of the Phase I, the RCDEH had not responded to Partners request. Based on the unknown disposition, the geocoded UST on the Site represents a REC."

Partner conducted a geophysical survey at the Site on July 16, 2024 to identify the location of on-site UST, former tank hold, and/or other associated features. One geophysical anomaly was identified on the Site, 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 Site. Partner recommended further investigation of the backfilled excavation to evaluate whether the former on-site UST has impacted the subsurface.

Partner conducted a Phase II Subsurface Investigation at the Site on August 13, 2024 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 suspected former UST. The scope of the Phase II

Subsurface Investigation included two soil, and soil gas borings (B1 and B2, see Figure 2). Soil samples did not contain detectable concentrations of total petroleum hydrocarbons (TPH) or VOCs in excess of applicable Department of Toxic Substances Control (DTSC) Regional Screening Levels (RSLs). Soil gas samples contained detectable concentrations of benzene and 1,3-butadiene in excess of applicable soil gas screening levels (SGSLs) for residential and commercial/industrial land use. Partner notes that 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. Based on the above, the concentrations of 1,3-butadiene detected in soil gas do not pose a significant 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. Benzene is a compound that is found in fuel, which would correspond with the former fuel UST. The locations of borings B1 and B2 is slated to be a soccer field so not a vapor intrusion concern at that location; however, may be a concern to proposed buildings to the west.

Partner recommended additional soil gas investigation to further evaluate the known VOC impacts to soil gas, with a focus on the area of the proposed school buildings on the Site.

Partner subsequently performed an additional Phase II Subsurface Investigation on September 13, 2024. The Phase II Subsurface Investigation included the advancement of two soil gas probes (SG-3, SG-4, see Figure 2), and collection soil gas samples at the Site. Benzene was detected in the each of the analyzed soil gas samples at concentrations above the residential SGSLs but at lower concentrations from the August sampling, which is consistent with the distance from the former UST. Tetrachloroethene (PCE) was detected in analyzed soil gas sample SG-4 above the residential SGSL.

3.0 FIELD ACTIVITIES

Additional soil and soil gas investigations were conducted based on the results of the prior soil and soil gas investigations presented in Section 2.3 and from comments provided by RCEHD referenced in Section 1.1. The Additional Subsurface Investigation scope included a geophysical survey; the advancement of 19 borings (SG-5 though SG-17, and SG-7B) for collection and analysis of soil and soil gas samples; collection and analysis of soil samples (SPCS1, SPCN2, SPWC1, SPWC2 and SPWW) from stockpiles with unknown origin; and collection and analysis of soil samples near two drums with unknown contents/origin.

3.1 Preparatory Activities

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

- Updated the Site-specific Health and Safety Plan;
- Performed a site walk to locate and mark outdoor boring locations;
- Notified DigAlert a minimum of two business days prior to drilling activities to clear public utilities;
- Performed a geophysical survey at boring locations to clear for utilities.

3.1.1 Utility Clearance

Partner delineated the work area with white spray paint and notified DigAlert to clear public utility lines as required by law at least two business days prior to drilling activities. DigAlert issued ticket number B242990755-00B for the project.

In addition, Partner subcontracted with SoCal Locators (SoCal) on November 4, 2024 and December 3, 2024 to clear boring locations of utilities. SoCal systematically free-traversed each proposed boring location with induction (EM) equipment, magnetic gradiometer, ground penetrating radar unit, and a 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 SoCal's findings, no subsurface utilities were identified within the proposed boring locations.

3.1.2 Permitting

Permits were not required for this assessment.

3.1.3 Health and Safety Plan

Partner prepared a 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 November 4, 2024, Partner subcontracted with Optimal Technology to provide and operate drilling equipment and install soil vapor probes. Optimal Technology, under the direction of Partner, advanced borings SG-5 through SG-12 with a truck-mounted direct push rig. Drilling equipment was decontaminated between sample intervals and boring locations to prevent cross-contamination.

On December 3, 2024, Partner subcontracted with ABC Liovin Drilling (ABC) to provide and operate drilling equipment, assist with soil sampling, and install soil vapor probes. ABC, under the direction of Partner, advanced borings SG-13 through SG-17 with a Landa L10T hollow-stem auger (HSA) drilling rig. Drilling

and sampling equipment was decontaminated between sample intervals and boring locations to prevent cross-contamination.

3.3 Sample Locations

Boring SG5 was advanced on the northeast portion of the property within the approximate former UST area; SG6, SG7 and SG7B were advanced at the area of the proposed modular buildings on the northern side of the property; SG8, SG9, SG10, SG13, SG14 and SG15 were advanced at the area of the proposed Administration Building towards the western side of the property; SG11, SG12, SG16 and SG17 were advanced at the southern portion of the property within the area of the proposed south modular buildings.

Stockpile samples were collected from five separate stockpile areas observed at the Site during the investigation activities. Two stockpiles were located along the western border of the Site; one stockpile was located towards the northwest corner of the Site, and two stockpiles were located west of and adjacent to the proposed Administration Building area.

Soil samples were also collected near two unlabeled 55-gallon drums found on-site during the investigation. One sample was collected next to a tipped over plastic 55-gallon drum located on the north side of a dirt road that runs parallel to the southern boundary. The drum contents were observed to be wood scraps. The other sample was collected next to a tipped over metal 55-gallon drum with a fixed lid located just south of the same dirt road within the property. Contents were not visible but believed to be liquid in form. The drum is rusty, and it was noted in the field that there was a small amount of unknown residue on the grass near the drum ring.

Sample locations are included on Figure 2.

3.4 Soil Sampling

Soil samples were collected from borings SG13 through SG17 using HSA drilling methodology with a California-modified split-spoon sampler. The HSA drill rig advanced 5-foot long by 8.25-inch outer diameter continuous flight hollow-stem augers into the subsurface. A 1.5-foot long by 2-inch diameter California-modified split-spoon sampler was attached to the center drill string and driven, from approximately one-foot above the desired sample depth, within the auger column into the subsurface. The split-spoon sampler was driven using the drill rig hammer system to allow undisturbed soil to enter the sampler a maximum of 18-inches or until refusal (i.e., hammer blow count of at least 50). The sampler was retrieved from the subsurface and the soil core was recovered from the sampler from which a soil sample was collected.

Soil samples were collected from two depths at each boring corresponding to a shallow range within the upper 3 to 5 feet bgs, and a deep range corresponding to approximately 3 feet below the observed transition from alluvium soils to weathered bedrock. Only one sample was collected from SG15 at 11 feet bgs, and three soil samples were collected at SG17 due to the deeper excavation/grading anticipated near SG17. A total of ten soil samples were collected from borings SG13 through SG17 by HSA methodology and submitted to a stationary laboratory for analysis of VOCs in accordance with Method 8260B and TPH in accordance with Environmental Protection Agency (EPA) Method 8015. Samples collected for VOC analysis were field persevered using a disposable plastic syringe and retained in two sodium

bisulfate-preserved volatile organics analysis vials in accordance with United States EPA Method 5035 sampling protocol. Soil collected for TPH analysis was placed in8-ounce glass jars.

Five soil samples were collected at approximately 4 to 6 inches bgs via hand tools from the on-site soil stockpiles with unknown origin. Two soil samples SPWC1 and SPWC2 were collected from stockpiles observed towards the western boundary of the Site, two soil samples SPCN2 and SPCS1 were collected from stockpiles observed within the middle/western area of the Site adjacent to the proposed Administration Building area, and one soil sample SPWW was collected from a stockpile observed at the northwest corner of the Site. Each soil sample was submitted to a stationary laboratory for analysis of VOCs (field preserved via EPA Method 5035 described above), semi volatile organic compounds (sVOC) by EPA Method 8270, TPH, metals by EPA Method 6010B and 7471A, polychlorinated biphenyls (PCBs) by EPA Method 8082, and asbestos based on DTSC clean fill guidance.

One soil sample was collected from the area surrounding each on-site drum with unknown contents for a total of two drum soil samples. Each soil sample collected adjacent to the drums was submitted to a stationary laboratory for analysis of VOCs (field preserved via EPA Method 5035 described above), metals, and TPH.

Each soil sample 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 suggested the presence of elevated volatile organics concentrations. Boring logs are included as Appendix A.

3.5 Soil Gas Sampling

Soil gas probes at borings SG-5 through SG-12 were installed by Optimal on November 4, 2024. Soil gas probes were installed by hydraulically pushing soil gas probes to a depth of between 3 and 8 feet bgs, where refusal was encountered. An electric rotary hammer drill was used to drill was used to push probes in areas of resistance during placement.

Soil gas samples were collected by Optimal from borings SG-5 through SG-12 in general accordance with the July 2015 DTSC and Los Angeles Regional Water Quality Control Board "Advisory – Active Soil Gas Investigations" (Advisory). During sampling, an electric vacuum pump set to draw 0.2 liters per minute (L/min) of soil gas was attached to the probe and purged prior to sample collection. Soil gas samples were obtained in gas-tight syringes by drawing the sample through a luer-lock connection which connects the sampling probe and the vacuum pump. Samples were immediately injected into the gas chromatograph (GC)/purge and trap after collection. New tubing was used at each sampling point to prevent cross-contamination.

Analyses were performed on-site in a mobile laboratory operated by Optimal. Samples were injected into Hewlett Packard model 5890 Series II gas chromatograph equipped with a Hewlett Packard model 5971 Mass Spectra Detector and Tekmar LSC 2000 Purge and Trap. An SGE capillary column using helium as the carrier gas was used to perform the analysis. The results were collected on a personal computer utilizing Hewlett Packard's 5971 MS and chromatographic data collection and handling system.

A replicate analysis (duplicate) was run to evaluate the reproducibility of the sampling system and instrument. The difference between samples did not vary more than 20%. Blanks were run at the beginning of each workday and after calibrations. The blanks were collected using an ambient air sample. These blanks checked the septum, syringe, GC column, GC detector, and the ambient air. Impacts were not found in any of the blanks analyzed during this investigation.

A tracer gas was applied to the soil gas probes at each point of connection in which ambient air could enter the sampling system. These points include the top of the sampling probe where the tubing meets the probe connection and the surface bentonite seals. Isobutane was used as the tracer gas. No isobutane was found in any of the samples collected. The standard purge volume of three volumes was purged in accordance with the Advisory. A shut-in test was conducted prior to purging or sampling each location to check for leaks in the aboveground sampling system. The system was evaluated to a minimum measured vacuum of 100 inches of water. The vacuum gauge was calibrated and sensitive enough to indicate a water pressure change of at least 0.5 inches.

Soil gas samples were collected from borings SG-5 through SG-12 at 5 and 8 feet bgs, with the exception of SG6 and SG10 in which samples were only collected at 5 feet bgs to refusal. Similarly, boring SG11 only had one soil gas probe installed at a depth of 3 feet bgs due to refusal. A total of 13 soil gas samples were collected from borings SG-5 through SG-12, including one duplicate QA/QC sample from boring SG12 at 8 feet bgs.

Soil gas probes were installed at borings SG-13 through SG-15 by ABC. After advancing each boring to the terminal depth, ABC inserted a new section of ¼-inch diameter polyethylene tubing with a new ¼-inch diameter polypropylene filter at the terminal end into the borehole to the desired sampling depth. 1-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 next desired sampling depth where a soil gas probe was similarly constructed. Upon installation of the shallowest probe, 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 samples were collected using 1-liter, stainless-steel, cylindrical SUMMA Canisters®. The sampling canisters were provided by Jones Analytical, which subjected each canister to a rigorous cleaning process using a combination of dilution, heat, and high vacuum. After cleaning, the canisters were individually 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 Jones Analytical 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 approximately two days installation prior to sampling. After equilibration, the sample tubing and sampler screen were purged of ambient air using plastic syringe. A

Tracer gas mixture of n-pentane, n-heptane, and n-hexane 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 canister 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 borings SG-13 and SG-15 at 5 and 15 feet bgs. Boring SG-14 was sampled at 5 feet bgs and 11 feet bgs. A duplicate sample was also collected at SG-14 at 5 feet bgs.

3.6 Post-Sampling Activities

Soil vapor probes installed by Optimal were backfilled with hydrated bentonite on the same day of probe installation shortly after samples were collected. Soil vapor probes installed by ABC were left in place at the installed locations. Generated soil cuttings and were stockpiled on visqueen plastic, covered with visqueen plastic, and stored on site.

4.0 DATA ANALYSIS

4.1 Laboratory Analysis

Partner collected 15 soil samples on December 3, 2024, which were transported in an iced cooler under chain-of-custody protocol to Jones Environmental, Inc., Based on field-screening results, visual observations, and olfactory observations, one to three soil sample per boring and one from each stockpile location (15 soil samples total) was analyzed for TPHg via EPA Method 8015 and VOCs via EPA Method 8260B. Soil samples from the stockpile location were additionally analyzed for asbestos via OSHA ID-191, PCBs via EPA Method 8082, sVOCs via EPA Method 8270, metals via EPA Method 6010 and mercury via EPA Method 7471.

Partner collected two additional soil samples near on-site 55-gallon drums on December 23, 2024. The samples were transported in an iced cooler under chain-of-custody protocol to Enthalpy Analytical. The samples were analyzed for TPHg via EPA Method 8015, VOCs via EPA Method 8260B and metals via EPA Method 6010 and EPA Method 7471.

Optimal Technology collected 13 soil gas samples including one duplicate sample on November 4, 2024, which were immediately loaded into the gas chromatograph/mass spectrometer (GC/MS) for analysis. Each sample was analyzed for VOCs in accordance with EPA 8260B.

On December 6, 2024, Partner collected an additional seven soil gas samples which were transported under chain-of-custody protocol to Jones Environmental, Inc. for analysis of VOCs in accordance with EPA Method 8260B.

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

4.2 Soil Sample Data Analysis

Soil samples from borings SG-13 through SG-17 were analyzed for VOCs and TPH. TPH-gasoline range (TPH-g), Benzene, 1,2,4 trimethylbenzene, ethylbenzene, m,p,-xylene, o-xylene and toluene were detected in one of the analyzed soil samples (SG-14 at 5 feet bgs) at concentrations exceeding the laboratory method detection levels (MDLs). Ethylbenzene was detected in three additional soil samples (SG-14 at 11 feet bgs, SG-16 at 5 feet bgs and SG-17 at 9 feet bgs) at concentrations exceeding the MDLs. M,p-xylene was detected in two additional soil samples (SG-16 at 5 feet bgs and SG-17 at 9 feet bgs) at concentrations exceeding the MDLs. O-xylene was detected in one additional soil sample (SG-17 at 9 feet bgs) at concentrations exceeding the MDLs. None of the detections exceeded applicable RSLs. Other VOCs were not detected in soil samples collected at locations SG-13 through SG-17 above corresponding laboratory method detection levels/reporting limits (MDLs/RLs).

Five soil samples were collected at the stockpile areas on the northwestern portion of the property. Stockpile samples were analyzed for VOCs, TPH, metals, asbestos and PCBs. VOCs and/or TPH were not detected above laboratory reporting limits in any stockpile soil samples. Metals including barium, beryllium, total chromium, cobalt, copper, lead, mercury, nickel, vanadium, and zinc were detected in each of the five stockpile soil samples at concentrations exceeding laboratory MDLs, but below applicable RSLs. The detected concentrations of metals are generally typical of background concentrations of metals in soil.

Asbestos was not detected above laboratory MDLs in stockpile soil samples. PCBs were not detected above laboratory MDLs in stockpile soil samples. Results can be viewed in.

Soil samples were collected from two locations near 55-gallon drums on the southern portion of the property. These two samples were analyzed for VOCs, TPH, and metals. VOCs including acetone, 1,2,4 trimethylbenzene, ethylbenzene, 4-methyl-2 pentanone, m,p – xylene, o-xylene, tert-butylalcohol, and toluene were detected in sample #2-Metal Drum at concentrations exceeding laboratory MDLs, but below applicable RSLs. TPH compounds including diesel range organic compounds corresponding to carbon range C10-C28 (DRO) and oil range organic compounds corresponding to carbon ranges C28-C44 (ORO) were detected in one sample (#2 Metal Drum) at concentrations exceeding MDLs, but below applicable RSLs. Metals including arsenic, barium, beryllium, chromium (total), cobalt, copper, lead, molybdenum, nickel, vanadium, and zinc were detected in both soil samples collected from the drum locations at concentrations exceeding laboratory MDLs, but below applicable RSLs.

A summary of VOC and TPH analytical results in soil samples is included at Table 1; a summary of soil sVOC, metals, and asbestos analytical results in soil samples is included as Table 2; and a summary of soil PCB analytical results is included as Table 3.

4.3 Soil Gas Sample Data Analysis

PCE was detected above laboratory MDLs in 12 of the soil gas samples. Out of the 12 detected concentrations of PCE, concentrations exceeded the most conservative residential SGSL of 15 micrograms per cubic meter (ug/m^3), with attenuation factor (AF) 0.03, but below the applicable industrial SGSL of 2,000 ug/m^3 with 0.001 AF.

Benzene was detected above laboratory MDLs in 11 of the soil gas samples. Of those 11, 5 samples exceeded the most conservative residential SGSL of 3.2 ug/m^3. None of the detected concentrations of benzene exceeded the applicable industrial SGSL of 420 ug/m^3 with 0.001 AF.

Bromodichloromethane was detected above laboratory MDLs in seven of the soil gas samples, 3 of which exceeded the most conservative residential SGSL of 2.5 ug/m^3. None of the detected concentrations of bromodichloromethane exceeded the applicable industrial SGSL of 330 ug/m^3 with 0.001 AF.

Chloroform was detected above laboratory MDLs six of the soil gas samples, 3 of which exceeded the most conservative residential SGSL 4.0 ug/m^3. None of the detected concentrations of chloroform exceeded applicable industrial SGSL of 530 ug/m^3 with 0.001 AF.

Several other VOCs including dibromochloromethane, ethylbenzene, 4-isopropyltoluene, tert-butylalcohol, 1,2,4-trimethylbenzene, toluene, and xylenes were detected above laboratory MDLs, but below the most conservative SGSLs in soil gas samples.

A summary of VOC analytical results in soil gas samples is included as Table 4. A figure showing detected VOCs in soil gas samples is included as Figure 3.

5.0 SUMMARY AND CONCLUSIONS

Partner conducted a subsurface investigation at the Site to evaluate the extent of lateral and vertical impacts to sub surface soil vapor as well as evaluate the magnitude of said impacts for vapor intrusion risk to the future site occupants. Partner understands the proposed development includes a charter school with modular buildings to be constructed in the north and south areas and a slab-on grade Administration Building bordering the western area of the Site. The modular buildings are planned to be elevated above the ground surface with a crawl space that separates the ground surface from the building floor.

Soil gas sampling was performed on November 4 by Optimal to evaluate the extent of the observed impacts in soil gas during previous Phase II investigation activities. During sampling activities, Optimal operated a mobile lab with a direct push drilling attachment to install and collect up to 13 soil gas samples including one duplicate. Soil gas samples were collected at depths ranging between 3 and 8 feet bgs. Refusal was encountered at approximately 5 to 8 feet bgs at select locations where the subsurface lithology transitioned from alluvium soils to weathered bedrock. VOCs including PCE, benzene, and bromodichloromethane were detected in soil gas samples collected at the maximum depths explored at concentrations exceeding the most conservative SGSLs. Available documentation shows no historical uses of PCE, chloroform, and/or bromodichloromethane on-site or at nearby properties. The presence of PCE in soil gas samples is not typically associated with UST releases. Other compounds including bromodichloromethane and chloroform are commonly found as disinfection byproducts associated with irrigation and/or tap water sources. Similarly, their presence in soil gas samples is not typically associated with UST releases. Detected compounds during this soil gas sampling event did not exceed their applicable industrial SGSLs with AF 0.001.

Additional soil gas sampling was performed on December 6, 2024 to delineate soil gas impacts to the approximate depths of the planned excavation area beneath the Administration Building. ABC performed drilling activities on December 4, 2024 and installed soil gas probes within the footprint of the proposed Administration Building area. Partner collected up to seven soil gas samples including one duplicate from soil gas probes SG13 through SG15. PCE was detected in only one soil gas sample (SG15 at 15 feet bgs) at a concentration of 8 ug/m^3, below the most conservative SGSL. Benzene was detected in each soil gas sample at concentrations exceeding the most conservative SGSL. Other fuel associated compounds including toluene, ethylbenzene, and xylenes were detected at low concentrations. Detection of fuel compounds including benzene, toluene, ethylbenzene, and xylenes are typically associated with UST releases; however, detected concentrations of these compounds and benzene did not exceed their applicable industrial SGSL with AF of 0.001.

VOCs and TPH were detected at low concentrations below applicable screening levels. The presence of these compounds in soil samples indicate that there may have been minor fuel compound releases to the subsurface; however, it is not clear that these releases originated from the former on-site UST. Soil samples from SG14, SG16 and SG17 with detected concentrations of fuel constituents are located in excess of 100 feet laterally from the approximate former UST location. Soil samples B1 and B2 collected during previous sampling activities did not have detections of fuel constituents and were in closer proximity (less than 100 feet) to the approximate former UST location.

SOIL VAPOR MITIGATION

It is anticipated that detected concentrations of VOCs in soil gas will dissipate during earth moving activities (detailed below, Soils Management). VOC concentrations in soil gas samples were below the applicable SGSL with AF of 0.001 that is appropriate for new building construction. The proposed slab-on-grade Administration Building with newly constructed concrete foundation is anticipated to reduce vertical migration of remaining VOCs in soil gas from the subsurface to indoor air. At the modular buildings, the crawl space separating the ground surface should be adequately ventilated to dilute vapors that may migrate from the subsurface to the crawlspace.

No further investigations are recommended at this time; however, Partner recommends performing soil gas sampling after grading activities within the areas of the proposed administrative building footprint to confirm that the observed impacts have adequately dissipated, and to perform air sampling of the crawl space beneath a pilot modular building platform placed on graded soil as a conservative testing measure. Also, as a part of the project development the modular buildings will be placed on top of an asphalt surface, which will provide greater attenuation of any possible soil vapors compared to under a bare soil testing scenario.

SOIL STOCKPILES

Soil samples collected from stockpile areas were analyzed for VOCs, TPH, metals, asbestos and PCBs. VOCs and/or TPH were not detected above laboratory reporting limits in any stockpile soil samples. Metals including barium, beryllium, total chromium, cobalt, copper, lead, mercury, nickel, vanadium, and zinc were detected in each of the five stockpile soil samples at concentrations exceeding laboratory MDLs, but below applicable RSLs. The detected concentrations of metals are generally typical of background concentrations of metals in soil. Asbestos was not detected above laboratory MDLs in stockpile soil samples. PCBs were not detected above laboratory MDLs in stockpile soil samples. Based on these analytical results, the soil stockpiles are deemed suitable for unrestricted use and may be reused on-site as backfill. Additional conditions not under consideration (e.g., physical soil/geotechnical properties) may limit the on-site reuse of soil from stockpiles deemed suitable for unrestricted use.

DRUMS

Regarding the on-site drums, TPH, metals, and VOCs were not detected at concentrations exceeding conservative screening levels in soil samples collected near the two drums with unknown contents at the site. Partner recommends that the drum contents be further investigated by a qualified hazardous materials technician for appropriate characterization, removal, and disposal of drum and/or drum contents. Drum contents should be evaluated for characteristic hazardous waste in accordance with California Code of Regulations, Title 22, Division 4.5 and Code of Federal Regulations, Title 40 that includes ignitability, corrosivity, reactivity, and toxicity. Sampling and analysis of materials and wastes, for hazardous waste identification purposes, should be in accordance with US EPA SW-846. Drum content evaluation should be performed prior to starting any earthmoving activities at the Site.

SOILS MANAGEMENT

To reduce potential vapor intrusion to the Administration Building, the alluvium soil and approximately 3 feet into the weathered bedrock under the building footprint will be excavated and moved as backfill in

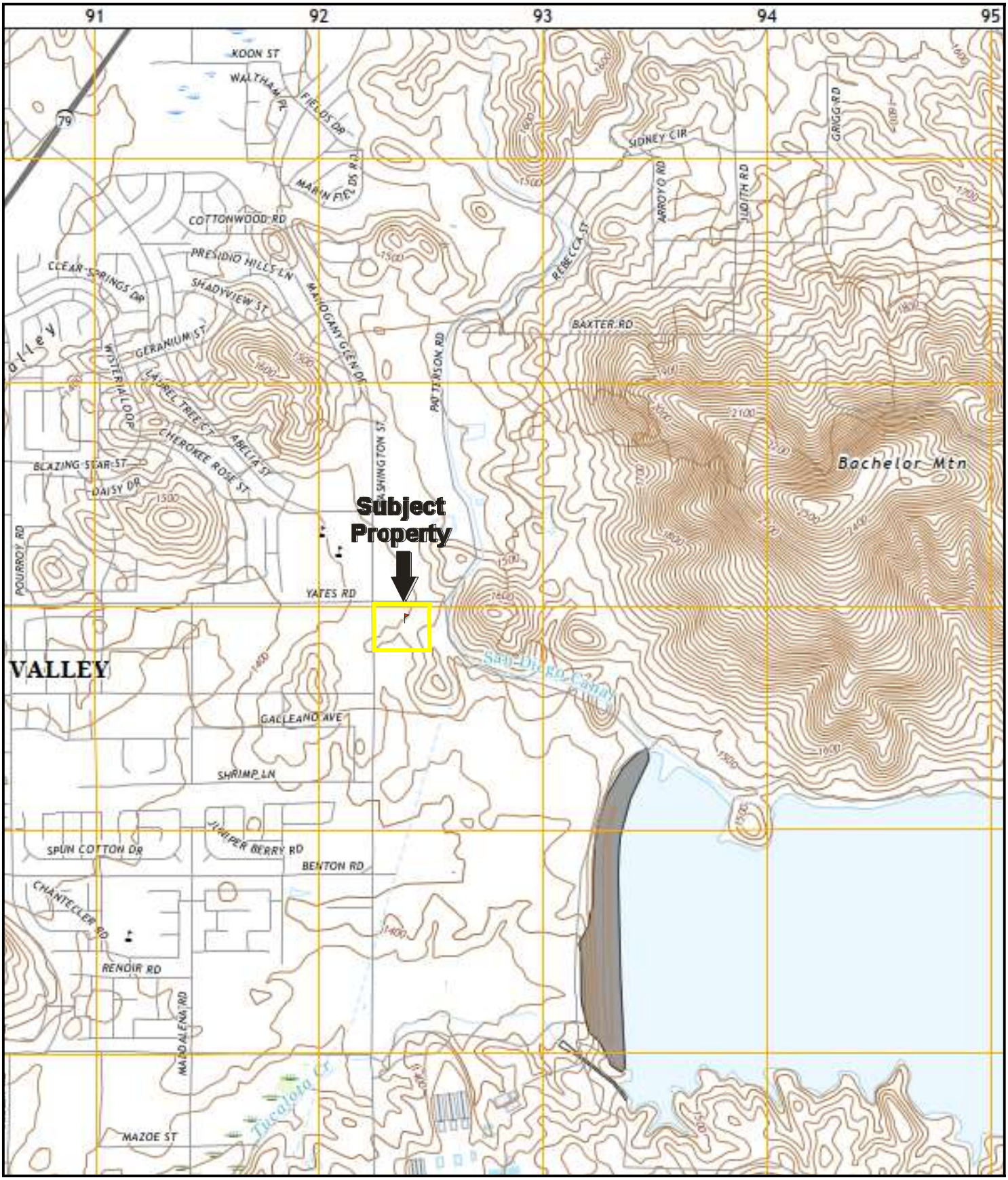
the open areas of the Site. This excavated area will be backfilled from planned cut material (extending up to 10 feet into the weathered bedrock from the southeast proportion of the Site).

VOCs compounds were detected above their respective laboratory reporting limits in soil and soil gas samples collected from borings advanced within the proposed cut areas (SG12/SG16 and SG11/SG17) towards the south/southeast area of the Site. It is Partner's understanding that the soil from these areas is to be cut and used as backfill. Soil from the southern area of the Site within the vicinity of the cut area to a depth of 9 feet bgs near SG17 and 8 feet bgs near SG16 should not be used as backfill beneath the proposed administrative and modular buildings and should be used as backfill in the planned ball fields and other opens areas or paved parking areas for the Site.

Based on the presence of VOC and TPH compounds in soil and soil vapor samples and the historical presence of a UST at the Site, the potential exists that these compounds may be encountered in soil during earthmoving activities at the Site. Partner recommends that any earthmoving activities resulting in disturbances to subsurface soils at the Site be managed in accordance with a Site-specific Soil Management Plan (SMP) The SMP will include preparation of a report to be submitted to the RCDEH for review and approval prior to issuance of grading permits An environmental professional representative should be on-Site during earthmoving activities to monitor affected areas in accordance with the SMP and should also be in attendance during pre-earthmoving activities (e.g., pre-construction meeting, kick-off meeting, etc.) to convey responsibilities and scope of work to each involved project team member pursuant to the SMP. The SMP should include the following:

- Screening, handling, and managing soil during excavation activities;
- Application of South Coast Air Quality Management District Rule 1166 for the Site related to the potential for VOC-impacted soils to be encountered during excavation activities;
- Identification of suspected impacted soil;
- Managing and stockpiling excavated and graded soil (*e.g.*, dust control, stockpile maintenance);
- Collecting and analyzing samples from stockpiled soil as necessary for waste characterization;
- Specifying threshold levels to evaluate whether excavated soil is suitable for on-site reuse;
- Handling/disposal of soil with confirmed impacts;
- Handling and transportation of Site soils with respect to sensitive receptors in the vicinity of the Site (*e.g.*, schools, religious centers, residents);
- Addressing subsurface features of potential environmental concern (*e.g.*, abandoned USTs, oil wells, sumps, clarifiers, buried drums) in the event they are encountered during excavation at the Site; and
- Protocol for contractors for keeping potentially impacted soils from contacting stormwater at and/or the groundwater beneath the Site.

FIGURES



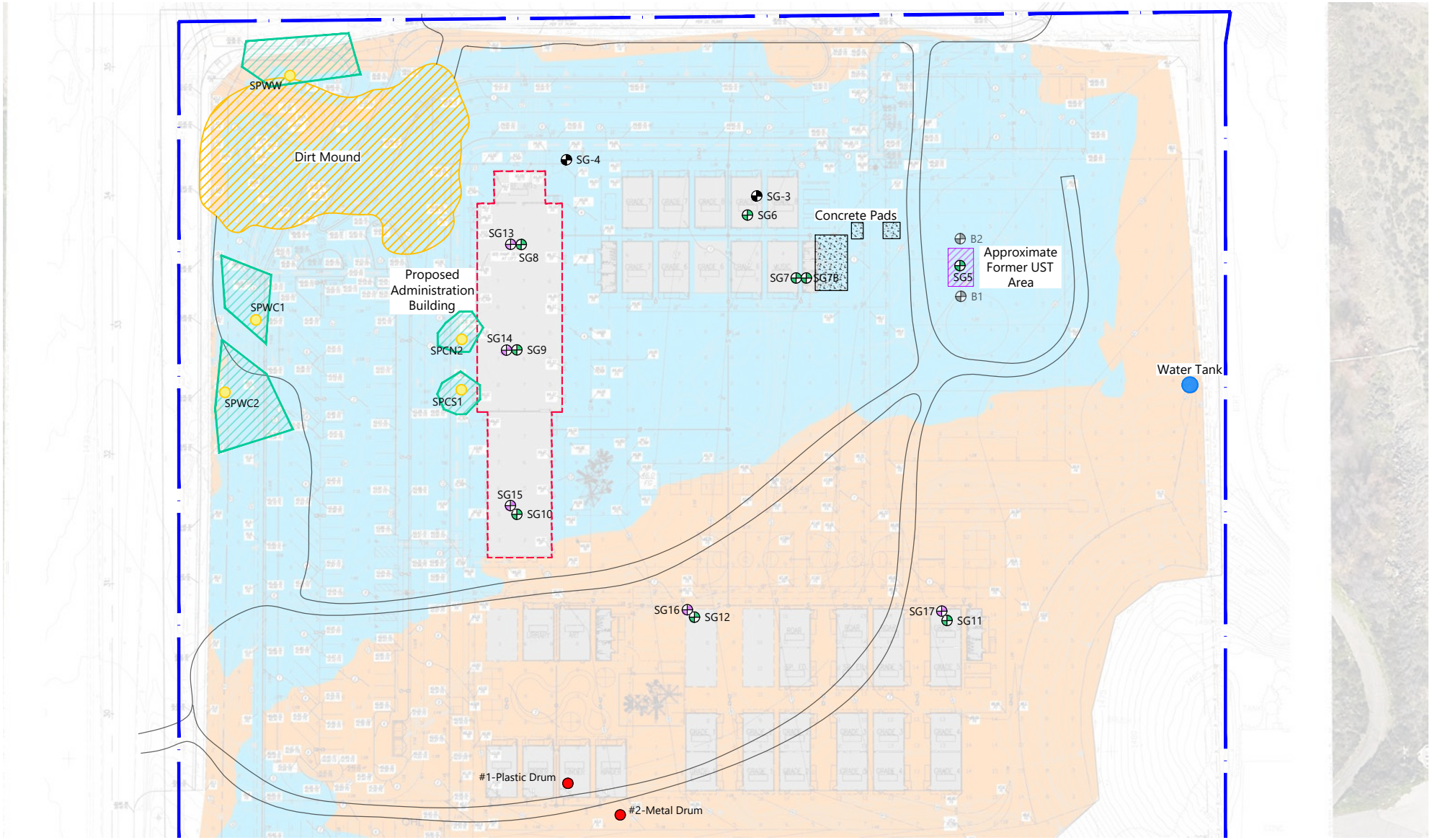
N

USGS 7.5-Minute *Bachelor Mountain, California* Quadrangle
Created: 2021

KEY:
Subject Property

FIGURE 1: TOPOGRAPHIC MAP

PARTNER



Legend and Notes:

- Site Boundary
- Boring Location (August 2024)
- Sample Location (September 2024)
- Boring Location (November 2024)
- Boring Location (December 2024)
- Stockpile Sample Location
- Unlabeled Drum Sample Location
- Approximate Location of a Stockpile

- UST = Underground Storage Tank

N

90' 0' 90' 180'

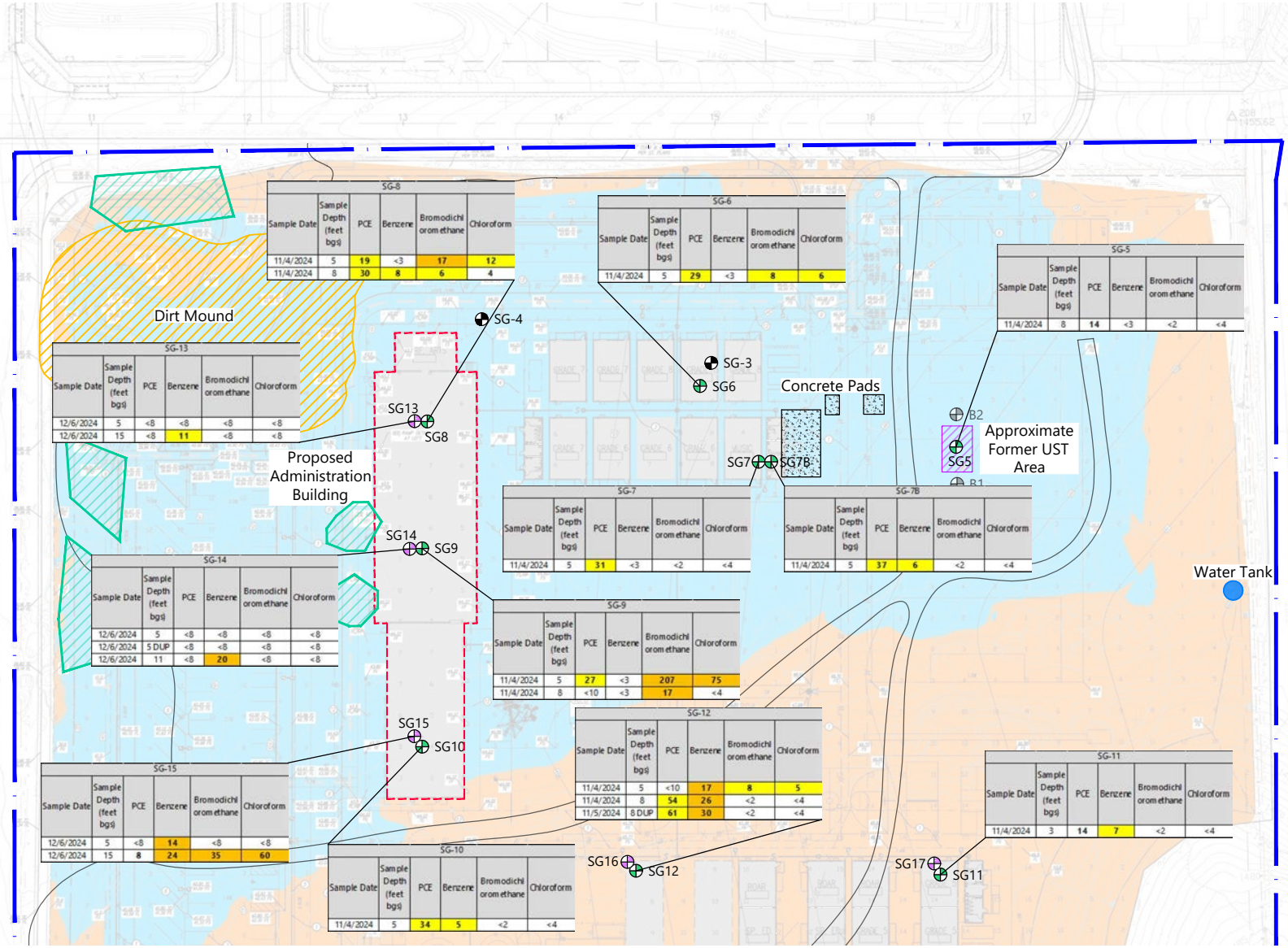
Approximate Scale

Title: **Sample Locations**

Figure:	Prepared By:	Date:	Project Number:
2	AS	December 2024	ES24-452619

Address:
35780 Washington Street
Winchester, California 92596

PARTNER
Engineering and Science, Inc.



Legend and Notes:

- Site Boundary
- Boring Location (August 2024)
- Sample Location (September 2024)
- Boring Location (November 2024)
- Boring Location (December 2024)
- Approximate Location of a Stockpile

- µg/m³ = micrograms per meter cubed
- bgs = below ground surface
- PCE = tetrachloroethylene
- UST = Underground Storage Tank
- < = Sample concentration did not exceed the laboratory detection and reporting limits
- Values in **bold** were detected at concentrations that exceeded laboratory reporting limits

Sample concentration exceeded the residential soil gas screening level

Sample concentration exceeded the industrial/commercial soil gas screening level

N

50' 0' 50' 100'

Approximate Scale

Title: **Soil Vapor Detects Concentration Map (µg/m³)**

Figure:	Prepared By:	Date:	Project Number:
3	AS	December 2024	ES24-452619

Address:
35780 Washington Street
Winchester, California 92596

PARTNER Engineering and Science, Inc.

TABLES

Table 1 - Soil Sample TPH, VOCs Analytical Results
Limited Subsurface Investigation
35780 Washington Street
Winchester, California 92596

Sample Date	Sample Identification	Sample Location	Sample Depth (feet bgs)	TPH by EPA Method 8015/8060 (mg/kg)			VOCs by EPA Method 8260B (µg/kg)											
				TPH (C4-C12)	DRO (C10-C28)	ORO (C28-C44)	Acetone	Benzene	1,2,4 Trimethylbenzene	1,3,5 Trimethylbenzene	Ethylbenzene	4-Methyl-2 Pentanone	m,p - Xylene	o-Xylene	tert-Butylalcohol	Toluene	Other VOCs
Residential Soil RSL[1]				NE	NE	NE	NE	330	300,000	270,000	5,800	NE	47,000	640,000	1,400,000	1,100,000	Various
Industrial Soil RSL[1]				NE	NE	NE	NE	1,400	1,800,000	1,500,000	25,000	NE	210,000	2,800,000	6,500,000	5,300,000	Various
LARWQCB SSLs based on GW Depth 80 ft (1996)				100	1,000	10,000	NE	NE	NE	NE	NE	NE	NE	NE	NE	NE	Various
Basis				DTSC-SL	DTSC-SL	DTSC-SL	NE	DTSC-SL	USEPA	UEPA	USEPA	NE	USEPA	USEPA	USEPA	DTSC-SL	Various
Limited Subsurface Investigation (December 2024)																	
12/3/2024	SG13-5	SG13	5	< 0.2	NA	NA	NA	< 1	< 1	< 1	< 1	NA	< 2	< 1	<50	< 1	ND
12/3/2024	SG13-15		15	< 0.2	NA	NA	NA	< 1	< 1	< 1	< 1	NA	< 2	< 1	<50	< 1	ND
12/3/2024	SG14-5	SG14	5	**0.28**	NA	NA	NA	**3.2**	**1.3**	< 1	**19.1**	NA	**101**	**32.1**	<50	**2.4**	ND
12/3/2024	SG14-11		11	< 0.2	NA	NA	NA	< 1	< 1	< 1	**1**	NA	< 2	< 1	<50	< 1	ND
12/3/2024	SG15-11	SG15	11	< 0.2	NA	NA	NA	< 1	< 1	< 1	< 1	NA	< 2	< 1	<50	< 1	ND
12/3/2024	SG16-5	SG16	5	< 0.2	NA	NA	NA	< 1	< 1	< 1	**1.3**	NA	**2.1**	< 1	<50	< 1	ND
12/3/2024	SG16-8		8	< 0.2	NA	NA	NA	< 1	< 1	< 1	< 1	NA	< 2	< 1	<50	< 1	ND
12/3/2024	SG17-3	SG17	3	< 0.2	NA	NA	NA	< 1	< 1	< 1	< 1	NA	< 2	< 1	<50	< 1	ND
12/3/2024	SG17-9		9	< 0.2	NA	NA	NA	< 1	< 1	< 1	**1.3**	NA	**3.8**	**1.3**	<50	< 1	ND
12/3/2024	SG17-14		14	< 0.2	NA	NA	NA	< 1	< 1	< 1	< 1	NA	< 2	< 1	<50	< 1	ND
Stockpile Sampling (December 2024)																	
12/3/2024	SPCS1	West side of proposed admin buildings	0.2	< 0.2	<10	<20	NA	< 1	< 1	< 1	< 1	NA	< 2	< 1	<50	< 1	ND
12/3/2024	SPCN2		0.2	< 0.2	<10	<20	NA	< 1	< 1	< 1	< 1	NA	< 2	< 1	<50	< 1	ND
12/3/2024	SPWC1	West side of property	0.2	< 0.2	<10	<20	NA	< 1	< 1	< 1	< 1	NA	< 2	< 1	<50	< 1	ND
12/3/2024	SPWC2		0.2	< 0.2	<10	<20	NA	< 1	< 1	< 1	< 1	NA	< 2	< 1	<50	< 1	ND
12/3/2024	SPWW	Northwest corner of property	0.5	< 0.2	<10	<20	NA	< 1	< 1	< 1	< 1	NA	< 2	< 1	<50	< 1	ND
Drum Sampling (December 2024)																	
12/23/2024	#1 - Plastic Drum	#1 - Plastic Drum	0.2	< 0.2	<10	<20	<140	<6.9	<6.9	<6.9	<6.9	<6.9	<14	<6.9	**32**	<6.9	ND
12/23/2024	#2 - Metal Drum	#2 - Metal Drum	0.2	<0.2	**290**	**370**	**260**	<6.9	**7.9**	<6.9	**9.4**	**260**	**40**	**11**	**110**	**16**	ND

Notes:

Highlighted cells indicate a value that exceeded commercial/industrial RSL

Highlighted cells indicate a value that exceeded residential RSL

BOLD values detected above laboratory RL

[1] SLs for soil concentrations were obtained from June 2020 DTSC HERO HHRA Note 3 (Updated May 2022). EPA RSLs (November 2024) utilized where DTSC SLs not available.

Abbreviations:

< not detected above the indicated laboratory RL
AF attenuation Factor
bgs below ground surface
DTSC Department of Toxic Substances Control
EPA Environmental Protection Agency
HERO Human and Ecological Risk Office
HHRA Human Health Risk Assessment
RL reporting limit
RSL regional screening level
SGSL soil gas screening level
SL screening level
µg/kg micrograms per kilogram
NA not applicable/not analyzed
ND not detected at the respective laboratory detection limit
VOCs volatile organic compounds
NE not established
LARWQCB Los Angeles Regional Water Quality Control Board
SSLs soil screening levels

Table 2 - Soil Sample SVOC, Metals, and Asbestos Analytical Results
Limited Subsurface Investigation
35780 Washington Street
Winchester, California 92596

Sample Date	Sample Identification	Sample Location	Sample Depth (feet bgs)	Metals by EPA 6010 (mg/kg)																		EPA Method 8270 (µg/kg)	Asbestos
				Antimony	Arsenic	Barium	Beryllium	Cadmium	Chromium (Total)	Cobalt	Copper	Lead	Mercury (EPA Method 7471A)	Molybdenum	Nickel	Selenium	Silver	Thallium	Vanadium	Zinc	Other Metals	Semi-Volatile Organic Compounds	
Residenta Soil RSL [1]				31	0.11	15,000	16	7.1	85,000	23	3,100	80	1	390	15,000	390	390	0.8	390	23,000	Various	Various	NE
Commercial/Industrial Soil RSL [1]				470	0.36	220,000	230	79	360,000	350	47,000	500	4.4	5,800	64,000	5,800	5,800	12	5,800	350,000	Various	Various	NE
Southern California Background Concentration				2	12	1,400	2.7	1.9	1,579	47	96	97	0.9	9.6	6	24	8	36.2	288	236	Various	Various	NE
Basis				USEPA	DTSC-SL	USEPA	DTSC-SL	USEPA	USEPA	USEPA	USEPA	DTSC-SL	DTSC-SL	USEPA	DTSC-SL	USEPA	USEPA	USEPA	USEPA	USEPA	Various	Various	NE
Stockpile Sampling (December 2024)																							
12/3/2024	SPCS1	West side of proposed admin buildings	0.2	< 5	<5	**96**	< 0.5	< 0.5	**22.5**	**4.4**	**16.5**	**1.8**	< 0.02	< 0.5	**9.5**	< 5	< 0.5	< 5	**55.7**	**31.3**	ND	ND	ND
12/3/2024	SPCN2		0.2	< 5	<5	**101**	< 0.5	< 0.5	**25.5**	**8.2**	**22.7**	**2.2**	**0.036**	< 0.5	**10.6**	< 5	< 0.5	< 5	**68**	**38.8**	ND	ND	ND
12/3/2024	SPWC1	West side of property	0.2	< 5	<5	**111**	< 0.5	< 0.5	**30.8**	**9.5**	**27.9**	**2.4**	< 0.02	< 0.5	**13.4**	< 5	< 0.5	< 5	**93.5**	**53.1**	ND	ND	ND
12/3/2024	SPWC2		0.2	< 5	<5	**91**	**0.6**	< 0.5	**35.1**	**7.7**	**22**	**2.3**	< 0.02	< 0.5	**15.6**	< 5	< 0.5	< 5	**75.9**	**59.2**	ND	ND	ND
12/3/2024	SPWW	Northwest corner of property	0.2	< 5	<5	**311**	< 0.5	< 0.5	**8.8**	**9.4**	**6.1**	**0.6**	< 0.02	< 0.5	**4.2**	< 5	< 0.5	< 5	**71.6**	**57.6**	ND	ND	ND
Drum Sampling (December 2024)																							
12/23/2024	#1 - Plastic Drum	South	0.2	<3	**4.3**	**190**	**0.66**	<0.5	**79**	**7.9**	**33**	**7.2**	<0.16	**1.1**	**26**	<3	<0.5	<3	**120**	**110**	ND	ND	NA
12/23/2024	#2 - Metal Drum	South	0.2	<3	**3.0**	**190**	**0.54**	<0.5	**60**	**9.8**	**35**	**4.2**	<0.16	**1.2**	**22**	<3	<0.5	<3	**100**	**87**	ND	ND	NA

Notes:

Highlighted cells indicate a value that exceeded commercial/industrial RSL

Highlighted cells indicate a value that exceeded residential RSL

BOLD values detected above laboratory RL

[1] SLs for soil concentrations were obtained from June 2020 DTSC HERO HHRA Note 3 (Updated May 2022). EPA RSLs (November 2024) utilized where DTSC SLs not available.

Abbreviations:

< not detected above the indicated laboratory RL
bgs below ground surface
DTSC-SL Department of Toxic Substances Control (DTSC) Office of Human and Ecological Risk (HERO) Note Number 3 Screening Level (June 2020)
USEPA Environmental Protection Agency
Metals California Administrative Manual (CAM) 17 Title 22 Metals by EPA Method 6010B / 7471A
RL reporting limit
RSL United States Environmental Protection Agency (USEPA) Regional Screening Level (November 2022)
SGSL soil gas screening level
SL screening level
mg/kg milligrams per kiligrams
µg/kg micrograms per kilogram
ND not detected at the respective laboratory detection limit
NE not established
NA not applicable/not analyzed

Table 3- Soil Sample PCBs Analytical Results
Limited Subsurface Investigation
35780 Washington Street
Winchester, California 92596

Sample Date	Sample Identification	Sample Location	Sample Depth (feet bgs)	PCBs by EPA Method 8082 (µg/kg)								
				Acrolor 1016	Acrolor 1221	Acrolor 1232	Acrolor 1242	Acrolor 1248	Acrolor 1254	Acrolor 1260	Acrolor 1262	Acrolor 1268
		Residential RSL [1]		6.6	0.2	0.17	0.23	0.23	0.24	0.24	NE	NE
		Commercial/Industrial RSL [1]		17	0.53	0.49	0.58	0.58	0.59	0.6	NE	NE
		Basis		DTSC-SL	DTSC-SL	DTSC-SL	DTSC-SL	DTSC-SL	DTSC-SL	DTSC-SL	NE	NE
Limited Subsurface Investigation (December 2024)												
12/3/2024	SPCS1	West side of proposed admin buildings	0.2	< 50	<50	<50	<50	<50	<50	<50	<50	< 50
12/3/2024	SPCN2		0.2	< 50	< 50	< 50	< 50	< 50	< 50	< 50	< 50	< 50
12/3/2024	SPWC1	West side of property	0.2	< 50	< 50	< 50	< 50	< 50	< 50	< 50	< 50	< 50
12/3/2024	SPWC2		0.2	< 50	< 50	< 50	< 50	< 50	< 50	< 50	< 50	< 50
12/3/2024	SPWW	Northwest corner of property	0.2	< 50	< 50	< 50	< 50	< 50	< 50	< 50	< 50	< 50

Notes:

Highlighted cells indicate a value that exceeded commercial/industrial RSL

Highlighted cells indicate a value that exceeded residential RSL

BOLD values detected above laboratory RL

[1] SLs for soil concentrations were obtained from June 2020 DTSC HERO HHRA Note 3 (Updated May 2022). EPA RSLs (November 2024) utilized where DTSC SLs not available.

Abbreviations:

< not detected above the indicated laboratory RL
bgs below ground surface
DTSC Department of Toxic Substances Control
EPA Environmental Protection Agency
NE not established
RL reporting limit
RSL regional screening level
SGSL soil gas screening level
SL screening level
µg/kg micrograms per kilogram
PCBs polychlorinated biphenyls

Table 4 - Soil Vapor Sample VOC Analytical Results
Limited Subsurface Investigation
35780 Washington Street
Winchester, California 92596

Sample Date	Sample Identification	Sample Location	Sample Depth (feet bgs)	VOCs by EPA Method 8260 (µg/m³)																	
				Tetrachloroethene	Trichloroethene	1,1-Dichloroethene	cis-1,2-Dichloroethene	trans-1,2-Dichloroethene	Vinyl chloride	Benzene	Bromodichloromethane	Dibromochloromethane	Ethylbenzene	4-Isopropyltoluene	tert-Butylalcohol	1,2,4-Trimethylbenzene	Toluene	m,p-Xylene	o-Xylene	Chloroform	Other VOCs
Residential SGSL [1]				15	16	140	280	1,400	0.3	1.9	2.5	4	37	1,400	170,000	NE	10,000	NE	3,300	4.0	Various
Commercial/Industrial SGSL [1]				67	100	570	1,200	6,000	5.3	14	11	19	160	6,000	730,000	NE	43,000	NE	15,000	18	Various
Industrial Soil Gas SGSL (0.001 AF)				2,000	3,000	17,000	35,000	180,000	160.0	420	330	580	4,900	180,000	22,000,000	NE	1,300,000	NE	440,000	530	Various
Basis				DTSC-SL	USEPA	USEPA	DTSC-SL	USEPA	DTSC-SL	DTSC-SL	DTSC-SL	DTSC-SL	USEPA	USEPA	USEPA	NE	DTSC-SL	NE	USEPA	USEPA	Various
Limited Subsurface Investigation (November-December 2024)																					
11/4/2024	SG5-8	SG5	8	**14**	< 10	< 1,000	< 200	< 1,000	< 1	< 3	< 2	< 1,000	<30	< 1,000	< 1,000	< 1,000	< 1,000	< 1,000	< 1,000	< 4	ND
11/4/2024	SG6-5	SG6	5	**29**	< 10	< 1,000	< 200	< 1,000	< 1	< 3	**8**	< 1,000	<30	< 1,000	< 1,000	< 1,000	< 1,000	< 1,000	< 1,000	**6**	ND
11/4/2024	SG7-5	SG7	5	**31**	< 10	< 1,000	< 200	< 1,000	< 1	< 3	< 2	< 1,000	<30	< 1,000	< 1,000	< 1,000	< 1,000	< 1,000	< 1,000	< 4	ND
11/4/2024	SG7B-5		5	**37**	< 10	< 1,000	< 200	< 1,000	< 1	**6**	< 2	< 1,000	<30	< 1,000	< 1,000	< 1,000	< 1,000	< 1,000	< 1,000	< 4	ND
11/4/2024	SG8-5	SG8	5	**19**	< 10	< 1,000	< 200	< 1,000	< 1	< 3	**17**	< 1,000	<30	< 1,000	< 1,000	< 1,000	< 1,000	< 1,000	< 1,000	**12**	ND
11/4/2024	SG8-8		8	**30**	< 10	< 1,000	< 200	< 1,000	< 1	**8**	**6**	< 1,000	<30	< 1,000	< 1,000	< 1,000	< 1,000	< 1,000	< 1,000	**4**	ND
11/4/2024	SG9-5	SG9	5	**27**	< 10	< 1,000	< 200	< 1,000	< 1	< 3	**207**	< 1,000	<30	< 1,000	< 1,000	< 1,000	< 1,000	< 1,000	< 1,000	**75**	ND
11/4/2024	SG9-8		8	< 10	< 10	< 1,000	< 200	< 1,000	< 1	< 3	**17**	< 1,000	<30	< 1,000	< 1,000	< 1,000	< 1,000	< 1,000	< 1,000	< 4	ND
11/4/2024	SG10-5	SG10	5	**34**	< 10	< 1,000	< 200	< 1,000	< 1	**5**	< 2	< 1,000	<30	< 1,000	< 1,000	< 1,000	< 1,000	< 1,000	< 1,000	< 4	ND
11/4/2024	SG11-3	SG11	3	**14**	< 10	< 1,000	< 200	< 1,000	< 1	**7**	< 2	< 1,000	<30	< 1,000	< 1,000	< 1,000	< 1,000	< 1,000	< 1,000	< 4	ND
11/4/2024	SG12-5	SG12	5	< 10	< 10	< 1,000	< 200	< 1,000	< 1	**17**	**8**	< 1,000	<30	< 1,000	< 1,000	< 1,000	< 1,000	< 1,000	< 1,000	**5**	ND
11/4/2024	SG12-8		8	**54**	< 10	< 1,000	< 200	< 1,000	< 1	**26**	< 2	< 1,000	<30	< 1,000	< 1,000	< 1,000	< 1,000	< 1,000	< 1,000	< 4	ND
11/4/2024	SG12-8-DUP		8	**61**	< 10	< 1,000	< 200	< 1,000	< 1	**30**	< 2	< 1,000	<30	< 1,000	< 1,000	< 1,000	< 1,000	< 1,000	< 1,000	< 4	ND
12/6/2024	SG13-5	SG13	5	< 8	< 8	< 8	< 8	< 8	< 8	< 8	< 8	< 8	< 8	< 8	< 400	< 8	**21**	**22**	< 8	< 8	ND
12/6/2024	SG13-15		15	< 8	< 8	< 8	< 8	< 8	< 8	**11**	< 8	< 8	**58**	< 8	**776**	**9**	**27**	**140**	**35**	< 8	ND
12/6/2024	SG14-5	SG14	5	< 8	< 8	< 8	< 8	< 8	< 8	< 8	< 8	< 8	< 8	< 8	< 400	< 8	**137**	< 16	< 8	< 8	ND
12/6/2024	SG14-5-DUP		5	< 8	< 8	< 8	< 8	< 8	< 8	< 8	< 8	< 8	< 8	< 8	**538**	< 8	**163**	< 16	< 8	< 8	ND
12/6/2024	SG14-11		11	< 8	< 8	< 8	< 8	< 8	< 8	**20**	< 8	< 8	**67**	< 8	< 400	< 8	**57**	**437**	**448**	< 8	ND
12/6/2024	SG15-5	SG15	5	< 8	< 8	< 8	< 8	< 8	< 8	**14**	< 8	< 8	< 8	< 8	< 400	< 8	**20**	**17**	< 8	< 8	ND
12/6/2024	SG15-15		15	**8**	< 8	< 8	< 8	< 8	< 8	**24**	**35**	**30**	**134**	**20**	< 400	**15**	**469**	**334**	**71**	**60**	ND

Notes:

Highlighted cells indicate a value that exceeded commercial/industrial SGSL

Highlighted cells indicate a value that exceeded residential SGSL

Highlighted cells indicate a value that exceeded commercial/industrial SGSL with AF 0.001

BOLD values detected above laboratory RL

[1] Calculated SGSLs for soil gas concentrations were derived by dividing the June 2020 DTSC HERO HHRA Note 3 (Updated May 2022) SL with an attenuation factor of 0.03. Where DTSC SLs were not available EPA RSLs (November 2024) were utilized.

Abbreviations:

< not detected above the indicated laboratory RL
AF Attenuation Factor
bgs below ground surface
DTSC Department of Toxic Substances Control
EPA Environmental Protection Agency
HERO Human and Ecological Risk Office
HHRA Human Health Risk Assessment
RL reporting limit
RSL regional screening level
SGSL soil gas screening level
SL screening level
µg/m³ micrograms per cubic meter
NA not applicable/not analyzed
ND not detected at the respective laboratory detection limit
VOCs volatile organic compounds
NE not established

APPENDIX A: BORING LOGS

BORING LOG

BORING: **SG13**

TOTAL DEPTH: **15'**

PARTNER Engineering and Science, Inc.

PROJECT INFORMATION		DRILLING INFORMATION	
PROJECT:	Red Hook Capital, Winchester CA	DATES DRILLED:	12/3/2024
JOB NO.:	ES24-452619	DEPTH TO GROUNDWATER:	NA
LOCATION:	North end of proposed admin building	DRILLER:	ABC Liovin
SITE ADDRESS:	35780 Washington Street	RIG TYPE:	Landa L10T
	Winchester, California 92596	METHOD OF DRILLING:	Hollow Stem Auger
LOGGED BY:	MM	SAMPLING METHODS:	Split Spoon
REVIEWED BY:		BORING DIAMETER:	8.25"

DEPTH	RECOVERY	LAB SAMPLE	PID (ppm)	BLOW COUNT	USCS SYMBOL	USCS CODE	SOIL DESCRIPTION	BORING COMPLETION
0							Dark brown to light gray, Silty SAND, with some gravel, poorly graded, very dense, moist, no odor	Sampling Valve; 0.25" Diameter Teflon Tubing; #3 Sand Pack; 6" Stainless Steel Vapor Probe; Hydrated Granualar Bentonite; Dry Granular Bentonite
5		SG13-5'	1.3	6 35 50/4"		SM		
10				50/2"			- No recovery at 11', very dense	
15		SG13-15'	5.3	50/6"			- becomes dark brown, 15'	
20								

NOTES: Probes set at 5' and 15' bgs
5' probe is yellow and the 15' probe is red

BORING LOG

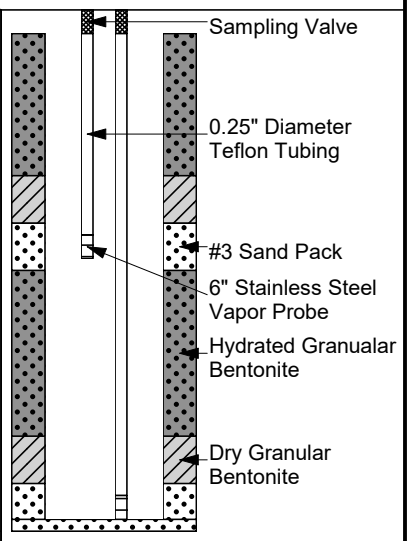
BORING: **SG14**

TOTAL DEPTH: **11'**

PARTNER Engineering and Science, Inc.

PROJECT INFORMATION		DRILLING INFORMATION	
PROJECT:	Red Hook Capital, Winchester CA	DATES DRILLED:	12/3/2024
JOB NO.:	ES24-452619	DEPTH TO GROUNDWATER:	NA
LOCATION:	Center area of proposed admin building	DRILLER:	ABC Liovin
SITE ADDRESS:	35780 Washington Street	RIG TYPE:	Landa L10T
	Winchester, California 92596	METHOD OF DRILLING:	Hollow Stem Auger
LOGGED BY:	MM	SAMPLING METHODS:	Split Spoon
REVIEWED BY:		BORING DIAMETER:	8.25"

DEPTH	RECOVERY	LAB SAMPLE	PID (ppm)	BLOW COUNT	USCS SYMBOL	USCS CODE	SOIL DESCRIPTION	BORING COMPLETION
0							Light brown, Silty SAND, with gravel and some cobbles, poorly graded, very dense, dry, no odor	Sampling Valve; 0.25" Diameter Teflon Tubing; #3 Sand Pack; 6" Stainless Steel Vapor Probe; Hydrated Granualar Bentonite; Dry Granular Bentonite
5		SG14-5'	89.6	26 26 50/4"		SM		
10		SG14-11'	2.2	50/5"			- becomes dark gray, moist, 11'	
15								



NOTES: Probes set at 5' and 11'
5' probe is yellow and the 11' probe is red

BORING LOG

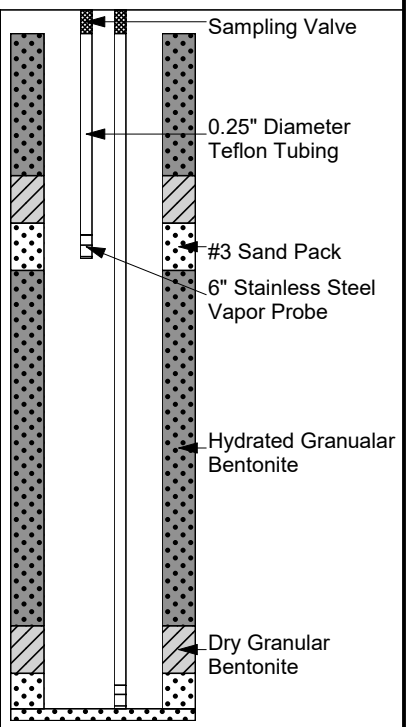
BORING: **SG15**

TOTAL DEPTH: **15'**

PARTNER Engineering and Science, Inc.

PROJECT INFORMATION		DRILLING INFORMATION	
PROJECT:	Red Hook Capital, Winchester CA	DATES DRILLED:	12/3/2024
JOB NO.:	ES24-452619	DEPTH TO GROUNDWATER:	NA
LOCATION:	South end of proposed admin building	DRILLER:	ABC Liovin
SITE ADDRESS:	35780 Washington Street	RIG TYPE:	Landa L10T
	Winchester, California 92596	METHOD OF DRILLING:	Hollow Stem Auger
LOGGED BY:	MM	SAMPLING METHODS:	Split Spoon
REVIEWED BY:		BORING DIAMETER:	8.25"

DEPTH	RECOVERY	LAB SAMPLE	PID (ppm)	BLOW COUNT	USCS SYMBOL	USCS CODE	SOIL DESCRIPTION	BORING COMPLETION
0							Dark gray, Silty SAND, with gravel and some small cobbles, poorly graded, very dense, moist, no odor	Sampling Valve; 0.25" Diameter Teflon Tubing
5				50/6"			- No recovery at 5', very dense	#3 Sand Pack; 6" Stainless Steel Vapor Probe
10						SM		Hydrated Granualar Bentonite
15				50/6"			- No recovery at 15', very dense	Dry Granular Bentonite
20								



NOTES: Probes set at 5' and 15' bgs
Soil descriptions based on soil cuttings

BORING LOG

BORING: **SG16**

TOTAL DEPTH: **8'**

PARTNER Engineering and Science, Inc.

PROJECT INFORMATION		DRILLING INFORMATION	
PROJECT:	Red Hook Capital, Winchester CA	DATES DRILLED:	12/3/2024
JOB NO.:	ES24-452619	DEPTH TO GROUNDWATER:	NA
LOCATION:	Along N fencline of southern corral area	DRILLER:	ABC Liovin
SITE ADDRESS:	35780 Washington Street	RIG TYPE:	Landa L10T
	Winchester, California 92596	METHOD OF DRILLING:	Hollow Stem Auger
LOGGED BY:	MM	SAMPLING METHODS:	Split Spoon
REVIEWED BY:		BORING DIAMETER:	8.25"

DEPTH	RECOVERY	LAB SAMPLE	PID (ppm)	BLOW COUNT	USCS SYMBOL	USCS CODE	SOIL DESCRIPTION	BORING COMPLETION
0						ML	Dark brown, Sandy SILT, with trace gravel, hard, dry, no odor	Hydrated Granualar Bentonite
5		SG16-5'	5.3	50/3"				
							- becomes dark gray, with gravel, 8'	
		SG16-8'	4.5	50/6"				
10								

NOTES: No vapor probes set

Boring backfilled to ground surface with hydrated granular bentonite

BORING LOG

BORING: **SG17**

TOTAL DEPTH: **14'**

PARTNER Engineering and Science, Inc.

PROJECT INFORMATION		DRILLING INFORMATION	
PROJECT:	Red Hook Capital, Winchester CA	DATES DRILLED:	12/3/2024
JOB NO.:	ES24-452619	DEPTH TO GROUNDWATER:	NA
LOCATION:	SE corner of site, on hilltop	DRILLER:	ABC Liovin
SITE ADDRESS:	35780 Washington Street	RIG TYPE:	Landa L10T
	Winchester, California 92596	METHOD OF DRILLING:	Hollow Stem Auger
LOGGED BY:	MM	SAMPLING METHODS:	Split Spoon
REVIEWED BY:		BORING DIAMETER:	8.25"

DEPTH	RECOVERY	LAB SAMPLE	PID (ppm)	BLOW COUNT	USCS SYMBOL	USCS CODE	SOIL DESCRIPTION	BORING COMPLETION
0							Light brown to light gray, Silty SAND, with some gravel, fine to medium grained, poorly graded, very dense, dry, no odor	
		SG17-3'	4.1	50/6"				
5						SM		
		SG17-9'	11.7	50/6"			- becomes dark brown mottled with gray, with some cobbles, 9'	Hydrated Granualar Bentonite
10								
		SG17-14'	2.5	50/6"			- becomes light brown, without cobbles, well graded, 14'	
15								
20								

NOTES: No vapor probes set

Boring backfilled to ground surface with hydrated granular bentonite

APPENDIX B: LABORATORY ANALYTICAL REPORTS

OPTIMAL TECHNOLOGY
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November 5, 2024

Chris Carson
Partner Engineering & Science, Inc.
24 Executive Park, Suite 100
Irvine, CA 92614

Dear Chris:

This letter presents the results of the soil vapor investigation conducted by Optimal Technology (Optimal), for Partner Engineering & Science, Inc. on November 4, 2024. The study was performed at 35780 Washington St., Winchester, California.

Optimal was contracted to perform a soil vapor survey at this site to screen for possible chlorinated solvents and aromatic hydrocarbons. The primary objective of this soil vapor investigation was to determine if soil vapor contamination is present in the subsurface soil.

Gas Sampling Method

Gas sampling was performed by hydraulically pushing soil gas probes to a depth of 3.0-8.0 feet below ground surface (bgs). An electric rotary hammer drill was used to drill a 1.0-inch diameter hole through the overlying surface to allow probe placement when required. The same electric hammer drill was used to push probes in areas of resistance during placement.

At each sampling location, an electric vacuum pump set to draw 0.2 liters per minute (L/min) of soil vapor was attached to the probe or existing well and purged prior to sample collection. Vapor samples were obtained in gas-tight syringes by drawing the sample through a luer-lock connection which connects the sampling probe and the vacuum pump. Samples were immediately injected into the gas chromatograph/purge and trap after collection. New tubing was used at each sampling point to prevent cross contamination.

All analyses were performed on a laboratory grade Agilent model 6890N gas chromatograph equipped with an Agilent model 5973N Mass Spectra Detector and Tekmar LSC 3100 Purge and Trap. A Restek column using helium as the carrier gas was used to perform all analysis. All results were collected on a personal computer utilizing Agilent's MS and chromatographic data collection and handling system.

Quality Assurance

5-Point Calibration
The initial five-point calibration consisted of 20, 50, 100, 200 and 500 ul injections of the calibration standard. A calibration factor on each analyte was generated using a best fit line method using the Agilent data system. If the r^2 factor generated from this line was not greater than 0.990, an additional five-point calibration would have been performed. Method reporting limits were calculated to be 1-1000 micrograms per cubic meter (ug/m^3) for the individual compounds.

A daily calibration check was performed using a pre-mixed standard supplied by Scotty Analyzed Gases. The standard contained common halogenated solvents and aromatic hydrocarbons (see Table 1). The individual compound concentrations in the standards ranged between 0.025 nanograms per microliter (ng/ul) and 0.25 ng/ul.

TABLE 1

Benzene	Bromobenzene	Bromochloromethane	Bromodichloromethane
Bromoform	Bromomethane	n-Butylbenzene	sec-Butylbenzene
tert-Butylbenzene	Carbon Tetrachloride	Chlorobenzene	Chloroethane
Chloroform	Chloromethane	2-Chlorotoluene	4-Chlorotoluene
Dibromochloromethane	1,2-Dibromo-3-chloropropane	1,2-Dibromoethane	Dibromomethane
1,2-Dichlorobenzene	1,3-Dichlorobenzene	1,4-Dichlorobenzene	Dichlorodifluoromethane
1,2-Dichloroethane	1,1-Dichloroethane	1,1-Dichloroethene	cis-1,2-Dichloroethene
trans-1,2-Dichloroethene	1,2-Dichloropropane	2,2-Dichloropropane	1,3-Dichloropropane
1,1-Dichloropropene	Ethylbenzene	Hexachlorobutadiene	Isobutane
Isopropylbenzene	p-Isopropyltoluene	Methylene Chloride	Naphthalene
n-Propylbenzene	Styrene	1,1,1,2-Tetrachloroethane	1,1,2,2-Tetrachloroethane
Tetrachloroethene	Toluene	1,2,3-Trichlorobenzene	1,2,4-Trichlorobenzene
1,1,1-Trichloroethane	1,1,2-Trichloroethane	Trichloroethene	Trichlorofluoromethane
1,2,3-Trichloropropane	1,2,4-Trimethylbenzene	1,3,5-Trimethylbenzene	Vinyl Chloride
m/p-Xylene	o-Xylene	Diisopropyl Ether	Ethyl Tert Butyl Ether
MTBE	Tert-Amyl Methyl Ether	Tertiary Butyl Alcohol	

Sample Replicates
A replicate analysis (duplicate) was run to evaluate the reproducibility of the sampling system and instrument. The difference between samples did not vary more than 20%.

Equipment Blanks
Blanks were run at the beginning of each workday and after calibrations. The blanks were collected using an ambient air sample. These blanks checked the septum, syringe, GC column, GC detector and the ambient air. Contamination was not found in any of the blanks analyzed during this investigation. Blank results are given along with the sample results.

Purge Volume
The standard purge volume of three volumes was purged in accordance with the July 2015 DTSC/RWQCB Advisory for Active Soil Gas Investigations.

Tracer Gas Leak Test
A tracer gas was applied to the soil gas probes at each point of connection in which ambient air could enter the sampling system. These points include the top of the sampling probe where the tubing meets the probe connection and the surface bentonite seals. Isobutane was used as the tracer gas. No Isobutane was found in any of the samples collected.

Shut-in Test
A shut-in test was conducted prior to purging or sampling each location to check for leaks in the above-ground sampling system. The system was evaluated to a minimum measured vacuum of 100 inches of water. The vacuum gauge was calibrated and sensitive enough to indicate a water pressure change of at least 0.5 inches.

Scope of Work

To achieve the objective of this investigation a total of 13 vapor samples were collected from locations at the site. Sampling depths, vacuum readings, purge volume and sampling volumes are given on the analytical results page. All the collected vapor samples were analyzed on-site using Optimal's mobile laboratory.

Subsurface Conditions

Subsurface soil conditions offered sampling flows at 0-40" water vacuum.

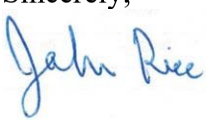
Results

During this vapor investigation, analytes were detected in multiple samples collected above the listed reporting limit. Please see the complete table of analytical results included with this report.

Disclaimer

All conclusions presented in this letter are based solely on the information collected by the soil vapor survey conducted by Optimal Technology. Soil vapor testing is only a subsurface screening tool and does not represent actual contaminant concentrations in either the soil and/or groundwater. We enjoyed working with you on this project and look forward to future projects. If you have any questions, please contact me at (877) 764-5427.

Sincerely,



John Rice
Project Manager

OPTIMAL TECHNOLOGY
Specializing in Environmental Field Services

SOIL VAPOR RESULTS

Site Name: 35780 Washington St., Winchester, CA **Lab Name:** Optimal Technology **Date:** 11/4/24
Analyst: J. Rice **Collector:** J. Rice **Inst. ID:** Agilent 6890N
Method: Modified EPA 8260B **Detector:** Agilent 5973N Mass Spectrometer **Page:** 1 of 4

SAMPLE ID	BLANK-1	SG6-5	SG9-5	SG9-8	SG8-5	SG8-8	SG10-5	SG12-5
Sampling Depth (Ft.)	N/A	5.0	5.0	8.0	5.0	8.0	5.0	5.0
Purge Volume (ml)	N/A	1,500	1,500	2,250	1,500	2,250	1,500	1,500
Vacuum (in. of Water)	N/A	0	0	0	0	0	0	0
Injection Volume (ul)	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000
Dilution Factor	1	1	1	1	1	1	1	1

COMPOUND	REP. LIMIT	CONC (ug/m^3)	CONC (ug/m^3)	CONC (ug/m^3)	CONC (ug/m^3)	CONC (ug/m^3)	CONC (ug/m^3)	CONC (ug/m^3)	CONC (ug/m^3)
Benzene	3	ND	ND	ND	ND	ND	**8**	**5**	**17**
Bromobenzene	1000	ND	ND	ND	ND	ND	ND	ND	ND
Bromochloromethane	1000	ND	ND	ND	ND	ND	ND	ND	ND
Bromodichloromethane	2	ND	**8**	**207**	**17**	**17**	**6**	ND	**8**
Bromoform	80	ND	ND	ND	ND	ND	ND	ND	ND
Bromomethane	150	ND	ND	ND	ND	ND	ND	ND	ND
n-Butylbenzene	1000	ND	ND	ND	ND	ND	ND	ND	ND
sec-Butylbenzene	1000	ND	ND	ND	ND	ND	ND	ND	ND
tert-Butylbenzene	1000	ND	ND	ND	ND	ND	ND	ND	ND
Carbon Tetrachloride	2	ND	ND	ND	ND	ND	ND	ND	ND
Chlorobenzene	1000	ND	ND	ND	ND	ND	ND	ND	ND
Chloroethane	1000	ND	ND	ND	ND	ND	ND	ND	ND
Chloroform	4	ND	**6**	**75**	**12**	**12**	**4**	ND	**5**
Chloromethane	1000	ND	ND	ND	ND	ND	ND	ND	ND
2-Chlorotoluene	1000	ND	ND	ND	ND	ND	ND	ND	ND
4-Chlorotoluene	1000	ND	ND	ND	ND	ND	ND	ND	ND
Dibromochloromethane	1000	ND	ND	ND	ND	ND	ND	ND	ND
1,2-Dibromo-3-chloropropane	1	ND	ND	ND	ND	ND	ND	ND	ND
1,2-Dibromoethane	1	ND	ND	ND	ND	ND	ND	ND	ND
Dibromomethane	1000	ND	ND	ND	ND	ND	ND	ND	ND
1,2-Dichlorobenzene	1000	ND	ND	ND	ND	ND	ND	ND	ND
1,3-Dichlorobenzene	1000	ND	ND	ND	ND	ND	ND	ND	ND
1,4-Dichlorobenzene	8	ND	ND	ND	ND	ND	ND	ND	ND
Dichlorodifluoromethane	1000	ND	ND	ND	ND	ND	ND	ND	ND
1,1-Dichloroethane	50	ND	ND	ND	ND	ND	ND	ND	ND
1,2-Dichloroethane	3	ND	ND	ND	ND	ND	ND	ND	ND
1,1-Dichloroethene	1000	ND	ND	ND	ND	ND	ND	ND	ND
cis-1,2-Dichloroethene	200	ND	ND	ND	ND	ND	ND	ND	ND
trans-1,2-Dichloroethene	1000	ND	ND	ND	ND	ND	ND	ND	ND
1,2-Dichloropropane	9	ND	ND	ND	ND	ND	ND	ND	ND
1,3-Dichloropropane	1000	ND	ND	ND	ND	ND	ND	ND	ND
2,2-Dichloropropane	1000	ND	ND	ND	ND	ND	ND	ND	ND

Note: ND = Below Listed Reporting Limit

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OPTIMAL TECHNOLOGY
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SOIL VAPOR RESULTS

Site Name: 35780 Washington St., Winchester, CA **Lab Name:** Optimal Technology **Date:** 11/4/24
Analyst: J. Rice **Collector:** J. Rice **Inst. ID:** Agilent 6890N
Method: Modified EPA 8260B **Detector:** Agilent 5973N Mass Spectrometer **Page:** 2 of 4

SAMPLE ID	BLANK-1	SG6-5	SG9-5	SG9-8	SG8-5	SG8-8	SG10-5	SG12-5
Sampling Depth (Ft.)	N/A	5.0	5.0	8.0	5.0	8.0	5.0	5.0
Purge Volume (ml)	N/A	1,500	1,500	2,250	1,500	2,250	1,500	1,500
Vacuum (in. of Water)	N/A	0	0	0	0	0	0	0
Injection Volume (ul)	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000
Dilution Factor	1	1	1	1	1	1	1	1

COMPOUND	REP. LIMIT	CONC (ug/m^3)	CONC (ug/m^3)	CONC (ug/m^3)	CONC (ug/m^3)	CONC (ug/m^3)	CONC (ug/m^3)	CONC (ug/m^3)	CONC (ug/m^3)
1,1-Dichloropropene	1000	ND	ND	ND	ND	ND	ND	ND	ND
Ethylbenzene	30	ND	ND	ND	ND	ND	ND	ND	ND
Hexachlorobutadiene	4	ND	ND	ND	ND	ND	ND	ND	ND
Isopropylbenzene	1000	ND	ND	ND	ND	ND	ND	ND	ND
p-Isopropyltoluene	1000	ND	ND	ND	ND	ND	ND	ND	ND
Methylene Chloride	30	ND	ND	ND	ND	ND	ND	ND	ND
Naphthalene	2	ND	ND	ND	ND	ND	ND	ND	ND
n-Propylbenzene	1000	ND	ND	ND	ND	ND	ND	ND	ND
Styrene	1000	ND	ND	ND	ND	ND	ND	ND	ND
1,1,1,2-Tetrachloroethane	10	ND	ND	ND	ND	ND	ND	ND	ND
1,1,2,2-Tetrachloroethane	1	ND	ND	ND	ND	ND	ND	ND	ND
Tetrachloroethene (PCE)	10	ND	**29**	**27**	ND	**19**	**30**	**34**	ND
Toluene	1000	ND	ND	ND	ND	ND	ND	ND	ND
1,2,3-Trichlorobenzene	1000	ND	ND	ND	ND	ND	ND	ND	ND
1,2,4-Trichlorobenzene	60	ND	ND	ND	ND	ND	ND	ND	ND
1,1,1-Trichloroethane	1000	ND	ND	ND	ND	ND	ND	ND	ND
1,1,2-Trichloroethane	5	ND	ND	ND	ND	ND	ND	ND	ND
Trichloroethene (TCE)	10	ND	ND	ND	ND	ND	ND	ND	ND
Trichlorofluoromethane	1000	ND	ND	ND	ND	ND	ND	ND	ND
1,2,3-Trichloropropane	10	ND	ND	ND	ND	ND	ND	ND	ND
1,2,4-Trimethylbenzene	1000	ND	ND	ND	ND	ND	ND	ND	ND
1,3,5-Trimethylbenzene	1000	ND	ND	ND	ND	ND	ND	ND	ND
Vinyl Chloride	1	ND	ND	ND	ND	ND	ND	ND	ND
m/p-Xylene	1000	ND	ND	ND	ND	ND	ND	ND	ND
o-Xylene	1000	ND	ND	ND	ND	ND	ND	ND	ND
Diisopropyl Ether (DIPE)	1000	ND	ND	ND	ND	ND	ND	ND	ND
Ethyl Tert Butyl Ether	1000	ND	ND	ND	ND	ND	ND	ND	ND
MTBE	350	ND	ND	ND	ND	ND	ND	ND	ND
Tert-Amyl Methyl Ether (TAME)	1000	ND	ND	ND	ND	ND	ND	ND	ND
Tertiary Butyl Alcohol	1000	ND	ND	ND	ND	ND	ND	ND	ND
Isobutane (Tracer Gas)	100	ND	ND	ND	ND	ND	ND	ND	ND

Note: ND = Below Listed Reporting Limit

OPTIMAL TECHNOLOGY
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SOIL VAPOR RESULTS

Site Name: 35780 Washington St., Winchester, CA **Lab Name:** Optimal Technology **Date:** 11/4/24
Analyst: J. Rice **Collector:** J. Rice **Inst. ID:** Agilent 6890N
Method: Modified EPA 8260B **Detector:** Agilent 5973N Mass Spectrometer **Page:** 3 of 4

SAMPLE ID	SG12-8	SG12-8 Dup	SG11-3	SG5-8	SG7-5	SG7B-5		
Sampling Depth (Ft.)	8.0	8.0	3.0	8.0	5.0	5.0		
Purge Volume (ml)	2,250	2,250	1,500	2,250	1,500	1,500		
Vacuum (in. of Water)	40	40	0	0	0	0		
Injection Volume (ul)	100,000	100,000	100,000	100,000	100,000	100,000		
Dilution Factor	1	1	1	1	1	1		

COMPOUND	REP. LIMIT	CONC (ug/m^3)	CONC (ug/m^3)	CONC (ug/m^3)	CONC (ug/m^3)	CONC (ug/m^3)	CONC (ug/m^3)		
Benzene	3	**26**	**30**	**7**	ND	ND	**6**		
Bromobenzene	1000	ND	ND	ND	ND	ND	ND		
Bromochloromethane	1000	ND	ND	ND	ND	ND	ND		
Bromodichloromethane	2	ND	ND	ND	ND	ND	ND		
Bromoform	80	ND	ND	ND	ND	ND	ND		
Bromomethane	150	ND	ND	ND	ND	ND	ND		
n-Butylbenzene	1000	ND	ND	ND	ND	ND	ND		
sec-Butylbenzene	1000	ND	ND	ND	ND	ND	ND		
tert-Butylbenzene	1000	ND	ND	ND	ND	ND	ND		
Carbon Tetrachloride	2	ND	ND	ND	ND	ND	ND		
Chlorobenzene	1000	ND	ND	ND	ND	ND	ND		
Chloroethane	1000	ND	ND	ND	ND	ND	ND		
Chloroform	4	ND	ND	ND	ND	ND	ND		
Chloromethane	1000	ND	ND	ND	ND	ND	ND		
2-Chlorotoluene	1000	ND	ND	ND	ND	ND	ND		
4-Chlorotoluene	1000	ND	ND	ND	ND	ND	ND		
Dibromochloromethane	1000	ND	ND	ND	ND	ND	ND		
1,2-Dibromo-3-chloropropane	1	ND	ND	ND	ND	ND	ND		
1,2-Dibromoethane	1	ND	ND	ND	ND	ND	ND		
Dibromomethane	1000	ND	ND	ND	ND	ND	ND		
1,2-Dichlorobenzene	1000	ND	ND	ND	ND	ND	ND		
1,3-Dichlorobenzene	1000	ND	ND	ND	ND	ND	ND		
1,4-Dichlorobenzene	8	ND	ND	ND	ND	ND	ND		
Dichlorodifluoromethane	1000	ND	ND	ND	ND	ND	ND		
1,1-Dichloroethane	50	ND	ND	ND	ND	ND	ND		
1,2-Dichloroethane	3	ND	ND	ND	ND	ND	ND		
1,1-Dichloroethene	1000	ND	ND	ND	ND	ND	ND		
cis-1,2-Dichloroethene	200	ND	ND	ND	ND	ND	ND		
trans-1,2-Dichloroethene	1000	ND	ND	ND	ND	ND	ND		
1,2-Dichloropropane	9	ND	ND	ND	ND	ND	ND		
1,3-Dichloropropane	1000	ND	ND	ND	ND	ND	ND		
2,2-Dichloropropane	1000	ND	ND	ND	ND	ND	ND		

Note: ND = Below Listed Reporting Limit

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SOIL VAPOR RESULTS

Site Name: 35780 Washington St., Winchester, CA **Lab Name:** Optimal Technology **Date:** 11/4/24
Analyst: J. Rice **Collector:** J. Rice **Inst. ID:** Agilent 6890N
Method: Modified EPA 8260B **Detector:** Agilent 5973N Mass Spectrometer **Page:** 4 of 4

SAMPLE ID	SG12-8	SG12-8 Dup	SG11-3	SG5-8	SG7-5	SG7B-5		
Sampling Depth (Ft.)	8.0	8.0	3.0	8.0	5.0	5.0		
Purge Volume (ml)	2,250	2,250	1,500	2,250	1,500	1,500		
Vacuum (in. of Water)	40	40	0	0	0	0		
Injection Volume (ul)	100,000	100,000	100,000	100,000	100,000	100,000		
Dilution Factor	1	1	1	1	1	1		

COMPOUND	REP. LIMIT	CONC (ug/m^3)	CONC (ug/m^3)	CONC (ug/m^3)	CONC (ug/m^3)	CONC (ug/m^3)	CONC (ug/m^3)		
1,1-Dichloropropene	1000	ND	ND	ND	ND	ND	ND		
Ethylbenzene	30	ND	ND	ND	ND	ND	ND		
Hexachlorobutadiene	4	ND	ND	ND	ND	ND	ND		
Isopropylbenzene	1000	ND	ND	ND	ND	ND	ND		
p-Isopropyltoluene	1000	ND	ND	ND	ND	ND	ND		
Methylene Chloride	30	ND	ND	ND	ND	ND	ND		
Naphthalene	2	ND	ND	ND	ND	ND	ND		
n-Propylbenzene	1000	ND	ND	ND	ND	ND	ND		
Styrene	1000	ND	ND	ND	ND	ND	ND		
1,1,1,2-Tetrachloroethane	10	ND	ND	ND	ND	ND	ND		
1,1,2,2-Tetrachloroethane	1	ND	ND	ND	ND	ND	ND		
Tetrachloroethene (PCE)	10	**54**	**61**	**14**	**14**	**31**	**37**		
Toluene	1000	ND	ND	ND	ND	ND	ND		
1,2,3-Trichlorobenzene	1000	ND	ND	ND	ND	ND	ND		
1,2,4-Trichlorobenzene	60	ND	ND	ND	ND	ND	ND		
1,1,1-Trichloroethane	1000	ND	ND	ND	ND	ND	ND		
1,1,2-Trichloroethane	5	ND	ND	ND	ND	ND	ND		
Trichloroethene (TCE)	10	ND	ND	ND	ND	ND	ND		
Trichlorofluoromethane	1000	ND	ND	ND	ND	ND	ND		
1,2,3-Trichloropropane	10	ND	ND	ND	ND	ND	ND		
1,2,4-Trimethylbenzene	1000	ND	ND	ND	ND	ND	ND		
1,3,5-Trimethylbenzene	1000	ND	ND	ND	ND	ND	ND		
Vinyl Chloride	1	ND	ND	ND	ND	ND	ND		
m/p-Xylene	1000	ND	ND	ND	ND	ND	ND		
o-Xylene	1000	ND	ND	ND	ND	ND	ND		
Diisopropyl Ether (DIPE)	1000	ND	ND	ND	ND	ND	ND		
Ethyl Tert Butyl Ether	1000	ND	ND	ND	ND	ND	ND		
MTBE	350	ND	ND	ND	ND	ND	ND		
Tert-Amyl Methyl Ether (TAME)	1000	ND	ND	ND	ND	ND	ND		
Tertiary Butyl Alcohol	1000	ND	ND	ND	ND	ND	ND		
Isobutane (Tracer Gas)	100	ND	ND	ND	ND	ND	ND		

Note: ND = Below Listed Reporting Limit

OPTIMAL TECHNOLOGY
Specializing in Environmental Field Services

CHAIN OF CUSTODY FORM

Site Name/Number		PO# / Project Ref#	
Site Address	**35780 Washington St., Winchester, CA**		
Company Name			
Contact Person(s):		Phone#	Email:
Comments:			

				TESTS REQUIRED (please mark with an "X")			
Sample Identification	Sampling Device	Date Collected	Time Collected	**Soil Gas Mod 8260B**	**Soil Gas Mod 8021B**	**Soil Gas Mod 8015**	**Notes**
BLANK-1	Syringe	11/4/24	8:20 AM	x			
SG6-5	Syringe	11/4/24	8:45 AM	x			
SG9-5	Syringe	11/4/24	9:10 AM	x			
SG9-8	Syringe	11/4/24	9:27 AM	x			
SG8-5	Syringe	11/4/24	10:00 AM	x			
SG8-8	Syringe	11/4/24	10:18 AM	x			
SG10-5	Syringe	11/4/24	10:37 AM	x			
SG12-5	Syringe	11/4/24	11:00 AM	x			
SG12-8	Syringe	11/4/24	11:18 AM	x			
SG12-8 Dup	Syringe	11/4/24	11:18 AM	x			
SG11-3	Syringe	11/4/24	11:45 AM	x			
SG5-8	Syringe	11/4/24	12:03 PM	x			
SG7-5	Syringe	11/4/24	12:25 PM	x			
SG7B-5	Syringe	11/4/24	12:42 PM	x			

Collected & Tested by:

John Rice

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SANTA FE SPRINGS, CA 90670
WWW.JONESENV.COM

16 December 2024

Chris Carson
Partner Engineering & Science, Inc.
24 Executive Park,
Irvine, CA

Re: Red Hook Capital, Winchester CA

Enclosed are the results of analyses for samples received by the laboratory on 12/03/24. If you have any questions concerning this report, please feel free to contact me.

Sincerely,



Colby Wakeman
Lab Director

JONES ENVIRONMENTAL, INC.

11007 FOREST PLACE
SANTA FE SPRINGS, CA 90670
714-449-9937 PHONE
562-646-1611 FAX

Partner Engineering & Science, Inc.	Project:	Red Hook Capital, Winchester CA	
24 Executive Park,	Project Number:	ES24-452619	Reported
Irvine, CA	Project Manager:	Chris Carson	12/16/24 10:20

ANALYTICAL REPORT FOR SAMPLES

Sample ID	Laboratory ID	Matrix	Date Sampled	Date Received
SG13-5	J243582-001	Soil	12/03/2024 08:30	12/03/2024 17:02
SG13-15	J243582-002	Soil	12/03/2024 08:45	12/03/2024 17:02
SG14-5	J243582-003	Soil	12/03/2024 09:40	12/03/2024 17:02
SG14-11	J243582-004	Soil	12/03/2024 09:52	12/03/2024 17:02
SG15-11	J243582-005	Soil	12/03/2024 10:45	12/03/2024 17:02
SG16-5	J243582-006	Soil	12/03/2024 11:30	12/03/2024 17:02
SG16-8	J243582-007	Soil	12/03/2024 11:35	12/03/2024 17:02
SG17-3	J243582-008	Soil	12/03/2024 12:18	12/03/2024 17:02
SG17-9	J243582-009	Soil	12/03/2024 12:26	12/03/2024 17:02
SG17-14	J243582-010	Soil	12/03/2024 12:35	12/03/2024 17:02

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Colby Wakeman
Lab Director

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Partner Engineering & Science, Inc.	Project:	Red Hook Capital, Winchester CA	
24 Executive Park,	Project Number:	ES24-452619	Reported
Irvine, CA	Project Manager:	Chris Carson	12/16/24 10:20

DETECTIONS SUMMARY

Sample ID: SG13-5 **Laboratory ID:** J243582-001

No Results Detected

Sample ID: SG13-15 **Laboratory ID:** J243582-002

No Results Detected

Sample ID: SG14-5 **Laboratory ID:** J243582-003

Analyte	Result	Reporting Limit	Units	Method	Notes
1,2,4-Trimethylbenzene	1.3	1.0	µg/kg	EPA 8260	
Benzene	3.2	1.0	µg/kg	EPA 8260	
Ethylbenzene	19.1	1.0	µg/kg	EPA 8260	
Gasoline Range Organics (C4-C12)	0.28	0.20	mg/kg	EPA 8260	
m+p-Xylene	101	2.0	µg/kg	EPA 8260	
o-Xylene	32.1	1.0	µg/kg	EPA 8260	
Toluene	2.4	1.0	µg/kg	EPA 8260	

Sample ID: SG14-11 **Laboratory ID:** J243582-004

Analyte	Result	Reporting Limit	Units	Method	Notes
Ethylbenzene	1.0	1.0	µg/kg	EPA 8260	

Sample ID: SG15-11 **Laboratory ID:** J243582-005

No Results Detected

Sample ID: SG16-5 **Laboratory ID:** J243582-006

Analyte	Result	Reporting Limit	Units	Method	Notes

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Partner Engineering & Science, Inc.	Project:	Red Hook Capital, Winchester CA	
24 Executive Park,	Project Number:	ES24-452619	Reported
Irvine, CA	Project Manager:	Chris Carson	12/16/24 10:20

DETECTIONS SUMMARY

Sample ID: SG16-5 **Laboratory ID:** J243582-006

Analyte	Result	Reporting Limit	Units	Method	Notes
Ethylbenzene	1.3	1.0	µg/kg	EPA 8260	
m+p-Xylene	2.1	2.0	µg/kg	EPA 8260	

Sample ID: SG16-8 **Laboratory ID:** J243582-007

No Results Detected

Sample ID: SG17-3 **Laboratory ID:** J243582-008

No Results Detected

Sample ID: SG17-9 **Laboratory ID:** J243582-009

Analyte	Result	Reporting Limit	Units	Method	Notes
Ethylbenzene	1.3	1.0	µg/kg	EPA 8260	
m+p-Xylene	3.8	2.0	µg/kg	EPA 8260	
o-Xylene	1.3	1.0	µg/kg	EPA 8260	

Sample ID: SG17-14 **Laboratory ID:** J243582-010

No Results Detected

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Lab Director

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Partner Engineering & Science, Inc.	Project:	Red Hook Capital, Winchester CA	
24 Executive Park,	Project Number:	ES24-452619	Reported
Irvine, CA	Project Manager:	Chris Carson	12/16/24 10:20

SG13-5
J243582-001(Soil)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Analyzed	Method	Notes
Volatile Organic Compounds by EPA 8260								
Benzene	ND	1.0	µg/kg	1	QC2412081	12/05/24	EPA 8260	
Bromobenzene	ND	1.0	µg/kg	"	"	"	"	
Bromodichloromethane	ND	1.0	µg/kg	"	"	"	"	
Bromoform	ND	1.0	µg/kg	"	"	"	"	
n-Butylbenzene	ND	1.0	µg/kg	"	"	"	"	
sec-Butylbenzene	ND	1.0	µg/kg	"	"	"	"	
tert-Butylbenzene	ND	1.0	µg/kg	"	"	"	"	
Carbon tetrachloride	ND	1.0	µg/kg	"	"	"	"	
Chlorobenzene	ND	1.0	µg/kg	"	"	"	"	
Chloroform	ND	1.0	µg/kg	"	"	"	"	
2-Chlorotoluene	ND	1.0	µg/kg	"	"	"	"	
4-Chlorotoluene	ND	1.0	µg/kg	"	"	"	"	
Dibromochloromethane	ND	1.0	µg/kg	"	"	"	"	
1,2-Dibromo-3-chloropropane	ND	1.0	µg/kg	"	"	"	"	
1,2-Dibromoethane (EDB)	ND	1.0	µg/kg	"	"	"	"	
Dibromomethane	ND	1.0	µg/kg	"	"	"	"	
1,2- Dichlorobenzene	ND	1.0	µg/kg	"	"	"	"	
1,3-Dichlorobenzene	ND	1.0	µg/kg	"	"	"	"	
1,4-Dichlorobenzene	ND	1.0	µg/kg	"	"	"	"	
1,1-Dichloroethane	ND	1.0	µg/kg	"	"	"	"	
1,2-Dichloroethane	ND	1.0	µg/kg	"	"	"	"	
1,1-Dichloroethene	ND	1.0	µg/kg	"	"	"	"	
cis-1,2-Dichloroethene	ND	1.0	µg/kg	"	"	"	"	
trans-1,2-Dichloroethene	ND	1.0	µg/kg	"	"	"	"	
1,2-Dichloropropane	ND	1.0	µg/kg	"	"	"	"	
1,3-Dichloropropane	ND	1.0	µg/kg	"	"	"	"	
2,2-Dichloropropane	ND	1.0	µg/kg	"	"	"	"	
1,1-Dichloropropene	ND	1.0	µg/kg	"	"	"	"	
cis-1,3-Dichloropropene	ND	1.0	µg/kg	"	"	"	"	
trans-1,3-Dichloropropene	ND	1.0	µg/kg	"	"	"	"	
Ethylbenzene	ND	1.0	µg/kg	"	"	"	"	
Freon 11	ND	5.0	µg/kg	"	"	"	"	
Freon 12	ND	5.0	µg/kg	"	"	"	"	
Freon 113	ND	5.0	µg/kg	"	"	"	"	
Hexachlorobutadiene	ND	1.0	µg/kg	"	"	"	"	
Isopropylbenzene	ND	1.0	µg/kg	"	"	"	"	
4-Isopropyltoluene	ND	1.0	µg/kg	"	"	"	"	
Methylene chloride	ND	1.0	µg/kg	"	"	"	"	

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Colby Wakeman
Lab Director

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Partner Engineering & Science, Inc.	Project:	Red Hook Capital, Winchester CA	
24 Executive Park,	Project Number:	ES24-452619	Reported
Irvine, CA	Project Manager:	Chris Carson	12/16/24 10:20

SG13-5
J243582-001(Soil)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Analyzed	Method	Notes
Volatile Organic Compounds by EPA 8260								
Naphthalene	ND	5.0	µg/kg	1	QC2412081	12/05/24	EPA 8260	
n-Propylbenzene	ND	1.0	µg/kg	"	"	"	"	
Styrene	ND	1.0	µg/kg	"	"	"	"	
1,1,1,2-Tetrachloroethane	ND	1.0	µg/kg	"	"	"	"	
1,1,2,2-Tetrachloroethane	ND	1.0	µg/kg	"	"	"	"	
Tetrachloroethene	ND	1.0	µg/kg	"	"	"	"	
Toluene	ND	1.0	µg/kg	"	"	"	"	
1,2,3-Trichlorobenzene	ND	3.0	µg/kg	"	"	"	"	
1,2,4-Trichlorobenzene	ND	3.0	µg/kg	"	"	"	"	
1,1,1-Trichloroethane	ND	1.0	µg/kg	"	"	"	"	
1,1,2-Trichloroethane	ND	1.0	µg/kg	"	"	"	"	
Trichloroethene	ND	1.0	µg/kg	"	"	"	"	
1,2,3-Trichloropropane	ND	1.0	µg/kg	"	"	"	"	
1,2,4-Trimethylbenzene	ND	1.0	µg/kg	"	"	"	"	
1,3,5-Trimethylbenzene	ND	1.0	µg/kg	"	"	"	"	
Vinyl chloride	ND	1.0	µg/kg	"	"	"	"	
m+p-Xylene	ND	2.0	µg/kg	"	"	"	"	
o-Xylene	ND	1.0	µg/kg	"	"	"	"	
Methyl-tert-butylether	ND	5.0	µg/kg	"	"	"	"	
Ethyl-tert-butylether	ND	5.0	µg/kg	"	"	"	"	
Di-isopropylether	ND	5.0	µg/kg	"	"	"	"	
tert-amylmethylether	ND	5.0	µg/kg	"	"	"	"	
tert-Butylalcohol	ND	50.0	µg/kg	"	"	"	"	
Gasoline Range Organics (C4-C12)	ND	0.20	mg/kg	"	"	"	"	

Surrogate: Toluene-d8	*95.58 %*	*60 - 140*
Surrogate: Dibromofluoromethane	*106.96 %*	*60 - 140*
Surrogate: 4-Bromofluorobenzene	*93.61 %*	*60 - 140*

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Colby Wakeman
Lab Director

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Partner Engineering & Science, Inc.	Project:	Red Hook Capital, Winchester CA	
24 Executive Park,	Project Number:	ES24-452619	Reported
Irvine, CA	Project Manager:	Chris Carson	12/16/24 10:20

SG13-15
J243582-002(Soil)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Analyzed	Method	Notes
Volatile Organic Compounds by EPA 8260								
Benzene	ND	1.0	µg/kg	1	QC2412081	12/05/24	EPA 8260	
Bromobenzene	ND	1.0	µg/kg	"	"	"	"	
Bromodichloromethane	ND	1.0	µg/kg	"	"	"	"	
Bromoform	ND	1.0	µg/kg	"	"	"	"	
n-Butylbenzene	ND	1.0	µg/kg	"	"	"	"	
sec-Butylbenzene	ND	1.0	µg/kg	"	"	"	"	
tert-Butylbenzene	ND	1.0	µg/kg	"	"	"	"	
Carbon tetrachloride	ND	1.0	µg/kg	"	"	"	"	
Chlorobenzene	ND	1.0	µg/kg	"	"	"	"	
Chloroform	ND	1.0	µg/kg	"	"	"	"	
2-Chlorotoluene	ND	1.0	µg/kg	"	"	"	"	
4-Chlorotoluene	ND	1.0	µg/kg	"	"	"	"	
Dibromochloromethane	ND	1.0	µg/kg	"	"	"	"	
1,2-Dibromo-3-chloropropane	ND	1.0	µg/kg	"	"	"	"	
1,2-Dibromoethane (EDB)	ND	1.0	µg/kg	"	"	"	"	
Dibromomethane	ND	1.0	µg/kg	"	"	"	"	
1,2- Dichlorobenzene	ND	1.0	µg/kg	"	"	"	"	
1,3-Dichlorobenzene	ND	1.0	µg/kg	"	"	"	"	
1,4-Dichlorobenzene	ND	1.0	µg/kg	"	"	"	"	
1,1-Dichloroethane	ND	1.0	µg/kg	"	"	"	"	
1,2-Dichloroethane	ND	1.0	µg/kg	"	"	"	"	
1,1-Dichloroethene	ND	1.0	µg/kg	"	"	"	"	
cis-1,2-Dichloroethene	ND	1.0	µg/kg	"	"	"	"	
trans-1,2-Dichloroethene	ND	1.0	µg/kg	"	"	"	"	
1,2-Dichloropropane	ND	1.0	µg/kg	"	"	"	"	
1,3-Dichloropropane	ND	1.0	µg/kg	"	"	"	"	
2,2-Dichloropropane	ND	1.0	µg/kg	"	"	"	"	
1,1-Dichloropropene	ND	1.0	µg/kg	"	"	"	"	
cis-1,3-Dichloropropene	ND	1.0	µg/kg	"	"	"	"	
trans-1,3-Dichloropropene	ND	1.0	µg/kg	"	"	"	"	
Ethylbenzene	ND	1.0	µg/kg	"	"	"	"	
Freon 11	ND	5.0	µg/kg	"	"	"	"	
Freon 12	ND	5.0	µg/kg	"	"	"	"	
Freon 113	ND	5.0	µg/kg	"	"	"	"	
Hexachlorobutadiene	ND	1.0	µg/kg	"	"	"	"	
Isopropylbenzene	ND	1.0	µg/kg	"	"	"	"	
4-Isopropyltoluene	ND	1.0	µg/kg	"	"	"	"	
Methylene chloride	ND	1.0	µg/kg	"	"	"	"	

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Lab Director

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11007 FOREST PLACE
SANTA FE SPRINGS, CA 90670
714-449-9937 PHONE
562-646-1611 FAX

Partner Engineering & Science, Inc.	Project:	Red Hook Capital, Winchester CA	
24 Executive Park,	Project Number:	ES24-452619	Reported
Irvine, CA	Project Manager:	Chris Carson	12/16/24 10:20

SG13-15
J243582-002(Soil)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Analyzed	Method	Notes
Volatile Organic Compounds by EPA 8260								
Naphthalene	ND	5.0	µg/kg	1	QC2412081	12/05/24	EPA 8260	
n-Propylbenzene	ND	1.0	µg/kg	"	"	"	"	
Styrene	ND	1.0	µg/kg	"	"	"	"	
1,1,1,2-Tetrachloroethane	ND	1.0	µg/kg	"	"	"	"	
1,1,2,2-Tetrachloroethane	ND	1.0	µg/kg	"	"	"	"	
Tetrachloroethene	ND	1.0	µg/kg	"	"	"	"	
Toluene	ND	1.0	µg/kg	"	"	"	"	
1,2,3-Trichlorobenzene	ND	3.0	µg/kg	"	"	"	"	
1,2,4-Trichlorobenzene	ND	3.0	µg/kg	"	"	"	"	
1,1,1-Trichloroethane	ND	1.0	µg/kg	"	"	"	"	
1,1,2-Trichloroethane	ND	1.0	µg/kg	"	"	"	"	
Trichloroethene	ND	1.0	µg/kg	"	"	"	"	
1,2,3-Trichloropropane	ND	1.0	µg/kg	"	"	"	"	
1,2,4-Trimethylbenzene	ND	1.0	µg/kg	"	"	"	"	
1,3,5-Trimethylbenzene	ND	1.0	µg/kg	"	"	"	"	
Vinyl chloride	ND	1.0	µg/kg	"	"	"	"	
m+p-Xylene	ND	2.0	µg/kg	"	"	"	"	
o-Xylene	ND	1.0	µg/kg	"	"	"	"	
Methyl-tert-butylether	ND	5.0	µg/kg	"	"	"	"	
Ethyl-tert-butylether	ND	5.0	µg/kg	"	"	"	"	
Di-isopropylether	ND	5.0	µg/kg	"	"	"	"	
tert-amylmethylether	ND	5.0	µg/kg	"	"	"	"	
tert-Butylalcohol	ND	50.0	µg/kg	"	"	"	"	
Gasoline Range Organics (C4-C12)	ND	0.20	mg/kg	"	"	"	"	

Surrogate: Toluene-d8	*95.21 %*	*60 - 140*
Surrogate: Dibromofluoromethane	*109.57 %*	*60 - 140*
Surrogate: 4-Bromofluorobenzene	*91.33 %*	*60 - 140*

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SANTA FE SPRINGS, CA 90670
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Partner Engineering & Science, Inc.	Project:	Red Hook Capital, Winchester CA	
24 Executive Park,	Project Number:	ES24-452619	Reported
Irvine, CA	Project Manager:	Chris Carson	12/16/24 10:20

SG14-5
J243582-003(Soil)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Analyzed	Method	Notes
Volatile Organic Compounds by EPA 8260								
Benzene	3.2	1.0	µg/kg	1	QC2412081	12/05/24	EPA 8260	
Bromobenzene	ND	1.0	µg/kg	"	"	"	"	
Bromodichloromethane	ND	1.0	µg/kg	"	"	"	"	
Bromoform	ND	1.0	µg/kg	"	"	"	"	
n-Butylbenzene	ND	1.0	µg/kg	"	"	"	"	
sec-Butylbenzene	ND	1.0	µg/kg	"	"	"	"	
tert-Butylbenzene	ND	1.0	µg/kg	"	"	"	"	
Carbon tetrachloride	ND	1.0	µg/kg	"	"	"	"	
Chlorobenzene	ND	1.0	µg/kg	"	"	"	"	
Chloroform	ND	1.0	µg/kg	"	"	"	"	
2-Chlorotoluene	ND	1.0	µg/kg	"	"	"	"	
4-Chlorotoluene	ND	1.0	µg/kg	"	"	"	"	
Dibromochloromethane	ND	1.0	µg/kg	"	"	"	"	
1,2-Dibromo-3-chloropropane	ND	1.0	µg/kg	"	"	"	"	
1,2-Dibromoethane (EDB)	ND	1.0	µg/kg	"	"	"	"	
Dibromomethane	ND	1.0	µg/kg	"	"	"	"	
1,2- Dichlorobenzene	ND	1.0	µg/kg	"	"	"	"	
1,3-Dichlorobenzene	ND	1.0	µg/kg	"	"	"	"	
1,4-Dichlorobenzene	ND	1.0	µg/kg	"	"	"	"	
1,1-Dichloroethane	ND	1.0	µg/kg	"	"	"	"	
1,2-Dichloroethane	ND	1.0	µg/kg	"	"	"	"	
1,1-Dichloroethene	ND	1.0	µg/kg	"	"	"	"	
cis-1,2-Dichloroethene	ND	1.0	µg/kg	"	"	"	"	
trans-1,2-Dichloroethene	ND	1.0	µg/kg	"	"	"	"	
1,2-Dichloropropane	ND	1.0	µg/kg	"	"	"	"	
1,3-Dichloropropane	ND	1.0	µg/kg	"	"	"	"	
2,2-Dichloropropane	ND	1.0	µg/kg	"	"	"	"	
1,1-Dichloropropene	ND	1.0	µg/kg	"	"	"	"	
cis-1,3-Dichloropropene	ND	1.0	µg/kg	"	"	"	"	
trans-1,3-Dichloropropene	ND	1.0	µg/kg	"	"	"	"	
Ethylbenzene	19.1	1.0	µg/kg	"	"	"	"	
Freon 11	ND	5.0	µg/kg	"	"	"	"	
Freon 12	ND	5.0	µg/kg	"	"	"	"	
Freon 113	ND	5.0	µg/kg	"	"	"	"	
Hexachlorobutadiene	ND	1.0	µg/kg	"	"	"	"	
Isopropylbenzene	ND	1.0	µg/kg	"	"	"	"	
4-Isopropyltoluene	ND	1.0	µg/kg	"	"	"	"	
Methylene chloride	ND	1.0	µg/kg	"	"	"	"	

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Partner Engineering & Science, Inc.	Project:	Red Hook Capital, Winchester CA	
24 Executive Park,	Project Number:	ES24-452619	Reported
Irvine, CA	Project Manager:	Chris Carson	12/16/24 10:20

SG14-5
J243582-003(Soil)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Analyzed	Method	Notes
Volatile Organic Compounds by EPA 8260								
Naphthalene	ND	5.0	µg/kg	1	QC2412081	12/05/24	EPA 8260	
n-Propylbenzene	ND	1.0	µg/kg	"	"	"	"	
Styrene	ND	1.0	µg/kg	"	"	"	"	
1,1,1,2-Tetrachloroethane	ND	1.0	µg/kg	"	"	"	"	
1,1,2,2-Tetrachloroethane	ND	1.0	µg/kg	"	"	"	"	
Tetrachloroethene	ND	1.0	µg/kg	"	"	"	"	
Toluene	2.4	1.0	µg/kg	"	"	"	"	
1,2,3-Trichlorobenzene	ND	3.0	µg/kg	"	"	"	"	
1,2,4-Trichlorobenzene	ND	3.0	µg/kg	"	"	"	"	
1,1,1-Trichloroethane	ND	1.0	µg/kg	"	"	"	"	
1,1,2-Trichloroethane	ND	1.0	µg/kg	"	"	"	"	
Trichloroethene	ND	1.0	µg/kg	"	"	"	"	
1,2,3-Trichloropropane	ND	1.0	µg/kg	"	"	"	"	
1,2,4-Trimethylbenzene	1.3	1.0	µg/kg	"	"	"	"	
1,3,5-Trimethylbenzene	ND	1.0	µg/kg	"	"	"	"	
Vinyl chloride	ND	1.0	µg/kg	"	"	"	"	
m+p-Xylene	101	2.0	µg/kg	"	"	"	"	
o-Xylene	32.1	1.0	µg/kg	"	"	"	"	
Methyl-tert-butylether	ND	5.0	µg/kg	"	"	"	"	
Ethyl-tert-butylether	ND	5.0	µg/kg	"	"	"	"	
Di-isopropylether	ND	5.0	µg/kg	"	"	"	"	
tert-amylmethylether	ND	5.0	µg/kg	"	"	"	"	
tert-Butylalcohol	ND	50.0	µg/kg	"	"	"	"	
Gasoline Range Organics (C4-C12)	0.28	0.20	mg/kg	"	"	"	"	

Surrogate: Toluene-d8	*94.50 %*	*60 - 140*
Surrogate: Dibromofluoromethane	*108.18 %*	*60 - 140*
Surrogate: 4-Bromofluorobenzene	*97.75 %*	*60 - 140*

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Partner Engineering & Science, Inc.	Project:	Red Hook Capital, Winchester CA	
24 Executive Park,	Project Number:	ES24-452619	Reported
Irvine, CA	Project Manager:	Chris Carson	12/16/24 10:20

SG14-11
J243582-004(Soil)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Analyzed	Method	Notes
Volatile Organic Compounds by EPA 8260								
Benzene	ND	1.0	µg/kg	1	QC2412081	12/05/24	EPA 8260	
Bromobenzene	ND	1.0	µg/kg	"	"	"	"	
Bromodichloromethane	ND	1.0	µg/kg	"	"	"	"	
Bromoform	ND	1.0	µg/kg	"	"	"	"	
n-Butylbenzene	ND	1.0	µg/kg	"	"	"	"	
sec-Butylbenzene	ND	1.0	µg/kg	"	"	"	"	
tert-Butylbenzene	ND	1.0	µg/kg	"	"	"	"	
Carbon tetrachloride	ND	1.0	µg/kg	"	"	"	"	
Chlorobenzene	ND	1.0	µg/kg	"	"	"	"	
Chloroform	ND	1.0	µg/kg	"	"	"	"	
2-Chlorotoluene	ND	1.0	µg/kg	"	"	"	"	
4-Chlorotoluene	ND	1.0	µg/kg	"	"	"	"	
Dibromochloromethane	ND	1.0	µg/kg	"	"	"	"	
1,2-Dibromo-3-chloropropane	ND	1.0	µg/kg	"	"	"	"	
1,2-Dibromoethane (EDB)	ND	1.0	µg/kg	"	"	"	"	
Dibromomethane	ND	1.0	µg/kg	"	"	"	"	
1,2- Dichlorobenzene	ND	1.0	µg/kg	"	"	"	"	
1,3-Dichlorobenzene	ND	1.0	µg/kg	"	"	"	"	
1,4-Dichlorobenzene	ND	1.0	µg/kg	"	"	"	"	
1,1-Dichloroethane	ND	1.0	µg/kg	"	"	"	"	
1,2-Dichloroethane	ND	1.0	µg/kg	"	"	"	"	
1,1-Dichloroethene	ND	1.0	µg/kg	"	"	"	"	
cis-1,2-Dichloroethene	ND	1.0	µg/kg	"	"	"	"	
trans-1,2-Dichloroethene	ND	1.0	µg/kg	"	"	"	"	
1,2-Dichloropropane	ND	1.0	µg/kg	"	"	"	"	
1,3-Dichloropropane	ND	1.0	µg/kg	"	"	"	"	
2,2-Dichloropropane	ND	1.0	µg/kg	"	"	"	"	
1,1-Dichloropropene	ND	1.0	µg/kg	"	"	"	"	
cis-1,3-Dichloropropene	ND	1.0	µg/kg	"	"	"	"	
trans-1,3-Dichloropropene	ND	1.0	µg/kg	"	"	"	"	
Ethylbenzene	1.0	1.0	µg/kg	"	"	"	"	
Freon 11	ND	5.0	µg/kg	"	"	"	"	
Freon 12	ND	5.0	µg/kg	"	"	"	"	
Freon 113	ND	5.0	µg/kg	"	"	"	"	
Hexachlorobutadiene	ND	1.0	µg/kg	"	"	"	"	
Isopropylbenzene	ND	1.0	µg/kg	"	"	"	"	
4-Isopropyltoluene	ND	1.0	µg/kg	"	"	"	"	
Methylene chloride	ND	1.0	µg/kg	"	"	"	"	

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SANTA FE SPRINGS, CA 90670
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Partner Engineering & Science, Inc.	Project:	Red Hook Capital, Winchester CA	
24 Executive Park,	Project Number:	ES24-452619	Reported
Irvine, CA	Project Manager:	Chris Carson	12/16/24 10:20

SG14-11
J243582-004(Soil)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Analyzed	Method	Notes
Volatile Organic Compounds by EPA 8260								
Naphthalene	ND	5.0	µg/kg	1	QC2412081	12/05/24	EPA 8260	
n-Propylbenzene	ND	1.0	µg/kg	"	"	"	"	
Styrene	ND	1.0	µg/kg	"	"	"	"	
1,1,1,2-Tetrachloroethane	ND	1.0	µg/kg	"	"	"	"	
1,1,2,2-Tetrachloroethane	ND	1.0	µg/kg	"	"	"	"	
Tetrachloroethene	ND	1.0	µg/kg	"	"	"	"	
Toluene	ND	1.0	µg/kg	"	"	"	"	
1,2,3-Trichlorobenzene	ND	3.0	µg/kg	"	"	"	"	
1,2,4-Trichlorobenzene	ND	3.0	µg/kg	"	"	"	"	
1,1,1-Trichloroethane	ND	1.0	µg/kg	"	"	"	"	
1,1,2-Trichloroethane	ND	1.0	µg/kg	"	"	"	"	
Trichloroethene	ND	1.0	µg/kg	"	"	"	"	
1,2,3-Trichloropropane	ND	1.0	µg/kg	"	"	"	"	
1,2,4-Trimethylbenzene	ND	1.0	µg/kg	"	"	"	"	
1,3,5-Trimethylbenzene	ND	1.0	µg/kg	"	"	"	"	
Vinyl chloride	ND	1.0	µg/kg	"	"	"	"	
m+p-Xylene	ND	2.0	µg/kg	"	"	"	"	
o-Xylene	ND	1.0	µg/kg	"	"	"	"	
Methyl-tert-butylether	ND	5.0	µg/kg	"	"	"	"	
Ethyl-tert-butylether	ND	5.0	µg/kg	"	"	"	"	
Di-isopropylether	ND	5.0	µg/kg	"	"	"	"	
tert-amylmethylether	ND	5.0	µg/kg	"	"	"	"	
tert-Butylalcohol	ND	50.0	µg/kg	"	"	"	"	
Gasoline Range Organics (C4-C12)	ND	0.20	mg/kg	"	"	"	"	

Surrogate: Toluene-d8	*96.02 %*	*60 - 140*
Surrogate: Dibromofluoromethane	*108.36 %*	*60 - 140*
Surrogate: 4-Bromofluorobenzene	*93.49 %*	*60 - 140*

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Lab Director

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11007 FOREST PLACE
SANTA FE SPRINGS, CA 90670
714-449-9937 PHONE
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Partner Engineering & Science, Inc.	Project:	Red Hook Capital, Winchester CA	
24 Executive Park,	Project Number:	ES24-452619	Reported
Irvine, CA	Project Manager:	Chris Carson	12/16/24 10:20

SG15-11
J243582-005(Soil)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Analyzed	Method	Notes
Volatile Organic Compounds by EPA 8260								
Benzene	ND	1.0	µg/kg	1	QC2412081	12/05/24	EPA 8260	
Bromobenzene	ND	1.0	µg/kg	"	"	"	"	
Bromodichloromethane	ND	1.0	µg/kg	"	"	"	"	
Bromoform	ND	1.0	µg/kg	"	"	"	"	
n-Butylbenzene	ND	1.0	µg/kg	"	"	"	"	
sec-Butylbenzene	ND	1.0	µg/kg	"	"	"	"	
tert-Butylbenzene	ND	1.0	µg/kg	"	"	"	"	
Carbon tetrachloride	ND	1.0	µg/kg	"	"	"	"	
Chlorobenzene	ND	1.0	µg/kg	"	"	"	"	
Chloroform	ND	1.0	µg/kg	"	"	"	"	
2-Chlorotoluene	ND	1.0	µg/kg	"	"	"	"	
4-Chlorotoluene	ND	1.0	µg/kg	"	"	"	"	
Dibromochloromethane	ND	1.0	µg/kg	"	"	"	"	
1,2-Dibromo-3-chloropropane	ND	1.0	µg/kg	"	"	"	"	
1,2-Dibromoethane (EDB)	ND	1.0	µg/kg	"	"	"	"	
Dibromomethane	ND	1.0	µg/kg	"	"	"	"	
1,2- Dichlorobenzene	ND	1.0	µg/kg	"	"	"	"	
1,3-Dichlorobenzene	ND	1.0	µg/kg	"	"	"	"	
1,4-Dichlorobenzene	ND	1.0	µg/kg	"	"	"	"	
1,1-Dichloroethane	ND	1.0	µg/kg	"	"	"	"	
1,2-Dichloroethane	ND	1.0	µg/kg	"	"	"	"	
1,1-Dichloroethene	ND	1.0	µg/kg	"	"	"	"	
cis-1,2-Dichloroethene	ND	1.0	µg/kg	"	"	"	"	
trans-1,2-Dichloroethene	ND	1.0	µg/kg	"	"	"	"	
1,2-Dichloropropane	ND	1.0	µg/kg	"	"	"	"	
1,3-Dichloropropane	ND	1.0	µg/kg	"	"	"	"	
2,2-Dichloropropane	ND	1.0	µg/kg	"	"	"	"	
1,1-Dichloropropene	ND	1.0	µg/kg	"	"	"	"	
cis-1,3-Dichloropropene	ND	1.0	µg/kg	"	"	"	"	
trans-1,3-Dichloropropene	ND	1.0	µg/kg	"	"	"	"	
Ethylbenzene	ND	1.0	µg/kg	"	"	"	"	
Freon 11	ND	5.0	µg/kg	"	"	"	"	
Freon 12	ND	5.0	µg/kg	"	"	"	"	
Freon 113	ND	5.0	µg/kg	"	"	"	"	
Hexachlorobutadiene	ND	1.0	µg/kg	"	"	"	"	
Isopropylbenzene	ND	1.0	µg/kg	"	"	"	"	
4-Isopropyltoluene	ND	1.0	µg/kg	"	"	"	"	
Methylene chloride	ND	1.0	µg/kg	"	"	"	"	

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Partner Engineering & Science, Inc.	Project:	Red Hook Capital, Winchester CA	
24 Executive Park,	Project Number:	ES24-452619	Reported
Irvine, CA	Project Manager:	Chris Carson	12/16/24 10:20

SG15-11
J243582-005(Soil)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Analyzed	Method	Notes
Volatile Organic Compounds by EPA 8260								
Naphthalene	ND	5.0	µg/kg	1	QC2412081	12/05/24	EPA 8260	
n-Propylbenzene	ND	1.0	µg/kg	"	"	"	"	
Styrene	ND	1.0	µg/kg	"	"	"	"	
1,1,1,2-Tetrachloroethane	ND	1.0	µg/kg	"	"	"	"	
1,1,2,2-Tetrachloroethane	ND	1.0	µg/kg	"	"	"	"	
Tetrachloroethene	ND	1.0	µg/kg	"	"	"	"	
Toluene	ND	1.0	µg/kg	"	"	"	"	
1,2,3-Trichlorobenzene	ND	3.0	µg/kg	"	"	"	"	
1,2,4-Trichlorobenzene	ND	3.0	µg/kg	"	"	"	"	
1,1,1-Trichloroethane	ND	1.0	µg/kg	"	"	"	"	
1,1,2-Trichloroethane	ND	1.0	µg/kg	"	"	"	"	
Trichloroethene	ND	1.0	µg/kg	"	"	"	"	
1,2,3-Trichloropropane	ND	1.0	µg/kg	"	"	"	"	
1,2,4-Trimethylbenzene	ND	1.0	µg/kg	"	"	"	"	
1,3,5-Trimethylbenzene	ND	1.0	µg/kg	"	"	"	"	
Vinyl chloride	ND	1.0	µg/kg	"	"	"	"	
m+p-Xylene	ND	2.0	µg/kg	"	"	"	"	
o-Xylene	ND	1.0	µg/kg	"	"	"	"	
Methyl-tert-butylether	ND	5.0	µg/kg	"	"	"	"	
Ethyl-tert-butylether	ND	5.0	µg/kg	"	"	"	"	
Di-isopropylether	ND	5.0	µg/kg	"	"	"	"	
tert-amylmethylether	ND	5.0	µg/kg	"	"	"	"	
tert-Butylalcohol	ND	50.0	µg/kg	"	"	"	"	
Gasoline Range Organics (C4-C12)	ND	0.20	mg/kg	"	"	"	"	

Surrogate: Toluene-d8	*97.16 %*	*60 - 140*
Surrogate: Dibromofluoromethane	*108.32 %*	*60 - 140*
Surrogate: 4-Bromofluorobenzene	*92.35 %*	*60 - 140*

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Lab Director

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11007 FOREST PLACE
SANTA FE SPRINGS, CA 90670
714-449-9937 PHONE
562-646-1611 FAX

Partner Engineering & Science, Inc.	Project:	Red Hook Capital, Winchester CA	
24 Executive Park,	Project Number:	ES24-452619	Reported
Irvine, CA	Project Manager:	Chris Carson	12/16/24 10:20

SG16-5
J243582-006(Soil)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Analyzed	Method	Notes
Volatile Organic Compounds by EPA 8260								
Benzene	ND	1.0	µg/kg	1	QC2412081	12/05/24	EPA 8260	
Bromobenzene	ND	1.0	µg/kg	"	"	"	"	
Bromodichloromethane	ND	1.0	µg/kg	"	"	"	"	
Bromoform	ND	1.0	µg/kg	"	"	"	"	
n-Butylbenzene	ND	1.0	µg/kg	"	"	"	"	
sec-Butylbenzene	ND	1.0	µg/kg	"	"	"	"	
tert-Butylbenzene	ND	1.0	µg/kg	"	"	"	"	
Carbon tetrachloride	ND	1.0	µg/kg	"	"	"	"	
Chlorobenzene	ND	1.0	µg/kg	"	"	"	"	
Chloroform	ND	1.0	µg/kg	"	"	"	"	
2-Chlorotoluene	ND	1.0	µg/kg	"	"	"	"	
4-Chlorotoluene	ND	1.0	µg/kg	"	"	"	"	
Dibromochloromethane	ND	1.0	µg/kg	"	"	"	"	
1,2-Dibromo-3-chloropropane	ND	1.0	µg/kg	"	"	"	"	
1,2-Dibromoethane (EDB)	ND	1.0	µg/kg	"	"	"	"	
Dibromomethane	ND	1.0	µg/kg	"	"	"	"	
1,2- Dichlorobenzene	ND	1.0	µg/kg	"	"	"	"	
1,3-Dichlorobenzene	ND	1.0	µg/kg	"	"	"	"	
1,4-Dichlorobenzene	ND	1.0	µg/kg	"	"	"	"	
1,1-Dichloroethane	ND	1.0	µg/kg	"	"	"	"	
1,2-Dichloroethane	ND	1.0	µg/kg	"	"	"	"	
1,1-Dichloroethene	ND	1.0	µg/kg	"	"	"	"	
cis-1,2-Dichloroethene	ND	1.0	µg/kg	"	"	"	"	
trans-1,2-Dichloroethene	ND	1.0	µg/kg	"	"	"	"	
1,2-Dichloropropane	ND	1.0	µg/kg	"	"	"	"	
1,3-Dichloropropane	ND	1.0	µg/kg	"	"	"	"	
2,2-Dichloropropane	ND	1.0	µg/kg	"	"	"	"	
1,1-Dichloropropene	ND	1.0	µg/kg	"	"	"	"	
cis-1,3-Dichloropropene	ND	1.0	µg/kg	"	"	"	"	
trans-1,3-Dichloropropene	ND	1.0	µg/kg	"	"	"	"	
Ethylbenzene	1.3	1.0	µg/kg	"	"	"	"	
Freon 11	ND	5.0	µg/kg	"	"	"	"	
Freon 12	ND	5.0	µg/kg	"	"	"	"	
Freon 113	ND	5.0	µg/kg	"	"	"	"	
Hexachlorobutadiene	ND	1.0	µg/kg	"	"	"	"	
Isopropylbenzene	ND	1.0	µg/kg	"	"	"	"	
4-Isopropyltoluene	ND	1.0	µg/kg	"	"	"	"	
Methylene chloride	ND	1.0	µg/kg	"	"	"	"	

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Partner Engineering & Science, Inc.	Project:	Red Hook Capital, Winchester CA	
24 Executive Park,	Project Number:	ES24-452619	Reported
Irvine, CA	Project Manager:	Chris Carson	12/16/24 10:20

SG16-5
J243582-006(Soil)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Analyzed	Method	Notes
Volatile Organic Compounds by EPA 8260								
Naphthalene	ND	5.0	µg/kg	1	QC2412081	12/05/24	EPA 8260	
n-Propylbenzene	ND	1.0	µg/kg	"	"	"	"	
Styrene	ND	1.0	µg/kg	"	"	"	"	
1,1,1,2-Tetrachloroethane	ND	1.0	µg/kg	"	"	"	"	
1,1,2,2-Tetrachloroethane	ND	1.0	µg/kg	"	"	"	"	
Tetrachloroethene	ND	1.0	µg/kg	"	"	"	"	
Toluene	ND	1.0	µg/kg	"	"	"	"	
1,2,3-Trichlorobenzene	ND	3.0	µg/kg	"	"	"	"	
1,2,4-Trichlorobenzene	ND	3.0	µg/kg	"	"	"	"	
1,1,1-Trichloroethane	ND	1.0	µg/kg	"	"	"	"	
1,1,2-Trichloroethane	ND	1.0	µg/kg	"	"	"	"	
Trichloroethene	ND	1.0	µg/kg	"	"	"	"	
1,2,3-Trichloropropane	ND	1.0	µg/kg	"	"	"	"	
1,2,4-Trimethylbenzene	ND	1.0	µg/kg	"	"	"	"	
1,3,5-Trimethylbenzene	ND	1.0	µg/kg	"	"	"	"	
Vinyl chloride	ND	1.0	µg/kg	"	"	"	"	
m+p-Xylene	2.1	2.0	µg/kg	"	"	"	"	
o-Xylene	ND	1.0	µg/kg	"	"	"	"	
Methyl-tert-butylether	ND	5.0	µg/kg	"	"	"	"	
Ethyl-tert-butylether	ND	5.0	µg/kg	"	"	"	"	
Di-isopropylether	ND	5.0	µg/kg	"	"	"	"	
tert-amylmethylether	ND	5.0	µg/kg	"	"	"	"	
tert-Butylalcohol	ND	50.0	µg/kg	"	"	"	"	
Gasoline Range Organics (C4-C12)	ND	0.20	mg/kg	"	"	"	"	

Surrogate: Toluene-d8	*93.92 %*	*60 - 140*
Surrogate: Dibromofluoromethane	*104.59 %*	*60 - 140*
Surrogate: 4-Bromofluorobenzene	*92.67 %*	*60 - 140*

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Partner Engineering & Science, Inc.	Project:	Red Hook Capital, Winchester CA	
24 Executive Park,	Project Number:	ES24-452619	Reported
Irvine, CA	Project Manager:	Chris Carson	12/16/24 10:20

SG16-8
J243582-007(Soil)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Analyzed	Method	Notes
Volatile Organic Compounds by EPA 8260								
Benzene	ND	1.0	µg/kg	1	QC2412081	12/05/24	EPA 8260	
Bromobenzene	ND	1.0	µg/kg	"	"	"	"	
Bromodichloromethane	ND	1.0	µg/kg	"	"	"	"	
Bromoform	ND	1.0	µg/kg	"	"	"	"	
n-Butylbenzene	ND	1.0	µg/kg	"	"	"	"	
sec-Butylbenzene	ND	1.0	µg/kg	"	"	"	"	
tert-Butylbenzene	ND	1.0	µg/kg	"	"	"	"	
Carbon tetrachloride	ND	1.0	µg/kg	"	"	"	"	
Chlorobenzene	ND	1.0	µg/kg	"	"	"	"	
Chloroform	ND	1.0	µg/kg	"	"	"	"	
2-Chlorotoluene	ND	1.0	µg/kg	"	"	"	"	
4-Chlorotoluene	ND	1.0	µg/kg	"	"	"	"	
Dibromochloromethane	ND	1.0	µg/kg	"	"	"	"	
1,2-Dibromo-3-chloropropane	ND	1.0	µg/kg	"	"	"	"	
1,2-Dibromoethane (EDB)	ND	1.0	µg/kg	"	"	"	"	
Dibromomethane	ND	1.0	µg/kg	"	"	"	"	
1,2- Dichlorobenzene	ND	1.0	µg/kg	"	"	"	"	
1,3-Dichlorobenzene	ND	1.0	µg/kg	"	"	"	"	
1,4-Dichlorobenzene	ND	1.0	µg/kg	"	"	"	"	
1,1-Dichloroethane	ND	1.0	µg/kg	"	"	"	"	
1,2-Dichloroethane	ND	1.0	µg/kg	"	"	"	"	
1,1-Dichloroethene	ND	1.0	µg/kg	"	"	"	"	
cis-1,2-Dichloroethene	ND	1.0	µg/kg	"	"	"	"	
trans-1,2-Dichloroethene	ND	1.0	µg/kg	"	"	"	"	
1,2-Dichloropropane	ND	1.0	µg/kg	"	"	"	"	
1,3-Dichloropropane	ND	1.0	µg/kg	"	"	"	"	
2,2-Dichloropropane	ND	1.0	µg/kg	"	"	"	"	
1,1-Dichloropropene	ND	1.0	µg/kg	"	"	"	"	
cis-1,3-Dichloropropene	ND	1.0	µg/kg	"	"	"	"	
trans-1,3-Dichloropropene	ND	1.0	µg/kg	"	"	"	"	
Ethylbenzene	ND	1.0	µg/kg	"	"	"	"	
Freon 11	ND	5.0	µg/kg	"	"	"	"	
Freon 12	ND	5.0	µg/kg	"	"	"	"	
Freon 113	ND	5.0	µg/kg	"	"	"	"	
Hexachlorobutadiene	ND	1.0	µg/kg	"	"	"	"	
Isopropylbenzene	ND	1.0	µg/kg	"	"	"	"	
4-Isopropyltoluene	ND	1.0	µg/kg	"	"	"	"	
Methylene chloride	ND	1.0	µg/kg	"	"	"	"	

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Partner Engineering & Science, Inc.	Project:	Red Hook Capital, Winchester CA	
24 Executive Park,	Project Number:	ES24-452619	Reported
Irvine, CA	Project Manager:	Chris Carson	12/16/24 10:20

SG16-8
J243582-007(Soil)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Analyzed	Method	Notes
Volatile Organic Compounds by EPA 8260								
Naphthalene	ND	5.0	µg/kg	1	QC2412081	12/05/24	EPA 8260	
n-Propylbenzene	ND	1.0	µg/kg	"	"	"	"	
Styrene	ND	1.0	µg/kg	"	"	"	"	
1,1,1,2-Tetrachloroethane	ND	1.0	µg/kg	"	"	"	"	
1,1,2,2-Tetrachloroethane	ND	1.0	µg/kg	"	"	"	"	
Tetrachloroethene	ND	1.0	µg/kg	"	"	"	"	
Toluene	ND	1.0	µg/kg	"	"	"	"	
1,2,3-Trichlorobenzene	ND	3.0	µg/kg	"	"	"	"	
1,2,4-Trichlorobenzene	ND	3.0	µg/kg	"	"	"	"	
1,1,1-Trichloroethane	ND	1.0	µg/kg	"	"	"	"	
1,1,2-Trichloroethane	ND	1.0	µg/kg	"	"	"	"	
Trichloroethene	ND	1.0	µg/kg	"	"	"	"	
1,2,3-Trichloropropane	ND	1.0	µg/kg	"	"	"	"	
1,2,4-Trimethylbenzene	ND	1.0	µg/kg	"	"	"	"	
1,3,5-Trimethylbenzene	ND	1.0	µg/kg	"	"	"	"	
Vinyl chloride	ND	1.0	µg/kg	"	"	"	"	
m+p-Xylene	ND	2.0	µg/kg	"	"	"	"	
o-Xylene	ND	1.0	µg/kg	"	"	"	"	
Methyl-tert-butylether	ND	5.0	µg/kg	"	"	"	"	
Ethyl-tert-butylether	ND	5.0	µg/kg	"	"	"	"	
Di-isopropylether	ND	5.0	µg/kg	"	"	"	"	
tert-amylmethylether	ND	5.0	µg/kg	"	"	"	"	
tert-Butylalcohol	ND	50.0	µg/kg	"	"	"	"	
Gasoline Range Organics (C4-C12)	ND	0.20	mg/kg	"	"	"	"	

Surrogate: Toluene-d8	*94.27 %*	*60 - 140*
Surrogate: Dibromofluoromethane	*108.25 %*	*60 - 140*
Surrogate: 4-Bromofluorobenzene	*92.58 %*	*60 - 140*

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Lab Director

JONES ENVIRONMENTAL, INC.

11007 FOREST PLACE
SANTA FE SPRINGS, CA 90670
714-449-9937 PHONE
562-646-1611 FAX

Partner Engineering & Science, Inc.	Project:	Red Hook Capital, Winchester CA	
24 Executive Park,	Project Number:	ES24-452619	Reported
Irvine, CA	Project Manager:	Chris Carson	12/16/24 10:20

SG17-3
J243582-008(Soil)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Analyzed	Method	Notes
Volatile Organic Compounds by EPA 8260								
Benzene	ND	1.0	µg/kg	1	QC2412081	12/05/24	EPA 8260	
Bromobenzene	ND	1.0	µg/kg	"	"	"	"	
Bromodichloromethane	ND	1.0	µg/kg	"	"	"	"	
Bromoform	ND	1.0	µg/kg	"	"	"	"	
n-Butylbenzene	ND	1.0	µg/kg	"	"	"	"	
sec-Butylbenzene	ND	1.0	µg/kg	"	"	"	"	
tert-Butylbenzene	ND	1.0	µg/kg	"	"	"	"	
Carbon tetrachloride	ND	1.0	µg/kg	"	"	"	"	
Chlorobenzene	ND	1.0	µg/kg	"	"	"	"	
Chloroform	ND	1.0	µg/kg	"	"	"	"	
2-Chlorotoluene	ND	1.0	µg/kg	"	"	"	"	
4-Chlorotoluene	ND	1.0	µg/kg	"	"	"	"	
Dibromochloromethane	ND	1.0	µg/kg	"	"	"	"	
1,2-Dibromo-3-chloropropane	ND	1.0	µg/kg	"	"	"	"	
1,2-Dibromoethane (EDB)	ND	1.0	µg/kg	"	"	"	"	
Dibromomethane	ND	1.0	µg/kg	"	"	"	"	
1,2- Dichlorobenzene	ND	1.0	µg/kg	"	"	"	"	
1,3-Dichlorobenzene	ND	1.0	µg/kg	"	"	"	"	
1,4-Dichlorobenzene	ND	1.0	µg/kg	"	"	"	"	
1,1-Dichloroethane	ND	1.0	µg/kg	"	"	"	"	
1,2-Dichloroethane	ND	1.0	µg/kg	"	"	"	"	
1,1-Dichloroethene	ND	1.0	µg/kg	"	"	"	"	
cis-1,2-Dichloroethene	ND	1.0	µg/kg	"	"	"	"	
trans-1,2-Dichloroethene	ND	1.0	µg/kg	"	"	"	"	
1,2-Dichloropropane	ND	1.0	µg/kg	"	"	"	"	
1,3-Dichloropropane	ND	1.0	µg/kg	"	"	"	"	
2,2-Dichloropropane	ND	1.0	µg/kg	"	"	"	"	
1,1-Dichloropropene	ND	1.0	µg/kg	"	"	"	"	
cis-1,3-Dichloropropene	ND	1.0	µg/kg	"	"	"	"	
trans-1,3-Dichloropropene	ND	1.0	µg/kg	"	"	"	"	
Ethylbenzene	ND	1.0	µg/kg	"	"	"	"	
Freon 11	ND	5.0	µg/kg	"	"	"	"	
Freon 12	ND	5.0	µg/kg	"	"	"	"	
Freon 113	ND	5.0	µg/kg	"	"	"	"	
Hexachlorobutadiene	ND	1.0	µg/kg	"	"	"	"	
Isopropylbenzene	ND	1.0	µg/kg	"	"	"	"	
4-Isopropyltoluene	ND	1.0	µg/kg	"	"	"	"	
Methylene chloride	ND	1.0	µg/kg	"	"	"	"	

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SANTA FE SPRINGS, CA 90670
714-449-9937 PHONE
562-646-1611 FAX

Partner Engineering & Science, Inc.	Project:	Red Hook Capital, Winchester CA	
24 Executive Park,	Project Number:	ES24-452619	Reported
Irvine, CA	Project Manager:	Chris Carson	12/16/24 10:20

SG17-3
J243582-008(Soil)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Analyzed	Method	Notes
Volatile Organic Compounds by EPA 8260								
Naphthalene	ND	5.0	µg/kg	1	QC2412081	12/05/24	EPA 8260	
n-Propylbenzene	ND	1.0	µg/kg	"	"	"	"	
Styrene	ND	1.0	µg/kg	"	"	"	"	
1,1,1,2-Tetrachloroethane	ND	1.0	µg/kg	"	"	"	"	
1,1,2,2-Tetrachloroethane	ND	1.0	µg/kg	"	"	"	"	
Tetrachloroethene	ND	1.0	µg/kg	"	"	"	"	
Toluene	ND	1.0	µg/kg	"	"	"	"	
1,2,3-Trichlorobenzene	ND	3.0	µg/kg	"	"	"	"	
1,2,4-Trichlorobenzene	ND	3.0	µg/kg	"	"	"	"	
1,1,1-Trichloroethane	ND	1.0	µg/kg	"	"	"	"	
1,1,2-Trichloroethane	ND	1.0	µg/kg	"	"	"	"	
Trichloroethene	ND	1.0	µg/kg	"	"	"	"	
1,2,3-Trichloropropane	ND	1.0	µg/kg	"	"	"	"	
1,2,4-Trimethylbenzene	ND	1.0	µg/kg	"	"	"	"	
1,3,5-Trimethylbenzene	ND	1.0	µg/kg	"	"	"	"	
Vinyl chloride	ND	1.0	µg/kg	"	"	"	"	
m+p-Xylene	ND	2.0	µg/kg	"	"	"	"	
o-Xylene	ND	1.0	µg/kg	"	"	"	"	
Methyl-tert-butylether	ND	5.0	µg/kg	"	"	"	"	
Ethyl-tert-butylether	ND	5.0	µg/kg	"	"	"	"	
Di-isopropylether	ND	5.0	µg/kg	"	"	"	"	
tert-amylmethylether	ND	5.0	µg/kg	"	"	"	"	
tert-Butylalcohol	ND	50.0	µg/kg	"	"	"	"	
Gasoline Range Organics (C4-C12)	ND	0.20	mg/kg	"	"	"	"	

Surrogate: Toluene-d8	*98.14 %*	*60 - 140*
Surrogate: Dibromofluoromethane	*109.06 %*	*60 - 140*
Surrogate: 4-Bromofluorobenzene	*93.45 %*	*60 - 140*

Jones Environmental, Inc.



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Lab Director

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562-646-1611 FAX

Partner Engineering & Science, Inc.	Project:	Red Hook Capital, Winchester CA	
24 Executive Park,	Project Number:	ES24-452619	Reported
Irvine, CA	Project Manager:	Chris Carson	12/16/24 10:20

SG17-9
J243582-009(Soil)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Analyzed	Method	Notes
Volatile Organic Compounds by EPA 8260								
Benzene	ND	1.0	µg/kg	1	QC2412081	12/05/24	EPA 8260	
Bromobenzene	ND	1.0	µg/kg	"	"	"	"	
Bromodichloromethane	ND	1.0	µg/kg	"	"	"	"	
Bromoform	ND	1.0	µg/kg	"	"	"	"	
n-Butylbenzene	ND	1.0	µg/kg	"	"	"	"	
sec-Butylbenzene	ND	1.0	µg/kg	"	"	"	"	
tert-Butylbenzene	ND	1.0	µg/kg	"	"	"	"	
Carbon tetrachloride	ND	1.0	µg/kg	"	"	"	"	
Chlorobenzene	ND	1.0	µg/kg	"	"	"	"	
Chloroform	ND	1.0	µg/kg	"	"	"	"	
2-Chlorotoluene	ND	1.0	µg/kg	"	"	"	"	
4-Chlorotoluene	ND	1.0	µg/kg	"	"	"	"	
Dibromochloromethane	ND	1.0	µg/kg	"	"	"	"	
1,2-Dibromo-3-chloropropane	ND	1.0	µg/kg	"	"	"	"	
1,2-Dibromoethane (EDB)	ND	1.0	µg/kg	"	"	"	"	
Dibromomethane	ND	1.0	µg/kg	"	"	"	"	
1,2- Dichlorobenzene	ND	1.0	µg/kg	"	"	"	"	
1,3-Dichlorobenzene	ND	1.0	µg/kg	"	"	"	"	
1,4-Dichlorobenzene	ND	1.0	µg/kg	"	"	"	"	
1,1-Dichloroethane	ND	1.0	µg/kg	"	"	"	"	
1,2-Dichloroethane	ND	1.0	µg/kg	"	"	"	"	
1,1-Dichloroethene	ND	1.0	µg/kg	"	"	"	"	
cis-1,2-Dichloroethene	ND	1.0	µg/kg	"	"	"	"	
trans-1,2-Dichloroethene	ND	1.0	µg/kg	"	"	"	"	
1,2-Dichloropropane	ND	1.0	µg/kg	"	"	"	"	
1,3-Dichloropropane	ND	1.0	µg/kg	"	"	"	"	
2,2-Dichloropropane	ND	1.0	µg/kg	"	"	"	"	
1,1-Dichloropropene	ND	1.0	µg/kg	"	"	"	"	
cis-1,3-Dichloropropene	ND	1.0	µg/kg	"	"	"	"	
trans-1,3-Dichloropropene	ND	1.0	µg/kg	"	"	"	"	
Ethylbenzene	1.3	1.0	µg/kg	"	"	"	"	
Freon 11	ND	5.0	µg/kg	"	"	"	"	
Freon 12	ND	5.0	µg/kg	"	"	"	"	
Freon 113	ND	5.0	µg/kg	"	"	"	"	
Hexachlorobutadiene	ND	1.0	µg/kg	"	"	"	"	
Isopropylbenzene	ND	1.0	µg/kg	"	"	"	"	
4-Isopropyltoluene	ND	1.0	µg/kg	"	"	"	"	
Methylene chloride	ND	1.0	µg/kg	"	"	"	"	

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Colby Wakeman
Lab Director

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11007 FOREST PLACE
SANTA FE SPRINGS, CA 90670
714-449-9937 PHONE
562-646-1611 FAX

Partner Engineering & Science, Inc.	Project:	Red Hook Capital, Winchester CA	
24 Executive Park,	Project Number:	ES24-452619	Reported
Irvine, CA	Project Manager:	Chris Carson	12/16/24 10:20

SG17-9
J243582-009(Soil)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Analyzed	Method	Notes
Volatile Organic Compounds by EPA 8260								
Naphthalene	ND	5.0	µg/kg	1	QC2412081	12/05/24	EPA 8260	
n-Propylbenzene	ND	1.0	µg/kg	"	"	"	"	
Styrene	ND	1.0	µg/kg	"	"	"	"	
1,1,1,2-Tetrachloroethane	ND	1.0	µg/kg	"	"	"	"	
1,1,2,2-Tetrachloroethane	ND	1.0	µg/kg	"	"	"	"	
Tetrachloroethene	ND	1.0	µg/kg	"	"	"	"	
Toluene	ND	1.0	µg/kg	"	"	"	"	
1,2,3-Trichlorobenzene	ND	3.0	µg/kg	"	"	"	"	
1,2,4-Trichlorobenzene	ND	3.0	µg/kg	"	"	"	"	
1,1,1-Trichloroethane	ND	1.0	µg/kg	"	"	"	"	
1,1,2-Trichloroethane	ND	1.0	µg/kg	"	"	"	"	
Trichloroethene	ND	1.0	µg/kg	"	"	"	"	
1,2,3-Trichloropropane	ND	1.0	µg/kg	"	"	"	"	
1,2,4-Trimethylbenzene	ND	1.0	µg/kg	"	"	"	"	
1,3,5-Trimethylbenzene	ND	1.0	µg/kg	"	"	"	"	
Vinyl chloride	ND	1.0	µg/kg	"	"	"	"	
m+p-Xylene	3.8	2.0	µg/kg	"	"	"	"	
o-Xylene	1.3	1.0	µg/kg	"	"	"	"	
Methyl-tert-butylether	ND	5.0	µg/kg	"	"	"	"	
Ethyl-tert-butylether	ND	5.0	µg/kg	"	"	"	"	
Di-isopropylether	ND	5.0	µg/kg	"	"	"	"	
tert-amylmethylether	ND	5.0	µg/kg	"	"	"	"	
tert-Butylalcohol	ND	50.0	µg/kg	"	"	"	"	
Gasoline Range Organics (C4-C12)	ND	0.20	mg/kg	"	"	"	"	

Surrogate: Toluene-d8	*98.15 %*	*60 - 140*
Surrogate: Dibromofluoromethane	*108.32 %*	*60 - 140*
Surrogate: 4-Bromofluorobenzene	*92.37 %*	*60 - 140*

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Colby Wakeman
Lab Director

JONES ENVIRONMENTAL, INC.

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SANTA FE SPRINGS, CA 90670
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562-646-1611 FAX

Partner Engineering & Science, Inc.	Project:	Red Hook Capital, Winchester CA	
24 Executive Park,	Project Number:	ES24-452619	Reported
Irvine, CA	Project Manager:	Chris Carson	12/16/24 10:20

SG17-14
J243582-010(Soil)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Analyzed	Method	Notes
Volatile Organic Compounds by EPA 8260								
Benzene	ND	1.0	µg/kg	1	QC2412081	12/05/24	EPA 8260	
Bromobenzene	ND	1.0	µg/kg	"	"	"	"	
Bromodichloromethane	ND	1.0	µg/kg	"	"	"	"	
Bromoform	ND	1.0	µg/kg	"	"	"	"	
n-Butylbenzene	ND	1.0	µg/kg	"	"	"	"	
sec-Butylbenzene	ND	1.0	µg/kg	"	"	"	"	
tert-Butylbenzene	ND	1.0	µg/kg	"	"	"	"	
Carbon tetrachloride	ND	1.0	µg/kg	"	"	"	"	
Chlorobenzene	ND	1.0	µg/kg	"	"	"	"	
Chloroform	ND	1.0	µg/kg	"	"	"	"	
2-Chlorotoluene	ND	1.0	µg/kg	"	"	"	"	
4-Chlorotoluene	ND	1.0	µg/kg	"	"	"	"	
Dibromochloromethane	ND	1.0	µg/kg	"	"	"	"	
1,2-Dibromo-3-chloropropane	ND	1.0	µg/kg	"	"	"	"	
1,2-Dibromoethane (EDB)	ND	1.0	µg/kg	"	"	"	"	
Dibromomethane	ND	1.0	µg/kg	"	"	"	"	
1,2- Dichlorobenzene	ND	1.0	µg/kg	"	"	"	"	
1,3-Dichlorobenzene	ND	1.0	µg/kg	"	"	"	"	
1,4-Dichlorobenzene	ND	1.0	µg/kg	"	"	"	"	
1,1-Dichloroethane	ND	1.0	µg/kg	"	"	"	"	
1,2-Dichloroethane	ND	1.0	µg/kg	"	"	"	"	
1,1-Dichloroethene	ND	1.0	µg/kg	"	"	"	"	
cis-1,2-Dichloroethene	ND	1.0	µg/kg	"	"	"	"	
trans-1,2-Dichloroethene	ND	1.0	µg/kg	"	"	"	"	
1,2-Dichloropropane	ND	1.0	µg/kg	"	"	"	"	
1,3-Dichloropropane	ND	1.0	µg/kg	"	"	"	"	
2,2-Dichloropropane	ND	1.0	µg/kg	"	"	"	"	
1,1-Dichloropropene	ND	1.0	µg/kg	"	"	"	"	
cis-1,3-Dichloropropene	ND	1.0	µg/kg	"	"	"	"	
trans-1,3-Dichloropropene	ND	1.0	µg/kg	"	"	"	"	
Ethylbenzene	ND	1.0	µg/kg	"	"	"	"	
Freon 11	ND	5.0	µg/kg	"	"	"	"	
Freon 12	ND	5.0	µg/kg	"	"	"	"	
Freon 113	ND	5.0	µg/kg	"	"	"	"	
Hexachlorobutadiene	ND	1.0	µg/kg	"	"	"	"	
Isopropylbenzene	ND	1.0	µg/kg	"	"	"	"	
4-Isopropyltoluene	ND	1.0	µg/kg	"	"	"	"	
Methylene chloride	ND	1.0	µg/kg	"	"	"	"	

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Partner Engineering & Science, Inc.	Project:	Red Hook Capital, Winchester CA	
24 Executive Park,	Project Number:	ES24-452619	Reported
Irvine, CA	Project Manager:	Chris Carson	12/16/24 10:20

SG17-14
J243582-010(Soil)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Analyzed	Method	Notes
Volatile Organic Compounds by EPA 8260								
Naphthalene	ND	5.0	µg/kg	1	QC2412081	12/05/24	EPA 8260	
n-Propylbenzene	ND	1.0	µg/kg	"	"	"	"	
Styrene	ND	1.0	µg/kg	"	"	"	"	
1,1,1,2-Tetrachloroethane	ND	1.0	µg/kg	"	"	"	"	
1,1,2,2-Tetrachloroethane	ND	1.0	µg/kg	"	"	"	"	
Tetrachloroethene	ND	1.0	µg/kg	"	"	"	"	
Toluene	ND	1.0	µg/kg	"	"	"	"	
1,2,3-Trichlorobenzene	ND	3.0	µg/kg	"	"	"	"	
1,2,4-Trichlorobenzene	ND	3.0	µg/kg	"	"	"	"	
1,1,1-Trichloroethane	ND	1.0	µg/kg	"	"	"	"	
1,1,2-Trichloroethane	ND	1.0	µg/kg	"	"	"	"	
Trichloroethene	ND	1.0	µg/kg	"	"	"	"	
1,2,3-Trichloropropane	ND	1.0	µg/kg	"	"	"	"	
1,2,4-Trimethylbenzene	ND	1.0	µg/kg	"	"	"	"	
1,3,5-Trimethylbenzene	ND	1.0	µg/kg	"	"	"	"	
Vinyl chloride	ND	1.0	µg/kg	"	"	"	"	
m+p-Xylene	ND	2.0	µg/kg	"	"	"	"	
o-Xylene	ND	1.0	µg/kg	"	"	"	"	
Methyl-tert-butylether	ND	5.0	µg/kg	"	"	"	"	
Ethyl-tert-butylether	ND	5.0	µg/kg	"	"	"	"	
Di-isopropylether	ND	5.0	µg/kg	"	"	"	"	
tert-amylmethylether	ND	5.0	µg/kg	"	"	"	"	
tert-Butylalcohol	ND	50.0	µg/kg	"	"	"	"	
Gasoline Range Organics (C4-C12)	ND	0.20	mg/kg	"	"	"	"	

Surrogate: Toluene-d8	*93.79 %*	*60 - 140*
Surrogate: Dibromofluoromethane	*105.60 %*	*60 - 140*
Surrogate: 4-Bromofluorobenzene	*89.74 %*	*60 - 140*

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Lab Director

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11007 FOREST PLACE
SANTA FE SPRINGS, CA 90670
714-449-9937 PHONE
562-646-1611 FAX

Partner Engineering & Science, Inc.	Project:	Red Hook Capital, Winchester CA	
24 Executive Park,	Project Number:	ES24-452619	Reported
Irvine, CA	Project Manager:	Chris Carson	12/16/24 10:20

Volatile Organic Compounds by EPA 8260 - Quality Control

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	%REC Limits	Notes
Batch QC2412081 - EPA 8260										
CCV 1										
Benzene	256	1.0	%	250		102	80 - 120		120	
Chlorobenzene	266	1.0	%	250		106	80 - 120		120	
1,1-Dichloroethene	261	1.0	%	250		104	80 - 120		120	
cis-1,2-Dichloroethene	243	1.0	%	250		97	80 - 120		120	
Ethylbenzene	215	1.0	%	250		86	80 - 120		120	
Tetrachloroethene	215	1.0	%	250		86	80 - 120		120	
Toluene	248	1.0	%	250		99	80 - 120		120	
1,1,1-Trichloroethane	270	1.0	%	250		108	80 - 120		120	
Trichloroethene	269	1.0	%	250		107	80 - 120		120	
1,2,4-Trimethylbenzene	248	1.0	%	250		99	80 - 120		120	
Vinyl chloride	235	1.0	%	250		94	80 - 120		120	
LCS 1										
Benzene	49.1	1.0	%	50		98	70 - 130			
Chlorobenzene	52.0	1.0	%	50		104	70 - 130			
1,1-Dichloroethene	46.5	1.0	%	50		93	60 - 140			
cis-1,2-Dichloroethene	44.9	1.0	%	50		90	70 - 130			
Ethylbenzene	41.1	1.0	%	50		82	70 - 130			
Tetrachloroethene	40.6	1.0	%	50		81	70 - 130			
Toluene	47.2	1.0	%	50		94	70 - 130			
1,1,1-Trichloroethane	43.8	1.0	%	50		88	70 - 130			
Trichloroethene	49.5	1.0	%	50		99	70 - 130			
1,2,4-Trimethylbenzene	42.5	1.0	%	50		85	70 - 130			
Vinyl chloride	35.6	1.0	%	50		71	60 - 140			
Surrogate: Toluene-d8		*93.95 %*	*60 - 140*							
Surrogate: Dibromofluoromethane		*104.00 %*	*60 - 140*							
Surrogate: 4-Bromofluorobenzene		*92.45 %*	*60 - 140*							
LCSD 1										
Benzene	48.2	1.0	%	50		96	70 - 130	1.82	130	
Chlorobenzene	51.4	1.0	%	50		103	70 - 130	1.02	130	
1,1-Dichloroethene	45.6	1.0	%	50		91	60 - 140	1.95	140	
cis-1,2-Dichloroethene	45.2	1.0	%	50		90	70 - 130	0.59	130	
Ethylbenzene	41.7	1.0	%	50		83	70 - 130	1.47	130	
Tetrachloroethene	39.3	1.0	%	50		79	70 - 130	3.16	130	
Toluene	47.3	1.0	%	50		95	70 - 130	0.23	130	
1,1,1-Trichloroethane	44.3	1.0	%	50		89	70 - 130	1.14	130	

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SANTA FE SPRINGS, CA 90670
714-449-9937 PHONE
562-646-1611 FAX

Partner Engineering & Science, Inc.	Project:	Red Hook Capital, Winchester CA	
24 Executive Park,	Project Number:	ES24-452619	Reported
Irvine, CA	Project Manager:	Chris Carson	12/16/24 10:20

Volatile Organic Compounds by EPA 8260 - Quality Control

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	%REC Limits	Notes
Batch QC2412081 - EPA 8260										
LCSD 1										
Trichloroethene	49.1	1.0	%	50		98	70 - 130	0.68	130	
1,2,4-Trimethylbenzene	42.5	1.0	%	50		85	70 - 130	0.01	130	
Vinyl chloride	35.1	1.0	%	50		70	60 - 140	1.47	140	
Surrogate: Toluene-d8		*97.99 %*	*60 - 140*							
Surrogate: Dibromofluoromethane		*104.20 %*	*60 - 140*							
Surrogate: 4-Bromofluorobenzene		*95.05 %*	*60 - 140*							
Method Blank 1										
Benzene	ND	1.0	µg/kg							
Bromobenzene	ND	1.0	µg/kg							
Bromodichloromethane	ND	1.0	µg/kg							
Bromoform	ND	1.0	µg/kg							
n-Butylbenzene	ND	1.0	µg/kg							
sec-Butylbenzene	ND	1.0	µg/kg							
tert-Butylbenzene	ND	1.0	µg/kg							
Carbon tetrachloride	ND	1.0	µg/kg							
Chlorobenzene	ND	1.0	µg/kg							
Chloroform	ND	1.0	µg/kg							
2-Chlorotoluene	ND	1.0	µg/kg							
4-Chlorotoluene	ND	1.0	µg/kg							
Dibromochloromethane	ND	1.0	µg/kg							
1,2-Dibromo-3-chloropropane	ND	1.0	µg/kg							
1,2-Dibromoethane (EDB)	ND	1.0	µg/kg							
Dibromomethane	ND	1.0	µg/kg							
1,2- Dichlorobenzene	ND	1.0	µg/kg							
1,3-Dichlorobenzene	ND	1.0	µg/kg							
1,4-Dichlorobenzene	ND	1.0	µg/kg							
1,1-Dichloroethane	ND	1.0	µg/kg							
1,2-Dichloroethane	ND	1.0	µg/kg							
1,1-Dichloroethene	ND	1.0	µg/kg							
cis-1,2-Dichloroethene	ND	1.0	µg/kg							
trans-1,2-Dichloroethene	ND	1.0	µg/kg							
1,2-Dichloropropane	ND	1.0	µg/kg							
1,3-Dichloropropane	ND	1.0	µg/kg							
2,2-Dichloropropane	ND	1.0	µg/kg							
1,1-Dichloropropene	ND	1.0	µg/kg							

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Lab Director

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Partner Engineering & Science, Inc.	Project:	Red Hook Capital, Winchester CA	
24 Executive Park,	Project Number:	ES24-452619	Reported
Irvine, CA	Project Manager:	Chris Carson	12/16/24 10:20

Volatile Organic Compounds by EPA 8260 - Quality Control

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	%REC Limits	Notes
Batch QC2412081 - EPA 8260										
Method Blank 1										
cis-1,3-Dichloropropene	ND	1.0	µg/kg							
trans-1,3-Dichloropropene	ND	1.0	µg/kg							
Ethylbenzene	ND	1.0	µg/kg							
Freon 11	ND	5.0	µg/kg							
Freon 12	ND	5.0	µg/kg							
Freon 113	ND	5.0	µg/kg							
Hexachlorobutadiene	ND	1.0	µg/kg							
Isopropylbenzene	ND	1.0	µg/kg							
4-Isopropyltoluene	ND	1.0	µg/kg							
Methylene chloride	ND	1.0	µg/kg							
Naphthalene	ND	5.0	µg/kg							
n-Propylbenzene	ND	1.0	µg/kg							
Styrene	ND	1.0	µg/kg							
1,1,1,2-Tetrachloroethane	ND	1.0	µg/kg							
1,1,2,2-Tetrachloroethane	ND	1.0	µg/kg							
Tetrachloroethene	ND	1.0	µg/kg							
Toluene	ND	1.0	µg/kg							
1,2,3-Trichlorobenzene	ND	3.0	µg/kg							
1,2,4-Trichlorobenzene	ND	3.0	µg/kg							
1,1,1-Trichloroethane	ND	1.0	µg/kg							
1,1,2-Trichloroethane	ND	1.0	µg/kg							
Trichloroethene	ND	1.0	µg/kg							
1,2,3-Trichloropropane	ND	1.0	µg/kg							
1,2,4-Trimethylbenzene	ND	1.0	µg/kg							
1,3,5-Trimethylbenzene	ND	1.0	µg/kg							
Vinyl chloride	ND	1.0	µg/kg							
m+p-Xylene	ND	2.0	µg/kg							
o-Xylene	ND	1.0	µg/kg							
Methyl-tert-butylether	ND	5.0	µg/kg							
Ethyl-tert-butylether	ND	5.0	µg/kg							
Di-isopropylether	ND	5.0	µg/kg							
tert-amylmethylether	ND	5.0	µg/kg							
tert-Butylalcohol	ND	50.0	µg/kg							
Surrogate: Toluene-d8		*96.45 %*					*60 - 140*			
Surrogate: Dibromofluoromethane		*103.50 %*					*60 - 140*			
Surrogate: 4-Bromofluorobenzene		*90.81 %*					*60 - 140*			

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JONES ENVIRONMENTAL, INC.

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Partner Engineering & Science, Inc.	Project:	Red Hook Capital, Winchester CA	
24 Executive Park,	Project Number:	ES24-452619	Reported
Irvine, CA	Project Manager:	Chris Carson	12/16/24 10:20

Notes and Definitions

ND	Analyte NOT DETECTED at or above the reporting limit
RPD	Relative Percent Difference
E	Estimated Concentration; concentration exceeds calibration range.
LCC	Leak Check Compound
MDL	Compound Reported to Method Detection Limit
1	Recovery outside of acceptable limits. LCS/LCSD recoveries and %RSD were within QC limits, therefore data was accepted.
SMSR	Sample matrix prevented adequate surrogate recovery.
J	Value less then PQL but greater than MDL.
HHSR	High hydrocarbon concentration in this sample prevented adequate surrogate recovery.
SMTAR	Sample matrix prevented adequate recovery of target analytes.
OV	Sample was filtered in the lab before extraction.
HHTAR	High hydrocarbon concentration prevented in-range recovery of target analytes.
IHRPD	Target analyte recoveries were outside of range but accepted due to passing RPDs
AROL	Target analyte recovery exceeded recovery range but was accepted due to ND of that analyte in MB and sample(s).
ISO-H	Isomers could not be sufficiently chromatographically resolved according to method requirements due to hydrocarbon interference or other matrix effects. The isomers' reported individual concentrations were each calculated as the average of each of the individual isomers' concentrations.
2	Recovery outside of acceptable limits for either LCS or LCSD. CCV and LCS or LCSD recoveries were within limits; therefore data was accepted.
3	RPD outside of acceptable limits. Target analyte recoveries were within QC limits; therefore, data was accepted.
4	LCS and/or LCSD recoveries exceeded acceptability ranges. Target analyte recoveries were accepted due to passing CCV, in-range LCS/LCSD RPDs, and a clean MB in which all target analytes were < RL.
SMTAR	Sample matrix prevented adequate recovery of target analytes.
RV	Surrogate recovery outside of control limits due to required dilution.
ASP	Hydrocarbons in this sample most closely resemble asphalt.
@	Surrogate is outside acceptable limits. All other QC parameters in control, therefore data was accepted.
S	Sample was subjected to elemental sulfur cleanup by EPA 3660B.
TIC	Tentatively Identified Compound. Compound is not in the calibration mix and does not have a valid calibration. All reported detections are estimated

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Lab Director

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Chain-of-Custody Record

JONES ENVIRONMENTAL, INC.
11007 Forest Pl.
Santa Fe Springs, CA 90670
(714) 449-9937
reports@jonesenv.com
www.jonesenv.com

Turnaround Time Requested:
- □ Immediate Attention - 200% (Advanced notice only)
- □ One Day TAT- 100% (Cut off time 11AM)
- □ Two Day TAT - 50% (Cut off time 12AM)
- □ Three Day TAT - 25% (Cut off time 1PM)
- □ Four Day TAT - 10% (Cut off time 2PM)
- X Normal - No Surcharge

Date needed by: _____

LAB USE ONLY
Jones Project # J243582
Page 1 of 1

Client: Partner Engineering and Science Inc.
Date: 12/3/2024
Project Name: Red Hook Capital, Winchester CA
Client Project # 5 ES24-43206019
Project Address: 35780 Washington Street, Winchester, CA 92596
Email: ccarson@partneresi.com
Phone:
Report To: Chris Carson
Sampler: Mya Maraggay

Sample Container / Preservative Abbreviations
AS - Acetate Sleeve
SS - Stainless Steel Sleeve
BS - Brass Sleeve
G - Glass
AB - Amber Bottle
P - Plastic
SOBI - Sodium Bisulfate
MeOH - Methanol
HCl - Hydrochloric Acid
HNO3 - Nitric Acid
O - Other (See Notes)

Analysis Requested

□ EDF* - 10% Surcharge
*Global ID:

Temperature:
Cooler 1: 7.7 °C
Cooler 2: _____ °C
Cooler 3: _____ °C

Sample ID	Sample Collection Date	Sample Collection Time	Laboratory Sample ID	Preservative	Sample Container	Sample Matrix: Soil (S), Sludge (SL), Aqueous (A), Free Product (FP)	TPH-g/VOCs 8260B	Number of Containers	Notes & Special Instructions
SG13-5'	12/3/24	08:30	-001	SOBI/MeOH	VOA	S	X	3	
SG13-15'		0845	-002				X	3	
SG14-5'		09:40	-003				X	3	
SG14-11'		09:52	-004				X	3	
SG15-11'		10:45	-005				X	3	
SG16-5'		11:30	-006				X	3	
SG16-8'		11:35	-007				X	3	
SG17-3'		12:18	-008				X	3	
SG17-9'		12:20	-009				X	3	
SG17-14'		12:35	-010				X	3	

Relinquished By (Signature)	Printed Name: Mya Maraggay		Received By (Signature)	Printed Name	30 Total Number of Containers
Company: PESI	Date: 12/3/24	Time: 1530	Company	Date / Time	
Relinquished By (Signature)	Printed Name		Received By Laboratory (Signature)	Printed Name: Megan Davis	
Company	Date:	Time	Company: Jones	Date: 12/3/24	Time: 15:30

Client signature on this Chain of Custody form constitutes acknowledgement that the above analyses have been requested, and the information provided herein is correct and accurate.



Login Report

Customer Name: Partner Engineering & Science, Inc. **Order ID:** J243582

Purchase Order: **Order Date:** 12/3/2024

Project ID: Red Hook Capital, Winchester CA

Comment:

Sample #: J243582-001 **Customer Sample #:** SG13-5 **Site:**

Recv'd:	☑	**Collector:**		**Date Collected:**	12/03/24	8:30 AM
Quantity:	3	**Matrix:**	Soil	**Date Received:**	12/03/24	5:02 PM

Comment:

Test	Test Group	Method	Due Date	Priority
Volatile Organic Compounds		EPA 8260	12/11/2024	

Sample #: J243582-002 **Customer Sample #:** SG13-15 **Site:**

Recv'd:	☑	**Collector:**		**Date Collected:**	12/03/24	8:45 AM
Quantity:	3	**Matrix:**	Soil	**Date Received:**	12/03/24	5:02 PM

Comment:

Test	Test Group	Method	Due Date	Priority
Volatile Organic Compounds		EPA 8260	12/11/2024	

Sample #: J243582-003 **Customer Sample #:** SG14-5 **Site:**

Recv'd:	☑	**Collector:**		**Date Collected:**	12/03/24	9:40 AM
Quantity:	3	**Matrix:**	Soil	**Date Received:**	12/03/24	5:02 PM

Comment:

Test	Test Group	Method	Due Date	Priority
Volatile Organic Compounds		EPA 8260	12/11/2024	

Sample #: J243582-004 **Customer Sample #:** SG14-11 **Site:**

Recv'd:	☑	**Collector:**		**Date Collected:**	12/03/24	9:52 AM
Quantity:	3	**Matrix:**	Soil	**Date Received:**	12/03/24	5:02 PM

Comment:

Test	Test Group	Method	Due Date	Priority
Volatile Organic Compounds		EPA 8260	12/11/2024	

Customer Name: Partner Engineering & Science, Inc. **Order ID:** J243582

Purchase Order: **Order Date:** 12/3/2024

Project ID: Red Hook Capital, Winchester CA

Comment:

Sample #: J243582-005 **Customer Sample #:** SG15-11 **Site:**

Recv'd:	☑	**Collector:**		**Date Collected:**	12/03/24	10:45 AM
Quantity:	3	**Matrix:**	Soil	**Date Received:**	12/03/24	5:02 PM

Comment:

Test	Test Group	Method	Due Date	Priority
Volatile Organic Compounds		EPA 8260	12/11/2024	

Sample #: J243582-006 **Customer Sample #:** SG16-5 **Site:**

Recv'd:	☑	**Collector:**		**Date Collected:**	12/03/24	11:30 AM
Quantity:	3	**Matrix:**	Soil	**Date Received:**	12/03/24	5:02 PM

Comment:

Test	Test Group	Method	Due Date	Priority
Volatile Organic Compounds		EPA 8260	12/11/2024	

Sample #: J243582-007 **Customer Sample #:** SG16-8 **Site:**

Recv'd:	☑	**Collector:**		**Date Collected:**	12/03/24	11:35 AM
Quantity:	3	**Matrix:**	Soil	**Date Received:**	12/03/24	5:02 PM

Comment:

Test	Test Group	Method	Due Date	Priority
Volatile Organic Compounds		EPA 8260	12/11/2024	

Sample #: J243582-008 **Customer Sample #:** SG17-3 **Site:**

Recv'd:	☑	**Collector:**		**Date Collected:**	12/03/24	12:18 PM
Quantity:	3	**Matrix:**	Soil	**Date Received:**	12/03/24	5:02 PM

Comment:

Test	Test Group	Method	Due Date	Priority
Volatile Organic Compounds		EPA 8260	12/11/2024	

Sample #: J243582-009 **Customer Sample #:** SG17-9 **Site:**

Recv'd:	☑	**Collector:**		**Date Collected:**	12/03/24	12:26 PM
Quantity:	3	**Matrix:**	Soil	**Date Received:**	12/03/24	5:02 PM

Comment:

Test	Test Group	Method	Due Date	Priority
Volatile Organic Compounds		EPA 8260	12/11/2024	

Customer Name: Partner Engineering & Science, Inc. **Order ID:** J243582

Purchase Order: **Order Date:** 12/3/2024

Project ID: Red Hook Capital, Winchester CA

Comment:

Sample #: J243582-010 **Customer Sample #:** SG17-14 **Site:**

Recv'd:	☑	**Collector:**		**Date Collected:**	12/03/24	12:35 PM
Quantity:	3	**Matrix:**	Soil	**Date Received:**	12/03/24	5:02 PM

Comment:

Test	Test Group	Method	Due Date	Priority
Volatile Organic Compounds		EPA 8260	12/11/2024	

SAMPLE CONDITION RECORD

1. Are the samples within correct temperature criteria? (0 - 6°C)	No
2. If not within temp. criteria, were samples received on ice?	Yes
3. If not within temp. criteria, were samples received on same day of sampling?	Yes
4. Is the Chain of Custody (COC) received filled out completely?	Yes
5. Does the total number of containers received match COC?	Yes
6. Are the sample container label(s) consistent with COC?	Yes
7. Are the sample container(s) intact and in good condition?	Yes
8. Were the proper containers & sufficient volume for analyses requested on COC?	Yes
9. Was the proper preservative indicated on COC/container for analyses requested?	Yes
10. Are the containers for volatile analysis free of headspace? (EPA 8260 water)	N/A
EDF Requested	No

JONES ENVIRONMENTAL, INC.

714-449-9937
562-646-1611

11007 FOREST PLACE
SANTA FE SPRINGS, CA 90670
WWW.JONESENV.COM

17 December 2024

Chris Carson
Partner Engineering & Science, Inc.
24 Executive Park,
Irvine, CA

Re: Red Hook Capital, Winchester CA

Enclosed are the results of analyses for samples received by the laboratory on 12/03/24. If you have any questions concerning this report, please feel free to contact me.

Sincerely,



Colby Wakeman
Lab Director

JONES ENVIRONMENTAL, INC.

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SANTA FE SPRINGS, CA 90670
714-449-9937 PHONE
562-646-1611 FAX

Partner Engineering & Science, Inc.	Project:	Red Hook Capital, Winchester CA	
24 Executive Park,	Project Number:	ES24-452619	Reported
Irvine, CA	Project Manager:	Chris Carson	12/17/24 14:05

ANALYTICAL REPORT FOR SAMPLES

Sample ID	Laboratory ID	Matrix	Date Sampled	Date Received
SPCS1	J243583-001	Soil	12/03/2024 13:14	12/03/2024 17:17
SPCN2	J243583-002	Soil	12/03/2024 13:15	12/03/2024 17:17
SPWC1	J243583-003	Soil	12/03/2024 13:16	12/03/2024 17:17
SPWC2	J243583-004	Soil	12/03/2024 13:17	12/03/2024 17:17
SPWW	J243583-005	Soil	12/03/2024 13:18	12/03/2024 17:17

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Colby Wakeman
Lab Director

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Partner Engineering & Science, Inc.	Project:	Red Hook Capital, Winchester CA	
24 Executive Park,	Project Number:	ES24-452619	Reported
Irvine, CA	Project Manager:	Chris Carson	12/17/24 14:05

DETECTIONS SUMMARY

Sample ID: SPCS1 **Laboratory ID:** J243583-001

Analyte	Result	Reporting Limit	Units	Method	Notes
Barium, Ba	95.5	0.5	mg/kg	EPA 6010	
Chromium, Cr	22.5	0.5	mg/kg	EPA 6010	
Cobalt, Co	4.4	0.5	mg/kg	EPA 6010	
Copper, Cu	16.5	0.5	mg/kg	EPA 6010	
Lead, Pb	1.8	0.5	mg/kg	EPA 6010	
Nickel, Ni	9.5	0.5	mg/kg	EPA 6010	
Vanadium, V	55.7	0.5	mg/kg	EPA 6010	
Zinc, Zn	31.3	0.5	mg/kg	EPA 6010	

Sample ID: SPCN2 **Laboratory ID:** J243583-002

Analyte	Result	Reporting Limit	Units	Method	Notes
Barium, Ba	101	0.5	mg/kg	EPA 6010	
Chromium, Cr	25.5	0.5	mg/kg	EPA 6010	
Cobalt, Co	8.2	0.5	mg/kg	EPA 6010	
Copper, Cu	22.7	0.5	mg/kg	EPA 6010	
Lead, Pb	2.2	0.5	mg/kg	EPA 6010	
Nickel, Ni	10.6	0.5	mg/kg	EPA 6010	
Vanadium, V	68.0	0.5	mg/kg	EPA 6010	
Zinc, Zn	38.8	0.5	mg/kg	EPA 6010	
Mercury, Hg	0.036	0.020	mg/kg	EPA 7471	

Sample ID: SPWC1 **Laboratory ID:** J243583-003

Analyte	Result	Reporting Limit	Units	Method	Notes
Barium, Ba	111	0.5	mg/kg	EPA 6010	
Chromium, Cr	30.8	0.5	mg/kg	EPA 6010	
Cobalt, Co	9.5	0.5	mg/kg	EPA 6010	

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24 Executive Park,	Project Number:	ES24-452619	Reported
Irvine, CA	Project Manager:	Chris Carson	12/17/24 14:05

DETECTIONS SUMMARY

Sample ID: SPWC1 **Laboratory ID:** J243583-003

Analyte	Result	Reporting Limit	Units	Method	Notes
Copper, Cu	27.9	0.5	mg/kg	EPA 6010	
Lead, Pb	2.4	0.5	mg/kg	EPA 6010	
Nickel, Ni	13.4	0.5	mg/kg	EPA 6010	
Vanadium, V	93.5	0.5	mg/kg	EPA 6010	
Zinc, Zn	53.1	0.5	mg/kg	EPA 6010	

Sample ID: SPWC2 **Laboratory ID:** J243583-004

Analyte	Result	Reporting Limit	Units	Method	Notes
Barium, Ba	90.8	0.5	mg/kg	EPA 6010	
Beryllium, Be	0.6	0.5	mg/kg	EPA 6010	
Chromium, Cr	35.1	0.5	mg/kg	EPA 6010	
Cobalt, Co	7.7	0.5	mg/kg	EPA 6010	
Copper, Cu	22.0	0.5	mg/kg	EPA 6010	
Lead, Pb	2.3	0.5	mg/kg	EPA 6010	
Nickel, Ni	15.6	0.5	mg/kg	EPA 6010	
Vanadium, V	75.9	0.5	mg/kg	EPA 6010	
Zinc, Zn	59.2	0.5	mg/kg	EPA 6010	

Sample ID: SPWW **Laboratory ID:** J243583-005

Analyte	Result	Reporting Limit	Units	Method	Notes
Barium, Ba	311	0.5	mg/kg	EPA 6010	
Chromium, Cr	8.8	0.5	mg/kg	EPA 6010	
Cobalt, Co	9.4	0.5	mg/kg	EPA 6010	
Copper, Cu	6.1	0.5	mg/kg	EPA 6010	
Lead, Pb	0.6	0.5	mg/kg	EPA 6010	
Nickel, Ni	4.2	0.5	mg/kg	EPA 6010	

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Lab Director

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24 Executive Park,	Project Number:	ES24-452619	Reported
Irvine, CA	Project Manager:	Chris Carson	12/17/24 14:05

DETECTIONS SUMMARY

Sample ID: SPWW **Laboratory ID:** J243583-005

Analyte	Result	Reporting Limit	Units	Method	Notes
Vanadium, V	71.6	0.5	mg/kg	EPA 6010	
Zinc, Zn	57.6	0.5	mg/kg	EPA 6010	

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24 Executive Park,	Project Number:	ES24-452619	Reported
Irvine, CA	Project Manager:	Chris Carson	12/17/24 14:05

SPCS1
J243583-001(Soil)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Analyzed	Method	Notes
CAM 17 Metals by ICP-OES by EPA 6010								
Silver, Ag	ND	0.5	mg/kg	1	QC2412123	12/10/24	EPA 6010	
Arsenic, As	ND	5.0	mg/kg	"	"	"	"	
Barium, Ba	95.5	0.5	mg/kg	"	"	"	"	
Beryllium, Be	ND	0.5	mg/kg	"	"	"	"	
Cadmium, Cd	ND	0.5	mg/kg	"	"	"	"	
Cobalt, Co	4.4	0.5	mg/kg	"	"	"	"	
Chromium, Cr	22.5	0.5	mg/kg	"	"	"	"	
Copper, Cu	16.5	0.5	mg/kg	"	"	"	"	
Molybdenum, Mo	ND	0.5	mg/kg	"	"	"	"	
Nickel, Ni	9.5	0.5	mg/kg	"	"	"	"	
Lead, Pb	1.8	0.5	mg/kg	"	"	"	"	
Antimony, Sb	ND	5.0	mg/kg	"	"	"	"	
Selenium, Se	ND	5.0	mg/kg	"	"	"	"	
Thallium, Tl	ND	5.0	mg/kg	"	"	"	"	
Vanadium, V	55.7	0.5	mg/kg	"	"	"	"	
Zinc, Zn	31.3	0.5	mg/kg	"	"	"	"	
Mercury by Cold Vapor Atomic Absorption by EPA 7471								
Mercury, Hg	ND	0.020	mg/kg	1	QC2412128	12/10/24	EPA 7471	
Polychlorinated Biphenyls (PCBs) by GC/ECD by EPA 8082								
Aroclor 1016	ND	50.0	µg/kg	1	QC2412229	12/13/24	EPA 8082	
Aroclor 1221	ND	50.0	µg/kg	"	"	"	"	
Aroclor 1232	ND	50.0	µg/kg	"	"	"	"	
Aroclor 1242	ND	50.0	µg/kg	"	"	"	"	
Aroclor 1248	ND	50.0	µg/kg	"	"	"	"	
Aroclor 1254	ND	50.0	µg/kg	"	"	"	"	
Aroclor 1260	ND	50.0	µg/kg	"	"	"	"	
Aroclor 1262	ND	50.0	µg/kg	"	"	"	"	
Aroclor 1268	ND	50.0	µg/kg	"	"	"	"	
Surrogate: TCMX	*50.28 %*	*30 - 135*						
Surrogate: Decachlorobiphenyl	*45.61 %*	*30 - 135*						
Semivolatile Organics by GC/MS by EPA 8270								
Bis(2-chloroethyl) ether	ND	200	µg/kg	1	QC2412248	12/16/24	EPA 8270	
2-Chlorophenol	ND	200	µg/kg	"	"	"	"	
1,3-Dichlorobenzene	ND	200	µg/kg	"	"	"	"	
1,4-Dichlorobenzene	ND	200	µg/kg	"	"	"	"	
1,2-Dichlorobenzene	ND	200	µg/kg	"	"	"	"	

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Lab Director

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Partner Engineering & Science, Inc.	Project:	Red Hook Capital, Winchester CA	
24 Executive Park,	Project Number:	ES24-452619	Reported
Irvine, CA	Project Manager:	Chris Carson	12/17/24 14:05

SPCS1
J243583-001(Soil)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Analyzed	Method	Notes
Semivolatile Organics by GC/MS by EPA 8270								
o-Cresol	ND	200	µg/kg	1	QC2412248	12/16/24	EPA 8270	
m,p-Cresol	ND	200	µg/kg	"	"	"	"	
Hexachloroethane	ND	200	µg/kg	"	"	"	"	
Nitrobenzene	ND	200	µg/kg	"	"	"	"	
Isophorone	ND	200	µg/kg	"	"	"	"	
Bis(2-chloroethoxy) methane	ND	200	µg/kg	"	"	"	"	
1,2,4-Trichlorobenzene	ND	200	µg/kg	"	"	"	"	
Naphthalene	ND	200	µg/kg	"	"	"	"	
4-Chloroaniline	ND	200	µg/kg	"	"	"	"	
4-Chloro-3-methylphenol	ND	200	µg/kg	"	"	"	"	
2-Methylnaphthalene	ND	200	µg/kg	"	"	"	"	
1-Methylnaphthalene	ND	200	µg/kg	"	"	"	"	
2,4,6-Trichlorophenol	ND	200	µg/kg	"	"	"	"	
2,4,5-Trichlorophenol	ND	200	µg/kg	"	"	"	"	
2-Chloronaphthalene	ND	200	µg/kg	"	"	"	"	
Dimethylphthalate	ND	200	µg/kg	"	"	"	"	
Acenaphthalene	ND	200	µg/kg	"	"	"	"	
Acenaphthene	ND	200	µg/kg	"	"	"	"	
2,4-Dinitrotoluene	ND	200	µg/kg	"	"	"	"	
Dibenzofuran	ND	200	µg/kg	"	"	"	"	
2,3,5,6-Tetrachlorophenol	ND	200	µg/kg	"	"	"	"	
2,3,4,6-Tetrachlorophenol	ND	200	µg/kg	"	"	"	"	
Diethylphthalate	ND	200	µg/kg	"	"	"	"	
Fluorene	ND	200	µg/kg	"	"	"	"	
4-Chlorophenyl Phenyl Ether	ND	200	µg/kg	"	"	"	"	
Diphenylamine	ND	200	µg/kg	"	"	"	"	
Azobenzene	ND	200	µg/kg	"	"	"	"	
4-Bromophenyl Phenyl Ether	ND	200	µg/kg	"	"	"	"	
Hexachlorobenzene	ND	200	µg/kg	"	"	"	"	
Phenanthrene	ND	200	µg/kg	"	"	"	"	
Anthracene	ND	200	µg/kg	"	"	"	"	
Carbazole	ND	200	µg/kg	"	"	"	"	
Di-n-butylphthalate	ND	200	µg/kg	"	"	"	"	
Fluoranthene	ND	200	µg/kg	"	"	"	"	
Pyrene	ND	200	µg/kg	"	"	"	"	
Benzyl Butyl Phthalate	ND	200	µg/kg	"	"	"	"	
Di(2-ethylhexyl) adipate	ND	200	µg/kg	"	"	"	"	
Benzo(a)anthracene	ND	200	µg/kg	"	"	"	"	

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Partner Engineering & Science, Inc.	Project:	Red Hook Capital, Winchester CA	
24 Executive Park,	Project Number:	ES24-452619	Reported
Irvine, CA	Project Manager:	Chris Carson	12/17/24 14:05

SPCS1
J243583-001(Soil)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Analyzed	Method	Notes
Semivolatile Organics by GC/MS by EPA 8270								
Chrysene	ND	200	µg/kg	1	QC2412248	12/16/24	EPA 8270	
Di-n-octyl Phthalate	ND	200	µg/kg	"	"	"	"	
Benzo(b)fluoranthene	ND	200	µg/kg	"	"	"	"	
Benzo(k)fluoranthene	ND	200	µg/kg	"	"	"	"	
Benzo(a)pyrene	ND	200	µg/kg	"	"	"	"	
Indeno(1,2,3-cd)pyrene	ND	200	µg/kg	"	"	"	"	
Dibenz(a,h)anthracene	ND	200	µg/kg	"	"	"	"	
Benzo(g,h,i)perylene	ND	200	µg/kg	"	"	"	"	
Bis(2-ethylhexyl)phthalate	ND	200	µg/kg	"	"	"	"	
Surrogate: p-Terphenyl-d14	*39.26 %*	*40.01 - 159.46*	SMSR					
Surrogate: 2-Fluorophenol	*55.07 %*	*20.07 - 128.11*						
Surrogate: 2-Fluorobiphenyl	*48.24 %*	*22.46 - 149.59*						
Total Petroleum Hydrocarbons by EPA 8015								
C10 - C28	ND	10.0	mg/kg	1	QC2412134	12/09/24	EPA 8015	
C13 - C15	ND	1.0	mg/kg	"	"	"	"	
C16 - C17	ND	1.0	mg/kg	"	"	"	"	
C18 - C19	ND	1.0	mg/kg	"	"	"	"	
C20 - C23	ND	1.0	mg/kg	"	"	"	"	
C24 - C27	ND	1.0	mg/kg	"	"	"	"	
C28 - C31	ND	1.0	mg/kg	"	"	"	"	
C32 - C35	ND	1.0	mg/kg	"	"	"	"	
C36 - C40	ND	1.0	mg/kg	"	"	"	"	
C13 - C22	ND	10.0	mg/kg	"	"	"	"	
C23 - C40	ND	10.0	mg/kg	"	"	"	"	
Surrogate: Hexacosane	*90.86 %*	*50 - 140*						
Volatile Organic Compounds by EPA 8260								
Benzene	ND	1.0	µg/kg	1	QC2412081	12/05/24	EPA 8260	
Bromobenzene	ND	1.0	µg/kg	"	"	"	"	
Bromodichloromethane	ND	1.0	µg/kg	"	"	"	"	
Bromoform	ND	1.0	µg/kg	"	"	"	"	
n-Butylbenzene	ND	1.0	µg/kg	"	"	"	"	
sec-Butylbenzene	ND	1.0	µg/kg	"	"	"	"	
tert-Butylbenzene	ND	1.0	µg/kg	"	"	"	"	

Jones Environmental, Inc.



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Lab Director

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Partner Engineering & Science, Inc.	Project:	Red Hook Capital, Winchester CA	
24 Executive Park,	Project Number:	ES24-452619	Reported
Irvine, CA	Project Manager:	Chris Carson	12/17/24 14:05

SPCS1
J243583-001(Soil)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Analyzed	Method	Notes
Volatile Organic Compounds by EPA 8260								
Carbon tetrachloride	ND	1.0	µg/kg	1	QC2412081	12/05/24	EPA 8260	
Chlorobenzene	ND	1.0	µg/kg	"	"	"	"	
Chloroform	ND	1.0	µg/kg	"	"	"	"	
2-Chlorotoluene	ND	1.0	µg/kg	"	"	"	"	
4-Chlorotoluene	ND	1.0	µg/kg	"	"	"	"	
Dibromochloromethane	ND	1.0	µg/kg	"	"	"	"	
1,2-Dibromo-3-chloropropane	ND	1.0	µg/kg	"	"	"	"	
1,2-Dibromoethane (EDB)	ND	1.0	µg/kg	"	"	"	"	
Dibromomethane	ND	1.0	µg/kg	"	"	"	"	
1,2- Dichlorobenzene	ND	1.0	µg/kg	"	"	"	"	
1,3-Dichlorobenzene	ND	1.0	µg/kg	"	"	"	"	
1,4-Dichlorobenzene	ND	1.0	µg/kg	"	"	"	"	
1,1-Dichloroethane	ND	1.0	µg/kg	"	"	"	"	
1,2-Dichloroethane	ND	1.0	µg/kg	"	"	"	"	
1,1-Dichloroethene	ND	1.0	µg/kg	"	"	"	"	
cis-1,2-Dichloroethene	ND	1.0	µg/kg	"	"	"	"	
trans-1,2-Dichloroethene	ND	1.0	µg/kg	"	"	"	"	
1,2-Dichloropropane	ND	1.0	µg/kg	"	"	"	"	
1,3-Dichloropropane	ND	1.0	µg/kg	"	"	"	"	
2,2-Dichloropropane	ND	1.0	µg/kg	"	"	"	"	
1,1-Dichloropropene	ND	1.0	µg/kg	"	"	"	"	
cis-1,3-Dichloropropene	ND	1.0	µg/kg	"	"	"	"	
trans-1,3-Dichloropropene	ND	1.0	µg/kg	"	"	"	"	
Ethylbenzene	ND	1.0	µg/kg	"	"	"	"	
Freon 11	ND	5.0	µg/kg	"	"	"	"	
Freon 12	ND	5.0	µg/kg	"	"	"	"	
Freon 113	ND	5.0	µg/kg	"	"	"	"	
Hexachlorobutadiene	ND	1.0	µg/kg	"	"	"	"	
Isopropylbenzene	ND	1.0	µg/kg	"	"	"	"	
4-Isopropyltoluene	ND	1.0	µg/kg	"	"	"	"	
Methylene chloride	ND	1.0	µg/kg	"	"	"	"	
Naphthalene	ND	5.0	µg/kg	"	"	"	"	
n-Propylbenzene	ND	1.0	µg/kg	"	"	"	"	
Styrene	ND	1.0	µg/kg	"	"	"	"	
1,1,1,2-Tetrachloroethane	ND	1.0	µg/kg	"	"	"	"	
1,1,2,2-Tetrachloroethane	ND	1.0	µg/kg	"	"	"	"	
Tetrachloroethene	ND	1.0	µg/kg	"	"	"	"	
Toluene	ND	1.0	µg/kg	"	"	"	"	

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Partner Engineering & Science, Inc.	Project:	Red Hook Capital, Winchester CA	
24 Executive Park,	Project Number:	ES24-452619	Reported
Irvine, CA	Project Manager:	Chris Carson	12/17/24 14:05

SPCS1
J243583-001(Soil)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Analyzed	Method	Notes
Volatile Organic Compounds by EPA 8260								
1,2,3-Trichlorobenzene	ND	3.0	µg/kg	1	QC2412081	12/05/24	EPA 8260	
1,2,4-Trichlorobenzene	ND	3.0	µg/kg	"	"	"	"	
1,1,1-Trichloroethane	ND	1.0	µg/kg	"	"	"	"	
1,1,2-Trichloroethane	ND	1.0	µg/kg	"	"	"	"	
Trichloroethene	ND	1.0	µg/kg	"	"	"	"	
1,2,3-Trichloropropane	ND	1.0	µg/kg	"	"	"	"	
1,2,4-Trimethylbenzene	ND	1.0	µg/kg	"	"	"	"	
1,3,5-Trimethylbenzene	ND	1.0	µg/kg	"	"	"	"	
Vinyl chloride	ND	1.0	µg/kg	"	"	"	"	
m+p-Xylene	ND	2.0	µg/kg	"	"	"	"	
o-Xylene	ND	1.0	µg/kg	"	"	"	"	
Methyl-tert-butylether	ND	5.0	µg/kg	"	"	"	"	
Ethyl-tert-butylether	ND	5.0	µg/kg	"	"	"	"	
Di-isopropylether	ND	5.0	µg/kg	"	"	"	"	
tert-amylmethylether	ND	5.0	µg/kg	"	"	"	"	
tert-Butylalcohol	ND	50.0	µg/kg	"	"	"	"	
Gasoline Range Organics (C4-C12)	ND	0.20	mg/kg	"	"	"	"	

Surrogate: Toluene-d8	*97.06 %*	*60 - 140*
Surrogate: Dibromofluoromethane	*107.94 %*	*60 - 140*
Surrogate: 4-Bromofluorobenzene	*91.92 %*	*60 - 140*

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24 Executive Park,	Project Number:	ES24-452619	Reported
Irvine, CA	Project Manager:	Chris Carson	12/17/24 14:05

SPCN2
J243583-002(Soil)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Analyzed	Method	Notes
CAM 17 Metals by ICP-OES by EPA 6010								
Silver, Ag	ND	0.5	mg/kg	1	QC2412123	12/10/24	EPA 6010	
Arsenic, As	ND	5.0	mg/kg	"	"	"	"	
Barium, Ba	101	0.5	mg/kg	"	"	"	"	
Beryllium, Be	ND	0.5	mg/kg	"	"	"	"	
Cadmium, Cd	ND	0.5	mg/kg	"	"	"	"	
Cobalt, Co	8.2	0.5	mg/kg	"	"	"	"	
Chromium, Cr	25.5	0.5	mg/kg	"	"	"	"	
Copper, Cu	22.7	0.5	mg/kg	"	"	"	"	
Molybdenum, Mo	ND	0.5	mg/kg	"	"	"	"	
Nickel, Ni	10.6	0.5	mg/kg	"	"	"	"	
Lead, Pb	2.2	0.5	mg/kg	"	"	"	"	
Antimony, Sb	ND	5.0	mg/kg	"	"	"	"	
Selenium, Se	ND	5.0	mg/kg	"	"	"	"	
Thallium, Tl	ND	5.0	mg/kg	"	"	"	"	
Vanadium, V	68.0	0.5	mg/kg	"	"	"	"	
Zinc, Zn	38.8	0.5	mg/kg	"	"	"	"	
Mercury by Cold Vapor Atomic Absorption by EPA 7471								
Mercury, Hg	0.036	0.020	mg/kg	1	QC2412128	12/10/24	EPA 7471	
Polychlorinated Biphenyls (PCBs) by GC/ECD by EPA 8082								
Aroclor 1016	ND	50.0	µg/kg	1	QC2412229	12/13/24	EPA 8082	
Aroclor 1221	ND	50.0	µg/kg	"	"	"	"	
Aroclor 1232	ND	50.0	µg/kg	"	"	"	"	
Aroclor 1242	ND	50.0	µg/kg	"	"	"	"	
Aroclor 1248	ND	50.0	µg/kg	"	"	"	"	
Aroclor 1254	ND	50.0	µg/kg	"	"	"	"	
Aroclor 1260	ND	50.0	µg/kg	"	"	"	"	
Aroclor 1262	ND	50.0	µg/kg	"	"	"	"	
Aroclor 1268	ND	50.0	µg/kg	"	"	"	"	
Surrogate: TCMX	*53.59 %*	*30 - 135*						
Surrogate: Decachlorobiphenyl	*51.49 %*	*30 - 135*						
Semivolatile Organics by GC/MS by EPA 8270								
Bis(2-chloroethyl) ether	ND	200	µg/kg	1	QC2412248	12/16/24	EPA 8270	
2-Chlorophenol	ND	200	µg/kg	"	"	"	"	
1,3-Dichlorobenzene	ND	200	µg/kg	"	"	"	"	
1,4-Dichlorobenzene	ND	200	µg/kg	"	"	"	"	
1,2-Dichlorobenzene	ND	200	µg/kg	"	"	"	"	

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24 Executive Park,	Project Number:	ES24-452619	Reported
Irvine, CA	Project Manager:	Chris Carson	12/17/24 14:05

SPCN2
J243583-002(Soil)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Analyzed	Method	Notes
Semivolatile Organics by GC/MS by EPA 8270								
o-Cresol	ND	200	µg/kg	1	QC2412248	12/16/24	EPA 8270	
m,p-Cresol	ND	200	µg/kg	"	"	"	"	
Hexachloroethane	ND	200	µg/kg	"	"	"	"	
Nitrobenzene	ND	200	µg/kg	"	"	"	"	
Isophorone	ND	200	µg/kg	"	"	"	"	
Bis(2-chloroethoxy) methane	ND	200	µg/kg	"	"	"	"	
1,2,4-Trichlorobenzene	ND	200	µg/kg	"	"	"	"	
Naphthalene	ND	200	µg/kg	"	"	"	"	
4-Chloroaniline	ND	200	µg/kg	"	"	"	"	
4-Chloro-3-methylphenol	ND	200	µg/kg	"	"	"	"	
2-Methylnaphthalene	ND	200	µg/kg	"	"	"	"	
1-Methylnaphthalene	ND	200	µg/kg	"	"	"	"	
2,4,6-Trichlorophenol	ND	200	µg/kg	"	"	"	"	
2,4,5-Trichlorophenol	ND	200	µg/kg	"	"	"	"	
2-Chloronaphthalene	ND	200	µg/kg	"	"	"	"	
Dimethylphthalate	ND	200	µg/kg	"	"	"	"	
Acenaphthalene	ND	200	µg/kg	"	"	"	"	
Acenaphthene	ND	200	µg/kg	"	"	"	"	
2,4-Dinitrotoluene	ND	200	µg/kg	"	"	"	"	
Dibenzofuran	ND	200	µg/kg	"	"	"	"	
2,3,5,6-Tetrachlorophenol	ND	200	µg/kg	"	"	"	"	
2,3,4,6-Tetrachlorophenol	ND	200	µg/kg	"	"	"	"	
Diethylphthalate	ND	200	µg/kg	"	"	"	"	
Fluorene	ND	200	µg/kg	"	"	"	"	
4-Chlorophenyl Phenyl Ether	ND	200	µg/kg	"	"	"	"	
Diphenylamine	ND	200	µg/kg	"	"	"	"	
Azobenzene	ND	200	µg/kg	"	"	"	"	
4-Bromophenyl Phenyl Ether	ND	200	µg/kg	"	"	"	"	
Hexachlorobenzene	ND	200	µg/kg	"	"	"	"	
Phenanthrene	ND	200	µg/kg	"	"	"	"	
Anthracene	ND	200	µg/kg	"	"	"	"	
Carbazole	ND	200	µg/kg	"	"	"	"	
Di-n-butylphthalate	ND	200	µg/kg	"	"	"	"	
Fluoranthene	ND	200	µg/kg	"	"	"	"	
Pyrene	ND	200	µg/kg	"	"	"	"	
Benzyl Butyl Phthalate	ND	200	µg/kg	"	"	"	"	
Di(2-ethylhexyl) adipate	ND	200	µg/kg	"	"	"	"	
Benzo(a)anthracene	ND	200	µg/kg	"	"	"	"	

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24 Executive Park,	Project Number:	ES24-452619	Reported
Irvine, CA	Project Manager:	Chris Carson	12/17/24 14:05

SPCN2
J243583-002(Soil)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Analyzed	Method	Notes
Semivolatile Organics by GC/MS by EPA 8270								
Chrysene	ND	200	µg/kg	1	QC2412248	12/16/24	EPA 8270	
Di-n-octyl Phthalate	ND	200	µg/kg	"	"	"	"	
Benzo(b)fluoranthene	ND	200	µg/kg	"	"	"	"	
Benzo(k)fluoranthene	ND	200	µg/kg	"	"	"	"	
Benzo(a)pyrene	ND	200	µg/kg	"	"	"	"	
Indeno(1,2,3-cd)pyrene	ND	200	µg/kg	"	"	"	"	
Dibenz(a,h)anthracene	ND	200	µg/kg	"	"	"	"	
Benzo(g,h,i)perylene	ND	200	µg/kg	"	"	"	"	
Bis(2-ethylhexyl)phthalate	ND	200	µg/kg	"	"	"	"	
Surrogate: p-Terphenyl-d14	*47.60 %*	*40.01 - 159.46*						
Surrogate: 2-Fluorophenol	*64.67 %*	*20.07 - 128.11*						
Surrogate: 2-Fluorobiphenyl	*56.75 %*	*22.46 - 149.59*						
Total Petroleum Hydrocarbons by EPA 8015								
C10 - C28	ND	10.0	mg/kg	1	QC2412134	12/09/24	EPA 8015	
C13 - C15	ND	1.0	mg/kg	"	"	"	"	
C16 - C17	ND	1.0	mg/kg	"	"	"	"	
C18 - C19	ND	1.0	mg/kg	"	"	"	"	
C20 - C23	ND	1.0	mg/kg	"	"	"	"	
C24 - C27	ND	1.0	mg/kg	"	"	"	"	
C28 - C31	ND	1.0	mg/kg	"	"	"	"	
C32 - C35	ND	1.0	mg/kg	"	"	"	"	
C36 - C40	ND	1.0	mg/kg	"	"	"	"	
C13 - C22	ND	10.0	mg/kg	"	"	"	"	
C23 - C40	ND	10.0	mg/kg	"	"	"	"	
Surrogate: Hexacosane	*86.66 %*	*50 - 140*						
Volatile Organic Compounds by EPA 8260								
Benzene	ND	1.0	µg/kg	1	QC2412081	12/05/24	EPA 8260	
Bromobenzene	ND	1.0	µg/kg	"	"	"	"	
Bromodichloromethane	ND	1.0	µg/kg	"	"	"	"	
Bromoform	ND	1.0	µg/kg	"	"	"	"	
n-Butylbenzene	ND	1.0	µg/kg	"	"	"	"	
sec-Butylbenzene	ND	1.0	µg/kg	"	"	"	"	
tert-Butylbenzene	ND	1.0	µg/kg	"	"	"	"	

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24 Executive Park,	Project Number:	ES24-452619	Reported
Irvine, CA	Project Manager:	Chris Carson	12/17/24 14:05

SPCN2
J243583-002(Soil)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Analyzed	Method	Notes
Volatile Organic Compounds by EPA 8260								
Carbon tetrachloride	ND	1.0	µg/kg	1	QC2412081	12/05/24	EPA 8260	
Chlorobenzene	ND	1.0	µg/kg	"	"	"	"	
Chloroform	ND	1.0	µg/kg	"	"	"	"	
2-Chlorotoluene	ND	1.0	µg/kg	"	"	"	"	
4-Chlorotoluene	ND	1.0	µg/kg	"	"	"	"	
Dibromochloromethane	ND	1.0	µg/kg	"	"	"	"	
1,2-Dibromo-3-chloropropane	ND	1.0	µg/kg	"	"	"	"	
1,2-Dibromoethane (EDB)	ND	1.0	µg/kg	"	"	"	"	
Dibromomethane	ND	1.0	µg/kg	"	"	"	"	
1,2- Dichlorobenzene	ND	1.0	µg/kg	"	"	"	"	
1,3-Dichlorobenzene	ND	1.0	µg/kg	"	"	"	"	
1,4-Dichlorobenzene	ND	1.0	µg/kg	"	"	"	"	
1,1-Dichloroethane	ND	1.0	µg/kg	"	"	"	"	
1,2-Dichloroethane	ND	1.0	µg/kg	"	"	"	"	
1,1-Dichloroethene	ND	1.0	µg/kg	"	"	"	"	
cis-1,2-Dichloroethene	ND	1.0	µg/kg	"	"	"	"	
trans-1,2-Dichloroethene	ND	1.0	µg/kg	"	"	"	"	
1,2-Dichloropropane	ND	1.0	µg/kg	"	"	"	"	
1,3-Dichloropropane	ND	1.0	µg/kg	"	"	"	"	
2,2-Dichloropropane	ND	1.0	µg/kg	"	"	"	"	
1,1-Dichloropropene	ND	1.0	µg/kg	"	"	"	"	
cis-1,3-Dichloropropene	ND	1.0	µg/kg	"	"	"	"	
trans-1,3-Dichloropropene	ND	1.0	µg/kg	"	"	"	"	
Ethylbenzene	ND	1.0	µg/kg	"	"	"	"	
Freon 11	ND	5.0	µg/kg	"	"	"	"	
Freon 12	ND	5.0	µg/kg	"	"	"	"	
Freon 113	ND	5.0	µg/kg	"	"	"	"	
Hexachlorobutadiene	ND	1.0	µg/kg	"	"	"	"	
Isopropylbenzene	ND	1.0	µg/kg	"	"	"	"	
4-Isopropyltoluene	ND	1.0	µg/kg	"	"	"	"	
Methylene chloride	ND	1.0	µg/kg	"	"	"	"	
Naphthalene	ND	5.0	µg/kg	"	"	"	"	
n-Propylbenzene	ND	1.0	µg/kg	"	"	"	"	
Styrene	ND	1.0	µg/kg	"	"	"	"	
1,1,1,2-Tetrachloroethane	ND	1.0	µg/kg	"	"	"	"	
1,1,2,2-Tetrachloroethane	ND	1.0	µg/kg	"	"	"	"	
Tetrachloroethene	ND	1.0	µg/kg	"	"	"	"	
Toluene	ND	1.0	µg/kg	"	"	"	"	

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24 Executive Park,	Project Number:	ES24-452619	Reported
Irvine, CA	Project Manager:	Chris Carson	12/17/24 14:05

SPCN2
J243583-002(Soil)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Analyzed	Method	Notes
Volatile Organic Compounds by EPA 8260								
1,2,3-Trichlorobenzene	ND	3.0	µg/kg	1	QC2412081	12/05/24	EPA 8260	
1,2,4-Trichlorobenzene	ND	3.0	µg/kg	"	"	"	"	
1,1,1-Trichloroethane	ND	1.0	µg/kg	"	"	"	"	
1,1,2-Trichloroethane	ND	1.0	µg/kg	"	"	"	"	
Trichloroethene	ND	1.0	µg/kg	"	"	"	"	
1,2,3-Trichloropropane	ND	1.0	µg/kg	"	"	"	"	
1,2,4-Trimethylbenzene	ND	1.0	µg/kg	"	"	"	"	
1,3,5-Trimethylbenzene	ND	1.0	µg/kg	"	"	"	"	
Vinyl chloride	ND	1.0	µg/kg	"	"	"	"	
m+p-Xylene	ND	2.0	µg/kg	"	"	"	"	
o-Xylene	ND	1.0	µg/kg	"	"	"	"	
Methyl-tert-butylether	ND	5.0	µg/kg	"	"	"	"	
Ethyl-tert-butylether	ND	5.0	µg/kg	"	"	"	"	
Di-isopropylether	ND	5.0	µg/kg	"	"	"	"	
tert-amylmethylether	ND	5.0	µg/kg	"	"	"	"	
tert-Butylalcohol	ND	50.0	µg/kg	"	"	"	"	
Gasoline Range Organics (C4-C12)	ND	0.20	mg/kg	"	"	"	"	

Surrogate: Toluene-d8	*97.33 %*	*60 - 140*
Surrogate: Dibromofluoromethane	*107.34 %*	*60 - 140*
Surrogate: 4-Bromofluorobenzene	*92.05 %*	*60 - 140*

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Partner Engineering & Science, Inc.	Project:	Red Hook Capital, Winchester CA	
24 Executive Park,	Project Number:	ES24-452619	Reported
Irvine, CA	Project Manager:	Chris Carson	12/17/24 14:05

SPWC1
J243583-003(Soil)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Analyzed	Method	Notes
CAM 17 Metals by ICP-OES by EPA 6010								
Silver, Ag	ND	0.5	mg/kg	1	QC2412123	12/10/24	EPA 6010	
Arsenic, As	ND	5.0	mg/kg	"	"	"	"	
Barium, Ba	111	0.5	mg/kg	"	"	"	"	
Beryllium, Be	ND	0.5	mg/kg	"	"	"	"	
Cadmium, Cd	ND	0.5	mg/kg	"	"	"	"	
Cobalt, Co	9.5	0.5	mg/kg	"	"	"	"	
Chromium, Cr	30.8	0.5	mg/kg	"	"	"	"	
Copper, Cu	27.9	0.5	mg/kg	"	"	"	"	
Molybdenum, Mo	ND	0.5	mg/kg	"	"	"	"	
Nickel, Ni	13.4	0.5	mg/kg	"	"	"	"	
Lead, Pb	2.4	0.5	mg/kg	"	"	"	"	
Antimony, Sb	ND	5.0	mg/kg	"	"	"	"	
Selenium, Se	ND	5.0	mg/kg	"	"	"	"	
Thallium, Tl	ND	5.0	mg/kg	"	"	"	"	
Vanadium, V	93.5	0.5	mg/kg	"	"	"	"	
Zinc, Zn	53.1	0.5	mg/kg	"	"	"	"	
Mercury by Cold Vapor Atomic Absorption by EPA 7471								
Mercury, Hg	ND	0.020	mg/kg	1	QC2412128	12/10/24	EPA 7471	
Polychlorinated Biphenyls (PCBs) by GC/ECD by EPA 8082								
Aroclor 1016	ND	50.0	µg/kg	1	QC2412229	12/13/24	EPA 8082	
Aroclor 1221	ND	50.0	µg/kg	"	"	"	"	
Aroclor 1232	ND	50.0	µg/kg	"	"	"	"	
Aroclor 1242	ND	50.0	µg/kg	"	"	"	"	
Aroclor 1248	ND	50.0	µg/kg	"	"	"	"	
Aroclor 1254	ND	50.0	µg/kg	"	"	"	"	
Aroclor 1260	ND	50.0	µg/kg	"	"	"	"	
Aroclor 1262	ND	50.0	µg/kg	"	"	"	"	
Aroclor 1268	ND	50.0	µg/kg	"	"	"	"	
Surrogate: TCMX	*61.11 %*	*30 - 135*						
Surrogate: Decachlorobiphenyl	*59.00 %*	*30 - 135*						
Semivolatile Organics by GC/MS by EPA 8270								
Bis(2-chloroethyl) ether	ND	200	µg/kg	1	QC2412248	12/16/24	EPA 8270	
2-Chlorophenol	ND	200	µg/kg	"	"	"	"	
1,3-Dichlorobenzene	ND	200	µg/kg	"	"	"	"	
1,4-Dichlorobenzene	ND	200	µg/kg	"	"	"	"	
1,2-Dichlorobenzene	ND	200	µg/kg	"	"	"	"	

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11007 FOREST PLACE
SANTA FE SPRINGS, CA 90670
714-449-9937 PHONE
562-646-1611 FAX

Partner Engineering & Science, Inc.	Project:	Red Hook Capital, Winchester CA	
24 Executive Park,	Project Number:	ES24-452619	Reported
Irvine, CA	Project Manager:	Chris Carson	12/17/24 14:05

SPWC1
J243583-003(Soil)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Analyzed	Method	Notes
Semivolatile Organics by GC/MS by EPA 8270								
o-Cresol	ND	200	µg/kg	1	QC2412248	12/16/24	EPA 8270	
m,p-Cresol	ND	200	µg/kg	"	"	"	"	
Hexachloroethane	ND	200	µg/kg	"	"	"	"	
Nitrobenzene	ND	200	µg/kg	"	"	"	"	
Isophorone	ND	200	µg/kg	"	"	"	"	
Bis(2-chloroethoxy) methane	ND	200	µg/kg	"	"	"	"	
1,2,4-Trichlorobenzene	ND	200	µg/kg	"	"	"	"	
Naphthalene	ND	200	µg/kg	"	"	"	"	
4-Chloroaniline	ND	200	µg/kg	"	"	"	"	
4-Chloro-3-methylphenol	ND	200	µg/kg	"	"	"	"	
2-Methylnaphthalene	ND	200	µg/kg	"	"	"	"	
1-Methylnaphthalene	ND	200	µg/kg	"	"	"	"	
2,4,6-Trichlorophenol	ND	200	µg/kg	"	"	"	"	
2,4,5-Trichlorophenol	ND	200	µg/kg	"	"	"	"	
2-Chloronaphthalene	ND	200	µg/kg	"	"	"	"	
Dimethylphthalate	ND	200	µg/kg	"	"	"	"	
Acenaphthalene	ND	200	µg/kg	"	"	"	"	
Acenaphthene	ND	200	µg/kg	"	"	"	"	
2,4-Dinitrotoluene	ND	200	µg/kg	"	"	"	"	
Dibenzofuran	ND	200	µg/kg	"	"	"	"	
2,3,5,6-Tetrachlorophenol	ND	200	µg/kg	"	"	"	"	
2,3,4,6-Tetrachlorophenol	ND	200	µg/kg	"	"	"	"	
Diethylphthalate	ND	200	µg/kg	"	"	"	"	
Fluorene	ND	200	µg/kg	"	"	"	"	
4-Chlorophenyl Phenyl Ether	ND	200	µg/kg	"	"	"	"	
Diphenylamine	ND	200	µg/kg	"	"	"	"	
Azobenzene	ND	200	µg/kg	"	"	"	"	
4-Bromophenyl Phenyl Ether	ND	200	µg/kg	"	"	"	"	
Hexachlorobenzene	ND	200	µg/kg	"	"	"	"	
Phenanthrene	ND	200	µg/kg	"	"	"	"	
Anthracene	ND	200	µg/kg	"	"	"	"	
Carbazole	ND	200	µg/kg	"	"	"	"	
Di-n-butylphthalate	ND	200	µg/kg	"	"	"	"	
Fluoranthene	ND	200	µg/kg	"	"	"	"	
Pyrene	ND	200	µg/kg	"	"	"	"	
Benzyl Butyl Phthalate	ND	200	µg/kg	"	"	"	"	
Di(2-ethylhexyl) adipate	ND	200	µg/kg	"	"	"	"	
Benzo(a)anthracene	ND	200	µg/kg	"	"	"	"	

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24 Executive Park,	Project Number:	ES24-452619	Reported
Irvine, CA	Project Manager:	Chris Carson	12/17/24 14:05

SPWC1
J243583-003(Soil)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Analyzed	Method	Notes
Semivolatile Organics by GC/MS by EPA 8270								
Chrysene	ND	200	µg/kg	1	QC2412248	12/16/24	EPA 8270	
Di-n-octyl Phthalate	ND	200	µg/kg	"	"	"	"	
Benzo(b)fluoranthene	ND	200	µg/kg	"	"	"	"	
Benzo(k)fluoranthene	ND	200	µg/kg	"	"	"	"	
Benzo(a)pyrene	ND	200	µg/kg	"	"	"	"	
Indeno(1,2,3-cd)pyrene	ND	200	µg/kg	"	"	"	"	
Dibenz(a,h)anthracene	ND	200	µg/kg	"	"	"	"	
Benzo(g,h,i)perylene	ND	200	µg/kg	"	"	"	"	
Bis(2-ethylhexyl)phthalate	ND	200	µg/kg	"	"	"	"	
Surrogate: p-Terphenyl-d14	*41.22 %*	*40.01 - 159.46*						
Surrogate: 2-Fluorophenol	*58.67 %*	*20.07 - 128.11*						
Surrogate: 2-Fluorobiphenyl	*50.45 %*	*22.46 - 149.59*						
Total Petroleum Hydrocarbons by EPA 8015								
C10 - C28	ND	10.0	mg/kg	1	QC2412134	12/09/24	EPA 8015	
C13 - C15	ND	1.0	mg/kg	"	"	"	"	
C16 - C17	ND	1.0	mg/kg	"	"	"	"	
C18 - C19	ND	1.0	mg/kg	"	"	"	"	
C20 - C23	ND	1.0	mg/kg	"	"	"	"	
C24 - C27	ND	1.0	mg/kg	"	"	"	"	
C28 - C31	ND	1.0	mg/kg	"	"	"	"	
C32 - C35	ND	1.0	mg/kg	"	"	"	"	
C36 - C40	ND	1.0	mg/kg	"	"	"	"	
C13 - C22	ND	10.0	mg/kg	"	"	"	"	
C23 - C40	ND	10.0	mg/kg	"	"	"	"	
Surrogate: Hexacosane	*87.79 %*	*50 - 140*						
Volatile Organic Compounds by EPA 8260								
Benzene	ND	1.0	µg/kg	1	QC2412054	12/04/24	EPA 8260	
Bromobenzene	ND	1.0	µg/kg	"	"	"	"	
Bromodichloromethane	ND	1.0	µg/kg	"	"	"	"	
Bromoform	ND	1.0	µg/kg	"	"	"	"	
n-Butylbenzene	ND	1.0	µg/kg	"	"	"	"	
sec-Butylbenzene	ND	1.0	µg/kg	"	"	"	"	
tert-Butylbenzene	ND	1.0	µg/kg	"	"	"	"	

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24 Executive Park,	Project Number:	ES24-452619	Reported
Irvine, CA	Project Manager:	Chris Carson	12/17/24 14:05

SPWC1
J243583-003(Soil)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Analyzed	Method	Notes
Volatile Organic Compounds by EPA 8260								
Carbon tetrachloride	ND	1.0	µg/kg	1	QC2412054	12/04/24	EPA 8260	
Chlorobenzene	ND	1.0	µg/kg	"	"	"	"	
Chloroform	ND	1.0	µg/kg	"	"	"	"	
2-Chlorotoluene	ND	1.0	µg/kg	"	"	"	"	
4-Chlorotoluene	ND	1.0	µg/kg	"	"	"	"	
Dibromochloromethane	ND	1.0	µg/kg	"	"	"	"	
1,2-Dibromo-3-chloropropane	ND	1.0	µg/kg	"	"	"	"	
1,2-Dibromoethane (EDB)	ND	1.0	µg/kg	"	"	"	"	
Dibromomethane	ND	1.0	µg/kg	"	"	"	"	
1,2- Dichlorobenzene	ND	1.0	µg/kg	"	"	"	"	
1,3-Dichlorobenzene	ND	1.0	µg/kg	"	"	"	"	
1,4-Dichlorobenzene	ND	1.0	µg/kg	"	"	"	"	
1,1-Dichloroethane	ND	1.0	µg/kg	"	"	"	"	
1,2-Dichloroethane	ND	1.0	µg/kg	"	"	"	"	
1,1-Dichloroethene	ND	1.0	µg/kg	"	"	"	"	
cis-1,2-Dichloroethene	ND	1.0	µg/kg	"	"	"	"	
trans-1,2-Dichloroethene	ND	1.0	µg/kg	"	"	"	"	
1,2-Dichloropropane	ND	1.0	µg/kg	"	"	"	"	
1,3-Dichloropropane	ND	1.0	µg/kg	"	"	"	"	
2,2-Dichloropropane	ND	1.0	µg/kg	"	"	"	"	
1,1-Dichloropropene	ND	1.0	µg/kg	"	"	"	"	
cis-1,3-Dichloropropene	ND	1.0	µg/kg	"	"	"	"	
trans-1,3-Dichloropropene	ND	1.0	µg/kg	"	"	"	"	
Ethylbenzene	ND	1.0	µg/kg	"	"	"	"	
Freon 11	ND	5.0	µg/kg	"	"	"	"	
Freon 12	ND	5.0	µg/kg	"	"	"	"	
Freon 113	ND	5.0	µg/kg	"	"	"	"	
Hexachlorobutadiene	ND	1.0	µg/kg	"	"	"	"	
Isopropylbenzene	ND	1.0	µg/kg	"	"	"	"	
4-Isopropyltoluene	ND	1.0	µg/kg	"	"	"	"	
Methylene chloride	ND	1.0	µg/kg	"	"	"	"	
Naphthalene	ND	5.0	µg/kg	"	"	"	"	
n-Propylbenzene	ND	1.0	µg/kg	"	"	"	"	
Styrene	ND	1.0	µg/kg	"	"	"	"	
1,1,1,2-Tetrachloroethane	ND	1.0	µg/kg	"	"	"	"	
1,1,2,2-Tetrachloroethane	ND	1.0	µg/kg	"	"	"	"	
Tetrachloroethene	ND	1.0	µg/kg	"	"	"	"	
Toluene	ND	1.0	µg/kg	"	"	"	"	

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24 Executive Park,	Project Number:	ES24-452619	Reported
Irvine, CA	Project Manager:	Chris Carson	12/17/24 14:05

SPWC1
J243583-003(Soil)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Analyzed	Method	Notes
Volatile Organic Compounds by EPA 8260								
1,2,3-Trichlorobenzene	ND	3.0	µg/kg	1	QC2412054	12/04/24	EPA 8260	
1,2,4-Trichlorobenzene	ND	3.0	µg/kg	"	"	"	"	
1,1,1-Trichloroethane	ND	1.0	µg/kg	"	"	"	"	
1,1,2-Trichloroethane	ND	1.0	µg/kg	"	"	"	"	
Trichloroethene	ND	1.0	µg/kg	"	"	"	"	
1,2,3-Trichloropropane	ND	1.0	µg/kg	"	"	"	"	
1,2,4-Trimethylbenzene	ND	1.0	µg/kg	"	"	"	"	
1,3,5-Trimethylbenzene	ND	1.0	µg/kg	"	"	"	"	
Vinyl chloride	ND	1.0	µg/kg	"	"	"	"	
m+p-Xylene	ND	2.0	µg/kg	"	"	"	"	
o-Xylene	ND	1.0	µg/kg	"	"	"	"	
Methyl-tert-butylether	ND	5.0	µg/kg	"	"	"	"	
Ethyl-tert-butylether	ND	5.0	µg/kg	"	"	"	"	
Di-isopropylether	ND	5.0	µg/kg	"	"	"	"	
tert-amylmethylether	ND	5.0	µg/kg	"	"	"	"	
tert-Butylalcohol	ND	50.0	µg/kg	"	"	"	"	
Gasoline Range Organics (C4-C12)	ND	0.20	mg/kg	"	"	"	"	

Surrogate: Toluene-d8	*97.00 %*	*60 - 140*
Surrogate: Dibromofluoromethane	*107.44 %*	*60 - 140*
Surrogate: 4-Bromofluorobenzene	*93.61 %*	*60 - 140*

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Partner Engineering & Science, Inc.	Project:	Red Hook Capital, Winchester CA	
24 Executive Park,	Project Number:	ES24-452619	Reported
Irvine, CA	Project Manager:	Chris Carson	12/17/24 14:05

SPWC2
J243583-004(Soil)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Analyzed	Method	Notes
CAM 17 Metals by ICP-OES by EPA 6010								
Silver, Ag	ND	0.5	mg/kg	1	QC2412123	12/10/24	EPA 6010	
Arsenic, As	ND	5.0	mg/kg	"	"	"	"	
Barium, Ba	90.8	0.5	mg/kg	"	"	"	"	
Beryllium, Be	0.6	0.5	mg/kg	"	"	"	"	
Cadmium, Cd	ND	0.5	mg/kg	"	"	"	"	
Cobalt, Co	7.7	0.5	mg/kg	"	"	"	"	
Chromium, Cr	35.1	0.5	mg/kg	"	"	"	"	
Copper, Cu	22.0	0.5	mg/kg	"	"	"	"	
Molybdenum, Mo	ND	0.5	mg/kg	"	"	"	"	
Nickel, Ni	15.6	0.5	mg/kg	"	"	"	"	
Lead, Pb	2.3	0.5	mg/kg	"	"	"	"	
Antimony, Sb	ND	5.0	mg/kg	"	"	"	"	
Selenium, Se	ND	5.0	mg/kg	"	"	"	"	
Thallium, Tl	ND	5.0	mg/kg	"	"	"	"	
Vanadium, V	75.9	0.5	mg/kg	"	"	"	"	
Zinc, Zn	59.2	0.5	mg/kg	"	"	"	"	
Mercury by Cold Vapor Atomic Absorption by EPA 7471								
Mercury, Hg	ND	0.020	mg/kg	1	QC2412128	12/10/24	EPA 7471	
Polychlorinated Biphenyls (PCBs) by GC/ECD by EPA 8082								
Aroclor 1016	ND	50.0	µg/kg	1	QC2412229	12/13/24	EPA 8082	
Aroclor 1221	ND	50.0	µg/kg	"	"	"	"	
Aroclor 1232	ND	50.0	µg/kg	"	"	"	"	
Aroclor 1242	ND	50.0	µg/kg	"	"	"	"	
Aroclor 1248	ND	50.0	µg/kg	"	"	"	"	
Aroclor 1254	ND	50.0	µg/kg	"	"	"	"	
Aroclor 1260	ND	50.0	µg/kg	"	"	"	"	
Aroclor 1262	ND	50.0	µg/kg	"	"	"	"	
Aroclor 1268	ND	50.0	µg/kg	"	"	"	"	
Surrogate: TCMX	*70.38 %*	*30 - 135*						
Surrogate: Decachlorobiphenyl	*55.40 %*	*30 - 135*						
Semivolatile Organics by GC/MS by EPA 8270								
Bis(2-chloroethyl) ether	ND	200	µg/kg	1	QC2412248	12/16/24	EPA 8270	
2-Chlorophenol	ND	200	µg/kg	"	"	"	"	
1,3-Dichlorobenzene	ND	200	µg/kg	"	"	"	"	
1,4-Dichlorobenzene	ND	200	µg/kg	"	"	"	"	
1,2-Dichlorobenzene	ND	200	µg/kg	"	"	"	"	

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24 Executive Park,	Project Number:	ES24-452619	Reported
Irvine, CA	Project Manager:	Chris Carson	12/17/24 14:05

SPWC2
J243583-004(Soil)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Analyzed	Method	Notes
Semivolatile Organics by GC/MS by EPA 8270								
o-Cresol	ND	200	µg/kg	1	QC2412248	12/16/24	EPA 8270	
m,p-Cresol	ND	200	µg/kg	"	"	"	"	
Hexachloroethane	ND	200	µg/kg	"	"	"	"	
Nitrobenzene	ND	200	µg/kg	"	"	"	"	
Isophorone	ND	200	µg/kg	"	"	"	"	
Bis(2-chloroethoxy) methane	ND	200	µg/kg	"	"	"	"	
1,2,4-Trichlorobenzene	ND	200	µg/kg	"	"	"	"	
Naphthalene	ND	200	µg/kg	"	"	"	"	
4-Chloroaniline	ND	200	µg/kg	"	"	"	"	
4-Chloro-3-methylphenol	ND	200	µg/kg	"	"	"	"	
2-Methylnaphthalene	ND	200	µg/kg	"	"	"	"	
1-Methylnaphthalene	ND	200	µg/kg	"	"	"	"	
2,4,6-Trichlorophenol	ND	200	µg/kg	"	"	"	"	
2,4,5-Trichlorophenol	ND	200	µg/kg	"	"	"	"	
2-Chloronaphthalene	ND	200	µg/kg	"	"	"	"	
Dimethylphthalate	ND	200	µg/kg	"	"	"	"	
Acenaphthalene	ND	200	µg/kg	"	"	"	"	
Acenaphthene	ND	200	µg/kg	"	"	"	"	
2,4-Dinitrotoluene	ND	200	µg/kg	"	"	"	"	
Dibenzofuran	ND	200	µg/kg	"	"	"	"	
2,3,5,6-Tetrachlorophenol	ND	200	µg/kg	"	"	"	"	
2,3,4,6-Tetrachlorophenol	ND	200	µg/kg	"	"	"	"	
Diethylphthalate	ND	200	µg/kg	"	"	"	"	
Fluorene	ND	200	µg/kg	"	"	"	"	
4-Chlorophenyl Phenyl Ether	ND	200	µg/kg	"	"	"	"	
Diphenylamine	ND	200	µg/kg	"	"	"	"	
Azobenzene	ND	200	µg/kg	"	"	"	"	
4-Bromophenyl Phenyl Ether	ND	200	µg/kg	"	"	"	"	
Hexachlorobenzene	ND	200	µg/kg	"	"	"	"	
Phenanthrene	ND	200	µg/kg	"	"	"	"	
Anthracene	ND	200	µg/kg	"	"	"	"	
Carbazole	ND	200	µg/kg	"	"	"	"	
Di-n-butylphthalate	ND	200	µg/kg	"	"	"	"	
Fluoranthene	ND	200	µg/kg	"	"	"	"	
Pyrene	ND	200	µg/kg	"	"	"	"	
Benzyl Butyl Phthalate	ND	200	µg/kg	"	"	"	"	
Di(2-ethylhexyl) adipate	ND	200	µg/kg	"	"	"	"	
Benzo(a)anthracene	ND	200	µg/kg	"	"	"	"	

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Irvine, CA	Project Manager:	Chris Carson	12/17/24 14:05

SPWC2
J243583-004(Soil)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Analyzed	Method	Notes
Semivolatile Organics by GC/MS by EPA 8270								
Chrysene	ND	200	µg/kg	1	QC2412248	12/16/24	EPA 8270	
Di-n-octyl Phthalate	ND	200	µg/kg	"	"	"	"	
Benzo(b)fluoranthene	ND	200	µg/kg	"	"	"	"	
Benzo(k)fluoranthene	ND	200	µg/kg	"	"	"	"	
Benzo(a)pyrene	ND	200	µg/kg	"	"	"	"	
Indeno(1,2,3-cd)pyrene	ND	200	µg/kg	"	"	"	"	
Dibenz(a,h)anthracene	ND	200	µg/kg	"	"	"	"	
Benzo(g,h,i)perylene	ND	200	µg/kg	"	"	"	"	
Bis(2-ethylhexyl)phthalate	ND	200	µg/kg	"	"	"	"	
Surrogate: p-Terphenyl-d14	*49.13 %*	*40.01 - 159.46*						
Surrogate: 2-Fluorophenol	*65.13 %*	*20.07 - 128.11*						
Surrogate: 2-Fluorobiphenyl	*57.82 %*	*22.46 - 149.59*						
Total Petroleum Hydrocarbons by EPA 8015								
C10 - C28	ND	10.0	mg/kg	1	QC2412134	12/09/24	EPA 8015	
C13 - C15	ND	1.0	mg/kg	"	"	"	"	
C16 - C17	ND	1.0	mg/kg	"	"	"	"	
C18 - C19	ND	1.0	mg/kg	"	"	"	"	
C20 - C23	ND	1.0	mg/kg	"	"	"	"	
C24 - C27	ND	1.0	mg/kg	"	"	"	"	
C28 - C31	ND	1.0	mg/kg	"	"	"	"	
C32 - C35	ND	1.0	mg/kg	"	"	"	"	
C36 - C40	ND	1.0	mg/kg	"	"	"	"	
C13 - C22	ND	10.0	mg/kg	"	"	"	"	
C23 - C40	ND	10.0	mg/kg	"	"	"	"	
Surrogate: Hexacosane	*81.92 %*	*50 - 140*						
Volatile Organic Compounds by EPA 8260								
Benzene	ND	1.0	µg/kg	1	QC2412054	12/04/24	EPA 8260	
Bromobenzene	ND	1.0	µg/kg	"	"	"	"	
Bromodichloromethane	ND	1.0	µg/kg	"	"	"	"	
Bromoform	ND	1.0	µg/kg	"	"	"	"	
n-Butylbenzene	ND	1.0	µg/kg	"	"	"	"	
sec-Butylbenzene	ND	1.0	µg/kg	"	"	"	"	
tert-Butylbenzene	ND	1.0	µg/kg	"	"	"	"	

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Partner Engineering & Science, Inc.	Project:	Red Hook Capital, Winchester CA	
24 Executive Park,	Project Number:	ES24-452619	Reported
Irvine, CA	Project Manager:	Chris Carson	12/17/24 14:05

SPWC2
J243583-004(Soil)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Analyzed	Method	Notes
Volatile Organic Compounds by EPA 8260								
Carbon tetrachloride	ND	1.0	µg/kg	1	QC2412054	12/04/24	EPA 8260	
Chlorobenzene	ND	1.0	µg/kg	"	"	"	"	
Chloroform	ND	1.0	µg/kg	"	"	"	"	
2-Chlorotoluene	ND	1.0	µg/kg	"	"	"	"	
4-Chlorotoluene	ND	1.0	µg/kg	"	"	"	"	
Dibromochloromethane	ND	1.0	µg/kg	"	"	"	"	
1,2-Dibromo-3-chloropropane	ND	1.0	µg/kg	"	"	"	"	
1,2-Dibromoethane (EDB)	ND	1.0	µg/kg	"	"	"	"	
Dibromomethane	ND	1.0	µg/kg	"	"	"	"	
1,2- Dichlorobenzene	ND	1.0	µg/kg	"	"	"	"	
1,3-Dichlorobenzene	ND	1.0	µg/kg	"	"	"	"	
1,4-Dichlorobenzene	ND	1.0	µg/kg	"	"	"	"	
1,1-Dichloroethane	ND	1.0	µg/kg	"	"	"	"	
1,2-Dichloroethane	ND	1.0	µg/kg	"	"	"	"	
1,1-Dichloroethene	ND	1.0	µg/kg	"	"	"	"	
cis-1,2-Dichloroethene	ND	1.0	µg/kg	"	"	"	"	
trans-1,2-Dichloroethene	ND	1.0	µg/kg	"	"	"	"	
1,2-Dichloropropane	ND	1.0	µg/kg	"	"	"	"	
1,3-Dichloropropane	ND	1.0	µg/kg	"	"	"	"	
2,2-Dichloropropane	ND	1.0	µg/kg	"	"	"	"	
1,1-Dichloropropene	ND	1.0	µg/kg	"	"	"	"	
cis-1,3-Dichloropropene	ND	1.0	µg/kg	"	"	"	"	
trans-1,3-Dichloropropene	ND	1.0	µg/kg	"	"	"	"	
Ethylbenzene	ND	1.0	µg/kg	"	"	"	"	
Freon 11	ND	5.0	µg/kg	"	"	"	"	
Freon 12	ND	5.0	µg/kg	"	"	"	"	
Freon 113	ND	5.0	µg/kg	"	"	"	"	
Hexachlorobutadiene	ND	1.0	µg/kg	"	"	"	"	
Isopropylbenzene	ND	1.0	µg/kg	"	"	"	"	
4-Isopropyltoluene	ND	1.0	µg/kg	"	"	"	"	
Methylene chloride	ND	1.0	µg/kg	"	"	"	"	
Naphthalene	ND	5.0	µg/kg	"	"	"	"	
n-Propylbenzene	ND	1.0	µg/kg	"	"	"	"	
Styrene	ND	1.0	µg/kg	"	"	"	"	
1,1,1,2-Tetrachloroethane	ND	1.0	µg/kg	"	"	"	"	
1,1,2,2-Tetrachloroethane	ND	1.0	µg/kg	"	"	"	"	
Tetrachloroethene	ND	1.0	µg/kg	"	"	"	"	
Toluene	ND	1.0	µg/kg	"	"	"	"	

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24 Executive Park,	Project Number:	ES24-452619	Reported
Irvine, CA	Project Manager:	Chris Carson	12/17/24 14:05

SPWC2
J243583-004(Soil)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Analyzed	Method	Notes
Volatile Organic Compounds by EPA 8260								
1,2,3-Trichlorobenzene	ND	3.0	µg/kg	1	QC2412054	12/04/24	EPA 8260	
1,2,4-Trichlorobenzene	ND	3.0	µg/kg	"	"	"	"	
1,1,1-Trichloroethane	ND	1.0	µg/kg	"	"	"	"	
1,1,2-Trichloroethane	ND	1.0	µg/kg	"	"	"	"	
Trichloroethene	ND	1.0	µg/kg	"	"	"	"	
1,2,3-Trichloropropane	ND	1.0	µg/kg	"	"	"	"	
1,2,4-Trimethylbenzene	ND	1.0	µg/kg	"	"	"	"	
1,3,5-Trimethylbenzene	ND	1.0	µg/kg	"	"	"	"	
Vinyl chloride	ND	1.0	µg/kg	"	"	"	"	
m+p-Xylene	ND	2.0	µg/kg	"	"	"	"	
o-Xylene	ND	1.0	µg/kg	"	"	"	"	
Methyl-tert-butylether	ND	5.0	µg/kg	"	"	"	"	
Ethyl-tert-butylether	ND	5.0	µg/kg	"	"	"	"	
Di-isopropylether	ND	5.0	µg/kg	"	"	"	"	
tert-amylmethylether	ND	5.0	µg/kg	"	"	"	"	
tert-Butylalcohol	ND	50.0	µg/kg	"	"	"	"	
Gasoline Range Organics (C4-C12)	ND	0.20	mg/kg	"	"	"	"	

Surrogate: Toluene-d8	*97.21 %*	*60 - 140*
Surrogate: Dibromofluoromethane	*107.57 %*	*60 - 140*
Surrogate: 4-Bromofluorobenzene	*94.66 %*	*60 - 140*

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24 Executive Park,	Project Number:	ES24-452619	Reported
Irvine, CA	Project Manager:	Chris Carson	12/17/24 14:05

SPWW
J243583-005(Soil)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Analyzed	Method	Notes
CAM 17 Metals by ICP-OES by EPA 6010								
Silver, Ag	ND	0.5	mg/kg	1	QC2412123	12/10/24	EPA 6010	
Arsenic, As	ND	5.0	mg/kg	"	"	"	"	
Barium, Ba	311	0.5	mg/kg	"	"	"	"	
Beryllium, Be	ND	0.5	mg/kg	"	"	"	"	
Cadmium, Cd	ND	0.5	mg/kg	"	"	"	"	
Cobalt, Co	9.4	0.5	mg/kg	"	"	"	"	
Chromium, Cr	8.8	0.5	mg/kg	"	"	"	"	
Copper, Cu	6.1	0.5	mg/kg	"	"	"	"	
Molybdenum, Mo	ND	0.5	mg/kg	"	"	"	"	
Nickel, Ni	4.2	0.5	mg/kg	"	"	"	"	
Lead, Pb	0.6	0.5	mg/kg	"	"	"	"	
Antimony, Sb	ND	5.0	mg/kg	"	"	"	"	
Selenium, Se	ND	5.0	mg/kg	"	"	"	"	
Thallium, Tl	ND	5.0	mg/kg	"	"	"	"	
Vanadium, V	71.6	0.5	mg/kg	"	"	"	"	
Zinc, Zn	57.6	0.5	mg/kg	"	"	"	"	
Mercury by Cold Vapor Atomic Absorption by EPA 7471								
Mercury, Hg	ND	0.020	mg/kg	1	QC2412128	12/10/24	EPA 7471	
Polychlorinated Biphenyls (PCBs) by GC/ECD by EPA 8082								
Aroclor 1016	ND	50.0	µg/kg	1	QC2412229	12/13/24	EPA 8082	
Aroclor 1221	ND	50.0	µg/kg	"	"	"	"	
Aroclor 1232	ND	50.0	µg/kg	"	"	"	"	
Aroclor 1242	ND	50.0	µg/kg	"	"	"	"	
Aroclor 1248	ND	50.0	µg/kg	"	"	"	"	
Aroclor 1254	ND	50.0	µg/kg	"	"	"	"	
Aroclor 1260	ND	50.0	µg/kg	"	"	"	"	
Aroclor 1262	ND	50.0	µg/kg	"	"	"	"	
Aroclor 1268	ND	50.0	µg/kg	"	"	"	"	
Surrogate: TCMX	*66.43 %*	*30 - 135*						
Surrogate: Decachlorobiphenyl	*57.29 %*	*30 - 135*						
Semivolatile Organics by GC/MS by EPA 8270								
Bis(2-chloroethyl) ether	ND	200	µg/kg	1	QC2412248	12/16/24	EPA 8270	
2-Chlorophenol	ND	200	µg/kg	"	"	"	"	
1,3-Dichlorobenzene	ND	200	µg/kg	"	"	"	"	
1,4-Dichlorobenzene	ND	200	µg/kg	"	"	"	"	
1,2-Dichlorobenzene	ND	200	µg/kg	"	"	"	"	

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24 Executive Park,	Project Number:	ES24-452619	Reported
Irvine, CA	Project Manager:	Chris Carson	12/17/24 14:05

SPWW
J243583-005(Soil)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Analyzed	Method	Notes
Semivolatile Organics by GC/MS by EPA 8270								
o-Cresol	ND	200	µg/kg	1	QC2412248	12/16/24	EPA 8270	
m,p-Cresol	ND	200	µg/kg	"	"	"	"	
Hexachloroethane	ND	200	µg/kg	"	"	"	"	
Nitrobenzene	ND	200	µg/kg	"	"	"	"	
Isophorone	ND	200	µg/kg	"	"	"	"	
Bis(2-chloroethoxy) methane	ND	200	µg/kg	"	"	"	"	
1,2,4-Trichlorobenzene	ND	200	µg/kg	"	"	"	"	
Naphthalene	ND	200	µg/kg	"	"	"	"	
4-Chloroaniline	ND	200	µg/kg	"	"	"	"	
4-Chloro-3-methylphenol	ND	200	µg/kg	"	"	"	"	
2-Methylnaphthalene	ND	200	µg/kg	"	"	"	"	
1-Methylnaphthalene	ND	200	µg/kg	"	"	"	"	
2,4,6-Trichlorophenol	ND	200	µg/kg	"	"	"	"	
2,4,5-Trichlorophenol	ND	200	µg/kg	"	"	"	"	
2-Chloronaphthalene	ND	200	µg/kg	"	"	"	"	
Dimethylphthalate	ND	200	µg/kg	"	"	"	"	
Acenaphthalene	ND	200	µg/kg	"	"	"	"	
Acenaphthene	ND	200	µg/kg	"	"	"	"	
2,4-Dinitrotoluene	ND	200	µg/kg	"	"	"	"	
Dibenzofuran	ND	200	µg/kg	"	"	"	"	
2,3,5,6-Tetrachlorophenol	ND	200	µg/kg	"	"	"	"	
2,3,4,6-Tetrachlorophenol	ND	200	µg/kg	"	"	"	"	
Diethylphthalate	ND	200	µg/kg	"	"	"	"	
Fluorene	ND	200	µg/kg	"	"	"	"	
4-Chlorophenyl Phenyl Ether	ND	200	µg/kg	"	"	"	"	
Diphenylamine	ND	200	µg/kg	"	"	"	"	
Azobenzene	ND	200	µg/kg	"	"	"	"	
4-Bromophenyl Phenyl Ether	ND	200	µg/kg	"	"	"	"	
Hexachlorobenzene	ND	200	µg/kg	"	"	"	"	
Phenanthrene	ND	200	µg/kg	"	"	"	"	
Anthracene	ND	200	µg/kg	"	"	"	"	
Carbazole	ND	200	µg/kg	"	"	"	"	
Di-n-butylphthalate	ND	200	µg/kg	"	"	"	"	
Fluoranthene	ND	200	µg/kg	"	"	"	"	
Pyrene	ND	200	µg/kg	"	"	"	"	
Benzyl Butyl Phthalate	ND	200	µg/kg	"	"	"	"	
Di(2-ethylhexyl) adipate	ND	200	µg/kg	"	"	"	"	
Benzo(a)anthracene	ND	200	µg/kg	"	"	"	"	

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Partner Engineering & Science, Inc.	Project:	Red Hook Capital, Winchester CA	
24 Executive Park,	Project Number:	ES24-452619	Reported
Irvine, CA	Project Manager:	Chris Carson	12/17/24 14:05

SPWW
J243583-005(Soil)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Analyzed	Method	Notes
Semivolatile Organics by GC/MS by EPA 8270								
Chrysene	ND	200	µg/kg	1	QC2412248	12/16/24	EPA 8270	
Di-n-octyl Phthalate	ND	200	µg/kg	"	"	"	"	
Benzo(b)fluoranthene	ND	200	µg/kg	"	"	"	"	
Benzo(k)fluoranthene	ND	200	µg/kg	"	"	"	"	
Benzo(a)pyrene	ND	200	µg/kg	"	"	"	"	
Indeno(1,2,3-cd)pyrene	ND	200	µg/kg	"	"	"	"	
Dibenz(a,h)anthracene	ND	200	µg/kg	"	"	"	"	
Benzo(g,h,i)perylene	ND	200	µg/kg	"	"	"	"	
Bis(2-ethylhexyl)phthalate	ND	200	µg/kg	"	"	"	"	
Surrogate: p-Terphenyl-d14	*44.57 %*	*40.01 - 159.46*						
Surrogate: 2-Fluorophenol	*47.73 %*	*20.07 - 128.11*						
Surrogate: 2-Fluorobiphenyl	*53.60 %*	*22.46 - 149.59*						
Total Petroleum Hydrocarbons by EPA 8015								
C10 - C28	ND	10.0	mg/kg	1	QC2412134	12/09/24	EPA 8015	
C13 - C15	ND	1.0	mg/kg	"	"	"	"	
C16 - C17	ND	1.0	mg/kg	"	"	"	"	
C18 - C19	ND	1.0	mg/kg	"	"	"	"	
C20 - C23	ND	1.0	mg/kg	"	"	"	"	
C24 - C27	ND	1.0	mg/kg	"	"	"	"	
C28 - C31	ND	1.0	mg/kg	"	"	"	"	
C32 - C35	ND	1.0	mg/kg	"	"	"	"	
C36 - C40	ND	1.0	mg/kg	"	"	"	"	
C13 - C22	ND	10.0	mg/kg	"	"	"	"	
C23 - C40	ND	10.0	mg/kg	"	"	"	"	
Surrogate: Hexacosane	*89.12 %*	*50 - 140*						
Volatile Organic Compounds by EPA 8260								
Benzene	ND	1.0	µg/kg	1	QC2412054	12/04/24	EPA 8260	
Bromobenzene	ND	1.0	µg/kg	"	"	"	"	
Bromodichloromethane	ND	1.0	µg/kg	"	"	"	"	
Bromoform	ND	1.0	µg/kg	"	"	"	"	
n-Butylbenzene	ND	1.0	µg/kg	"	"	"	"	
sec-Butylbenzene	ND	1.0	µg/kg	"	"	"	"	
tert-Butylbenzene	ND	1.0	µg/kg	"	"	"	"	

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24 Executive Park,	Project Number:	ES24-452619	Reported
Irvine, CA	Project Manager:	Chris Carson	12/17/24 14:05

SPWW
J243583-005(Soil)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Analyzed	Method	Notes
Volatile Organic Compounds by EPA 8260								
Carbon tetrachloride	ND	1.0	µg/kg	1	QC2412054	12/04/24	EPA 8260	
Chlorobenzene	ND	1.0	µg/kg	"	"	"	"	
Chloroform	ND	1.0	µg/kg	"	"	"	"	
2-Chlorotoluene	ND	1.0	µg/kg	"	"	"	"	
4-Chlorotoluene	ND	1.0	µg/kg	"	"	"	"	
Dibromochloromethane	ND	1.0	µg/kg	"	"	"	"	
1,2-Dibromo-3-chloropropane	ND	1.0	µg/kg	"	"	"	"	
1,2-Dibromoethane (EDB)	ND	1.0	µg/kg	"	"	"	"	
Dibromomethane	ND	1.0	µg/kg	"	"	"	"	
1,2- Dichlorobenzene	ND	1.0	µg/kg	"	"	"	"	
1,3-Dichlorobenzene	ND	1.0	µg/kg	"	"	"	"	
1,4-Dichlorobenzene	ND	1.0	µg/kg	"	"	"	"	
1,1-Dichloroethane	ND	1.0	µg/kg	"	"	"	"	
1,2-Dichloroethane	ND	1.0	µg/kg	"	"	"	"	
1,1-Dichloroethene	ND	1.0	µg/kg	"	"	"	"	
cis-1,2-Dichloroethene	ND	1.0	µg/kg	"	"	"	"	
trans-1,2-Dichloroethene	ND	1.0	µg/kg	"	"	"	"	
1,2-Dichloropropane	ND	1.0	µg/kg	"	"	"	"	
1,3-Dichloropropane	ND	1.0	µg/kg	"	"	"	"	
2,2-Dichloropropane	ND	1.0	µg/kg	"	"	"	"	
1,1-Dichloropropene	ND	1.0	µg/kg	"	"	"	"	
cis-1,3-Dichloropropene	ND	1.0	µg/kg	"	"	"	"	
trans-1,3-Dichloropropene	ND	1.0	µg/kg	"	"	"	"	
Ethylbenzene	ND	1.0	µg/kg	"	"	"	"	
Freon 11	ND	5.0	µg/kg	"	"	"	"	
Freon 12	ND	5.0	µg/kg	"	"	"	"	
Freon 113	ND	5.0	µg/kg	"	"	"	"	
Hexachlorobutadiene	ND	1.0	µg/kg	"	"	"	"	
Isopropylbenzene	ND	1.0	µg/kg	"	"	"	"	
4-Isopropyltoluene	ND	1.0	µg/kg	"	"	"	"	
Methylene chloride	ND	1.0	µg/kg	"	"	"	"	
Naphthalene	ND	5.0	µg/kg	"	"	"	"	
n-Propylbenzene	ND	1.0	µg/kg	"	"	"	"	
Styrene	ND	1.0	µg/kg	"	"	"	"	
1,1,1,2-Tetrachloroethane	ND	1.0	µg/kg	"	"	"	"	
1,1,2,2-Tetrachloroethane	ND	1.0	µg/kg	"	"	"	"	
Tetrachloroethene	ND	1.0	µg/kg	"	"	"	"	
Toluene	ND	1.0	µg/kg	"	"	"	"	

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Irvine, CA	Project Manager:	Chris Carson	12/17/24 14:05

SPWW
J243583-005(Soil)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Analyzed	Method	Notes
Volatile Organic Compounds by EPA 8260								
1,2,3-Trichlorobenzene	ND	3.0	µg/kg	1	QC2412054	12/04/24	EPA 8260	
1,2,4-Trichlorobenzene	ND	3.0	µg/kg	"	"	"	"	
1,1,1-Trichloroethane	ND	1.0	µg/kg	"	"	"	"	
1,1,2-Trichloroethane	ND	1.0	µg/kg	"	"	"	"	
Trichloroethene	ND	1.0	µg/kg	"	"	"	"	
1,2,3-Trichloropropane	ND	1.0	µg/kg	"	"	"	"	
1,2,4-Trimethylbenzene	ND	1.0	µg/kg	"	"	"	"	
1,3,5-Trimethylbenzene	ND	1.0	µg/kg	"	"	"	"	
Vinyl chloride	ND	1.0	µg/kg	"	"	"	"	
m+p-Xylene	ND	2.0	µg/kg	"	"	"	"	
o-Xylene	ND	1.0	µg/kg	"	"	"	"	
Methyl-tert-butylether	ND	5.0	µg/kg	"	"	"	"	
Ethyl-tert-butylether	ND	5.0	µg/kg	"	"	"	"	
Di-isopropylether	ND	5.0	µg/kg	"	"	"	"	
tert-amylmethylether	ND	5.0	µg/kg	"	"	"	"	
tert-Butylalcohol	ND	50.0	µg/kg	"	"	"	"	
Gasoline Range Organics (C4-C12)	ND	0.20	mg/kg	"	"	"	"	

Surrogate: Toluene-d8	*96.22 %*	*60 - 140*
Surrogate: Dibromofluoromethane	*106.43 %*	*60 - 140*
Surrogate: 4-Bromofluorobenzene	*91.46 %*	*60 - 140*

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SANTA FE SPRINGS, CA 90670
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Partner Engineering & Science, Inc.	Project:	Red Hook Capital, Winchester CA	
24 Executive Park,	Project Number:	ES24-452619	Reported
Irvine, CA	Project Manager:	Chris Carson	12/17/24 14:05

CAM 17 Metals by ICP-OES by EPA 6010 - Quality Control

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	%REC Limits	Notes
Batch QC2412123 - EPA 6010										
CCV 1										
Barium, Ba	1.0	0.5	%	1		101	90 - 110		110	
Cobalt, Co	1.0	0.5	%	1		102	90 - 110		110	
Lead, Pb	1.0	0.5	%	1		103	90 - 110		110	
Selenium, Se	1.0	5.0	%	1		102	90 - 110		110	
Zinc, Zn	1.0	0.5	%	1		102	90 - 110		110	
LCS 1										
Barium, Ba	187	0.5	%	200		94	80 - 120			
Cobalt, Co	46.3	0.5	%	50		93	80 - 120			
Lead, Pb	46.0	0.5	%	50		92	80 - 120			
Selenium, Se	156	5.0	%	200		78	80 - 120			2
Zinc, Zn	43.6	0.5	%	50		87	80 - 120			
LCSD 1										
Barium, Ba	193	0.5	%	200		96	80 - 120	3.16	120	
Cobalt, Co	47.9	0.5	%	50		96	80 - 120	3.40	120	
Lead, Pb	47.5	0.5	%	50		95	80 - 120	3.21	120	
Selenium, Se	160	5.0	%	200		80	80 - 120	2.53	120	
Zinc, Zn	45.1	0.5	%	50		90	80 - 120	3.38	120	
Method Blank 1										
Silver, Ag	ND	0.5	mg/kg							
Arsenic, As	ND	5.0	mg/kg							
Barium, Ba	ND	0.5	mg/kg							
Beryllium, Be	ND	0.5	mg/kg							
Cadmium, Cd	ND	0.5	mg/kg							
Cobalt, Co	ND	0.5	mg/kg							
Chromium, Cr	ND	0.5	mg/kg							
Copper, Cu	ND	0.5	mg/kg							
Molybdenum, Mo	ND	0.5	mg/kg							
Nickel, Ni	ND	0.5	mg/kg							
Lead, Pb	ND	0.5	mg/kg							
Antimony, Sb	ND	5.0	mg/kg							
Selenium, Se	ND	5.0	mg/kg							
Thallium, Tl	ND	5.0	mg/kg							
Vanadium, V	ND	0.5	mg/kg							
Zinc, Zn	ND	0.5	mg/kg							

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Partner Engineering & Science, Inc.	Project:	Red Hook Capital, Winchester CA	
24 Executive Park,	Project Number:	ES24-452619	Reported
Irvine, CA	Project Manager:	Chris Carson	12/17/24 14:05

Total Petroleum Hydrocarbons by EPA 8015 - Quality Control

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	%REC Limits	Notes
Batch QC2412134 - EPA 8015										
CCV 1										
C10 - C28	968	10.0	%	1000		97	80 - 120		120	
LCS 1										
C10 - C28	417	10.0	%	500		83	60 - 140			
Surrogate: Hexacosane		*86.98 %*	*50 - 140*							
LCSD 1										
C10 - C28	416	10.0	%	500		83	60 - 140	0.29	140	
Surrogate: Hexacosane		*87.40 %*	*50 - 140*							
Method Blank 1										
C10 - C28	ND	10.0	mg/kg							
C13 - C15	ND	1.0	mg/kg							
C16 - C17	ND	1.0	mg/kg							
C18 - C19	ND	1.0	mg/kg							
C20 - C23	ND	1.0	mg/kg							
C24 - C27	ND	1.0	mg/kg							
C28 - C31	ND	1.0	mg/kg							
C32 - C35	ND	1.0	mg/kg							
C36 - C40	ND	1.0	mg/kg							
C13 - C22	ND	10.0	mg/kg							
C23 - C40	ND	10.0	mg/kg							
Surrogate: Hexacosane		*87.40 %*	*50 - 140*							

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24 Executive Park,	Project Number:	ES24-452619	Reported
Irvine, CA	Project Manager:	Chris Carson	12/17/24 14:05

Mercury by Cold Vapor Atomic Absorption by EPA 7471 - Quality Control

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	%REC Limits	Notes
Batch QC2412128 - EPA 7471										
CCV 1										
Mercury, Hg	5.335	0.020	%	5		107	80 - 120		120	
LCS 1										
Mercury, Hg	1.05	0.020	%	1		105	80 - 120			
LCSD 1										
Mercury, Hg	1.09	0.020	%	1		109	80 - 120	3.72	120	
Method Blank 1										
Mercury, Hg	ND	0.020	mg/kg							

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24 Executive Park,	Project Number:	ES24-452619	Reported
Irvine, CA	Project Manager:	Chris Carson	12/17/24 14:05

Polychlorinated Biphenyls (PCBs) by GC/ECD by EPA 8082 - Quality Control

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	%REC Limits	Notes
Batch QC2412229 - EPA 8082										
CCV 1										
Aroclor 1016	924.0	50.0	%	1000		92	80 - 120		120	
Aroclor 1260	950.0	50.0	%	1000		95	80 - 120		120	
LCS 1										
Aroclor 1016	378	50.0	%	500		76	50 - 130			
Aroclor 1260	410	50.0	%	500		82	50 - 130			
Surrogate: TCMX		*87.89 %*	*30 - 135*							
Surrogate: Decachlorobiphenyl		*83.93 %*	*30 - 135*							
LCSD 1										
Aroclor 1016	346	50.0	%	500		69	50 - 130	8.69	130	
Aroclor 1260	377	50.0	%	500		75	50 - 130	8.51	130	
Surrogate: TCMX		*82.90 %*	*30 - 135*							
Surrogate: Decachlorobiphenyl		*79.20 %*	*30 - 135*							
Method Blank 1										
Aroclor 1016	ND	50.0	µg/kg							
Aroclor 1221	ND	50.0	µg/kg							
Aroclor 1232	ND	50.0	µg/kg							
Aroclor 1242	ND	50.0	µg/kg							
Aroclor 1248	ND	50.0	µg/kg							
Aroclor 1254	ND	50.0	µg/kg							
Aroclor 1260	ND	50.0	µg/kg							
Aroclor 1262	ND	50.0	µg/kg							
Aroclor 1268	ND	50.0	µg/kg							
Surrogate: TCMX		*89.20 %*	*30 - 135*							
Surrogate: Decachlorobiphenyl		*84.47 %*	*30 - 135*							

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24 Executive Park,	Project Number:	ES24-452619	Reported
Irvine, CA	Project Manager:	Chris Carson	12/17/24 14:05

Semivolatile Organics by GC/MS by EPA 8270 - Quality Control

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	%REC Limits	Notes
Batch QC2412248 - EPA 8270										
CCV 1										
2-Chlorophenol	1.116	200	%	1		112	80 - 120		120	
1,4-Dichlorobenzene	1.114	200	%	1		111	80 - 120		120	
1,2,4-Trichlorobenzene	1.037	200	%	1		104	80 - 120		120	
4-Chloro-3-methylphenol	0.916	200	%	1		92	80 - 120		120	
Acenaphthene	1.088	200	%	1		109	80 - 120		120	
Pyrene	0.976	200	%	1		98	80 - 120		120	
LCS 1										
2-Chlorophenol	3.03	200	%	2.5		121	32.3 - 130.			
1,4-Dichlorobenzene	1.56	200	%	1.25		125	31.9 - 129.			
1,2,4-Trichlorobenzene	1.52	200	%	1.25		122	37.5 - 124			
4-Chloro-3-methylphenol	2.64	200	%	2.5		106	25.4 - 100			4
Acenaphthene	1.60	200	%	1.25		128	32.1 - 127.			4
Pyrene	1.60	200	%	1.25		128	30.7 - 130.			
Surrogate: p-Terphenyl-d14		*62.23 %*	*40.01 - 159.46*							
Surrogate: 2-Fluorophenol		*74.65 %*	*20.07 - 128.11*							
Surrogate: 2-Fluorobiphenyl		*70.56 %*	*22.46 - 149.59*							
LCSD 1										
2-Chlorophenol	3.56	200	%	2.5		142	32.3 - 130.	15.95	130.1	4
1,4-Dichlorobenzene	1.57	200	%	1.25		126	31.9 - 129.	0.67	129.2	
1,2,4-Trichlorobenzene	1.62	200	%	1.25		129	37.5 - 124	5.93	124	4
4-Chloro-3-methylphenol	2.80	200	%	2.5		112	25.4 - 100	5.81	100	4
Acenaphthene	1.93	200	%	1.25		154	32.1 - 127.	18.56	127.3	4
Pyrene	1.51	200	%	1.25		121	30.7 - 130.	6.20	130.9	
Surrogate: p-Terphenyl-d14		*58.17 %*	*40.01 - 159.46*							
Surrogate: 2-Fluorophenol		*69.40 %*	*20.07 - 128.11*							
Surrogate: 2-Fluorobiphenyl		*65.28 %*	*22.46 - 149.59*							
Method Blank 1										
Bis(2-chloroethyl) ether	ND	200	µg/kg							
2-Chlorophenol	ND	200	µg/kg							

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24 Executive Park,	Project Number:	ES24-452619	Reported
Irvine, CA	Project Manager:	Chris Carson	12/17/24 14:05

Semivolatile Organics by GC/MS by EPA 8270 - Quality Control

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	%REC Limits	Notes
Batch QC2412248 - EPA 8270										
Method Blank 1										
1,3-Dichlorobenzene	ND	200	µg/kg							
1,4-Dichlorobenzene	ND	200	µg/kg							
1,2-Dichlorobenzene	ND	200	µg/kg							
o-Cresol	ND	200	µg/kg							
m,p-Cresol	ND	200	µg/kg							
Hexachloroethane	ND	200	µg/kg							
Nitrobenzene	ND	200	µg/kg							
Isophorone	ND	200	µg/kg							
Bis(2-chloroethoxy) methane	ND	200	µg/kg							
1,2,4-Trichlorobenzene	ND	200	µg/kg							
Naphthalene	ND	200	µg/kg							
4-Chloroaniline	ND	200	µg/kg							
4-Chloro-3-methylphenol	ND	200	µg/kg							
2-Methylnaphthalene	ND	200	µg/kg							
1-Methylnaphthalene	ND	200	µg/kg							
2,4,6-Trichlorophenol	ND	200	µg/kg							
2,4,5-Trichlorophenol	ND	200	µg/kg							
2-Chloronaphthalene	ND	200	µg/kg							
Dimethylphthalate	ND	200	µg/kg							
Acenaphthalene	ND	200	µg/kg							
Acenaphthene	ND	200	µg/kg							
2,4-Dinitrotoluene	ND	200	µg/kg							
Dibenzofuran	ND	200	µg/kg							
2,3,5,6-Tetrachlorophenol	ND	200	µg/kg							
2,3,4,6-Tetrachlorophenol	ND	200	µg/kg							
Diethylphthalate	ND	200	µg/kg							
Fluorene	ND	200	µg/kg							
4-Chlorophenyl Phenyl Ether	ND	200	µg/kg							
Diphenylamine	ND	200	µg/kg							
Azobenzene	ND	200	µg/kg							
4-Bromophenyl Phenyl Ether	ND	200	µg/kg							
Hexachlorobenzene	ND	200	µg/kg							
Phenanthrene	ND	200	µg/kg							
Anthracene	ND	200	µg/kg							
Carbazole	ND	200	µg/kg							
Di-n-butylphthalate	ND	200	µg/kg							
Fluoranthene	ND	200	µg/kg							

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Partner Engineering & Science, Inc.	Project:	Red Hook Capital, Winchester CA	
24 Executive Park,	Project Number:	ES24-452619	Reported
Irvine, CA	Project Manager:	Chris Carson	12/17/24 14:05

Semivolatile Organics by GC/MS by EPA 8270 - Quality Control

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	%REC Limits	Notes
Batch QC2412248 - EPA 8270										
Method Blank 1										
Pyrene	ND	200	µg/kg							
Benzyl Butyl Phthalate	ND	200	µg/kg							
Di(2-ethylhexyl) adipate	ND	200	µg/kg							
Benzo(a)anthracene	ND	200	µg/kg							
Chrysene	ND	200	µg/kg							
Di-n-octyl Phthalate	ND	200	µg/kg							
Benzo(b)fluoranthene	ND	200	µg/kg							
Benzo(k)fluoranthene	ND	200	µg/kg							
Benzo(a)pyrene	ND	200	µg/kg							
Indeno(1,2,3-cd)pyrene	ND	200	µg/kg							
Dibenz(a,h)anthracene	ND	200	µg/kg							
Benzo(g,h,i)perylene	ND	200	µg/kg							
Bis(2-ethylhexyl)phthalate	ND	200	µg/kg							
Surrogate: p-Terphenyl-d14		*54.82 %*	*40.01 - 159.46*							
Surrogate: 2-Fluorophenol		*69.74 %*	*20.07 - 128.11*							
Surrogate: 2-Fluorobiphenyl		*64.46 %*	*22.46 - 149.59*							



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24 Executive Park,	Project Number:	ES24-452619	Reported
Irvine, CA	Project Manager:	Chris Carson	12/17/24 14:05

Volatile Organic Compounds by EPA 8260 - Quality Control

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	%REC Limits	Notes
Batch QC2412054 - EPA 8260										
CCV 1										
Benzene	286	1.0	%	250		114	80 - 120		120	
Chlorobenzene	298	1.0	%	250		119	80 - 120		120	
1,1-Dichloroethene	295	1.0	%	250		118	80 - 120		120	
cis-1,2-Dichloroethene	287	1.0	%	250		115	80 - 120		120	
Ethylbenzene	246	1.0	%	250		98	80 - 120		120	
Tetrachloroethene	293	1.0	%	250		117	80 - 120		120	
Toluene	279	1.0	%	250		112	80 - 120		120	
1,1,1-Trichloroethane	300	1.0	%	250		120	80 - 120		120	
Trichloroethene	293	1.0	%	250		117	80 - 120		120	
1,2,4-Trimethylbenzene	269	1.0	%	250		108	80 - 120		120	
Vinyl chloride	257	1.0	%	250		103	80 - 120		120	
LCS 1										
Benzene	54.7	1.0	%	50		109	70 - 130			
Chlorobenzene	56.6	1.0	%	50		113	70 - 130			
1,1-Dichloroethene	51.8	1.0	%	50		104	60 - 140			
cis-1,2-Dichloroethene	52.4	1.0	%	50		105	70 - 130			
Ethylbenzene	46.0	1.0	%	50		92	70 - 130			
Tetrachloroethene	55.1	1.0	%	50		110	70 - 130			
Toluene	57.8	1.0	%	50		116	70 - 130			
1,1,1-Trichloroethane	52.5	1.0	%	50		105	70 - 130			
Trichloroethene	55.3	1.0	%	50		111	70 - 130			
1,2,4-Trimethylbenzene	48.2	1.0	%	50		96	70 - 130			
Vinyl chloride	41.2	1.0	%	50		82	60 - 140			
Surrogate: Toluene-d8		*99.63 %*	*60 - 140*							
Surrogate: Dibromofluoromethane		*104.41 %*	*60 - 140*							
Surrogate: 4-Bromofluorobenzene		*99.22 %*	*60 - 140*							
LCSD 1										
Benzene	56.6	1.0	%	50		113	70 - 130	3.34	130	
Chlorobenzene	61.1	1.0	%	50		122	70 - 130	7.67	130	
1,1-Dichloroethene	52.9	1.0	%	50		106	60 - 140	2.13	140	
cis-1,2-Dichloroethene	52.5	1.0	%	50		105	70 - 130	0.14	130	
Ethylbenzene	49.1	1.0	%	50		98	70 - 130	6.59	130	
Tetrachloroethene	58.4	1.0	%	50		117	70 - 130	5.83	130	
Toluene	59.4	1.0	%	50		119	70 - 130	2.72	130	
1,1,1-Trichloroethane	53.8	1.0	%	50		108	70 - 130	2.39	130	

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24 Executive Park,	Project Number:	ES24-452619	Reported
Irvine, CA	Project Manager:	Chris Carson	12/17/24 14:05

Volatile Organic Compounds by EPA 8260 - Quality Control

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	%REC Limits	Notes
Batch QC2412054 - EPA 8260										
LCSD 1										
Trichloroethene	56.8	1.0	%	50		114	70 - 130	2.66	130	
1,2,4-Trimethylbenzene	51.3	1.0	%	50		103	70 - 130	6.23	130	
Vinyl chloride	39.9	1.0	%	50		80	60 - 140	3.07	140	
Surrogate: Toluene-d8		*97.78 %*	*60 - 140*							
Surrogate: Dibromofluoromethane		*101.66 %*	*60 - 140*							
Surrogate: 4-Bromofluorobenzene		*94.74 %*	*60 - 140*							
Method Blank 1										
Benzene	ND	1.0	µg/kg							
Bromobenzene	ND	1.0	µg/kg							
Bromodichloromethane	ND	1.0	µg/kg							
Bromoform	ND	1.0	µg/kg							
n-Butylbenzene	ND	1.0	µg/kg							
sec-Butylbenzene	ND	1.0	µg/kg							
tert-Butylbenzene	ND	1.0	µg/kg							
Carbon tetrachloride	ND	1.0	µg/kg							
Chlorobenzene	ND	1.0	µg/kg							
Chloroform	ND	1.0	µg/kg							
2-Chlorotoluene	ND	1.0	µg/kg							
4-Chlorotoluene	ND	1.0	µg/kg							
Dibromochloromethane	ND	1.0	µg/kg							
1,2-Dibromo-3-chloropropane	ND	1.0	µg/kg							
1,2-Dibromoethane (EDB)	ND	1.0	µg/kg							
Dibromomethane	ND	1.0	µg/kg							
1,2- Dichlorobenzene	ND	1.0	µg/kg							
1,3-Dichlorobenzene	ND	1.0	µg/kg							
1,4-Dichlorobenzene	ND	1.0	µg/kg							
1,1-Dichloroethane	ND	1.0	µg/kg							
1,2-Dichloroethane	ND	1.0	µg/kg							
1,1-Dichloroethene	ND	1.0	µg/kg							
cis-1,2-Dichloroethene	ND	1.0	µg/kg							
trans-1,2-Dichloroethene	ND	1.0	µg/kg							
1,2-Dichloropropane	ND	1.0	µg/kg							
1,3-Dichloropropane	ND	1.0	µg/kg							
2,2-Dichloropropane	ND	1.0	µg/kg							
1,1-Dichloropropene	ND	1.0	µg/kg							

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24 Executive Park,	Project Number:	ES24-452619	Reported
Irvine, CA	Project Manager:	Chris Carson	12/17/24 14:05

Volatile Organic Compounds by EPA 8260 - Quality Control

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	%REC Limits	Notes
Batch QC2412054 - EPA 8260										
Method Blank 1										
cis-1,3-Dichloropropene	ND	1.0	µg/kg							
trans-1,3-Dichloropropene	ND	1.0	µg/kg							
Ethylbenzene	ND	1.0	µg/kg							
Freon 11	ND	5.0	µg/kg							
Freon 12	ND	5.0	µg/kg							
Freon 113	ND	5.0	µg/kg							
Hexachlorobutadiene	ND	1.0	µg/kg							
Isopropylbenzene	ND	1.0	µg/kg							
4-Isopropyltoluene	ND	1.0	µg/kg							
Methylene chloride	ND	1.0	µg/kg							
Naphthalene	ND	5.0	µg/kg							
n-Propylbenzene	ND	1.0	µg/kg							
Styrene	ND	1.0	µg/kg							
1,1,1,2-Tetrachloroethane	ND	1.0	µg/kg							
1,1,2,2-Tetrachloroethane	ND	1.0	µg/kg							
Tetrachloroethene	ND	1.0	µg/kg							
Toluene	ND	1.0	µg/kg							
1,2,3-Trichlorobenzene	ND	3.0	µg/kg							
1,2,4-Trichlorobenzene	ND	3.0	µg/kg							
1,1,1-Trichloroethane	ND	1.0	µg/kg							
1,1,2-Trichloroethane	ND	1.0	µg/kg							
Trichloroethene	ND	1.0	µg/kg							
1,2,3-Trichloropropane	ND	1.0	µg/kg							
1,2,4-Trimethylbenzene	ND	1.0	µg/kg							
1,3,5-Trimethylbenzene	ND	1.0	µg/kg							
Vinyl chloride	ND	1.0	µg/kg							
m+p-Xylene	ND	2.0	µg/kg							
o-Xylene	ND	1.0	µg/kg							
Methyl-tert-butylether	ND	5.0	µg/kg							
Ethyl-tert-butylether	ND	5.0	µg/kg							
Di-isopropylether	ND	5.0	µg/kg							
tert-amylmethylether	ND	5.0	µg/kg							
tert-Butylalcohol	ND	50.0	µg/kg							
Surrogate: Toluene-d8		*96.04 %*		*60 - 140*						
Surrogate: Dibromofluoromethane		*100.81 %*		*60 - 140*						
Surrogate: 4-Bromofluorobenzene		*92.15 %*		*60 - 140*						

Jones Environmental, Inc.

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Colby Wakeman
Lab Director

JONES ENVIRONMENTAL, INC.

11007 FOREST PLACE
SANTA FE SPRINGS, CA 90670
714-449-9937 PHONE
562-646-1611 FAX

Partner Engineering & Science, Inc.	Project:	Red Hook Capital, Winchester CA	
24 Executive Park,	Project Number:	ES24-452619	Reported
Irvine, CA	Project Manager:	Chris Carson	12/17/24 14:05

Volatile Organic Compounds by EPA 8260 - Quality Control

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	%REC Limits	Notes
Batch QC2412081 - EPA 8260										
CCV 1										
Benzene	256	1.0	%	250		102	80 - 120		120	
Chlorobenzene	266	1.0	%	250		106	80 - 120		120	
1,1-Dichloroethene	261	1.0	%	250		104	80 - 120		120	
cis-1,2-Dichloroethene	243	1.0	%	250		97	80 - 120		120	
Ethylbenzene	215	1.0	%	250		86	80 - 120		120	
Tetrachloroethene	215	1.0	%	250		86	80 - 120		120	
Toluene	248	1.0	%	250		99	80 - 120		120	
1,1,1-Trichloroethane	270	1.0	%	250		108	80 - 120		120	
Trichloroethene	269	1.0	%	250		107	80 - 120		120	
1,2,4-Trimethylbenzene	248	1.0	%	250		99	80 - 120		120	
Vinyl chloride	235	1.0	%	250		94	80 - 120		120	
LCS 1										
Benzene	49.1	1.0	%	50		98	70 - 130			
Chlorobenzene	52.0	1.0	%	50		104	70 - 130			
1,1-Dichloroethene	46.5	1.0	%	50		93	60 - 140			
cis-1,2-Dichloroethene	44.9	1.0	%	50		90	70 - 130			
Ethylbenzene	41.1	1.0	%	50		82	70 - 130			
Tetrachloroethene	40.6	1.0	%	50		81	70 - 130			
Toluene	47.2	1.0	%	50		94	70 - 130			
1,1,1-Trichloroethane	43.8	1.0	%	50		88	70 - 130			
Trichloroethene	49.5	1.0	%	50		99	70 - 130			
1,2,4-Trimethylbenzene	42.5	1.0	%	50		85	70 - 130			
Vinyl chloride	35.6	1.0	%	50		71	60 - 140			
Surrogate: Toluene-d8		*93.95 %*	*60 - 140*							
Surrogate: Dibromofluoromethane		*104.00 %*	*60 - 140*							
Surrogate: 4-Bromofluorobenzene		*92.45 %*	*60 - 140*							
LCSD 1										
Benzene	48.2	1.0	%	50		96	70 - 130	1.82	130	
Chlorobenzene	51.4	1.0	%	50		103	70 - 130	1.02	130	
1,1-Dichloroethene	45.6	1.0	%	50		91	60 - 140	1.95	140	
cis-1,2-Dichloroethene	45.2	1.0	%	50		90	70 - 130	0.59	130	
Ethylbenzene	41.7	1.0	%	50		83	70 - 130	1.47	130	
Tetrachloroethene	39.3	1.0	%	50		79	70 - 130	3.16	130	
Toluene	47.3	1.0	%	50		95	70 - 130	0.23	130	
1,1,1-Trichloroethane	44.3	1.0	%	50		89	70 - 130	1.14	130	

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Colby Wakeman
Lab Director

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JONES ENVIRONMENTAL, INC.

11007 FOREST PLACE
SANTA FE SPRINGS, CA 90670
714-449-9937 PHONE
562-646-1611 FAX

Partner Engineering & Science, Inc.	Project:	Red Hook Capital, Winchester CA	
24 Executive Park,	Project Number:	ES24-452619	Reported
Irvine, CA	Project Manager:	Chris Carson	12/17/24 14:05

Volatile Organic Compounds by EPA 8260 - Quality Control

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	%REC Limits	Notes
Batch QC2412081 - EPA 8260										
LCSD 1										
Trichloroethene	49.1	1.0	%	50		98	70 - 130	0.68	130	
1,2,4-Trimethylbenzene	42.5	1.0	%	50		85	70 - 130	0.01	130	
Vinyl chloride	35.1	1.0	%	50		70	60 - 140	1.47	140	
Surrogate: Toluene-d8		*97.99 %*	*60 - 140*							
Surrogate: Dibromofluoromethane		*104.20 %*	*60 - 140*							
Surrogate: 4-Bromofluorobenzene		*95.05 %*	*60 - 140*							
Method Blank 1										
Benzene	ND	1.0	µg/kg							
Bromobenzene	ND	1.0	µg/kg							
Bromodichloromethane	ND	1.0	µg/kg							
Bromoform	ND	1.0	µg/kg							
n-Butylbenzene	ND	1.0	µg/kg							
sec-Butylbenzene	ND	1.0	µg/kg							
tert-Butylbenzene	ND	1.0	µg/kg							
Carbon tetrachloride	ND	1.0	µg/kg							
Chlorobenzene	ND	1.0	µg/kg							
Chloroform	ND	1.0	µg/kg							
2-Chlorotoluene	ND	1.0	µg/kg							
4-Chlorotoluene	ND	1.0	µg/kg							
Dibromochloromethane	ND	1.0	µg/kg							
1,2-Dibromo-3-chloropropane	ND	1.0	µg/kg							
1,2-Dibromoethane (EDB)	ND	1.0	µg/kg							
Dibromomethane	ND	1.0	µg/kg							
1,2- Dichlorobenzene	ND	1.0	µg/kg							
1,3-Dichlorobenzene	ND	1.0	µg/kg							
1,4-Dichlorobenzene	ND	1.0	µg/kg							
1,1-Dichloroethane	ND	1.0	µg/kg							
1,2-Dichloroethane	ND	1.0	µg/kg							
1,1-Dichloroethene	ND	1.0	µg/kg							
cis-1,2-Dichloroethene	ND	1.0	µg/kg							
trans-1,2-Dichloroethene	ND	1.0	µg/kg							
1,2-Dichloropropane	ND	1.0	µg/kg							
1,3-Dichloropropane	ND	1.0	µg/kg							
2,2-Dichloropropane	ND	1.0	µg/kg							
1,1-Dichloropropene	ND	1.0	µg/kg							

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Colby Wakeman
Lab Director

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JONES ENVIRONMENTAL, INC.

11007 FOREST PLACE
SANTA FE SPRINGS, CA 90670
714-449-9937 PHONE
562-646-1611 FAX

Partner Engineering & Science, Inc.	Project:	Red Hook Capital, Winchester CA	
24 Executive Park,	Project Number:	ES24-452619	Reported
Irvine, CA	Project Manager:	Chris Carson	12/17/24 14:05

Volatile Organic Compounds by EPA 8260 - Quality Control

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	%REC Limits	Notes
Batch QC2412081 - EPA 8260										
Method Blank 1										
cis-1,3-Dichloropropene	ND	1.0	µg/kg							
trans-1,3-Dichloropropene	ND	1.0	µg/kg							
Ethylbenzene	ND	1.0	µg/kg							
Freon 11	ND	5.0	µg/kg							
Freon 12	ND	5.0	µg/kg							
Freon 113	ND	5.0	µg/kg							
Hexachlorobutadiene	ND	1.0	µg/kg							
Isopropylbenzene	ND	1.0	µg/kg							
4-Isopropyltoluene	ND	1.0	µg/kg							
Methylene chloride	ND	1.0	µg/kg							
Naphthalene	ND	5.0	µg/kg							
n-Propylbenzene	ND	1.0	µg/kg							
Styrene	ND	1.0	µg/kg							
1,1,1,2-Tetrachloroethane	ND	1.0	µg/kg							
1,1,2,2-Tetrachloroethane	ND	1.0	µg/kg							
Tetrachloroethene	ND	1.0	µg/kg							
Toluene	ND	1.0	µg/kg							
1,2,3-Trichlorobenzene	ND	3.0	µg/kg							
1,2,4-Trichlorobenzene	ND	3.0	µg/kg							
1,1,1-Trichloroethane	ND	1.0	µg/kg							
1,1,2-Trichloroethane	ND	1.0	µg/kg							
Trichloroethene	ND	1.0	µg/kg							
1,2,3-Trichloropropane	ND	1.0	µg/kg							
1,2,4-Trimethylbenzene	ND	1.0	µg/kg							
1,3,5-Trimethylbenzene	ND	1.0	µg/kg							
Vinyl chloride	ND	1.0	µg/kg							
m+p-Xylene	ND	2.0	µg/kg							
o-Xylene	ND	1.0	µg/kg							
Methyl-tert-butylether	ND	5.0	µg/kg							
Ethyl-tert-butylether	ND	5.0	µg/kg							
Di-isopropylether	ND	5.0	µg/kg							
tert-amylmethylether	ND	5.0	µg/kg							
tert-Butylalcohol	ND	50.0	µg/kg							
Surrogate: Toluene-d8		*96.45 %*					*60 - 140*			
Surrogate: Dibromofluoromethane		*103.50 %*					*60 - 140*			
Surrogate: 4-Bromofluorobenzene		*90.81 %*					*60 - 140*			

Jones Environmental, Inc.

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Colby Wakeman
Lab Director

JONES ENVIRONMENTAL, INC.

11007 FOREST PLACE
SANTA FE SPRINGS, CA 90670
714-449-9937 PHONE
562-646-1611 FAX

Partner Engineering & Science, Inc.	Project:	Red Hook Capital, Winchester CA	
24 Executive Park,	Project Number:	ES24-452619	Reported
Irvine, CA	Project Manager:	Chris Carson	12/17/24 14:05

Notes and Definitions

ND	Analyte NOT DETECTED at or above the reporting limit
RPD	Relative Percent Difference
E	Estimated Concentration; concentration exceeds calibration range.
LCC	Leak Check Compound
MDL	Compound Reported to Method Detection Limit
1	Recovery outside of acceptable limits. LCS/LCSD recoveries and %RSD were within QC limits, therefore data was accepted.
SMSR	Sample matrix prevented adequate surrogate recovery.
J	Value less then PQL but greater than MDL.
HHSR	High hydrocarbon concentration in this sample prevented adequate surrogate recovery.
SMTAR	Sample matrix prevented adequate recovery of target analytes.
OV	Sample was filtered in the lab before extraction.
HHTAR	High hydrocarbon concentration prevented in-range recovery of target analytes.
IHRPD	Target analyte recoveries were outside of range but accepted due to passing RPDs
AROL	Target analyte recovery exceeded recovery range but was accepted due to ND of that analyte in MB and sample(s).
ISO-H	Isomers could not be sufficiently chromatographically resolved according to method requirements due to hydrocarbon interference or other matrix effects. The isomers' reported individual concentrations were each calculated as the average of each of the individual isomers' concentrations.
2	Recovery outside of acceptable limits for either LCS or LCSD. CCV and LCS or LCSD recoveries were within limits; therefore data was accepted.
3	RPD outside of acceptable limits. Target analyte recoveries were within QC limits; therefore, data was accepted.
4	LCS and/or LCSD recoveries exceeded acceptability ranges. Target analyte recoveries were accepted due to passing CCV, in-range LCS/LCSD RPDs, and a clean MB in which all target analytes were < RL.
SMTAR	Sample matrix prevented adequate recovery of target analytes.
RV	Surrogate recovery outside of control limits due to required dilution.
ASP	Hydrocarbons in this sample most closely resemble asphalt.
@	Surrogate is outside acceptable limits. All other QC parameters in control, therefore data was accepted.
S	Sample was subjected to elemental sulfur cleanup by EPA 3660B.
TIC	Tentatively Identified Compound. Compound is not in the calibration mix and does not have a valid calibration. All reported detections are estimated

Jones Environmental, Inc.



Colby Wakeman
Lab Director

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Chain-of-Custody Record

JONES ENVIRONMENTAL, INC.
11007 Forest Pl.
Santa Fe Springs, CA 90670
(714) 449-9937
reports@jonesenv.com
www.jonesenv.com

Turnaround Time Requested:
- □ Immediate Attention - 200% (Advanced notice only)
- □ One Day TAT- 100% (Cut off time 11AM)
- □ Two Day TAT - 50% (Cut off time 12AM)
- □ Three Day TAT - 25% (Cut off time 1PM)
- □ Four Day TAT - 10% (Cut off time 2PM)
- X Normal - No Surcharge

Date needed by: _____

LAB USE ONLY

Jones Project # J243583

Page 1 of 1

□ EDF* - 10% Surcharge
*Global ID: _____

Temperature:
Cooler 1: 7.7 °C
Cooler 2: _____ °C
Cooler 3: _____ °C

Client	Partner Engineering and Science Inc
Project Name	Red Hook Capital, Winchester CA
Project Address	35780 Washington Street Winchester, CA 92596
Email	CCarson@partnereng.com
Phone	
Report To	Chris Carson
Sampler	Mya M.
Date	12/3/2024
Client Project #	ES24-452C19

Sample Container / Preservative Abbreviations

AS - Acetate Sleeve
SS - Stainless Steel Sleeve
BS - Brass Sleeve
G - Glass
AB - Amber Bottle
P - Plastic
SOBI - Sodium Bisulfate
MeOH - Methanol
HCl - Hydrochloric Acid
HNO3 - Nitric Acid
O - Other (See Notes)

Analysis Requested

Sample ID	Sample Collection Date	Sample Collection Time	Laboratory Sample ID	Preservative	Sample Container	Sample Matrix: Soil (S), Sludge (SL), Aqueous (A), Free Product (FP)	8260B	8270C	8015	8082	6010B/7471A	ASBESTOS OSHA ID-191					Number of Containers	Notes & Special Instructions
SPCS1	12/3/24	13:14	-001	SOBI/MEOH	VOA/G	S	X	X	X	X	X	X					4	
SPCN2	"	13:15	-002	"	"	"	X	X	X	X	X	X					4	
SPWC1	"	13:16	-003	"	"	"	X	X	X	X	X	X					4	
SPWC2	"	13:17	-004	"	"	"	X	X	X	X	X	X					4	
SPWW	"	13:18	-005	"	"	"	X	X	X	X	X	X					4	

Relinquished By (Signature)	**Printed Name**	**Received By (Signature)**	**Printed Name**
	Mya Maraggay		
Company	**Date / Time**	**Company**	**Date / Time**
PES	12/3/24 1530		
Relinquished By (Signature)	**Printed Name**	**Received By Laboratory (Signature)**	**Printed Name**
			Meyer Davis
Company	**Date: / Time**	**Company**	**Date / Time**
		Jones	12/4/24 15:30

20 Total Number of Containers

Client signature on this Chain of Custody form constitutes acknowledgement that the above analyses have been requested, and the information provided herein is correct and accurate.



Login Report

Customer Name: Partner Engineering & Science, Inc. **Order ID:** J243583

Purchase Order: **Order Date:** 12/3/2024

Project ID: Red Hook Capital, Winchester CA

Comment:

Sample #: J243583-001 **Customer Sample #:** SPCS1 **Site:**

Recv'd: ☑ **Collector:** **Date Collected:** 12/03/24 1:14 PM

Quantity: 4 **Matrix:** Soil **Date Received:** 12/03/24 5:17 PM

Comment:

Test	Test Group	Method	Due Date	Priority
Full Carbon Chain		EPA 8015	12/11/2024	
Outlab		Asbestos OSHA ID-191	12/11/2024	
PCBs		EPA 8082	12/11/2024	
SVOCs		EPA 8270	12/11/2024	
Volatile Organic Compounds		EPA 8260	12/11/2024	
6010	CAM-17	EPA 6010	12/11/2024	
CAM-17	CAM-17	N/A	12/11/2024	
Mercury, Hg	CAM-17	EPA 7471	12/11/2024	

Sample #: J243583-002 **Customer Sample #:** SPCN2 **Site:**

Recv'd: ☑ **Collector:** **Date Collected:** 12/03/24 1:15 PM

Quantity: 4 **Matrix:** Soil **Date Received:** 12/03/24 5:17 PM

Comment:

Test	Test Group	Method	Due Date	Priority
Full Carbon Chain		EPA 8015	12/11/2024	
Outlab		Asbestos OSHA ID-191	12/11/2024	
PCBs		EPA 8082	12/11/2024	
SVOCs		EPA 8270	12/11/2024	
Volatile Organic Compounds		EPA 8260	12/11/2024	
6010	CAM-17	EPA 6010	12/11/2024	
CAM-17	CAM-17	N/A	12/11/2024	
Mercury, Hg	CAM-17	EPA 7471	12/11/2024	

Customer Name: Partner Engineering & Science, Inc. **Order ID:** J243583

Purchase Order: **Order Date:** 12/3/2024

Project ID: Red Hook Capital, Winchester CA

Comment:

Sample #: J243583-003 **Customer Sample #:** SPWC1 **Site:**

Recv'd: ☑ **Collector:** **Date Collected:** 12/03/24 1:16 PM

Quantity: 4 **Matrix:** Soil **Date Received:** 12/03/24 5:17 PM

Comment:

Test	Test Group	Method	Due Date	Priority
Full Carbon Chain		EPA 8015	12/11/2024	
Outlab		Asbestos OSHA ID-191	12/11/2024	
PCBs		EPA 8082	12/11/2024	
SVOCs		EPA 8270	12/11/2024	
Volatile Organic Compounds		EPA 8260	12/11/2024	
6010	CAM-17	EPA 6010	12/11/2024	
CAM-17	CAM-17	N/A	12/11/2024	
Mercury, Hg	CAM-17	EPA 7471	12/11/2024	

Sample #: J243583-004 **Customer Sample #:** SPWC2 **Site:**

Recv'd: ☑ **Collector:** **Date Collected:** 12/03/24 1:17 PM

Quantity: 4 **Matrix:** Soil **Date Received:** 12/03/24 5:17 PM

Comment:

Test	Test Group	Method	Due Date	Priority
Full Carbon Chain		EPA 8015	12/11/2024	
Outlab		Asbestos OSHA ID-191	12/11/2024	
PCBs		EPA 8082	12/11/2024	
SVOCs		EPA 8270	12/11/2024	
Volatile Organic Compounds		EPA 8260	12/11/2024	
6010	CAM-17	EPA 6010	12/11/2024	
CAM-17	CAM-17	N/A	12/11/2024	
Mercury, Hg	CAM-17	EPA 7471	12/11/2024	

Sample #: J243583-005 **Customer Sample #:** SPWW **Site:**

Recv'd: ☑ **Collector:** **Date Collected:** 12/03/24 1:18 PM

Quantity: 4 **Matrix:** Soil **Date Received:** 12/03/24 5:17 PM

Comment:

Test	Test Group	Method	Due Date	Priority
Full Carbon Chain		EPA 8015	12/11/2024	
Outlab		Asbestos OSHA ID-191	12/11/2024	
PCBs		EPA 8082	12/11/2024	
SVOCs		EPA 8270	12/11/2024	
Volatile Organic Compounds		EPA 8260	12/11/2024	

Customer Name: Partner Engineering & Science, Inc. **Order ID:** J243583

Purchase Order: **Order Date:** 12/3/2024

Project ID: Red Hook Capital, Winchester CA

Comment:

6010	CAM-17	EPA 6010	12/11/2024
CAM-17	CAM-17	N/A	12/11/2024
Mercury, Hg	CAM-17	EPA 7471	12/11/2024

SAMPLE CONDITION RECORD

1. Are the samples within correct temperature criteria? (0 - 6°C)	No
2. If not within temp. criteria, were samples received on ice?	Yes
3. If not within temp. criteria, were samples received on same day of sampling?	Yes
4. Is the Chain of Custody (COC) received filled out completely?	Yes
5. Does the total number of containers received match COC?	Yes
6. Are the sample container label(s) consistent with COC?	Yes
7. Are the sample container(s) intact and in good condition?	Yes
8. Were the proper containers & sufficient volume for analyses requested on COC?	Yes
9. Was the proper preservative indicated on COC/container for analyses requested?	Yes
10. Are the containers for volatile analysis free of headspace? (EPA 8260 water)	N/A
EDF Requested	No

JONES ENVIRONMENTAL, INC.

714-449-9937
562-646-1611

11007 FOREST PLACE
SANTA FE SPRINGS, CA 90670
WWW.JONESENV.COM

17 December 2024

Chris Carson
Partner Engineering & Science, Inc.
24 Executive Park,
Irvine, CA

Re: Red Hook Capital, Winchester CA

Enclosed are the results of analyses for samples received by the laboratory on 12/06/24. If you have any questions concerning this report, please feel free to contact me.

Sincerely,



Colby Wakeman
Lab Director

JONES ENVIRONMENTAL, INC.

11007 FOREST PLACE
SANTA FE SPRINGS, CA 90670
714-449-9937 PHONE
562-646-1611 FAX

Partner Engineering & Science, Inc.	Project:	Red Hook Capital, Winchester CA	
24 Executive Park,	Project Number:	ES24-452619	Reported
Irvine, CA	Project Manager:	Chris Carson	12/17/24 11:22

ANALYTICAL REPORT FOR SAMPLES

Sample ID	Laboratory ID	Matrix	Date Sampled	Date Received
SG13-5	J243631-001	Soil Vapor	12/06/2024 08:43	12/06/2024 14:14
SG13-15	J243631-002	Soil Vapor	12/06/2024 08:30	12/06/2024 14:14
SG14-5	J243631-003	Soil Vapor	12/06/2024 09:40	12/06/2024 14:14
SG14-5 DUP	J243631-004	Soil Vapor	12/06/2024 09:51	12/06/2024 14:14
SG14-11	J243631-005	Soil Vapor	12/06/2024 09:25	12/06/2024 14:14
SG15-15	J243631-006	Soil Vapor	12/06/2024 10:27	12/06/2024 14:14
SG15-5	J243631-007	Soil Vapor	12/06/2024 10:42	12/06/2024 14:14

Jones Environmental, Inc.



Colby Wakeman
Lab Director

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Partner Engineering & Science, Inc.	Project:	Red Hook Capital, Winchester CA	
24 Executive Park,	Project Number:	ES24-452619	Reported
Irvine, CA	Project Manager:	Chris Carson	12/17/24 11:22

DETECTIONS SUMMARY

Sample ID: SG13-5 **Laboratory ID:** J243631-001

Analyte	Result	Reporting Limit	Units	Method	Notes
m,p-Xylene	22	16	µg/m3	EPA 8260	
Toluene	21	8	µg/m3	EPA 8260	

Sample ID: SG13-15 **Laboratory ID:** J243631-002

Analyte	Result	Reporting Limit	Units	Method	Notes
1,2,4-Trimethylbenzene	9	8	µg/m3	EPA 8260	
Benzene	11	8	µg/m3	EPA 8260	
Ethylbenzene	58	8	µg/m3	EPA 8260	
m,p-Xylene	140	16	µg/m3	EPA 8260	
o-Xylene	35	8	µg/m3	EPA 8260	
tert-Butylalcohol	776	400	µg/m3	EPA 8260	
Toluene	27	8	µg/m3	EPA 8260	

Sample ID: SG14-5 **Laboratory ID:** J243631-003

Analyte	Result	Reporting Limit	Units	Method	Notes
Toluene	137	8	µg/m3	EPA 8260	

Sample ID: SG14-5 DUP **Laboratory ID:** J243631-004

Analyte	Result	Reporting Limit	Units	Method	Notes
tert-Butylalcohol	538	400	µg/m3	EPA 8260	
Toluene	163	8	µg/m3	EPA 8260	

Sample ID: SG14-11 **Laboratory ID:** J243631-005

Analyte	Result	Reporting Limit	Units	Method	Notes
Benzene	20	8	µg/m3	EPA 8260	
Ethylbenzene	67	8	µg/m3	EPA 8260	

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24 Executive Park,	Project Number:	ES24-452619	Reported
Irvine, CA	Project Manager:	Chris Carson	12/17/24 11:22

DETECTIONS SUMMARY

Sample ID: SG14-11 **Laboratory ID:** J243631-005

Analyte	Result	Reporting Limit	Units	Method	Notes
m,p-Xylene	437	16	µg/m3	EPA 8260	
o-Xylene	448	8	µg/m3	EPA 8260	
Toluene	57	8	µg/m3	EPA 8260	

Sample ID: SG15-15 **Laboratory ID:** J243631-006

Analyte	Result	Reporting Limit	Units	Method	Notes
1,2,4-Trimethylbenzene	15	8	µg/m3	EPA 8260	
4-Isopropyltoluene	20	8	µg/m3	EPA 8260	
Benzene	24	8	µg/m3	EPA 8260	
Bromodichloromethane	35	8	µg/m3	EPA 8260	
Chloroform	60	8	µg/m3	EPA 8260	
Dibromochloromethane	30	8	µg/m3	EPA 8260	
Ethylbenzene	134	8	µg/m3	EPA 8260	
m,p-Xylene	334	16	µg/m3	EPA 8260	
o-Xylene	71	8	µg/m3	EPA 8260	
Tetrachloroethene	8	8	µg/m3	EPA 8260	
Toluene	469	8	µg/m3	EPA 8260	

Sample ID: SG15-5 **Laboratory ID:** J243631-007

Analyte	Result	Reporting Limit	Units	Method	Notes
Benzene	14	8	µg/m3	EPA 8260	
m,p-Xylene	17	16	µg/m3	EPA 8260	
Toluene	20	8	µg/m3	EPA 8260	

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24 Executive Park,	Project Number:	ES24-452619	Reported
Irvine, CA	Project Manager:	Chris Carson	12/17/24 11:22

SG13-5
J243631-001(Soil Vapor)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Analyzed	Method	Notes
Standard ug/m3 HL by EPA 8260								
Benzene	ND	8	µg/m3	1	QC2412247	12/17/24	EPA 8260	
Bromodichloromethane	ND	8	µg/m3	"	"	"	"	
Bromoform	ND	8	µg/m3	"	"	"	"	
n-Butylbenzene	ND	12	µg/m3	"	"	"	"	
sec-Butylbenzene	ND	12	µg/m3	"	"	"	"	
tert-Butylbenzene	ND	12	µg/m3	"	"	"	"	
Carbon tetrachloride	ND	8	µg/m3	"	"	"	"	
Chlorobenzene	ND	8	µg/m3	"	"	"	"	
Chloroform	ND	8	µg/m3	"	"	"	"	
Dibromochloromethane	ND	8	µg/m3	"	"	"	"	
1,2-Dibromoethane (EDB)	ND	8	µg/m3	"	"	"	"	
1,2-Dichlorobenzene	ND	16	µg/m3	"	"	"	"	
1,3-Dichlorobenzene	ND	16	µg/m3	"	"	"	"	
1,4-Dichlorobenzene	ND	16	µg/m3	"	"	"	"	
Freon 12	ND	16	µg/m3	"	"	"	"	
Freon 11	ND	16	µg/m3	"	"	"	"	
Freon 113	ND	16	µg/m3	"	"	"	"	
1,1-Dichloroethane	ND	8	µg/m3	"	"	"	"	
1,2-Dichloroethane	ND	8	µg/m3	"	"	"	"	
1,1-Dichloroethene	ND	8	µg/m3	"	"	"	"	
cis-1,2-Dichloroethene	ND	8	µg/m3	"	"	"	"	
trans-1,2-Dichloroethene	ND	8	µg/m3	"	"	"	"	
Ethylbenzene	ND	8	µg/m3	"	"	"	"	
Isopropylbenzene	ND	8	µg/m3	"	"	"	"	
4-Isopropyltoluene	ND	8	µg/m3	"	"	"	"	
Methylene chloride (TIC)	ND	16	µg/m3	"	"	"	"	
Naphthalene	ND	40	µg/m3	"	"	"	"	
n-Propylbenzene	ND	8	µg/m3	"	"	"	"	
Styrene	ND	8	µg/m3	"	"	"	"	
1,1,1,2-Tetrachloroethane	ND	8	µg/m3	"	"	"	"	
1,1,2,2-Tetrachloroethane	ND	16	µg/m3	"	"	"	"	
Tetrachloroethene	ND	8	µg/m3	"	"	"	"	
Toluene	21	8	µg/m3	"	"	"	"	
1,1,1-Trichloroethane	ND	8	µg/m3	"	"	"	"	
1,1,2-Trichloroethane	ND	8	µg/m3	"	"	"	"	
Trichloroethene	ND	8	µg/m3	"	"	"	"	
1,2,4-Trimethylbenzene	ND	8	µg/m3	"	"	"	"	
1,3,5-Trimethylbenzene	ND	8	µg/m3	"	"	"	"	

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SG13-5
J243631-001(Soil Vapor)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Analyzed	Method	Notes
Standard ug/m3 HL by EPA 8260								
Vinyl chloride	ND	8	µg/m3	1	QC2412247	12/17/24	EPA 8260	
m,p-Xylene	22	16	µg/m3	"	"	"	"	
o-Xylene	ND	8	µg/m3	"	"	"	"	
Methyl-tert-butylether	ND	40	µg/m3	"	"	"	"	
Ethyl-tert-butylether	ND	40	µg/m3	"	"	"	"	
Di-isopropylether	ND	40	µg/m3	"	"	"	"	
tert-amylmethylether	ND	40	µg/m3	"	"	"	"	
tert-Butylalcohol	ND	400	µg/m3	"	"	"	"	
n-Hexane (LCC)	ND	80	µg/m3	"	"	"	"	
n-Pentane (LCC)	ND	80	µg/m3	"	"	"	"	
Acetone (LCC)	ND	80	µg/m3	"	"	"	"	
Surrogate: Toluene-d8	*89.97 %*	*60 - 140*						
Surrogate: Dibromofluoromethane	*99.56 %*	*60 - 140*						
Surrogate: 4-Bromofluorobenzene	*105.64 %*	*60 - 140*						

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SG13-15
J243631-002(Soil Vapor)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Analyzed	Method	Notes
Standard ug/m3 HL by EPA 8260								
Benzene	11	8	µg/m3	1	QC2412247	12/17/24	EPA 8260	
Bromodichloromethane	ND	8	µg/m3	"	"	"	"	
Bromoform	ND	8	µg/m3	"	"	"	"	
n-Butylbenzene	ND	12	µg/m3	"	"	"	"	
sec-Butylbenzene	ND	12	µg/m3	"	"	"	"	
tert-Butylbenzene	ND	12	µg/m3	"	"	"	"	
Carbon tetrachloride	ND	8	µg/m3	"	"	"	"	
Chlorobenzene	ND	8	µg/m3	"	"	"	"	
Chloroform	ND	8	µg/m3	"	"	"	"	
Dibromochloromethane	ND	8	µg/m3	"	"	"	"	
1,2-Dibromoethane (EDB)	ND	8	µg/m3	"	"	"	"	
1,2-Dichlorobenzene	ND	16	µg/m3	"	"	"	"	
1,3-Dichlorobenzene	ND	16	µg/m3	"	"	"	"	
1,4-Dichlorobenzene	ND	16	µg/m3	"	"	"	"	
Freon 12	ND	16	µg/m3	"	"	"	"	
Freon 11	ND	16	µg/m3	"	"	"	"	
Freon 113	ND	16	µg/m3	"	"	"	"	
1,1-Dichloroethane	ND	8	µg/m3	"	"	"	"	
1,2-Dichloroethane	ND	8	µg/m3	"	"	"	"	
1,1-Dichloroethene	ND	8	µg/m3	"	"	"	"	
cis-1,2-Dichloroethene	ND	8	µg/m3	"	"	"	"	
trans-1,2-Dichloroethene	ND	8	µg/m3	"	"	"	"	
Ethylbenzene	58	8	µg/m3	"	"	"	"	
Isopropylbenzene	ND	8	µg/m3	"	"	"	"	
4-Isopropyltoluene	ND	8	µg/m3	"	"	"	"	
Methylene chloride (TIC)	ND	16	µg/m3	"	"	"	"	
Naphthalene	ND	40	µg/m3	"	"	"	"	
n-Propylbenzene	ND	8	µg/m3	"	"	"	"	
Styrene	ND	8	µg/m3	"	"	"	"	
1,1,1,2-Tetrachloroethane	ND	8	µg/m3	"	"	"	"	
1,1,2,2-Tetrachloroethane	ND	16	µg/m3	"	"	"	"	
Tetrachloroethene	ND	8	µg/m3	"	"	"	"	
Toluene	27	8	µg/m3	"	"	"	"	
1,1,1-Trichloroethane	ND	8	µg/m3	"	"	"	"	
1,1,2-Trichloroethane	ND	8	µg/m3	"	"	"	"	
Trichloroethene	ND	8	µg/m3	"	"	"	"	
1,2,4-Trimethylbenzene	9	8	µg/m3	"	"	"	"	
1,3,5-Trimethylbenzene	ND	8	µg/m3	"	"	"	"	

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Irvine, CA	Project Manager:	Chris Carson	12/17/24 11:22

SG13-15
J243631-002(Soil Vapor)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Analyzed	Method	Notes
Standard ug/m3 HL by EPA 8260								
Vinyl chloride	ND	8	µg/m3	1	QC2412247	12/17/24	EPA 8260	
m,p-Xylene	140	16	µg/m3	"	"	"	"	
o-Xylene	35	8	µg/m3	"	"	"	"	
Methyl-tert-butylether	ND	40	µg/m3	"	"	"	"	
Ethyl-tert-butylether	ND	40	µg/m3	"	"	"	"	
Di-isopropylether	ND	40	µg/m3	"	"	"	"	
tert-amylmethylether	ND	40	µg/m3	"	"	"	"	
tert-Butylalcohol	776	400	µg/m3	"	"	"	"	
n-Hexane (LCC)	ND	80	µg/m3	"	"	"	"	
n-Pentane (LCC)	ND	80	µg/m3	"	"	"	"	
Acetone (LCC)	ND	80	µg/m3	"	"	"	"	
Surrogate: Toluene-d8	*88.96 %*	*60 - 140*						
Surrogate: Dibromofluoromethane	*101.03 %*	*60 - 140*						
Surrogate: 4-Bromofluorobenzene	*107.63 %*	*60 - 140*						

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24 Executive Park,	Project Number:	ES24-452619	Reported
Irvine, CA	Project Manager:	Chris Carson	12/17/24 11:22

SG14-5
J243631-003(Soil Vapor)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Analyzed	Method	Notes
Standard ug/m3 HL by EPA 8260								
Benzene	ND	8	µg/m3	1	QC2412247	12/17/24	EPA 8260	
Bromodichloromethane	ND	8	µg/m3	"	"	"	"	
Bromoform	ND	8	µg/m3	"	"	"	"	
n-Butylbenzene	ND	12	µg/m3	"	"	"	"	
sec-Butylbenzene	ND	12	µg/m3	"	"	"	"	
tert-Butylbenzene	ND	12	µg/m3	"	"	"	"	
Carbon tetrachloride	ND	8	µg/m3	"	"	"	"	
Chlorobenzene	ND	8	µg/m3	"	"	"	"	
Chloroform	ND	8	µg/m3	"	"	"	"	
Dibromochloromethane	ND	8	µg/m3	"	"	"	"	
1,2-Dibromoethane (EDB)	ND	8	µg/m3	"	"	"	"	
1,2-Dichlorobenzene	ND	16	µg/m3	"	"	"	"	
1,3-Dichlorobenzene	ND	16	µg/m3	"	"	"	"	
1,4-Dichlorobenzene	ND	16	µg/m3	"	"	"	"	
Freon 12	ND	16	µg/m3	"	"	"	"	
Freon 11	ND	16	µg/m3	"	"	"	"	
Freon 113	ND	16	µg/m3	"	"	"	"	
1,1-Dichloroethane	ND	8	µg/m3	"	"	"	"	
1,2-Dichloroethane	ND	8	µg/m3	"	"	"	"	
1,1-Dichloroethene	ND	8	µg/m3	"	"	"	"	
cis-1,2-Dichloroethene	ND	8	µg/m3	"	"	"	"	
trans-1,2-Dichloroethene	ND	8	µg/m3	"	"	"	"	
Ethylbenzene	ND	8	µg/m3	"	"	"	"	
Isopropylbenzene	ND	8	µg/m3	"	"	"	"	
4-Isopropyltoluene	ND	8	µg/m3	"	"	"	"	
Methylene chloride (TIC)	ND	16	µg/m3	"	"	"	"	
Naphthalene	ND	40	µg/m3	"	"	"	"	
n-Propylbenzene	ND	8	µg/m3	"	"	"	"	
Styrene	ND	8	µg/m3	"	"	"	"	
1,1,1,2-Tetrachloroethane	ND	8	µg/m3	"	"	"	"	
1,1,2,2-Tetrachloroethane	ND	16	µg/m3	"	"	"	"	
Tetrachloroethene	ND	8	µg/m3	"	"	"	"	
Toluene	137	8	µg/m3	"	"	"	"	
1,1,1-Trichloroethane	ND	8	µg/m3	"	"	"	"	
1,1,2-Trichloroethane	ND	8	µg/m3	"	"	"	"	
Trichloroethene	ND	8	µg/m3	"	"	"	"	
1,2,4-Trimethylbenzene	ND	8	µg/m3	"	"	"	"	
1,3,5-Trimethylbenzene	ND	8	µg/m3	"	"	"	"	

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24 Executive Park,	Project Number:	ES24-452619	Reported
Irvine, CA	Project Manager:	Chris Carson	12/17/24 11:22

SG14-5
J243631-003(Soil Vapor)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Analyzed	Method	Notes
Standard ug/m3 HL by EPA 8260								
Vinyl chloride	ND	8	µg/m3	1	QC2412247	12/17/24	EPA 8260	
m,p-Xylene	ND	16	µg/m3	"	"	"	"	
o-Xylene	ND	8	µg/m3	"	"	"	"	
Methyl-tert-butylether	ND	40	µg/m3	"	"	"	"	
Ethyl-tert-butylether	ND	40	µg/m3	"	"	"	"	
Di-isopropylether	ND	40	µg/m3	"	"	"	"	
tert-amylmethylether	ND	40	µg/m3	"	"	"	"	
tert-Butylalcohol	ND	400	µg/m3	"	"	"	"	
n-Hexane (LCC)	ND	80	µg/m3	"	"	"	"	
n-Pentane (LCC)	ND	80	µg/m3	"	"	"	"	
Acetone (LCC)	ND	80	µg/m3	"	"	"	"	
Surrogate: Toluene-d8	*93.10 %*	*60 - 140*						
Surrogate: Dibromofluoromethane	*96.48 %*	*60 - 140*						
Surrogate: 4-Bromofluorobenzene	*104.58 %*	*60 - 140*						

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24 Executive Park,	Project Number:	ES24-452619	Reported
Irvine, CA	Project Manager:	Chris Carson	12/17/24 11:22

SG14-5 DUP
J243631-004(Soil Vapor)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Analyzed	Method	Notes
Standard ug/m3 HL by EPA 8260								
Benzene	ND	8	µg/m3	1	QC2412247	12/17/24	EPA 8260	
Bromodichloromethane	ND	8	µg/m3	"	"	"	"	
Bromoform	ND	8	µg/m3	"	"	"	"	
n-Butylbenzene	ND	12	µg/m3	"	"	"	"	
sec-Butylbenzene	ND	12	µg/m3	"	"	"	"	
tert-Butylbenzene	ND	12	µg/m3	"	"	"	"	
Carbon tetrachloride	ND	8	µg/m3	"	"	"	"	
Chlorobenzene	ND	8	µg/m3	"	"	"	"	
Chloroform	ND	8	µg/m3	"	"	"	"	
Dibromochloromethane	ND	8	µg/m3	"	"	"	"	
1,2-Dibromoethane (EDB)	ND	8	µg/m3	"	"	"	"	
1,2-Dichlorobenzene	ND	16	µg/m3	"	"	"	"	
1,3-Dichlorobenzene	ND	16	µg/m3	"	"	"	"	
1,4-Dichlorobenzene	ND	16	µg/m3	"	"	"	"	
Freon 12	ND	16	µg/m3	"	"	"	"	
Freon 11	ND	16	µg/m3	"	"	"	"	
Freon 113	ND	16	µg/m3	"	"	"	"	
1,1-Dichloroethane	ND	8	µg/m3	"	"	"	"	
1,2-Dichloroethane	ND	8	µg/m3	"	"	"	"	
1,1-Dichloroethene	ND	8	µg/m3	"	"	"	"	
cis-1,2-Dichloroethene	ND	8	µg/m3	"	"	"	"	
trans-1,2-Dichloroethene	ND	8	µg/m3	"	"	"	"	
Ethylbenzene	ND	8	µg/m3	"	"	"	"	
Isopropylbenzene	ND	8	µg/m3	"	"	"	"	
4-Isopropyltoluene	ND	8	µg/m3	"	"	"	"	
Methylene chloride (TIC)	ND	16	µg/m3	"	"	"	"	
Naphthalene	ND	40	µg/m3	"	"	"	"	
n-Propylbenzene	ND	8	µg/m3	"	"	"	"	
Styrene	ND	8	µg/m3	"	"	"	"	
1,1,1,2-Tetrachloroethane	ND	8	µg/m3	"	"	"	"	
1,1,2,2-Tetrachloroethane	ND	16	µg/m3	"	"	"	"	
Tetrachloroethene	ND	8	µg/m3	"	"	"	"	
Toluene	163	8	µg/m3	"	"	"	"	
1,1,1-Trichloroethane	ND	8	µg/m3	"	"	"	"	
1,1,2-Trichloroethane	ND	8	µg/m3	"	"	"	"	
Trichloroethene	ND	8	µg/m3	"	"	"	"	
1,2,4-Trimethylbenzene	ND	8	µg/m3	"	"	"	"	
1,3,5-Trimethylbenzene	ND	8	µg/m3	"	"	"	"	

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Partner Engineering & Science, Inc.	Project:	Red Hook Capital, Winchester CA	
24 Executive Park,	Project Number:	ES24-452619	Reported
Irvine, CA	Project Manager:	Chris Carson	12/17/24 11:22

SG14-5 DUP
J243631-004(Soil Vapor)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Analyzed	Method	Notes
Standard ug/m3 HL by EPA 8260								
Vinyl chloride	ND	8	µg/m3	1	QC2412247	12/17/24	EPA 8260	
m,p-Xylene	ND	16	µg/m3	"	"	"	"	
o-Xylene	ND	8	µg/m3	"	"	"	"	
Methyl-tert-butylether	ND	40	µg/m3	"	"	"	"	
Ethyl-tert-butylether	ND	40	µg/m3	"	"	"	"	
Di-isopropylether	ND	40	µg/m3	"	"	"	"	
tert-amylmethylether	ND	40	µg/m3	"	"	"	"	
tert-Butylalcohol	538	400	µg/m3	"	"	"	"	
n-Hexane (LCC)	ND	80	µg/m3	"	"	"	"	
n-Pentane (LCC)	ND	80	µg/m3	"	"	"	"	
Acetone (LCC)	ND	80	µg/m3	"	"	"	"	
Surrogate: Toluene-d8	*88.36 %*	*60 - 140*						
Surrogate: Dibromofluoromethane	*102.24 %*	*60 - 140*						
Surrogate: 4-Bromofluorobenzene	*107.87 %*	*60 - 140*						

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Partner Engineering & Science, Inc.	Project:	Red Hook Capital, Winchester CA	
24 Executive Park,	Project Number:	ES24-452619	Reported
Irvine, CA	Project Manager:	Chris Carson	12/17/24 11:22

SG14-11
J243631-005(Soil Vapor)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Analyzed	Method	Notes
Standard ug/m3 HL by EPA 8260								
Benzene	20	8	µg/m3	1	QC2412247	12/17/24	EPA 8260	
Bromodichloromethane	ND	8	µg/m3	"	"	"	"	
Bromoform	ND	8	µg/m3	"	"	"	"	
n-Butylbenzene	ND	12	µg/m3	"	"	"	"	
sec-Butylbenzene	ND	12	µg/m3	"	"	"	"	
tert-Butylbenzene	ND	12	µg/m3	"	"	"	"	
Carbon tetrachloride	ND	8	µg/m3	"	"	"	"	
Chlorobenzene	ND	8	µg/m3	"	"	"	"	
Chloroform	ND	8	µg/m3	"	"	"	"	
Dibromochloromethane	ND	8	µg/m3	"	"	"	"	
1,2-Dibromoethane (EDB)	ND	8	µg/m3	"	"	"	"	
1,2-Dichlorobenzene	ND	16	µg/m3	"	"	"	"	
1,3-Dichlorobenzene	ND	16	µg/m3	"	"	"	"	
1,4-Dichlorobenzene	ND	16	µg/m3	"	"	"	"	
Freon 12	ND	16	µg/m3	"	"	"	"	
Freon 11	ND	16	µg/m3	"	"	"	"	
Freon 113	ND	16	µg/m3	"	"	"	"	
1,1-Dichloroethane	ND	8	µg/m3	"	"	"	"	
1,2-Dichloroethane	ND	8	µg/m3	"	"	"	"	
1,1-Dichloroethene	ND	8	µg/m3	"	"	"	"	
cis-1,2-Dichloroethene	ND	8	µg/m3	"	"	"	"	
trans-1,2-Dichloroethene	ND	8	µg/m3	"	"	"	"	
Ethylbenzene	67	8	µg/m3	"	"	"	"	
Isopropylbenzene	ND	8	µg/m3	"	"	"	"	
4-Isopropyltoluene	ND	8	µg/m3	"	"	"	"	
Methylene chloride (TIC)	ND	16	µg/m3	"	"	"	"	
Naphthalene	ND	40	µg/m3	"	"	"	"	
n-Propylbenzene	ND	8	µg/m3	"	"	"	"	
Styrene	ND	8	µg/m3	"	"	"	"	
1,1,1,2-Tetrachloroethane	ND	8	µg/m3	"	"	"	"	
1,1,2,2-Tetrachloroethane	ND	16	µg/m3	"	"	"	"	
Tetrachloroethene	ND	8	µg/m3	"	"	"	"	
Toluene	57	8	µg/m3	"	"	"	"	
1,1,1-Trichloroethane	ND	8	µg/m3	"	"	"	"	
1,1,2-Trichloroethane	ND	8	µg/m3	"	"	"	"	
Trichloroethene	ND	8	µg/m3	"	"	"	"	
1,2,4-Trimethylbenzene	ND	8	µg/m3	"	"	"	"	
1,3,5-Trimethylbenzene	ND	8	µg/m3	"	"	"	"	

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24 Executive Park,	Project Number:	ES24-452619	Reported
Irvine, CA	Project Manager:	Chris Carson	12/17/24 11:22

SG14-11
J243631-005(Soil Vapor)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Analyzed	Method	Notes
Standard ug/m3 HL by EPA 8260								
Vinyl chloride	ND	8	µg/m3	1	QC2412247	12/17/24	EPA 8260	
m,p-Xylene	437	16	µg/m3	"	"	"	"	
o-Xylene	448	8	µg/m3	"	"	"	"	
Methyl-tert-butylether	ND	40	µg/m3	"	"	"	"	
Ethyl-tert-butylether	ND	40	µg/m3	"	"	"	"	
Di-isopropylether	ND	40	µg/m3	"	"	"	"	
tert-amylmethylether	ND	40	µg/m3	"	"	"	"	
tert-Butylalcohol	ND	400	µg/m3	"	"	"	"	
n-Hexane (LCC)	ND	80	µg/m3	"	"	"	"	
n-Pentane (LCC)	ND	80	µg/m3	"	"	"	"	
Acetone (LCC)	ND	80	µg/m3	"	"	"	"	
Surrogate: Toluene-d8	*89.47 %*	*60 - 140*						
Surrogate: Dibromofluoromethane	*99.78 %*	*60 - 140*						
Surrogate: 4-Bromofluorobenzene	*107.73 %*	*60 - 140*						

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24 Executive Park,	Project Number:	ES24-452619	Reported
Irvine, CA	Project Manager:	Chris Carson	12/17/24 11:22

SG15-15
J243631-006(Soil Vapor)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Analyzed	Method	Notes
Standard ug/m3 HL by EPA 8260								
Benzene	24	8	µg/m3	1	QC2412247	12/17/24	EPA 8260	
Bromodichloromethane	35	8	µg/m3	"	"	"	"	
Bromoform	ND	8	µg/m3	"	"	"	"	
n-Butylbenzene	ND	12	µg/m3	"	"	"	"	
sec-Butylbenzene	ND	12	µg/m3	"	"	"	"	
tert-Butylbenzene	ND	12	µg/m3	"	"	"	"	
Carbon tetrachloride	ND	8	µg/m3	"	"	"	"	
Chlorobenzene	ND	8	µg/m3	"	"	"	"	
Chloroform	60	8	µg/m3	"	"	"	"	
Dibromochloromethane	30	8	µg/m3	"	"	"	"	
1,2-Dibromoethane (EDB)	ND	8	µg/m3	"	"	"	"	
1,2-Dichlorobenzene	ND	16	µg/m3	"	"	"	"	
1,3-Dichlorobenzene	ND	16	µg/m3	"	"	"	"	
1,4-Dichlorobenzene	ND	16	µg/m3	"	"	"	"	
Freon 12	ND	16	µg/m3	"	"	"	"	
Freon 11	ND	16	µg/m3	"	"	"	"	
Freon 113	ND	16	µg/m3	"	"	"	"	
1,1-Dichloroethane	ND	8	µg/m3	"	"	"	"	
1,2-Dichloroethane	ND	8	µg/m3	"	"	"	"	
1,1-Dichloroethene	ND	8	µg/m3	"	"	"	"	
cis-1,2-Dichloroethene	ND	8	µg/m3	"	"	"	"	
trans-1,2-Dichloroethene	ND	8	µg/m3	"	"	"	"	
Ethylbenzene	134	8	µg/m3	"	"	"	"	
Isopropylbenzene	ND	8	µg/m3	"	"	"	"	
4-Isopropyltoluene	20	8	µg/m3	"	"	"	"	
Methylene chloride (TIC)	ND	16	µg/m3	"	"	"	"	
Naphthalene	ND	40	µg/m3	"	"	"	"	
n-Propylbenzene	ND	8	µg/m3	"	"	"	"	
Styrene	ND	8	µg/m3	"	"	"	"	
1,1,1,2-Tetrachloroethane	ND	8	µg/m3	"	"	"	"	
1,1,2,2-Tetrachloroethane	ND	16	µg/m3	"	"	"	"	
Tetrachloroethene	8	8	µg/m3	"	"	"	"	
Toluene	469	8	µg/m3	"	"	"	"	
1,1,1-Trichloroethane	ND	8	µg/m3	"	"	"	"	
1,1,2-Trichloroethane	ND	8	µg/m3	"	"	"	"	
Trichloroethene	ND	8	µg/m3	"	"	"	"	
1,2,4-Trimethylbenzene	15	8	µg/m3	"	"	"	"	
1,3,5-Trimethylbenzene	ND	8	µg/m3	"	"	"	"	

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24 Executive Park,	Project Number:	ES24-452619	Reported
Irvine, CA	Project Manager:	Chris Carson	12/17/24 11:22

SG15-15
J243631-006(Soil Vapor)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Analyzed	Method	Notes
Standard ug/m3 HL by EPA 8260								
Vinyl chloride	ND	8	µg/m3	1	QC2412247	12/17/24	EPA 8260	
m,p-Xylene	334	16	µg/m3	"	"	"	"	
o-Xylene	71	8	µg/m3	"	"	"	"	
Methyl-tert-butylether	ND	40	µg/m3	"	"	"	"	
Ethyl-tert-butylether	ND	40	µg/m3	"	"	"	"	
Di-isopropylether	ND	40	µg/m3	"	"	"	"	
tert-amylmethylether	ND	40	µg/m3	"	"	"	"	
tert-Butylalcohol	ND	400	µg/m3	"	"	"	"	
n-Hexane (LCC)	ND	80	µg/m3	"	"	"	"	
n-Pentane (LCC)	ND	80	µg/m3	"	"	"	"	
Acetone (LCC)	ND	80	µg/m3	"	"	"	"	
Surrogate: Toluene-d8	*90.45 %*	*60 - 140*						
Surrogate: Dibromofluoromethane	*99.90 %*	*60 - 140*						
Surrogate: 4-Bromofluorobenzene	*107.69 %*	*60 - 140*						

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24 Executive Park,	Project Number:	ES24-452619	Reported
Irvine, CA	Project Manager:	Chris Carson	12/17/24 11:22

SG15-5
J243631-007(Soil Vapor)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Analyzed	Method	Notes
Standard ug/m3 HL by EPA 8260								
Benzene	14	8	µg/m3	1	QC2412247	12/17/24	EPA 8260	
Bromodichloromethane	ND	8	µg/m3	"	"	"	"	
Bromoform	ND	8	µg/m3	"	"	"	"	
n-Butylbenzene	ND	12	µg/m3	"	"	"	"	
sec-Butylbenzene	ND	12	µg/m3	"	"	"	"	
tert-Butylbenzene	ND	12	µg/m3	"	"	"	"	
Carbon tetrachloride	ND	8	µg/m3	"	"	"	"	
Chlorobenzene	ND	8	µg/m3	"	"	"	"	
Chloroform	ND	8	µg/m3	"	"	"	"	
Dibromochloromethane	ND	8	µg/m3	"	"	"	"	
1,2-Dibromoethane (EDB)	ND	8	µg/m3	"	"	"	"	
1,2-Dichlorobenzene	ND	16	µg/m3	"	"	"	"	
1,3-Dichlorobenzene	ND	16	µg/m3	"	"	"	"	
1,4-Dichlorobenzene	ND	16	µg/m3	"	"	"	"	
Freon 12	ND	16	µg/m3	"	"	"	"	
Freon 11	ND	16	µg/m3	"	"	"	"	
Freon 113	ND	16	µg/m3	"	"	"	"	
1,1-Dichloroethane	ND	8	µg/m3	"	"	"	"	
1,2-Dichloroethane	ND	8	µg/m3	"	"	"	"	
1,1-Dichloroethene	ND	8	µg/m3	"	"	"	"	
cis-1,2-Dichloroethene	ND	8	µg/m3	"	"	"	"	
trans-1,2-Dichloroethene	ND	8	µg/m3	"	"	"	"	
Ethylbenzene	ND	8	µg/m3	"	"	"	"	
Isopropylbenzene	ND	8	µg/m3	"	"	"	"	
4-Isopropyltoluene	ND	8	µg/m3	"	"	"	"	
Methylene chloride (TIC)	ND	16	µg/m3	"	"	"	"	
Naphthalene	ND	40	µg/m3	"	"	"	"	
n-Propylbenzene	ND	8	µg/m3	"	"	"	"	
Styrene	ND	8	µg/m3	"	"	"	"	
1,1,1,2-Tetrachloroethane	ND	8	µg/m3	"	"	"	"	
1,1,2,2-Tetrachloroethane	ND	16	µg/m3	"	"	"	"	
Tetrachloroethene	ND	8	µg/m3	"	"	"	"	
Toluene	20	8	µg/m3	"	"	"	"	
1,1,1-Trichloroethane	ND	8	µg/m3	"	"	"	"	
1,1,2-Trichloroethane	ND	8	µg/m3	"	"	"	"	
Trichloroethene	ND	8	µg/m3	"	"	"	"	
1,2,4-Trimethylbenzene	ND	8	µg/m3	"	"	"	"	
1,3,5-Trimethylbenzene	ND	8	µg/m3	"	"	"	"	

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24 Executive Park,	Project Number:	ES24-452619	Reported
Irvine, CA	Project Manager:	Chris Carson	12/17/24 11:22

SG15-5
J243631-007(Soil Vapor)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Analyzed	Method	Notes
Standard ug/m3 HL by EPA 8260								
Vinyl chloride	ND	8	µg/m3	1	QC2412247	12/17/24	EPA 8260	
m,p-Xylene	17	16	µg/m3	"	"	"	"	
o-Xylene	ND	8	µg/m3	"	"	"	"	
Methyl-tert-butylether	ND	40	µg/m3	"	"	"	"	
Ethyl-tert-butylether	ND	40	µg/m3	"	"	"	"	
Di-isopropylether	ND	40	µg/m3	"	"	"	"	
tert-amylmethylether	ND	40	µg/m3	"	"	"	"	
tert-Butylalcohol	ND	400	µg/m3	"	"	"	"	
n-Hexane (LCC)	ND	80	µg/m3	"	"	"	"	
n-Pentane (LCC)	ND	80	µg/m3	"	"	"	"	
Acetone (LCC)	ND	80	µg/m3	"	"	"	"	
Surrogate: Toluene-d8	*88.90 %*	*60 - 140*						
Surrogate: Dibromofluoromethane	*102.03 %*	*60 - 140*						
Surrogate: 4-Bromofluorobenzene	*110.39 %*	*60 - 140*						

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24 Executive Park,	Project Number:	ES24-452619	Reported
Irvine, CA	Project Manager:	Chris Carson	12/17/24 11:22

Standard ug/m3 HL by EPA 8260 - Quality Control

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	%REC Limits	Notes
Batch QC2412247 - EPA 8260										
CCV 1										
Benzene	275	8	%	250		110	80 - 120		120	
Chlorobenzene	258	8	%	250		103	80 - 120		120	
1,1-Dichloroethene	285	8	%	250		114	80 - 120		120	
cis-1,2-Dichloroethene	245	8	%	250		98	80 - 120		120	
Ethylbenzene	256	8	%	250		103	80 - 120		120	
Tetrachloroethene	241	8	%	250		96	80 - 120		120	
Toluene	251	8	%	250		100	80 - 120		120	
1,1,1-Trichloroethane	242	8	%	250		97	80 - 120		120	
Trichloroethene	267	8	%	250		107	80 - 120		120	
1,2,4-Trimethylbenzene	278	8	%	250		111	80 - 120		120	
Vinyl chloride	254	8	%	250		102	80 - 120		120	
LCS 1										
Benzene	55.5	8	%	50		111	70 - 130			
Chlorobenzene	52.8	8	%	50		106	70 - 130			
1,1-Dichloroethene	47.1	8	%	50		94	60 - 140			
cis-1,2-Dichloroethene	49.2	8	%	50		98	70 - 130			
Ethylbenzene	48.6	8	%	50		97	70 - 130			
Tetrachloroethene	47.1	8	%	50		94	70 - 130			
Toluene	47.9	8	%	50		96	70 - 130			
1,1,1-Trichloroethane	48.1	8	%	50		96	70 - 130			
Trichloroethene	55.5	8	%	50		111	70 - 130			
1,2,4-Trimethylbenzene	53.5	8	%	50		107	70 - 130			
Vinyl chloride	32.1	8	%	50		64	60 - 140			
Surrogate: Toluene-d8		*89.04 %*	*60 - 140*							
Surrogate: Dibromofluoromethane		*102.24 %*	*60 - 140*							
Surrogate: 4-Bromofluorobenzene		*112.53 %*	*60 - 140*							
LCSD 1										
Benzene	52.5	8	%	50		105		5.51		
Chlorobenzene	49.2	8	%	50		98		6.96		
1,1-Dichloroethene	46.0	8	%	50		92		2.40		
cis-1,2-Dichloroethene	46.7	8	%	50		93		5.27		
Ethylbenzene	45.7	8	%	50		91		6.25		
Tetrachloroethene	44.5	8	%	50		89		5.79		
Toluene	46.2	8	%	50		92		3.73		
1,1,1-Trichloroethane	44.8	8	%	50		90		7.19		

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24 Executive Park,	Project Number:	ES24-452619	Reported
Irvine, CA	Project Manager:	Chris Carson	12/17/24 11:22

Standard ug/m3 HL by EPA 8260 - Quality Control

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	%REC Limits	Notes
Batch QC2412247 - EPA 8260										
LCSD 1										
Trichloroethene	52.7	8	%	50		105		5.22		
1,2,4-Trimethylbenzene	50.6	8	%	50		101		5.57		
Vinyl chloride	30.3	8	%	50		61		5.57		
Surrogate: Toluene-d8		*88.14 %*	*60 - 140*							
Surrogate: Dibromofluoromethane		*102.04 %*	*60 - 140*							
Surrogate: 4-Bromofluorobenzene		*111.42 %*	*60 - 140*							
Method Blank 1										
Benzene	ND	8	µg/m3							
Bromodichloromethane	ND	8	µg/m3							
Bromoform	ND	8	µg/m3							
n-Butylbenzene	ND	12	µg/m3							
sec-Butylbenzene	ND	12	µg/m3							
tert-Butylbenzene	ND	12	µg/m3							
Carbon tetrachloride	ND	8	µg/m3							
Chlorobenzene	ND	8	µg/m3							
Chloroform	ND	8	µg/m3							
Dibromochloromethane	ND	8	µg/m3							
1,2-Dibromoethane (EDB)	ND	8	µg/m3							
1,2-Dichlorobenzene	ND	16	µg/m3							
1,3-Dichlorobenzene	ND	16	µg/m3							
1,4-Dichlorobenzene	ND	16	µg/m3							
Freon 12	ND	16	µg/m3							
Freon 11	ND	16	µg/m3							
Freon 113	ND	16	µg/m3							
1,1-Dichloroethane	ND	8	µg/m3							
1,2-Dichloroethane	ND	8	µg/m3							
1,1-Dichloroethene	ND	8	µg/m3							
cis-1,2-Dichloroethene	ND	8	µg/m3							
trans-1,2-Dichloroethene	ND	8	µg/m3							
Ethylbenzene	ND	8	µg/m3							
Isopropylbenzene	ND	8	µg/m3							
4-Isopropyltoluene	ND	8	µg/m3							
Methylene chloride (TIC)	ND	16	µg/m3							
Naphthalene	ND	40	µg/m3							
n-Propylbenzene	ND	8	µg/m3							

Jones Environmental, Inc.



Colby Wakeman
Lab Director

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JONES ENVIRONMENTAL, INC.

11007 FOREST PLACE
SANTA FE SPRINGS, CA 90670
714-449-9937 PHONE
562-646-1611 FAX

Partner Engineering & Science, Inc.	Project:	Red Hook Capital, Winchester CA	
24 Executive Park,	Project Number:	ES24-452619	Reported
Irvine, CA	Project Manager:	Chris Carson	12/17/24 11:22

Standard ug/m3 HL by EPA 8260 - Quality Control

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	%REC Limits	Notes
Batch QC2412247 - EPA 8260										
Method Blank 1										
Styrene	ND	8	µg/m3							
1,1,1,2-Tetrachloroethane	ND	8	µg/m3							
1,1,2,2-Tetrachloroethane	ND	16	µg/m3							
Tetrachloroethene	ND	8	µg/m3							
Toluene	ND	8	µg/m3							
1,1,1-Trichloroethane	ND	8	µg/m3							
1,1,2-Trichloroethane	ND	8	µg/m3							
Trichloroethene	ND	8	µg/m3							
1,2,4-Trimethylbenzene	ND	8	µg/m3							
1,3,5-Trimethylbenzene	ND	8	µg/m3							
Vinyl chloride	ND	8	µg/m3							
m,p-Xylene	ND	16	µg/m3							
o-Xylene	ND	8	µg/m3							
Methyl-tert-butylether	ND	40	µg/m3							
Ethyl-tert-butylether	ND	40	µg/m3							
Di-isopropylether	ND	40	µg/m3							
tert-amylmethylether	ND	40	µg/m3							
tert-Butylalcohol	ND	400	µg/m3							
n-Hexane (LCC)	ND	80	µg/m3							
n-Pentane (LCC)	ND	80	µg/m3							
Acetone (LCC)	ND	80	µg/m3							
Surrogate: Toluene-d8		*88.69 %*	*60 - 140*							
Surrogate: Dibromofluoromethane		*103.68 %*	*60 - 140*							
Surrogate: 4-Bromofluorobenzene		*109.64 %*	*60 - 140*							
Sample Blank 1										
Benzene	ND	8	µg/m3							
Bromodichloromethane	ND	8	µg/m3							
Bromoform	ND	8	µg/m3							
n-Butylbenzene	ND	12	µg/m3							
sec-Butylbenzene	ND	12	µg/m3							
tert-Butylbenzene	ND	12	µg/m3							
Carbon tetrachloride	ND	8	µg/m3							
Chlorobenzene	ND	8	µg/m3							
Chloroform	ND	8	µg/m3							
Dibromochloromethane	ND	8	µg/m3							

Jones Environmental, Inc.



Colby Wakeman
Lab Director

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SANTA FE SPRINGS, CA 90670
714-449-9937 PHONE
562-646-1611 FAX

Partner Engineering & Science, Inc.	Project:	Red Hook Capital, Winchester CA	
24 Executive Park,	Project Number:	ES24-452619	Reported
Irvine, CA	Project Manager:	Chris Carson	12/17/24 11:22

Standard ug/m3 HL by EPA 8260 - Quality Control

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	%REC Limits	Notes
Batch QC2412247 - EPA 8260										
Sample Blank 1										
1,2-Dibromoethane (EDB)	ND	8	µg/m3							
1,2-Dichlorobenzene	ND	16	µg/m3							
1,3-Dichlorobenzene	ND	16	µg/m3							
1,4-Dichlorobenzene	ND	16	µg/m3							
Freon 12	ND	16	µg/m3							
Freon 11	ND	16	µg/m3							
Freon 113	ND	16	µg/m3							
1,1-Dichloroethane	ND	8	µg/m3							
1,2-Dichloroethane	ND	8	µg/m3							
1,1-Dichloroethene	ND	8	µg/m3							
cis-1,2-Dichloroethene	ND	8	µg/m3							
trans-1,2-Dichloroethene	ND	8	µg/m3							
Ethylbenzene	ND	8	µg/m3							
Isopropylbenzene	ND	8	µg/m3							
4-Isopropyltoluene	ND	8	µg/m3							
Methylene chloride (TIC)	ND	16	µg/m3							
Naphthalene	ND	40	µg/m3							
n-Propylbenzene	ND	8	µg/m3							
Styrene	ND	8	µg/m3							
1,1,1,2-Tetrachloroethane	ND	8	µg/m3							
1,1,2,2-Tetrachloroethane	ND	16	µg/m3							
Tetrachloroethene	ND	8	µg/m3							
Toluene	ND	8	µg/m3							
1,1,1-Trichloroethane	ND	8	µg/m3							
1,1,2-Trichloroethane	ND	8	µg/m3							
Trichloroethene	ND	8	µg/m3							
1,2,4-Trimethylbenzene	ND	8	µg/m3							
1,3,5-Trimethylbenzene	ND	8	µg/m3							
Vinyl chloride	ND	8	µg/m3							
m,p-Xylene	ND	16	µg/m3							
o-Xylene	ND	8	µg/m3							
Methyl-tert-butylether	ND	40	µg/m3							
Ethyl-tert-butylether	ND	40	µg/m3							
Di-isopropylether	ND	40	µg/m3							
tert-amylmethylether	ND	40	µg/m3							
tert-Butylalcohol	ND	400	µg/m3							
n-Hexane (LCC)	ND	80	µg/m3							

Jones Environmental, Inc.

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Colby Wakeman
Lab Director

JONES ENVIRONMENTAL, INC.

11007 FOREST PLACE
SANTA FE SPRINGS, CA 90670
714-449-9937 PHONE
562-646-1611 FAX

Partner Engineering & Science, Inc.	Project:	Red Hook Capital, Winchester CA	
24 Executive Park,	Project Number:	ES24-452619	Reported
Irvine, CA	Project Manager:	Chris Carson	12/17/24 11:22

Standard ug/m3 HL by EPA 8260 - Quality Control

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	%REC Limits	Notes
Batch QC2412247 - EPA 8260										
Sample Blank 1										
n-Pentane (LCC)	ND	80	µg/m3							
Acetone (LCC)	ND	80	µg/m3							
Surrogate: Toluene-d8		*89.06 %*	*60 - 140*							
Surrogate: Dibromofluoromethane		*102.26 %*	*60 - 140*							
Surrogate: 4-Bromofluorobenzene		*110.42 %*	*60 - 140*							

Jones Environmental, Inc.



Colby Wakeman
Lab Director

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Partner Engineering & Science, Inc.	Project:	Red Hook Capital, Winchester CA	
24 Executive Park,	Project Number:	ES24-452619	Reported
Irvine, CA	Project Manager:	Chris Carson	12/17/24 11:22

Notes and Definitions

ND	Analyte NOT DETECTED at or above the reporting limit
RPD	Relative Percent Difference
E	Estimated Concentration; concentration exceeds calibration range.
LCC	Leak Check Compound
MDL	Compound Reported to Method Detection Limit
1	Recovery outside of acceptable limits. LCS/LCSD recoveries and %RSD were within QC limits, therefore data was accepted.
SMSR	Sample matrix prevented adequate surrogate recovery.
J	Value less then PQL but greater than MDL.
HHSR	High hydrocarbon concentration in this sample prevented adequate surrogate recovery.
SMTAR	Sample matrix prevented adequate recovery of target analytes.
OV	Sample was filtered in the lab before extraction.
HHTAR	High hydrocarbon concentration prevented in-range recovery of target analytes.
IHRPD	Target analyte recoveries were outside of range but accepted due to passing RPDs
AROL	Target analyte recovery exceeded recovery range but was accepted due to ND of that analyte in MB and sample(s).
ISO-H	Isomers could not be sufficiently chromatographically resolved according to method requirements due to hydrocarbon interference or other matrix effects. The isomers' reported individual concentrations were each calculated as the average of each of the individual isomers' concentrations.
2	Recovery outside of acceptable limits for either LCS or LCSD. CCV and LCS or LCSD recoveries were within limits; therefore data was accepted.
3	RPD outside of acceptable limits. Target analyte recoveries were within QC limits; therefore, data was accepted.
4	LCS and/or LCSD recoveries exceeded acceptability ranges. Target analyte recoveries were accepted due to passing CCV, in-range LCS/LCSD RPDs, and a clean MB in which all target analytes were < RL.
SMTAR	Sample matrix prevented adequate recovery of target analytes.
RV	Surrogate recovery outside of control limits due to required dilution.
ASP	Hydrocarbons in this sample most closely resemble asphalt.
@	Surrogate is outside acceptable limits. All other QC parameters in control, therefore data was accepted.
S	Sample was subjected to elemental sulfur cleanup by EPA 3660B.
TIC	Tentatively Identified Compound. Compound is not in the calibration mix and does not have a valid calibration. All reported detections are estimated

Jones Environmental, Inc.



Colby Wakeman
Lab Director

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JONES ENVIRONMENTAL, INC.

11007 Forest Pl.
Santa Fe Springs, CA 90670
(714) 449-9937
reports@jonesenv.com
www.jonesenv.com

Soil-Gas Chain-of-Custody Record

Client: Partner Engineering and Science, Inc.
Project Name: Bed Hook Capital, Winchester CA
Project Address: 35780 Washington Street, Winchester, CA
Report To: Chris Carson
Email/Phone: ccarson@partneresi.com
Sampler: Mya Maragay

Date: 12/6/2024
Client Project #: ES24-452C619

Tedlar Hold-Time Requested: ☐ 6 hr (DTSC) ☐ 72 hr (EPA) ☐ 7 Day

EDF Geotracker Global:

LAB USE ONLY
Jones Project #: J243631
Page 1 of 1
Sample Container:
If different than above, see Notes.

Turn Around Requested: ☐ Immediate Attention-200% ☐ Rush 24 Hours-100% ☐ Rush 48 Hours-50% ☐ Rush 72 Hours-25% ☐ Rush 96 Hours-10% ☒ Normal - No Surcharge

Tracer: ☐ n-pentane ☐ n-hexane ☐ n-heptane ☐ IPA ☐ 1,1-DFA ☒ Jones

Reporting Limits Requested: ☒ Standard ☐ Low ☐ Ultra Low

Units: ☒ ug/m³ ☐ ug/L ☐ ppmV

Analysis Requested

Sample ID	Purge Number	Purge Volume (mL)	Date	Sample Collection Time	Jones ID (Lab Use Only)	Purge Rate (mL/min)	Pump ID	Magnehelic ID	Sample Matrix: Soil Gas (SG), Air (A), Material (M)	8260B	Gasoline Range Organics	ASTM D1946, Methane/Fixed Gases		Magnehelic Vacuum (In/H_2O)	Number of Containers	Notes & Special Instructions
SG13-5'			12/6/24	08:43	-001	250/min	Rental	TRISTAN	SG	X					1	can #: 01729/ low flow
SG13-15'				08:30	-002					X					1	27417
SG14-5'				09:40	-003					X					1	01354
SG14-5' DUP				09:51	-004					X					1	01725
SG14-11'				09:25	-005					X					1	01727 / low flow
SG15-15'				10:27	-006					X					1	01735
SG15-5'				10:42	-007					X					1	01357

Relinquished By (Signature): Mya Maragay
Printed Name: Mya Maragay
Company: Partner ESI
Date: 12/6/24 **Time:** 12:50

Received By (Signature):
Printed Name:
Company:
Date: **Time:**

Relinquished By (Signature):
Printed Name:
Company:
Date: **Time:**

Received By Laboratory (Signature): Mya
Printed Name: Megan Davis
Company: Jones
Date: 12/6/24 **Time:** 12:50

7 Total Number of Containers

Client signature on this Chain of Custody form constitutes acknowledgement that the above analyses have been requested, and the information provided herein is correct and accurate.

Login Report

Customer Name: Partner Engineering & Science, Inc. **Order ID:** J243631

Purchase Order: **Order Date:** 12/6/2024

Project ID: Red Hook Capital, Winchester CA

Comment:

Sample #: J243631-001 **Customer Sample #:** SG13-5 **Site:**

Recv'd:	☑	**Collector:**		**Date Collected:**	12/06/24	8:43 AM
Quantity:	1	**Matrix:**	Soil Vapor	**Date Received:**	12/06/24	2:14 PM

Comment:

Test	Test Group	Method	Due Date	Priority
Standard ug/m3		EPA 8260	12/16/2024	

Sample #: J243631-002 **Customer Sample #:** SG13-15 **Site:**

Recv'd:	☑	**Collector:**		**Date Collected:**	12/06/24	8:30 AM
Quantity:	1	**Matrix:**	Soil Vapor	**Date Received:**	12/06/24	2:14 PM

Comment:

Test	Test Group	Method	Due Date	Priority
Standard ug/m3		EPA 8260	12/16/2024	

Sample #: J243631-003 **Customer Sample #:** SG14-5 **Site:**

Recv'd:	☑	**Collector:**		**Date Collected:**	12/06/24	9:40 AM
Quantity:	1	**Matrix:**	Soil Vapor	**Date Received:**	12/06/24	2:14 PM

Comment:

Test	Test Group	Method	Due Date	Priority
Standard ug/m3		EPA 8260	12/16/2024	

Sample #: J243631-004 **Customer Sample #:** SG14-5 DUP **Site:**

Recv'd:	☑	**Collector:**		**Date Collected:**	12/06/24	9:51 AM
Quantity:	1	**Matrix:**	Soil Vapor	**Date Received:**	12/06/24	2:14 PM

Comment:

Test	Test Group	Method	Due Date	Priority
Standard ug/m3		EPA 8260	12/16/2024	

Customer Name: Partner Engineering & Science, Inc. **Order ID:** J243631

Purchase Order: **Order Date:** 12/6/2024

Project ID: Red Hook Capital, Winchester CA

Comment:

Sample #: J243631-005 **Customer Sample #:** SG14-11 **Site:**

Recv'd:	☑	**Collector:**		**Date Collected:**	12/06/24	9:25 AM
Quantity:	1	**Matrix:**	Soil Vapor	**Date Received:**	12/06/24	2:14 PM

Comment:

Test	Test Group	Method	Due Date	Priority
Standard ug/m3		EPA 8260	12/16/2024	

Sample #: J243631-006 **Customer Sample #:** SG15-15 **Site:**

Recv'd:	☑	**Collector:**		**Date Collected:**	12/06/24	10:27 AM
Quantity:	1	**Matrix:**	Soil Vapor	**Date Received:**	12/06/24	2:14 PM

Comment:

Test	Test Group	Method	Due Date	Priority
Standard ug/m3		EPA 8260	12/16/2024	

Sample #: J243631-007 **Customer Sample #:** SG15-5 **Site:**

Recv'd:	☑	**Collector:**		**Date Collected:**	12/06/24	10:42 AM
Quantity:	1	**Matrix:**	Soil Vapor	**Date Received:**	12/06/24	2:14 PM

Comment:

Test	Test Group	Method	Due Date	Priority
Standard ug/m3		EPA 8260	12/16/2024	

SAMPLE CONDITION RECORD

1. Are the samples within correct temperature criteria? (0 - 6°C)	N/A
2. If not within temp. criteria, were samples received on ice?	N/A
3. If not within temp. criteria, were samples received on same day of sampling?	N/A
4. Is the Chain of Custody (COC) received filled out completely?	Yes
5. Does the total number of containers received match COC?	Yes
6. Are the sample container label(s) consistent with COC?	Yes
7. Are the sample container(s) intact and in good condition?	Yes
8. Were the proper containers & sufficient volume for analyses requested on COC?	Yes
9. Was the proper preservative indicated on COC/container for analyses requested?	N/A
10. Are the containers for volatile analysis free of headspace? (EPA 8260 water)	N/A
EDF Requested	No

Enthalpy Analytical
931 West Barkley Ave
Orange, CA 92868
(714) 771-6900

enthalpy.com

Lab Job Number : 522940
Report Level : II
Report Date : 12/27/2024

Analytical Report *prepared for:*

Chris Carson
Partner ESI
24 Executive Park
Suite 100
Irvine, CA 92614

Location: (Winchester) Red Hook Capital 24-452619

Authorized for release by:

Richard Villafania, Project Manager
richard.villafania@enthalpy.com

This data package has been reviewed for technical correctness and completeness. Release of this data has been authorized by the Laboratory Manager or the Manager's designee, as verified by the above signature which applies to this PDF file as well as any associated electronic data deliverable files. The results contained in this report meet all requirements of NELAP and pertain only to those samples which were submitted for analysis. This report may be reproduced only in its entirety.

CA ELAP# 1338, NELAP# 4038, SCAQMD LAP# 18LA0518, LACSD ID# 10105, ORELAP# 4197

ENTHALPY ANALYTICAL

Sample Summary

Chris Carson Partner ESI 24 Executive Park Suite 100 Irvine, CA 92614	Lab Job #: Location: Date Received:	522940 (Winchester) Red Hook Capital 24-452619 12/23/24

Sample ID	Lab ID	Collected	Matrix
#1 - PLASTIC DRUM	522940-001	12/23/24 10:15	Soil
#2 - METAL DRUM	522940-002	12/23/24 10:40	Soil

Case Narrative

Partner ESI 24 Executive Park Suite 100 Irvine, CA 92614 Chris Carson	Lab Job Number: 522940 Location: (Winchester) Red Hook Capital 24-452619 Date Received: 12/23/24

This data package contains sample and QC results for two soil samples, requested for the above referenced project on 12/23/24. The samples were received cold and intact.

TPH-Extractables by GC (EPA 8015M):
No analytical problems were encountered.

Volatile Organics by GC/MS (EPA 8260B):
No analytical problems were encountered.

Metals (EPA 6010B and EPA 7471A):

- Low recoveries were observed for antimony in the MS/MSD for batch 358753; the parent sample was not a project sample, the LCS was within limits, and the associated RPD was within limits.
- No other analytical problems were encountered.

ENTHALPY ANALYTICAL

Chain of Custody Record

Lab No: 522940

Page: 1 of 1

Turn Around Time (rush by advanced notice only)

Standard:		5 Day:		3 Day:	X
2 Day:		1 Day:		Custom TAT:	

<<< Select a Laboratory >>>

#N/A

#N/A

Matrix: A = Air S = Soil/Solid W = Water DW = Drinking Wate SD = Sediment PP = Pure Product SEA = Sea Water SW = Swab T = Tissue WP = Wipe O = Other

Preservatives: 1 = $Na_2S_2O_3$ 2 = HCl 3 = HNO_3 4 = H_2SO_4 5 = NaOH 6 = Other

Sample Receipt Temp: 18.9/19.0 IR#1 +0.1 (lab use only)

CUSTOMER INFORMATION		PROJECT INFORMATION	
Company:	Partner ESI	Name:	(Winchester) Red Hook Capital
Report To:	Chris Carson	Number:	24-452619
Email:	ccarson@Partneresi.com	P.O. #:	
Address:	24 Executive Park Ste 100	Address:	35780 Washington St
	Irvine Ca 92614		Winchester CA
Phone:		Global ID:	
Fax:		Sampled By:	L. Henderson

ESmith@ LHenderson@

	Sample ID	Sampling Date	Sampling Time	Matrix	Container No. / Size	Pres.	VOCs (5035)	TPH-fuel (8015)	Metals (6010/7471)	Test Instructions / Comments
1	#1 - plastic drum	12/23	10:15	S	4		X	X	X	
2	#2 - metal drum	12/23	10:40	S	4		X	X	X	
3										
4										
5										
6										
7										
8										
9										
10										

	Signature	Print Name	Company / Title	Date / Time
[1] Relinquished By:	Lisa Henderson	Lisa Henderson	Partner	12/23/2024 / 1312
[1] Received By:		Nicole Mendoza	EA	12/23/24 1312
[2] Relinquished By:				
[2] Received By:				
[3] Relinquished By:				
[3] Received By:				

SAMPLE RECEIPT CHECKLIST

ENTHALPY

Section 1: General Info

Date Received: 12/23/24 WO# 522940 Client: Partner EST

Section 2: Shipping / Custody **Are custody seals present?** ☐ Yes ☒ No

Custody seals intact on arrival? ☒ N/A ☐ Yes ☐ No ☐ On cooler / box ☐ On samples

Shipping Info: _____

Section 3a: Condition / Packaging ☐ **Outside 0.0 - 6.0°C (0.0 - 10.0°C for microbiology) (PM notified)**

Date Opened 12/23/24 By (initials) NCM Type of ice used : ☐ Wet ☐ Blue/Gel ☒ None

☒ Samples received on ice directly from the field; cooling process had begun. (if checked, skip temperatures)

☐ Sample matrix doesn't require cooling (e.g. air, bulk PCB). (if checked, skip temperatures)

If no cooler: Observed/Adjusted Temp (°C): 18.9 / 19.0 Thermometer/IR Gun: IR11 CF: +0.1

Cooler Temp (°C) #1: ____/____ #2: ____/____ #3: ____/____ #4: ____/____ #5: ____/____ #6: ____/____

Section 3b: Microbiology Samples ☒ **No microbiology samples submitted (skip 3b)**

☐ Within temp range 0.0 - 10.0°C or received on ice directly from field.

☐ Adequate headspace for microbiology analysis.

Section 3c: Air Samples ☒ **No air samples submitted (skip 3c)**

☐ 1.4L Canisters ☐ 6L Canisters ☐ Tedlar Bags ☐ MCE Cassettes ☐ Sorbent Tubes ☐ Other _____

Section 4: Containers / Labels / Samples	YES	NO	N/A
1) Were custody papers present, filled properly, and legible?	X		
2) Is the sampler's name present on the CoC?	X		
3) Were containers received in good condition (unbroken / unopened / uncompromised)?	X		
4) Were the samples bagged? (required for microbiology samples; recommended for soil samples)		X	
5) Were all of, and only, the correct samples received?	X		
6) Are sample labels present, legible, and in agreement with the CoC?		X-A	
7) Does the container count match the CoC?	X		
8) Was sufficient sample volume / mass received for the analyses requested?	X		
9) Were samples received in proper containers for the analyses requested?	X		
10) Were samples received with > 1/2 holding time remaining?	X		
11) Are samples properly preserved as indicated by CoC / labels?	X		
12) Unpreserved VOAs received - If necessary, was the hold time changed in LIMS?			X
13) Are VOA vials free from headspace/bubbles > 6mm?			X

Section 5: Explanations / Comments ☐ **PM notified**

4.6A: no sample ID, date or time written on the VOC vials for both samples (ID's were on the bag they were packed in) & no date or time on the two 8oz containers but ID was written on the top

Date Logged 12/23/24 **By (print)** NCM **(sign)** _____

Date Labeled 12/23/24 **By (print)** NCM **(sign)** _____

ENTHALPY ANALYTICAL

Analysis Results for 522940

Chris Carson
Partner ESI
24 Executive Park
Suite 100
Irvine, CA 92614

Lab Job #: 522940
Location: (Winchester) Red Hook Capital 24-452619
Date Received: 12/23/24

Sample ID: #1 - PLASTIC DRUM **Lab ID: 522940-001** **Collected: 12/23/24 10:15**
Matrix: Soil

522940-001 Analyte	Result	Qual	Units	RL	DF	Batch	Prepared	Analyzed	Chemist
Method: EPA 6010B Prep Method: EPA 3050B									
Antimony	ND		mg/Kg	2.9	0.98	358753	12/23/24	12/24/24	CAP
Arsenic	**4.3**		mg/Kg	0.98	0.98	358753	12/23/24	12/24/24	CAP
Barium	**190**		mg/Kg	0.98	0.98	358753	12/23/24	12/24/24	CAP
Beryllium	**0.66**		mg/Kg	0.49	0.98	358753	12/23/24	12/24/24	CAP
Cadmium	ND		mg/Kg	0.49	0.98	358753	12/23/24	12/24/24	CAP
Chromium	**79**		mg/Kg	0.98	0.98	358753	12/23/24	12/24/24	CAP
Cobalt	**7.9**		mg/Kg	0.49	0.98	358753	12/23/24	12/24/24	CAP
Copper	**33**		mg/Kg	0.98	0.98	358753	12/23/24	12/24/24	CAP
Lead	**7.2**		mg/Kg	0.98	0.98	358753	12/23/24	12/24/24	CAP
Molybdenum	**1.1**		mg/Kg	0.98	0.98	358753	12/23/24	12/24/24	CAP
Nickel	**26**		mg/Kg	0.98	0.98	358753	12/23/24	12/24/24	CAP
Selenium	ND		mg/Kg	2.9	0.98	358753	12/23/24	12/24/24	CAP
Silver	ND		mg/Kg	0.49	0.98	358753	12/23/24	12/24/24	CAP
Thallium	ND		mg/Kg	2.9	0.98	358753	12/23/24	12/24/24	CAP
Vanadium	**120**		mg/Kg	0.98	0.98	358753	12/23/24	12/24/24	CAP
Zinc	**110**		mg/Kg	4.9	0.98	358753	12/23/24	12/24/24	CAP
Method: EPA 7471A Prep Method: EPA 7471A									
Mercury	ND		mg/Kg	0.16	1.2	358903	12/26/24	12/27/24	KCD
Method: EPA 8015M Prep Method: EPA 3580M									
GRO C8-C10	ND		mg/Kg	10	1	358783	12/24/24	12/25/24	KMB
DRO C10-C28	ND		mg/Kg	10	1	358783	12/24/24	12/25/24	KMB
ORO C28-C44	ND		mg/Kg	20	1	358783	12/24/24	12/25/24	KMB
Surrogates				**Limits**					
n-Triacontane	108%		%REC	70-130	1	358783	12/24/24	12/25/24	KMB
Method: EPA 8260B Prep Method: EPA 5035									
3-Chloropropene	ND		ug/Kg	6.9	1.4	358868	12/26/24	12/26/24	YAH
cis-1,4-Dichloro-2-butene	ND		ug/Kg	6.9	1.4	358868	12/26/24	12/26/24	YAH
trans-1,4-Dichloro-2-butene	ND		ug/Kg	6.9	1.4	358868	12/26/24	12/26/24	YAH
Isopropyl Ether (DIPE)	ND		ug/Kg	6.9	1.4	358868	12/26/24	12/26/24	YAH
Ethyl tert-Butyl Ether (ETBE)	ND		ug/Kg	6.9	1.4	358868	12/26/24	12/26/24	YAH
Methyl tert-Amyl Ether (TAME)	ND		ug/Kg	6.9	1.4	358868	12/26/24	12/26/24	YAH
tert-Butyl Alcohol (TBA)	**32**		ug/Kg	14	1.4	358868	12/26/24	12/26/24	YAH
Freon 12	ND		ug/Kg	6.9	1.4	358868	12/26/24	12/26/24	YAH
Chloromethane	ND		ug/Kg	6.9	1.4	358868	12/26/24	12/26/24	YAH
Vinyl Chloride	ND		ug/Kg	6.9	1.4	358868	12/26/24	12/26/24	YAH
Bromomethane	ND		ug/Kg	6.9	1.4	358868	12/26/24	12/26/24	YAH
Chloroethane	ND		ug/Kg	6.9	1.4	358868	12/26/24	12/26/24	YAH

Results for any subcontracted analyses are not included in this section.

ENTHALPY ANALYTICAL

Analysis Results for 522940

522940-001 Analyte	Result	Qual	Units	RL	DF	Batch	Prepared	Analyzed	Chemist
Trichlorofluoromethane	ND		ug/Kg	6.9	1.4	358868	12/26/24	12/26/24	YAH
Acetone	ND		ug/Kg	140	1.4	358868	12/26/24	12/26/24	YAH
Freon 113	ND		ug/Kg	6.9	1.4	358868	12/26/24	12/26/24	YAH
1,1-Dichloroethene	ND		ug/Kg	6.9	1.4	358868	12/26/24	12/26/24	YAH
Methylene Chloride	ND		ug/Kg	10	1.4	358868	12/26/24	12/26/24	YAH
MTBE	ND		ug/Kg	6.9	1.4	358868	12/26/24	12/26/24	YAH
trans-1,2-Dichloroethene	ND		ug/Kg	6.9	1.4	358868	12/26/24	12/26/24	YAH
1,1-Dichloroethane	ND		ug/Kg	6.9	1.4	358868	12/26/24	12/26/24	YAH
2-Butanone	ND		ug/Kg	140	1.4	358868	12/26/24	12/26/24	YAH
cis-1,2-Dichloroethene	ND		ug/Kg	6.9	1.4	358868	12/26/24	12/26/24	YAH
2,2-Dichloropropane	ND		ug/Kg	6.9	1.4	358868	12/26/24	12/26/24	YAH
Chloroform	ND		ug/Kg	6.9	1.4	358868	12/26/24	12/26/24	YAH
Bromochloromethane	ND		ug/Kg	6.9	1.4	358868	12/26/24	12/26/24	YAH
1,1,1-Trichloroethane	ND		ug/Kg	6.9	1.4	358868	12/26/24	12/26/24	YAH
1,1-Dichloropropene	ND		ug/Kg	6.9	1.4	358868	12/26/24	12/26/24	YAH
Carbon Tetrachloride	ND		ug/Kg	6.9	1.4	358868	12/26/24	12/26/24	YAH
1,2-Dichloroethane	ND		ug/Kg	6.9	1.4	358868	12/26/24	12/26/24	YAH
Benzene	ND		ug/Kg	6.9	1.4	358868	12/26/24	12/26/24	YAH
Trichloroethene	ND		ug/Kg	6.9	1.4	358868	12/26/24	12/26/24	YAH
1,2-Dichloropropane	ND		ug/Kg	6.9	1.4	358868	12/26/24	12/26/24	YAH
Bromodichloromethane	ND		ug/Kg	6.9	1.4	358868	12/26/24	12/26/24	YAH
Dibromomethane	ND		ug/Kg	6.9	1.4	358868	12/26/24	12/26/24	YAH
4-Methyl-2-Pentanone	ND		ug/Kg	6.9	1.4	358868	12/26/24	12/26/24	YAH
cis-1,3-Dichloropropene	ND		ug/Kg	6.9	1.4	358868	12/26/24	12/26/24	YAH
Toluene	ND		ug/Kg	6.9	1.4	358868	12/26/24	12/26/24	YAH
trans-1,3-Dichloropropene	ND		ug/Kg	6.9	1.4	358868	12/26/24	12/26/24	YAH
1,1,2-Trichloroethane	ND		ug/Kg	6.9	1.4	358868	12/26/24	12/26/24	YAH
1,3-Dichloropropane	ND		ug/Kg	6.9	1.4	358868	12/26/24	12/26/24	YAH
Tetrachloroethene	ND		ug/Kg	6.9	1.4	358868	12/26/24	12/26/24	YAH
Dibromochloromethane	ND		ug/Kg	6.9	1.4	358868	12/26/24	12/26/24	YAH
1,2-Dibromoethane	ND		ug/Kg	6.9	1.4	358868	12/26/24	12/26/24	YAH
Chlorobenzene	ND		ug/Kg	6.9	1.4	358868	12/26/24	12/26/24	YAH
1,1,1,2-Tetrachloroethane	ND		ug/Kg	6.9	1.4	358868	12/26/24	12/26/24	YAH
Ethylbenzene	ND		ug/Kg	6.9	1.4	358868	12/26/24	12/26/24	YAH
m,p-Xylenes	ND		ug/Kg	14	1.4	358868	12/26/24	12/26/24	YAH
o-Xylene	ND		ug/Kg	6.9	1.4	358868	12/26/24	12/26/24	YAH
Styrene	ND		ug/Kg	6.9	1.4	358868	12/26/24	12/26/24	YAH
Bromoform	ND		ug/Kg	6.9	1.4	358868	12/26/24	12/26/24	YAH
Isopropylbenzene	ND		ug/Kg	6.9	1.4	358868	12/26/24	12/26/24	YAH
1,1,2,2-Tetrachloroethane	ND		ug/Kg	6.9	1.4	358868	12/26/24	12/26/24	YAH
1,2,3-Trichloropropane	ND		ug/Kg	6.9	1.4	358868	12/26/24	12/26/24	YAH
Propylbenzene	ND		ug/Kg	6.9	1.4	358868	12/26/24	12/26/24	YAH
Bromobenzene	ND		ug/Kg	6.9	1.4	358868	12/26/24	12/26/24	YAH
1,3,5-Trimethylbenzene	ND		ug/Kg	6.9	1.4	358868	12/26/24	12/26/24	YAH
2-Chlorotoluene	ND		ug/Kg	6.9	1.4	358868	12/26/24	12/26/24	YAH
4-Chlorotoluene	ND		ug/Kg	6.9	1.4	358868	12/26/24	12/26/24	YAH
tert-Butylbenzene	ND		ug/Kg	6.9	1.4	358868	12/26/24	12/26/24	YAH
1,2,4-Trimethylbenzene	ND		ug/Kg	6.9	1.4	358868	12/26/24	12/26/24	YAH
sec-Butylbenzene	ND		ug/Kg	6.9	1.4	358868	12/26/24	12/26/24	YAH
para-Isopropyl Toluene	ND		ug/Kg	6.9	1.4	358868	12/26/24	12/26/24	YAH
1,3-Dichlorobenzene	ND		ug/Kg	6.9	1.4	358868	12/26/24	12/26/24	YAH
1,4-Dichlorobenzene	ND		ug/Kg	6.9	1.4	358868	12/26/24	12/26/24	YAH

Results for any subcontracted analyses are not included in this section.

ENTHALPY ANALYTICAL

Analysis Results for 522940

522940-001 Analyte	Result	Qual	Units	RL	DF	Batch	Prepared	Analyzed	Chemist
n-Butylbenzene	ND		ug/Kg	6.9	1.4	358868	12/26/24	12/26/24	YAH
1,2-Dichlorobenzene	ND		ug/Kg	6.9	1.4	358868	12/26/24	12/26/24	YAH
1,2-Dibromo-3-Chloropropane	ND		ug/Kg	6.9	1.4	358868	12/26/24	12/26/24	YAH
1,2,4-Trichlorobenzene	ND		ug/Kg	6.9	1.4	358868	12/26/24	12/26/24	YAH
Hexachlorobutadiene	ND		ug/Kg	6.9	1.4	358868	12/26/24	12/26/24	YAH
Naphthalene	ND		ug/Kg	6.9	1.4	358868	12/26/24	12/26/24	YAH
1,2,3-Trichlorobenzene	ND		ug/Kg	6.9	1.4	358868	12/26/24	12/26/24	YAH
Xylene (total)	ND		ug/Kg	6.9	1.4	358868	12/26/24	12/26/24	YAH
Surrogates				**Limits**					
Dibromofluoromethane	105%		%REC	70-145	1.4	358868	12/26/24	12/26/24	YAH
1,2-Dichloroethane-d4	107%		%REC	70-145	1.4	358868	12/26/24	12/26/24	YAH
Toluene-d8	100%		%REC	70-145	1.4	358868	12/26/24	12/26/24	YAH
Bromofluorobenzene	102%		%REC	70-145	1.4	358868	12/26/24	12/26/24	YAH

Results for any subcontracted analyses are not included in this section.

ENTHALPY ANALYTICAL

Analysis Results for 522940

Sample ID: #2 - METAL DRUM	Lab ID: 522940-002	Collected: 12/23/24 10:40
	Matrix: Soil	

522940-002 Analyte	Result	Qual	Units	RL	DF	Batch	Prepared	Analyzed	Chemist
Method: EPA 6010B Prep Method: EPA 3050B									
Antimony	ND		mg/Kg	3.0	0.99	358753	12/23/24	12/24/24	CAP
Arsenic	**3.0**		mg/Kg	0.99	0.99	358753	12/23/24	12/24/24	CAP
Barium	**190**		mg/Kg	0.99	0.99	358753	12/23/24	12/24/24	CAP
Beryllium	**0.54**		mg/Kg	0.50	0.99	358753	12/23/24	12/24/24	CAP
Cadmium	ND		mg/Kg	0.50	0.99	358753	12/23/24	12/24/24	CAP
Chromium	**60**		mg/Kg	0.99	0.99	358753	12/23/24	12/24/24	CAP
Cobalt	**9.8**		mg/Kg	0.50	0.99	358753	12/23/24	12/24/24	CAP
Copper	**35**		mg/Kg	0.99	0.99	358753	12/23/24	12/24/24	CAP
Lead	**4.2**		mg/Kg	0.99	0.99	358753	12/23/24	12/24/24	CAP
Molybdenum	**1.2**		mg/Kg	0.99	0.99	358753	12/23/24	12/24/24	CAP
Nickel	**22**		mg/Kg	0.99	0.99	358753	12/23/24	12/24/24	CAP
Selenium	ND		mg/Kg	3.0	0.99	358753	12/23/24	12/24/24	CAP
Silver	ND		mg/Kg	0.50	0.99	358753	12/23/24	12/24/24	CAP
Thallium	ND		mg/Kg	3.0	0.99	358753	12/23/24	12/24/24	CAP
Vanadium	**100**		mg/Kg	0.99	0.99	358753	12/23/24	12/24/24	CAP
Zinc	**87**		mg/Kg	5.0	0.99	358753	12/23/24	12/24/24	CAP
Method: EPA 7471A Prep Method: EPA 7471A									
Mercury	ND		mg/Kg	0.16	1.2	358903	12/26/24	12/27/24	KCD
Method: EPA 8015M Prep Method: EPA 3580M									
GRO C8-C10	ND		mg/Kg	10	1	358783	12/24/24	12/25/24	KMB
DRO C10-C28	**290**		mg/Kg	10	1	358783	12/24/24	12/25/24	KMB
ORO C28-C44	**370**		mg/Kg	20	1	358783	12/24/24	12/25/24	KMB
Surrogates				**Limits**					
n-Triacontane	119%		%REC	70-130	1	358783	12/24/24	12/25/24	KMB
Method: EPA 8260B Prep Method: EPA 5035									
3-Chloropropene	ND		ug/Kg	7.6	1.5	358868	12/26/24	12/26/24	YAH
cis-1,4-Dichloro-2-butene	ND		ug/Kg	7.6	1.5	358868	12/26/24	12/26/24	YAH
trans-1,4-Dichloro-2-butene	ND		ug/Kg	7.6	1.5	358868	12/26/24	12/26/24	YAH
Isopropyl Ether (DIPE)	ND		ug/Kg	7.6	1.5	358868	12/26/24	12/26/24	YAH
Ethyl tert-Butyl Ether (ETBE)	ND		ug/Kg	7.6	1.5	358868	12/26/24	12/26/24	YAH
Methyl tert-Amyl Ether (TAME)	ND		ug/Kg	7.6	1.5	358868	12/26/24	12/26/24	YAH
tert-Butyl Alcohol (TBA)	**110**		ug/Kg	15	1.5	358868	12/26/24	12/26/24	YAH
Freon 12	ND		ug/Kg	7.6	1.5	358868	12/26/24	12/26/24	YAH
Chloromethane	ND		ug/Kg	7.6	1.5	358868	12/26/24	12/26/24	YAH
Vinyl Chloride	ND		ug/Kg	7.6	1.5	358868	12/26/24	12/26/24	YAH
Bromomethane	ND		ug/Kg	7.6	1.5	358868	12/26/24	12/26/24	YAH
Chloroethane	ND		ug/Kg	7.6	1.5	358868	12/26/24	12/26/24	YAH
Trichlorofluoromethane	ND		ug/Kg	7.6	1.5	358868	12/26/24	12/26/24	YAH
Acetone	**260**		ug/Kg	150	1.5	358868	12/26/24	12/26/24	YAH
Freon 113	ND		ug/Kg	7.6	1.5	358868	12/26/24	12/26/24	YAH
1,1-Dichloroethene	ND		ug/Kg	7.6	1.5	358868	12/26/24	12/26/24	YAH
Methylene Chloride	ND		ug/Kg	11	1.5	358868	12/26/24	12/26/24	YAH

Results for any subcontracted analyses are not included in this section.

ENTHALPY ANALYTICAL

Analysis Results for 522940

522940-002 Analyte	Result	Qual	Units	RL	DF	Batch	Prepared	Analyzed	Chemist
MTBE	ND		ug/Kg	7.6	1.5	358868	12/26/24	12/26/24	YAH
trans-1,2-Dichloroethene	ND		ug/Kg	7.6	1.5	358868	12/26/24	12/26/24	YAH
1,1-Dichloroethane	ND		ug/Kg	7.6	1.5	358868	12/26/24	12/26/24	YAH
2-Butanone	ND		ug/Kg	150	1.5	358868	12/26/24	12/26/24	YAH
cis-1,2-Dichloroethene	ND		ug/Kg	7.6	1.5	358868	12/26/24	12/26/24	YAH
2,2-Dichloropropane	ND		ug/Kg	7.6	1.5	358868	12/26/24	12/26/24	YAH
Chloroform	ND		ug/Kg	7.6	1.5	358868	12/26/24	12/26/24	YAH
Bromochloromethane	ND		ug/Kg	7.6	1.5	358868	12/26/24	12/26/24	YAH
1,1,1-Trichloroethane	ND		ug/Kg	7.6	1.5	358868	12/26/24	12/26/24	YAH
1,1-Dichloropropene	ND		ug/Kg	7.6	1.5	358868	12/26/24	12/26/24	YAH
Carbon Tetrachloride	ND		ug/Kg	7.6	1.5	358868	12/26/24	12/26/24	YAH
1,2-Dichloroethane	ND		ug/Kg	7.6	1.5	358868	12/26/24	12/26/24	YAH
Benzene	ND		ug/Kg	7.6	1.5	358868	12/26/24	12/26/24	YAH
Trichloroethene	ND		ug/Kg	7.6	1.5	358868	12/26/24	12/26/24	YAH
1,2-Dichloropropane	ND		ug/Kg	7.6	1.5	358868	12/26/24	12/26/24	YAH
Bromodichloromethane	ND		ug/Kg	7.6	1.5	358868	12/26/24	12/26/24	YAH
Dibromomethane	ND		ug/Kg	7.6	1.5	358868	12/26/24	12/26/24	YAH
4-Methyl-2-Pentanone	**260**		ug/Kg	7.6	1.5	358868	12/26/24	12/26/24	YAH
cis-1,3-Dichloropropene	ND		ug/Kg	7.6	1.5	358868	12/26/24	12/26/24	YAH
Toluene	**16**		ug/Kg	7.6	1.5	358868	12/26/24	12/26/24	YAH
trans-1,3-Dichloropropene	ND		ug/Kg	7.6	1.5	358868	12/26/24	12/26/24	YAH
1,1,2-Trichloroethane	ND		ug/Kg	7.6	1.5	358868	12/26/24	12/26/24	YAH
1,3-Dichloropropane	ND		ug/Kg	7.6	1.5	358868	12/26/24	12/26/24	YAH
Tetrachloroethene	ND		ug/Kg	7.6	1.5	358868	12/26/24	12/26/24	YAH
Dibromochloromethane	ND		ug/Kg	7.6	1.5	358868	12/26/24	12/26/24	YAH
1,2-Dibromoethane	ND		ug/Kg	7.6	1.5	358868	12/26/24	12/26/24	YAH
Chlorobenzene	ND		ug/Kg	7.6	1.5	358868	12/26/24	12/26/24	YAH
1,1,1,2-Tetrachloroethane	ND		ug/Kg	7.6	1.5	358868	12/26/24	12/26/24	YAH
Ethylbenzene	**9.4**		ug/Kg	7.6	1.5	358868	12/26/24	12/26/24	YAH
m,p-Xylenes	**40**		ug/Kg	15	1.5	358868	12/26/24	12/26/24	YAH
o-Xylene	**11**		ug/Kg	7.6	1.5	358868	12/26/24	12/26/24	YAH
Styrene	ND		ug/Kg	7.6	1.5	358868	12/26/24	12/26/24	YAH
Bromoform	ND		ug/Kg	7.6	1.5	358868	12/26/24	12/26/24	YAH
Isopropylbenzene	ND		ug/Kg	7.6	1.5	358868	12/26/24	12/26/24	YAH
1,1,2,2-Tetrachloroethane	ND		ug/Kg	7.6	1.5	358868	12/26/24	12/26/24	YAH
1,2,3-Trichloropropane	ND		ug/Kg	7.6	1.5	358868	12/26/24	12/26/24	YAH
Propylbenzene	ND		ug/Kg	7.6	1.5	358868	12/26/24	12/26/24	YAH
Bromobenzene	ND		ug/Kg	7.6	1.5	358868	12/26/24	12/26/24	YAH
1,3,5-Trimethylbenzene	ND		ug/Kg	7.6	1.5	358868	12/26/24	12/26/24	YAH
2-Chlorotoluene	ND		ug/Kg	7.6	1.5	358868	12/26/24	12/26/24	YAH
4-Chlorotoluene	ND		ug/Kg	7.6	1.5	358868	12/26/24	12/26/24	YAH
tert-Butylbenzene	ND		ug/Kg	7.6	1.5	358868	12/26/24	12/26/24	YAH
1,2,4-Trimethylbenzene	**7.9**		ug/Kg	7.6	1.5	358868	12/26/24	12/26/24	YAH
sec-Butylbenzene	ND		ug/Kg	7.6	1.5	358868	12/26/24	12/26/24	YAH
para-Isopropyl Toluene	ND		ug/Kg	7.6	1.5	358868	12/26/24	12/26/24	YAH
1,3-Dichlorobenzene	ND		ug/Kg	7.6	1.5	358868	12/26/24	12/26/24	YAH
1,4-Dichlorobenzene	ND		ug/Kg	7.6	1.5	358868	12/26/24	12/26/24	YAH
n-Butylbenzene	ND		ug/Kg	7.6	1.5	358868	12/26/24	12/26/24	YAH
1,2-Dichlorobenzene	ND		ug/Kg	7.6	1.5	358868	12/26/24	12/26/24	YAH
1,2-Dibromo-3-Chloropropane	ND		ug/Kg	7.6	1.5	358868	12/26/24	12/26/24	YAH
1,2,4-Trichlorobenzene	ND		ug/Kg	7.6	1.5	358868	12/26/24	12/26/24	YAH
Hexachlorobutadiene	ND		ug/Kg	7.6	1.5	358868	12/26/24	12/26/24	YAH

Results for any subcontracted analyses are not included in this section.

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Analysis Results for 522940

522940-002 Analyte	Result	Qual	Units	RL	DF	Batch	Prepared	Analyzed	Chemist
Naphthalene	ND		ug/Kg	7.6	1.5	358868	12/26/24	12/26/24	YAH
1,2,3-Trichlorobenzene	ND		ug/Kg	7.6	1.5	358868	12/26/24	12/26/24	YAH
Xylene (total)	**51**		ug/Kg	7.6	1.5	358868	12/26/24	12/26/24	YAH
Surrogates				**Limits**					
Dibromofluoromethane	108%		%REC	70-145	1.5	358868	12/26/24	12/26/24	YAH
1,2-Dichloroethane-d4	110%		%REC	70-145	1.5	358868	12/26/24	12/26/24	YAH
Toluene-d8	104%		%REC	70-145	1.5	358868	12/26/24	12/26/24	YAH
Bromofluorobenzene	109%		%REC	70-145	1.5	358868	12/26/24	12/26/24	YAH

ND Not Detected

Results for any subcontracted analyses are not included in this section.

ENTHALPY ANALYTICAL

Batch QC

Type:	**Blank**	**Lab ID:**	**QC1215105**	**Batch:**	**358753**
Matrix:	**Soil**	**Method:**	**EPA 6010B**	**Prep Method:**	**EPA 3050B**

QC1215105 Analyte	Result	Qual	Units	RL	Prepared	Analyzed
Antimony	ND		mg/Kg	3.0	12/23/24	12/24/24
Arsenic	ND		mg/Kg	1.0	12/23/24	12/24/24
Barium	ND		mg/Kg	1.0	12/23/24	12/24/24
Beryllium	ND		mg/Kg	0.50	12/23/24	12/24/24
Cadmium	ND		mg/Kg	0.50	12/23/24	12/24/24
Chromium	ND		mg/Kg	1.0	12/23/24	12/24/24
Cobalt	ND		mg/Kg	0.50	12/23/24	12/24/24
Copper	ND		mg/Kg	1.0	12/23/24	12/24/24
Lead	ND		mg/Kg	1.0	12/23/24	12/24/24
Molybdenum	ND		mg/Kg	1.0	12/23/24	12/24/24
Nickel	ND		mg/Kg	1.0	12/23/24	12/24/24
Selenium	ND		mg/Kg	3.0	12/23/24	12/24/24
Silver	ND		mg/Kg	0.50	12/23/24	12/24/24
Thallium	ND		mg/Kg	3.0	12/23/24	12/24/24
Vanadium	ND		mg/Kg	1.0	12/23/24	12/24/24
Zinc	ND		mg/Kg	5.0	12/23/24	12/24/24

Type:	**Lab Control Sample**	**Lab ID:**	**QC1215106**	**Batch:**	**358753**
Matrix:	**Soil**	**Method:**	**EPA 6010B**	**Prep Method:**	**EPA 3050B**

QC1215106 Analyte	Result	Spiked	Units	Recovery	Qual	Limits
Antimony	96.56	100.0	mg/Kg	97%		80-120
Arsenic	97.60	100.0	mg/Kg	98%		80-120
Barium	101.2	100.0	mg/Kg	101%		80-120
Beryllium	99.28	100.0	mg/Kg	99%		80-120
Cadmium	98.65	100.0	mg/Kg	99%		80-120
Chromium	97.84	100.0	mg/Kg	98%		80-120
Cobalt	103.0	100.0	mg/Kg	103%		80-120
Copper	96.69	100.0	mg/Kg	97%		80-120
Lead	100.8	100.0	mg/Kg	101%		80-120
Molybdenum	95.27	100.0	mg/Kg	95%		80-120
Nickel	100.6	100.0	mg/Kg	101%		80-120
Selenium	90.31	100.0	mg/Kg	90%		80-120
Silver	48.13	50.00	mg/Kg	96%		80-120
Thallium	101.9	100.0	mg/Kg	102%		80-120
Vanadium	98.58	100.0	mg/Kg	99%		80-120
Zinc	100.6	100.0	mg/Kg	101%		80-120

ENTHALPY ANALYTICAL

Batch QC

Type:	Post Digest Spike	Lab ID:	QC1215109	Batch:	358753
Matrix (Source ID):	Soil (522914-001)	Method:	EPA 6010B	Prep Method:	EPA 3050B

QC1215109 Analyte	Result	Source Sample Result	Spiked	Units	Recovery	Qual	Limits	DF
Antimony	96.07	ND	97.09	mg/Kg	99%		75-125	0.97
Arsenic	108.5	9.181	97.09	mg/Kg	102%		75-125	0.97
Barium	272.0	174.6	97.09	mg/Kg	100%		75-125	0.97
Beryllium	99.18	0.5949	97.09	mg/Kg	102%		75-125	0.97
Cadmium	95.77	0.2857	97.09	mg/Kg	98%		75-125	0.97
Chromium	125.0	29.33	97.09	mg/Kg	99%		75-125	0.97
Cobalt	110.5	11.09	97.09	mg/Kg	102%		75-125	0.97
Copper	130.7	25.50	97.09	mg/Kg	108%		75-125	0.97
Lead	106.6	9.680	97.09	mg/Kg	100%		75-125	0.97
Molybdenum	97.31	0.6175	97.09	mg/Kg	100%		75-125	0.97
Nickel	119.4	22.82	97.09	mg/Kg	99%		75-125	0.97
Selenium	91.89	ND	97.09	mg/Kg	95%		75-125	0.97
Silver	49.88	ND	48.54	mg/Kg	103%		75-125	0.97
Thallium	97.71	ND	97.09	mg/Kg	101%		75-125	0.97
Vanadium	145.8	47.19	97.09	mg/Kg	102%		75-125	0.97
Zinc	182.8	86.53	97.09	mg/Kg	99%		75-125	0.97

Type:	Matrix Spike	Lab ID:	QC1215110	Batch:	358753
Matrix (Source ID):	Soil (522914-001)	Method:	EPA 6010B	Prep Method:	EPA 3050B

QC1215110 Analyte	Result	Source Sample Result	Spiked	Units	Recovery	Qual	Limits	DF
Antimony	23.74	ND	96.15	mg/Kg	25%	*	75-125	0.96
Arsenic	104.0	9.181	96.15	mg/Kg	99%		75-125	0.96
Barium	253.0	174.6	96.15	mg/Kg	82%		75-125	0.96
Beryllium	96.51	0.5949	96.15	mg/Kg	100%		75-125	0.96
Cadmium	93.28	0.2857	96.15	mg/Kg	97%		75-125	0.96
Chromium	117.8	29.33	96.15	mg/Kg	92%		75-125	0.96
Cobalt	105.4	11.09	96.15	mg/Kg	98%		75-125	0.96
Copper	122.9	25.50	96.15	mg/Kg	101%		75-125	0.96
Lead	103.0	9.680	96.15	mg/Kg	97%		75-125	0.96
Molybdenum	88.78	0.6175	96.15	mg/Kg	92%		75-125	0.96
Nickel	113.0	22.82	96.15	mg/Kg	94%		75-125	0.96
Selenium	87.32	ND	96.15	mg/Kg	91%		75-125	0.96
Silver	47.53	ND	48.08	mg/Kg	99%		75-125	0.96
Thallium	94.78	ND	96.15	mg/Kg	99%		75-125	0.96
Vanadium	138.8	47.19	96.15	mg/Kg	95%		75-125	0.96
Zinc	161.2	86.53	96.15	mg/Kg	78%		75-125	0.96

ENTHALPY ANALYTICAL

Batch QC

Type:	Matrix Spike Duplicate	Lab ID:	QC1215111	Batch:	358753
Matrix (Source ID):	Soil (522914-001)	Method:	EPA 6010B	Prep Method:	EPA 3050B

QC1215111 Analyte	Result	Source Sample Result	Spiked	Units	Recovery	Qual	Limits	RPD	RPD Lim	DF
Antimony	25.73	ND	96.15	mg/Kg	27%	*	75-125	8	41	0.96
Arsenic	106.3	9.181	96.15	mg/Kg	101%		75-125	2	35	0.96
Barium	282.4	174.6	96.15	mg/Kg	112%		75-125	11	20	0.96
Beryllium	97.26	0.5949	96.15	mg/Kg	101%		75-125	1	20	0.96
Cadmium	94.20	0.2857	96.15	mg/Kg	98%		75-125	1	20	0.96
Chromium	124.5	29.33	96.15	mg/Kg	99%		75-125	6	20	0.96
Cobalt	108.0	11.09	96.15	mg/Kg	101%		75-125	2	20	0.96
Copper	129.1	25.50	96.15	mg/Kg	108%		75-125	5	20	0.96
Lead	104.8	9.680	96.15	mg/Kg	99%		75-125	2	20	0.96
Molybdenum	89.47	0.6175	96.15	mg/Kg	92%		75-125	1	20	0.96
Nickel	117.6	22.82	96.15	mg/Kg	99%		75-125	4	20	0.96
Selenium	87.18	ND	96.15	mg/Kg	91%		75-125	0	20	0.96
Silver	47.74	ND	48.08	mg/Kg	99%		75-125	0	20	0.96
Thallium	94.52	ND	96.15	mg/Kg	98%		75-125	0	20	0.96
Vanadium	148.5	47.19	96.15	mg/Kg	105%		75-125	7	20	0.96
Zinc	167.4	86.53	96.15	mg/Kg	84%		75-125	4	20	0.96

Type:	Blank	Lab ID:	QC1215571	Batch:	358903
Matrix:	Soil	Method:	EPA 7471A	Prep Method:	EPA 7471A

QC1215571 Analyte	Result	Qual	Units	RL	Prepared	Analyzed
Mercury	ND		mg/Kg	0.14	12/26/24	12/27/24

Type:	Lab Control Sample	Lab ID:	QC1215572	Batch:	358903
Matrix:	Soil	Method:	EPA 7471A	Prep Method:	EPA 7471A

QC1215572 Analyte	Result	Spiked	Units	Recovery	Qual	Limits
Mercury	0.8507	0.8333	mg/Kg	102%		80-120

Type:	Matrix Spike	Lab ID:	QC1215573	Batch:	358903
Matrix (Source ID):	Soil (522796-001)	Method:	EPA 7471A	Prep Method:	EPA 7471A

QC1215573 Analyte	Result	Source Sample Result	Spiked	Units	Recovery	Qual	Limits	DF
Mercury	0.8355	ND	0.8475	mg/Kg	99%		75-125	1

Type:	Matrix Spike Duplicate	Lab ID:	QC1215574	Batch:	358903
Matrix (Source ID):	Soil (522796-001)	Method:	EPA 7471A	Prep Method:	EPA 7471A

QC1215574 Analyte	Result	Source Sample Result	Spiked	Units	Recovery	Qual	Limits	RPD	RPD Lim	DF
Mercury	1.016	ND	1.000	mg/Kg	102%		75-125	3	20	1.2

ENTHALPY ANALYTICAL

Batch QC

Type: Blank	Lab ID: QC1215195	Batch: 358783
Matrix: Soil	Method: EPA 8015M	Prep Method: EPA 3580M

QC1215195 Analyte	Result	Qual	Units	RL	Prepared	Analyzed
GRO C8-C10	ND		mg/Kg	10	12/24/24	12/24/24
DRO C10-C28	ND		mg/Kg	10	12/24/24	12/24/24
ORO C28-C44	ND		mg/Kg	20	12/24/24	12/24/24
Surrogates				**Limits**		
n-Triacontane	105%		%REC	70-130	12/24/24	12/24/24

Type: Lab Control Sample	Lab ID: QC1215196	Batch: 358783
Matrix: Soil	Method: EPA 8015M	Prep Method: EPA 3580M

QC1215196 Analyte	Result	Spiked	Units	Recovery	Qual	Limits
Diesel C10-C28	209.6	251.3	mg/Kg	83%		76-122
Surrogates						
n-Triacontane	11.27	10.05	mg/Kg	112%		70-130

Type: Matrix Spike	Lab ID: QC1215197	Batch: 358783
Matrix (Source ID): Soil (522260-009)	Method: EPA 8015M	Prep Method: EPA 3580M

QC1215197 Analyte	Result	Source Sample Result	Spiked	Units	Recovery	Qual	Limits	DF
Diesel C10-C28	192.1	ND	249.5	mg/Kg	77%		62-126	1
Surrogates								
n-Triacontane	9.978		9.980	mg/Kg	100%		70-130	1

Type: Matrix Spike Duplicate	Lab ID: QC1215198	Batch: 358783
Matrix (Source ID): Soil (522260-009)	Method: EPA 8015M	Prep Method: EPA 3580M

QC1215198 Analyte	Result	Source Sample Result	Spiked	Units	Recovery	Qual	Limits	RPD	RPD Lim	DF
Diesel C10-C28	190.8	ND	249.8	mg/Kg	76%		62-126	1	35	1
Surrogates										
n-Triacontane	9.188		9.990	mg/Kg	92%		70-130			1

ENTHALPY ANALYTICAL

Batch QC

Type: Lab Control Sample	Lab ID: QC1215468	Batch: 358868
Matrix: Soil	Method: EPA 8260B	Prep Method: EPA 5035

QC1215468 Analyte	Result	Spiked	Units	Recovery	Qual	Limits
1,1-Dichloroethene	56.10	50.00	ug/Kg	112%		70-131
MTBE	53.47	50.00	ug/Kg	107%		69-130
Benzene	53.41	50.00	ug/Kg	107%		70-130
Trichloroethene	62.62	50.00	ug/Kg	125%		70-130
Toluene	56.00	50.00	ug/Kg	112%		70-130
Chlorobenzene	55.60	50.00	ug/Kg	111%		70-130
Surrogates						
Dibromofluoromethane	51.45	50.00	ug/Kg	103%		70-130
1,2-Dichloroethane-d4	53.60	50.00	ug/Kg	107%		70-145
Toluene-d8	51.03	50.00	ug/Kg	102%		70-145
Bromofluorobenzene	51.50	50.00	ug/Kg	103%		70-145

Type: Lab Control Sample Duplicate	Lab ID: QC1215469	Batch: 358868
Matrix: Soil	Method: EPA 8260B	Prep Method: EPA 5035

QC1215469 Analyte	Result	Spiked	Units	Recovery	Qual	Limits	RPD	RPD Lim
1,1-Dichloroethene	56.76	50.00	ug/Kg	114%		70-131	1	33
MTBE	53.96	50.00	ug/Kg	108%		69-130	1	30
Benzene	54.13	50.00	ug/Kg	108%		70-130	1	30
Trichloroethene	55.38	50.00	ug/Kg	111%		70-130	12	30
Toluene	54.44	50.00	ug/Kg	109%		70-130	3	30
Chlorobenzene	54.68	50.00	ug/Kg	109%		70-130	2	30
Surrogates								
Dibromofluoromethane	51.63	50.00	ug/Kg	103%		70-130		
1,2-Dichloroethane-d4	52.13	50.00	ug/Kg	104%		70-145		
Toluene-d8	49.73	50.00	ug/Kg	99%		70-145		
Bromofluorobenzene	48.85	50.00	ug/Kg	98%		70-145		

ENTHALPY ANALYTICAL

Batch QC

Type:	**Blank**	**Lab ID:**	**QC1215472**	**Batch:**	**358868**
Matrix:	**Soil**	**Method:**	**EPA 8260B**	**Prep Method:**	**EPA 5035**

QC1215472 Analyte	Result	Qual	Units	RL	Prepared	Analyzed
3-Chloropropene	ND		ug/Kg	5.0	12/26/24	12/26/24
cis-1,4-Dichloro-2-butene	ND		ug/Kg	5.0	12/26/24	12/26/24
trans-1,4-Dichloro-2-butene	ND		ug/Kg	5.0	12/26/24	12/26/24
Isopropyl Ether (DIPE)	ND		ug/Kg	5.0	12/26/24	12/26/24
Ethyl tert-Butyl Ether (ETBE)	ND		ug/Kg	5.0	12/26/24	12/26/24
Methyl tert-Amyl Ether (TAME)	ND		ug/Kg	5.0	12/26/24	12/26/24
tert-Butyl Alcohol (TBA)	ND		ug/Kg	10	12/26/24	12/26/24
Freon 12	ND		ug/Kg	5.0	12/26/24	12/26/24
Chloromethane	ND		ug/Kg	5.0	12/26/24	12/26/24
Vinyl Chloride	ND		ug/Kg	5.0	12/26/24	12/26/24
Bromomethane	ND		ug/Kg	5.0	12/26/24	12/26/24
Chloroethane	ND		ug/Kg	5.0	12/26/24	12/26/24
Trichlorofluoromethane	ND		ug/Kg	5.0	12/26/24	12/26/24
Acetone	ND		ug/Kg	100	12/26/24	12/26/24
Freon 113	ND		ug/Kg	5.0	12/26/24	12/26/24
1,1-Dichloroethene	ND		ug/Kg	5.0	12/26/24	12/26/24
Methylene Chloride	ND		ug/Kg	7.3	12/26/24	12/26/24
MTBE	ND		ug/Kg	5.0	12/26/24	12/26/24
trans-1,2-Dichloroethene	ND		ug/Kg	5.0	12/26/24	12/26/24
1,1-Dichloroethane	ND		ug/Kg	5.0	12/26/24	12/26/24
2-Butanone	ND		ug/Kg	100	12/26/24	12/26/24
cis-1,2-Dichloroethene	ND		ug/Kg	5.0	12/26/24	12/26/24
2,2-Dichloropropane	ND		ug/Kg	5.0	12/26/24	12/26/24
Chloroform	ND		ug/Kg	5.0	12/26/24	12/26/24
Bromochloromethane	ND		ug/Kg	5.0	12/26/24	12/26/24
1,1,1-Trichloroethane	ND		ug/Kg	5.0	12/26/24	12/26/24
1,1-Dichloropropene	ND		ug/Kg	5.0	12/26/24	12/26/24
Carbon Tetrachloride	ND		ug/Kg	5.0	12/26/24	12/26/24
1,2-Dichloroethane	ND		ug/Kg	5.0	12/26/24	12/26/24
Benzene	ND		ug/Kg	5.0	12/26/24	12/26/24
Trichloroethene	ND		ug/Kg	5.0	12/26/24	12/26/24
1,2-Dichloropropane	ND		ug/Kg	5.0	12/26/24	12/26/24
Bromodichloromethane	ND		ug/Kg	5.0	12/26/24	12/26/24
Dibromomethane	ND		ug/Kg	5.0	12/26/24	12/26/24
4-Methyl-2-Pentanone	ND		ug/Kg	5.0	12/26/24	12/26/24
cis-1,3-Dichloropropene	ND		ug/Kg	5.0	12/26/24	12/26/24
Toluene	ND		ug/Kg	5.0	12/26/24	12/26/24
trans-1,3-Dichloropropene	ND		ug/Kg	5.0	12/26/24	12/26/24
1,1,2-Trichloroethane	ND		ug/Kg	5.0	12/26/24	12/26/24
1,3-Dichloropropane	ND		ug/Kg	5.0	12/26/24	12/26/24
Tetrachloroethene	ND		ug/Kg	5.0	12/26/24	12/26/24
Dibromochloromethane	ND		ug/Kg	5.0	12/26/24	12/26/24
1,2-Dibromoethane	ND		ug/Kg	5.0	12/26/24	12/26/24
Chlorobenzene	ND		ug/Kg	5.0	12/26/24	12/26/24
1,1,1,2-Tetrachloroethane	ND		ug/Kg	5.0	12/26/24	12/26/24
Ethylbenzene	ND		ug/Kg	5.0	12/26/24	12/26/24
m,p-Xylenes	ND		ug/Kg	10	12/26/24	12/26/24

ENTHALPY ANALYTICAL

Batch QC

QC1215472 Analyte	Result	Qual	Units	RL	Prepared	Analyzed
o-Xylene	ND		ug/Kg	5.0	12/26/24	12/26/24
Styrene	ND		ug/Kg	5.0	12/26/24	12/26/24
Bromoform	ND		ug/Kg	5.0	12/26/24	12/26/24
Isopropylbenzene	ND		ug/Kg	5.0	12/26/24	12/26/24
1,1,2,2-Tetrachloroethane	ND		ug/Kg	5.0	12/26/24	12/26/24
1,2,3-Trichloropropane	ND		ug/Kg	5.0	12/26/24	12/26/24
Propylbenzene	ND		ug/Kg	5.0	12/26/24	12/26/24
Bromobenzene	ND		ug/Kg	5.0	12/26/24	12/26/24
1,3,5-Trimethylbenzene	ND		ug/Kg	5.0	12/26/24	12/26/24
2-Chlorotoluene	ND		ug/Kg	5.0	12/26/24	12/26/24
4-Chlorotoluene	ND		ug/Kg	5.0	12/26/24	12/26/24
tert-Butylbenzene	ND		ug/Kg	5.0	12/26/24	12/26/24
1,2,4-Trimethylbenzene	ND		ug/Kg	5.0	12/26/24	12/26/24
sec-Butylbenzene	ND		ug/Kg	5.0	12/26/24	12/26/24
para-Isopropyl Toluene	ND		ug/Kg	5.0	12/26/24	12/26/24
1,3-Dichlorobenzene	ND		ug/Kg	5.0	12/26/24	12/26/24
1,4-Dichlorobenzene	ND		ug/Kg	5.0	12/26/24	12/26/24
n-Butylbenzene	ND		ug/Kg	5.0	12/26/24	12/26/24
1,2-Dichlorobenzene	ND		ug/Kg	5.0	12/26/24	12/26/24
1,2-Dibromo-3-Chloropropane	ND		ug/Kg	5.0	12/26/24	12/26/24
1,2,4-Trichlorobenzene	ND		ug/Kg	5.0	12/26/24	12/26/24
Hexachlorobutadiene	ND		ug/Kg	5.0	12/26/24	12/26/24
Naphthalene	ND		ug/Kg	5.0	12/26/24	12/26/24
1,2,3-Trichlorobenzene	ND		ug/Kg	5.0	12/26/24	12/26/24
Xylene (total)	ND		ug/Kg	5.0	12/26/24	12/26/24
Surrogates				**Limits**		
Dibromofluoromethane	105%		%REC	70-130	12/26/24	12/26/24
1,2-Dichloroethane-d4	103%		%REC	70-145	12/26/24	12/26/24
Toluene-d8	100%		%REC	70-145	12/26/24	12/26/24
Bromofluorobenzene	98%		%REC	70-145	12/26/24	12/26/24

ENTHALPY ANALYTICAL

Batch QC

Type:	**Blank**	**Lab ID:**	**QC1215473**	**Batch:**	**358868**
Matrix:	**Soil**	**Method:**	**EPA 8260B**	**Prep Method:**	**EPA 5035**

QC1215473 Analyte	Result	Qual	Units	RL	Prepared	Analyzed
3-Chloropropene	ND		ug/Kg	250	12/26/24	12/26/24
cis-1,4-Dichloro-2-butene	ND		ug/Kg	250	12/26/24	12/26/24
trans-1,4-Dichloro-2-butene	ND		ug/Kg	250	12/26/24	12/26/24
Isopropyl Ether (DIPE)	ND		ug/Kg	250	12/26/24	12/26/24
Ethyl tert-Butyl Ether (ETBE)	ND		ug/Kg	250	12/26/24	12/26/24
Methyl tert-Amyl Ether (TAME)	ND		ug/Kg	250	12/26/24	12/26/24
tert-Butyl Alcohol (TBA)	ND		ug/Kg	500	12/26/24	12/26/24
Freon 12	ND		ug/Kg	250	12/26/24	12/26/24
Chloromethane	ND		ug/Kg	250	12/26/24	12/26/24
Vinyl Chloride	ND		ug/Kg	250	12/26/24	12/26/24
Bromomethane	ND		ug/Kg	250	12/26/24	12/26/24
Chloroethane	ND		ug/Kg	250	12/26/24	12/26/24
Trichlorofluoromethane	ND		ug/Kg	250	12/26/24	12/26/24
Acetone	ND		ug/Kg	5,000	12/26/24	12/26/24
Freon 113	ND		ug/Kg	250	12/26/24	12/26/24
1,1-Dichloroethene	ND		ug/Kg	250	12/26/24	12/26/24
Methylene Chloride	ND		ug/Kg	710	12/26/24	12/26/24
MTBE	ND		ug/Kg	250	12/26/24	12/26/24
trans-1,2-Dichloroethene	ND		ug/Kg	250	12/26/24	12/26/24
1,1-Dichloroethane	ND		ug/Kg	250	12/26/24	12/26/24
2-Butanone	ND		ug/Kg	5,000	12/26/24	12/26/24
cis-1,2-Dichloroethene	ND		ug/Kg	250	12/26/24	12/26/24
2,2-Dichloropropane	ND		ug/Kg	250	12/26/24	12/26/24
Chloroform	ND		ug/Kg	250	12/26/24	12/26/24
Bromochloromethane	ND		ug/Kg	250	12/26/24	12/26/24
1,1,1-Trichloroethane	ND		ug/Kg	250	12/26/24	12/26/24
1,1-Dichloropropene	ND		ug/Kg	250	12/26/24	12/26/24
Carbon Tetrachloride	ND		ug/Kg	250	12/26/24	12/26/24
1,2-Dichloroethane	ND		ug/Kg	250	12/26/24	12/26/24
Benzene	ND		ug/Kg	250	12/26/24	12/26/24
Trichloroethene	ND		ug/Kg	250	12/26/24	12/26/24
1,2-Dichloropropane	ND		ug/Kg	250	12/26/24	12/26/24
Bromodichloromethane	ND		ug/Kg	250	12/26/24	12/26/24
Dibromomethane	ND		ug/Kg	250	12/26/24	12/26/24
4-Methyl-2-Pentanone	ND		ug/Kg	250	12/26/24	12/26/24
cis-1,3-Dichloropropene	ND		ug/Kg	250	12/26/24	12/26/24
Toluene	ND		ug/Kg	250	12/26/24	12/26/24
trans-1,3-Dichloropropene	ND		ug/Kg	250	12/26/24	12/26/24
1,1,2-Trichloroethane	ND		ug/Kg	250	12/26/24	12/26/24
1,3-Dichloropropane	ND		ug/Kg	250	12/26/24	12/26/24
Tetrachloroethene	ND		ug/Kg	250	12/26/24	12/26/24
Dibromochloromethane	ND		ug/Kg	250	12/26/24	12/26/24
1,2-Dibromoethane	ND		ug/Kg	250	12/26/24	12/26/24
Chlorobenzene	ND		ug/Kg	250	12/26/24	12/26/24
1,1,1,2-Tetrachloroethane	ND		ug/Kg	250	12/26/24	12/26/24
Ethylbenzene	ND		ug/Kg	250	12/26/24	12/26/24
m,p-Xylenes	ND		ug/Kg	500	12/26/24	12/26/24

ENTHALPY ANALYTICAL

Batch QC

QC1215473 Analyte	Result	Qual	Units	RL	Prepared	Analyzed
o-Xylene	ND		ug/Kg	250	12/26/24	12/26/24
Styrene	ND		ug/Kg	250	12/26/24	12/26/24
Bromoform	ND		ug/Kg	250	12/26/24	12/26/24
Isopropylbenzene	ND		ug/Kg	250	12/26/24	12/26/24
1,1,2,2-Tetrachloroethane	ND		ug/Kg	250	12/26/24	12/26/24
1,2,3-Trichloropropane	ND		ug/Kg	250	12/26/24	12/26/24
Propylbenzene	ND		ug/Kg	250	12/26/24	12/26/24
Bromobenzene	ND		ug/Kg	250	12/26/24	12/26/24
1,3,5-Trimethylbenzene	ND		ug/Kg	250	12/26/24	12/26/24
2-Chlorotoluene	ND		ug/Kg	250	12/26/24	12/26/24
4-Chlorotoluene	ND		ug/Kg	250	12/26/24	12/26/24
tert-Butylbenzene	ND		ug/Kg	250	12/26/24	12/26/24
1,2,4-Trimethylbenzene	ND		ug/Kg	250	12/26/24	12/26/24
sec-Butylbenzene	ND		ug/Kg	250	12/26/24	12/26/24
para-Isopropyl Toluene	ND		ug/Kg	250	12/26/24	12/26/24
1,3-Dichlorobenzene	ND		ug/Kg	250	12/26/24	12/26/24
1,4-Dichlorobenzene	ND		ug/Kg	250	12/26/24	12/26/24
n-Butylbenzene	ND		ug/Kg	250	12/26/24	12/26/24
1,2-Dichlorobenzene	ND		ug/Kg	250	12/26/24	12/26/24
1,2-Dibromo-3-Chloropropane	ND		ug/Kg	250	12/26/24	12/26/24
1,2,4-Trichlorobenzene	ND		ug/Kg	250	12/26/24	12/26/24
Hexachlorobutadiene	ND		ug/Kg	250	12/26/24	12/26/24
Naphthalene	ND		ug/Kg	250	12/26/24	12/26/24
1,2,3-Trichlorobenzene	ND		ug/Kg	250	12/26/24	12/26/24
Xylene (total)	ND		ug/Kg	250	12/26/24	12/26/24
Surrogates				**Limits**		
Dibromofluoromethane	106%		%REC	70-130	12/26/24	12/26/24
1,2-Dichloroethane-d4	103%		%REC	70-145	12/26/24	12/26/24
Toluene-d8	98%		%REC	70-145	12/26/24	12/26/24
Bromofluorobenzene	95%		%REC	70-145	12/26/24	12/26/24

Type: Matrix Spike **Lab ID:** QC1215654 **Batch:** 358868
Matrix (Source ID): Soil (522717-001) **Method:** EPA 8260B **Prep Method:** EPA 5030B

QC1215654 Analyte	Result	Source Sample Result	Spiked	Units	Recovery	Qual	Limits	DF
1,1-Dichloroethene	48.48	ND	50.00	ug/Kg	97%		70-141	1
MTBE	47.41	ND	50.00	ug/Kg	95%		59-130	1
Benzene	45.49	ND	50.00	ug/Kg	91%		70-130	1
Trichloroethene	45.66	ND	50.00	ug/Kg	91%		69-130	1
Toluene	46.17	ND	50.00	ug/Kg	92%		70-130	1
Chlorobenzene	44.06	ND	50.00	ug/Kg	88%		70-130	1
Surrogates								
Dibromofluoromethane	51.46		50.00	ug/Kg	103%		70-145	1
1,2-Dichloroethane-d4	50.79		50.00	ug/Kg	102%		70-145	1
Toluene-d8	50.47		50.00	ug/Kg	101%		70-145	1
Bromofluorobenzene	50.73		50.00	ug/Kg	101%		70-145	1

ENTHALPY ANALYTICAL

Batch QC

Type:	**Matrix Spike Duplicate**	**Lab ID:**	**QC1215655**	**Batch:**	**358868**
Matrix (Source ID):	**Soil (522717-001)**	**Method:**	**EPA 8260B**	**Prep Method:**	**EPA 5030B**

QC1215655 Analyte	Result	Source Sample Result	Spiked	Units	Recovery	Qual	Limits	RPD	RPD Lim	DF
1,1-Dichloroethene	49.37	ND	50.00	ug/Kg	99%		70-141	2	43	1
MTBE	47.11	ND	50.00	ug/Kg	94%		59-130	1	30	1
Benzene	45.95	ND	50.00	ug/Kg	92%		70-130	1	30	1
Trichloroethene	44.25	ND	50.00	ug/Kg	88%		69-130	3	30	1
Toluene	44.46	ND	50.00	ug/Kg	89%		70-130	4	30	1
Chlorobenzene	42.27	ND	50.00	ug/Kg	85%		70-130	4	30	1
Surrogates										
Dibromofluoromethane	51.68		50.00	ug/Kg	103%		70-145			1
1,2-Dichloroethane-d4	50.78		50.00	ug/Kg	102%		70-145			1
Toluene-d8	49.61		50.00	ug/Kg	99%		70-145			1
Bromofluorobenzene	50.92		50.00	ug/Kg	102%		70-145			1

* Value is outside QC limits
ND Not Detected

OPTIMAL TECHNOLOGY
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November 5, 2024

Chris Carson
Partner Engineering & Science, Inc.
24 Executive Park, Suite 100
Irvine, CA 92614

Dear Chris:

This letter presents the results of the soil vapor investigation conducted by Optimal Technology (Optimal), for Partner Engineering & Science, Inc. on November 4, 2024. The study was performed at 35780 Washington St., Winchester, California.

Optimal was contracted to perform a soil vapor survey at this site to screen for possible chlorinated solvents and aromatic hydrocarbons. The primary objective of this soil vapor investigation was to determine if soil vapor contamination is present in the subsurface soil.

Gas Sampling Method

Gas sampling was performed by hydraulically pushing soil gas probes to a depth of 3.0-8.0 feet below ground surface (bgs). An electric rotary hammer drill was used to drill a 1.0-inch diameter hole through the overlying surface to allow probe placement when required. The same electric hammer drill was used to push probes in areas of resistance during placement.

At each sampling location, an electric vacuum pump set to draw 0.2 liters per minute (L/min) of soil vapor was attached to the probe or existing well and purged prior to sample collection. Vapor samples were obtained in gas-tight syringes by drawing the sample through a luer-lock connection which connects the sampling probe and the vacuum pump. Samples were immediately injected into the gas chromatograph/purge and trap after collection. New tubing was used at each sampling point to prevent cross contamination.

All analyses were performed on a laboratory grade Agilent model 6890N gas chromatograph equipped with an Agilent model 5973N Mass Spectra Detector and Tekmar LSC 3100 Purge and Trap. A Restek column using helium as the carrier gas was used to perform all analysis. All results were collected on a personal computer utilizing Agilent's MS and chromatographic data collection and handling system.

Quality Assurance

5-Point Calibration
The initial five-point calibration consisted of 20, 50, 100, 200 and 500 ul injections of the calibration standard. A calibration factor on each analyte was generated using a best fit line method using the Agilent data system. If the r^2 factor generated from this line was not greater than 0.990, an additional five-point calibration would have been performed. Method reporting limits were calculated to be 1-1000 micrograms per cubic meter (ug/m^3) for the individual compounds.

A daily calibration check was performed using a pre-mixed standard supplied by Scotty Analyzed Gases. The standard contained common halogenated solvents and aromatic hydrocarbons (see Table 1). The individual compound concentrations in the standards ranged between 0.025 nanograms per microliter (ng/ul) and 0.25 ng/ul.

TABLE 1

Benzene	Bromobenzene	Bromochloromethane	Bromodichloromethane
Bromoform	Bromomethane	n-Butylbenzene	sec-Butylbenzene
tert-Butylbenzene	Carbon Tetrachloride	Chlorobenzene	Chloroethane
Chloroform	Chloromethane	2-Chlorotoluene	4-Chlorotoluene
Dibromochloromethane	1,2-Dibromo-3-chloropropane	1,2-Dibromoethane	Dibromomethane
1,2-Dichlorobenzene	1,3-Dichlorobenzene	1,4-Dichlorobenzene	Dichlorodifluoromethane
1,2-Dichloroethane	1,1-Dichloroethane	1,1-Dichloroethene	cis-1,2-Dichloroethene
trans-1,2-Dichloroethene	1,2-Dichloropropane	2,2-Dichloropropane	1,3-Dichloropropane
1,1-Dichloropropene	Ethylbenzene	Hexachlorobutadiene	Isobutane
Isopropylbenzene	p-Isopropyltoluene	Methylene Chloride	Naphthalene
n-Propylbenzene	Styrene	1,1,1,2-Tetrachloroethane	1,1,2,2-Tetrachloroethane
Tetrachloroethene	Toluene	1,2,3-Trichlorobenzene	1,2,4-Trichlorobenzene
1,1,1-Trichloroethane	1,1,2-Trichloroethane	Trichloroethene	Trichlorofluoromethane
1,2,3-Trichloropropane	1,2,4-Trimethylbenzene	1,3,5-Trimethylbenzene	Vinyl Chloride
m/p-Xylene	o-Xylene	Diisopropyl Ether	Ethyl Tert Butyl Ether
MTBE	Tert-Amyl Methyl Ether	Tertiary Butyl Alcohol	

Sample Replicates
A replicate analysis (duplicate) was run to evaluate the reproducibility of the sampling system and instrument. The difference between samples did not vary more than 20%.

Equipment Blanks
Blanks were run at the beginning of each workday and after calibrations. The blanks were collected using an ambient air sample. These blanks checked the septum, syringe, GC column, GC detector and the ambient air. Contamination was not found in any of the blanks analyzed during this investigation. Blank results are given along with the sample results.

Purge Volume
The standard purge volume of three volumes was purged in accordance with the July 2015 DTSC/RWQCB Advisory for Active Soil Gas Investigations.

Tracer Gas Leak Test
A tracer gas was applied to the soil gas probes at each point of connection in which ambient air could enter the sampling system. These points include the top of the sampling probe where the tubing meets the probe connection and the surface bentonite seals. Isobutane was used as the tracer gas. No Isobutane was found in any of the samples collected.

Shut-in Test
A shut-in test was conducted prior to purging or sampling each location to check for leaks in the above-ground sampling system. The system was evaluated to a minimum measured vacuum of 100 inches of water. The vacuum gauge was calibrated and sensitive enough to indicate a water pressure change of at least 0.5 inches.

Scope of Work

To achieve the objective of this investigation a total of 13 vapor samples were collected from locations at the site. Sampling depths, vacuum readings, purge volume and sampling volumes are given on the analytical results page. All the collected vapor samples were analyzed on-site using Optimal's mobile laboratory.

Subsurface Conditions

Subsurface soil conditions offered sampling flows at 0-40" water vacuum.

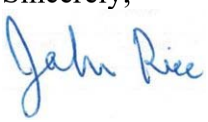
Results

During this vapor investigation, analytes were detected in multiple samples collected above the listed reporting limit. Please see the complete table of analytical results included with this report.

Disclaimer

All conclusions presented in this letter are based solely on the information collected by the soil vapor survey conducted by Optimal Technology. Soil vapor testing is only a subsurface screening tool and does not represent actual contaminant concentrations in either the soil and/or groundwater. We enjoyed working with you on this project and look forward to future projects. If you have any questions, please contact me at (877) 764-5427.

Sincerely,



John Rice
Project Manager

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SOIL VAPOR RESULTS

Site Name: 35780 Washington St., Winchester, CA **Lab Name:** Optimal Technology **Date:** 11/4/24
Analyst: J. Rice **Collector:** J. Rice **Inst. ID:** Agilent 6890N
Method: Modified EPA 8260B **Detector:** Agilent 5973N Mass Spectrometer **Page:** 1 of 4

SAMPLE ID	BLANK-1	SG6-5	SG9-5	SG9-8	SG8-5	SG8-8	SG10-5	SG12-5
Sampling Depth (Ft.)	N/A	5.0	5.0	8.0	5.0	8.0	5.0	5.0
Purge Volume (ml)	N/A	1,500	1,500	2,250	1,500	2,250	1,500	1,500
Vacuum (in. of Water)	N/A	0	0	0	0	0	0	0
Injection Volume (ul)	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000
Dilution Factor	1	1	1	1	1	1	1	1

COMPOUND	REP. LIMIT	CONC (ug/m^3)	CONC (ug/m^3)	CONC (ug/m^3)	CONC (ug/m^3)	CONC (ug/m^3)	CONC (ug/m^3)	CONC (ug/m^3)	CONC (ug/m^3)
Benzene	3	ND	ND	ND	ND	ND	**8**	**5**	**17**
Bromobenzene	1000	ND	ND	ND	ND	ND	ND	ND	ND
Bromochloromethane	1000	ND	ND	ND	ND	ND	ND	ND	ND
Bromodichloromethane	2	ND	**8**	**207**	**17**	**17**	**6**	ND	**8**
Bromoform	80	ND	ND	ND	ND	ND	ND	ND	ND
Bromomethane	150	ND	ND	ND	ND	ND	ND	ND	ND
n-Butylbenzene	1000	ND	ND	ND	ND	ND	ND	ND	ND
sec-Butylbenzene	1000	ND	ND	ND	ND	ND	ND	ND	ND
tert-Butylbenzene	1000	ND	ND	ND	ND	ND	ND	ND	ND
Carbon Tetrachloride	2	ND	ND	ND	ND	ND	ND	ND	ND
Chlorobenzene	1000	ND	ND	ND	ND	ND	ND	ND	ND
Chloroethane	1000	ND	ND	ND	ND	ND	ND	ND	ND
Chloroform	4	ND	**6**	**75**	**12**	**12**	**4**	ND	**5**
Chloromethane	1000	ND	ND	ND	ND	ND	ND	ND	ND
2-Chlorotoluene	1000	ND	ND	ND	ND	ND	ND	ND	ND
4-Chlorotoluene	1000	ND	ND	ND	ND	ND	ND	ND	ND
Dibromochloromethane	1000	ND	ND	ND	ND	ND	ND	ND	ND
1,2-Dibromo-3-chloropropane	1	ND	ND	ND	ND	ND	ND	ND	ND
1,2-Dibromoethane	1	ND	ND	ND	ND	ND	ND	ND	ND
Dibromomethane	1000	ND	ND	ND	ND	ND	ND	ND	ND
1,2-Dichlorobenzene	1000	ND	ND	ND	ND	ND	ND	ND	ND
1,3-Dichlorobenzene	1000	ND	ND	ND	ND	ND	ND	ND	ND
1,4-Dichlorobenzene	8	ND	ND	ND	ND	ND	ND	ND	ND
Dichlorodifluoromethane	1000	ND	ND	ND	ND	ND	ND	ND	ND
1,1-Dichloroethane	50	ND	ND	ND	ND	ND	ND	ND	ND
1,2-Dichloroethane	3	ND	ND	ND	ND	ND	ND	ND	ND
1,1-Dichloroethene	1000	ND	ND	ND	ND	ND	ND	ND	ND
cis-1,2-Dichloroethene	200	ND	ND	ND	ND	ND	ND	ND	ND
trans-1,2-Dichloroethene	1000	ND	ND	ND	ND	ND	ND	ND	ND
1,2-Dichloropropane	9	ND	ND	ND	ND	ND	ND	ND	ND
1,3-Dichloropropane	1000	ND	ND	ND	ND	ND	ND	ND	ND
2,2-Dichloropropane	1000	ND	ND	ND	ND	ND	ND	ND	ND

Note: ND = Below Listed Reporting Limit

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SOIL VAPOR RESULTS

Site Name: 35780 Washington St., Winchester, CA **Lab Name:** Optimal Technology **Date:** 11/4/24
Analyst: J. Rice **Collector:** J. Rice **Inst. ID:** Agilent 6890N
Method: Modified EPA 8260B **Detector:** Agilent 5973N Mass Spectrometer **Page:** 2 of 4

SAMPLE ID	BLANK-1	SG6-5	SG9-5	SG9-8	SG8-5	SG8-8	SG10-5	SG12-5
Sampling Depth (Ft.)	N/A	5.0	5.0	8.0	5.0	8.0	5.0	5.0
Purge Volume (ml)	N/A	1,500	1,500	2,250	1,500	2,250	1,500	1,500
Vacuum (in. of Water)	N/A	0	0	0	0	0	0	0
Injection Volume (ul)	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000
Dilution Factor	1	1	1	1	1	1	1	1

COMPOUND	REP. LIMIT	CONC (ug/m^3)	CONC (ug/m^3)	CONC (ug/m^3)	CONC (ug/m^3)	CONC (ug/m^3)	CONC (ug/m^3)	CONC (ug/m^3)	CONC (ug/m^3)
1,1-Dichloropropene	1000	ND	ND	ND	ND	ND	ND	ND	ND
Ethylbenzene	30	ND	ND	ND	ND	ND	ND	ND	ND
Hexachlorobutadiene	4	ND	ND	ND	ND	ND	ND	ND	ND
Isopropylbenzene	1000	ND	ND	ND	ND	ND	ND	ND	ND
p-Isopropyltoluene	1000	ND	ND	ND	ND	ND	ND	ND	ND
Methylene Chloride	30	ND	ND	ND	ND	ND	ND	ND	ND
Naphthalene	2	ND	ND	ND	ND	ND	ND	ND	ND
n-Propylbenzene	1000	ND	ND	ND	ND	ND	ND	ND	ND
Styrene	1000	ND	ND	ND	ND	ND	ND	ND	ND
1,1,1,2-Tetrachloroethane	10	ND	ND	ND	ND	ND	ND	ND	ND
1,1,2,2-Tetrachloroethane	1	ND	ND	ND	ND	ND	ND	ND	ND
Tetrachloroethene (PCE)	10	ND	**29**	**27**	ND	**19**	**30**	**34**	ND
Toluene	1000	ND	ND	ND	ND	ND	ND	ND	ND
1,2,3-Trichlorobenzene	1000	ND	ND	ND	ND	ND	ND	ND	ND
1,2,4-Trichlorobenzene	60	ND	ND	ND	ND	ND	ND	ND	ND
1,1,1-Trichloroethane	1000	ND	ND	ND	ND	ND	ND	ND	ND
1,1,2-Trichloroethane	5	ND	ND	ND	ND	ND	ND	ND	ND
Trichloroethene (TCE)	10	ND	ND	ND	ND	ND	ND	ND	ND
Trichlorofluoromethane	1000	ND	ND	ND	ND	ND	ND	ND	ND
1,2,3-Trichloropropane	10	ND	ND	ND	ND	ND	ND	ND	ND
1,2,4-Trimethylbenzene	1000	ND	ND	ND	ND	ND	ND	ND	ND
1,3,5-Trimethylbenzene	1000	ND	ND	ND	ND	ND	ND	ND	ND
Vinyl Chloride	1	ND	ND	ND	ND	ND	ND	ND	ND
m/p-Xylene	1000	ND	ND	ND	ND	ND	ND	ND	ND
o-Xylene	1000	ND	ND	ND	ND	ND	ND	ND	ND
Diisopropyl Ether (DIPE)	1000	ND	ND	ND	ND	ND	ND	ND	ND
Ethyl Tert Butyl Ether	1000	ND	ND	ND	ND	ND	ND	ND	ND
MTBE	350	ND	ND	ND	ND	ND	ND	ND	ND
Tert-Amyl Methyl Ether (TAME)	1000	ND	ND	ND	ND	ND	ND	ND	ND
Tertiary Butyl Alcohol	1000	ND	ND	ND	ND	ND	ND	ND	ND
Isobutane (Tracer Gas)	100	ND	ND	ND	ND	ND	ND	ND	ND

Note: ND = Below Listed Reporting Limit

OPTIMAL TECHNOLOGY
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SOIL VAPOR RESULTS

Site Name: 35780 Washington St., Winchester, CA **Lab Name:** Optimal Technology **Date:** 11/4/24
Analyst: J. Rice **Collector:** J. Rice **Inst. ID:** Agilent 6890N
Method: Modified EPA 8260B **Detector:** Agilent 5973N Mass Spectrometer **Page:** 3 of 4

SAMPLE ID	SG12-8	SG12-8 Dup	SG11-3	SG5-8	SG7-5	SG7B-5		
Sampling Depth (Ft.)	8.0	8.0	3.0	8.0	5.0	5.0		
Purge Volume (ml)	2,250	2,250	1,500	2,250	1,500	1,500		
Vacuum (in. of Water)	40	40	0	0	0	0		
Injection Volume (ul)	100,000	100,000	100,000	100,000	100,000	100,000		
Dilution Factor	1	1	1	1	1	1		

COMPOUND	REP. LIMIT	CONC (ug/m^3)	CONC (ug/m^3)	CONC (ug/m^3)	CONC (ug/m^3)	CONC (ug/m^3)	CONC (ug/m^3)		
Benzene	3	**26**	**30**	**7**	ND	ND	**6**		
Bromobenzene	1000	ND	ND	ND	ND	ND	ND		
Bromochloromethane	1000	ND	ND	ND	ND	ND	ND		
Bromodichloromethane	2	ND	ND	ND	ND	ND	ND		
Bromoform	80	ND	ND	ND	ND	ND	ND		
Bromomethane	150	ND	ND	ND	ND	ND	ND		
n-Butylbenzene	1000	ND	ND	ND	ND	ND	ND		
sec-Butylbenzene	1000	ND	ND	ND	ND	ND	ND		
tert-Butylbenzene	1000	ND	ND	ND	ND	ND	ND		
Carbon Tetrachloride	2	ND	ND	ND	ND	ND	ND		
Chlorobenzene	1000	ND	ND	ND	ND	ND	ND		
Chloroethane	1000	ND	ND	ND	ND	ND	ND		
Chloroform	4	ND	ND	ND	ND	ND	ND		
Chloromethane	1000	ND	ND	ND	ND	ND	ND		
2-Chlorotoluene	1000	ND	ND	ND	ND	ND	ND		
4-Chlorotoluene	1000	ND	ND	ND	ND	ND	ND		
Dibromochloromethane	1000	ND	ND	ND	ND	ND	ND		
1,2-Dibromo-3-chloropropane	1	ND	ND	ND	ND	ND	ND		
1,2-Dibromoethane	1	ND	ND	ND	ND	ND	ND		
Dibromomethane	1000	ND	ND	ND	ND	ND	ND		
1,2-Dichlorobenzene	1000	ND	ND	ND	ND	ND	ND		
1,3-Dichlorobenzene	1000	ND	ND	ND	ND	ND	ND		
1,4-Dichlorobenzene	8	ND	ND	ND	ND	ND	ND		
Dichlorodifluoromethane	1000	ND	ND	ND	ND	ND	ND		
1,1-Dichloroethane	50	ND	ND	ND	ND	ND	ND		
1,2-Dichloroethane	3	ND	ND	ND	ND	ND	ND		
1,1-Dichloroethene	1000	ND	ND	ND	ND	ND	ND		
cis-1,2-Dichloroethene	200	ND	ND	ND	ND	ND	ND		
trans-1,2-Dichloroethene	1000	ND	ND	ND	ND	ND	ND		
1,2-Dichloropropane	9	ND	ND	ND	ND	ND	ND		
1,3-Dichloropropane	1000	ND	ND	ND	ND	ND	ND		
2,2-Dichloropropane	1000	ND	ND	ND	ND	ND	ND		

Note: ND = Below Listed Reporting Limit

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OPTIMAL TECHNOLOGY
Specializing in Environmental Field Services

SOIL VAPOR RESULTS

Site Name: 35780 Washington St., Winchester, CA **Lab Name:** Optimal Technology **Date:** 11/4/24
Analyst: J. Rice **Collector:** J. Rice **Inst. ID:** Agilent 6890N
Method: Modified EPA 8260B **Detector:** Agilent 5973N Mass Spectrometer **Page:** 4 of 4

SAMPLE ID	SG12-8	SG12-8 Dup	SG11-3	SG5-8	SG7-5	SG7B-5		
Sampling Depth (Ft.)	8.0	8.0	3.0	8.0	5.0	5.0		
Purge Volume (ml)	2,250	2,250	1,500	2,250	1,500	1,500		
Vacuum (in. of Water)	40	40	0	0	0	0		
Injection Volume (ul)	100,000	100,000	100,000	100,000	100,000	100,000		
Dilution Factor	1	1	1	1	1	1		

COMPOUND	REP. LIMIT	CONC (ug/m^3)	CONC (ug/m^3)	CONC (ug/m^3)	CONC (ug/m^3)	CONC (ug/m^3)	CONC (ug/m^3)		
1,1-Dichloropropene	1000	ND	ND	ND	ND	ND	ND		
Ethylbenzene	30	ND	ND	ND	ND	ND	ND		
Hexachlorobutadiene	4	ND	ND	ND	ND	ND	ND		
Isopropylbenzene	1000	ND	ND	ND	ND	ND	ND		
p-Isopropyltoluene	1000	ND	ND	ND	ND	ND	ND		
Methylene Chloride	30	ND	ND	ND	ND	ND	ND		
Naphthalene	2	ND	ND	ND	ND	ND	ND		
n-Propylbenzene	1000	ND	ND	ND	ND	ND	ND		
Styrene	1000	ND	ND	ND	ND	ND	ND		
1,1,1,2-Tetrachloroethane	10	ND	ND	ND	ND	ND	ND		
1,1,2,2-Tetrachloroethane	1	ND	ND	ND	ND	ND	ND		
Tetrachloroethene (PCE)	10	**54**	**61**	**14**	**14**	**31**	**37**		
Toluene	1000	ND	ND	ND	ND	ND	ND		
1,2,3-Trichlorobenzene	1000	ND	ND	ND	ND	ND	ND		
1,2,4-Trichlorobenzene	60	ND	ND	ND	ND	ND	ND		
1,1,1-Trichloroethane	1000	ND	ND	ND	ND	ND	ND		
1,1,2-Trichloroethane	5	ND	ND	ND	ND	ND	ND		
Trichloroethene (TCE)	10	ND	ND	ND	ND	ND	ND		
Trichlorofluoromethane	1000	ND	ND	ND	ND	ND	ND		
1,2,3-Trichloropropane	10	ND	ND	ND	ND	ND	ND		
1,2,4-Trimethylbenzene	1000	ND	ND	ND	ND	ND	ND		
1,3,5-Trimethylbenzene	1000	ND	ND	ND	ND	ND	ND		
Vinyl Chloride	1	ND	ND	ND	ND	ND	ND		
m/p-Xylene	1000	ND	ND	ND	ND	ND	ND		
o-Xylene	1000	ND	ND	ND	ND	ND	ND		
Diisopropyl Ether (DIPE)	1000	ND	ND	ND	ND	ND	ND		
Ethyl Tert Butyl Ether	1000	ND	ND	ND	ND	ND	ND		
MTBE	350	ND	ND	ND	ND	ND	ND		
Tert-Amyl Methyl Ether (TAME)	1000	ND	ND	ND	ND	ND	ND		
Tertiary Butyl Alcohol	1000	ND	ND	ND	ND	ND	ND		
Isobutane (Tracer Gas)	100	ND	ND	ND	ND	ND	ND		

Note: ND = Below Listed Reporting Limit

OPTIMAL TECHNOLOGY
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CHAIN OF CUSTODY FORM

Site Name/Number		PO# / Project Ref#	
Site Address	**35780 Washington St., Winchester, CA**		
Company Name			
Contact Person(s):		Phone#	Email:
Comments:			

				TESTS REQUIRED (please mark with an "X")			
Sample Identification	Sampling Device	Date Collected	Time Collected	**Soil Gas Mod 8260B**	**Soil Gas Mod 8021B**	**Soil Gas Mod 8015**	**Notes**
BLANK-1	Syringe	11/4/24	8:20 AM	x			
SG6-5	Syringe	11/4/24	8:45 AM	x			
SG9-5	Syringe	11/4/24	9:10 AM	x			
SG9-8	Syringe	11/4/24	9:27 AM	x			
SG8-5	Syringe	11/4/24	10:00 AM	x			
SG8-8	Syringe	11/4/24	10:18 AM	x			
SG10-5	Syringe	11/4/24	10:37 AM	x			
SG12-5	Syringe	11/4/24	11:00 AM	x			
SG12-8	Syringe	11/4/24	11:18 AM	x			
SG12-8 Dup	Syringe	11/4/24	11:18 AM	x			
SG11-3	Syringe	11/4/24	11:45 AM	x			
SG5-8	Syringe	11/4/24	12:03 PM	x			
SG7-5	Syringe	11/4/24	12:25 PM	x			
SG7B-5	Syringe	11/4/24	12:42 PM	x			

Collected & Tested by:

John Rice

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SANTA FE SPRINGS, CA 90670
WWW.JONESENV.COM

16 December 2024

Chris Carson
Partner Engineering & Science, Inc.
24 Executive Park,
Irvine, CA

Re: Red Hook Capital, Winchester CA

Enclosed are the results of analyses for samples received by the laboratory on 12/03/24. If you have any questions concerning this report, please feel free to contact me.

Sincerely,



Colby Wakeman
Lab Director

JONES ENVIRONMENTAL, INC.

11007 FOREST PLACE
SANTA FE SPRINGS, CA 90670
714-449-9937 PHONE
562-646-1611 FAX

Partner Engineering & Science, Inc.	Project:	Red Hook Capital, Winchester CA	
24 Executive Park,	Project Number:	ES24-452619	Reported
Irvine, CA	Project Manager:	Chris Carson	12/16/24 10:20

ANALYTICAL REPORT FOR SAMPLES

Sample ID	Laboratory ID	Matrix	Date Sampled	Date Received
SG13-5	J243582-001	Soil	12/03/2024 08:30	12/03/2024 17:02
SG13-15	J243582-002	Soil	12/03/2024 08:45	12/03/2024 17:02
SG14-5	J243582-003	Soil	12/03/2024 09:40	12/03/2024 17:02
SG14-11	J243582-004	Soil	12/03/2024 09:52	12/03/2024 17:02
SG15-11	J243582-005	Soil	12/03/2024 10:45	12/03/2024 17:02
SG16-5	J243582-006	Soil	12/03/2024 11:30	12/03/2024 17:02
SG16-8	J243582-007	Soil	12/03/2024 11:35	12/03/2024 17:02
SG17-3	J243582-008	Soil	12/03/2024 12:18	12/03/2024 17:02
SG17-9	J243582-009	Soil	12/03/2024 12:26	12/03/2024 17:02
SG17-14	J243582-010	Soil	12/03/2024 12:35	12/03/2024 17:02

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Colby Wakeman
Lab Director

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Partner Engineering & Science, Inc.	Project:	Red Hook Capital, Winchester CA	
24 Executive Park,	Project Number:	ES24-452619	Reported
Irvine, CA	Project Manager:	Chris Carson	12/16/24 10:20

DETECTIONS SUMMARY

Sample ID: SG13-5 **Laboratory ID:** J243582-001

No Results Detected

Sample ID: SG13-15 **Laboratory ID:** J243582-002

No Results Detected

Sample ID: SG14-5 **Laboratory ID:** J243582-003

Analyte	Result	Reporting Limit	Units	Method	Notes
1,2,4-Trimethylbenzene	1.3	1.0	µg/kg	EPA 8260	
Benzene	3.2	1.0	µg/kg	EPA 8260	
Ethylbenzene	19.1	1.0	µg/kg	EPA 8260	
Gasoline Range Organics (C4-C12)	0.28	0.20	mg/kg	EPA 8260	
m+p-Xylene	101	2.0	µg/kg	EPA 8260	
o-Xylene	32.1	1.0	µg/kg	EPA 8260	
Toluene	2.4	1.0	µg/kg	EPA 8260	

Sample ID: SG14-11 **Laboratory ID:** J243582-004

Analyte	Result	Reporting Limit	Units	Method	Notes
Ethylbenzene	1.0	1.0	µg/kg	EPA 8260	

Sample ID: SG15-11 **Laboratory ID:** J243582-005

No Results Detected

Sample ID: SG16-5 **Laboratory ID:** J243582-006

Analyte	Result	Reporting Limit	Units	Method	Notes

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24 Executive Park,	Project Number:	ES24-452619	Reported
Irvine, CA	Project Manager:	Chris Carson	12/16/24 10:20

DETECTIONS SUMMARY

Sample ID: SG16-5 **Laboratory ID:** J243582-006

Analyte	Result	Reporting Limit	Units	Method	Notes
Ethylbenzene	1.3	1.0	µg/kg	EPA 8260	
m+p-Xylene	2.1	2.0	µg/kg	EPA 8260	

Sample ID: SG16-8 **Laboratory ID:** J243582-007

No Results Detected

Sample ID: SG17-3 **Laboratory ID:** J243582-008

No Results Detected

Sample ID: SG17-9 **Laboratory ID:** J243582-009

Analyte	Result	Reporting Limit	Units	Method	Notes
Ethylbenzene	1.3	1.0	µg/kg	EPA 8260	
m+p-Xylene	3.8	2.0	µg/kg	EPA 8260	
o-Xylene	1.3	1.0	µg/kg	EPA 8260	

Sample ID: SG17-14 **Laboratory ID:** J243582-010

No Results Detected

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Partner Engineering & Science, Inc.	Project:	Red Hook Capital, Winchester CA	
24 Executive Park,	Project Number:	ES24-452619	Reported
Irvine, CA	Project Manager:	Chris Carson	12/16/24 10:20

SG13-5
J243582-001(Soil)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Analyzed	Method	Notes
Volatile Organic Compounds by EPA 8260								
Benzene	ND	1.0	µg/kg	1	QC2412081	12/05/24	EPA 8260	
Bromobenzene	ND	1.0	µg/kg	"	"	"	"	
Bromodichloromethane	ND	1.0	µg/kg	"	"	"	"	
Bromoform	ND	1.0	µg/kg	"	"	"	"	
n-Butylbenzene	ND	1.0	µg/kg	"	"	"	"	
sec-Butylbenzene	ND	1.0	µg/kg	"	"	"	"	
tert-Butylbenzene	ND	1.0	µg/kg	"	"	"	"	
Carbon tetrachloride	ND	1.0	µg/kg	"	"	"	"	
Chlorobenzene	ND	1.0	µg/kg	"	"	"	"	
Chloroform	ND	1.0	µg/kg	"	"	"	"	
2-Chlorotoluene	ND	1.0	µg/kg	"	"	"	"	
4-Chlorotoluene	ND	1.0	µg/kg	"	"	"	"	
Dibromochloromethane	ND	1.0	µg/kg	"	"	"	"	
1,2-Dibromo-3-chloropropane	ND	1.0	µg/kg	"	"	"	"	
1,2-Dibromoethane (EDB)	ND	1.0	µg/kg	"	"	"	"	
Dibromomethane	ND	1.0	µg/kg	"	"	"	"	
1,2- Dichlorobenzene	ND	1.0	µg/kg	"	"	"	"	
1,3-Dichlorobenzene	ND	1.0	µg/kg	"	"	"	"	
1,4-Dichlorobenzene	ND	1.0	µg/kg	"	"	"	"	
1,1-Dichloroethane	ND	1.0	µg/kg	"	"	"	"	
1,2-Dichloroethane	ND	1.0	µg/kg	"	"	"	"	
1,1-Dichloroethene	ND	1.0	µg/kg	"	"	"	"	
cis-1,2-Dichloroethene	ND	1.0	µg/kg	"	"	"	"	
trans-1,2-Dichloroethene	ND	1.0	µg/kg	"	"	"	"	
1,2-Dichloropropane	ND	1.0	µg/kg	"	"	"	"	
1,3-Dichloropropane	ND	1.0	µg/kg	"	"	"	"	
2,2-Dichloropropane	ND	1.0	µg/kg	"	"	"	"	
1,1-Dichloropropene	ND	1.0	µg/kg	"	"	"	"	
cis-1,3-Dichloropropene	ND	1.0	µg/kg	"	"	"	"	
trans-1,3-Dichloropropene	ND	1.0	µg/kg	"	"	"	"	
Ethylbenzene	ND	1.0	µg/kg	"	"	"	"	
Freon 11	ND	5.0	µg/kg	"	"	"	"	
Freon 12	ND	5.0	µg/kg	"	"	"	"	
Freon 113	ND	5.0	µg/kg	"	"	"	"	
Hexachlorobutadiene	ND	1.0	µg/kg	"	"	"	"	
Isopropylbenzene	ND	1.0	µg/kg	"	"	"	"	
4-Isopropyltoluene	ND	1.0	µg/kg	"	"	"	"	
Methylene chloride	ND	1.0	µg/kg	"	"	"	"	

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Colby Wakeman
Lab Director

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Partner Engineering & Science, Inc.	Project:	Red Hook Capital, Winchester CA	
24 Executive Park,	Project Number:	ES24-452619	Reported
Irvine, CA	Project Manager:	Chris Carson	12/16/24 10:20

SG13-5
J243582-001(Soil)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Analyzed	Method	Notes
Volatile Organic Compounds by EPA 8260								
Naphthalene	ND	5.0	µg/kg	1	QC2412081	12/05/24	EPA 8260	
n-Propylbenzene	ND	1.0	µg/kg	"	"	"	"	
Styrene	ND	1.0	µg/kg	"	"	"	"	
1,1,1,2-Tetrachloroethane	ND	1.0	µg/kg	"	"	"	"	
1,1,2,2-Tetrachloroethane	ND	1.0	µg/kg	"	"	"	"	
Tetrachloroethene	ND	1.0	µg/kg	"	"	"	"	
Toluene	ND	1.0	µg/kg	"	"	"	"	
1,2,3-Trichlorobenzene	ND	3.0	µg/kg	"	"	"	"	
1,2,4-Trichlorobenzene	ND	3.0	µg/kg	"	"	"	"	
1,1,1-Trichloroethane	ND	1.0	µg/kg	"	"	"	"	
1,1,2-Trichloroethane	ND	1.0	µg/kg	"	"	"	"	
Trichloroethene	ND	1.0	µg/kg	"	"	"	"	
1,2,3-Trichloropropane	ND	1.0	µg/kg	"	"	"	"	
1,2,4-Trimethylbenzene	ND	1.0	µg/kg	"	"	"	"	
1,3,5-Trimethylbenzene	ND	1.0	µg/kg	"	"	"	"	
Vinyl chloride	ND	1.0	µg/kg	"	"	"	"	
m+p-Xylene	ND	2.0	µg/kg	"	"	"	"	
o-Xylene	ND	1.0	µg/kg	"	"	"	"	
Methyl-tert-butylether	ND	5.0	µg/kg	"	"	"	"	
Ethyl-tert-butylether	ND	5.0	µg/kg	"	"	"	"	
Di-isopropylether	ND	5.0	µg/kg	"	"	"	"	
tert-amylmethylether	ND	5.0	µg/kg	"	"	"	"	
tert-Butylalcohol	ND	50.0	µg/kg	"	"	"	"	
Gasoline Range Organics (C4-C12)	ND	0.20	mg/kg	"	"	"	"	

Surrogate: Toluene-d8	*95.58 %*	*60 - 140*
Surrogate: Dibromofluoromethane	*106.96 %*	*60 - 140*
Surrogate: 4-Bromofluorobenzene	*93.61 %*	*60 - 140*

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Colby Wakeman
Lab Director

JONES ENVIRONMENTAL, INC.

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Partner Engineering & Science, Inc.	Project:	Red Hook Capital, Winchester CA	
24 Executive Park,	Project Number:	ES24-452619	Reported
Irvine, CA	Project Manager:	Chris Carson	12/16/24 10:20

SG13-15
J243582-002(Soil)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Analyzed	Method	Notes
Volatile Organic Compounds by EPA 8260								
Benzene	ND	1.0	µg/kg	1	QC2412081	12/05/24	EPA 8260	
Bromobenzene	ND	1.0	µg/kg	"	"	"	"	
Bromodichloromethane	ND	1.0	µg/kg	"	"	"	"	
Bromoform	ND	1.0	µg/kg	"	"	"	"	
n-Butylbenzene	ND	1.0	µg/kg	"	"	"	"	
sec-Butylbenzene	ND	1.0	µg/kg	"	"	"	"	
tert-Butylbenzene	ND	1.0	µg/kg	"	"	"	"	
Carbon tetrachloride	ND	1.0	µg/kg	"	"	"	"	
Chlorobenzene	ND	1.0	µg/kg	"	"	"	"	
Chloroform	ND	1.0	µg/kg	"	"	"	"	
2-Chlorotoluene	ND	1.0	µg/kg	"	"	"	"	
4-Chlorotoluene	ND	1.0	µg/kg	"	"	"	"	
Dibromochloromethane	ND	1.0	µg/kg	"	"	"	"	
1,2-Dibromo-3-chloropropane	ND	1.0	µg/kg	"	"	"	"	
1,2-Dibromoethane (EDB)	ND	1.0	µg/kg	"	"	"	"	
Dibromomethane	ND	1.0	µg/kg	"	"	"	"	
1,2- Dichlorobenzene	ND	1.0	µg/kg	"	"	"	"	
1,3-Dichlorobenzene	ND	1.0	µg/kg	"	"	"	"	
1,4-Dichlorobenzene	ND	1.0	µg/kg	"	"	"	"	
1,1-Dichloroethane	ND	1.0	µg/kg	"	"	"	"	
1,2-Dichloroethane	ND	1.0	µg/kg	"	"	"	"	
1,1-Dichloroethene	ND	1.0	µg/kg	"	"	"	"	
cis-1,2-Dichloroethene	ND	1.0	µg/kg	"	"	"	"	
trans-1,2-Dichloroethene	ND	1.0	µg/kg	"	"	"	"	
1,2-Dichloropropane	ND	1.0	µg/kg	"	"	"	"	
1,3-Dichloropropane	ND	1.0	µg/kg	"	"	"	"	
2,2-Dichloropropane	ND	1.0	µg/kg	"	"	"	"	
1,1-Dichloropropene	ND	1.0	µg/kg	"	"	"	"	
cis-1,3-Dichloropropene	ND	1.0	µg/kg	"	"	"	"	
trans-1,3-Dichloropropene	ND	1.0	µg/kg	"	"	"	"	
Ethylbenzene	ND	1.0	µg/kg	"	"	"	"	
Freon 11	ND	5.0	µg/kg	"	"	"	"	
Freon 12	ND	5.0	µg/kg	"	"	"	"	
Freon 113	ND	5.0	µg/kg	"	"	"	"	
Hexachlorobutadiene	ND	1.0	µg/kg	"	"	"	"	
Isopropylbenzene	ND	1.0	µg/kg	"	"	"	"	
4-Isopropyltoluene	ND	1.0	µg/kg	"	"	"	"	
Methylene chloride	ND	1.0	µg/kg	"	"	"	"	

Jones Environmental, Inc.



Colby Wakeman
Lab Director

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Partner Engineering & Science, Inc.	Project:	Red Hook Capital, Winchester CA	
24 Executive Park,	Project Number:	ES24-452619	Reported
Irvine, CA	Project Manager:	Chris Carson	12/16/24 10:20

SG13-15
J243582-002(Soil)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Analyzed	Method	Notes
Volatile Organic Compounds by EPA 8260								
Naphthalene	ND	5.0	µg/kg	1	QC2412081	12/05/24	EPA 8260	
n-Propylbenzene	ND	1.0	µg/kg	"	"	"	"	
Styrene	ND	1.0	µg/kg	"	"	"	"	
1,1,1,2-Tetrachloroethane	ND	1.0	µg/kg	"	"	"	"	
1,1,2,2-Tetrachloroethane	ND	1.0	µg/kg	"	"	"	"	
Tetrachloroethene	ND	1.0	µg/kg	"	"	"	"	
Toluene	ND	1.0	µg/kg	"	"	"	"	
1,2,3-Trichlorobenzene	ND	3.0	µg/kg	"	"	"	"	
1,2,4-Trichlorobenzene	ND	3.0	µg/kg	"	"	"	"	
1,1,1-Trichloroethane	ND	1.0	µg/kg	"	"	"	"	
1,1,2-Trichloroethane	ND	1.0	µg/kg	"	"	"	"	
Trichloroethene	ND	1.0	µg/kg	"	"	"	"	
1,2,3-Trichloropropane	ND	1.0	µg/kg	"	"	"	"	
1,2,4-Trimethylbenzene	ND	1.0	µg/kg	"	"	"	"	
1,3,5-Trimethylbenzene	ND	1.0	µg/kg	"	"	"	"	
Vinyl chloride	ND	1.0	µg/kg	"	"	"	"	
m+p-Xylene	ND	2.0	µg/kg	"	"	"	"	
o-Xylene	ND	1.0	µg/kg	"	"	"	"	
Methyl-tert-butylether	ND	5.0	µg/kg	"	"	"	"	
Ethyl-tert-butylether	ND	5.0	µg/kg	"	"	"	"	
Di-isopropylether	ND	5.0	µg/kg	"	"	"	"	
tert-amylmethylether	ND	5.0	µg/kg	"	"	"	"	
tert-Butylalcohol	ND	50.0	µg/kg	"	"	"	"	
Gasoline Range Organics (C4-C12)	ND	0.20	mg/kg	"	"	"	"	

Surrogate: Toluene-d8	*95.21 %*	*60 - 140*
Surrogate: Dibromofluoromethane	*109.57 %*	*60 - 140*
Surrogate: 4-Bromofluorobenzene	*91.33 %*	*60 - 140*

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Colby Wakeman
Lab Director

JONES ENVIRONMENTAL, INC.

11007 FOREST PLACE
SANTA FE SPRINGS, CA 90670
714-449-9937 PHONE
562-646-1611 FAX

Partner Engineering & Science, Inc.	Project:	Red Hook Capital, Winchester CA	
24 Executive Park,	Project Number:	ES24-452619	Reported
Irvine, CA	Project Manager:	Chris Carson	12/16/24 10:20

SG14-5
J243582-003(Soil)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Analyzed	Method	Notes
Volatile Organic Compounds by EPA 8260								
Benzene	3.2	1.0	µg/kg	1	QC2412081	12/05/24	EPA 8260	
Bromobenzene	ND	1.0	µg/kg	"	"	"	"	
Bromodichloromethane	ND	1.0	µg/kg	"	"	"	"	
Bromoform	ND	1.0	µg/kg	"	"	"	"	
n-Butylbenzene	ND	1.0	µg/kg	"	"	"	"	
sec-Butylbenzene	ND	1.0	µg/kg	"	"	"	"	
tert-Butylbenzene	ND	1.0	µg/kg	"	"	"	"	
Carbon tetrachloride	ND	1.0	µg/kg	"	"	"	"	
Chlorobenzene	ND	1.0	µg/kg	"	"	"	"	
Chloroform	ND	1.0	µg/kg	"	"	"	"	
2-Chlorotoluene	ND	1.0	µg/kg	"	"	"	"	
4-Chlorotoluene	ND	1.0	µg/kg	"	"	"	"	
Dibromochloromethane	ND	1.0	µg/kg	"	"	"	"	
1,2-Dibromo-3-chloropropane	ND	1.0	µg/kg	"	"	"	"	
1,2-Dibromoethane (EDB)	ND	1.0	µg/kg	"	"	"	"	
Dibromomethane	ND	1.0	µg/kg	"	"	"	"	
1,2- Dichlorobenzene	ND	1.0	µg/kg	"	"	"	"	
1,3-Dichlorobenzene	ND	1.0	µg/kg	"	"	"	"	
1,4-Dichlorobenzene	ND	1.0	µg/kg	"	"	"	"	
1,1-Dichloroethane	ND	1.0	µg/kg	"	"	"	"	
1,2-Dichloroethane	ND	1.0	µg/kg	"	"	"	"	
1,1-Dichloroethene	ND	1.0	µg/kg	"	"	"	"	
cis-1,2-Dichloroethene	ND	1.0	µg/kg	"	"	"	"	
trans-1,2-Dichloroethene	ND	1.0	µg/kg	"	"	"	"	
1,2-Dichloropropane	ND	1.0	µg/kg	"	"	"	"	
1,3-Dichloropropane	ND	1.0	µg/kg	"	"	"	"	
2,2-Dichloropropane	ND	1.0	µg/kg	"	"	"	"	
1,1-Dichloropropene	ND	1.0	µg/kg	"	"	"	"	
cis-1,3-Dichloropropene	ND	1.0	µg/kg	"	"	"	"	
trans-1,3-Dichloropropene	ND	1.0	µg/kg	"	"	"	"	
Ethylbenzene	19.1	1.0	µg/kg	"	"	"	"	
Freon 11	ND	5.0	µg/kg	"	"	"	"	
Freon 12	ND	5.0	µg/kg	"	"	"	"	
Freon 113	ND	5.0	µg/kg	"	"	"	"	
Hexachlorobutadiene	ND	1.0	µg/kg	"	"	"	"	
Isopropylbenzene	ND	1.0	µg/kg	"	"	"	"	
4-Isopropyltoluene	ND	1.0	µg/kg	"	"	"	"	
Methylene chloride	ND	1.0	µg/kg	"	"	"	"	

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Partner Engineering & Science, Inc.	Project:	Red Hook Capital, Winchester CA	
24 Executive Park,	Project Number:	ES24-452619	Reported
Irvine, CA	Project Manager:	Chris Carson	12/16/24 10:20

SG14-5
J243582-003(Soil)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Analyzed	Method	Notes
Volatile Organic Compounds by EPA 8260								
Naphthalene	ND	5.0	µg/kg	1	QC2412081	12/05/24	EPA 8260	
n-Propylbenzene	ND	1.0	µg/kg	"	"	"	"	
Styrene	ND	1.0	µg/kg	"	"	"	"	
1,1,1,2-Tetrachloroethane	ND	1.0	µg/kg	"	"	"	"	
1,1,2,2-Tetrachloroethane	ND	1.0	µg/kg	"	"	"	"	
Tetrachloroethene	ND	1.0	µg/kg	"	"	"	"	
Toluene	2.4	1.0	µg/kg	"	"	"	"	
1,2,3-Trichlorobenzene	ND	3.0	µg/kg	"	"	"	"	
1,2,4-Trichlorobenzene	ND	3.0	µg/kg	"	"	"	"	
1,1,1-Trichloroethane	ND	1.0	µg/kg	"	"	"	"	
1,1,2-Trichloroethane	ND	1.0	µg/kg	"	"	"	"	
Trichloroethene	ND	1.0	µg/kg	"	"	"	"	
1,2,3-Trichloropropane	ND	1.0	µg/kg	"	"	"	"	
1,2,4-Trimethylbenzene	1.3	1.0	µg/kg	"	"	"	"	
1,3,5-Trimethylbenzene	ND	1.0	µg/kg	"	"	"	"	
Vinyl chloride	ND	1.0	µg/kg	"	"	"	"	
m+p-Xylene	101	2.0	µg/kg	"	"	"	"	
o-Xylene	32.1	1.0	µg/kg	"	"	"	"	
Methyl-tert-butylether	ND	5.0	µg/kg	"	"	"	"	
Ethyl-tert-butylether	ND	5.0	µg/kg	"	"	"	"	
Di-isopropylether	ND	5.0	µg/kg	"	"	"	"	
tert-amylmethylether	ND	5.0	µg/kg	"	"	"	"	
tert-Butylalcohol	ND	50.0	µg/kg	"	"	"	"	
Gasoline Range Organics (C4-C12)	0.28	0.20	mg/kg	"	"	"	"	

Surrogate: Toluene-d8	*94.50 %*	*60 - 140*
Surrogate: Dibromofluoromethane	*108.18 %*	*60 - 140*
Surrogate: 4-Bromofluorobenzene	*97.75 %*	*60 - 140*

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Partner Engineering & Science, Inc.	Project:	Red Hook Capital, Winchester CA	
24 Executive Park,	Project Number:	ES24-452619	Reported
Irvine, CA	Project Manager:	Chris Carson	12/16/24 10:20

SG14-11
J243582-004(Soil)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Analyzed	Method	Notes
Volatile Organic Compounds by EPA 8260								
Benzene	ND	1.0	µg/kg	1	QC2412081	12/05/24	EPA 8260	
Bromobenzene	ND	1.0	µg/kg	"	"	"	"	
Bromodichloromethane	ND	1.0	µg/kg	"	"	"	"	
Bromoform	ND	1.0	µg/kg	"	"	"	"	
n-Butylbenzene	ND	1.0	µg/kg	"	"	"	"	
sec-Butylbenzene	ND	1.0	µg/kg	"	"	"	"	
tert-Butylbenzene	ND	1.0	µg/kg	"	"	"	"	
Carbon tetrachloride	ND	1.0	µg/kg	"	"	"	"	
Chlorobenzene	ND	1.0	µg/kg	"	"	"	"	
Chloroform	ND	1.0	µg/kg	"	"	"	"	
2-Chlorotoluene	ND	1.0	µg/kg	"	"	"	"	
4-Chlorotoluene	ND	1.0	µg/kg	"	"	"	"	
Dibromochloromethane	ND	1.0	µg/kg	"	"	"	"	
1,2-Dibromo-3-chloropropane	ND	1.0	µg/kg	"	"	"	"	
1,2-Dibromoethane (EDB)	ND	1.0	µg/kg	"	"	"	"	
Dibromomethane	ND	1.0	µg/kg	"	"	"	"	
1,2- Dichlorobenzene	ND	1.0	µg/kg	"	"	"	"	
1,3-Dichlorobenzene	ND	1.0	µg/kg	"	"	"	"	
1,4-Dichlorobenzene	ND	1.0	µg/kg	"	"	"	"	
1,1-Dichloroethane	ND	1.0	µg/kg	"	"	"	"	
1,2-Dichloroethane	ND	1.0	µg/kg	"	"	"	"	
1,1-Dichloroethene	ND	1.0	µg/kg	"	"	"	"	
cis-1,2-Dichloroethene	ND	1.0	µg/kg	"	"	"	"	
trans-1,2-Dichloroethene	ND	1.0	µg/kg	"	"	"	"	
1,2-Dichloropropane	ND	1.0	µg/kg	"	"	"	"	
1,3-Dichloropropane	ND	1.0	µg/kg	"	"	"	"	
2,2-Dichloropropane	ND	1.0	µg/kg	"	"	"	"	
1,1-Dichloropropene	ND	1.0	µg/kg	"	"	"	"	
cis-1,3-Dichloropropene	ND	1.0	µg/kg	"	"	"	"	
trans-1,3-Dichloropropene	ND	1.0	µg/kg	"	"	"	"	
Ethylbenzene	1.0	1.0	µg/kg	"	"	"	"	
Freon 11	ND	5.0	µg/kg	"	"	"	"	
Freon 12	ND	5.0	µg/kg	"	"	"	"	
Freon 113	ND	5.0	µg/kg	"	"	"	"	
Hexachlorobutadiene	ND	1.0	µg/kg	"	"	"	"	
Isopropylbenzene	ND	1.0	µg/kg	"	"	"	"	
4-Isopropyltoluene	ND	1.0	µg/kg	"	"	"	"	
Methylene chloride	ND	1.0	µg/kg	"	"	"	"	

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Lab Director

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Partner Engineering & Science, Inc.	Project:	Red Hook Capital, Winchester CA	
24 Executive Park,	Project Number:	ES24-452619	Reported
Irvine, CA	Project Manager:	Chris Carson	12/16/24 10:20

SG14-11
J243582-004(Soil)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Analyzed	Method	Notes
Volatile Organic Compounds by EPA 8260								
Naphthalene	ND	5.0	µg/kg	1	QC2412081	12/05/24	EPA 8260	
n-Propylbenzene	ND	1.0	µg/kg	"	"	"	"	
Styrene	ND	1.0	µg/kg	"	"	"	"	
1,1,1,2-Tetrachloroethane	ND	1.0	µg/kg	"	"	"	"	
1,1,2,2-Tetrachloroethane	ND	1.0	µg/kg	"	"	"	"	
Tetrachloroethene	ND	1.0	µg/kg	"	"	"	"	
Toluene	ND	1.0	µg/kg	"	"	"	"	
1,2,3-Trichlorobenzene	ND	3.0	µg/kg	"	"	"	"	
1,2,4-Trichlorobenzene	ND	3.0	µg/kg	"	"	"	"	
1,1,1-Trichloroethane	ND	1.0	µg/kg	"	"	"	"	
1,1,2-Trichloroethane	ND	1.0	µg/kg	"	"	"	"	
Trichloroethene	ND	1.0	µg/kg	"	"	"	"	
1,2,3-Trichloropropane	ND	1.0	µg/kg	"	"	"	"	
1,2,4-Trimethylbenzene	ND	1.0	µg/kg	"	"	"	"	
1,3,5-Trimethylbenzene	ND	1.0	µg/kg	"	"	"	"	
Vinyl chloride	ND	1.0	µg/kg	"	"	"	"	
m+p-Xylene	ND	2.0	µg/kg	"	"	"	"	
o-Xylene	ND	1.0	µg/kg	"	"	"	"	
Methyl-tert-butylether	ND	5.0	µg/kg	"	"	"	"	
Ethyl-tert-butylether	ND	5.0	µg/kg	"	"	"	"	
Di-isopropylether	ND	5.0	µg/kg	"	"	"	"	
tert-amylmethylether	ND	5.0	µg/kg	"	"	"	"	
tert-Butylalcohol	ND	50.0	µg/kg	"	"	"	"	
Gasoline Range Organics (C4-C12)	ND	0.20	mg/kg	"	"	"	"	

Surrogate: Toluene-d8	*96.02 %*	*60 - 140*
Surrogate: Dibromofluoromethane	*108.36 %*	*60 - 140*
Surrogate: 4-Bromofluorobenzene	*93.49 %*	*60 - 140*

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Colby Wakeman
Lab Director

JONES ENVIRONMENTAL, INC.

11007 FOREST PLACE
SANTA FE SPRINGS, CA 90670
714-449-9937 PHONE
562-646-1611 FAX

Partner Engineering & Science, Inc.	Project:	Red Hook Capital, Winchester CA	
24 Executive Park,	Project Number:	ES24-452619	Reported
Irvine, CA	Project Manager:	Chris Carson	12/16/24 10:20

SG15-11
J243582-005(Soil)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Analyzed	Method	Notes
Volatile Organic Compounds by EPA 8260								
Benzene	ND	1.0	µg/kg	1	QC2412081	12/05/24	EPA 8260	
Bromobenzene	ND	1.0	µg/kg	"	"	"	"	
Bromodichloromethane	ND	1.0	µg/kg	"	"	"	"	
Bromoform	ND	1.0	µg/kg	"	"	"	"	
n-Butylbenzene	ND	1.0	µg/kg	"	"	"	"	
sec-Butylbenzene	ND	1.0	µg/kg	"	"	"	"	
tert-Butylbenzene	ND	1.0	µg/kg	"	"	"	"	
Carbon tetrachloride	ND	1.0	µg/kg	"	"	"	"	
Chlorobenzene	ND	1.0	µg/kg	"	"	"	"	
Chloroform	ND	1.0	µg/kg	"	"	"	"	
2-Chlorotoluene	ND	1.0	µg/kg	"	"	"	"	
4-Chlorotoluene	ND	1.0	µg/kg	"	"	"	"	
Dibromochloromethane	ND	1.0	µg/kg	"	"	"	"	
1,2-Dibromo-3-chloropropane	ND	1.0	µg/kg	"	"	"	"	
1,2-Dibromoethane (EDB)	ND	1.0	µg/kg	"	"	"	"	
Dibromomethane	ND	1.0	µg/kg	"	"	"	"	
1,2- Dichlorobenzene	ND	1.0	µg/kg	"	"	"	"	
1,3-Dichlorobenzene	ND	1.0	µg/kg	"	"	"	"	
1,4-Dichlorobenzene	ND	1.0	µg/kg	"	"	"	"	
1,1-Dichloroethane	ND	1.0	µg/kg	"	"	"	"	
1,2-Dichloroethane	ND	1.0	µg/kg	"	"	"	"	
1,1-Dichloroethene	ND	1.0	µg/kg	"	"	"	"	
cis-1,2-Dichloroethene	ND	1.0	µg/kg	"	"	"	"	
trans-1,2-Dichloroethene	ND	1.0	µg/kg	"	"	"	"	
1,2-Dichloropropane	ND	1.0	µg/kg	"	"	"	"	
1,3-Dichloropropane	ND	1.0	µg/kg	"	"	"	"	
2,2-Dichloropropane	ND	1.0	µg/kg	"	"	"	"	
1,1-Dichloropropene	ND	1.0	µg/kg	"	"	"	"	
cis-1,3-Dichloropropene	ND	1.0	µg/kg	"	"	"	"	
trans-1,3-Dichloropropene	ND	1.0	µg/kg	"	"	"	"	
Ethylbenzene	ND	1.0	µg/kg	"	"	"	"	
Freon 11	ND	5.0	µg/kg	"	"	"	"	
Freon 12	ND	5.0	µg/kg	"	"	"	"	
Freon 113	ND	5.0	µg/kg	"	"	"	"	
Hexachlorobutadiene	ND	1.0	µg/kg	"	"	"	"	
Isopropylbenzene	ND	1.0	µg/kg	"	"	"	"	
4-Isopropyltoluene	ND	1.0	µg/kg	"	"	"	"	
Methylene chloride	ND	1.0	µg/kg	"	"	"	"	

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SANTA FE SPRINGS, CA 90670
714-449-9937 PHONE
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Partner Engineering & Science, Inc.	Project:	Red Hook Capital, Winchester CA	
24 Executive Park,	Project Number:	ES24-452619	Reported
Irvine, CA	Project Manager:	Chris Carson	12/16/24 10:20

SG15-11
J243582-005(Soil)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Analyzed	Method	Notes
Volatile Organic Compounds by EPA 8260								
Naphthalene	ND	5.0	µg/kg	1	QC2412081	12/05/24	EPA 8260	
n-Propylbenzene	ND	1.0	µg/kg	"	"	"	"	
Styrene	ND	1.0	µg/kg	"	"	"	"	
1,1,1,2-Tetrachloroethane	ND	1.0	µg/kg	"	"	"	"	
1,1,2,2-Tetrachloroethane	ND	1.0	µg/kg	"	"	"	"	
Tetrachloroethene	ND	1.0	µg/kg	"	"	"	"	
Toluene	ND	1.0	µg/kg	"	"	"	"	
1,2,3-Trichlorobenzene	ND	3.0	µg/kg	"	"	"	"	
1,2,4-Trichlorobenzene	ND	3.0	µg/kg	"	"	"	"	
1,1,1-Trichloroethane	ND	1.0	µg/kg	"	"	"	"	
1,1,2-Trichloroethane	ND	1.0	µg/kg	"	"	"	"	
Trichloroethene	ND	1.0	µg/kg	"	"	"	"	
1,2,3-Trichloropropane	ND	1.0	µg/kg	"	"	"	"	
1,2,4-Trimethylbenzene	ND	1.0	µg/kg	"	"	"	"	
1,3,5-Trimethylbenzene	ND	1.0	µg/kg	"	"	"	"	
Vinyl chloride	ND	1.0	µg/kg	"	"	"	"	
m+p-Xylene	ND	2.0	µg/kg	"	"	"	"	
o-Xylene	ND	1.0	µg/kg	"	"	"	"	
Methyl-tert-butylether	ND	5.0	µg/kg	"	"	"	"	
Ethyl-tert-butylether	ND	5.0	µg/kg	"	"	"	"	
Di-isopropylether	ND	5.0	µg/kg	"	"	"	"	
tert-amylmethylether	ND	5.0	µg/kg	"	"	"	"	
tert-Butylalcohol	ND	50.0	µg/kg	"	"	"	"	
Gasoline Range Organics (C4-C12)	ND	0.20	mg/kg	"	"	"	"	

Surrogate: Toluene-d8	*97.16 %*	*60 - 140*
Surrogate: Dibromofluoromethane	*108.32 %*	*60 - 140*
Surrogate: 4-Bromofluorobenzene	*92.35 %*	*60 - 140*

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Partner Engineering & Science, Inc.	Project:	Red Hook Capital, Winchester CA	
24 Executive Park,	Project Number:	ES24-452619	Reported
Irvine, CA	Project Manager:	Chris Carson	12/16/24 10:20

SG16-5
J243582-006(Soil)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Analyzed	Method	Notes
Volatile Organic Compounds by EPA 8260								
Benzene	ND	1.0	µg/kg	1	QC2412081	12/05/24	EPA 8260	
Bromobenzene	ND	1.0	µg/kg	"	"	"	"	
Bromodichloromethane	ND	1.0	µg/kg	"	"	"	"	
Bromoform	ND	1.0	µg/kg	"	"	"	"	
n-Butylbenzene	ND	1.0	µg/kg	"	"	"	"	
sec-Butylbenzene	ND	1.0	µg/kg	"	"	"	"	
tert-Butylbenzene	ND	1.0	µg/kg	"	"	"	"	
Carbon tetrachloride	ND	1.0	µg/kg	"	"	"	"	
Chlorobenzene	ND	1.0	µg/kg	"	"	"	"	
Chloroform	ND	1.0	µg/kg	"	"	"	"	
2-Chlorotoluene	ND	1.0	µg/kg	"	"	"	"	
4-Chlorotoluene	ND	1.0	µg/kg	"	"	"	"	
Dibromochloromethane	ND	1.0	µg/kg	"	"	"	"	
1,2-Dibromo-3-chloropropane	ND	1.0	µg/kg	"	"	"	"	
1,2-Dibromoethane (EDB)	ND	1.0	µg/kg	"	"	"	"	
Dibromomethane	ND	1.0	µg/kg	"	"	"	"	
1,2- Dichlorobenzene	ND	1.0	µg/kg	"	"	"	"	
1,3-Dichlorobenzene	ND	1.0	µg/kg	"	"	"	"	
1,4-Dichlorobenzene	ND	1.0	µg/kg	"	"	"	"	
1,1-Dichloroethane	ND	1.0	µg/kg	"	"	"	"	
1,2-Dichloroethane	ND	1.0	µg/kg	"	"	"	"	
1,1-Dichloroethene	ND	1.0	µg/kg	"	"	"	"	
cis-1,2-Dichloroethene	ND	1.0	µg/kg	"	"	"	"	
trans-1,2-Dichloroethene	ND	1.0	µg/kg	"	"	"	"	
1,2-Dichloropropane	ND	1.0	µg/kg	"	"	"	"	
1,3-Dichloropropane	ND	1.0	µg/kg	"	"	"	"	
2,2-Dichloropropane	ND	1.0	µg/kg	"	"	"	"	
1,1-Dichloropropene	ND	1.0	µg/kg	"	"	"	"	
cis-1,3-Dichloropropene	ND	1.0	µg/kg	"	"	"	"	
trans-1,3-Dichloropropene	ND	1.0	µg/kg	"	"	"	"	
Ethylbenzene	1.3	1.0	µg/kg	"	"	"	"	
Freon 11	ND	5.0	µg/kg	"	"	"	"	
Freon 12	ND	5.0	µg/kg	"	"	"	"	
Freon 113	ND	5.0	µg/kg	"	"	"	"	
Hexachlorobutadiene	ND	1.0	µg/kg	"	"	"	"	
Isopropylbenzene	ND	1.0	µg/kg	"	"	"	"	
4-Isopropyltoluene	ND	1.0	µg/kg	"	"	"	"	
Methylene chloride	ND	1.0	µg/kg	"	"	"	"	

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Lab Director

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11007 FOREST PLACE
SANTA FE SPRINGS, CA 90670
714-449-9937 PHONE
562-646-1611 FAX

Partner Engineering & Science, Inc.	Project:	Red Hook Capital, Winchester CA	
24 Executive Park,	Project Number:	ES24-452619	Reported
Irvine, CA	Project Manager:	Chris Carson	12/16/24 10:20

SG16-5
J243582-006(Soil)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Analyzed	Method	Notes
Volatile Organic Compounds by EPA 8260								
Naphthalene	ND	5.0	µg/kg	1	QC2412081	12/05/24	EPA 8260	
n-Propylbenzene	ND	1.0	µg/kg	"	"	"	"	
Styrene	ND	1.0	µg/kg	"	"	"	"	
1,1,1,2-Tetrachloroethane	ND	1.0	µg/kg	"	"	"	"	
1,1,2,2-Tetrachloroethane	ND	1.0	µg/kg	"	"	"	"	
Tetrachloroethene	ND	1.0	µg/kg	"	"	"	"	
Toluene	ND	1.0	µg/kg	"	"	"	"	
1,2,3-Trichlorobenzene	ND	3.0	µg/kg	"	"	"	"	
1,2,4-Trichlorobenzene	ND	3.0	µg/kg	"	"	"	"	
1,1,1-Trichloroethane	ND	1.0	µg/kg	"	"	"	"	
1,1,2-Trichloroethane	ND	1.0	µg/kg	"	"	"	"	
Trichloroethene	ND	1.0	µg/kg	"	"	"	"	
1,2,3-Trichloropropane	ND	1.0	µg/kg	"	"	"	"	
1,2,4-Trimethylbenzene	ND	1.0	µg/kg	"	"	"	"	
1,3,5-Trimethylbenzene	ND	1.0	µg/kg	"	"	"	"	
Vinyl chloride	ND	1.0	µg/kg	"	"	"	"	
m+p-Xylene	2.1	2.0	µg/kg	"	"	"	"	
o-Xylene	ND	1.0	µg/kg	"	"	"	"	
Methyl-tert-butylether	ND	5.0	µg/kg	"	"	"	"	
Ethyl-tert-butylether	ND	5.0	µg/kg	"	"	"	"	
Di-isopropylether	ND	5.0	µg/kg	"	"	"	"	
tert-amylmethylether	ND	5.0	µg/kg	"	"	"	"	
tert-Butylalcohol	ND	50.0	µg/kg	"	"	"	"	
Gasoline Range Organics (C4-C12)	ND	0.20	mg/kg	"	"	"	"	

Surrogate: Toluene-d8	*93.92 %*	*60 - 140*
Surrogate: Dibromofluoromethane	*104.59 %*	*60 - 140*
Surrogate: 4-Bromofluorobenzene	*92.67 %*	*60 - 140*

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Partner Engineering & Science, Inc.	Project:	Red Hook Capital, Winchester CA	
24 Executive Park,	Project Number:	ES24-452619	Reported
Irvine, CA	Project Manager:	Chris Carson	12/16/24 10:20

SG16-8
J243582-007(Soil)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Analyzed	Method	Notes
Volatile Organic Compounds by EPA 8260								
Benzene	ND	1.0	µg/kg	1	QC2412081	12/05/24	EPA 8260	
Bromobenzene	ND	1.0	µg/kg	"	"	"	"	
Bromodichloromethane	ND	1.0	µg/kg	"	"	"	"	
Bromoform	ND	1.0	µg/kg	"	"	"	"	
n-Butylbenzene	ND	1.0	µg/kg	"	"	"	"	
sec-Butylbenzene	ND	1.0	µg/kg	"	"	"	"	
tert-Butylbenzene	ND	1.0	µg/kg	"	"	"	"	
Carbon tetrachloride	ND	1.0	µg/kg	"	"	"	"	
Chlorobenzene	ND	1.0	µg/kg	"	"	"	"	
Chloroform	ND	1.0	µg/kg	"	"	"	"	
2-Chlorotoluene	ND	1.0	µg/kg	"	"	"	"	
4-Chlorotoluene	ND	1.0	µg/kg	"	"	"	"	
Dibromochloromethane	ND	1.0	µg/kg	"	"	"	"	
1,2-Dibromo-3-chloropropane	ND	1.0	µg/kg	"	"	"	"	
1,2-Dibromoethane (EDB)	ND	1.0	µg/kg	"	"	"	"	
Dibromomethane	ND	1.0	µg/kg	"	"	"	"	
1,2- Dichlorobenzene	ND	1.0	µg/kg	"	"	"	"	
1,3-Dichlorobenzene	ND	1.0	µg/kg	"	"	"	"	
1,4-Dichlorobenzene	ND	1.0	µg/kg	"	"	"	"	
1,1-Dichloroethane	ND	1.0	µg/kg	"	"	"	"	
1,2-Dichloroethane	ND	1.0	µg/kg	"	"	"	"	
1,1-Dichloroethene	ND	1.0	µg/kg	"	"	"	"	
cis-1,2-Dichloroethene	ND	1.0	µg/kg	"	"	"	"	
trans-1,2-Dichloroethene	ND	1.0	µg/kg	"	"	"	"	
1,2-Dichloropropane	ND	1.0	µg/kg	"	"	"	"	
1,3-Dichloropropane	ND	1.0	µg/kg	"	"	"	"	
2,2-Dichloropropane	ND	1.0	µg/kg	"	"	"	"	
1,1-Dichloropropene	ND	1.0	µg/kg	"	"	"	"	
cis-1,3-Dichloropropene	ND	1.0	µg/kg	"	"	"	"	
trans-1,3-Dichloropropene	ND	1.0	µg/kg	"	"	"	"	
Ethylbenzene	ND	1.0	µg/kg	"	"	"	"	
Freon 11	ND	5.0	µg/kg	"	"	"	"	
Freon 12	ND	5.0	µg/kg	"	"	"	"	
Freon 113	ND	5.0	µg/kg	"	"	"	"	
Hexachlorobutadiene	ND	1.0	µg/kg	"	"	"	"	
Isopropylbenzene	ND	1.0	µg/kg	"	"	"	"	
4-Isopropyltoluene	ND	1.0	µg/kg	"	"	"	"	
Methylene chloride	ND	1.0	µg/kg	"	"	"	"	

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Partner Engineering & Science, Inc.	Project:	Red Hook Capital, Winchester CA	
24 Executive Park,	Project Number:	ES24-452619	Reported
Irvine, CA	Project Manager:	Chris Carson	12/16/24 10:20

SG16-8
J243582-007(Soil)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Analyzed	Method	Notes
Volatile Organic Compounds by EPA 8260								
Naphthalene	ND	5.0	µg/kg	1	QC2412081	12/05/24	EPA 8260	
n-Propylbenzene	ND	1.0	µg/kg	"	"	"	"	
Styrene	ND	1.0	µg/kg	"	"	"	"	
1,1,1,2-Tetrachloroethane	ND	1.0	µg/kg	"	"	"	"	
1,1,2,2-Tetrachloroethane	ND	1.0	µg/kg	"	"	"	"	
Tetrachloroethene	ND	1.0	µg/kg	"	"	"	"	
Toluene	ND	1.0	µg/kg	"	"	"	"	
1,2,3-Trichlorobenzene	ND	3.0	µg/kg	"	"	"	"	
1,2,4-Trichlorobenzene	ND	3.0	µg/kg	"	"	"	"	
1,1,1-Trichloroethane	ND	1.0	µg/kg	"	"	"	"	
1,1,2-Trichloroethane	ND	1.0	µg/kg	"	"	"	"	
Trichloroethene	ND	1.0	µg/kg	"	"	"	"	
1,2,3-Trichloropropane	ND	1.0	µg/kg	"	"	"	"	
1,2,4-Trimethylbenzene	ND	1.0	µg/kg	"	"	"	"	
1,3,5-Trimethylbenzene	ND	1.0	µg/kg	"	"	"	"	
Vinyl chloride	ND	1.0	µg/kg	"	"	"	"	
m+p-Xylene	ND	2.0	µg/kg	"	"	"	"	
o-Xylene	ND	1.0	µg/kg	"	"	"	"	
Methyl-tert-butylether	ND	5.0	µg/kg	"	"	"	"	
Ethyl-tert-butylether	ND	5.0	µg/kg	"	"	"	"	
Di-isopropylether	ND	5.0	µg/kg	"	"	"	"	
tert-amylmethylether	ND	5.0	µg/kg	"	"	"	"	
tert-Butylalcohol	ND	50.0	µg/kg	"	"	"	"	
Gasoline Range Organics (C4-C12)	ND	0.20	mg/kg	"	"	"	"	

Surrogate: Toluene-d8	*94.27 %*	*60 - 140*
Surrogate: Dibromofluoromethane	*108.25 %*	*60 - 140*
Surrogate: 4-Bromofluorobenzene	*92.58 %*	*60 - 140*

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Lab Director

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Partner Engineering & Science, Inc.	Project:	Red Hook Capital, Winchester CA	
24 Executive Park,	Project Number:	ES24-452619	Reported
Irvine, CA	Project Manager:	Chris Carson	12/16/24 10:20

SG17-3
J243582-008(Soil)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Analyzed	Method	Notes
Volatile Organic Compounds by EPA 8260								
Benzene	ND	1.0	µg/kg	1	QC2412081	12/05/24	EPA 8260	
Bromobenzene	ND	1.0	µg/kg	"	"	"	"	
Bromodichloromethane	ND	1.0	µg/kg	"	"	"	"	
Bromoform	ND	1.0	µg/kg	"	"	"	"	
n-Butylbenzene	ND	1.0	µg/kg	"	"	"	"	
sec-Butylbenzene	ND	1.0	µg/kg	"	"	"	"	
tert-Butylbenzene	ND	1.0	µg/kg	"	"	"	"	
Carbon tetrachloride	ND	1.0	µg/kg	"	"	"	"	
Chlorobenzene	ND	1.0	µg/kg	"	"	"	"	
Chloroform	ND	1.0	µg/kg	"	"	"	"	
2-Chlorotoluene	ND	1.0	µg/kg	"	"	"	"	
4-Chlorotoluene	ND	1.0	µg/kg	"	"	"	"	
Dibromochloromethane	ND	1.0	µg/kg	"	"	"	"	
1,2-Dibromo-3-chloropropane	ND	1.0	µg/kg	"	"	"	"	
1,2-Dibromoethane (EDB)	ND	1.0	µg/kg	"	"	"	"	
Dibromomethane	ND	1.0	µg/kg	"	"	"	"	
1,2- Dichlorobenzene	ND	1.0	µg/kg	"	"	"	"	
1,3-Dichlorobenzene	ND	1.0	µg/kg	"	"	"	"	
1,4-Dichlorobenzene	ND	1.0	µg/kg	"	"	"	"	
1,1-Dichloroethane	ND	1.0	µg/kg	"	"	"	"	
1,2-Dichloroethane	ND	1.0	µg/kg	"	"	"	"	
1,1-Dichloroethene	ND	1.0	µg/kg	"	"	"	"	
cis-1,2-Dichloroethene	ND	1.0	µg/kg	"	"	"	"	
trans-1,2-Dichloroethene	ND	1.0	µg/kg	"	"	"	"	
1,2-Dichloropropane	ND	1.0	µg/kg	"	"	"	"	
1,3-Dichloropropane	ND	1.0	µg/kg	"	"	"	"	
2,2-Dichloropropane	ND	1.0	µg/kg	"	"	"	"	
1,1-Dichloropropene	ND	1.0	µg/kg	"	"	"	"	
cis-1,3-Dichloropropene	ND	1.0	µg/kg	"	"	"	"	
trans-1,3-Dichloropropene	ND	1.0	µg/kg	"	"	"	"	
Ethylbenzene	ND	1.0	µg/kg	"	"	"	"	
Freon 11	ND	5.0	µg/kg	"	"	"	"	
Freon 12	ND	5.0	µg/kg	"	"	"	"	
Freon 113	ND	5.0	µg/kg	"	"	"	"	
Hexachlorobutadiene	ND	1.0	µg/kg	"	"	"	"	
Isopropylbenzene	ND	1.0	µg/kg	"	"	"	"	
4-Isopropyltoluene	ND	1.0	µg/kg	"	"	"	"	
Methylene chloride	ND	1.0	µg/kg	"	"	"	"	

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SANTA FE SPRINGS, CA 90670
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562-646-1611 FAX

Partner Engineering & Science, Inc.	Project:	Red Hook Capital, Winchester CA	
24 Executive Park,	Project Number:	ES24-452619	Reported
Irvine, CA	Project Manager:	Chris Carson	12/16/24 10:20

SG17-3
J243582-008(Soil)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Analyzed	Method	Notes
Volatile Organic Compounds by EPA 8260								
Naphthalene	ND	5.0	µg/kg	1	QC2412081	12/05/24	EPA 8260	
n-Propylbenzene	ND	1.0	µg/kg	"	"	"	"	
Styrene	ND	1.0	µg/kg	"	"	"	"	
1,1,1,2-Tetrachloroethane	ND	1.0	µg/kg	"	"	"	"	
1,1,2,2-Tetrachloroethane	ND	1.0	µg/kg	"	"	"	"	
Tetrachloroethene	ND	1.0	µg/kg	"	"	"	"	
Toluene	ND	1.0	µg/kg	"	"	"	"	
1,2,3-Trichlorobenzene	ND	3.0	µg/kg	"	"	"	"	
1,2,4-Trichlorobenzene	ND	3.0	µg/kg	"	"	"	"	
1,1,1-Trichloroethane	ND	1.0	µg/kg	"	"	"	"	
1,1,2-Trichloroethane	ND	1.0	µg/kg	"	"	"	"	
Trichloroethene	ND	1.0	µg/kg	"	"	"	"	
1,2,3-Trichloropropane	ND	1.0	µg/kg	"	"	"	"	
1,2,4-Trimethylbenzene	ND	1.0	µg/kg	"	"	"	"	
1,3,5-Trimethylbenzene	ND	1.0	µg/kg	"	"	"	"	
Vinyl chloride	ND	1.0	µg/kg	"	"	"	"	
m+p-Xylene	ND	2.0	µg/kg	"	"	"	"	
o-Xylene	ND	1.0	µg/kg	"	"	"	"	
Methyl-tert-butylether	ND	5.0	µg/kg	"	"	"	"	
Ethyl-tert-butylether	ND	5.0	µg/kg	"	"	"	"	
Di-isopropylether	ND	5.0	µg/kg	"	"	"	"	
tert-amylmethylether	ND	5.0	µg/kg	"	"	"	"	
tert-Butylalcohol	ND	50.0	µg/kg	"	"	"	"	
Gasoline Range Organics (C4-C12)	ND	0.20	mg/kg	"	"	"	"	

Surrogate: Toluene-d8	*98.14 %*	*60 - 140*
Surrogate: Dibromofluoromethane	*109.06 %*	*60 - 140*
Surrogate: 4-Bromofluorobenzene	*93.45 %*	*60 - 140*

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562-646-1611 FAX

Partner Engineering & Science, Inc.	Project:	Red Hook Capital, Winchester CA	
24 Executive Park,	Project Number:	ES24-452619	Reported
Irvine, CA	Project Manager:	Chris Carson	12/16/24 10:20

SG17-9
J243582-009(Soil)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Analyzed	Method	Notes
Volatile Organic Compounds by EPA 8260								
Benzene	ND	1.0	µg/kg	1	QC2412081	12/05/24	EPA 8260	
Bromobenzene	ND	1.0	µg/kg	"	"	"	"	
Bromodichloromethane	ND	1.0	µg/kg	"	"	"	"	
Bromoform	ND	1.0	µg/kg	"	"	"	"	
n-Butylbenzene	ND	1.0	µg/kg	"	"	"	"	
sec-Butylbenzene	ND	1.0	µg/kg	"	"	"	"	
tert-Butylbenzene	ND	1.0	µg/kg	"	"	"	"	
Carbon tetrachloride	ND	1.0	µg/kg	"	"	"	"	
Chlorobenzene	ND	1.0	µg/kg	"	"	"	"	
Chloroform	ND	1.0	µg/kg	"	"	"	"	
2-Chlorotoluene	ND	1.0	µg/kg	"	"	"	"	
4-Chlorotoluene	ND	1.0	µg/kg	"	"	"	"	
Dibromochloromethane	ND	1.0	µg/kg	"	"	"	"	
1,2-Dibromo-3-chloropropane	ND	1.0	µg/kg	"	"	"	"	
1,2-Dibromoethane (EDB)	ND	1.0	µg/kg	"	"	"	"	
Dibromomethane	ND	1.0	µg/kg	"	"	"	"	
1,2- Dichlorobenzene	ND	1.0	µg/kg	"	"	"	"	
1,3-Dichlorobenzene	ND	1.0	µg/kg	"	"	"	"	
1,4-Dichlorobenzene	ND	1.0	µg/kg	"	"	"	"	
1,1-Dichloroethane	ND	1.0	µg/kg	"	"	"	"	
1,2-Dichloroethane	ND	1.0	µg/kg	"	"	"	"	
1,1-Dichloroethene	ND	1.0	µg/kg	"	"	"	"	
cis-1,2-Dichloroethene	ND	1.0	µg/kg	"	"	"	"	
trans-1,2-Dichloroethene	ND	1.0	µg/kg	"	"	"	"	
1,2-Dichloropropane	ND	1.0	µg/kg	"	"	"	"	
1,3-Dichloropropane	ND	1.0	µg/kg	"	"	"	"	
2,2-Dichloropropane	ND	1.0	µg/kg	"	"	"	"	
1,1-Dichloropropene	ND	1.0	µg/kg	"	"	"	"	
cis-1,3-Dichloropropene	ND	1.0	µg/kg	"	"	"	"	
trans-1,3-Dichloropropene	ND	1.0	µg/kg	"	"	"	"	
Ethylbenzene	1.3	1.0	µg/kg	"	"	"	"	
Freon 11	ND	5.0	µg/kg	"	"	"	"	
Freon 12	ND	5.0	µg/kg	"	"	"	"	
Freon 113	ND	5.0	µg/kg	"	"	"	"	
Hexachlorobutadiene	ND	1.0	µg/kg	"	"	"	"	
Isopropylbenzene	ND	1.0	µg/kg	"	"	"	"	
4-Isopropyltoluene	ND	1.0	µg/kg	"	"	"	"	
Methylene chloride	ND	1.0	µg/kg	"	"	"	"	

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Partner Engineering & Science, Inc.	Project:	Red Hook Capital, Winchester CA	
24 Executive Park,	Project Number:	ES24-452619	Reported
Irvine, CA	Project Manager:	Chris Carson	12/16/24 10:20

SG17-9
J243582-009(Soil)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Analyzed	Method	Notes
Volatile Organic Compounds by EPA 8260								
Naphthalene	ND	5.0	µg/kg	1	QC2412081	12/05/24	EPA 8260	
n-Propylbenzene	ND	1.0	µg/kg	"	"	"	"	
Styrene	ND	1.0	µg/kg	"	"	"	"	
1,1,1,2-Tetrachloroethane	ND	1.0	µg/kg	"	"	"	"	
1,1,2,2-Tetrachloroethane	ND	1.0	µg/kg	"	"	"	"	
Tetrachloroethene	ND	1.0	µg/kg	"	"	"	"	
Toluene	ND	1.0	µg/kg	"	"	"	"	
1,2,3-Trichlorobenzene	ND	3.0	µg/kg	"	"	"	"	
1,2,4-Trichlorobenzene	ND	3.0	µg/kg	"	"	"	"	
1,1,1-Trichloroethane	ND	1.0	µg/kg	"	"	"	"	
1,1,2-Trichloroethane	ND	1.0	µg/kg	"	"	"	"	
Trichloroethene	ND	1.0	µg/kg	"	"	"	"	
1,2,3-Trichloropropane	ND	1.0	µg/kg	"	"	"	"	
1,2,4-Trimethylbenzene	ND	1.0	µg/kg	"	"	"	"	
1,3,5-Trimethylbenzene	ND	1.0	µg/kg	"	"	"	"	
Vinyl chloride	ND	1.0	µg/kg	"	"	"	"	
m+p-Xylene	3.8	2.0	µg/kg	"	"	"	"	
o-Xylene	1.3	1.0	µg/kg	"	"	"	"	
Methyl-tert-butylether	ND	5.0	µg/kg	"	"	"	"	
Ethyl-tert-butylether	ND	5.0	µg/kg	"	"	"	"	
Di-isopropylether	ND	5.0	µg/kg	"	"	"	"	
tert-amylmethylether	ND	5.0	µg/kg	"	"	"	"	
tert-Butylalcohol	ND	50.0	µg/kg	"	"	"	"	
Gasoline Range Organics (C4-C12)	ND	0.20	mg/kg	"	"	"	"	

Surrogate: Toluene-d8	*98.15 %*	*60 - 140*
Surrogate: Dibromofluoromethane	*108.32 %*	*60 - 140*
Surrogate: 4-Bromofluorobenzene	*92.37 %*	*60 - 140*

Jones Environmental, Inc.

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Colby Wakeman
Lab Director

JONES ENVIRONMENTAL, INC.

11007 FOREST PLACE
SANTA FE SPRINGS, CA 90670
714-449-9937 PHONE
562-646-1611 FAX

Partner Engineering & Science, Inc.	Project:	Red Hook Capital, Winchester CA	
24 Executive Park,	Project Number:	ES24-452619	Reported
Irvine, CA	Project Manager:	Chris Carson	12/16/24 10:20

SG17-14
J243582-010(Soil)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Analyzed	Method	Notes
Volatile Organic Compounds by EPA 8260								
Benzene	ND	1.0	µg/kg	1	QC2412081	12/05/24	EPA 8260	
Bromobenzene	ND	1.0	µg/kg	"	"	"	"	
Bromodichloromethane	ND	1.0	µg/kg	"	"	"	"	
Bromoform	ND	1.0	µg/kg	"	"	"	"	
n-Butylbenzene	ND	1.0	µg/kg	"	"	"	"	
sec-Butylbenzene	ND	1.0	µg/kg	"	"	"	"	
tert-Butylbenzene	ND	1.0	µg/kg	"	"	"	"	
Carbon tetrachloride	ND	1.0	µg/kg	"	"	"	"	
Chlorobenzene	ND	1.0	µg/kg	"	"	"	"	
Chloroform	ND	1.0	µg/kg	"	"	"	"	
2-Chlorotoluene	ND	1.0	µg/kg	"	"	"	"	
4-Chlorotoluene	ND	1.0	µg/kg	"	"	"	"	
Dibromochloromethane	ND	1.0	µg/kg	"	"	"	"	
1,2-Dibromo-3-chloropropane	ND	1.0	µg/kg	"	"	"	"	
1,2-Dibromoethane (EDB)	ND	1.0	µg/kg	"	"	"	"	
Dibromomethane	ND	1.0	µg/kg	"	"	"	"	
1,2- Dichlorobenzene	ND	1.0	µg/kg	"	"	"	"	
1,3-Dichlorobenzene	ND	1.0	µg/kg	"	"	"	"	
1,4-Dichlorobenzene	ND	1.0	µg/kg	"	"	"	"	
1,1-Dichloroethane	ND	1.0	µg/kg	"	"	"	"	
1,2-Dichloroethane	ND	1.0	µg/kg	"	"	"	"	
1,1-Dichloroethene	ND	1.0	µg/kg	"	"	"	"	
cis-1,2-Dichloroethene	ND	1.0	µg/kg	"	"	"	"	
trans-1,2-Dichloroethene	ND	1.0	µg/kg	"	"	"	"	
1,2-Dichloropropane	ND	1.0	µg/kg	"	"	"	"	
1,3-Dichloropropane	ND	1.0	µg/kg	"	"	"	"	
2,2-Dichloropropane	ND	1.0	µg/kg	"	"	"	"	
1,1-Dichloropropene	ND	1.0	µg/kg	"	"	"	"	
cis-1,3-Dichloropropene	ND	1.0	µg/kg	"	"	"	"	
trans-1,3-Dichloropropene	ND	1.0	µg/kg	"	"	"	"	
Ethylbenzene	ND	1.0	µg/kg	"	"	"	"	
Freon 11	ND	5.0	µg/kg	"	"	"	"	
Freon 12	ND	5.0	µg/kg	"	"	"	"	
Freon 113	ND	5.0	µg/kg	"	"	"	"	
Hexachlorobutadiene	ND	1.0	µg/kg	"	"	"	"	
Isopropylbenzene	ND	1.0	µg/kg	"	"	"	"	
4-Isopropyltoluene	ND	1.0	µg/kg	"	"	"	"	
Methylene chloride	ND	1.0	µg/kg	"	"	"	"	

Jones Environmental, Inc.



Colby Wakeman
Lab Director

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JONES ENVIRONMENTAL, INC.

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SANTA FE SPRINGS, CA 90670
714-449-9937 PHONE
562-646-1611 FAX

Partner Engineering & Science, Inc.	Project:	Red Hook Capital, Winchester CA	
24 Executive Park,	Project Number:	ES24-452619	Reported
Irvine, CA	Project Manager:	Chris Carson	12/16/24 10:20

SG17-14
J243582-010(Soil)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Analyzed	Method	Notes
Volatile Organic Compounds by EPA 8260								
Naphthalene	ND	5.0	µg/kg	1	QC2412081	12/05/24	EPA 8260	
n-Propylbenzene	ND	1.0	µg/kg	"	"	"	"	
Styrene	ND	1.0	µg/kg	"	"	"	"	
1,1,1,2-Tetrachloroethane	ND	1.0	µg/kg	"	"	"	"	
1,1,2,2-Tetrachloroethane	ND	1.0	µg/kg	"	"	"	"	
Tetrachloroethene	ND	1.0	µg/kg	"	"	"	"	
Toluene	ND	1.0	µg/kg	"	"	"	"	
1,2,3-Trichlorobenzene	ND	3.0	µg/kg	"	"	"	"	
1,2,4-Trichlorobenzene	ND	3.0	µg/kg	"	"	"	"	
1,1,1-Trichloroethane	ND	1.0	µg/kg	"	"	"	"	
1,1,2-Trichloroethane	ND	1.0	µg/kg	"	"	"	"	
Trichloroethene	ND	1.0	µg/kg	"	"	"	"	
1,2,3-Trichloropropane	ND	1.0	µg/kg	"	"	"	"	
1,2,4-Trimethylbenzene	ND	1.0	µg/kg	"	"	"	"	
1,3,5-Trimethylbenzene	ND	1.0	µg/kg	"	"	"	"	
Vinyl chloride	ND	1.0	µg/kg	"	"	"	"	
m+p-Xylene	ND	2.0	µg/kg	"	"	"	"	
o-Xylene	ND	1.0	µg/kg	"	"	"	"	
Methyl-tert-butylether	ND	5.0	µg/kg	"	"	"	"	
Ethyl-tert-butylether	ND	5.0	µg/kg	"	"	"	"	
Di-isopropylether	ND	5.0	µg/kg	"	"	"	"	
tert-amylmethylether	ND	5.0	µg/kg	"	"	"	"	
tert-Butylalcohol	ND	50.0	µg/kg	"	"	"	"	
Gasoline Range Organics (C4-C12)	ND	0.20	mg/kg	"	"	"	"	

Surrogate: Toluene-d8	*93.79 %*	*60 - 140*
Surrogate: Dibromofluoromethane	*105.60 %*	*60 - 140*
Surrogate: 4-Bromofluorobenzene	*89.74 %*	*60 - 140*

Jones Environmental, Inc.



Colby Wakeman
Lab Director

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JONES ENVIRONMENTAL, INC.

11007 FOREST PLACE
SANTA FE SPRINGS, CA 90670
714-449-9937 PHONE
562-646-1611 FAX

Partner Engineering & Science, Inc.	Project:	Red Hook Capital, Winchester CA	
24 Executive Park,	Project Number:	ES24-452619	Reported
Irvine, CA	Project Manager:	Chris Carson	12/16/24 10:20

Volatile Organic Compounds by EPA 8260 - Quality Control

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	%REC Limits	Notes
Batch QC2412081 - EPA 8260										
CCV 1										
Benzene	256	1.0	%	250		102	80 - 120		120	
Chlorobenzene	266	1.0	%	250		106	80 - 120		120	
1,1-Dichloroethene	261	1.0	%	250		104	80 - 120		120	
cis-1,2-Dichloroethene	243	1.0	%	250		97	80 - 120		120	
Ethylbenzene	215	1.0	%	250		86	80 - 120		120	
Tetrachloroethene	215	1.0	%	250		86	80 - 120		120	
Toluene	248	1.0	%	250		99	80 - 120		120	
1,1,1-Trichloroethane	270	1.0	%	250		108	80 - 120		120	
Trichloroethene	269	1.0	%	250		107	80 - 120		120	
1,2,4-Trimethylbenzene	248	1.0	%	250		99	80 - 120		120	
Vinyl chloride	235	1.0	%	250		94	80 - 120		120	
LCS 1										
Benzene	49.1	1.0	%	50		98	70 - 130			
Chlorobenzene	52.0	1.0	%	50		104	70 - 130			
1,1-Dichloroethene	46.5	1.0	%	50		93	60 - 140			
cis-1,2-Dichloroethene	44.9	1.0	%	50		90	70 - 130			
Ethylbenzene	41.1	1.0	%	50		82	70 - 130			
Tetrachloroethene	40.6	1.0	%	50		81	70 - 130			
Toluene	47.2	1.0	%	50		94	70 - 130			
1,1,1-Trichloroethane	43.8	1.0	%	50		88	70 - 130			
Trichloroethene	49.5	1.0	%	50		99	70 - 130			
1,2,4-Trimethylbenzene	42.5	1.0	%	50		85	70 - 130			
Vinyl chloride	35.6	1.0	%	50		71	60 - 140			
Surrogate: Toluene-d8		*93.95 %*	*60 - 140*							
Surrogate: Dibromofluoromethane		*104.00 %*	*60 - 140*							
Surrogate: 4-Bromofluorobenzene		*92.45 %*	*60 - 140*							
LCSD 1										
Benzene	48.2	1.0	%	50		96	70 - 130	1.82	130	
Chlorobenzene	51.4	1.0	%	50		103	70 - 130	1.02	130	
1,1-Dichloroethene	45.6	1.0	%	50		91	60 - 140	1.95	140	
cis-1,2-Dichloroethene	45.2	1.0	%	50		90	70 - 130	0.59	130	
Ethylbenzene	41.7	1.0	%	50		83	70 - 130	1.47	130	
Tetrachloroethene	39.3	1.0	%	50		79	70 - 130	3.16	130	
Toluene	47.3	1.0	%	50		95	70 - 130	0.23	130	
1,1,1-Trichloroethane	44.3	1.0	%	50		89	70 - 130	1.14	130	

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SANTA FE SPRINGS, CA 90670
714-449-9937 PHONE
562-646-1611 FAX

Partner Engineering & Science, Inc.	Project:	Red Hook Capital, Winchester CA	
24 Executive Park,	Project Number:	ES24-452619	Reported
Irvine, CA	Project Manager:	Chris Carson	12/16/24 10:20

Volatile Organic Compounds by EPA 8260 - Quality Control

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	%REC Limits	Notes
Batch QC2412081 - EPA 8260										
LCSD 1										
Trichloroethene	49.1	1.0	%	50		98	70 - 130	0.68	130	
1,2,4-Trimethylbenzene	42.5	1.0	%	50		85	70 - 130	0.01	130	
Vinyl chloride	35.1	1.0	%	50		70	60 - 140	1.47	140	
Surrogate: Toluene-d8		*97.99 %*	*60 - 140*							
Surrogate: Dibromofluoromethane		*104.20 %*	*60 - 140*							
Surrogate: 4-Bromofluorobenzene		*95.05 %*	*60 - 140*							
Method Blank 1										
Benzene	ND	1.0	µg/kg							
Bromobenzene	ND	1.0	µg/kg							
Bromodichloromethane	ND	1.0	µg/kg							
Bromoform	ND	1.0	µg/kg							
n-Butylbenzene	ND	1.0	µg/kg							
sec-Butylbenzene	ND	1.0	µg/kg							
tert-Butylbenzene	ND	1.0	µg/kg							
Carbon tetrachloride	ND	1.0	µg/kg							
Chlorobenzene	ND	1.0	µg/kg							
Chloroform	ND	1.0	µg/kg							
2-Chlorotoluene	ND	1.0	µg/kg							
4-Chlorotoluene	ND	1.0	µg/kg							
Dibromochloromethane	ND	1.0	µg/kg							
1,2-Dibromo-3-chloropropane	ND	1.0	µg/kg							
1,2-Dibromoethane (EDB)	ND	1.0	µg/kg							
Dibromomethane	ND	1.0	µg/kg							
1,2- Dichlorobenzene	ND	1.0	µg/kg							
1,3-Dichlorobenzene	ND	1.0	µg/kg							
1,4-Dichlorobenzene	ND	1.0	µg/kg							
1,1-Dichloroethane	ND	1.0	µg/kg							
1,2-Dichloroethane	ND	1.0	µg/kg							
1,1-Dichloroethene	ND	1.0	µg/kg							
cis-1,2-Dichloroethene	ND	1.0	µg/kg							
trans-1,2-Dichloroethene	ND	1.0	µg/kg							
1,2-Dichloropropane	ND	1.0	µg/kg							
1,3-Dichloropropane	ND	1.0	µg/kg							
2,2-Dichloropropane	ND	1.0	µg/kg							
1,1-Dichloropropene	ND	1.0	µg/kg							

Jones Environmental, Inc.



Colby Wakeman
Lab Director

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11007 FOREST PLACE
SANTA FE SPRINGS, CA 90670
714-449-9937 PHONE
562-646-1611 FAX

Partner Engineering & Science, Inc.	Project:	Red Hook Capital, Winchester CA	
24 Executive Park,	Project Number:	ES24-452619	Reported
Irvine, CA	Project Manager:	Chris Carson	12/16/24 10:20

Volatile Organic Compounds by EPA 8260 - Quality Control

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	%REC Limits	Notes
Batch QC2412081 - EPA 8260										
Method Blank 1										
cis-1,3-Dichloropropene	ND	1.0	µg/kg							
trans-1,3-Dichloropropene	ND	1.0	µg/kg							
Ethylbenzene	ND	1.0	µg/kg							
Freon 11	ND	5.0	µg/kg							
Freon 12	ND	5.0	µg/kg							
Freon 113	ND	5.0	µg/kg							
Hexachlorobutadiene	ND	1.0	µg/kg							
Isopropylbenzene	ND	1.0	µg/kg							
4-Isopropyltoluene	ND	1.0	µg/kg							
Methylene chloride	ND	1.0	µg/kg							
Naphthalene	ND	5.0	µg/kg							
n-Propylbenzene	ND	1.0	µg/kg							
Styrene	ND	1.0	µg/kg							
1,1,1,2-Tetrachloroethane	ND	1.0	µg/kg							
1,1,2,2-Tetrachloroethane	ND	1.0	µg/kg							
Tetrachloroethene	ND	1.0	µg/kg							
Toluene	ND	1.0	µg/kg							
1,2,3-Trichlorobenzene	ND	3.0	µg/kg							
1,2,4-Trichlorobenzene	ND	3.0	µg/kg							
1,1,1-Trichloroethane	ND	1.0	µg/kg							
1,1,2-Trichloroethane	ND	1.0	µg/kg							
Trichloroethene	ND	1.0	µg/kg							
1,2,3-Trichloropropane	ND	1.0	µg/kg							
1,2,4-Trimethylbenzene	ND	1.0	µg/kg							
1,3,5-Trimethylbenzene	ND	1.0	µg/kg							
Vinyl chloride	ND	1.0	µg/kg							
m+p-Xylene	ND	2.0	µg/kg							
o-Xylene	ND	1.0	µg/kg							
Methyl-tert-butylether	ND	5.0	µg/kg							
Ethyl-tert-butylether	ND	5.0	µg/kg							
Di-isopropylether	ND	5.0	µg/kg							
tert-amylmethylether	ND	5.0	µg/kg							
tert-Butylalcohol	ND	50.0	µg/kg							
Surrogate: Toluene-d8		*96.45 %*					*60 - 140*			
Surrogate: Dibromofluoromethane		*103.50 %*					*60 - 140*			
Surrogate: 4-Bromofluorobenzene		*90.81 %*					*60 - 140*			

Jones Environmental, Inc.

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Lab Director

JONES ENVIRONMENTAL, INC.

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SANTA FE SPRINGS, CA 90670
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562-646-1611 FAX

Partner Engineering & Science, Inc.	Project:	Red Hook Capital, Winchester CA	
24 Executive Park,	Project Number:	ES24-452619	Reported
Irvine, CA	Project Manager:	Chris Carson	12/16/24 10:20

Notes and Definitions

ND	Analyte NOT DETECTED at or above the reporting limit
RPD	Relative Percent Difference
E	Estimated Concentration; concentration exceeds calibration range.
LCC	Leak Check Compound
MDL	Compound Reported to Method Detection Limit
1	Recovery outside of acceptable limits. LCS/LCSD recoveries and %RSD were within QC limits, therefore data was accepted.
SMSR	Sample matrix prevented adequate surrogate recovery.
J	Value less then PQL but greater than MDL.
HHSR	High hydrocarbon concentration in this sample prevented adequate surrogate recovery.
SMTAR	Sample matrix prevented adequate recovery of target analytes.
OV	Sample was filtered in the lab before extraction.
HHTAR	High hydrocarbon concentration prevented in-range recovery of target analytes.
IHRPD	Target analyte recoveries were outside of range but accepted due to passing RPDs
AROL	Target analyte recovery exceeded recovery range but was accepted due to ND of that analyte in MB and sample(s).
ISO-H	Isomers could not be sufficiently chromatographically resolved according to method requirements due to hydrocarbon interference or other matrix effects. The isomers' reported individual concentrations were each calculated as the average of each of the individual isomers' concentrations.
2	Recovery outside of acceptable limits for either LCS or LCSD. CCV and LCS or LCSD recoveries were within limits; therefore data was accepted.
3	RPD outside of acceptable limits. Target analyte recoveries were within QC limits; therefore, data was accepted.
4	LCS and/or LCSD recoveries exceeded acceptability ranges. Target analyte recoveries were accepted due to passing CCV, in-range LCS/LCSD RPDs, and a clean MB in which all target analytes were < RL.
SMTAR	Sample matrix prevented adequate recovery of target analytes.
RV	Surrogate recovery outside of control limits due to required dilution.
ASP	Hydrocarbons in this sample most closely resemble asphalt.
@	Surrogate is outside acceptable limits. All other QC parameters in control, therefore data was accepted.
S	Sample was subjected to elemental sulfur cleanup by EPA 3660B.
TIC	Tentatively Identified Compound. Compound is not in the calibration mix and does not have a valid calibration. All reported detections are estimated

Jones Environmental, Inc.



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Lab Director

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Chain-of-Custody Record

JONES ENVIRONMENTAL, INC.
11007 Forest Pl.
Santa Fe Springs, CA 90670
(714) 449-9937
reports@jonesenv.com
www.jonesenv.com

Turnaround Time Requested:
- □ Immediate Attention - 200% (Advanced notice only)
- □ One Day TAT- 100% (Cut off time 11AM)
- □ Two Day TAT - 50% (Cut off time 12AM)
- □ Three Day TAT - 25% (Cut off time 1PM)
- □ Four Day TAT - 10% (Cut off time 2PM)
- X Normal - No Surcharge

Date needed by: _____

LAB USE ONLY
Jones Project # J243582
Page 1 of 1

Client: Partner Engineering and Science Inc.
Date: 12/3/2024
Project Name: Red Hook Capital, Winchester CA
Client Project # 5 ES24-43206019
Project Address: 35780 Washington Street, Winchester, CA 92596
Email: ccarson@partneresi.com
Phone:
Report To: Chris Carson
Sampler: Mya Maraggay

Sample Container / Preservative Abbreviations
AS - Acetate Sleeve
SS - Stainless Steel Sleeve
BS - Brass Sleeve
G - Glass
AB - Amber Bottle
P - Plastic
SOBI - Sodium Bisulfate
MeOH - Methanol
HCl - Hydrochloric Acid
HNO3 - Nitric Acid
O - Other (See Notes)

Analysis Requested

□ EDF* - 10% Surcharge
*Global ID:

Temperature:
Cooler 1: 7.7 °C
Cooler 2: _____ °C
Cooler 3: _____ °C

Sample ID	Sample Collection Date	Sample Collection Time	Laboratory Sample ID	Preservative	Sample Container	Sample Matrix: Soil (S), Sludge (SL), Aqueous (A), Free Product (FP)	TPH-g/VOCs 8260B	Number of Containers	Notes & Special Instructions
SG13-5'	12/3/24	08:30	-001	SOBI/MeOH	VOA	S	X	3	
SG13-15'		0845	-002				X	3	
SG14-5'		09:40	-003				X	3	
SG14-11'		09:52	-004				X	3	
SG15-11'		10:45	-005				X	3	
SG16-5'		11:30	-006				X	3	
SG16-8'		11:35	-007				X	3	
SG17-3'		12:18	-008				X	3	
SG17-9'		12:20	-009				X	3	
SG17-14'		12:35	-010				X	3	

Relinquished By (Signature)	Printed Name: Mya Maraggay		Received By (Signature)	Printed Name	30 Total Number of Containers
Company: PESI	Date: 12/3/24	Time: 1530	Company	Date / Time	
Relinquished By (Signature)	Printed Name		Received By Laboratory (Signature)	Printed Name: Megan Davis	
Company	Date:	Time	Company: Jones	Date: 12/3/24	Time: 15:30

Client signature on this Chain of Custody form constitutes acknowledgement that the above analyses have been requested, and the information provided herein is correct and accurate.



Login Report

Customer Name: Partner Engineering & Science, Inc. **Order ID:** J243582

Purchase Order: **Order Date:** 12/3/2024

Project ID: Red Hook Capital, Winchester CA

Comment:

Sample #: J243582-001 **Customer Sample #:** SG13-5 **Site:**

Recv'd:	☑	**Collector:**		**Date Collected:**	12/03/24	8:30 AM
Quantity:	3	**Matrix:**	Soil	**Date Received:**	12/03/24	5:02 PM

Comment:

Test	Test Group	Method	Due Date	Priority
Volatile Organic Compounds		EPA 8260	12/11/2024	

Sample #: J243582-002 **Customer Sample #:** SG13-15 **Site:**

Recv'd:	☑	**Collector:**		**Date Collected:**	12/03/24	8:45 AM
Quantity:	3	**Matrix:**	Soil	**Date Received:**	12/03/24	5:02 PM

Comment:

Test	Test Group	Method	Due Date	Priority
Volatile Organic Compounds		EPA 8260	12/11/2024	

Sample #: J243582-003 **Customer Sample #:** SG14-5 **Site:**

Recv'd:	☑	**Collector:**		**Date Collected:**	12/03/24	9:40 AM
Quantity:	3	**Matrix:**	Soil	**Date Received:**	12/03/24	5:02 PM

Comment:

Test	Test Group	Method	Due Date	Priority
Volatile Organic Compounds		EPA 8260	12/11/2024	

Sample #: J243582-004 **Customer Sample #:** SG14-11 **Site:**

Recv'd:	☑	**Collector:**		**Date Collected:**	12/03/24	9:52 AM
Quantity:	3	**Matrix:**	Soil	**Date Received:**	12/03/24	5:02 PM

Comment:

Test	Test Group	Method	Due Date	Priority
Volatile Organic Compounds		EPA 8260	12/11/2024	

Customer Name: Partner Engineering & Science, Inc. **Order ID:** J243582

Purchase Order: **Order Date:** 12/3/2024

Project ID: Red Hook Capital, Winchester CA

Comment:

Sample #: J243582-005 **Customer Sample #:** SG15-11 **Site:**

Recv'd:	☑	**Collector:**		**Date Collected:**	12/03/24	10:45 AM
Quantity:	3	**Matrix:**	Soil	**Date Received:**	12/03/24	5:02 PM

Comment:

Test	Test Group	Method	Due Date	Priority
Volatile Organic Compounds		EPA 8260	12/11/2024	

Sample #: J243582-006 **Customer Sample #:** SG16-5 **Site:**

Recv'd:	☑	**Collector:**		**Date Collected:**	12/03/24	11:30 AM
Quantity:	3	**Matrix:**	Soil	**Date Received:**	12/03/24	5:02 PM

Comment:

Test	Test Group	Method	Due Date	Priority
Volatile Organic Compounds		EPA 8260	12/11/2024	

Sample #: J243582-007 **Customer Sample #:** SG16-8 **Site:**

Recv'd:	☑	**Collector:**		**Date Collected:**	12/03/24	11:35 AM
Quantity:	3	**Matrix:**	Soil	**Date Received:**	12/03/24	5:02 PM

Comment:

Test	Test Group	Method	Due Date	Priority
Volatile Organic Compounds		EPA 8260	12/11/2024	

Sample #: J243582-008 **Customer Sample #:** SG17-3 **Site:**

Recv'd:	☑	**Collector:**		**Date Collected:**	12/03/24	12:18 PM
Quantity:	3	**Matrix:**	Soil	**Date Received:**	12/03/24	5:02 PM

Comment:

Test	Test Group	Method	Due Date	Priority
Volatile Organic Compounds		EPA 8260	12/11/2024	

Sample #: J243582-009 **Customer Sample #:** SG17-9 **Site:**

Recv'd:	☑	**Collector:**		**Date Collected:**	12/03/24	12:26 PM
Quantity:	3	**Matrix:**	Soil	**Date Received:**	12/03/24	5:02 PM

Comment:

Test	Test Group	Method	Due Date	Priority
Volatile Organic Compounds		EPA 8260	12/11/2024	

Customer Name: Partner Engineering & Science, Inc. **Order ID:** J243582

Purchase Order: **Order Date:** 12/3/2024

Project ID: Red Hook Capital, Winchester CA

Comment:

Sample #: J243582-010 **Customer Sample #:** SG17-14 **Site:**

Recv'd:	☑	**Collector:**		**Date Collected:**	12/03/24	12:35 PM
Quantity:	3	**Matrix:**	Soil	**Date Received:**	12/03/24	5:02 PM

Comment:

Test	Test Group	Method	Due Date	Priority
Volatile Organic Compounds		EPA 8260	12/11/2024	

SAMPLE CONDITION RECORD

1. Are the samples within correct temperature criteria? (0 - 6°C)	No
2. If not within temp. criteria, were samples received on ice?	Yes
3. If not within temp. criteria, were samples received on same day of sampling?	Yes
4. Is the Chain of Custody (COC) received filled out completely?	Yes
5. Does the total number of containers received match COC?	Yes
6. Are the sample container label(s) consistent with COC?	Yes
7. Are the sample container(s) intact and in good condition?	Yes
8. Were the proper containers & sufficient volume for analyses requested on COC?	Yes
9. Was the proper preservative indicated on COC/container for analyses requested?	Yes
10. Are the containers for volatile analysis free of headspace? (EPA 8260 water)	N/A
EDF Requested	No

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WWW.JONESENV.COM

17 December 2024

Chris Carson
Partner Engineering & Science, Inc.
24 Executive Park,
Irvine, CA

Re: Red Hook Capital, Winchester CA

Enclosed are the results of analyses for samples received by the laboratory on 12/03/24. If you have any questions concerning this report, please feel free to contact me.

Sincerely,



Colby Wakeman
Lab Director

JONES ENVIRONMENTAL, INC.

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714-449-9937 PHONE
562-646-1611 FAX

Partner Engineering & Science, Inc.	Project:	Red Hook Capital, Winchester CA	
24 Executive Park,	Project Number:	ES24-452619	Reported
Irvine, CA	Project Manager:	Chris Carson	12/17/24 14:05

ANALYTICAL REPORT FOR SAMPLES

Sample ID	Laboratory ID	Matrix	Date Sampled	Date Received
SPCS1	J243583-001	Soil	12/03/2024 13:14	12/03/2024 17:17
SPCN2	J243583-002	Soil	12/03/2024 13:15	12/03/2024 17:17
SPWC1	J243583-003	Soil	12/03/2024 13:16	12/03/2024 17:17
SPWC2	J243583-004	Soil	12/03/2024 13:17	12/03/2024 17:17
SPWW	J243583-005	Soil	12/03/2024 13:18	12/03/2024 17:17

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Lab Director

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Partner Engineering & Science, Inc.	Project:	Red Hook Capital, Winchester CA	
24 Executive Park,	Project Number:	ES24-452619	Reported
Irvine, CA	Project Manager:	Chris Carson	12/17/24 14:05

DETECTIONS SUMMARY

Sample ID: SPCS1 **Laboratory ID:** J243583-001

Analyte	Result	Reporting Limit	Units	Method	Notes
Barium, Ba	95.5	0.5	mg/kg	EPA 6010	
Chromium, Cr	22.5	0.5	mg/kg	EPA 6010	
Cobalt, Co	4.4	0.5	mg/kg	EPA 6010	
Copper, Cu	16.5	0.5	mg/kg	EPA 6010	
Lead, Pb	1.8	0.5	mg/kg	EPA 6010	
Nickel, Ni	9.5	0.5	mg/kg	EPA 6010	
Vanadium, V	55.7	0.5	mg/kg	EPA 6010	
Zinc, Zn	31.3	0.5	mg/kg	EPA 6010	

Sample ID: SPCN2 **Laboratory ID:** J243583-002

Analyte	Result	Reporting Limit	Units	Method	Notes
Barium, Ba	101	0.5	mg/kg	EPA 6010	
Chromium, Cr	25.5	0.5	mg/kg	EPA 6010	
Cobalt, Co	8.2	0.5	mg/kg	EPA 6010	
Copper, Cu	22.7	0.5	mg/kg	EPA 6010	
Lead, Pb	2.2	0.5	mg/kg	EPA 6010	
Nickel, Ni	10.6	0.5	mg/kg	EPA 6010	
Vanadium, V	68.0	0.5	mg/kg	EPA 6010	
Zinc, Zn	38.8	0.5	mg/kg	EPA 6010	
Mercury, Hg	0.036	0.020	mg/kg	EPA 7471	

Sample ID: SPWC1 **Laboratory ID:** J243583-003

Analyte	Result	Reporting Limit	Units	Method	Notes
Barium, Ba	111	0.5	mg/kg	EPA 6010	
Chromium, Cr	30.8	0.5	mg/kg	EPA 6010	
Cobalt, Co	9.5	0.5	mg/kg	EPA 6010	

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Irvine, CA	Project Manager:	Chris Carson	12/17/24 14:05

DETECTIONS SUMMARY

Sample ID: SPWC1 **Laboratory ID:** J243583-003

Analyte	Result	Reporting Limit	Units	Method	Notes
Copper, Cu	27.9	0.5	mg/kg	EPA 6010	
Lead, Pb	2.4	0.5	mg/kg	EPA 6010	
Nickel, Ni	13.4	0.5	mg/kg	EPA 6010	
Vanadium, V	93.5	0.5	mg/kg	EPA 6010	
Zinc, Zn	53.1	0.5	mg/kg	EPA 6010	

Sample ID: SPWC2 **Laboratory ID:** J243583-004

Analyte	Result	Reporting Limit	Units	Method	Notes
Barium, Ba	90.8	0.5	mg/kg	EPA 6010	
Beryllium, Be	0.6	0.5	mg/kg	EPA 6010	
Chromium, Cr	35.1	0.5	mg/kg	EPA 6010	
Cobalt, Co	7.7	0.5	mg/kg	EPA 6010	
Copper, Cu	22.0	0.5	mg/kg	EPA 6010	
Lead, Pb	2.3	0.5	mg/kg	EPA 6010	
Nickel, Ni	15.6	0.5	mg/kg	EPA 6010	
Vanadium, V	75.9	0.5	mg/kg	EPA 6010	
Zinc, Zn	59.2	0.5	mg/kg	EPA 6010	

Sample ID: SPWW **Laboratory ID:** J243583-005

Analyte	Result	Reporting Limit	Units	Method	Notes
Barium, Ba	311	0.5	mg/kg	EPA 6010	
Chromium, Cr	8.8	0.5	mg/kg	EPA 6010	
Cobalt, Co	9.4	0.5	mg/kg	EPA 6010	
Copper, Cu	6.1	0.5	mg/kg	EPA 6010	
Lead, Pb	0.6	0.5	mg/kg	EPA 6010	
Nickel, Ni	4.2	0.5	mg/kg	EPA 6010	

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Irvine, CA	Project Manager:	Chris Carson	12/17/24 14:05

DETECTIONS SUMMARY

Sample ID: SPWW **Laboratory ID:** J243583-005

Analyte	Result	Reporting Limit	Units	Method	Notes
Vanadium, V	71.6	0.5	mg/kg	EPA 6010	
Zinc, Zn	57.6	0.5	mg/kg	EPA 6010	

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Irvine, CA	Project Manager:	Chris Carson	12/17/24 14:05

SPCS1
J243583-001(Soil)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Analyzed	Method	Notes
CAM 17 Metals by ICP-OES by EPA 6010								
Silver, Ag	ND	0.5	mg/kg	1	QC2412123	12/10/24	EPA 6010	
Arsenic, As	ND	5.0	mg/kg	"	"	"	"	
Barium, Ba	95.5	0.5	mg/kg	"	"	"	"	
Beryllium, Be	ND	0.5	mg/kg	"	"	"	"	
Cadmium, Cd	ND	0.5	mg/kg	"	"	"	"	
Cobalt, Co	4.4	0.5	mg/kg	"	"	"	"	
Chromium, Cr	22.5	0.5	mg/kg	"	"	"	"	
Copper, Cu	16.5	0.5	mg/kg	"	"	"	"	
Molybdenum, Mo	ND	0.5	mg/kg	"	"	"	"	
Nickel, Ni	9.5	0.5	mg/kg	"	"	"	"	
Lead, Pb	1.8	0.5	mg/kg	"	"	"	"	
Antimony, Sb	ND	5.0	mg/kg	"	"	"	"	
Selenium, Se	ND	5.0	mg/kg	"	"	"	"	
Thallium, Tl	ND	5.0	mg/kg	"	"	"	"	
Vanadium, V	55.7	0.5	mg/kg	"	"	"	"	
Zinc, Zn	31.3	0.5	mg/kg	"	"	"	"	
Mercury by Cold Vapor Atomic Absorption by EPA 7471								
Mercury, Hg	ND	0.020	mg/kg	1	QC2412128	12/10/24	EPA 7471	
Polychlorinated Biphenyls (PCBs) by GC/ECD by EPA 8082								
Aroclor 1016	ND	50.0	µg/kg	1	QC2412229	12/13/24	EPA 8082	
Aroclor 1221	ND	50.0	µg/kg	"	"	"	"	
Aroclor 1232	ND	50.0	µg/kg	"	"	"	"	
Aroclor 1242	ND	50.0	µg/kg	"	"	"	"	
Aroclor 1248	ND	50.0	µg/kg	"	"	"	"	
Aroclor 1254	ND	50.0	µg/kg	"	"	"	"	
Aroclor 1260	ND	50.0	µg/kg	"	"	"	"	
Aroclor 1262	ND	50.0	µg/kg	"	"	"	"	
Aroclor 1268	ND	50.0	µg/kg	"	"	"	"	
Surrogate: TCMX	*50.28 %*	*30 - 135*						
Surrogate: Decachlorobiphenyl	*45.61 %*	*30 - 135*						
Semivolatile Organics by GC/MS by EPA 8270								
Bis(2-chloroethyl) ether	ND	200	µg/kg	1	QC2412248	12/16/24	EPA 8270	
2-Chlorophenol	ND	200	µg/kg	"	"	"	"	
1,3-Dichlorobenzene	ND	200	µg/kg	"	"	"	"	
1,4-Dichlorobenzene	ND	200	µg/kg	"	"	"	"	
1,2-Dichlorobenzene	ND	200	µg/kg	"	"	"	"	

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24 Executive Park,	Project Number:	ES24-452619	Reported
Irvine, CA	Project Manager:	Chris Carson	12/17/24 14:05

SPCS1
J243583-001(Soil)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Analyzed	Method	Notes
Semivolatile Organics by GC/MS by EPA 8270								
o-Cresol	ND	200	µg/kg	1	QC2412248	12/16/24	EPA 8270	
m,p-Cresol	ND	200	µg/kg	"	"	"	"	
Hexachloroethane	ND	200	µg/kg	"	"	"	"	
Nitrobenzene	ND	200	µg/kg	"	"	"	"	
Isophorone	ND	200	µg/kg	"	"	"	"	
Bis(2-chloroethoxy) methane	ND	200	µg/kg	"	"	"	"	
1,2,4-Trichlorobenzene	ND	200	µg/kg	"	"	"	"	
Naphthalene	ND	200	µg/kg	"	"	"	"	
4-Chloroaniline	ND	200	µg/kg	"	"	"	"	
4-Chloro-3-methylphenol	ND	200	µg/kg	"	"	"	"	
2-Methylnaphthalene	ND	200	µg/kg	"	"	"	"	
1-Methylnaphthalene	ND	200	µg/kg	"	"	"	"	
2,4,6-Trichlorophenol	ND	200	µg/kg	"	"	"	"	
2,4,5-Trichlorophenol	ND	200	µg/kg	"	"	"	"	
2-Chloronaphthalene	ND	200	µg/kg	"	"	"	"	
Dimethylphthalate	ND	200	µg/kg	"	"	"	"	
Acenaphthalene	ND	200	µg/kg	"	"	"	"	
Acenaphthene	ND	200	µg/kg	"	"	"	"	
2,4-Dinitrotoluene	ND	200	µg/kg	"	"	"	"	
Dibenzofuran	ND	200	µg/kg	"	"	"	"	
2,3,5,6-Tetrachlorophenol	ND	200	µg/kg	"	"	"	"	
2,3,4,6-Tetrachlorophenol	ND	200	µg/kg	"	"	"	"	
Diethylphthalate	ND	200	µg/kg	"	"	"	"	
Fluorene	ND	200	µg/kg	"	"	"	"	
4-Chlorophenyl Phenyl Ether	ND	200	µg/kg	"	"	"	"	
Diphenylamine	ND	200	µg/kg	"	"	"	"	
Azobenzene	ND	200	µg/kg	"	"	"	"	
4-Bromophenyl Phenyl Ether	ND	200	µg/kg	"	"	"	"	
Hexachlorobenzene	ND	200	µg/kg	"	"	"	"	
Phenanthrene	ND	200	µg/kg	"	"	"	"	
Anthracene	ND	200	µg/kg	"	"	"	"	
Carbazole	ND	200	µg/kg	"	"	"	"	
Di-n-butylphthalate	ND	200	µg/kg	"	"	"	"	
Fluoranthene	ND	200	µg/kg	"	"	"	"	
Pyrene	ND	200	µg/kg	"	"	"	"	
Benzyl Butyl Phthalate	ND	200	µg/kg	"	"	"	"	
Di(2-ethylhexyl) adipate	ND	200	µg/kg	"	"	"	"	
Benzo(a)anthracene	ND	200	µg/kg	"	"	"	"	

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24 Executive Park,	Project Number:	ES24-452619	Reported
Irvine, CA	Project Manager:	Chris Carson	12/17/24 14:05

SPCS1
J243583-001(Soil)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Analyzed	Method	Notes
Semivolatile Organics by GC/MS by EPA 8270								
Chrysene	ND	200	µg/kg	1	QC2412248	12/16/24	EPA 8270	
Di-n-octyl Phthalate	ND	200	µg/kg	"	"	"	"	
Benzo(b)fluoranthene	ND	200	µg/kg	"	"	"	"	
Benzo(k)fluoranthene	ND	200	µg/kg	"	"	"	"	
Benzo(a)pyrene	ND	200	µg/kg	"	"	"	"	
Indeno(1,2,3-cd)pyrene	ND	200	µg/kg	"	"	"	"	
Dibenz(a,h)anthracene	ND	200	µg/kg	"	"	"	"	
Benzo(g,h,i)perylene	ND	200	µg/kg	"	"	"	"	
Bis(2-ethylhexyl)phthalate	ND	200	µg/kg	"	"	"	"	
Surrogate: p-Terphenyl-d14	*39.26 %*	*40.01 - 159.46*	SMSR					
Surrogate: 2-Fluorophenol	*55.07 %*	*20.07 - 128.11*						
Surrogate: 2-Fluorobiphenyl	*48.24 %*	*22.46 - 149.59*						
Total Petroleum Hydrocarbons by EPA 8015								
C10 - C28	ND	10.0	mg/kg	1	QC2412134	12/09/24	EPA 8015	
C13 - C15	ND	1.0	mg/kg	"	"	"	"	
C16 - C17	ND	1.0	mg/kg	"	"	"	"	
C18 - C19	ND	1.0	mg/kg	"	"	"	"	
C20 - C23	ND	1.0	mg/kg	"	"	"	"	
C24 - C27	ND	1.0	mg/kg	"	"	"	"	
C28 - C31	ND	1.0	mg/kg	"	"	"	"	
C32 - C35	ND	1.0	mg/kg	"	"	"	"	
C36 - C40	ND	1.0	mg/kg	"	"	"	"	
C13 - C22	ND	10.0	mg/kg	"	"	"	"	
C23 - C40	ND	10.0	mg/kg	"	"	"	"	
Surrogate: Hexacosane	*90.86 %*	*50 - 140*						
Volatile Organic Compounds by EPA 8260								
Benzene	ND	1.0	µg/kg	1	QC2412081	12/05/24	EPA 8260	
Bromobenzene	ND	1.0	µg/kg	"	"	"	"	
Bromodichloromethane	ND	1.0	µg/kg	"	"	"	"	
Bromoform	ND	1.0	µg/kg	"	"	"	"	
n-Butylbenzene	ND	1.0	µg/kg	"	"	"	"	
sec-Butylbenzene	ND	1.0	µg/kg	"	"	"	"	
tert-Butylbenzene	ND	1.0	µg/kg	"	"	"	"	

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Partner Engineering & Science, Inc.	Project:	Red Hook Capital, Winchester CA	
24 Executive Park,	Project Number:	ES24-452619	Reported
Irvine, CA	Project Manager:	Chris Carson	12/17/24 14:05

SPCS1
J243583-001(Soil)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Analyzed	Method	Notes
Volatile Organic Compounds by EPA 8260								
Carbon tetrachloride	ND	1.0	µg/kg	1	QC2412081	12/05/24	EPA 8260	
Chlorobenzene	ND	1.0	µg/kg	"	"	"	"	
Chloroform	ND	1.0	µg/kg	"	"	"	"	
2-Chlorotoluene	ND	1.0	µg/kg	"	"	"	"	
4-Chlorotoluene	ND	1.0	µg/kg	"	"	"	"	
Dibromochloromethane	ND	1.0	µg/kg	"	"	"	"	
1,2-Dibromo-3-chloropropane	ND	1.0	µg/kg	"	"	"	"	
1,2-Dibromoethane (EDB)	ND	1.0	µg/kg	"	"	"	"	
Dibromomethane	ND	1.0	µg/kg	"	"	"	"	
1,2- Dichlorobenzene	ND	1.0	µg/kg	"	"	"	"	
1,3-Dichlorobenzene	ND	1.0	µg/kg	"	"	"	"	
1,4-Dichlorobenzene	ND	1.0	µg/kg	"	"	"	"	
1,1-Dichloroethane	ND	1.0	µg/kg	"	"	"	"	
1,2-Dichloroethane	ND	1.0	µg/kg	"	"	"	"	
1,1-Dichloroethene	ND	1.0	µg/kg	"	"	"	"	
cis-1,2-Dichloroethene	ND	1.0	µg/kg	"	"	"	"	
trans-1,2-Dichloroethene	ND	1.0	µg/kg	"	"	"	"	
1,2-Dichloropropane	ND	1.0	µg/kg	"	"	"	"	
1,3-Dichloropropane	ND	1.0	µg/kg	"	"	"	"	
2,2-Dichloropropane	ND	1.0	µg/kg	"	"	"	"	
1,1-Dichloropropene	ND	1.0	µg/kg	"	"	"	"	
cis-1,3-Dichloropropene	ND	1.0	µg/kg	"	"	"	"	
trans-1,3-Dichloropropene	ND	1.0	µg/kg	"	"	"	"	
Ethylbenzene	ND	1.0	µg/kg	"	"	"	"	
Freon 11	ND	5.0	µg/kg	"	"	"	"	
Freon 12	ND	5.0	µg/kg	"	"	"	"	
Freon 113	ND	5.0	µg/kg	"	"	"	"	
Hexachlorobutadiene	ND	1.0	µg/kg	"	"	"	"	
Isopropylbenzene	ND	1.0	µg/kg	"	"	"	"	
4-Isopropyltoluene	ND	1.0	µg/kg	"	"	"	"	
Methylene chloride	ND	1.0	µg/kg	"	"	"	"	
Naphthalene	ND	5.0	µg/kg	"	"	"	"	
n-Propylbenzene	ND	1.0	µg/kg	"	"	"	"	
Styrene	ND	1.0	µg/kg	"	"	"	"	
1,1,1,2-Tetrachloroethane	ND	1.0	µg/kg	"	"	"	"	
1,1,2,2-Tetrachloroethane	ND	1.0	µg/kg	"	"	"	"	
Tetrachloroethene	ND	1.0	µg/kg	"	"	"	"	
Toluene	ND	1.0	µg/kg	"	"	"	"	

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714-449-9937 PHONE
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Partner Engineering & Science, Inc.	Project:	Red Hook Capital, Winchester CA	
24 Executive Park,	Project Number:	ES24-452619	Reported
Irvine, CA	Project Manager:	Chris Carson	12/17/24 14:05

SPCS1
J243583-001(Soil)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Analyzed	Method	Notes
Volatile Organic Compounds by EPA 8260								
1,2,3-Trichlorobenzene	ND	3.0	µg/kg	1	QC2412081	12/05/24	EPA 8260	
1,2,4-Trichlorobenzene	ND	3.0	µg/kg	"	"	"	"	
1,1,1-Trichloroethane	ND	1.0	µg/kg	"	"	"	"	
1,1,2-Trichloroethane	ND	1.0	µg/kg	"	"	"	"	
Trichloroethene	ND	1.0	µg/kg	"	"	"	"	
1,2,3-Trichloropropane	ND	1.0	µg/kg	"	"	"	"	
1,2,4-Trimethylbenzene	ND	1.0	µg/kg	"	"	"	"	
1,3,5-Trimethylbenzene	ND	1.0	µg/kg	"	"	"	"	
Vinyl chloride	ND	1.0	µg/kg	"	"	"	"	
m+p-Xylene	ND	2.0	µg/kg	"	"	"	"	
o-Xylene	ND	1.0	µg/kg	"	"	"	"	
Methyl-tert-butylether	ND	5.0	µg/kg	"	"	"	"	
Ethyl-tert-butylether	ND	5.0	µg/kg	"	"	"	"	
Di-isopropylether	ND	5.0	µg/kg	"	"	"	"	
tert-amylmethylether	ND	5.0	µg/kg	"	"	"	"	
tert-Butylalcohol	ND	50.0	µg/kg	"	"	"	"	
Gasoline Range Organics (C4-C12)	ND	0.20	mg/kg	"	"	"	"	

Surrogate: Toluene-d8	*97.06 %*	*60 - 140*
Surrogate: Dibromofluoromethane	*107.94 %*	*60 - 140*
Surrogate: 4-Bromofluorobenzene	*91.92 %*	*60 - 140*

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Partner Engineering & Science, Inc.	Project:	Red Hook Capital, Winchester CA	
24 Executive Park,	Project Number:	ES24-452619	Reported
Irvine, CA	Project Manager:	Chris Carson	12/17/24 14:05

SPCN2
J243583-002(Soil)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Analyzed	Method	Notes
CAM 17 Metals by ICP-OES by EPA 6010								
Silver, Ag	ND	0.5	mg/kg	1	QC2412123	12/10/24	EPA 6010	
Arsenic, As	ND	5.0	mg/kg	"	"	"	"	
Barium, Ba	101	0.5	mg/kg	"	"	"	"	
Beryllium, Be	ND	0.5	mg/kg	"	"	"	"	
Cadmium, Cd	ND	0.5	mg/kg	"	"	"	"	
Cobalt, Co	8.2	0.5	mg/kg	"	"	"	"	
Chromium, Cr	25.5	0.5	mg/kg	"	"	"	"	
Copper, Cu	22.7	0.5	mg/kg	"	"	"	"	
Molybdenum, Mo	ND	0.5	mg/kg	"	"	"	"	
Nickel, Ni	10.6	0.5	mg/kg	"	"	"	"	
Lead, Pb	2.2	0.5	mg/kg	"	"	"	"	
Antimony, Sb	ND	5.0	mg/kg	"	"	"	"	
Selenium, Se	ND	5.0	mg/kg	"	"	"	"	
Thallium, Tl	ND	5.0	mg/kg	"	"	"	"	
Vanadium, V	68.0	0.5	mg/kg	"	"	"	"	
Zinc, Zn	38.8	0.5	mg/kg	"	"	"	"	
Mercury by Cold Vapor Atomic Absorption by EPA 7471								
Mercury, Hg	0.036	0.020	mg/kg	1	QC2412128	12/10/24	EPA 7471	
Polychlorinated Biphenyls (PCBs) by GC/ECD by EPA 8082								
Aroclor 1016	ND	50.0	µg/kg	1	QC2412229	12/13/24	EPA 8082	
Aroclor 1221	ND	50.0	µg/kg	"	"	"	"	
Aroclor 1232	ND	50.0	µg/kg	"	"	"	"	
Aroclor 1242	ND	50.0	µg/kg	"	"	"	"	
Aroclor 1248	ND	50.0	µg/kg	"	"	"	"	
Aroclor 1254	ND	50.0	µg/kg	"	"	"	"	
Aroclor 1260	ND	50.0	µg/kg	"	"	"	"	
Aroclor 1262	ND	50.0	µg/kg	"	"	"	"	
Aroclor 1268	ND	50.0	µg/kg	"	"	"	"	
Surrogate: TCMX	*53.59 %*	*30 - 135*						
Surrogate: Decachlorobiphenyl	*51.49 %*	*30 - 135*						
Semivolatile Organics by GC/MS by EPA 8270								
Bis(2-chloroethyl) ether	ND	200	µg/kg	1	QC2412248	12/16/24	EPA 8270	
2-Chlorophenol	ND	200	µg/kg	"	"	"	"	
1,3-Dichlorobenzene	ND	200	µg/kg	"	"	"	"	
1,4-Dichlorobenzene	ND	200	µg/kg	"	"	"	"	
1,2-Dichlorobenzene	ND	200	µg/kg	"	"	"	"	

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24 Executive Park,	Project Number:	ES24-452619	Reported
Irvine, CA	Project Manager:	Chris Carson	12/17/24 14:05

SPCN2
J243583-002(Soil)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Analyzed	Method	Notes
Semivolatile Organics by GC/MS by EPA 8270								
o-Cresol	ND	200	µg/kg	1	QC2412248	12/16/24	EPA 8270	
m,p-Cresol	ND	200	µg/kg	"	"	"	"	
Hexachloroethane	ND	200	µg/kg	"	"	"	"	
Nitrobenzene	ND	200	µg/kg	"	"	"	"	
Isophorone	ND	200	µg/kg	"	"	"	"	
Bis(2-chloroethoxy) methane	ND	200	µg/kg	"	"	"	"	
1,2,4-Trichlorobenzene	ND	200	µg/kg	"	"	"	"	
Naphthalene	ND	200	µg/kg	"	"	"	"	
4-Chloroaniline	ND	200	µg/kg	"	"	"	"	
4-Chloro-3-methylphenol	ND	200	µg/kg	"	"	"	"	
2-Methylnaphthalene	ND	200	µg/kg	"	"	"	"	
1-Methylnaphthalene	ND	200	µg/kg	"	"	"	"	
2,4,6-Trichlorophenol	ND	200	µg/kg	"	"	"	"	
2,4,5-Trichlorophenol	ND	200	µg/kg	"	"	"	"	
2-Chloronaphthalene	ND	200	µg/kg	"	"	"	"	
Dimethylphthalate	ND	200	µg/kg	"	"	"	"	
Acenaphthalene	ND	200	µg/kg	"	"	"	"	
Acenaphthene	ND	200	µg/kg	"	"	"	"	
2,4-Dinitrotoluene	ND	200	µg/kg	"	"	"	"	
Dibenzofuran	ND	200	µg/kg	"	"	"	"	
2,3,5,6-Tetrachlorophenol	ND	200	µg/kg	"	"	"	"	
2,3,4,6-Tetrachlorophenol	ND	200	µg/kg	"	"	"	"	
Diethylphthalate	ND	200	µg/kg	"	"	"	"	
Fluorene	ND	200	µg/kg	"	"	"	"	
4-Chlorophenyl Phenyl Ether	ND	200	µg/kg	"	"	"	"	
Diphenylamine	ND	200	µg/kg	"	"	"	"	
Azobenzene	ND	200	µg/kg	"	"	"	"	
4-Bromophenyl Phenyl Ether	ND	200	µg/kg	"	"	"	"	
Hexachlorobenzene	ND	200	µg/kg	"	"	"	"	
Phenanthrene	ND	200	µg/kg	"	"	"	"	
Anthracene	ND	200	µg/kg	"	"	"	"	
Carbazole	ND	200	µg/kg	"	"	"	"	
Di-n-butylphthalate	ND	200	µg/kg	"	"	"	"	
Fluoranthene	ND	200	µg/kg	"	"	"	"	
Pyrene	ND	200	µg/kg	"	"	"	"	
Benzyl Butyl Phthalate	ND	200	µg/kg	"	"	"	"	
Di(2-ethylhexyl) adipate	ND	200	µg/kg	"	"	"	"	
Benzo(a)anthracene	ND	200	µg/kg	"	"	"	"	

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24 Executive Park,	Project Number:	ES24-452619	Reported
Irvine, CA	Project Manager:	Chris Carson	12/17/24 14:05

SPCN2
J243583-002(Soil)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Analyzed	Method	Notes
Semivolatile Organics by GC/MS by EPA 8270								
Chrysene	ND	200	µg/kg	1	QC2412248	12/16/24	EPA 8270	
Di-n-octyl Phthalate	ND	200	µg/kg	"	"	"	"	
Benzo(b)fluoranthene	ND	200	µg/kg	"	"	"	"	
Benzo(k)fluoranthene	ND	200	µg/kg	"	"	"	"	
Benzo(a)pyrene	ND	200	µg/kg	"	"	"	"	
Indeno(1,2,3-cd)pyrene	ND	200	µg/kg	"	"	"	"	
Dibenz(a,h)anthracene	ND	200	µg/kg	"	"	"	"	
Benzo(g,h,i)perylene	ND	200	µg/kg	"	"	"	"	
Bis(2-ethylhexyl)phthalate	ND	200	µg/kg	"	"	"	"	
Surrogate: p-Terphenyl-d14	*47.60 %*	*40.01 - 159.46*						
Surrogate: 2-Fluorophenol	*64.67 %*	*20.07 - 128.11*						
Surrogate: 2-Fluorobiphenyl	*56.75 %*	*22.46 - 149.59*						
Total Petroleum Hydrocarbons by EPA 8015								
C10 - C28	ND	10.0	mg/kg	1	QC2412134	12/09/24	EPA 8015	
C13 - C15	ND	1.0	mg/kg	"	"	"	"	
C16 - C17	ND	1.0	mg/kg	"	"	"	"	
C18 - C19	ND	1.0	mg/kg	"	"	"	"	
C20 - C23	ND	1.0	mg/kg	"	"	"	"	
C24 - C27	ND	1.0	mg/kg	"	"	"	"	
C28 - C31	ND	1.0	mg/kg	"	"	"	"	
C32 - C35	ND	1.0	mg/kg	"	"	"	"	
C36 - C40	ND	1.0	mg/kg	"	"	"	"	
C13 - C22	ND	10.0	mg/kg	"	"	"	"	
C23 - C40	ND	10.0	mg/kg	"	"	"	"	
Surrogate: Hexacosane	*86.66 %*	*50 - 140*						
Volatile Organic Compounds by EPA 8260								
Benzene	ND	1.0	µg/kg	1	QC2412081	12/05/24	EPA 8260	
Bromobenzene	ND	1.0	µg/kg	"	"	"	"	
Bromodichloromethane	ND	1.0	µg/kg	"	"	"	"	
Bromoform	ND	1.0	µg/kg	"	"	"	"	
n-Butylbenzene	ND	1.0	µg/kg	"	"	"	"	
sec-Butylbenzene	ND	1.0	µg/kg	"	"	"	"	
tert-Butylbenzene	ND	1.0	µg/kg	"	"	"	"	

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24 Executive Park,	Project Number:	ES24-452619	Reported
Irvine, CA	Project Manager:	Chris Carson	12/17/24 14:05

SPCN2
J243583-002(Soil)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Analyzed	Method	Notes
Volatile Organic Compounds by EPA 8260								
Carbon tetrachloride	ND	1.0	µg/kg	1	QC2412081	12/05/24	EPA 8260	
Chlorobenzene	ND	1.0	µg/kg	"	"	"	"	
Chloroform	ND	1.0	µg/kg	"	"	"	"	
2-Chlorotoluene	ND	1.0	µg/kg	"	"	"	"	
4-Chlorotoluene	ND	1.0	µg/kg	"	"	"	"	
Dibromochloromethane	ND	1.0	µg/kg	"	"	"	"	
1,2-Dibromo-3-chloropropane	ND	1.0	µg/kg	"	"	"	"	
1,2-Dibromoethane (EDB)	ND	1.0	µg/kg	"	"	"	"	
Dibromomethane	ND	1.0	µg/kg	"	"	"	"	
1,2- Dichlorobenzene	ND	1.0	µg/kg	"	"	"	"	
1,3-Dichlorobenzene	ND	1.0	µg/kg	"	"	"	"	
1,4-Dichlorobenzene	ND	1.0	µg/kg	"	"	"	"	
1,1-Dichloroethane	ND	1.0	µg/kg	"	"	"	"	
1,2-Dichloroethane	ND	1.0	µg/kg	"	"	"	"	
1,1-Dichloroethene	ND	1.0	µg/kg	"	"	"	"	
cis-1,2-Dichloroethene	ND	1.0	µg/kg	"	"	"	"	
trans-1,2-Dichloroethene	ND	1.0	µg/kg	"	"	"	"	
1,2-Dichloropropane	ND	1.0	µg/kg	"	"	"	"	
1,3-Dichloropropane	ND	1.0	µg/kg	"	"	"	"	
2,2-Dichloropropane	ND	1.0	µg/kg	"	"	"	"	
1,1-Dichloropropene	ND	1.0	µg/kg	"	"	"	"	
cis-1,3-Dichloropropene	ND	1.0	µg/kg	"	"	"	"	
trans-1,3-Dichloropropene	ND	1.0	µg/kg	"	"	"	"	
Ethylbenzene	ND	1.0	µg/kg	"	"	"	"	
Freon 11	ND	5.0	µg/kg	"	"	"	"	
Freon 12	ND	5.0	µg/kg	"	"	"	"	
Freon 113	ND	5.0	µg/kg	"	"	"	"	
Hexachlorobutadiene	ND	1.0	µg/kg	"	"	"	"	
Isopropylbenzene	ND	1.0	µg/kg	"	"	"	"	
4-Isopropyltoluene	ND	1.0	µg/kg	"	"	"	"	
Methylene chloride	ND	1.0	µg/kg	"	"	"	"	
Naphthalene	ND	5.0	µg/kg	"	"	"	"	
n-Propylbenzene	ND	1.0	µg/kg	"	"	"	"	
Styrene	ND	1.0	µg/kg	"	"	"	"	
1,1,1,2-Tetrachloroethane	ND	1.0	µg/kg	"	"	"	"	
1,1,2,2-Tetrachloroethane	ND	1.0	µg/kg	"	"	"	"	
Tetrachloroethene	ND	1.0	µg/kg	"	"	"	"	
Toluene	ND	1.0	µg/kg	"	"	"	"	

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24 Executive Park,	Project Number:	ES24-452619	Reported
Irvine, CA	Project Manager:	Chris Carson	12/17/24 14:05

SPCN2
J243583-002(Soil)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Analyzed	Method	Notes
Volatile Organic Compounds by EPA 8260								
1,2,3-Trichlorobenzene	ND	3.0	µg/kg	1	QC2412081	12/05/24	EPA 8260	
1,2,4-Trichlorobenzene	ND	3.0	µg/kg	"	"	"	"	
1,1,1-Trichloroethane	ND	1.0	µg/kg	"	"	"	"	
1,1,2-Trichloroethane	ND	1.0	µg/kg	"	"	"	"	
Trichloroethene	ND	1.0	µg/kg	"	"	"	"	
1,2,3-Trichloropropane	ND	1.0	µg/kg	"	"	"	"	
1,2,4-Trimethylbenzene	ND	1.0	µg/kg	"	"	"	"	
1,3,5-Trimethylbenzene	ND	1.0	µg/kg	"	"	"	"	
Vinyl chloride	ND	1.0	µg/kg	"	"	"	"	
m+p-Xylene	ND	2.0	µg/kg	"	"	"	"	
o-Xylene	ND	1.0	µg/kg	"	"	"	"	
Methyl-tert-butylether	ND	5.0	µg/kg	"	"	"	"	
Ethyl-tert-butylether	ND	5.0	µg/kg	"	"	"	"	
Di-isopropylether	ND	5.0	µg/kg	"	"	"	"	
tert-amylmethylether	ND	5.0	µg/kg	"	"	"	"	
tert-Butylalcohol	ND	50.0	µg/kg	"	"	"	"	
Gasoline Range Organics (C4-C12)	ND	0.20	mg/kg	"	"	"	"	

Surrogate: Toluene-d8	*97.33 %*	*60 - 140*
Surrogate: Dibromofluoromethane	*107.34 %*	*60 - 140*
Surrogate: 4-Bromofluorobenzene	*92.05 %*	*60 - 140*

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Partner Engineering & Science, Inc.	Project:	Red Hook Capital, Winchester CA	
24 Executive Park,	Project Number:	ES24-452619	Reported
Irvine, CA	Project Manager:	Chris Carson	12/17/24 14:05

SPWC1
J243583-003(Soil)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Analyzed	Method	Notes
CAM 17 Metals by ICP-OES by EPA 6010								
Silver, Ag	ND	0.5	mg/kg	1	QC2412123	12/10/24	EPA 6010	
Arsenic, As	ND	5.0	mg/kg	"	"	"	"	
Barium, Ba	111	0.5	mg/kg	"	"	"	"	
Beryllium, Be	ND	0.5	mg/kg	"	"	"	"	
Cadmium, Cd	ND	0.5	mg/kg	"	"	"	"	
Cobalt, Co	9.5	0.5	mg/kg	"	"	"	"	
Chromium, Cr	30.8	0.5	mg/kg	"	"	"	"	
Copper, Cu	27.9	0.5	mg/kg	"	"	"	"	
Molybdenum, Mo	ND	0.5	mg/kg	"	"	"	"	
Nickel, Ni	13.4	0.5	mg/kg	"	"	"	"	
Lead, Pb	2.4	0.5	mg/kg	"	"	"	"	
Antimony, Sb	ND	5.0	mg/kg	"	"	"	"	
Selenium, Se	ND	5.0	mg/kg	"	"	"	"	
Thallium, Tl	ND	5.0	mg/kg	"	"	"	"	
Vanadium, V	93.5	0.5	mg/kg	"	"	"	"	
Zinc, Zn	53.1	0.5	mg/kg	"	"	"	"	
Mercury by Cold Vapor Atomic Absorption by EPA 7471								
Mercury, Hg	ND	0.020	mg/kg	1	QC2412128	12/10/24	EPA 7471	
Polychlorinated Biphenyls (PCBs) by GC/ECD by EPA 8082								
Aroclor 1016	ND	50.0	µg/kg	1	QC2412229	12/13/24	EPA 8082	
Aroclor 1221	ND	50.0	µg/kg	"	"	"	"	
Aroclor 1232	ND	50.0	µg/kg	"	"	"	"	
Aroclor 1242	ND	50.0	µg/kg	"	"	"	"	
Aroclor 1248	ND	50.0	µg/kg	"	"	"	"	
Aroclor 1254	ND	50.0	µg/kg	"	"	"	"	
Aroclor 1260	ND	50.0	µg/kg	"	"	"	"	
Aroclor 1262	ND	50.0	µg/kg	"	"	"	"	
Aroclor 1268	ND	50.0	µg/kg	"	"	"	"	
Surrogate: TCMX	*61.11 %*	*30 - 135*						
Surrogate: Decachlorobiphenyl	*59.00 %*	*30 - 135*						
Semivolatile Organics by GC/MS by EPA 8270								
Bis(2-chloroethyl) ether	ND	200	µg/kg	1	QC2412248	12/16/24	EPA 8270	
2-Chlorophenol	ND	200	µg/kg	"	"	"	"	
1,3-Dichlorobenzene	ND	200	µg/kg	"	"	"	"	
1,4-Dichlorobenzene	ND	200	µg/kg	"	"	"	"	
1,2-Dichlorobenzene	ND	200	µg/kg	"	"	"	"	

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Partner Engineering & Science, Inc.	Project:	Red Hook Capital, Winchester CA	
24 Executive Park,	Project Number:	ES24-452619	Reported
Irvine, CA	Project Manager:	Chris Carson	12/17/24 14:05

SPWC1
J243583-003(Soil)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Analyzed	Method	Notes
Semivolatile Organics by GC/MS by EPA 8270								
o-Cresol	ND	200	µg/kg	1	QC2412248	12/16/24	EPA 8270	
m,p-Cresol	ND	200	µg/kg	"	"	"	"	
Hexachloroethane	ND	200	µg/kg	"	"	"	"	
Nitrobenzene	ND	200	µg/kg	"	"	"	"	
Isophorone	ND	200	µg/kg	"	"	"	"	
Bis(2-chloroethoxy) methane	ND	200	µg/kg	"	"	"	"	
1,2,4-Trichlorobenzene	ND	200	µg/kg	"	"	"	"	
Naphthalene	ND	200	µg/kg	"	"	"	"	
4-Chloroaniline	ND	200	µg/kg	"	"	"	"	
4-Chloro-3-methylphenol	ND	200	µg/kg	"	"	"	"	
2-Methylnaphthalene	ND	200	µg/kg	"	"	"	"	
1-Methylnaphthalene	ND	200	µg/kg	"	"	"	"	
2,4,6-Trichlorophenol	ND	200	µg/kg	"	"	"	"	
2,4,5-Trichlorophenol	ND	200	µg/kg	"	"	"	"	
2-Chloronaphthalene	ND	200	µg/kg	"	"	"	"	
Dimethylphthalate	ND	200	µg/kg	"	"	"	"	
Acenaphthalene	ND	200	µg/kg	"	"	"	"	
Acenaphthene	ND	200	µg/kg	"	"	"	"	
2,4-Dinitrotoluene	ND	200	µg/kg	"	"	"	"	
Dibenzofuran	ND	200	µg/kg	"	"	"	"	
2,3,5,6-Tetrachlorophenol	ND	200	µg/kg	"	"	"	"	
2,3,4,6-Tetrachlorophenol	ND	200	µg/kg	"	"	"	"	
Diethylphthalate	ND	200	µg/kg	"	"	"	"	
Fluorene	ND	200	µg/kg	"	"	"	"	
4-Chlorophenyl Phenyl Ether	ND	200	µg/kg	"	"	"	"	
Diphenylamine	ND	200	µg/kg	"	"	"	"	
Azobenzene	ND	200	µg/kg	"	"	"	"	
4-Bromophenyl Phenyl Ether	ND	200	µg/kg	"	"	"	"	
Hexachlorobenzene	ND	200	µg/kg	"	"	"	"	
Phenanthrene	ND	200	µg/kg	"	"	"	"	
Anthracene	ND	200	µg/kg	"	"	"	"	
Carbazole	ND	200	µg/kg	"	"	"	"	
Di-n-butylphthalate	ND	200	µg/kg	"	"	"	"	
Fluoranthene	ND	200	µg/kg	"	"	"	"	
Pyrene	ND	200	µg/kg	"	"	"	"	
Benzyl Butyl Phthalate	ND	200	µg/kg	"	"	"	"	
Di(2-ethylhexyl) adipate	ND	200	µg/kg	"	"	"	"	
Benzo(a)anthracene	ND	200	µg/kg	"	"	"	"	

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Partner Engineering & Science, Inc.	Project:	Red Hook Capital, Winchester CA	
24 Executive Park,	Project Number:	ES24-452619	Reported
Irvine, CA	Project Manager:	Chris Carson	12/17/24 14:05

SPWC1
J243583-003(Soil)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Analyzed	Method	Notes
Semivolatile Organics by GC/MS by EPA 8270								
Chrysene	ND	200	µg/kg	1	QC2412248	12/16/24	EPA 8270	
Di-n-octyl Phthalate	ND	200	µg/kg	"	"	"	"	
Benzo(b)fluoranthene	ND	200	µg/kg	"	"	"	"	
Benzo(k)fluoranthene	ND	200	µg/kg	"	"	"	"	
Benzo(a)pyrene	ND	200	µg/kg	"	"	"	"	
Indeno(1,2,3-cd)pyrene	ND	200	µg/kg	"	"	"	"	
Dibenz(a,h)anthracene	ND	200	µg/kg	"	"	"	"	
Benzo(g,h,i)perylene	ND	200	µg/kg	"	"	"	"	
Bis(2-ethylhexyl)phthalate	ND	200	µg/kg	"	"	"	"	
Surrogate: p-Terphenyl-d14	*41.22 %*	*40.01 - 159.46*						
Surrogate: 2-Fluorophenol	*58.67 %*	*20.07 - 128.11*						
Surrogate: 2-Fluorobiphenyl	*50.45 %*	*22.46 - 149.59*						
Total Petroleum Hydrocarbons by EPA 8015								
C10 - C28	ND	10.0	mg/kg	1	QC2412134	12/09/24	EPA 8015	
C13 - C15	ND	1.0	mg/kg	"	"	"	"	
C16 - C17	ND	1.0	mg/kg	"	"	"	"	
C18 - C19	ND	1.0	mg/kg	"	"	"	"	
C20 - C23	ND	1.0	mg/kg	"	"	"	"	
C24 - C27	ND	1.0	mg/kg	"	"	"	"	
C28 - C31	ND	1.0	mg/kg	"	"	"	"	
C32 - C35	ND	1.0	mg/kg	"	"	"	"	
C36 - C40	ND	1.0	mg/kg	"	"	"	"	
C13 - C22	ND	10.0	mg/kg	"	"	"	"	
C23 - C40	ND	10.0	mg/kg	"	"	"	"	
Surrogate: Hexacosane	*87.79 %*	*50 - 140*						
Volatile Organic Compounds by EPA 8260								
Benzene	ND	1.0	µg/kg	1	QC2412054	12/04/24	EPA 8260	
Bromobenzene	ND	1.0	µg/kg	"	"	"	"	
Bromodichloromethane	ND	1.0	µg/kg	"	"	"	"	
Bromoform	ND	1.0	µg/kg	"	"	"	"	
n-Butylbenzene	ND	1.0	µg/kg	"	"	"	"	
sec-Butylbenzene	ND	1.0	µg/kg	"	"	"	"	
tert-Butylbenzene	ND	1.0	µg/kg	"	"	"	"	

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24 Executive Park,	Project Number:	ES24-452619	Reported
Irvine, CA	Project Manager:	Chris Carson	12/17/24 14:05

SPWC1
J243583-003(Soil)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Analyzed	Method	Notes
Volatile Organic Compounds by EPA 8260								
Carbon tetrachloride	ND	1.0	µg/kg	1	QC2412054	12/04/24	EPA 8260	
Chlorobenzene	ND	1.0	µg/kg	"	"	"	"	
Chloroform	ND	1.0	µg/kg	"	"	"	"	
2-Chlorotoluene	ND	1.0	µg/kg	"	"	"	"	
4-Chlorotoluene	ND	1.0	µg/kg	"	"	"	"	
Dibromochloromethane	ND	1.0	µg/kg	"	"	"	"	
1,2-Dibromo-3-chloropropane	ND	1.0	µg/kg	"	"	"	"	
1,2-Dibromoethane (EDB)	ND	1.0	µg/kg	"	"	"	"	
Dibromomethane	ND	1.0	µg/kg	"	"	"	"	
1,2- Dichlorobenzene	ND	1.0	µg/kg	"	"	"	"	
1,3-Dichlorobenzene	ND	1.0	µg/kg	"	"	"	"	
1,4-Dichlorobenzene	ND	1.0	µg/kg	"	"	"	"	
1,1-Dichloroethane	ND	1.0	µg/kg	"	"	"	"	
1,2-Dichloroethane	ND	1.0	µg/kg	"	"	"	"	
1,1-Dichloroethene	ND	1.0	µg/kg	"	"	"	"	
cis-1,2-Dichloroethene	ND	1.0	µg/kg	"	"	"	"	
trans-1,2-Dichloroethene	ND	1.0	µg/kg	"	"	"	"	
1,2-Dichloropropane	ND	1.0	µg/kg	"	"	"	"	
1,3-Dichloropropane	ND	1.0	µg/kg	"	"	"	"	
2,2-Dichloropropane	ND	1.0	µg/kg	"	"	"	"	
1,1-Dichloropropene	ND	1.0	µg/kg	"	"	"	"	
cis-1,3-Dichloropropene	ND	1.0	µg/kg	"	"	"	"	
trans-1,3-Dichloropropene	ND	1.0	µg/kg	"	"	"	"	
Ethylbenzene	ND	1.0	µg/kg	"	"	"	"	
Freon 11	ND	5.0	µg/kg	"	"	"	"	
Freon 12	ND	5.0	µg/kg	"	"	"	"	
Freon 113	ND	5.0	µg/kg	"	"	"	"	
Hexachlorobutadiene	ND	1.0	µg/kg	"	"	"	"	
Isopropylbenzene	ND	1.0	µg/kg	"	"	"	"	
4-Isopropyltoluene	ND	1.0	µg/kg	"	"	"	"	
Methylene chloride	ND	1.0	µg/kg	"	"	"	"	
Naphthalene	ND	5.0	µg/kg	"	"	"	"	
n-Propylbenzene	ND	1.0	µg/kg	"	"	"	"	
Styrene	ND	1.0	µg/kg	"	"	"	"	
1,1,1,2-Tetrachloroethane	ND	1.0	µg/kg	"	"	"	"	
1,1,2,2-Tetrachloroethane	ND	1.0	µg/kg	"	"	"	"	
Tetrachloroethene	ND	1.0	µg/kg	"	"	"	"	
Toluene	ND	1.0	µg/kg	"	"	"	"	

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24 Executive Park,	Project Number:	ES24-452619	Reported
Irvine, CA	Project Manager:	Chris Carson	12/17/24 14:05

SPWC1
J243583-003(Soil)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Analyzed	Method	Notes
Volatile Organic Compounds by EPA 8260								
1,2,3-Trichlorobenzene	ND	3.0	µg/kg	1	QC2412054	12/04/24	EPA 8260	
1,2,4-Trichlorobenzene	ND	3.0	µg/kg	"	"	"	"	
1,1,1-Trichloroethane	ND	1.0	µg/kg	"	"	"	"	
1,1,2-Trichloroethane	ND	1.0	µg/kg	"	"	"	"	
Trichloroethene	ND	1.0	µg/kg	"	"	"	"	
1,2,3-Trichloropropane	ND	1.0	µg/kg	"	"	"	"	
1,2,4-Trimethylbenzene	ND	1.0	µg/kg	"	"	"	"	
1,3,5-Trimethylbenzene	ND	1.0	µg/kg	"	"	"	"	
Vinyl chloride	ND	1.0	µg/kg	"	"	"	"	
m+p-Xylene	ND	2.0	µg/kg	"	"	"	"	
o-Xylene	ND	1.0	µg/kg	"	"	"	"	
Methyl-tert-butylether	ND	5.0	µg/kg	"	"	"	"	
Ethyl-tert-butylether	ND	5.0	µg/kg	"	"	"	"	
Di-isopropylether	ND	5.0	µg/kg	"	"	"	"	
tert-amylmethylether	ND	5.0	µg/kg	"	"	"	"	
tert-Butylalcohol	ND	50.0	µg/kg	"	"	"	"	
Gasoline Range Organics (C4-C12)	ND	0.20	mg/kg	"	"	"	"	

Surrogate: Toluene-d8	*97.00 %*	*60 - 140*
Surrogate: Dibromofluoromethane	*107.44 %*	*60 - 140*
Surrogate: 4-Bromofluorobenzene	*93.61 %*	*60 - 140*

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24 Executive Park,	Project Number:	ES24-452619	Reported
Irvine, CA	Project Manager:	Chris Carson	12/17/24 14:05

SPWC2
J243583-004(Soil)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Analyzed	Method	Notes
CAM 17 Metals by ICP-OES by EPA 6010								
Silver, Ag	ND	0.5	mg/kg	1	QC2412123	12/10/24	EPA 6010	
Arsenic, As	ND	5.0	mg/kg	"	"	"	"	
Barium, Ba	90.8	0.5	mg/kg	"	"	"	"	
Beryllium, Be	0.6	0.5	mg/kg	"	"	"	"	
Cadmium, Cd	ND	0.5	mg/kg	"	"	"	"	
Cobalt, Co	7.7	0.5	mg/kg	"	"	"	"	
Chromium, Cr	35.1	0.5	mg/kg	"	"	"	"	
Copper, Cu	22.0	0.5	mg/kg	"	"	"	"	
Molybdenum, Mo	ND	0.5	mg/kg	"	"	"	"	
Nickel, Ni	15.6	0.5	mg/kg	"	"	"	"	
Lead, Pb	2.3	0.5	mg/kg	"	"	"	"	
Antimony, Sb	ND	5.0	mg/kg	"	"	"	"	
Selenium, Se	ND	5.0	mg/kg	"	"	"	"	
Thallium, Tl	ND	5.0	mg/kg	"	"	"	"	
Vanadium, V	75.9	0.5	mg/kg	"	"	"	"	
Zinc, Zn	59.2	0.5	mg/kg	"	"	"	"	
Mercury by Cold Vapor Atomic Absorption by EPA 7471								
Mercury, Hg	ND	0.020	mg/kg	1	QC2412128	12/10/24	EPA 7471	
Polychlorinated Biphenyls (PCBs) by GC/ECD by EPA 8082								
Aroclor 1016	ND	50.0	µg/kg	1	QC2412229	12/13/24	EPA 8082	
Aroclor 1221	ND	50.0	µg/kg	"	"	"	"	
Aroclor 1232	ND	50.0	µg/kg	"	"	"	"	
Aroclor 1242	ND	50.0	µg/kg	"	"	"	"	
Aroclor 1248	ND	50.0	µg/kg	"	"	"	"	
Aroclor 1254	ND	50.0	µg/kg	"	"	"	"	
Aroclor 1260	ND	50.0	µg/kg	"	"	"	"	
Aroclor 1262	ND	50.0	µg/kg	"	"	"	"	
Aroclor 1268	ND	50.0	µg/kg	"	"	"	"	
Surrogate: TCMX	*70.38 %*	*30 - 135*						
Surrogate: Decachlorobiphenyl	*55.40 %*	*30 - 135*						
Semivolatile Organics by GC/MS by EPA 8270								
Bis(2-chloroethyl) ether	ND	200	µg/kg	1	QC2412248	12/16/24	EPA 8270	
2-Chlorophenol	ND	200	µg/kg	"	"	"	"	
1,3-Dichlorobenzene	ND	200	µg/kg	"	"	"	"	
1,4-Dichlorobenzene	ND	200	µg/kg	"	"	"	"	
1,2-Dichlorobenzene	ND	200	µg/kg	"	"	"	"	

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24 Executive Park,	Project Number:	ES24-452619	Reported
Irvine, CA	Project Manager:	Chris Carson	12/17/24 14:05

SPWC2
J243583-004(Soil)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Analyzed	Method	Notes
Semivolatile Organics by GC/MS by EPA 8270								
o-Cresol	ND	200	µg/kg	1	QC2412248	12/16/24	EPA 8270	
m,p-Cresol	ND	200	µg/kg	"	"	"	"	
Hexachloroethane	ND	200	µg/kg	"	"	"	"	
Nitrobenzene	ND	200	µg/kg	"	"	"	"	
Isophorone	ND	200	µg/kg	"	"	"	"	
Bis(2-chloroethoxy) methane	ND	200	µg/kg	"	"	"	"	
1,2,4-Trichlorobenzene	ND	200	µg/kg	"	"	"	"	
Naphthalene	ND	200	µg/kg	"	"	"	"	
4-Chloroaniline	ND	200	µg/kg	"	"	"	"	
4-Chloro-3-methylphenol	ND	200	µg/kg	"	"	"	"	
2-Methylnaphthalene	ND	200	µg/kg	"	"	"	"	
1-Methylnaphthalene	ND	200	µg/kg	"	"	"	"	
2,4,6-Trichlorophenol	ND	200	µg/kg	"	"	"	"	
2,4,5-Trichlorophenol	ND	200	µg/kg	"	"	"	"	
2-Chloronaphthalene	ND	200	µg/kg	"	"	"	"	
Dimethylphthalate	ND	200	µg/kg	"	"	"	"	
Acenaphthalene	ND	200	µg/kg	"	"	"	"	
Acenaphthene	ND	200	µg/kg	"	"	"	"	
2,4-Dinitrotoluene	ND	200	µg/kg	"	"	"	"	
Dibenzofuran	ND	200	µg/kg	"	"	"	"	
2,3,5,6-Tetrachlorophenol	ND	200	µg/kg	"	"	"	"	
2,3,4,6-Tetrachlorophenol	ND	200	µg/kg	"	"	"	"	
Diethylphthalate	ND	200	µg/kg	"	"	"	"	
Fluorene	ND	200	µg/kg	"	"	"	"	
4-Chlorophenyl Phenyl Ether	ND	200	µg/kg	"	"	"	"	
Diphenylamine	ND	200	µg/kg	"	"	"	"	
Azobenzene	ND	200	µg/kg	"	"	"	"	
4-Bromophenyl Phenyl Ether	ND	200	µg/kg	"	"	"	"	
Hexachlorobenzene	ND	200	µg/kg	"	"	"	"	
Phenanthrene	ND	200	µg/kg	"	"	"	"	
Anthracene	ND	200	µg/kg	"	"	"	"	
Carbazole	ND	200	µg/kg	"	"	"	"	
Di-n-butylphthalate	ND	200	µg/kg	"	"	"	"	
Fluoranthene	ND	200	µg/kg	"	"	"	"	
Pyrene	ND	200	µg/kg	"	"	"	"	
Benzyl Butyl Phthalate	ND	200	µg/kg	"	"	"	"	
Di(2-ethylhexyl) adipate	ND	200	µg/kg	"	"	"	"	
Benzo(a)anthracene	ND	200	µg/kg	"	"	"	"	

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24 Executive Park,	Project Number:	ES24-452619	Reported
Irvine, CA	Project Manager:	Chris Carson	12/17/24 14:05

SPWC2
J243583-004(Soil)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Analyzed	Method	Notes
Semivolatile Organics by GC/MS by EPA 8270								
Chrysene	ND	200	µg/kg	1	QC2412248	12/16/24	EPA 8270	
Di-n-octyl Phthalate	ND	200	µg/kg	"	"	"	"	
Benzo(b)fluoranthene	ND	200	µg/kg	"	"	"	"	
Benzo(k)fluoranthene	ND	200	µg/kg	"	"	"	"	
Benzo(a)pyrene	ND	200	µg/kg	"	"	"	"	
Indeno(1,2,3-cd)pyrene	ND	200	µg/kg	"	"	"	"	
Dibenz(a,h)anthracene	ND	200	µg/kg	"	"	"	"	
Benzo(g,h,i)perylene	ND	200	µg/kg	"	"	"	"	
Bis(2-ethylhexyl)phthalate	ND	200	µg/kg	"	"	"	"	
Surrogate: p-Terphenyl-d14	*49.13 %*	*40.01 - 159.46*						
Surrogate: 2-Fluorophenol	*65.13 %*	*20.07 - 128.11*						
Surrogate: 2-Fluorobiphenyl	*57.82 %*	*22.46 - 149.59*						
Total Petroleum Hydrocarbons by EPA 8015								
C10 - C28	ND	10.0	mg/kg	1	QC2412134	12/09/24	EPA 8015	
C13 - C15	ND	1.0	mg/kg	"	"	"	"	
C16 - C17	ND	1.0	mg/kg	"	"	"	"	
C18 - C19	ND	1.0	mg/kg	"	"	"	"	
C20 - C23	ND	1.0	mg/kg	"	"	"	"	
C24 - C27	ND	1.0	mg/kg	"	"	"	"	
C28 - C31	ND	1.0	mg/kg	"	"	"	"	
C32 - C35	ND	1.0	mg/kg	"	"	"	"	
C36 - C40	ND	1.0	mg/kg	"	"	"	"	
C13 - C22	ND	10.0	mg/kg	"	"	"	"	
C23 - C40	ND	10.0	mg/kg	"	"	"	"	
Surrogate: Hexacosane	*81.92 %*	*50 - 140*						
Volatile Organic Compounds by EPA 8260								
Benzene	ND	1.0	µg/kg	1	QC2412054	12/04/24	EPA 8260	
Bromobenzene	ND	1.0	µg/kg	"	"	"	"	
Bromodichloromethane	ND	1.0	µg/kg	"	"	"	"	
Bromoform	ND	1.0	µg/kg	"	"	"	"	
n-Butylbenzene	ND	1.0	µg/kg	"	"	"	"	
sec-Butylbenzene	ND	1.0	µg/kg	"	"	"	"	
tert-Butylbenzene	ND	1.0	µg/kg	"	"	"	"	

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24 Executive Park,	Project Number:	ES24-452619	Reported
Irvine, CA	Project Manager:	Chris Carson	12/17/24 14:05

SPWC2
J243583-004(Soil)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Analyzed	Method	Notes
Volatile Organic Compounds by EPA 8260								
Carbon tetrachloride	ND	1.0	µg/kg	1	QC2412054	12/04/24	EPA 8260	
Chlorobenzene	ND	1.0	µg/kg	"	"	"	"	
Chloroform	ND	1.0	µg/kg	"	"	"	"	
2-Chlorotoluene	ND	1.0	µg/kg	"	"	"	"	
4-Chlorotoluene	ND	1.0	µg/kg	"	"	"	"	
Dibromochloromethane	ND	1.0	µg/kg	"	"	"	"	
1,2-Dibromo-3-chloropropane	ND	1.0	µg/kg	"	"	"	"	
1,2-Dibromoethane (EDB)	ND	1.0	µg/kg	"	"	"	"	
Dibromomethane	ND	1.0	µg/kg	"	"	"	"	
1,2- Dichlorobenzene	ND	1.0	µg/kg	"	"	"	"	
1,3-Dichlorobenzene	ND	1.0	µg/kg	"	"	"	"	
1,4-Dichlorobenzene	ND	1.0	µg/kg	"	"	"	"	
1,1-Dichloroethane	ND	1.0	µg/kg	"	"	"	"	
1,2-Dichloroethane	ND	1.0	µg/kg	"	"	"	"	
1,1-Dichloroethene	ND	1.0	µg/kg	"	"	"	"	
cis-1,2-Dichloroethene	ND	1.0	µg/kg	"	"	"	"	
trans-1,2-Dichloroethene	ND	1.0	µg/kg	"	"	"	"	
1,2-Dichloropropane	ND	1.0	µg/kg	"	"	"	"	
1,3-Dichloropropane	ND	1.0	µg/kg	"	"	"	"	
2,2-Dichloropropane	ND	1.0	µg/kg	"	"	"	"	
1,1-Dichloropropene	ND	1.0	µg/kg	"	"	"	"	
cis-1,3-Dichloropropene	ND	1.0	µg/kg	"	"	"	"	
trans-1,3-Dichloropropene	ND	1.0	µg/kg	"	"	"	"	
Ethylbenzene	ND	1.0	µg/kg	"	"	"	"	
Freon 11	ND	5.0	µg/kg	"	"	"	"	
Freon 12	ND	5.0	µg/kg	"	"	"	"	
Freon 113	ND	5.0	µg/kg	"	"	"	"	
Hexachlorobutadiene	ND	1.0	µg/kg	"	"	"	"	
Isopropylbenzene	ND	1.0	µg/kg	"	"	"	"	
4-Isopropyltoluene	ND	1.0	µg/kg	"	"	"	"	
Methylene chloride	ND	1.0	µg/kg	"	"	"	"	
Naphthalene	ND	5.0	µg/kg	"	"	"	"	
n-Propylbenzene	ND	1.0	µg/kg	"	"	"	"	
Styrene	ND	1.0	µg/kg	"	"	"	"	
1,1,1,2-Tetrachloroethane	ND	1.0	µg/kg	"	"	"	"	
1,1,2,2-Tetrachloroethane	ND	1.0	µg/kg	"	"	"	"	
Tetrachloroethene	ND	1.0	µg/kg	"	"	"	"	
Toluene	ND	1.0	µg/kg	"	"	"	"	

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Partner Engineering & Science, Inc.	Project:	Red Hook Capital, Winchester CA	
24 Executive Park,	Project Number:	ES24-452619	Reported
Irvine, CA	Project Manager:	Chris Carson	12/17/24 14:05

SPWC2
J243583-004(Soil)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Analyzed	Method	Notes
Volatile Organic Compounds by EPA 8260								
1,2,3-Trichlorobenzene	ND	3.0	µg/kg	1	QC2412054	12/04/24	EPA 8260	
1,2,4-Trichlorobenzene	ND	3.0	µg/kg	"	"	"	"	
1,1,1-Trichloroethane	ND	1.0	µg/kg	"	"	"	"	
1,1,2-Trichloroethane	ND	1.0	µg/kg	"	"	"	"	
Trichloroethene	ND	1.0	µg/kg	"	"	"	"	
1,2,3-Trichloropropane	ND	1.0	µg/kg	"	"	"	"	
1,2,4-Trimethylbenzene	ND	1.0	µg/kg	"	"	"	"	
1,3,5-Trimethylbenzene	ND	1.0	µg/kg	"	"	"	"	
Vinyl chloride	ND	1.0	µg/kg	"	"	"	"	
m+p-Xylene	ND	2.0	µg/kg	"	"	"	"	
o-Xylene	ND	1.0	µg/kg	"	"	"	"	
Methyl-tert-butylether	ND	5.0	µg/kg	"	"	"	"	
Ethyl-tert-butylether	ND	5.0	µg/kg	"	"	"	"	
Di-isopropylether	ND	5.0	µg/kg	"	"	"	"	
tert-amylmethylether	ND	5.0	µg/kg	"	"	"	"	
tert-Butylalcohol	ND	50.0	µg/kg	"	"	"	"	
Gasoline Range Organics (C4-C12)	ND	0.20	mg/kg	"	"	"	"	

Surrogate: Toluene-d8	*97.21 %*	*60 - 140*
Surrogate: Dibromofluoromethane	*107.57 %*	*60 - 140*
Surrogate: 4-Bromofluorobenzene	*94.66 %*	*60 - 140*

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24 Executive Park,	Project Number:	ES24-452619	Reported
Irvine, CA	Project Manager:	Chris Carson	12/17/24 14:05

SPWW
J243583-005(Soil)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Analyzed	Method	Notes
CAM 17 Metals by ICP-OES by EPA 6010								
Silver, Ag	ND	0.5	mg/kg	1	QC2412123	12/10/24	EPA 6010	
Arsenic, As	ND	5.0	mg/kg	"	"	"	"	
Barium, Ba	311	0.5	mg/kg	"	"	"	"	
Beryllium, Be	ND	0.5	mg/kg	"	"	"	"	
Cadmium, Cd	ND	0.5	mg/kg	"	"	"	"	
Cobalt, Co	9.4	0.5	mg/kg	"	"	"	"	
Chromium, Cr	8.8	0.5	mg/kg	"	"	"	"	
Copper, Cu	6.1	0.5	mg/kg	"	"	"	"	
Molybdenum, Mo	ND	0.5	mg/kg	"	"	"	"	
Nickel, Ni	4.2	0.5	mg/kg	"	"	"	"	
Lead, Pb	0.6	0.5	mg/kg	"	"	"	"	
Antimony, Sb	ND	5.0	mg/kg	"	"	"	"	
Selenium, Se	ND	5.0	mg/kg	"	"	"	"	
Thallium, Tl	ND	5.0	mg/kg	"	"	"	"	
Vanadium, V	71.6	0.5	mg/kg	"	"	"	"	
Zinc, Zn	57.6	0.5	mg/kg	"	"	"	"	
Mercury by Cold Vapor Atomic Absorption by EPA 7471								
Mercury, Hg	ND	0.020	mg/kg	1	QC2412128	12/10/24	EPA 7471	
Polychlorinated Biphenyls (PCBs) by GC/ECD by EPA 8082								
Aroclor 1016	ND	50.0	µg/kg	1	QC2412229	12/13/24	EPA 8082	
Aroclor 1221	ND	50.0	µg/kg	"	"	"	"	
Aroclor 1232	ND	50.0	µg/kg	"	"	"	"	
Aroclor 1242	ND	50.0	µg/kg	"	"	"	"	
Aroclor 1248	ND	50.0	µg/kg	"	"	"	"	
Aroclor 1254	ND	50.0	µg/kg	"	"	"	"	
Aroclor 1260	ND	50.0	µg/kg	"	"	"	"	
Aroclor 1262	ND	50.0	µg/kg	"	"	"	"	
Aroclor 1268	ND	50.0	µg/kg	"	"	"	"	
Surrogate: TCMX	*66.43 %*	*30 - 135*						
Surrogate: Decachlorobiphenyl	*57.29 %*	*30 - 135*						
Semivolatile Organics by GC/MS by EPA 8270								
Bis(2-chloroethyl) ether	ND	200	µg/kg	1	QC2412248	12/16/24	EPA 8270	
2-Chlorophenol	ND	200	µg/kg	"	"	"	"	
1,3-Dichlorobenzene	ND	200	µg/kg	"	"	"	"	
1,4-Dichlorobenzene	ND	200	µg/kg	"	"	"	"	
1,2-Dichlorobenzene	ND	200	µg/kg	"	"	"	"	

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24 Executive Park,	Project Number:	ES24-452619	Reported
Irvine, CA	Project Manager:	Chris Carson	12/17/24 14:05

SPWW
J243583-005(Soil)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Analyzed	Method	Notes
Semivolatile Organics by GC/MS by EPA 8270								
o-Cresol	ND	200	µg/kg	1	QC2412248	12/16/24	EPA 8270	
m,p-Cresol	ND	200	µg/kg	"	"	"	"	
Hexachloroethane	ND	200	µg/kg	"	"	"	"	
Nitrobenzene	ND	200	µg/kg	"	"	"	"	
Isophorone	ND	200	µg/kg	"	"	"	"	
Bis(2-chloroethoxy) methane	ND	200	µg/kg	"	"	"	"	
1,2,4-Trichlorobenzene	ND	200	µg/kg	"	"	"	"	
Naphthalene	ND	200	µg/kg	"	"	"	"	
4-Chloroaniline	ND	200	µg/kg	"	"	"	"	
4-Chloro-3-methylphenol	ND	200	µg/kg	"	"	"	"	
2-Methylnaphthalene	ND	200	µg/kg	"	"	"	"	
1-Methylnaphthalene	ND	200	µg/kg	"	"	"	"	
2,4,6-Trichlorophenol	ND	200	µg/kg	"	"	"	"	
2,4,5-Trichlorophenol	ND	200	µg/kg	"	"	"	"	
2-Chloronaphthalene	ND	200	µg/kg	"	"	"	"	
Dimethylphthalate	ND	200	µg/kg	"	"	"	"	
Acenaphthalene	ND	200	µg/kg	"	"	"	"	
Acenaphthene	ND	200	µg/kg	"	"	"	"	
2,4-Dinitrotoluene	ND	200	µg/kg	"	"	"	"	
Dibenzofuran	ND	200	µg/kg	"	"	"	"	
2,3,5,6-Tetrachlorophenol	ND	200	µg/kg	"	"	"	"	
2,3,4,6-Tetrachlorophenol	ND	200	µg/kg	"	"	"	"	
Diethylphthalate	ND	200	µg/kg	"	"	"	"	
Fluorene	ND	200	µg/kg	"	"	"	"	
4-Chlorophenyl Phenyl Ether	ND	200	µg/kg	"	"	"	"	
Diphenylamine	ND	200	µg/kg	"	"	"	"	
Azobenzene	ND	200	µg/kg	"	"	"	"	
4-Bromophenyl Phenyl Ether	ND	200	µg/kg	"	"	"	"	
Hexachlorobenzene	ND	200	µg/kg	"	"	"	"	
Phenanthrene	ND	200	µg/kg	"	"	"	"	
Anthracene	ND	200	µg/kg	"	"	"	"	
Carbazole	ND	200	µg/kg	"	"	"	"	
Di-n-butylphthalate	ND	200	µg/kg	"	"	"	"	
Fluoranthene	ND	200	µg/kg	"	"	"	"	
Pyrene	ND	200	µg/kg	"	"	"	"	
Benzyl Butyl Phthalate	ND	200	µg/kg	"	"	"	"	
Di(2-ethylhexyl) adipate	ND	200	µg/kg	"	"	"	"	
Benzo(a)anthracene	ND	200	µg/kg	"	"	"	"	

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24 Executive Park,	Project Number:	ES24-452619	Reported
Irvine, CA	Project Manager:	Chris Carson	12/17/24 14:05

SPWW
J243583-005(Soil)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Analyzed	Method	Notes
Semivolatile Organics by GC/MS by EPA 8270								
Chrysene	ND	200	µg/kg	1	QC2412248	12/16/24	EPA 8270	
Di-n-octyl Phthalate	ND	200	µg/kg	"	"	"	"	
Benzo(b)fluoranthene	ND	200	µg/kg	"	"	"	"	
Benzo(k)fluoranthene	ND	200	µg/kg	"	"	"	"	
Benzo(a)pyrene	ND	200	µg/kg	"	"	"	"	
Indeno(1,2,3-cd)pyrene	ND	200	µg/kg	"	"	"	"	
Dibenz(a,h)anthracene	ND	200	µg/kg	"	"	"	"	
Benzo(g,h,i)perylene	ND	200	µg/kg	"	"	"	"	
Bis(2-ethylhexyl)phthalate	ND	200	µg/kg	"	"	"	"	
Surrogate: p-Terphenyl-d14	*44.57 %*	*40.01 - 159.46*						
Surrogate: 2-Fluorophenol	*47.73 %*	*20.07 - 128.11*						
Surrogate: 2-Fluorobiphenyl	*53.60 %*	*22.46 - 149.59*						
Total Petroleum Hydrocarbons by EPA 8015								
C10 - C28	ND	10.0	mg/kg	1	QC2412134	12/09/24	EPA 8015	
C13 - C15	ND	1.0	mg/kg	"	"	"	"	
C16 - C17	ND	1.0	mg/kg	"	"	"	"	
C18 - C19	ND	1.0	mg/kg	"	"	"	"	
C20 - C23	ND	1.0	mg/kg	"	"	"	"	
C24 - C27	ND	1.0	mg/kg	"	"	"	"	
C28 - C31	ND	1.0	mg/kg	"	"	"	"	
C32 - C35	ND	1.0	mg/kg	"	"	"	"	
C36 - C40	ND	1.0	mg/kg	"	"	"	"	
C13 - C22	ND	10.0	mg/kg	"	"	"	"	
C23 - C40	ND	10.0	mg/kg	"	"	"	"	
Surrogate: Hexacosane	*89.12 %*	*50 - 140*						
Volatile Organic Compounds by EPA 8260								
Benzene	ND	1.0	µg/kg	1	QC2412054	12/04/24	EPA 8260	
Bromobenzene	ND	1.0	µg/kg	"	"	"	"	
Bromodichloromethane	ND	1.0	µg/kg	"	"	"	"	
Bromoform	ND	1.0	µg/kg	"	"	"	"	
n-Butylbenzene	ND	1.0	µg/kg	"	"	"	"	
sec-Butylbenzene	ND	1.0	µg/kg	"	"	"	"	
tert-Butylbenzene	ND	1.0	µg/kg	"	"	"	"	

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24 Executive Park,	Project Number:	ES24-452619	Reported
Irvine, CA	Project Manager:	Chris Carson	12/17/24 14:05

SPWW
J243583-005(Soil)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Analyzed	Method	Notes
Volatile Organic Compounds by EPA 8260								
Carbon tetrachloride	ND	1.0	µg/kg	1	QC2412054	12/04/24	EPA 8260	
Chlorobenzene	ND	1.0	µg/kg	"	"	"	"	
Chloroform	ND	1.0	µg/kg	"	"	"	"	
2-Chlorotoluene	ND	1.0	µg/kg	"	"	"	"	
4-Chlorotoluene	ND	1.0	µg/kg	"	"	"	"	
Dibromochloromethane	ND	1.0	µg/kg	"	"	"	"	
1,2-Dibromo-3-chloropropane	ND	1.0	µg/kg	"	"	"	"	
1,2-Dibromoethane (EDB)	ND	1.0	µg/kg	"	"	"	"	
Dibromomethane	ND	1.0	µg/kg	"	"	"	"	
1,2- Dichlorobenzene	ND	1.0	µg/kg	"	"	"	"	
1,3-Dichlorobenzene	ND	1.0	µg/kg	"	"	"	"	
1,4-Dichlorobenzene	ND	1.0	µg/kg	"	"	"	"	
1,1-Dichloroethane	ND	1.0	µg/kg	"	"	"	"	
1,2-Dichloroethane	ND	1.0	µg/kg	"	"	"	"	
1,1-Dichloroethene	ND	1.0	µg/kg	"	"	"	"	
cis-1,2-Dichloroethene	ND	1.0	µg/kg	"	"	"	"	
trans-1,2-Dichloroethene	ND	1.0	µg/kg	"	"	"	"	
1,2-Dichloropropane	ND	1.0	µg/kg	"	"	"	"	
1,3-Dichloropropane	ND	1.0	µg/kg	"	"	"	"	
2,2-Dichloropropane	ND	1.0	µg/kg	"	"	"	"	
1,1-Dichloropropene	ND	1.0	µg/kg	"	"	"	"	
cis-1,3-Dichloropropene	ND	1.0	µg/kg	"	"	"	"	
trans-1,3-Dichloropropene	ND	1.0	µg/kg	"	"	"	"	
Ethylbenzene	ND	1.0	µg/kg	"	"	"	"	
Freon 11	ND	5.0	µg/kg	"	"	"	"	
Freon 12	ND	5.0	µg/kg	"	"	"	"	
Freon 113	ND	5.0	µg/kg	"	"	"	"	
Hexachlorobutadiene	ND	1.0	µg/kg	"	"	"	"	
Isopropylbenzene	ND	1.0	µg/kg	"	"	"	"	
4-Isopropyltoluene	ND	1.0	µg/kg	"	"	"	"	
Methylene chloride	ND	1.0	µg/kg	"	"	"	"	
Naphthalene	ND	5.0	µg/kg	"	"	"	"	
n-Propylbenzene	ND	1.0	µg/kg	"	"	"	"	
Styrene	ND	1.0	µg/kg	"	"	"	"	
1,1,1,2-Tetrachloroethane	ND	1.0	µg/kg	"	"	"	"	
1,1,2,2-Tetrachloroethane	ND	1.0	µg/kg	"	"	"	"	
Tetrachloroethene	ND	1.0	µg/kg	"	"	"	"	
Toluene	ND	1.0	µg/kg	"	"	"	"	

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24 Executive Park,	Project Number:	ES24-452619	Reported
Irvine, CA	Project Manager:	Chris Carson	12/17/24 14:05

SPWW
J243583-005(Soil)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Analyzed	Method	Notes
Volatile Organic Compounds by EPA 8260								
1,2,3-Trichlorobenzene	ND	3.0	µg/kg	1	QC2412054	12/04/24	EPA 8260	
1,2,4-Trichlorobenzene	ND	3.0	µg/kg	"	"	"	"	
1,1,1-Trichloroethane	ND	1.0	µg/kg	"	"	"	"	
1,1,2-Trichloroethane	ND	1.0	µg/kg	"	"	"	"	
Trichloroethene	ND	1.0	µg/kg	"	"	"	"	
1,2,3-Trichloropropane	ND	1.0	µg/kg	"	"	"	"	
1,2,4-Trimethylbenzene	ND	1.0	µg/kg	"	"	"	"	
1,3,5-Trimethylbenzene	ND	1.0	µg/kg	"	"	"	"	
Vinyl chloride	ND	1.0	µg/kg	"	"	"	"	
m+p-Xylene	ND	2.0	µg/kg	"	"	"	"	
o-Xylene	ND	1.0	µg/kg	"	"	"	"	
Methyl-tert-butylether	ND	5.0	µg/kg	"	"	"	"	
Ethyl-tert-butylether	ND	5.0	µg/kg	"	"	"	"	
Di-isopropylether	ND	5.0	µg/kg	"	"	"	"	
tert-amylmethylether	ND	5.0	µg/kg	"	"	"	"	
tert-Butylalcohol	ND	50.0	µg/kg	"	"	"	"	
Gasoline Range Organics (C4-C12)	ND	0.20	mg/kg	"	"	"	"	

Surrogate: Toluene-d8	*96.22 %*	*60 - 140*
Surrogate: Dibromofluoromethane	*106.43 %*	*60 - 140*
Surrogate: 4-Bromofluorobenzene	*91.46 %*	*60 - 140*

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24 Executive Park,	Project Number:	ES24-452619	Reported
Irvine, CA	Project Manager:	Chris Carson	12/17/24 14:05

CAM 17 Metals by ICP-OES by EPA 6010 - Quality Control

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	%REC Limits	Notes
Batch QC2412123 - EPA 6010										
CCV 1										
Barium, Ba	1.0	0.5	%	1		101	90 - 110		110	
Cobalt, Co	1.0	0.5	%	1		102	90 - 110		110	
Lead, Pb	1.0	0.5	%	1		103	90 - 110		110	
Selenium, Se	1.0	5.0	%	1		102	90 - 110		110	
Zinc, Zn	1.0	0.5	%	1		102	90 - 110		110	
LCS 1										
Barium, Ba	187	0.5	%	200		94	80 - 120			
Cobalt, Co	46.3	0.5	%	50		93	80 - 120			
Lead, Pb	46.0	0.5	%	50		92	80 - 120			
Selenium, Se	156	5.0	%	200		78	80 - 120			2
Zinc, Zn	43.6	0.5	%	50		87	80 - 120			
LCSD 1										
Barium, Ba	193	0.5	%	200		96	80 - 120	3.16	120	
Cobalt, Co	47.9	0.5	%	50		96	80 - 120	3.40	120	
Lead, Pb	47.5	0.5	%	50		95	80 - 120	3.21	120	
Selenium, Se	160	5.0	%	200		80	80 - 120	2.53	120	
Zinc, Zn	45.1	0.5	%	50		90	80 - 120	3.38	120	
Method Blank 1										
Silver, Ag	ND	0.5	mg/kg							
Arsenic, As	ND	5.0	mg/kg							
Barium, Ba	ND	0.5	mg/kg							
Beryllium, Be	ND	0.5	mg/kg							
Cadmium, Cd	ND	0.5	mg/kg							
Cobalt, Co	ND	0.5	mg/kg							
Chromium, Cr	ND	0.5	mg/kg							
Copper, Cu	ND	0.5	mg/kg							
Molybdenum, Mo	ND	0.5	mg/kg							
Nickel, Ni	ND	0.5	mg/kg							
Lead, Pb	ND	0.5	mg/kg							
Antimony, Sb	ND	5.0	mg/kg							
Selenium, Se	ND	5.0	mg/kg							
Thallium, Tl	ND	5.0	mg/kg							
Vanadium, V	ND	0.5	mg/kg							
Zinc, Zn	ND	0.5	mg/kg							

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Irvine, CA	Project Manager:	Chris Carson	12/17/24 14:05

Total Petroleum Hydrocarbons by EPA 8015 - Quality Control

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	%REC Limits	Notes
Batch QC2412134 - EPA 8015										
CCV 1										
C10 - C28	968	10.0	%	1000		97	80 - 120		120	
LCS 1										
C10 - C28	417	10.0	%	500		83	60 - 140			
Surrogate: Hexacosane		*86.98 %*	*50 - 140*							
LCSD 1										
C10 - C28	416	10.0	%	500		83	60 - 140	0.29	140	
Surrogate: Hexacosane		*87.40 %*	*50 - 140*							
Method Blank 1										
C10 - C28	ND	10.0	mg/kg							
C13 - C15	ND	1.0	mg/kg							
C16 - C17	ND	1.0	mg/kg							
C18 - C19	ND	1.0	mg/kg							
C20 - C23	ND	1.0	mg/kg							
C24 - C27	ND	1.0	mg/kg							
C28 - C31	ND	1.0	mg/kg							
C32 - C35	ND	1.0	mg/kg							
C36 - C40	ND	1.0	mg/kg							
C13 - C22	ND	10.0	mg/kg							
C23 - C40	ND	10.0	mg/kg							
Surrogate: Hexacosane		*87.40 %*	*50 - 140*							

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Irvine, CA	Project Manager:	Chris Carson	12/17/24 14:05

Mercury by Cold Vapor Atomic Absorption by EPA 7471 - Quality Control

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	%REC Limits	Notes
Batch QC2412128 - EPA 7471										
CCV 1										
Mercury, Hg	5.335	0.020	%	5		107	80 - 120		120	
LCS 1										
Mercury, Hg	1.05	0.020	%	1		105	80 - 120			
LCSD 1										
Mercury, Hg	1.09	0.020	%	1		109	80 - 120	3.72	120	
Method Blank 1										
Mercury, Hg	ND	0.020	mg/kg							

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Irvine, CA	Project Manager:	Chris Carson	12/17/24 14:05

Polychlorinated Biphenyls (PCBs) by GC/ECD by EPA 8082 - Quality Control

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	%REC Limits	Notes
Batch QC2412229 - EPA 8082										
CCV 1										
Aroclor 1016	924.0	50.0	%	1000		92	80 - 120		120	
Aroclor 1260	950.0	50.0	%	1000		95	80 - 120		120	
LCS 1										
Aroclor 1016	378	50.0	%	500		76	50 - 130			
Aroclor 1260	410	50.0	%	500		82	50 - 130			
Surrogate: TCMX		*87.89 %*	*30 - 135*							
Surrogate: Decachlorobiphenyl		*83.93 %*	*30 - 135*							
LCSD 1										
Aroclor 1016	346	50.0	%	500		69	50 - 130	8.69	130	
Aroclor 1260	377	50.0	%	500		75	50 - 130	8.51	130	
Surrogate: TCMX		*82.90 %*	*30 - 135*							
Surrogate: Decachlorobiphenyl		*79.20 %*	*30 - 135*							
Method Blank 1										
Aroclor 1016	ND	50.0	µg/kg							
Aroclor 1221	ND	50.0	µg/kg							
Aroclor 1232	ND	50.0	µg/kg							
Aroclor 1242	ND	50.0	µg/kg							
Aroclor 1248	ND	50.0	µg/kg							
Aroclor 1254	ND	50.0	µg/kg							
Aroclor 1260	ND	50.0	µg/kg							
Aroclor 1262	ND	50.0	µg/kg							
Aroclor 1268	ND	50.0	µg/kg							
Surrogate: TCMX		*89.20 %*	*30 - 135*							
Surrogate: Decachlorobiphenyl		*84.47 %*	*30 - 135*							

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Semivolatile Organics by GC/MS by EPA 8270 - Quality Control

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	%REC Limits	Notes
Batch QC2412248 - EPA 8270										
CCV 1										
2-Chlorophenol	1.116	200	%	1		112	80 - 120		120	
1,4-Dichlorobenzene	1.114	200	%	1		111	80 - 120		120	
1,2,4-Trichlorobenzene	1.037	200	%	1		104	80 - 120		120	
4-Chloro-3-methylphenol	0.916	200	%	1		92	80 - 120		120	
Acenaphthene	1.088	200	%	1		109	80 - 120		120	
Pyrene	0.976	200	%	1		98	80 - 120		120	
LCS 1										
2-Chlorophenol	3.03	200	%	2.5		121	32.3 - 130.			
1,4-Dichlorobenzene	1.56	200	%	1.25		125	31.9 - 129.			
1,2,4-Trichlorobenzene	1.52	200	%	1.25		122	37.5 - 124			
4-Chloro-3-methylphenol	2.64	200	%	2.5		106	25.4 - 100			4
Acenaphthene	1.60	200	%	1.25		128	32.1 - 127.			4
Pyrene	1.60	200	%	1.25		128	30.7 - 130.			
Surrogate: p-Terphenyl-d14		*62.23 %*	*40.01 - 159.46*							
Surrogate: 2-Fluorophenol		*74.65 %*	*20.07 - 128.11*							
Surrogate: 2-Fluorobiphenyl		*70.56 %*	*22.46 - 149.59*							
LCSD 1										
2-Chlorophenol	3.56	200	%	2.5		142	32.3 - 130.	15.95	130.1	4
1,4-Dichlorobenzene	1.57	200	%	1.25		126	31.9 - 129.	0.67	129.2	
1,2,4-Trichlorobenzene	1.62	200	%	1.25		129	37.5 - 124	5.93	124	4
4-Chloro-3-methylphenol	2.80	200	%	2.5		112	25.4 - 100	5.81	100	4
Acenaphthene	1.93	200	%	1.25		154	32.1 - 127.	18.56	127.3	4
Pyrene	1.51	200	%	1.25		121	30.7 - 130.	6.20	130.9	
Surrogate: p-Terphenyl-d14		*58.17 %*	*40.01 - 159.46*							
Surrogate: 2-Fluorophenol		*69.40 %*	*20.07 - 128.11*							
Surrogate: 2-Fluorobiphenyl		*65.28 %*	*22.46 - 149.59*							
Method Blank 1										
Bis(2-chloroethyl) ether	ND	200	µg/kg							
2-Chlorophenol	ND	200	µg/kg							

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Semivolatile Organics by GC/MS by EPA 8270 - Quality Control

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	%REC Limits	Notes
Batch QC2412248 - EPA 8270										
Method Blank 1										
1,3-Dichlorobenzene	ND	200	µg/kg							
1,4-Dichlorobenzene	ND	200	µg/kg							
1,2-Dichlorobenzene	ND	200	µg/kg							
o-Cresol	ND	200	µg/kg							
m,p-Cresol	ND	200	µg/kg							
Hexachloroethane	ND	200	µg/kg							
Nitrobenzene	ND	200	µg/kg							
Isophorone	ND	200	µg/kg							
Bis(2-chloroethoxy) methane	ND	200	µg/kg							
1,2,4-Trichlorobenzene	ND	200	µg/kg							
Naphthalene	ND	200	µg/kg							
4-Chloroaniline	ND	200	µg/kg							
4-Chloro-3-methylphenol	ND	200	µg/kg							
2-Methylnaphthalene	ND	200	µg/kg							
1-Methylnaphthalene	ND	200	µg/kg							
2,4,6-Trichlorophenol	ND	200	µg/kg							
2,4,5-Trichlorophenol	ND	200	µg/kg							
2-Chloronaphthalene	ND	200	µg/kg							
Dimethylphthalate	ND	200	µg/kg							
Acenaphthalene	ND	200	µg/kg							
Acenaphthene	ND	200	µg/kg							
2,4-Dinitrotoluene	ND	200	µg/kg							
Dibenzofuran	ND	200	µg/kg							
2,3,5,6-Tetrachlorophenol	ND	200	µg/kg							
2,3,4,6-Tetrachlorophenol	ND	200	µg/kg							
Diethylphthalate	ND	200	µg/kg							
Fluorene	ND	200	µg/kg							
4-Chlorophenyl Phenyl Ether	ND	200	µg/kg							
Diphenylamine	ND	200	µg/kg							
Azobenzene	ND	200	µg/kg							
4-Bromophenyl Phenyl Ether	ND	200	µg/kg							
Hexachlorobenzene	ND	200	µg/kg							
Phenanthrene	ND	200	µg/kg							
Anthracene	ND	200	µg/kg							
Carbazole	ND	200	µg/kg							
Di-n-butylphthalate	ND	200	µg/kg							
Fluoranthene	ND	200	µg/kg							

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Irvine, CA	Project Manager:	Chris Carson	12/17/24 14:05

Semivolatile Organics by GC/MS by EPA 8270 - Quality Control

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	%REC Limits	Notes
Batch QC2412248 - EPA 8270										
Method Blank 1										
Pyrene	ND	200	µg/kg							
Benzyl Butyl Phthalate	ND	200	µg/kg							
Di(2-ethylhexyl) adipate	ND	200	µg/kg							
Benzo(a)anthracene	ND	200	µg/kg							
Chrysene	ND	200	µg/kg							
Di-n-octyl Phthalate	ND	200	µg/kg							
Benzo(b)fluoranthene	ND	200	µg/kg							
Benzo(k)fluoranthene	ND	200	µg/kg							
Benzo(a)pyrene	ND	200	µg/kg							
Indeno(1,2,3-cd)pyrene	ND	200	µg/kg							
Dibenz(a,h)anthracene	ND	200	µg/kg							
Benzo(g,h,i)perylene	ND	200	µg/kg							
Bis(2-ethylhexyl)phthalate	ND	200	µg/kg							
Surrogate: p-Terphenyl-d14		*54.82 %*	*40.01 - 159.46*							
Surrogate: 2-Fluorophenol		*69.74 %*	*20.07 - 128.11*							
Surrogate: 2-Fluorobiphenyl		*64.46 %*	*22.46 - 149.59*							



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Volatile Organic Compounds by EPA 8260 - Quality Control

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	%REC Limits	Notes
Batch QC2412054 - EPA 8260										
CCV 1										
Benzene	286	1.0	%	250		114	80 - 120		120	
Chlorobenzene	298	1.0	%	250		119	80 - 120		120	
1,1-Dichloroethene	295	1.0	%	250		118	80 - 120		120	
cis-1,2-Dichloroethene	287	1.0	%	250		115	80 - 120		120	
Ethylbenzene	246	1.0	%	250		98	80 - 120		120	
Tetrachloroethene	293	1.0	%	250		117	80 - 120		120	
Toluene	279	1.0	%	250		112	80 - 120		120	
1,1,1-Trichloroethane	300	1.0	%	250		120	80 - 120		120	
Trichloroethene	293	1.0	%	250		117	80 - 120		120	
1,2,4-Trimethylbenzene	269	1.0	%	250		108	80 - 120		120	
Vinyl chloride	257	1.0	%	250		103	80 - 120		120	
LCS 1										
Benzene	54.7	1.0	%	50		109	70 - 130			
Chlorobenzene	56.6	1.0	%	50		113	70 - 130			
1,1-Dichloroethene	51.8	1.0	%	50		104	60 - 140			
cis-1,2-Dichloroethene	52.4	1.0	%	50		105	70 - 130			
Ethylbenzene	46.0	1.0	%	50		92	70 - 130			
Tetrachloroethene	55.1	1.0	%	50		110	70 - 130			
Toluene	57.8	1.0	%	50		116	70 - 130			
1,1,1-Trichloroethane	52.5	1.0	%	50		105	70 - 130			
Trichloroethene	55.3	1.0	%	50		111	70 - 130			
1,2,4-Trimethylbenzene	48.2	1.0	%	50		96	70 - 130			
Vinyl chloride	41.2	1.0	%	50		82	60 - 140			
Surrogate: Toluene-d8		*99.63 %*	*60 - 140*							
Surrogate: Dibromofluoromethane		*104.41 %*	*60 - 140*							
Surrogate: 4-Bromofluorobenzene		*99.22 %*	*60 - 140*							
LCSD 1										
Benzene	56.6	1.0	%	50		113	70 - 130	3.34	130	
Chlorobenzene	61.1	1.0	%	50		122	70 - 130	7.67	130	
1,1-Dichloroethene	52.9	1.0	%	50		106	60 - 140	2.13	140	
cis-1,2-Dichloroethene	52.5	1.0	%	50		105	70 - 130	0.14	130	
Ethylbenzene	49.1	1.0	%	50		98	70 - 130	6.59	130	
Tetrachloroethene	58.4	1.0	%	50		117	70 - 130	5.83	130	
Toluene	59.4	1.0	%	50		119	70 - 130	2.72	130	
1,1,1-Trichloroethane	53.8	1.0	%	50		108	70 - 130	2.39	130	

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24 Executive Park,	Project Number:	ES24-452619	Reported
Irvine, CA	Project Manager:	Chris Carson	12/17/24 14:05

Volatile Organic Compounds by EPA 8260 - Quality Control

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	%REC Limits	Notes
Batch QC2412054 - EPA 8260										
LCSD 1										
Trichloroethene	56.8	1.0	%	50		114	70 - 130	2.66	130	
1,2,4-Trimethylbenzene	51.3	1.0	%	50		103	70 - 130	6.23	130	
Vinyl chloride	39.9	1.0	%	50		80	60 - 140	3.07	140	
Surrogate: Toluene-d8		*97.78 %*	*60 - 140*							
Surrogate: Dibromofluoromethane		*101.66 %*	*60 - 140*							
Surrogate: 4-Bromofluorobenzene		*94.74 %*	*60 - 140*							
Method Blank 1										
Benzene	ND	1.0	µg/kg							
Bromobenzene	ND	1.0	µg/kg							
Bromodichloromethane	ND	1.0	µg/kg							
Bromoform	ND	1.0	µg/kg							
n-Butylbenzene	ND	1.0	µg/kg							
sec-Butylbenzene	ND	1.0	µg/kg							
tert-Butylbenzene	ND	1.0	µg/kg							
Carbon tetrachloride	ND	1.0	µg/kg							
Chlorobenzene	ND	1.0	µg/kg							
Chloroform	ND	1.0	µg/kg							
2-Chlorotoluene	ND	1.0	µg/kg							
4-Chlorotoluene	ND	1.0	µg/kg							
Dibromochloromethane	ND	1.0	µg/kg							
1,2-Dibromo-3-chloropropane	ND	1.0	µg/kg							
1,2-Dibromoethane (EDB)	ND	1.0	µg/kg							
Dibromomethane	ND	1.0	µg/kg							
1,2- Dichlorobenzene	ND	1.0	µg/kg							
1,3-Dichlorobenzene	ND	1.0	µg/kg							
1,4-Dichlorobenzene	ND	1.0	µg/kg							
1,1-Dichloroethane	ND	1.0	µg/kg							
1,2-Dichloroethane	ND	1.0	µg/kg							
1,1-Dichloroethene	ND	1.0	µg/kg							
cis-1,2-Dichloroethene	ND	1.0	µg/kg							
trans-1,2-Dichloroethene	ND	1.0	µg/kg							
1,2-Dichloropropane	ND	1.0	µg/kg							
1,3-Dichloropropane	ND	1.0	µg/kg							
2,2-Dichloropropane	ND	1.0	µg/kg							
1,1-Dichloropropene	ND	1.0	µg/kg							

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24 Executive Park,	Project Number:	ES24-452619	Reported
Irvine, CA	Project Manager:	Chris Carson	12/17/24 14:05

Volatile Organic Compounds by EPA 8260 - Quality Control

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	%REC Limits	Notes
Batch QC2412054 - EPA 8260										
Method Blank 1										
cis-1,3-Dichloropropene	ND	1.0	µg/kg							
trans-1,3-Dichloropropene	ND	1.0	µg/kg							
Ethylbenzene	ND	1.0	µg/kg							
Freon 11	ND	5.0	µg/kg							
Freon 12	ND	5.0	µg/kg							
Freon 113	ND	5.0	µg/kg							
Hexachlorobutadiene	ND	1.0	µg/kg							
Isopropylbenzene	ND	1.0	µg/kg							
4-Isopropyltoluene	ND	1.0	µg/kg							
Methylene chloride	ND	1.0	µg/kg							
Naphthalene	ND	5.0	µg/kg							
n-Propylbenzene	ND	1.0	µg/kg							
Styrene	ND	1.0	µg/kg							
1,1,1,2-Tetrachloroethane	ND	1.0	µg/kg							
1,1,2,2-Tetrachloroethane	ND	1.0	µg/kg							
Tetrachloroethene	ND	1.0	µg/kg							
Toluene	ND	1.0	µg/kg							
1,2,3-Trichlorobenzene	ND	3.0	µg/kg							
1,2,4-Trichlorobenzene	ND	3.0	µg/kg							
1,1,1-Trichloroethane	ND	1.0	µg/kg							
1,1,2-Trichloroethane	ND	1.0	µg/kg							
Trichloroethene	ND	1.0	µg/kg							
1,2,3-Trichloropropane	ND	1.0	µg/kg							
1,2,4-Trimethylbenzene	ND	1.0	µg/kg							
1,3,5-Trimethylbenzene	ND	1.0	µg/kg							
Vinyl chloride	ND	1.0	µg/kg							
m+p-Xylene	ND	2.0	µg/kg							
o-Xylene	ND	1.0	µg/kg							
Methyl-tert-butylether	ND	5.0	µg/kg							
Ethyl-tert-butylether	ND	5.0	µg/kg							
Di-isopropylether	ND	5.0	µg/kg							
tert-amylmethylether	ND	5.0	µg/kg							
tert-Butylalcohol	ND	50.0	µg/kg							
Surrogate: Toluene-d8		*96.04 %*		*60 - 140*						
Surrogate: Dibromofluoromethane		*100.81 %*		*60 - 140*						
Surrogate: 4-Bromofluorobenzene		*92.15 %*		*60 - 140*						

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Colby Wakeman
Lab Director

JONES ENVIRONMENTAL, INC.

11007 FOREST PLACE
SANTA FE SPRINGS, CA 90670
714-449-9937 PHONE
562-646-1611 FAX

Partner Engineering & Science, Inc.	Project:	Red Hook Capital, Winchester CA	
24 Executive Park,	Project Number:	ES24-452619	Reported
Irvine, CA	Project Manager:	Chris Carson	12/17/24 14:05

Volatile Organic Compounds by EPA 8260 - Quality Control

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	%REC Limits	Notes
Batch QC2412081 - EPA 8260										
CCV 1										
Benzene	256	1.0	%	250		102	80 - 120		120	
Chlorobenzene	266	1.0	%	250		106	80 - 120		120	
1,1-Dichloroethene	261	1.0	%	250		104	80 - 120		120	
cis-1,2-Dichloroethene	243	1.0	%	250		97	80 - 120		120	
Ethylbenzene	215	1.0	%	250		86	80 - 120		120	
Tetrachloroethene	215	1.0	%	250		86	80 - 120		120	
Toluene	248	1.0	%	250		99	80 - 120		120	
1,1,1-Trichloroethane	270	1.0	%	250		108	80 - 120		120	
Trichloroethene	269	1.0	%	250		107	80 - 120		120	
1,2,4-Trimethylbenzene	248	1.0	%	250		99	80 - 120		120	
Vinyl chloride	235	1.0	%	250		94	80 - 120		120	
LCS 1										
Benzene	49.1	1.0	%	50		98	70 - 130			
Chlorobenzene	52.0	1.0	%	50		104	70 - 130			
1,1-Dichloroethene	46.5	1.0	%	50		93	60 - 140			
cis-1,2-Dichloroethene	44.9	1.0	%	50		90	70 - 130			
Ethylbenzene	41.1	1.0	%	50		82	70 - 130			
Tetrachloroethene	40.6	1.0	%	50		81	70 - 130			
Toluene	47.2	1.0	%	50		94	70 - 130			
1,1,1-Trichloroethane	43.8	1.0	%	50		88	70 - 130			
Trichloroethene	49.5	1.0	%	50		99	70 - 130			
1,2,4-Trimethylbenzene	42.5	1.0	%	50		85	70 - 130			
Vinyl chloride	35.6	1.0	%	50		71	60 - 140			
Surrogate: Toluene-d8		*93.95 %*	*60 - 140*							
Surrogate: Dibromofluoromethane		*104.00 %*	*60 - 140*							
Surrogate: 4-Bromofluorobenzene		*92.45 %*	*60 - 140*							
LCSD 1										
Benzene	48.2	1.0	%	50		96	70 - 130	1.82	130	
Chlorobenzene	51.4	1.0	%	50		103	70 - 130	1.02	130	
1,1-Dichloroethene	45.6	1.0	%	50		91	60 - 140	1.95	140	
cis-1,2-Dichloroethene	45.2	1.0	%	50		90	70 - 130	0.59	130	
Ethylbenzene	41.7	1.0	%	50		83	70 - 130	1.47	130	
Tetrachloroethene	39.3	1.0	%	50		79	70 - 130	3.16	130	
Toluene	47.3	1.0	%	50		95	70 - 130	0.23	130	
1,1,1-Trichloroethane	44.3	1.0	%	50		89	70 - 130	1.14	130	

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JONES ENVIRONMENTAL, INC.

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SANTA FE SPRINGS, CA 90670
714-449-9937 PHONE
562-646-1611 FAX

Partner Engineering & Science, Inc.	Project:	Red Hook Capital, Winchester CA	
24 Executive Park,	Project Number:	ES24-452619	Reported
Irvine, CA	Project Manager:	Chris Carson	12/17/24 14:05

Volatile Organic Compounds by EPA 8260 - Quality Control

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	%REC Limits	Notes
Batch QC2412081 - EPA 8260										
LCSD 1										
Trichloroethene	49.1	1.0	%	50		98	70 - 130	0.68	130	
1,2,4-Trimethylbenzene	42.5	1.0	%	50		85	70 - 130	0.01	130	
Vinyl chloride	35.1	1.0	%	50		70	60 - 140	1.47	140	
Surrogate: Toluene-d8		*97.99 %*	*60 - 140*							
Surrogate: Dibromofluoromethane		*104.20 %*	*60 - 140*							
Surrogate: 4-Bromofluorobenzene		*95.05 %*	*60 - 140*							
Method Blank 1										
Benzene	ND	1.0	µg/kg							
Bromobenzene	ND	1.0	µg/kg							
Bromodichloromethane	ND	1.0	µg/kg							
Bromoform	ND	1.0	µg/kg							
n-Butylbenzene	ND	1.0	µg/kg							
sec-Butylbenzene	ND	1.0	µg/kg							
tert-Butylbenzene	ND	1.0	µg/kg							
Carbon tetrachloride	ND	1.0	µg/kg							
Chlorobenzene	ND	1.0	µg/kg							
Chloroform	ND	1.0	µg/kg							
2-Chlorotoluene	ND	1.0	µg/kg							
4-Chlorotoluene	ND	1.0	µg/kg							
Dibromochloromethane	ND	1.0	µg/kg							
1,2-Dibromo-3-chloropropane	ND	1.0	µg/kg							
1,2-Dibromoethane (EDB)	ND	1.0	µg/kg							
Dibromomethane	ND	1.0	µg/kg							
1,2- Dichlorobenzene	ND	1.0	µg/kg							
1,3-Dichlorobenzene	ND	1.0	µg/kg							
1,4-Dichlorobenzene	ND	1.0	µg/kg							
1,1-Dichloroethane	ND	1.0	µg/kg							
1,2-Dichloroethane	ND	1.0	µg/kg							
1,1-Dichloroethene	ND	1.0	µg/kg							
cis-1,2-Dichloroethene	ND	1.0	µg/kg							
trans-1,2-Dichloroethene	ND	1.0	µg/kg							
1,2-Dichloropropane	ND	1.0	µg/kg							
1,3-Dichloropropane	ND	1.0	µg/kg							
2,2-Dichloropropane	ND	1.0	µg/kg							
1,1-Dichloropropene	ND	1.0	µg/kg							

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Colby Wakeman
Lab Director

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714-449-9937 PHONE
562-646-1611 FAX

Partner Engineering & Science, Inc.	Project:	Red Hook Capital, Winchester CA	
24 Executive Park,	Project Number:	ES24-452619	Reported
Irvine, CA	Project Manager:	Chris Carson	12/17/24 14:05

Volatile Organic Compounds by EPA 8260 - Quality Control

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	%REC Limits	Notes
Batch QC2412081 - EPA 8260										
Method Blank 1										
cis-1,3-Dichloropropene	ND	1.0	µg/kg							
trans-1,3-Dichloropropene	ND	1.0	µg/kg							
Ethylbenzene	ND	1.0	µg/kg							
Freon 11	ND	5.0	µg/kg							
Freon 12	ND	5.0	µg/kg							
Freon 113	ND	5.0	µg/kg							
Hexachlorobutadiene	ND	1.0	µg/kg							
Isopropylbenzene	ND	1.0	µg/kg							
4-Isopropyltoluene	ND	1.0	µg/kg							
Methylene chloride	ND	1.0	µg/kg							
Naphthalene	ND	5.0	µg/kg							
n-Propylbenzene	ND	1.0	µg/kg							
Styrene	ND	1.0	µg/kg							
1,1,1,2-Tetrachloroethane	ND	1.0	µg/kg							
1,1,2,2-Tetrachloroethane	ND	1.0	µg/kg							
Tetrachloroethene	ND	1.0	µg/kg							
Toluene	ND	1.0	µg/kg							
1,2,3-Trichlorobenzene	ND	3.0	µg/kg							
1,2,4-Trichlorobenzene	ND	3.0	µg/kg							
1,1,1-Trichloroethane	ND	1.0	µg/kg							
1,1,2-Trichloroethane	ND	1.0	µg/kg							
Trichloroethene	ND	1.0	µg/kg							
1,2,3-Trichloropropane	ND	1.0	µg/kg							
1,2,4-Trimethylbenzene	ND	1.0	µg/kg							
1,3,5-Trimethylbenzene	ND	1.0	µg/kg							
Vinyl chloride	ND	1.0	µg/kg							
m+p-Xylene	ND	2.0	µg/kg							
o-Xylene	ND	1.0	µg/kg							
Methyl-tert-butylether	ND	5.0	µg/kg							
Ethyl-tert-butylether	ND	5.0	µg/kg							
Di-isopropylether	ND	5.0	µg/kg							
tert-amylmethylether	ND	5.0	µg/kg							
tert-Butylalcohol	ND	50.0	µg/kg							
Surrogate: Toluene-d8		*96.45 %*					*60 - 140*			
Surrogate: Dibromofluoromethane		*103.50 %*					*60 - 140*			
Surrogate: 4-Bromofluorobenzene		*90.81 %*					*60 - 140*			

Jones Environmental, Inc.

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Colby Wakeman
Lab Director

JONES ENVIRONMENTAL, INC.

11007 FOREST PLACE
SANTA FE SPRINGS, CA 90670
714-449-9937 PHONE
562-646-1611 FAX

Partner Engineering & Science, Inc.	Project:	Red Hook Capital, Winchester CA	
24 Executive Park,	Project Number:	ES24-452619	Reported
Irvine, CA	Project Manager:	Chris Carson	12/17/24 14:05

Notes and Definitions

ND	Analyte NOT DETECTED at or above the reporting limit
RPD	Relative Percent Difference
E	Estimated Concentration; concentration exceeds calibration range.
LCC	Leak Check Compound
MDL	Compound Reported to Method Detection Limit
1	Recovery outside of acceptable limits. LCS/LCSD recoveries and %RSD were within QC limits, therefore data was accepted.
SMSR	Sample matrix prevented adequate surrogate recovery.
J	Value less then PQL but greater than MDL.
HHSR	High hydrocarbon concentration in this sample prevented adequate surrogate recovery.
SMTAR	Sample matrix prevented adequate recovery of target analytes.
OV	Sample was filtered in the lab before extraction.
HHTAR	High hydrocarbon concentration prevented in-range recovery of target analytes.
IHRPD	Target analyte recoveries were outside of range but accepted due to passing RPDs
AROL	Target analyte recovery exceeded recovery range but was accepted due to ND of that analyte in MB and sample(s).
ISO-H	Isomers could not be sufficiently chromatographically resolved according to method requirements due to hydrocarbon interference or other matrix effects. The isomers' reported individual concentrations were each calculated as the average of each of the individual isomers' concentrations.
2	Recovery outside of acceptable limits for either LCS or LCSD. CCV and LCS or LCSD recoveries were within limits; therefore data was accepted.
3	RPD outside of acceptable limits. Target analyte recoveries were within QC limits; therefore, data was accepted.
4	LCS and/or LCSD recoveries exceeded acceptability ranges. Target analyte recoveries were accepted due to passing CCV, in-range LCS/LCSD RPDs, and a clean MB in which all target analytes were < RL.
SMTAR	Sample matrix prevented adequate recovery of target analytes.
RV	Surrogate recovery outside of control limits due to required dilution.
ASP	Hydrocarbons in this sample most closely resemble asphalt.
@	Surrogate is outside acceptable limits. All other QC parameters in control, therefore data was accepted.
S	Sample was subjected to elemental sulfur cleanup by EPA 3660B.
TIC	Tentatively Identified Compound. Compound is not in the calibration mix and does not have a valid calibration. All reported detections are estimated

Jones Environmental, Inc.



Colby Wakeman
Lab Director

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Chain-of-Custody Record

JONES ENVIRONMENTAL, INC.
11007 Forest Pl.
Santa Fe Springs, CA 90670
(714) 449-9937
reports@jonesenv.com
www.jonesenv.com

Turnaround Time Requested:
- □ Immediate Attention - 200% (Advanced notice only)
- □ One Day TAT- 100% (Cut off time 11AM)
- □ Two Day TAT - 50% (Cut off time 12AM)
- □ Three Day TAT - 25% (Cut off time 1PM)
- □ Four Day TAT - 10% (Cut off time 2PM)
- X Normal - No Surcharge

Date needed by: _____

LAB USE ONLY

Jones Project # J243583

Page 1 of 1

□ EDF* - 10% Surcharge
*Global ID: _____

Temperature:
Cooler 1: 7.7 °C
Cooler 2: _____ °C
Cooler 3: _____ °C

Client	Partner Engineering and Science Inc
Project Name	Red Hook Capital, Winchester CA
Project Address	35780 Washington Street Winchester, CA 92596
Email	CCarson@partnereng.com
Phone	
Report To	Chris Carson
Sampler	Mya M.
Date	12/3/2024
Client Project #	ES24-452C19

Sample Container / Preservative Abbreviations

AS - Acetate Sleeve
SS - Stainless Steel Sleeve
BS - Brass Sleeve
G - Glass
AB - Amber Bottle
P - Plastic
SOBI - Sodium Bisulfate
MeOH - Methanol
HCl - Hydrochloric Acid
HNO3 - Nitric Acid
O - Other (See Notes)

Analysis Requested

Sample ID	Sample Collection Date	Sample Collection Time	Laboratory Sample ID	Preservative	Sample Container	Sample Matrix: Soil (S), Sludge (SL), Aqueous (A), Free Product (FP)	8260B	8270C	8015	8082	6010B/7471A	ASBESTOS OSHA ID-191					Number of Containers	Notes & Special Instructions
SPCS1	12/3/24	13:14	-001	SOBI/MEOH	VOA/G	S	X	X	X	X	X	X					4	
SPCN2	"	13:15	-002	"	"	"	X	X	X	X	X	X					4	
SPWC1	"	13:16	-003	"	"	"	X	X	X	X	X	X					4	
SPWC2	"	13:17	-004	"	"	"	X	X	X	X	X	X					4	
SPWW	"	13:18	-005	"	"	"	X	X	X	X	X	X					4	

Relinquished By (Signature)	**Printed Name**	**Received By (Signature)**	**Printed Name**
	Mya Maraggay		
Company	**Date / Time**	**Company**	**Date / Time**
PES	12/3/24 1530		
Relinquished By (Signature)	**Printed Name**	**Received By Laboratory (Signature)**	**Printed Name**
			Meyer Davis
Company	**Date: / Time**	**Company**	**Date / Time**
		Jones	12/4/24 15:30

20 Total Number of Containers

Client signature on this Chain of Custody form constitutes acknowledgement that the above analyses have been requested, and the information provided herein is correct and accurate.



Login Report

Customer Name: Partner Engineering & Science, Inc. **Order ID:** J243583

Purchase Order: **Order Date:** 12/3/2024

Project ID: Red Hook Capital, Winchester CA

Comment:

Sample #: J243583-001 **Customer Sample #:** SPCS1 **Site:**

Recv'd: ☑ **Collector:** **Date Collected:** 12/03/24 1:14 PM

Quantity: 4 **Matrix:** Soil **Date Received:** 12/03/24 5:17 PM

Comment:

Test	Test Group	Method	Due Date	Priority
Full Carbon Chain		EPA 8015	12/11/2024	
Outlab		Asbestos OSHA ID-191	12/11/2024	
PCBs		EPA 8082	12/11/2024	
SVOCs		EPA 8270	12/11/2024	
Volatile Organic Compounds		EPA 8260	12/11/2024	
6010	CAM-17	EPA 6010	12/11/2024	
CAM-17	CAM-17	N/A	12/11/2024	
Mercury, Hg	CAM-17	EPA 7471	12/11/2024	

Sample #: J243583-002 **Customer Sample #:** SPCN2 **Site:**

Recv'd: ☑ **Collector:** **Date Collected:** 12/03/24 1:15 PM

Quantity: 4 **Matrix:** Soil **Date Received:** 12/03/24 5:17 PM

Comment:

Test	Test Group	Method	Due Date	Priority
Full Carbon Chain		EPA 8015	12/11/2024	
Outlab		Asbestos OSHA ID-191	12/11/2024	
PCBs		EPA 8082	12/11/2024	
SVOCs		EPA 8270	12/11/2024	
Volatile Organic Compounds		EPA 8260	12/11/2024	
6010	CAM-17	EPA 6010	12/11/2024	
CAM-17	CAM-17	N/A	12/11/2024	
Mercury, Hg	CAM-17	EPA 7471	12/11/2024	

Customer Name: Partner Engineering & Science, Inc. **Order ID:** J243583

Purchase Order: **Order Date:** 12/3/2024

Project ID: Red Hook Capital, Winchester CA

Comment:

Sample #: J243583-003 **Customer Sample #:** SPWC1 **Site:**

Recv'd: ☑ **Collector:** **Date Collected:** 12/03/24 1:16 PM

Quantity: 4 **Matrix:** Soil **Date Received:** 12/03/24 5:17 PM

Comment:

Test	Test Group	Method	Due Date	Priority
Full Carbon Chain		EPA 8015	12/11/2024	
Outlab		Asbestos OSHA ID-191	12/11/2024	
PCBs		EPA 8082	12/11/2024	
SVOCs		EPA 8270	12/11/2024	
Volatile Organic Compounds		EPA 8260	12/11/2024	
6010	CAM-17	EPA 6010	12/11/2024	
CAM-17	CAM-17	N/A	12/11/2024	
Mercury, Hg	CAM-17	EPA 7471	12/11/2024	

Sample #: J243583-004 **Customer Sample #:** SPWC2 **Site:**

Recv'd: ☑ **Collector:** **Date Collected:** 12/03/24 1:17 PM

Quantity: 4 **Matrix:** Soil **Date Received:** 12/03/24 5:17 PM

Comment:

Test	Test Group	Method	Due Date	Priority
Full Carbon Chain		EPA 8015	12/11/2024	
Outlab		Asbestos OSHA ID-191	12/11/2024	
PCBs		EPA 8082	12/11/2024	
SVOCs		EPA 8270	12/11/2024	
Volatile Organic Compounds		EPA 8260	12/11/2024	
6010	CAM-17	EPA 6010	12/11/2024	
CAM-17	CAM-17	N/A	12/11/2024	
Mercury, Hg	CAM-17	EPA 7471	12/11/2024	

Sample #: J243583-005 **Customer Sample #:** SPWW **Site:**

Recv'd: ☑ **Collector:** **Date Collected:** 12/03/24 1:18 PM

Quantity: 4 **Matrix:** Soil **Date Received:** 12/03/24 5:17 PM

Comment:

Test	Test Group	Method	Due Date	Priority
Full Carbon Chain		EPA 8015	12/11/2024	
Outlab		Asbestos OSHA ID-191	12/11/2024	
PCBs		EPA 8082	12/11/2024	
SVOCs		EPA 8270	12/11/2024	
Volatile Organic Compounds		EPA 8260	12/11/2024	

Customer Name: Partner Engineering & Science, Inc. **Order ID:** J243583

Purchase Order: **Order Date:** 12/3/2024

Project ID: Red Hook Capital, Winchester CA

Comment:

6010	CAM-17	EPA 6010	12/11/2024
CAM-17	CAM-17	N/A	12/11/2024
Mercury, Hg	CAM-17	EPA 7471	12/11/2024

SAMPLE CONDITION RECORD

1. Are the samples within correct temperature criteria? (0 - 6°C)	No
2. If not within temp. criteria, were samples received on ice?	Yes
3. If not within temp. criteria, were samples received on same day of sampling?	Yes
4. Is the Chain of Custody (COC) received filled out completely?	Yes
5. Does the total number of containers received match COC?	Yes
6. Are the sample container label(s) consistent with COC?	Yes
7. Are the sample container(s) intact and in good condition?	Yes
8. Were the proper containers & sufficient volume for analyses requested on COC?	Yes
9. Was the proper preservative indicated on COC/container for analyses requested?	Yes
10. Are the containers for volatile analysis free of headspace? (EPA 8260 water)	N/A
EDF Requested	No

JONES ENVIRONMENTAL, INC.

714-449-9937
562-646-1611

11007 FOREST PLACE
SANTA FE SPRINGS, CA 90670
WWW.JONESENV.COM

17 December 2024

Chris Carson
Partner Engineering & Science, Inc.
24 Executive Park,
Irvine, CA

Re: Red Hook Capital, Winchester CA

Enclosed are the results of analyses for samples received by the laboratory on 12/06/24. If you have any questions concerning this report, please feel free to contact me.

Sincerely,



Colby Wakeman
Lab Director

JONES ENVIRONMENTAL, INC.

11007 FOREST PLACE
SANTA FE SPRINGS, CA 90670
714-449-9937 PHONE
562-646-1611 FAX

Partner Engineering & Science, Inc.	Project:	Red Hook Capital, Winchester CA	
24 Executive Park,	Project Number:	ES24-452619	Reported
Irvine, CA	Project Manager:	Chris Carson	12/17/24 11:22

ANALYTICAL REPORT FOR SAMPLES

Sample ID	Laboratory ID	Matrix	Date Sampled	Date Received
SG13-5	J243631-001	Soil Vapor	12/06/2024 08:43	12/06/2024 14:14
SG13-15	J243631-002	Soil Vapor	12/06/2024 08:30	12/06/2024 14:14
SG14-5	J243631-003	Soil Vapor	12/06/2024 09:40	12/06/2024 14:14
SG14-5 DUP	J243631-004	Soil Vapor	12/06/2024 09:51	12/06/2024 14:14
SG14-11	J243631-005	Soil Vapor	12/06/2024 09:25	12/06/2024 14:14
SG15-15	J243631-006	Soil Vapor	12/06/2024 10:27	12/06/2024 14:14
SG15-5	J243631-007	Soil Vapor	12/06/2024 10:42	12/06/2024 14:14

Jones Environmental, Inc.



Colby Wakeman
Lab Director

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Partner Engineering & Science, Inc.	Project:	Red Hook Capital, Winchester CA	
24 Executive Park,	Project Number:	ES24-452619	Reported
Irvine, CA	Project Manager:	Chris Carson	12/17/24 11:22

DETECTIONS SUMMARY

Sample ID: SG13-5 **Laboratory ID:** J243631-001

Analyte	Result	Reporting Limit	Units	Method	Notes
m,p-Xylene	22	16	µg/m3	EPA 8260	
Toluene	21	8	µg/m3	EPA 8260	

Sample ID: SG13-15 **Laboratory ID:** J243631-002

Analyte	Result	Reporting Limit	Units	Method	Notes
1,2,4-Trimethylbenzene	9	8	µg/m3	EPA 8260	
Benzene	11	8	µg/m3	EPA 8260	
Ethylbenzene	58	8	µg/m3	EPA 8260	
m,p-Xylene	140	16	µg/m3	EPA 8260	
o-Xylene	35	8	µg/m3	EPA 8260	
tert-Butylalcohol	776	400	µg/m3	EPA 8260	
Toluene	27	8	µg/m3	EPA 8260	

Sample ID: SG14-5 **Laboratory ID:** J243631-003

Analyte	Result	Reporting Limit	Units	Method	Notes
Toluene	137	8	µg/m3	EPA 8260	

Sample ID: SG14-5 DUP **Laboratory ID:** J243631-004

Analyte	Result	Reporting Limit	Units	Method	Notes
tert-Butylalcohol	538	400	µg/m3	EPA 8260	
Toluene	163	8	µg/m3	EPA 8260	

Sample ID: SG14-11 **Laboratory ID:** J243631-005

Analyte	Result	Reporting Limit	Units	Method	Notes
Benzene	20	8	µg/m3	EPA 8260	
Ethylbenzene	67	8	µg/m3	EPA 8260	

Jones Environmental, Inc.



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Lab Director

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Partner Engineering & Science, Inc.	Project:	Red Hook Capital, Winchester CA	
24 Executive Park,	Project Number:	ES24-452619	Reported
Irvine, CA	Project Manager:	Chris Carson	12/17/24 11:22

DETECTIONS SUMMARY

Sample ID: SG14-11 **Laboratory ID:** J243631-005

Analyte	Result	Reporting Limit	Units	Method	Notes
m,p-Xylene	437	16	µg/m3	EPA 8260	
o-Xylene	448	8	µg/m3	EPA 8260	
Toluene	57	8	µg/m3	EPA 8260	

Sample ID: SG15-15 **Laboratory ID:** J243631-006

Analyte	Result	Reporting Limit	Units	Method	Notes
1,2,4-Trimethylbenzene	15	8	µg/m3	EPA 8260	
4-Isopropyltoluene	20	8	µg/m3	EPA 8260	
Benzene	24	8	µg/m3	EPA 8260	
Bromodichloromethane	35	8	µg/m3	EPA 8260	
Chloroform	60	8	µg/m3	EPA 8260	
Dibromochloromethane	30	8	µg/m3	EPA 8260	
Ethylbenzene	134	8	µg/m3	EPA 8260	
m,p-Xylene	334	16	µg/m3	EPA 8260	
o-Xylene	71	8	µg/m3	EPA 8260	
Tetrachloroethene	8	8	µg/m3	EPA 8260	
Toluene	469	8	µg/m3	EPA 8260	

Sample ID: SG15-5 **Laboratory ID:** J243631-007

Analyte	Result	Reporting Limit	Units	Method	Notes
Benzene	14	8	µg/m3	EPA 8260	
m,p-Xylene	17	16	µg/m3	EPA 8260	
Toluene	20	8	µg/m3	EPA 8260	

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24 Executive Park,	Project Number:	ES24-452619	Reported
Irvine, CA	Project Manager:	Chris Carson	12/17/24 11:22

SG13-5
J243631-001(Soil Vapor)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Analyzed	Method	Notes
Standard ug/m3 HL by EPA 8260								
Benzene	ND	8	µg/m3	1	QC2412247	12/17/24	EPA 8260	
Bromodichloromethane	ND	8	µg/m3	"	"	"	"	
Bromoform	ND	8	µg/m3	"	"	"	"	
n-Butylbenzene	ND	12	µg/m3	"	"	"	"	
sec-Butylbenzene	ND	12	µg/m3	"	"	"	"	
tert-Butylbenzene	ND	12	µg/m3	"	"	"	"	
Carbon tetrachloride	ND	8	µg/m3	"	"	"	"	
Chlorobenzene	ND	8	µg/m3	"	"	"	"	
Chloroform	ND	8	µg/m3	"	"	"	"	
Dibromochloromethane	ND	8	µg/m3	"	"	"	"	
1,2-Dibromoethane (EDB)	ND	8	µg/m3	"	"	"	"	
1,2-Dichlorobenzene	ND	16	µg/m3	"	"	"	"	
1,3-Dichlorobenzene	ND	16	µg/m3	"	"	"	"	
1,4-Dichlorobenzene	ND	16	µg/m3	"	"	"	"	
Freon 12	ND	16	µg/m3	"	"	"	"	
Freon 11	ND	16	µg/m3	"	"	"	"	
Freon 113	ND	16	µg/m3	"	"	"	"	
1,1-Dichloroethane	ND	8	µg/m3	"	"	"	"	
1,2-Dichloroethane	ND	8	µg/m3	"	"	"	"	
1,1-Dichloroethene	ND	8	µg/m3	"	"	"	"	
cis-1,2-Dichloroethene	ND	8	µg/m3	"	"	"	"	
trans-1,2-Dichloroethene	ND	8	µg/m3	"	"	"	"	
Ethylbenzene	ND	8	µg/m3	"	"	"	"	
Isopropylbenzene	ND	8	µg/m3	"	"	"	"	
4-Isopropyltoluene	ND	8	µg/m3	"	"	"	"	
Methylene chloride (TIC)	ND	16	µg/m3	"	"	"	"	
Naphthalene	ND	40	µg/m3	"	"	"	"	
n-Propylbenzene	ND	8	µg/m3	"	"	"	"	
Styrene	ND	8	µg/m3	"	"	"	"	
1,1,1,2-Tetrachloroethane	ND	8	µg/m3	"	"	"	"	
1,1,2,2-Tetrachloroethane	ND	16	µg/m3	"	"	"	"	
Tetrachloroethene	ND	8	µg/m3	"	"	"	"	
Toluene	21	8	µg/m3	"	"	"	"	
1,1,1-Trichloroethane	ND	8	µg/m3	"	"	"	"	
1,1,2-Trichloroethane	ND	8	µg/m3	"	"	"	"	
Trichloroethene	ND	8	µg/m3	"	"	"	"	
1,2,4-Trimethylbenzene	ND	8	µg/m3	"	"	"	"	
1,3,5-Trimethylbenzene	ND	8	µg/m3	"	"	"	"	

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SG13-5
J243631-001(Soil Vapor)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Analyzed	Method	Notes
Standard ug/m3 HL by EPA 8260								
Vinyl chloride	ND	8	µg/m3	1	QC2412247	12/17/24	EPA 8260	
m,p-Xylene	22	16	µg/m3	"	"	"	"	
o-Xylene	ND	8	µg/m3	"	"	"	"	
Methyl-tert-butylether	ND	40	µg/m3	"	"	"	"	
Ethyl-tert-butylether	ND	40	µg/m3	"	"	"	"	
Di-isopropylether	ND	40	µg/m3	"	"	"	"	
tert-amylmethylether	ND	40	µg/m3	"	"	"	"	
tert-Butylalcohol	ND	400	µg/m3	"	"	"	"	
n-Hexane (LCC)	ND	80	µg/m3	"	"	"	"	
n-Pentane (LCC)	ND	80	µg/m3	"	"	"	"	
Acetone (LCC)	ND	80	µg/m3	"	"	"	"	
Surrogate: Toluene-d8	*89.97 %*	*60 - 140*						
Surrogate: Dibromofluoromethane	*99.56 %*	*60 - 140*						
Surrogate: 4-Bromofluorobenzene	*105.64 %*	*60 - 140*						

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SG13-15
J243631-002(Soil Vapor)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Analyzed	Method	Notes
Standard ug/m3 HL by EPA 8260								
Benzene	11	8	µg/m3	1	QC2412247	12/17/24	EPA 8260	
Bromodichloromethane	ND	8	µg/m3	"	"	"	"	
Bromoform	ND	8	µg/m3	"	"	"	"	
n-Butylbenzene	ND	12	µg/m3	"	"	"	"	
sec-Butylbenzene	ND	12	µg/m3	"	"	"	"	
tert-Butylbenzene	ND	12	µg/m3	"	"	"	"	
Carbon tetrachloride	ND	8	µg/m3	"	"	"	"	
Chlorobenzene	ND	8	µg/m3	"	"	"	"	
Chloroform	ND	8	µg/m3	"	"	"	"	
Dibromochloromethane	ND	8	µg/m3	"	"	"	"	
1,2-Dibromoethane (EDB)	ND	8	µg/m3	"	"	"	"	
1,2-Dichlorobenzene	ND	16	µg/m3	"	"	"	"	
1,3-Dichlorobenzene	ND	16	µg/m3	"	"	"	"	
1,4-Dichlorobenzene	ND	16	µg/m3	"	"	"	"	
Freon 12	ND	16	µg/m3	"	"	"	"	
Freon 11	ND	16	µg/m3	"	"	"	"	
Freon 113	ND	16	µg/m3	"	"	"	"	
1,1-Dichloroethane	ND	8	µg/m3	"	"	"	"	
1,2-Dichloroethane	ND	8	µg/m3	"	"	"	"	
1,1-Dichloroethene	ND	8	µg/m3	"	"	"	"	
cis-1,2-Dichloroethene	ND	8	µg/m3	"	"	"	"	
trans-1,2-Dichloroethene	ND	8	µg/m3	"	"	"	"	
Ethylbenzene	58	8	µg/m3	"	"	"	"	
Isopropylbenzene	ND	8	µg/m3	"	"	"	"	
4-Isopropyltoluene	ND	8	µg/m3	"	"	"	"	
Methylene chloride (TIC)	ND	16	µg/m3	"	"	"	"	
Naphthalene	ND	40	µg/m3	"	"	"	"	
n-Propylbenzene	ND	8	µg/m3	"	"	"	"	
Styrene	ND	8	µg/m3	"	"	"	"	
1,1,1,2-Tetrachloroethane	ND	8	µg/m3	"	"	"	"	
1,1,2,2-Tetrachloroethane	ND	16	µg/m3	"	"	"	"	
Tetrachloroethene	ND	8	µg/m3	"	"	"	"	
Toluene	27	8	µg/m3	"	"	"	"	
1,1,1-Trichloroethane	ND	8	µg/m3	"	"	"	"	
1,1,2-Trichloroethane	ND	8	µg/m3	"	"	"	"	
Trichloroethene	ND	8	µg/m3	"	"	"	"	
1,2,4-Trimethylbenzene	9	8	µg/m3	"	"	"	"	
1,3,5-Trimethylbenzene	ND	8	µg/m3	"	"	"	"	

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SG13-15
J243631-002(Soil Vapor)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Analyzed	Method	Notes
Standard ug/m3 HL by EPA 8260								
Vinyl chloride	ND	8	µg/m3	1	QC2412247	12/17/24	EPA 8260	
m,p-Xylene	140	16	µg/m3	"	"	"	"	
o-Xylene	35	8	µg/m3	"	"	"	"	
Methyl-tert-butylether	ND	40	µg/m3	"	"	"	"	
Ethyl-tert-butylether	ND	40	µg/m3	"	"	"	"	
Di-isopropylether	ND	40	µg/m3	"	"	"	"	
tert-amylmethylether	ND	40	µg/m3	"	"	"	"	
tert-Butylalcohol	776	400	µg/m3	"	"	"	"	
n-Hexane (LCC)	ND	80	µg/m3	"	"	"	"	
n-Pentane (LCC)	ND	80	µg/m3	"	"	"	"	
Acetone (LCC)	ND	80	µg/m3	"	"	"	"	
Surrogate: Toluene-d8	*88.96 %*	*60 - 140*						
Surrogate: Dibromofluoromethane	*101.03 %*	*60 - 140*						
Surrogate: 4-Bromofluorobenzene	*107.63 %*	*60 - 140*						

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SG14-5
J243631-003(Soil Vapor)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Analyzed	Method	Notes
Standard ug/m3 HL by EPA 8260								
Benzene	ND	8	µg/m3	1	QC2412247	12/17/24	EPA 8260	
Bromodichloromethane	ND	8	µg/m3	"	"	"	"	
Bromoform	ND	8	µg/m3	"	"	"	"	
n-Butylbenzene	ND	12	µg/m3	"	"	"	"	
sec-Butylbenzene	ND	12	µg/m3	"	"	"	"	
tert-Butylbenzene	ND	12	µg/m3	"	"	"	"	
Carbon tetrachloride	ND	8	µg/m3	"	"	"	"	
Chlorobenzene	ND	8	µg/m3	"	"	"	"	
Chloroform	ND	8	µg/m3	"	"	"	"	
Dibromochloromethane	ND	8	µg/m3	"	"	"	"	
1,2-Dibromoethane (EDB)	ND	8	µg/m3	"	"	"	"	
1,2-Dichlorobenzene	ND	16	µg/m3	"	"	"	"	
1,3-Dichlorobenzene	ND	16	µg/m3	"	"	"	"	
1,4-Dichlorobenzene	ND	16	µg/m3	"	"	"	"	
Freon 12	ND	16	µg/m3	"	"	"	"	
Freon 11	ND	16	µg/m3	"	"	"	"	
Freon 113	ND	16	µg/m3	"	"	"	"	
1,1-Dichloroethane	ND	8	µg/m3	"	"	"	"	
1,2-Dichloroethane	ND	8	µg/m3	"	"	"	"	
1,1-Dichloroethene	ND	8	µg/m3	"	"	"	"	
cis-1,2-Dichloroethene	ND	8	µg/m3	"	"	"	"	
trans-1,2-Dichloroethene	ND	8	µg/m3	"	"	"	"	
Ethylbenzene	ND	8	µg/m3	"	"	"	"	
Isopropylbenzene	ND	8	µg/m3	"	"	"	"	
4-Isopropyltoluene	ND	8	µg/m3	"	"	"	"	
Methylene chloride (TIC)	ND	16	µg/m3	"	"	"	"	
Naphthalene	ND	40	µg/m3	"	"	"	"	
n-Propylbenzene	ND	8	µg/m3	"	"	"	"	
Styrene	ND	8	µg/m3	"	"	"	"	
1,1,1,2-Tetrachloroethane	ND	8	µg/m3	"	"	"	"	
1,1,2,2-Tetrachloroethane	ND	16	µg/m3	"	"	"	"	
Tetrachloroethene	ND	8	µg/m3	"	"	"	"	
Toluene	137	8	µg/m3	"	"	"	"	
1,1,1-Trichloroethane	ND	8	µg/m3	"	"	"	"	
1,1,2-Trichloroethane	ND	8	µg/m3	"	"	"	"	
Trichloroethene	ND	8	µg/m3	"	"	"	"	
1,2,4-Trimethylbenzene	ND	8	µg/m3	"	"	"	"	
1,3,5-Trimethylbenzene	ND	8	µg/m3	"	"	"	"	

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SG14-5
J243631-003(Soil Vapor)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Analyzed	Method	Notes
Standard ug/m3 HL by EPA 8260								
Vinyl chloride	ND	8	µg/m3	1	QC2412247	12/17/24	EPA 8260	
m,p-Xylene	ND	16	µg/m3	"	"	"	"	
o-Xylene	ND	8	µg/m3	"	"	"	"	
Methyl-tert-butylether	ND	40	µg/m3	"	"	"	"	
Ethyl-tert-butylether	ND	40	µg/m3	"	"	"	"	
Di-isopropylether	ND	40	µg/m3	"	"	"	"	
tert-amylmethylether	ND	40	µg/m3	"	"	"	"	
tert-Butylalcohol	ND	400	µg/m3	"	"	"	"	
n-Hexane (LCC)	ND	80	µg/m3	"	"	"	"	
n-Pentane (LCC)	ND	80	µg/m3	"	"	"	"	
Acetone (LCC)	ND	80	µg/m3	"	"	"	"	
Surrogate: Toluene-d8	*93.10 %*	*60 - 140*						
Surrogate: Dibromofluoromethane	*96.48 %*	*60 - 140*						
Surrogate: 4-Bromofluorobenzene	*104.58 %*	*60 - 140*						

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Irvine, CA	Project Manager:	Chris Carson	12/17/24 11:22

SG14-5 DUP
J243631-004(Soil Vapor)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Analyzed	Method	Notes
Standard ug/m3 HL by EPA 8260								
Benzene	ND	8	µg/m3	1	QC2412247	12/17/24	EPA 8260	
Bromodichloromethane	ND	8	µg/m3	"	"	"	"	
Bromoform	ND	8	µg/m3	"	"	"	"	
n-Butylbenzene	ND	12	µg/m3	"	"	"	"	
sec-Butylbenzene	ND	12	µg/m3	"	"	"	"	
tert-Butylbenzene	ND	12	µg/m3	"	"	"	"	
Carbon tetrachloride	ND	8	µg/m3	"	"	"	"	
Chlorobenzene	ND	8	µg/m3	"	"	"	"	
Chloroform	ND	8	µg/m3	"	"	"	"	
Dibromochloromethane	ND	8	µg/m3	"	"	"	"	
1,2-Dibromoethane (EDB)	ND	8	µg/m3	"	"	"	"	
1,2-Dichlorobenzene	ND	16	µg/m3	"	"	"	"	
1,3-Dichlorobenzene	ND	16	µg/m3	"	"	"	"	
1,4-Dichlorobenzene	ND	16	µg/m3	"	"	"	"	
Freon 12	ND	16	µg/m3	"	"	"	"	
Freon 11	ND	16	µg/m3	"	"	"	"	
Freon 113	ND	16	µg/m3	"	"	"	"	
1,1-Dichloroethane	ND	8	µg/m3	"	"	"	"	
1,2-Dichloroethane	ND	8	µg/m3	"	"	"	"	
1,1-Dichloroethene	ND	8	µg/m3	"	"	"	"	
cis-1,2-Dichloroethene	ND	8	µg/m3	"	"	"	"	
trans-1,2-Dichloroethene	ND	8	µg/m3	"	"	"	"	
Ethylbenzene	ND	8	µg/m3	"	"	"	"	
Isopropylbenzene	ND	8	µg/m3	"	"	"	"	
4-Isopropyltoluene	ND	8	µg/m3	"	"	"	"	
Methylene chloride (TIC)	ND	16	µg/m3	"	"	"	"	
Naphthalene	ND	40	µg/m3	"	"	"	"	
n-Propylbenzene	ND	8	µg/m3	"	"	"	"	
Styrene	ND	8	µg/m3	"	"	"	"	
1,1,1,2-Tetrachloroethane	ND	8	µg/m3	"	"	"	"	
1,1,2,2-Tetrachloroethane	ND	16	µg/m3	"	"	"	"	
Tetrachloroethene	ND	8	µg/m3	"	"	"	"	
Toluene	163	8	µg/m3	"	"	"	"	
1,1,1-Trichloroethane	ND	8	µg/m3	"	"	"	"	
1,1,2-Trichloroethane	ND	8	µg/m3	"	"	"	"	
Trichloroethene	ND	8	µg/m3	"	"	"	"	
1,2,4-Trimethylbenzene	ND	8	µg/m3	"	"	"	"	
1,3,5-Trimethylbenzene	ND	8	µg/m3	"	"	"	"	

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Irvine, CA	Project Manager:	Chris Carson	12/17/24 11:22

SG14-5 DUP
J243631-004(Soil Vapor)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Analyzed	Method	Notes
Standard ug/m3 HL by EPA 8260								
Vinyl chloride	ND	8	µg/m3	1	QC2412247	12/17/24	EPA 8260	
m,p-Xylene	ND	16	µg/m3	"	"	"	"	
o-Xylene	ND	8	µg/m3	"	"	"	"	
Methyl-tert-butylether	ND	40	µg/m3	"	"	"	"	
Ethyl-tert-butylether	ND	40	µg/m3	"	"	"	"	
Di-isopropylether	ND	40	µg/m3	"	"	"	"	
tert-amylmethylether	ND	40	µg/m3	"	"	"	"	
tert-Butylalcohol	538	400	µg/m3	"	"	"	"	
n-Hexane (LCC)	ND	80	µg/m3	"	"	"	"	
n-Pentane (LCC)	ND	80	µg/m3	"	"	"	"	
Acetone (LCC)	ND	80	µg/m3	"	"	"	"	
Surrogate: Toluene-d8	*88.36 %*	*60 - 140*						
Surrogate: Dibromofluoromethane	*102.24 %*	*60 - 140*						
Surrogate: 4-Bromofluorobenzene	*107.87 %*	*60 - 140*						

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Irvine, CA	Project Manager:	Chris Carson	12/17/24 11:22

SG14-11
J243631-005(Soil Vapor)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Analyzed	Method	Notes
Standard ug/m3 HL by EPA 8260								
Benzene	20	8	µg/m3	1	QC2412247	12/17/24	EPA 8260	
Bromodichloromethane	ND	8	µg/m3	"	"	"	"	
Bromoform	ND	8	µg/m3	"	"	"	"	
n-Butylbenzene	ND	12	µg/m3	"	"	"	"	
sec-Butylbenzene	ND	12	µg/m3	"	"	"	"	
tert-Butylbenzene	ND	12	µg/m3	"	"	"	"	
Carbon tetrachloride	ND	8	µg/m3	"	"	"	"	
Chlorobenzene	ND	8	µg/m3	"	"	"	"	
Chloroform	ND	8	µg/m3	"	"	"	"	
Dibromochloromethane	ND	8	µg/m3	"	"	"	"	
1,2-Dibromoethane (EDB)	ND	8	µg/m3	"	"	"	"	
1,2-Dichlorobenzene	ND	16	µg/m3	"	"	"	"	
1,3-Dichlorobenzene	ND	16	µg/m3	"	"	"	"	
1,4-Dichlorobenzene	ND	16	µg/m3	"	"	"	"	
Freon 12	ND	16	µg/m3	"	"	"	"	
Freon 11	ND	16	µg/m3	"	"	"	"	
Freon 113	ND	16	µg/m3	"	"	"	"	
1,1-Dichloroethane	ND	8	µg/m3	"	"	"	"	
1,2-Dichloroethane	ND	8	µg/m3	"	"	"	"	
1,1-Dichloroethene	ND	8	µg/m3	"	"	"	"	
cis-1,2-Dichloroethene	ND	8	µg/m3	"	"	"	"	
trans-1,2-Dichloroethene	ND	8	µg/m3	"	"	"	"	
Ethylbenzene	67	8	µg/m3	"	"	"	"	
Isopropylbenzene	ND	8	µg/m3	"	"	"	"	
4-Isopropyltoluene	ND	8	µg/m3	"	"	"	"	
Methylene chloride (TIC)	ND	16	µg/m3	"	"	"	"	
Naphthalene	ND	40	µg/m3	"	"	"	"	
n-Propylbenzene	ND	8	µg/m3	"	"	"	"	
Styrene	ND	8	µg/m3	"	"	"	"	
1,1,1,2-Tetrachloroethane	ND	8	µg/m3	"	"	"	"	
1,1,2,2-Tetrachloroethane	ND	16	µg/m3	"	"	"	"	
Tetrachloroethene	ND	8	µg/m3	"	"	"	"	
Toluene	57	8	µg/m3	"	"	"	"	
1,1,1-Trichloroethane	ND	8	µg/m3	"	"	"	"	
1,1,2-Trichloroethane	ND	8	µg/m3	"	"	"	"	
Trichloroethene	ND	8	µg/m3	"	"	"	"	
1,2,4-Trimethylbenzene	ND	8	µg/m3	"	"	"	"	
1,3,5-Trimethylbenzene	ND	8	µg/m3	"	"	"	"	

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Partner Engineering & Science, Inc.	Project:	Red Hook Capital, Winchester CA	
24 Executive Park,	Project Number:	ES24-452619	Reported
Irvine, CA	Project Manager:	Chris Carson	12/17/24 11:22

SG14-11
J243631-005(Soil Vapor)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Analyzed	Method	Notes
Standard ug/m3 HL by EPA 8260								
Vinyl chloride	ND	8	µg/m3	1	QC2412247	12/17/24	EPA 8260	
m,p-Xylene	437	16	µg/m3	"	"	"	"	
o-Xylene	448	8	µg/m3	"	"	"	"	
Methyl-tert-butylether	ND	40	µg/m3	"	"	"	"	
Ethyl-tert-butylether	ND	40	µg/m3	"	"	"	"	
Di-isopropylether	ND	40	µg/m3	"	"	"	"	
tert-amylmethylether	ND	40	µg/m3	"	"	"	"	
tert-Butylalcohol	ND	400	µg/m3	"	"	"	"	
n-Hexane (LCC)	ND	80	µg/m3	"	"	"	"	
n-Pentane (LCC)	ND	80	µg/m3	"	"	"	"	
Acetone (LCC)	ND	80	µg/m3	"	"	"	"	
Surrogate: Toluene-d8	*89.47 %*	*60 - 140*						
Surrogate: Dibromofluoromethane	*99.78 %*	*60 - 140*						
Surrogate: 4-Bromofluorobenzene	*107.73 %*	*60 - 140*						

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24 Executive Park,	Project Number:	ES24-452619	Reported
Irvine, CA	Project Manager:	Chris Carson	12/17/24 11:22

SG15-15
J243631-006(Soil Vapor)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Analyzed	Method	Notes
Standard ug/m3 HL by EPA 8260								
Benzene	24	8	µg/m3	1	QC2412247	12/17/24	EPA 8260	
Bromodichloromethane	35	8	µg/m3	"	"	"	"	
Bromoform	ND	8	µg/m3	"	"	"	"	
n-Butylbenzene	ND	12	µg/m3	"	"	"	"	
sec-Butylbenzene	ND	12	µg/m3	"	"	"	"	
tert-Butylbenzene	ND	12	µg/m3	"	"	"	"	
Carbon tetrachloride	ND	8	µg/m3	"	"	"	"	
Chlorobenzene	ND	8	µg/m3	"	"	"	"	
Chloroform	60	8	µg/m3	"	"	"	"	
Dibromochloromethane	30	8	µg/m3	"	"	"	"	
1,2-Dibromoethane (EDB)	ND	8	µg/m3	"	"	"	"	
1,2-Dichlorobenzene	ND	16	µg/m3	"	"	"	"	
1,3-Dichlorobenzene	ND	16	µg/m3	"	"	"	"	
1,4-Dichlorobenzene	ND	16	µg/m3	"	"	"	"	
Freon 12	ND	16	µg/m3	"	"	"	"	
Freon 11	ND	16	µg/m3	"	"	"	"	
Freon 113	ND	16	µg/m3	"	"	"	"	
1,1-Dichloroethane	ND	8	µg/m3	"	"	"	"	
1,2-Dichloroethane	ND	8	µg/m3	"	"	"	"	
1,1-Dichloroethene	ND	8	µg/m3	"	"	"	"	
cis-1,2-Dichloroethene	ND	8	µg/m3	"	"	"	"	
trans-1,2-Dichloroethene	ND	8	µg/m3	"	"	"	"	
Ethylbenzene	134	8	µg/m3	"	"	"	"	
Isopropylbenzene	ND	8	µg/m3	"	"	"	"	
4-Isopropyltoluene	20	8	µg/m3	"	"	"	"	
Methylene chloride (TIC)	ND	16	µg/m3	"	"	"	"	
Naphthalene	ND	40	µg/m3	"	"	"	"	
n-Propylbenzene	ND	8	µg/m3	"	"	"	"	
Styrene	ND	8	µg/m3	"	"	"	"	
1,1,1,2-Tetrachloroethane	ND	8	µg/m3	"	"	"	"	
1,1,2,2-Tetrachloroethane	ND	16	µg/m3	"	"	"	"	
Tetrachloroethene	8	8	µg/m3	"	"	"	"	
Toluene	469	8	µg/m3	"	"	"	"	
1,1,1-Trichloroethane	ND	8	µg/m3	"	"	"	"	
1,1,2-Trichloroethane	ND	8	µg/m3	"	"	"	"	
Trichloroethene	ND	8	µg/m3	"	"	"	"	
1,2,4-Trimethylbenzene	15	8	µg/m3	"	"	"	"	
1,3,5-Trimethylbenzene	ND	8	µg/m3	"	"	"	"	

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24 Executive Park,	Project Number:	ES24-452619	Reported
Irvine, CA	Project Manager:	Chris Carson	12/17/24 11:22

SG15-15
J243631-006(Soil Vapor)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Analyzed	Method	Notes
Standard ug/m3 HL by EPA 8260								
Vinyl chloride	ND	8	µg/m3	1	QC2412247	12/17/24	EPA 8260	
m,p-Xylene	334	16	µg/m3	"	"	"	"	
o-Xylene	71	8	µg/m3	"	"	"	"	
Methyl-tert-butylether	ND	40	µg/m3	"	"	"	"	
Ethyl-tert-butylether	ND	40	µg/m3	"	"	"	"	
Di-isopropylether	ND	40	µg/m3	"	"	"	"	
tert-amylmethylether	ND	40	µg/m3	"	"	"	"	
tert-Butylalcohol	ND	400	µg/m3	"	"	"	"	
n-Hexane (LCC)	ND	80	µg/m3	"	"	"	"	
n-Pentane (LCC)	ND	80	µg/m3	"	"	"	"	
Acetone (LCC)	ND	80	µg/m3	"	"	"	"	
Surrogate: Toluene-d8	*90.45 %*	*60 - 140*						
Surrogate: Dibromofluoromethane	*99.90 %*	*60 - 140*						
Surrogate: 4-Bromofluorobenzene	*107.69 %*	*60 - 140*						

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24 Executive Park,	Project Number:	ES24-452619	Reported
Irvine, CA	Project Manager:	Chris Carson	12/17/24 11:22

SG15-5
J243631-007(Soil Vapor)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Analyzed	Method	Notes
Standard ug/m3 HL by EPA 8260								
Benzene	14	8	µg/m3	1	QC2412247	12/17/24	EPA 8260	
Bromodichloromethane	ND	8	µg/m3	"	"	"	"	
Bromoform	ND	8	µg/m3	"	"	"	"	
n-Butylbenzene	ND	12	µg/m3	"	"	"	"	
sec-Butylbenzene	ND	12	µg/m3	"	"	"	"	
tert-Butylbenzene	ND	12	µg/m3	"	"	"	"	
Carbon tetrachloride	ND	8	µg/m3	"	"	"	"	
Chlorobenzene	ND	8	µg/m3	"	"	"	"	
Chloroform	ND	8	µg/m3	"	"	"	"	
Dibromochloromethane	ND	8	µg/m3	"	"	"	"	
1,2-Dibromoethane (EDB)	ND	8	µg/m3	"	"	"	"	
1,2-Dichlorobenzene	ND	16	µg/m3	"	"	"	"	
1,3-Dichlorobenzene	ND	16	µg/m3	"	"	"	"	
1,4-Dichlorobenzene	ND	16	µg/m3	"	"	"	"	
Freon 12	ND	16	µg/m3	"	"	"	"	
Freon 11	ND	16	µg/m3	"	"	"	"	
Freon 113	ND	16	µg/m3	"	"	"	"	
1,1-Dichloroethane	ND	8	µg/m3	"	"	"	"	
1,2-Dichloroethane	ND	8	µg/m3	"	"	"	"	
1,1-Dichloroethene	ND	8	µg/m3	"	"	"	"	
cis-1,2-Dichloroethene	ND	8	µg/m3	"	"	"	"	
trans-1,2-Dichloroethene	ND	8	µg/m3	"	"	"	"	
Ethylbenzene	ND	8	µg/m3	"	"	"	"	
Isopropylbenzene	ND	8	µg/m3	"	"	"	"	
4-Isopropyltoluene	ND	8	µg/m3	"	"	"	"	
Methylene chloride (TIC)	ND	16	µg/m3	"	"	"	"	
Naphthalene	ND	40	µg/m3	"	"	"	"	
n-Propylbenzene	ND	8	µg/m3	"	"	"	"	
Styrene	ND	8	µg/m3	"	"	"	"	
1,1,1,2-Tetrachloroethane	ND	8	µg/m3	"	"	"	"	
1,1,2,2-Tetrachloroethane	ND	16	µg/m3	"	"	"	"	
Tetrachloroethene	ND	8	µg/m3	"	"	"	"	
Toluene	20	8	µg/m3	"	"	"	"	
1,1,1-Trichloroethane	ND	8	µg/m3	"	"	"	"	
1,1,2-Trichloroethane	ND	8	µg/m3	"	"	"	"	
Trichloroethene	ND	8	µg/m3	"	"	"	"	
1,2,4-Trimethylbenzene	ND	8	µg/m3	"	"	"	"	
1,3,5-Trimethylbenzene	ND	8	µg/m3	"	"	"	"	

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24 Executive Park,	Project Number:	ES24-452619	Reported
Irvine, CA	Project Manager:	Chris Carson	12/17/24 11:22

SG15-5
J243631-007(Soil Vapor)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Analyzed	Method	Notes
Standard ug/m3 HL by EPA 8260								
Vinyl chloride	ND	8	µg/m3	1	QC2412247	12/17/24	EPA 8260	
m,p-Xylene	17	16	µg/m3	"	"	"	"	
o-Xylene	ND	8	µg/m3	"	"	"	"	
Methyl-tert-butylether	ND	40	µg/m3	"	"	"	"	
Ethyl-tert-butylether	ND	40	µg/m3	"	"	"	"	
Di-isopropylether	ND	40	µg/m3	"	"	"	"	
tert-amylmethylether	ND	40	µg/m3	"	"	"	"	
tert-Butylalcohol	ND	400	µg/m3	"	"	"	"	
n-Hexane (LCC)	ND	80	µg/m3	"	"	"	"	
n-Pentane (LCC)	ND	80	µg/m3	"	"	"	"	
Acetone (LCC)	ND	80	µg/m3	"	"	"	"	
Surrogate: Toluene-d8	*88.90 %*	*60 - 140*						
Surrogate: Dibromofluoromethane	*102.03 %*	*60 - 140*						
Surrogate: 4-Bromofluorobenzene	*110.39 %*	*60 - 140*						

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24 Executive Park,	Project Number:	ES24-452619	Reported
Irvine, CA	Project Manager:	Chris Carson	12/17/24 11:22

Standard ug/m3 HL by EPA 8260 - Quality Control

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	%REC Limits	Notes
Batch QC2412247 - EPA 8260										
CCV 1										
Benzene	275	8	%	250		110	80 - 120		120	
Chlorobenzene	258	8	%	250		103	80 - 120		120	
1,1-Dichloroethene	285	8	%	250		114	80 - 120		120	
cis-1,2-Dichloroethene	245	8	%	250		98	80 - 120		120	
Ethylbenzene	256	8	%	250		103	80 - 120		120	
Tetrachloroethene	241	8	%	250		96	80 - 120		120	
Toluene	251	8	%	250		100	80 - 120		120	
1,1,1-Trichloroethane	242	8	%	250		97	80 - 120		120	
Trichloroethene	267	8	%	250		107	80 - 120		120	
1,2,4-Trimethylbenzene	278	8	%	250		111	80 - 120		120	
Vinyl chloride	254	8	%	250		102	80 - 120		120	
LCS 1										
Benzene	55.5	8	%	50		111	70 - 130			
Chlorobenzene	52.8	8	%	50		106	70 - 130			
1,1-Dichloroethene	47.1	8	%	50		94	60 - 140			
cis-1,2-Dichloroethene	49.2	8	%	50		98	70 - 130			
Ethylbenzene	48.6	8	%	50		97	70 - 130			
Tetrachloroethene	47.1	8	%	50		94	70 - 130			
Toluene	47.9	8	%	50		96	70 - 130			
1,1,1-Trichloroethane	48.1	8	%	50		96	70 - 130			
Trichloroethene	55.5	8	%	50		111	70 - 130			
1,2,4-Trimethylbenzene	53.5	8	%	50		107	70 - 130			
Vinyl chloride	32.1	8	%	50		64	60 - 140			
Surrogate: Toluene-d8		*89.04 %*	*60 - 140*							
Surrogate: Dibromofluoromethane		*102.24 %*	*60 - 140*							
Surrogate: 4-Bromofluorobenzene		*112.53 %*	*60 - 140*							
LCSD 1										
Benzene	52.5	8	%	50		105		5.51		
Chlorobenzene	49.2	8	%	50		98		6.96		
1,1-Dichloroethene	46.0	8	%	50		92		2.40		
cis-1,2-Dichloroethene	46.7	8	%	50		93		5.27		
Ethylbenzene	45.7	8	%	50		91		6.25		
Tetrachloroethene	44.5	8	%	50		89		5.79		
Toluene	46.2	8	%	50		92		3.73		
1,1,1-Trichloroethane	44.8	8	%	50		90		7.19		

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24 Executive Park,	Project Number:	ES24-452619	Reported
Irvine, CA	Project Manager:	Chris Carson	12/17/24 11:22

Standard ug/m3 HL by EPA 8260 - Quality Control

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	%REC Limits	Notes
Batch QC2412247 - EPA 8260										
LCSD 1										
Trichloroethene	52.7	8	%	50		105		5.22		
1,2,4-Trimethylbenzene	50.6	8	%	50		101		5.57		
Vinyl chloride	30.3	8	%	50		61		5.57		
Surrogate: Toluene-d8		*88.14 %*	*60 - 140*							
Surrogate: Dibromofluoromethane		*102.04 %*	*60 - 140*							
Surrogate: 4-Bromofluorobenzene		*111.42 %*	*60 - 140*							
Method Blank 1										
Benzene	ND	8	µg/m3							
Bromodichloromethane	ND	8	µg/m3							
Bromoform	ND	8	µg/m3							
n-Butylbenzene	ND	12	µg/m3							
sec-Butylbenzene	ND	12	µg/m3							
tert-Butylbenzene	ND	12	µg/m3							
Carbon tetrachloride	ND	8	µg/m3							
Chlorobenzene	ND	8	µg/m3							
Chloroform	ND	8	µg/m3							
Dibromochloromethane	ND	8	µg/m3							
1,2-Dibromoethane (EDB)	ND	8	µg/m3							
1,2-Dichlorobenzene	ND	16	µg/m3							
1,3-Dichlorobenzene	ND	16	µg/m3							
1,4-Dichlorobenzene	ND	16	µg/m3							
Freon 12	ND	16	µg/m3							
Freon 11	ND	16	µg/m3							
Freon 113	ND	16	µg/m3							
1,1-Dichloroethane	ND	8	µg/m3							
1,2-Dichloroethane	ND	8	µg/m3							
1,1-Dichloroethene	ND	8	µg/m3							
cis-1,2-Dichloroethene	ND	8	µg/m3							
trans-1,2-Dichloroethene	ND	8	µg/m3							
Ethylbenzene	ND	8	µg/m3							
Isopropylbenzene	ND	8	µg/m3							
4-Isopropyltoluene	ND	8	µg/m3							
Methylene chloride (TIC)	ND	16	µg/m3							
Naphthalene	ND	40	µg/m3							
n-Propylbenzene	ND	8	µg/m3							

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24 Executive Park,	Project Number:	ES24-452619	Reported
Irvine, CA	Project Manager:	Chris Carson	12/17/24 11:22

Standard ug/m3 HL by EPA 8260 - Quality Control

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	%REC Limits	Notes
Batch QC2412247 - EPA 8260										
Method Blank 1										
Styrene	ND	8	µg/m3							
1,1,1,2-Tetrachloroethane	ND	8	µg/m3							
1,1,2,2-Tetrachloroethane	ND	16	µg/m3							
Tetrachloroethene	ND	8	µg/m3							
Toluene	ND	8	µg/m3							
1,1,1-Trichloroethane	ND	8	µg/m3							
1,1,2-Trichloroethane	ND	8	µg/m3							
Trichloroethene	ND	8	µg/m3							
1,2,4-Trimethylbenzene	ND	8	µg/m3							
1,3,5-Trimethylbenzene	ND	8	µg/m3							
Vinyl chloride	ND	8	µg/m3							
m,p-Xylene	ND	16	µg/m3							
o-Xylene	ND	8	µg/m3							
Methyl-tert-butylether	ND	40	µg/m3							
Ethyl-tert-butylether	ND	40	µg/m3							
Di-isopropylether	ND	40	µg/m3							
tert-amylmethylether	ND	40	µg/m3							
tert-Butylalcohol	ND	400	µg/m3							
n-Hexane (LCC)	ND	80	µg/m3							
n-Pentane (LCC)	ND	80	µg/m3							
Acetone (LCC)	ND	80	µg/m3							
Surrogate: Toluene-d8		*88.69 %*	*60 - 140*							
Surrogate: Dibromofluoromethane		*103.68 %*	*60 - 140*							
Surrogate: 4-Bromofluorobenzene		*109.64 %*	*60 - 140*							
Sample Blank 1										
Benzene	ND	8	µg/m3							
Bromodichloromethane	ND	8	µg/m3							
Bromoform	ND	8	µg/m3							
n-Butylbenzene	ND	12	µg/m3							
sec-Butylbenzene	ND	12	µg/m3							
tert-Butylbenzene	ND	12	µg/m3							
Carbon tetrachloride	ND	8	µg/m3							
Chlorobenzene	ND	8	µg/m3							
Chloroform	ND	8	µg/m3							
Dibromochloromethane	ND	8	µg/m3							

Jones Environmental, Inc.



Colby Wakeman
Lab Director

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JONES ENVIRONMENTAL, INC.

11007 FOREST PLACE
SANTA FE SPRINGS, CA 90670
714-449-9937 PHONE
562-646-1611 FAX

Partner Engineering & Science, Inc.	Project:	Red Hook Capital, Winchester CA	
24 Executive Park,	Project Number:	ES24-452619	Reported
Irvine, CA	Project Manager:	Chris Carson	12/17/24 11:22

Standard ug/m3 HL by EPA 8260 - Quality Control

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	%REC Limits	Notes
Batch QC2412247 - EPA 8260										
Sample Blank 1										
1,2-Dibromoethane (EDB)	ND	8	µg/m3							
1,2-Dichlorobenzene	ND	16	µg/m3							
1,3-Dichlorobenzene	ND	16	µg/m3							
1,4-Dichlorobenzene	ND	16	µg/m3							
Freon 12	ND	16	µg/m3							
Freon 11	ND	16	µg/m3							
Freon 113	ND	16	µg/m3							
1,1-Dichloroethane	ND	8	µg/m3							
1,2-Dichloroethane	ND	8	µg/m3							
1,1-Dichloroethene	ND	8	µg/m3							
cis-1,2-Dichloroethene	ND	8	µg/m3							
trans-1,2-Dichloroethene	ND	8	µg/m3							
Ethylbenzene	ND	8	µg/m3							
Isopropylbenzene	ND	8	µg/m3							
4-Isopropyltoluene	ND	8	µg/m3							
Methylene chloride (TIC)	ND	16	µg/m3							
Naphthalene	ND	40	µg/m3							
n-Propylbenzene	ND	8	µg/m3							
Styrene	ND	8	µg/m3							
1,1,1,2-Tetrachloroethane	ND	8	µg/m3							
1,1,2,2-Tetrachloroethane	ND	16	µg/m3							
Tetrachloroethene	ND	8	µg/m3							
Toluene	ND	8	µg/m3							
1,1,1-Trichloroethane	ND	8	µg/m3							
1,1,2-Trichloroethane	ND	8	µg/m3							
Trichloroethene	ND	8	µg/m3							
1,2,4-Trimethylbenzene	ND	8	µg/m3							
1,3,5-Trimethylbenzene	ND	8	µg/m3							
Vinyl chloride	ND	8	µg/m3							
m,p-Xylene	ND	16	µg/m3							
o-Xylene	ND	8	µg/m3							
Methyl-tert-butylether	ND	40	µg/m3							
Ethyl-tert-butylether	ND	40	µg/m3							
Di-isopropylether	ND	40	µg/m3							
tert-amylmethylether	ND	40	µg/m3							
tert-Butylalcohol	ND	400	µg/m3							
n-Hexane (LCC)	ND	80	µg/m3							

Jones Environmental, Inc.

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Colby Wakeman
Lab Director

JONES ENVIRONMENTAL, INC.

11007 FOREST PLACE
SANTA FE SPRINGS, CA 90670
714-449-9937 PHONE
562-646-1611 FAX

Partner Engineering & Science, Inc.	Project:	Red Hook Capital, Winchester CA	
24 Executive Park,	Project Number:	ES24-452619	Reported
Irvine, CA	Project Manager:	Chris Carson	12/17/24 11:22

Standard ug/m3 HL by EPA 8260 - Quality Control

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	%REC Limits	Notes
Batch QC2412247 - EPA 8260										
Sample Blank 1										
n-Pentane (LCC)	ND	80	µg/m3							
Acetone (LCC)	ND	80	µg/m3							
Surrogate: Toluene-d8		*89.06 %*	*60 - 140*							
Surrogate: Dibromofluoromethane		*102.26 %*	*60 - 140*							
Surrogate: 4-Bromofluorobenzene		*110.42 %*	*60 - 140*							

Jones Environmental, Inc.



Colby Wakeman
Lab Director

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JONES ENVIRONMENTAL, INC.

11007 FOREST PLACE
SANTA FE SPRINGS, CA 90670
714-449-9937 PHONE
562-646-1611 FAX

Partner Engineering & Science, Inc.	Project:	Red Hook Capital, Winchester CA	
24 Executive Park,	Project Number:	ES24-452619	Reported
Irvine, CA	Project Manager:	Chris Carson	12/17/24 11:22

Notes and Definitions

ND	Analyte NOT DETECTED at or above the reporting limit
RPD	Relative Percent Difference
E	Estimated Concentration; concentration exceeds calibration range.
LCC	Leak Check Compound
MDL	Compound Reported to Method Detection Limit
1	Recovery outside of acceptable limits. LCS/LCSD recoveries and %RSD were within QC limits, therefore data was accepted.
SMSR	Sample matrix prevented adequate surrogate recovery.
J	Value less then PQL but greater than MDL.
HHSR	High hydrocarbon concentration in this sample prevented adequate surrogate recovery.
SMTAR	Sample matrix prevented adequate recovery of target analytes.
OV	Sample was filtered in the lab before extraction.
HHTAR	High hydrocarbon concentration prevented in-range recovery of target analytes.
IHRPD	Target analyte recoveries were outside of range but accepted due to passing RPDs
AROL	Target analyte recovery exceeded recovery range but was accepted due to ND of that analyte in MB and sample(s).
ISO-H	Isomers could not be sufficiently chromatographically resolved according to method requirements due to hydrocarbon interference or other matrix effects. The isomers' reported individual concentrations were each calculated as the average of each of the individual isomers' concentrations.
2	Recovery outside of acceptable limits for either LCS or LCSD. CCV and LCS or LCSD recoveries were within limits; therefore data was accepted.
3	RPD outside of acceptable limits. Target analyte recoveries were within QC limits; therefore, data was accepted.
4	LCS and/or LCSD recoveries exceeded acceptability ranges. Target analyte recoveries were accepted due to passing CCV, in-range LCS/LCSD RPDs, and a clean MB in which all target analytes were < RL.
SMTAR	Sample matrix prevented adequate recovery of target analytes.
RV	Surrogate recovery outside of control limits due to required dilution.
ASP	Hydrocarbons in this sample most closely resemble asphalt.
@	Surrogate is outside acceptable limits. All other QC parameters in control, therefore data was accepted.
S	Sample was subjected to elemental sulfur cleanup by EPA 3660B.
TIC	Tentatively Identified Compound. Compound is not in the calibration mix and does not have a valid calibration. All reported detections are estimated

Jones Environmental, Inc.



Colby Wakeman
Lab Director

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JONES ENVIRONMENTAL, INC.

11007 Forest Pl.
Santa Fe Springs, CA 90670
(714) 449-9937
reports@jonesenv.com
www.jonesenv.com

Soil-Gas Chain-of-Custody Record

Client: Partner Engineering and Science, Inc.
Project Name: Bed Hook Capital, Winchester CA
Project Address: 35780 Washington Street, Winchester, CA
Report To: Chris Carson
Email/Phone: ccarson@partneresi.com
Sampler: Mya Maragay

Date: 12/6/2024
Client Project #: ES24-452C619

Tedlar Hold-Time Requested: ☐ 6 hr (DTSC) ☐ 72 hr (EPA) ☐ 7 Day

EDF Geotracker Global:

LAB USE ONLY
Jones Project #: J243631
Page 1 of 1
Sample Container:
If different than above, see Notes.

Turn Around Requested: ☐ Immediate Attention-200% ☐ Rush 24 Hours-100% ☐ Rush 48 Hours-50% ☐ Rush 72 Hours-25% ☐ Rush 96 Hours-10% ☒ Normal - No Surcharge

Tracer: ☐ n-pentane ☐ n-hexane ☐ n-heptane ☐ IPA ☐ 1,1-DFA ☒ Jones

Reporting Limits Requested: ☒ Standard ☐ Low ☐ Ultra Low

Units: ☒ ug/m³ ☐ ug/L ☐ ppmV

Analysis Requested

Sample ID	Purge Number	Purge Volume (mL)	Date	Sample Collection Time	Jones ID (Lab Use Only)	Purge Rate (mL/min)	Pump ID	Magnehelic ID	Sample Matrix: Soil Gas (SG), Air (A), Material (M)	8260B	Gasoline Range Organics	ASTM D1946, Methane/Fixed Gases		Magnehelic Vacuum (In/H_2O)	Number of Containers	Notes & Special Instructions
SG13-5'			12/6/24	08:43	-001	250/min	Rental	TRISTAN	SG	X					1	can #: 01729/ low flow
SG13-15'				08:30	-002					X					1	27417
SG14-5'				09:40	-003					X					1	01354
SG14-5' DUP				09:51	-004					X					1	01725
SG14-11'				09:25	-005					X					1	01727 / low flow
SG15-15'				10:27	-006					X					1	01735
SG15-5'				10:42	-007					X					1	01357

Relinquished By (Signature): Mya Maragay
Printed Name: Mya Maragay
Company: Partner ESI
Date: 12/6/24 **Time:** 12:50

Received By (Signature):
Printed Name:
Company:
Date: **Time:**

Relinquished By (Signature):
Printed Name:
Company:
Date: **Time:**

Received By Laboratory (Signature): Mya
Printed Name: Megan Davis
Company: Jones
Date: 12/6/24 **Time:** 12:50

7 Total Number of Containers

Client signature on this Chain of Custody form constitutes acknowledgement that the above analyses have been requested, and the information provided herein is correct and accurate.

Login Report

Customer Name: Partner Engineering & Science, Inc. **Order ID:** J243631

Purchase Order: **Order Date:** 12/6/2024

Project ID: Red Hook Capital, Winchester CA

Comment:

Sample #: J243631-001 **Customer Sample #:** SG13-5 **Site:**

Recv'd:	☑	**Collector:**		**Date Collected:**	12/06/24	8:43 AM
Quantity:	1	**Matrix:**	Soil Vapor	**Date Received:**	12/06/24	2:14 PM

Comment:

Test	Test Group	Method	Due Date	Priority
Standard ug/m3		EPA 8260	12/16/2024	

Sample #: J243631-002 **Customer Sample #:** SG13-15 **Site:**

Recv'd:	☑	**Collector:**		**Date Collected:**	12/06/24	8:30 AM
Quantity:	1	**Matrix:**	Soil Vapor	**Date Received:**	12/06/24	2:14 PM

Comment:

Test	Test Group	Method	Due Date	Priority
Standard ug/m3		EPA 8260	12/16/2024	

Sample #: J243631-003 **Customer Sample #:** SG14-5 **Site:**

Recv'd:	☑	**Collector:**		**Date Collected:**	12/06/24	9:40 AM
Quantity:	1	**Matrix:**	Soil Vapor	**Date Received:**	12/06/24	2:14 PM

Comment:

Test	Test Group	Method	Due Date	Priority
Standard ug/m3		EPA 8260	12/16/2024	

Sample #: J243631-004 **Customer Sample #:** SG14-5 DUP **Site:**

Recv'd:	☑	**Collector:**		**Date Collected:**	12/06/24	9:51 AM
Quantity:	1	**Matrix:**	Soil Vapor	**Date Received:**	12/06/24	2:14 PM

Comment:

Test	Test Group	Method	Due Date	Priority
Standard ug/m3		EPA 8260	12/16/2024	

Customer Name: Partner Engineering & Science, Inc. **Order ID:** J243631

Purchase Order: **Order Date:** 12/6/2024

Project ID: Red Hook Capital, Winchester CA

Comment:

Sample #: J243631-005 **Customer Sample #:** SG14-11 **Site:**

Recv'd:	☑	**Collector:**		**Date Collected:**	12/06/24	9:25 AM
Quantity:	1	**Matrix:**	Soil Vapor	**Date Received:**	12/06/24	2:14 PM

Comment:

Test	Test Group	Method	Due Date	Priority
Standard ug/m3		EPA 8260	12/16/2024	

Sample #: J243631-006 **Customer Sample #:** SG15-15 **Site:**

Recv'd:	☑	**Collector:**		**Date Collected:**	12/06/24	10:27 AM
Quantity:	1	**Matrix:**	Soil Vapor	**Date Received:**	12/06/24	2:14 PM

Comment:

Test	Test Group	Method	Due Date	Priority
Standard ug/m3		EPA 8260	12/16/2024	

Sample #: J243631-007 **Customer Sample #:** SG15-5 **Site:**

Recv'd:	☑	**Collector:**		**Date Collected:**	12/06/24	10:42 AM
Quantity:	1	**Matrix:**	Soil Vapor	**Date Received:**	12/06/24	2:14 PM

Comment:

Test	Test Group	Method	Due Date	Priority
Standard ug/m3		EPA 8260	12/16/2024	

SAMPLE CONDITION RECORD

1. Are the samples within correct temperature criteria? (0 - 6°C)	N/A
2. If not within temp. criteria, were samples received on ice?	N/A
3. If not within temp. criteria, were samples received on same day of sampling?	N/A
4. Is the Chain of Custody (COC) received filled out completely?	Yes
5. Does the total number of containers received match COC?	Yes
6. Are the sample container label(s) consistent with COC?	Yes
7. Are the sample container(s) intact and in good condition?	Yes
8. Were the proper containers & sufficient volume for analyses requested on COC?	Yes
9. Was the proper preservative indicated on COC/container for analyses requested?	N/A
10. Are the containers for volatile analysis free of headspace? (EPA 8260 water)	N/A
EDF Requested	No

Enthalpy Analytical
931 West Barkley Ave
Orange, CA 92868
(714) 771-6900

enthalpy.com

Lab Job Number : 522940
Report Level : II
Report Date : 12/27/2024

Analytical Report *prepared for:*

Chris Carson
Partner ESI
24 Executive Park
Suite 100
Irvine, CA 92614

Location: (Winchester) Red Hook Capital 24-452619

Authorized for release by:

Richard Villafania, Project Manager
richard.villafania@enthalpy.com

This data package has been reviewed for technical correctness and completeness. Release of this data has been authorized by the Laboratory Manager or the Manager's designee, as verified by the above signature which applies to this PDF file as well as any associated electronic data deliverable files. The results contained in this report meet all requirements of NELAP and pertain only to those samples which were submitted for analysis. This report may be reproduced only in its entirety.

CA ELAP# 1338, NELAP# 4038, SCAQMD LAP# 18LA0518, LACSD ID# 10105, ORELAP# 4197

ENTHALPY ANALYTICAL

Sample Summary

Chris Carson Partner ESI 24 Executive Park Suite 100 Irvine, CA 92614	Lab Job #: Location: Date Received:	522940 (Winchester) Red Hook Capital 24-452619 12/23/24

Sample ID	Lab ID	Collected	Matrix
#1 - PLASTIC DRUM	522940-001	12/23/24 10:15	Soil
#2 - METAL DRUM	522940-002	12/23/24 10:40	Soil

Case Narrative

Partner ESI 24 Executive Park Suite 100 Irvine, CA 92614 Chris Carson	Lab Job Number: 522940 Location: (Winchester) Red Hook Capital 24-452619 Date Received: 12/23/24

This data package contains sample and QC results for two soil samples, requested for the above referenced project on 12/23/24. The samples were received cold and intact.

TPH-Extractables by GC (EPA 8015M):
No analytical problems were encountered.

Volatile Organics by GC/MS (EPA 8260B):
No analytical problems were encountered.

Metals (EPA 6010B and EPA 7471A):

- Low recoveries were observed for antimony in the MS/MSD for batch 358753; the parent sample was not a project sample, the LCS was within limits, and the associated RPD was within limits.
- No other analytical problems were encountered.

ENTHALPY ANALYTICAL

Chain of Custody Record

Lab No: 522940

Page: 1 of 1

Turn Around Time (rush by advanced notice only)

Standard:		5 Day:		3 Day:	X
2 Day:		1 Day:		Custom TAT:	

<<< Select a Laboratory >>>

#N/A

#N/A

Matrix: A = Air S = Soil/Solid W = Water DW = Drinking Wate SD = Sediment PP = Pure Product SEA = Sea Water SW = Swab T = Tissue WP = Wipe O = Other

Preservatives: 1 = $Na_2S_2O_3$ 2 = HCl 3 = HNO_3 4 = H_2SO_4 5 = NaOH 6 = Other

Sample Receipt Temp: 18.9/19.0 IR#1 +0.1 (lab use only)

CUSTOMER INFORMATION		PROJECT INFORMATION	
Company:	Partner ESI	Name:	(Winchester) Red Hook Capital
Report To:	Chris Carson	Number:	24-452619
Email:	ccarson@Partneresi.com	P.O. #:	
Address:	24 Executive Park Ste 100	Address:	35780 Washington St
	Irvine Ca 92614		Winchester CA
Phone:		Global ID:	
Fax:		Sampled By:	L. Henderson

ESmith@ LHenderson@

	Sample ID	Sampling Date	Sampling Time	Matrix	Container No. / Size	Pres.	VOCs (5035)	TPH-fuel (8015)	Metals (6010/7471)	Test Instructions / Comments
1	#1 - plastic drum	12/23	10:15	S	4		X	X	X	
2	#2 - metal drum	12/23	10:40	S	4		X	X	X	
3										
4										
5										
6										
7										
8										
9										
10										

	Signature	Print Name	Company / Title	Date / Time
[1] Relinquished By:	Lisa Henderson	Lisa Henderson	Partner	12/23/2024 / 1312
[1] Received By:		Nicole Mendoza	EA	12/23/24 1312
[2] Relinquished By:				
[2] Received By:				
[3] Relinquished By:				
[3] Received By:				

SAMPLE RECEIPT CHECKLIST

ENTHALPY

Section 1: General Info

Date Received: 12/23/24 WO# 522940 Client: Partner EST

Section 2: Shipping / Custody **Are custody seals present?** ☐ Yes ☒ No

Custody seals intact on arrival? ☒ N/A ☐ Yes ☐ No ☐ On cooler / box ☐ On samples

Shipping Info: _____

Section 3a: Condition / Packaging ☐ **Outside 0.0 - 6.0°C (0.0 - 10.0°C for microbiology) (PM notified)**

Date Opened 12/23/24 By (initials) NCM Type of ice used : ☐ Wet ☐ Blue/Gel ☒ None

☒ Samples received on ice directly from the field; cooling process had begun. (if checked, skip temperatures)

☐ Sample matrix doesn't require cooling (e.g. air, bulk PCB). (if checked, skip temperatures)

If no cooler: Observed/Adjusted Temp (°C): 18.9 / 19.0 Thermometer/IR Gun: IR11 CF: +0.1

Cooler Temp (°C) #1: ____/____ #2: ____/____ #3: ____/____ #4: ____/____ #5: ____/____ #6: ____/____

Section 3b: Microbiology Samples ☒ **No microbiology samples submitted (skip 3b)**

☐ Within temp range 0.0 - 10.0°C or received on ice directly from field.

☐ Adequate headspace for microbiology analysis.

Section 3c: Air Samples ☒ **No air samples submitted (skip 3c)**

☐ 1.4L Canisters ☐ 6L Canisters ☐ Tedlar Bags ☐ MCE Cassettes ☐ Sorbent Tubes ☐ Other _____

Section 4: Containers / Labels / Samples	YES	NO	N/A
1) Were custody papers present, filled properly, and legible?	X		
2) Is the sampler's name present on the CoC?	X		
3) Were containers received in good condition (unbroken / unopened / uncompromised)?	X		
4) Were the samples bagged? (required for microbiology samples; recommended for soil samples)		X	
5) Were all of, and only, the correct samples received?	X		
6) Are sample labels present, legible, and in agreement with the CoC?		X-A	
7) Does the container count match the CoC?	X		
8) Was sufficient sample volume / mass received for the analyses requested?	X		
9) Were samples received in proper containers for the analyses requested?	X		
10) Were samples received with > 1/2 holding time remaining?	X		
11) Are samples properly preserved as indicated by CoC / labels?	X		
12) Unpreserved VOAs received - If necessary, was the hold time changed in LIMS?			X
13) Are VOA vials free from headspace/bubbles > 6mm?			X

Section 5: Explanations / Comments ☐ **PM notified**

4.6A: no sample ID, date or time written on the VOC vials for both samples (ID's were on the bag they were packed in) & no date or time on the two 8oz containers but ID was written on the top

Date Logged 12/23/24 **By (print)** NCM **(sign)** _____

Date Labeled 12/23/24 **By (print)** NCM **(sign)** _____

ENTHALPY ANALYTICAL

Analysis Results for 522940

Chris Carson
Partner ESI
24 Executive Park
Suite 100
Irvine, CA 92614

Lab Job #: 522940
Location: (Winchester) Red Hook Capital 24-452619
Date Received: 12/23/24

Sample ID: #1 - PLASTIC DRUM **Lab ID: 522940-001** **Collected: 12/23/24 10:15**
Matrix: Soil

522940-001 Analyte	Result	Qual	Units	RL	DF	Batch	Prepared	Analyzed	Chemist
Method: EPA 6010B Prep Method: EPA 3050B									
Antimony	ND		mg/Kg	2.9	0.98	358753	12/23/24	12/24/24	CAP
Arsenic	**4.3**		mg/Kg	0.98	0.98	358753	12/23/24	12/24/24	CAP
Barium	**190**		mg/Kg	0.98	0.98	358753	12/23/24	12/24/24	CAP
Beryllium	**0.66**		mg/Kg	0.49	0.98	358753	12/23/24	12/24/24	CAP
Cadmium	ND		mg/Kg	0.49	0.98	358753	12/23/24	12/24/24	CAP
Chromium	**79**		mg/Kg	0.98	0.98	358753	12/23/24	12/24/24	CAP
Cobalt	**7.9**		mg/Kg	0.49	0.98	358753	12/23/24	12/24/24	CAP
Copper	**33**		mg/Kg	0.98	0.98	358753	12/23/24	12/24/24	CAP
Lead	**7.2**		mg/Kg	0.98	0.98	358753	12/23/24	12/24/24	CAP
Molybdenum	**1.1**		mg/Kg	0.98	0.98	358753	12/23/24	12/24/24	CAP
Nickel	**26**		mg/Kg	0.98	0.98	358753	12/23/24	12/24/24	CAP
Selenium	ND		mg/Kg	2.9	0.98	358753	12/23/24	12/24/24	CAP
Silver	ND		mg/Kg	0.49	0.98	358753	12/23/24	12/24/24	CAP
Thallium	ND		mg/Kg	2.9	0.98	358753	12/23/24	12/24/24	CAP
Vanadium	**120**		mg/Kg	0.98	0.98	358753	12/23/24	12/24/24	CAP
Zinc	**110**		mg/Kg	4.9	0.98	358753	12/23/24	12/24/24	CAP
Method: EPA 7471A Prep Method: EPA 7471A									
Mercury	ND		mg/Kg	0.16	1.2	358903	12/26/24	12/27/24	KCD
Method: EPA 8015M Prep Method: EPA 3580M									
GRO C8-C10	ND		mg/Kg	10	1	358783	12/24/24	12/25/24	KMB
DRO C10-C28	ND		mg/Kg	10	1	358783	12/24/24	12/25/24	KMB
ORO C28-C44	ND		mg/Kg	20	1	358783	12/24/24	12/25/24	KMB
Surrogates				**Limits**					
n-Triacontane	108%		%REC	70-130	1	358783	12/24/24	12/25/24	KMB
Method: EPA 8260B Prep Method: EPA 5035									
3-Chloropropene	ND		ug/Kg	6.9	1.4	358868	12/26/24	12/26/24	YAH
cis-1,4-Dichloro-2-butene	ND		ug/Kg	6.9	1.4	358868	12/26/24	12/26/24	YAH
trans-1,4-Dichloro-2-butene	ND		ug/Kg	6.9	1.4	358868	12/26/24	12/26/24	YAH
Isopropyl Ether (DIPE)	ND		ug/Kg	6.9	1.4	358868	12/26/24	12/26/24	YAH
Ethyl tert-Butyl Ether (ETBE)	ND		ug/Kg	6.9	1.4	358868	12/26/24	12/26/24	YAH
Methyl tert-Amyl Ether (TAME)	ND		ug/Kg	6.9	1.4	358868	12/26/24	12/26/24	YAH
tert-Butyl Alcohol (TBA)	**32**		ug/Kg	14	1.4	358868	12/26/24	12/26/24	YAH
Freon 12	ND		ug/Kg	6.9	1.4	358868	12/26/24	12/26/24	YAH
Chloromethane	ND		ug/Kg	6.9	1.4	358868	12/26/24	12/26/24	YAH
Vinyl Chloride	ND		ug/Kg	6.9	1.4	358868	12/26/24	12/26/24	YAH
Bromomethane	ND		ug/Kg	6.9	1.4	358868	12/26/24	12/26/24	YAH
Chloroethane	ND		ug/Kg	6.9	1.4	358868	12/26/24	12/26/24	YAH

Results for any subcontracted analyses are not included in this section.

ENTHALPY ANALYTICAL

Analysis Results for 522940

522940-001 Analyte	Result	Qual	Units	RL	DF	Batch	Prepared	Analyzed	Chemist
Trichlorofluoromethane	ND		ug/Kg	6.9	1.4	358868	12/26/24	12/26/24	YAH
Acetone	ND		ug/Kg	140	1.4	358868	12/26/24	12/26/24	YAH
Freon 113	ND		ug/Kg	6.9	1.4	358868	12/26/24	12/26/24	YAH
1,1-Dichloroethene	ND		ug/Kg	6.9	1.4	358868	12/26/24	12/26/24	YAH
Methylene Chloride	ND		ug/Kg	10	1.4	358868	12/26/24	12/26/24	YAH
MTBE	ND		ug/Kg	6.9	1.4	358868	12/26/24	12/26/24	YAH
trans-1,2-Dichloroethene	ND		ug/Kg	6.9	1.4	358868	12/26/24	12/26/24	YAH
1,1-Dichloroethane	ND		ug/Kg	6.9	1.4	358868	12/26/24	12/26/24	YAH
2-Butanone	ND		ug/Kg	140	1.4	358868	12/26/24	12/26/24	YAH
cis-1,2-Dichloroethene	ND		ug/Kg	6.9	1.4	358868	12/26/24	12/26/24	YAH
2,2-Dichloropropane	ND		ug/Kg	6.9	1.4	358868	12/26/24	12/26/24	YAH
Chloroform	ND		ug/Kg	6.9	1.4	358868	12/26/24	12/26/24	YAH
Bromochloromethane	ND		ug/Kg	6.9	1.4	358868	12/26/24	12/26/24	YAH
1,1,1-Trichloroethane	ND		ug/Kg	6.9	1.4	358868	12/26/24	12/26/24	YAH
1,1-Dichloropropene	ND		ug/Kg	6.9	1.4	358868	12/26/24	12/26/24	YAH
Carbon Tetrachloride	ND		ug/Kg	6.9	1.4	358868	12/26/24	12/26/24	YAH
1,2-Dichloroethane	ND		ug/Kg	6.9	1.4	358868	12/26/24	12/26/24	YAH
Benzene	ND		ug/Kg	6.9	1.4	358868	12/26/24	12/26/24	YAH
Trichloroethene	ND		ug/Kg	6.9	1.4	358868	12/26/24	12/26/24	YAH
1,2-Dichloropropane	ND		ug/Kg	6.9	1.4	358868	12/26/24	12/26/24	YAH
Bromodichloromethane	ND		ug/Kg	6.9	1.4	358868	12/26/24	12/26/24	YAH
Dibromomethane	ND		ug/Kg	6.9	1.4	358868	12/26/24	12/26/24	YAH
4-Methyl-2-Pentanone	ND		ug/Kg	6.9	1.4	358868	12/26/24	12/26/24	YAH
cis-1,3-Dichloropropene	ND		ug/Kg	6.9	1.4	358868	12/26/24	12/26/24	YAH
Toluene	ND		ug/Kg	6.9	1.4	358868	12/26/24	12/26/24	YAH
trans-1,3-Dichloropropene	ND		ug/Kg	6.9	1.4	358868	12/26/24	12/26/24	YAH
1,1,2-Trichloroethane	ND		ug/Kg	6.9	1.4	358868	12/26/24	12/26/24	YAH
1,3-Dichloropropane	ND		ug/Kg	6.9	1.4	358868	12/26/24	12/26/24	YAH
Tetrachloroethene	ND		ug/Kg	6.9	1.4	358868	12/26/24	12/26/24	YAH
Dibromochloromethane	ND		ug/Kg	6.9	1.4	358868	12/26/24	12/26/24	YAH
1,2-Dibromoethane	ND		ug/Kg	6.9	1.4	358868	12/26/24	12/26/24	YAH
Chlorobenzene	ND		ug/Kg	6.9	1.4	358868	12/26/24	12/26/24	YAH
1,1,1,2-Tetrachloroethane	ND		ug/Kg	6.9	1.4	358868	12/26/24	12/26/24	YAH
Ethylbenzene	ND		ug/Kg	6.9	1.4	358868	12/26/24	12/26/24	YAH
m,p-Xylenes	ND		ug/Kg	14	1.4	358868	12/26/24	12/26/24	YAH
o-Xylene	ND		ug/Kg	6.9	1.4	358868	12/26/24	12/26/24	YAH
Styrene	ND		ug/Kg	6.9	1.4	358868	12/26/24	12/26/24	YAH
Bromoform	ND		ug/Kg	6.9	1.4	358868	12/26/24	12/26/24	YAH
Isopropylbenzene	ND		ug/Kg	6.9	1.4	358868	12/26/24	12/26/24	YAH
1,1,2,2-Tetrachloroethane	ND		ug/Kg	6.9	1.4	358868	12/26/24	12/26/24	YAH
1,2,3-Trichloropropane	ND		ug/Kg	6.9	1.4	358868	12/26/24	12/26/24	YAH
Propylbenzene	ND		ug/Kg	6.9	1.4	358868	12/26/24	12/26/24	YAH
Bromobenzene	ND		ug/Kg	6.9	1.4	358868	12/26/24	12/26/24	YAH
1,3,5-Trimethylbenzene	ND		ug/Kg	6.9	1.4	358868	12/26/24	12/26/24	YAH
2-Chlorotoluene	ND		ug/Kg	6.9	1.4	358868	12/26/24	12/26/24	YAH
4-Chlorotoluene	ND		ug/Kg	6.9	1.4	358868	12/26/24	12/26/24	YAH
tert-Butylbenzene	ND		ug/Kg	6.9	1.4	358868	12/26/24	12/26/24	YAH
1,2,4-Trimethylbenzene	ND		ug/Kg	6.9	1.4	358868	12/26/24	12/26/24	YAH
sec-Butylbenzene	ND		ug/Kg	6.9	1.4	358868	12/26/24	12/26/24	YAH
para-Isopropyl Toluene	ND		ug/Kg	6.9	1.4	358868	12/26/24	12/26/24	YAH
1,3-Dichlorobenzene	ND		ug/Kg	6.9	1.4	358868	12/26/24	12/26/24	YAH
1,4-Dichlorobenzene	ND		ug/Kg	6.9	1.4	358868	12/26/24	12/26/24	YAH

Results for any subcontracted analyses are not included in this section.

ENTHALPY ANALYTICAL

Analysis Results for 522940

522940-001 Analyte	Result	Qual	Units	RL	DF	Batch	Prepared	Analyzed	Chemist
n-Butylbenzene	ND		ug/Kg	6.9	1.4	358868	12/26/24	12/26/24	YAH
1,2-Dichlorobenzene	ND		ug/Kg	6.9	1.4	358868	12/26/24	12/26/24	YAH
1,2-Dibromo-3-Chloropropane	ND		ug/Kg	6.9	1.4	358868	12/26/24	12/26/24	YAH
1,2,4-Trichlorobenzene	ND		ug/Kg	6.9	1.4	358868	12/26/24	12/26/24	YAH
Hexachlorobutadiene	ND		ug/Kg	6.9	1.4	358868	12/26/24	12/26/24	YAH
Naphthalene	ND		ug/Kg	6.9	1.4	358868	12/26/24	12/26/24	YAH
1,2,3-Trichlorobenzene	ND		ug/Kg	6.9	1.4	358868	12/26/24	12/26/24	YAH
Xylene (total)	ND		ug/Kg	6.9	1.4	358868	12/26/24	12/26/24	YAH
Surrogates				**Limits**					
Dibromofluoromethane	105%		%REC	70-145	1.4	358868	12/26/24	12/26/24	YAH
1,2-Dichloroethane-d4	107%		%REC	70-145	1.4	358868	12/26/24	12/26/24	YAH
Toluene-d8	100%		%REC	70-145	1.4	358868	12/26/24	12/26/24	YAH
Bromofluorobenzene	102%		%REC	70-145	1.4	358868	12/26/24	12/26/24	YAH

Results for any subcontracted analyses are not included in this section.

ENTHALPY ANALYTICAL

Analysis Results for 522940

Sample ID: #2 - METAL DRUM	Lab ID: 522940-002	Collected: 12/23/24 10:40
	Matrix: Soil	

522940-002 Analyte	Result	Qual	Units	RL	DF	Batch	Prepared	Analyzed	Chemist
Method: EPA 6010B Prep Method: EPA 3050B									
Antimony	ND		mg/Kg	3.0	0.99	358753	12/23/24	12/24/24	CAP
Arsenic	**3.0**		mg/Kg	0.99	0.99	358753	12/23/24	12/24/24	CAP
Barium	**190**		mg/Kg	0.99	0.99	358753	12/23/24	12/24/24	CAP
Beryllium	**0.54**		mg/Kg	0.50	0.99	358753	12/23/24	12/24/24	CAP
Cadmium	ND		mg/Kg	0.50	0.99	358753	12/23/24	12/24/24	CAP
Chromium	**60**		mg/Kg	0.99	0.99	358753	12/23/24	12/24/24	CAP
Cobalt	**9.8**		mg/Kg	0.50	0.99	358753	12/23/24	12/24/24	CAP
Copper	**35**		mg/Kg	0.99	0.99	358753	12/23/24	12/24/24	CAP
Lead	**4.2**		mg/Kg	0.99	0.99	358753	12/23/24	12/24/24	CAP
Molybdenum	**1.2**		mg/Kg	0.99	0.99	358753	12/23/24	12/24/24	CAP
Nickel	**22**		mg/Kg	0.99	0.99	358753	12/23/24	12/24/24	CAP
Selenium	ND		mg/Kg	3.0	0.99	358753	12/23/24	12/24/24	CAP
Silver	ND		mg/Kg	0.50	0.99	358753	12/23/24	12/24/24	CAP
Thallium	ND		mg/Kg	3.0	0.99	358753	12/23/24	12/24/24	CAP
Vanadium	**100**		mg/Kg	0.99	0.99	358753	12/23/24	12/24/24	CAP
Zinc	**87**		mg/Kg	5.0	0.99	358753	12/23/24	12/24/24	CAP
Method: EPA 7471A Prep Method: EPA 7471A									
Mercury	ND		mg/Kg	0.16	1.2	358903	12/26/24	12/27/24	KCD
Method: EPA 8015M Prep Method: EPA 3580M									
GRO C8-C10	ND		mg/Kg	10	1	358783	12/24/24	12/25/24	KMB
DRO C10-C28	**290**		mg/Kg	10	1	358783	12/24/24	12/25/24	KMB
ORO C28-C44	**370**		mg/Kg	20	1	358783	12/24/24	12/25/24	KMB
Surrogates				**Limits**					
n-Triacontane	119%		%REC	70-130	1	358783	12/24/24	12/25/24	KMB
Method: EPA 8260B Prep Method: EPA 5035									
3-Chloropropene	ND		ug/Kg	7.6	1.5	358868	12/26/24	12/26/24	YAH
cis-1,4-Dichloro-2-butene	ND		ug/Kg	7.6	1.5	358868	12/26/24	12/26/24	YAH
trans-1,4-Dichloro-2-butene	ND		ug/Kg	7.6	1.5	358868	12/26/24	12/26/24	YAH
Isopropyl Ether (DIPE)	ND		ug/Kg	7.6	1.5	358868	12/26/24	12/26/24	YAH
Ethyl tert-Butyl Ether (ETBE)	ND		ug/Kg	7.6	1.5	358868	12/26/24	12/26/24	YAH
Methyl tert-Amyl Ether (TAME)	ND		ug/Kg	7.6	1.5	358868	12/26/24	12/26/24	YAH
tert-Butyl Alcohol (TBA)	**110**		ug/Kg	15	1.5	358868	12/26/24	12/26/24	YAH
Freon 12	ND		ug/Kg	7.6	1.5	358868	12/26/24	12/26/24	YAH
Chloromethane	ND		ug/Kg	7.6	1.5	358868	12/26/24	12/26/24	YAH
Vinyl Chloride	ND		ug/Kg	7.6	1.5	358868	12/26/24	12/26/24	YAH
Bromomethane	ND		ug/Kg	7.6	1.5	358868	12/26/24	12/26/24	YAH
Chloroethane	ND		ug/Kg	7.6	1.5	358868	12/26/24	12/26/24	YAH
Trichlorofluoromethane	ND		ug/Kg	7.6	1.5	358868	12/26/24	12/26/24	YAH
Acetone	**260**		ug/Kg	150	1.5	358868	12/26/24	12/26/24	YAH
Freon 113	ND		ug/Kg	7.6	1.5	358868	12/26/24	12/26/24	YAH
1,1-Dichloroethene	ND		ug/Kg	7.6	1.5	358868	12/26/24	12/26/24	YAH
Methylene Chloride	ND		ug/Kg	11	1.5	358868	12/26/24	12/26/24	YAH

Results for any subcontracted analyses are not included in this section.

ENTHALPY ANALYTICAL

Analysis Results for 522940

522940-002 Analyte	Result	Qual	Units	RL	DF	Batch	Prepared	Analyzed	Chemist
MTBE	ND		ug/Kg	7.6	1.5	358868	12/26/24	12/26/24	YAH
trans-1,2-Dichloroethene	ND		ug/Kg	7.6	1.5	358868	12/26/24	12/26/24	YAH
1,1-Dichloroethane	ND		ug/Kg	7.6	1.5	358868	12/26/24	12/26/24	YAH
2-Butanone	ND		ug/Kg	150	1.5	358868	12/26/24	12/26/24	YAH
cis-1,2-Dichloroethene	ND		ug/Kg	7.6	1.5	358868	12/26/24	12/26/24	YAH
2,2-Dichloropropane	ND		ug/Kg	7.6	1.5	358868	12/26/24	12/26/24	YAH
Chloroform	ND		ug/Kg	7.6	1.5	358868	12/26/24	12/26/24	YAH
Bromochloromethane	ND		ug/Kg	7.6	1.5	358868	12/26/24	12/26/24	YAH
1,1,1-Trichloroethane	ND		ug/Kg	7.6	1.5	358868	12/26/24	12/26/24	YAH
1,1-Dichloropropene	ND		ug/Kg	7.6	1.5	358868	12/26/24	12/26/24	YAH
Carbon Tetrachloride	ND		ug/Kg	7.6	1.5	358868	12/26/24	12/26/24	YAH
1,2-Dichloroethane	ND		ug/Kg	7.6	1.5	358868	12/26/24	12/26/24	YAH
Benzene	ND		ug/Kg	7.6	1.5	358868	12/26/24	12/26/24	YAH
Trichloroethene	ND		ug/Kg	7.6	1.5	358868	12/26/24	12/26/24	YAH
1,2-Dichloropropane	ND		ug/Kg	7.6	1.5	358868	12/26/24	12/26/24	YAH
Bromodichloromethane	ND		ug/Kg	7.6	1.5	358868	12/26/24	12/26/24	YAH
Dibromomethane	ND		ug/Kg	7.6	1.5	358868	12/26/24	12/26/24	YAH
4-Methyl-2-Pentanone	**260**		ug/Kg	7.6	1.5	358868	12/26/24	12/26/24	YAH
cis-1,3-Dichloropropene	ND		ug/Kg	7.6	1.5	358868	12/26/24	12/26/24	YAH
Toluene	**16**		ug/Kg	7.6	1.5	358868	12/26/24	12/26/24	YAH
trans-1,3-Dichloropropene	ND		ug/Kg	7.6	1.5	358868	12/26/24	12/26/24	YAH
1,1,2-Trichloroethane	ND		ug/Kg	7.6	1.5	358868	12/26/24	12/26/24	YAH
1,3-Dichloropropane	ND		ug/Kg	7.6	1.5	358868	12/26/24	12/26/24	YAH
Tetrachloroethene	ND		ug/Kg	7.6	1.5	358868	12/26/24	12/26/24	YAH
Dibromochloromethane	ND		ug/Kg	7.6	1.5	358868	12/26/24	12/26/24	YAH
1,2-Dibromoethane	ND		ug/Kg	7.6	1.5	358868	12/26/24	12/26/24	YAH
Chlorobenzene	ND		ug/Kg	7.6	1.5	358868	12/26/24	12/26/24	YAH
1,1,1,2-Tetrachloroethane	ND		ug/Kg	7.6	1.5	358868	12/26/24	12/26/24	YAH
Ethylbenzene	**9.4**		ug/Kg	7.6	1.5	358868	12/26/24	12/26/24	YAH
m,p-Xylenes	**40**		ug/Kg	15	1.5	358868	12/26/24	12/26/24	YAH
o-Xylene	**11**		ug/Kg	7.6	1.5	358868	12/26/24	12/26/24	YAH
Styrene	ND		ug/Kg	7.6	1.5	358868	12/26/24	12/26/24	YAH
Bromoform	ND		ug/Kg	7.6	1.5	358868	12/26/24	12/26/24	YAH
Isopropylbenzene	ND		ug/Kg	7.6	1.5	358868	12/26/24	12/26/24	YAH
1,1,2,2-Tetrachloroethane	ND		ug/Kg	7.6	1.5	358868	12/26/24	12/26/24	YAH
1,2,3-Trichloropropane	ND		ug/Kg	7.6	1.5	358868	12/26/24	12/26/24	YAH
Propylbenzene	ND		ug/Kg	7.6	1.5	358868	12/26/24	12/26/24	YAH
Bromobenzene	ND		ug/Kg	7.6	1.5	358868	12/26/24	12/26/24	YAH
1,3,5-Trimethylbenzene	ND		ug/Kg	7.6	1.5	358868	12/26/24	12/26/24	YAH
2-Chlorotoluene	ND		ug/Kg	7.6	1.5	358868	12/26/24	12/26/24	YAH
4-Chlorotoluene	ND		ug/Kg	7.6	1.5	358868	12/26/24	12/26/24	YAH
tert-Butylbenzene	ND		ug/Kg	7.6	1.5	358868	12/26/24	12/26/24	YAH
1,2,4-Trimethylbenzene	**7.9**		ug/Kg	7.6	1.5	358868	12/26/24	12/26/24	YAH
sec-Butylbenzene	ND		ug/Kg	7.6	1.5	358868	12/26/24	12/26/24	YAH
para-Isopropyl Toluene	ND		ug/Kg	7.6	1.5	358868	12/26/24	12/26/24	YAH
1,3-Dichlorobenzene	ND		ug/Kg	7.6	1.5	358868	12/26/24	12/26/24	YAH
1,4-Dichlorobenzene	ND		ug/Kg	7.6	1.5	358868	12/26/24	12/26/24	YAH
n-Butylbenzene	ND		ug/Kg	7.6	1.5	358868	12/26/24	12/26/24	YAH
1,2-Dichlorobenzene	ND		ug/Kg	7.6	1.5	358868	12/26/24	12/26/24	YAH
1,2-Dibromo-3-Chloropropane	ND		ug/Kg	7.6	1.5	358868	12/26/24	12/26/24	YAH
1,2,4-Trichlorobenzene	ND		ug/Kg	7.6	1.5	358868	12/26/24	12/26/24	YAH
Hexachlorobutadiene	ND		ug/Kg	7.6	1.5	358868	12/26/24	12/26/24	YAH

Results for any subcontracted analyses are not included in this section.

ENTHALPY ANALYTICAL

Analysis Results for 522940

522940-002 Analyte	Result	Qual	Units	RL	DF	Batch	Prepared	Analyzed	Chemist
Naphthalene	ND		ug/Kg	7.6	1.5	358868	12/26/24	12/26/24	YAH
1,2,3-Trichlorobenzene	ND		ug/Kg	7.6	1.5	358868	12/26/24	12/26/24	YAH
Xylene (total)	**51**		ug/Kg	7.6	1.5	358868	12/26/24	12/26/24	YAH
Surrogates				**Limits**					
Dibromofluoromethane	108%		%REC	70-145	1.5	358868	12/26/24	12/26/24	YAH
1,2-Dichloroethane-d4	110%		%REC	70-145	1.5	358868	12/26/24	12/26/24	YAH
Toluene-d8	104%		%REC	70-145	1.5	358868	12/26/24	12/26/24	YAH
Bromofluorobenzene	109%		%REC	70-145	1.5	358868	12/26/24	12/26/24	YAH

ND Not Detected

Results for any subcontracted analyses are not included in this section.

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Batch QC

Type:	**Blank**	**Lab ID:**	**QC1215105**	**Batch:**	**358753**
Matrix:	**Soil**	**Method:**	**EPA 6010B**	**Prep Method:**	**EPA 3050B**

QC1215105 Analyte	Result	Qual	Units	RL	Prepared	Analyzed
Antimony	ND		mg/Kg	3.0	12/23/24	12/24/24
Arsenic	ND		mg/Kg	1.0	12/23/24	12/24/24
Barium	ND		mg/Kg	1.0	12/23/24	12/24/24
Beryllium	ND		mg/Kg	0.50	12/23/24	12/24/24
Cadmium	ND		mg/Kg	0.50	12/23/24	12/24/24
Chromium	ND		mg/Kg	1.0	12/23/24	12/24/24
Cobalt	ND		mg/Kg	0.50	12/23/24	12/24/24
Copper	ND		mg/Kg	1.0	12/23/24	12/24/24
Lead	ND		mg/Kg	1.0	12/23/24	12/24/24
Molybdenum	ND		mg/Kg	1.0	12/23/24	12/24/24
Nickel	ND		mg/Kg	1.0	12/23/24	12/24/24
Selenium	ND		mg/Kg	3.0	12/23/24	12/24/24
Silver	ND		mg/Kg	0.50	12/23/24	12/24/24
Thallium	ND		mg/Kg	3.0	12/23/24	12/24/24
Vanadium	ND		mg/Kg	1.0	12/23/24	12/24/24
Zinc	ND		mg/Kg	5.0	12/23/24	12/24/24

Type:	**Lab Control Sample**	**Lab ID:**	**QC1215106**	**Batch:**	**358753**
Matrix:	**Soil**	**Method:**	**EPA 6010B**	**Prep Method:**	**EPA 3050B**

QC1215106 Analyte	Result	Spiked	Units	Recovery	Qual	Limits
Antimony	96.56	100.0	mg/Kg	97%		80-120
Arsenic	97.60	100.0	mg/Kg	98%		80-120
Barium	101.2	100.0	mg/Kg	101%		80-120
Beryllium	99.28	100.0	mg/Kg	99%		80-120
Cadmium	98.65	100.0	mg/Kg	99%		80-120
Chromium	97.84	100.0	mg/Kg	98%		80-120
Cobalt	103.0	100.0	mg/Kg	103%		80-120
Copper	96.69	100.0	mg/Kg	97%		80-120
Lead	100.8	100.0	mg/Kg	101%		80-120
Molybdenum	95.27	100.0	mg/Kg	95%		80-120
Nickel	100.6	100.0	mg/Kg	101%		80-120
Selenium	90.31	100.0	mg/Kg	90%		80-120
Silver	48.13	50.00	mg/Kg	96%		80-120
Thallium	101.9	100.0	mg/Kg	102%		80-120
Vanadium	98.58	100.0	mg/Kg	99%		80-120
Zinc	100.6	100.0	mg/Kg	101%		80-120

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Batch QC

Type:	Post Digest Spike	Lab ID:	QC1215109	Batch:	358753
Matrix (Source ID):	Soil (522914-001)	Method:	EPA 6010B	Prep Method:	EPA 3050B

QC1215109 Analyte	Result	Source Sample Result	Spiked	Units	Recovery	Qual	Limits	DF
Antimony	96.07	ND	97.09	mg/Kg	99%		75-125	0.97
Arsenic	108.5	9.181	97.09	mg/Kg	102%		75-125	0.97
Barium	272.0	174.6	97.09	mg/Kg	100%		75-125	0.97
Beryllium	99.18	0.5949	97.09	mg/Kg	102%		75-125	0.97
Cadmium	95.77	0.2857	97.09	mg/Kg	98%		75-125	0.97
Chromium	125.0	29.33	97.09	mg/Kg	99%		75-125	0.97
Cobalt	110.5	11.09	97.09	mg/Kg	102%		75-125	0.97
Copper	130.7	25.50	97.09	mg/Kg	108%		75-125	0.97
Lead	106.6	9.680	97.09	mg/Kg	100%		75-125	0.97
Molybdenum	97.31	0.6175	97.09	mg/Kg	100%		75-125	0.97
Nickel	119.4	22.82	97.09	mg/Kg	99%		75-125	0.97
Selenium	91.89	ND	97.09	mg/Kg	95%		75-125	0.97
Silver	49.88	ND	48.54	mg/Kg	103%		75-125	0.97
Thallium	97.71	ND	97.09	mg/Kg	101%		75-125	0.97
Vanadium	145.8	47.19	97.09	mg/Kg	102%		75-125	0.97
Zinc	182.8	86.53	97.09	mg/Kg	99%		75-125	0.97

Type:	Matrix Spike	Lab ID:	QC1215110	Batch:	358753
Matrix (Source ID):	Soil (522914-001)	Method:	EPA 6010B	Prep Method:	EPA 3050B

QC1215110 Analyte	Result	Source Sample Result	Spiked	Units	Recovery	Qual	Limits	DF
Antimony	23.74	ND	96.15	mg/Kg	25%	*	75-125	0.96
Arsenic	104.0	9.181	96.15	mg/Kg	99%		75-125	0.96
Barium	253.0	174.6	96.15	mg/Kg	82%		75-125	0.96
Beryllium	96.51	0.5949	96.15	mg/Kg	100%		75-125	0.96
Cadmium	93.28	0.2857	96.15	mg/Kg	97%		75-125	0.96
Chromium	117.8	29.33	96.15	mg/Kg	92%		75-125	0.96
Cobalt	105.4	11.09	96.15	mg/Kg	98%		75-125	0.96
Copper	122.9	25.50	96.15	mg/Kg	101%		75-125	0.96
Lead	103.0	9.680	96.15	mg/Kg	97%		75-125	0.96
Molybdenum	88.78	0.6175	96.15	mg/Kg	92%		75-125	0.96
Nickel	113.0	22.82	96.15	mg/Kg	94%		75-125	0.96
Selenium	87.32	ND	96.15	mg/Kg	91%		75-125	0.96
Silver	47.53	ND	48.08	mg/Kg	99%		75-125	0.96
Thallium	94.78	ND	96.15	mg/Kg	99%		75-125	0.96
Vanadium	138.8	47.19	96.15	mg/Kg	95%		75-125	0.96
Zinc	161.2	86.53	96.15	mg/Kg	78%		75-125	0.96

ENTHALPY ANALYTICAL

Batch QC

Type:	Matrix Spike Duplicate	Lab ID:	QC1215111	Batch:	358753
Matrix (Source ID):	Soil (522914-001)	Method:	EPA 6010B	Prep Method:	EPA 3050B

QC1215111 Analyte	Result	Source Sample Result	Spiked	Units	Recovery	Qual	Limits	RPD	RPD Lim	DF
Antimony	25.73	ND	96.15	mg/Kg	27%	*	75-125	8	41	0.96
Arsenic	106.3	9.181	96.15	mg/Kg	101%		75-125	2	35	0.96
Barium	282.4	174.6	96.15	mg/Kg	112%		75-125	11	20	0.96
Beryllium	97.26	0.5949	96.15	mg/Kg	101%		75-125	1	20	0.96
Cadmium	94.20	0.2857	96.15	mg/Kg	98%		75-125	1	20	0.96
Chromium	124.5	29.33	96.15	mg/Kg	99%		75-125	6	20	0.96
Cobalt	108.0	11.09	96.15	mg/Kg	101%		75-125	2	20	0.96
Copper	129.1	25.50	96.15	mg/Kg	108%		75-125	5	20	0.96
Lead	104.8	9.680	96.15	mg/Kg	99%		75-125	2	20	0.96
Molybdenum	89.47	0.6175	96.15	mg/Kg	92%		75-125	1	20	0.96
Nickel	117.6	22.82	96.15	mg/Kg	99%		75-125	4	20	0.96
Selenium	87.18	ND	96.15	mg/Kg	91%		75-125	0	20	0.96
Silver	47.74	ND	48.08	mg/Kg	99%		75-125	0	20	0.96
Thallium	94.52	ND	96.15	mg/Kg	98%		75-125	0	20	0.96
Vanadium	148.5	47.19	96.15	mg/Kg	105%		75-125	7	20	0.96
Zinc	167.4	86.53	96.15	mg/Kg	84%		75-125	4	20	0.96

Type:	Blank	Lab ID:	QC1215571	Batch:	358903
Matrix:	Soil	Method:	EPA 7471A	Prep Method:	EPA 7471A

QC1215571 Analyte	Result	Qual	Units	RL	Prepared	Analyzed
Mercury	ND		mg/Kg	0.14	12/26/24	12/27/24

Type:	Lab Control Sample	Lab ID:	QC1215572	Batch:	358903
Matrix:	Soil	Method:	EPA 7471A	Prep Method:	EPA 7471A

QC1215572 Analyte	Result	Spiked	Units	Recovery	Qual	Limits
Mercury	0.8507	0.8333	mg/Kg	102%		80-120

Type:	Matrix Spike	Lab ID:	QC1215573	Batch:	358903
Matrix (Source ID):	Soil (522796-001)	Method:	EPA 7471A	Prep Method:	EPA 7471A

QC1215573 Analyte	Result	Source Sample Result	Spiked	Units	Recovery	Qual	Limits	DF
Mercury	0.8355	ND	0.8475	mg/Kg	99%		75-125	1

Type:	Matrix Spike Duplicate	Lab ID:	QC1215574	Batch:	358903
Matrix (Source ID):	Soil (522796-001)	Method:	EPA 7471A	Prep Method:	EPA 7471A

QC1215574 Analyte	Result	Source Sample Result	Spiked	Units	Recovery	Qual	Limits	RPD	RPD Lim	DF
Mercury	1.016	ND	1.000	mg/Kg	102%		75-125	3	20	1.2

ENTHALPY ANALYTICAL

Batch QC

Type: Blank	Lab ID: QC1215195	Batch: 358783
Matrix: Soil	Method: EPA 8015M	Prep Method: EPA 3580M

QC1215195 Analyte	Result	Qual	Units	RL	Prepared	Analyzed
GRO C8-C10	ND		mg/Kg	10	12/24/24	12/24/24
DRO C10-C28	ND		mg/Kg	10	12/24/24	12/24/24
ORO C28-C44	ND		mg/Kg	20	12/24/24	12/24/24
Surrogates				**Limits**		
n-Triacontane	105%		%REC	70-130	12/24/24	12/24/24

Type: Lab Control Sample	Lab ID: QC1215196	Batch: 358783
Matrix: Soil	Method: EPA 8015M	Prep Method: EPA 3580M

QC1215196 Analyte	Result	Spiked	Units	Recovery	Qual	Limits
Diesel C10-C28	209.6	251.3	mg/Kg	83%		76-122
Surrogates						
n-Triacontane	11.27	10.05	mg/Kg	112%		70-130

Type: Matrix Spike	Lab ID: QC1215197	Batch: 358783
Matrix (Source ID): Soil (522260-009)	Method: EPA 8015M	Prep Method: EPA 3580M

QC1215197 Analyte	Result	Source Sample Result	Spiked	Units	Recovery	Qual	Limits	DF
Diesel C10-C28	192.1	ND	249.5	mg/Kg	77%		62-126	1
Surrogates								
n-Triacontane	9.978		9.980	mg/Kg	100%		70-130	1

Type: Matrix Spike Duplicate	Lab ID: QC1215198	Batch: 358783
Matrix (Source ID): Soil (522260-009)	Method: EPA 8015M	Prep Method: EPA 3580M

QC1215198 Analyte	Result	Source Sample Result	Spiked	Units	Recovery	Qual	Limits	RPD	RPD Lim	DF
Diesel C10-C28	190.8	ND	249.8	mg/Kg	76%		62-126	1	35	1
Surrogates										
n-Triacontane	9.188		9.990	mg/Kg	92%		70-130			1

ENTHALPY ANALYTICAL

Batch QC

Type: Lab Control Sample	Lab ID: QC1215468	Batch: 358868
Matrix: Soil	Method: EPA 8260B	Prep Method: EPA 5035

QC1215468 Analyte	Result	Spiked	Units	Recovery	Qual	Limits
1,1-Dichloroethene	56.10	50.00	ug/Kg	112%		70-131
MTBE	53.47	50.00	ug/Kg	107%		69-130
Benzene	53.41	50.00	ug/Kg	107%		70-130
Trichloroethene	62.62	50.00	ug/Kg	125%		70-130
Toluene	56.00	50.00	ug/Kg	112%		70-130
Chlorobenzene	55.60	50.00	ug/Kg	111%		70-130
Surrogates						
Dibromofluoromethane	51.45	50.00	ug/Kg	103%		70-130
1,2-Dichloroethane-d4	53.60	50.00	ug/Kg	107%		70-145
Toluene-d8	51.03	50.00	ug/Kg	102%		70-145
Bromofluorobenzene	51.50	50.00	ug/Kg	103%		70-145

Type: Lab Control Sample Duplicate	Lab ID: QC1215469	Batch: 358868
Matrix: Soil	Method: EPA 8260B	Prep Method: EPA 5035

QC1215469 Analyte	Result	Spiked	Units	Recovery	Qual	Limits	RPD	RPD Lim
1,1-Dichloroethene	56.76	50.00	ug/Kg	114%		70-131	1	33
MTBE	53.96	50.00	ug/Kg	108%		69-130	1	30
Benzene	54.13	50.00	ug/Kg	108%		70-130	1	30
Trichloroethene	55.38	50.00	ug/Kg	111%		70-130	12	30
Toluene	54.44	50.00	ug/Kg	109%		70-130	3	30
Chlorobenzene	54.68	50.00	ug/Kg	109%		70-130	2	30
Surrogates								
Dibromofluoromethane	51.63	50.00	ug/Kg	103%		70-130		
1,2-Dichloroethane-d4	52.13	50.00	ug/Kg	104%		70-145		
Toluene-d8	49.73	50.00	ug/Kg	99%		70-145		
Bromofluorobenzene	48.85	50.00	ug/Kg	98%		70-145		

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Batch QC

Type:	**Blank**	**Lab ID:**	**QC1215472**	**Batch:**	**358868**
Matrix:	**Soil**	**Method:**	**EPA 8260B**	**Prep Method:**	**EPA 5035**

QC1215472 Analyte	Result	Qual	Units	RL	Prepared	Analyzed
3-Chloropropene	ND		ug/Kg	5.0	12/26/24	12/26/24
cis-1,4-Dichloro-2-butene	ND		ug/Kg	5.0	12/26/24	12/26/24
trans-1,4-Dichloro-2-butene	ND		ug/Kg	5.0	12/26/24	12/26/24
Isopropyl Ether (DIPE)	ND		ug/Kg	5.0	12/26/24	12/26/24
Ethyl tert-Butyl Ether (ETBE)	ND		ug/Kg	5.0	12/26/24	12/26/24
Methyl tert-Amyl Ether (TAME)	ND		ug/Kg	5.0	12/26/24	12/26/24
tert-Butyl Alcohol (TBA)	ND		ug/Kg	10	12/26/24	12/26/24
Freon 12	ND		ug/Kg	5.0	12/26/24	12/26/24
Chloromethane	ND		ug/Kg	5.0	12/26/24	12/26/24
Vinyl Chloride	ND		ug/Kg	5.0	12/26/24	12/26/24
Bromomethane	ND		ug/Kg	5.0	12/26/24	12/26/24
Chloroethane	ND		ug/Kg	5.0	12/26/24	12/26/24
Trichlorofluoromethane	ND		ug/Kg	5.0	12/26/24	12/26/24
Acetone	ND		ug/Kg	100	12/26/24	12/26/24
Freon 113	ND		ug/Kg	5.0	12/26/24	12/26/24
1,1-Dichloroethene	ND		ug/Kg	5.0	12/26/24	12/26/24
Methylene Chloride	ND		ug/Kg	7.3	12/26/24	12/26/24
MTBE	ND		ug/Kg	5.0	12/26/24	12/26/24
trans-1,2-Dichloroethene	ND		ug/Kg	5.0	12/26/24	12/26/24
1,1-Dichloroethane	ND		ug/Kg	5.0	12/26/24	12/26/24
2-Butanone	ND		ug/Kg	100	12/26/24	12/26/24
cis-1,2-Dichloroethene	ND		ug/Kg	5.0	12/26/24	12/26/24
2,2-Dichloropropane	ND		ug/Kg	5.0	12/26/24	12/26/24
Chloroform	ND		ug/Kg	5.0	12/26/24	12/26/24
Bromochloromethane	ND		ug/Kg	5.0	12/26/24	12/26/24
1,1,1-Trichloroethane	ND		ug/Kg	5.0	12/26/24	12/26/24
1,1-Dichloropropene	ND		ug/Kg	5.0	12/26/24	12/26/24
Carbon Tetrachloride	ND		ug/Kg	5.0	12/26/24	12/26/24
1,2-Dichloroethane	ND		ug/Kg	5.0	12/26/24	12/26/24
Benzene	ND		ug/Kg	5.0	12/26/24	12/26/24
Trichloroethene	ND		ug/Kg	5.0	12/26/24	12/26/24
1,2-Dichloropropane	ND		ug/Kg	5.0	12/26/24	12/26/24
Bromodichloromethane	ND		ug/Kg	5.0	12/26/24	12/26/24
Dibromomethane	ND		ug/Kg	5.0	12/26/24	12/26/24
4-Methyl-2-Pentanone	ND		ug/Kg	5.0	12/26/24	12/26/24
cis-1,3-Dichloropropene	ND		ug/Kg	5.0	12/26/24	12/26/24
Toluene	ND		ug/Kg	5.0	12/26/24	12/26/24
trans-1,3-Dichloropropene	ND		ug/Kg	5.0	12/26/24	12/26/24
1,1,2-Trichloroethane	ND		ug/Kg	5.0	12/26/24	12/26/24
1,3-Dichloropropane	ND		ug/Kg	5.0	12/26/24	12/26/24
Tetrachloroethene	ND		ug/Kg	5.0	12/26/24	12/26/24
Dibromochloromethane	ND		ug/Kg	5.0	12/26/24	12/26/24
1,2-Dibromoethane	ND		ug/Kg	5.0	12/26/24	12/26/24
Chlorobenzene	ND		ug/Kg	5.0	12/26/24	12/26/24
1,1,1,2-Tetrachloroethane	ND		ug/Kg	5.0	12/26/24	12/26/24
Ethylbenzene	ND		ug/Kg	5.0	12/26/24	12/26/24
m,p-Xylenes	ND		ug/Kg	10	12/26/24	12/26/24

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Batch QC

QC1215472 Analyte	Result	Qual	Units	RL	Prepared	Analyzed
o-Xylene	ND		ug/Kg	5.0	12/26/24	12/26/24
Styrene	ND		ug/Kg	5.0	12/26/24	12/26/24
Bromoform	ND		ug/Kg	5.0	12/26/24	12/26/24
Isopropylbenzene	ND		ug/Kg	5.0	12/26/24	12/26/24
1,1,2,2-Tetrachloroethane	ND		ug/Kg	5.0	12/26/24	12/26/24
1,2,3-Trichloropropane	ND		ug/Kg	5.0	12/26/24	12/26/24
Propylbenzene	ND		ug/Kg	5.0	12/26/24	12/26/24
Bromobenzene	ND		ug/Kg	5.0	12/26/24	12/26/24
1,3,5-Trimethylbenzene	ND		ug/Kg	5.0	12/26/24	12/26/24
2-Chlorotoluene	ND		ug/Kg	5.0	12/26/24	12/26/24
4-Chlorotoluene	ND		ug/Kg	5.0	12/26/24	12/26/24
tert-Butylbenzene	ND		ug/Kg	5.0	12/26/24	12/26/24
1,2,4-Trimethylbenzene	ND		ug/Kg	5.0	12/26/24	12/26/24
sec-Butylbenzene	ND		ug/Kg	5.0	12/26/24	12/26/24
para-Isopropyl Toluene	ND		ug/Kg	5.0	12/26/24	12/26/24
1,3-Dichlorobenzene	ND		ug/Kg	5.0	12/26/24	12/26/24
1,4-Dichlorobenzene	ND		ug/Kg	5.0	12/26/24	12/26/24
n-Butylbenzene	ND		ug/Kg	5.0	12/26/24	12/26/24
1,2-Dichlorobenzene	ND		ug/Kg	5.0	12/26/24	12/26/24
1,2-Dibromo-3-Chloropropane	ND		ug/Kg	5.0	12/26/24	12/26/24
1,2,4-Trichlorobenzene	ND		ug/Kg	5.0	12/26/24	12/26/24
Hexachlorobutadiene	ND		ug/Kg	5.0	12/26/24	12/26/24
Naphthalene	ND		ug/Kg	5.0	12/26/24	12/26/24
1,2,3-Trichlorobenzene	ND		ug/Kg	5.0	12/26/24	12/26/24
Xylene (total)	ND		ug/Kg	5.0	12/26/24	12/26/24
Surrogates				**Limits**		
Dibromofluoromethane	105%		%REC	70-130	12/26/24	12/26/24
1,2-Dichloroethane-d4	103%		%REC	70-145	12/26/24	12/26/24
Toluene-d8	100%		%REC	70-145	12/26/24	12/26/24
Bromofluorobenzene	98%		%REC	70-145	12/26/24	12/26/24

ENTHALPY ANALYTICAL

Batch QC

Type:	**Blank**	**Lab ID:**	**QC1215473**	**Batch:**	**358868**
Matrix:	**Soil**	**Method:**	**EPA 8260B**	**Prep Method:**	**EPA 5035**

QC1215473 Analyte	Result	Qual	Units	RL	Prepared	Analyzed
3-Chloropropene	ND		ug/Kg	250	12/26/24	12/26/24
cis-1,4-Dichloro-2-butene	ND		ug/Kg	250	12/26/24	12/26/24
trans-1,4-Dichloro-2-butene	ND		ug/Kg	250	12/26/24	12/26/24
Isopropyl Ether (DIPE)	ND		ug/Kg	250	12/26/24	12/26/24
Ethyl tert-Butyl Ether (ETBE)	ND		ug/Kg	250	12/26/24	12/26/24
Methyl tert-Amyl Ether (TAME)	ND		ug/Kg	250	12/26/24	12/26/24
tert-Butyl Alcohol (TBA)	ND		ug/Kg	500	12/26/24	12/26/24
Freon 12	ND		ug/Kg	250	12/26/24	12/26/24
Chloromethane	ND		ug/Kg	250	12/26/24	12/26/24
Vinyl Chloride	ND		ug/Kg	250	12/26/24	12/26/24
Bromomethane	ND		ug/Kg	250	12/26/24	12/26/24
Chloroethane	ND		ug/Kg	250	12/26/24	12/26/24
Trichlorofluoromethane	ND		ug/Kg	250	12/26/24	12/26/24
Acetone	ND		ug/Kg	5,000	12/26/24	12/26/24
Freon 113	ND		ug/Kg	250	12/26/24	12/26/24
1,1-Dichloroethene	ND		ug/Kg	250	12/26/24	12/26/24
Methylene Chloride	ND		ug/Kg	710	12/26/24	12/26/24
MTBE	ND		ug/Kg	250	12/26/24	12/26/24
trans-1,2-Dichloroethene	ND		ug/Kg	250	12/26/24	12/26/24
1,1-Dichloroethane	ND		ug/Kg	250	12/26/24	12/26/24
2-Butanone	ND		ug/Kg	5,000	12/26/24	12/26/24
cis-1,2-Dichloroethene	ND		ug/Kg	250	12/26/24	12/26/24
2,2-Dichloropropane	ND		ug/Kg	250	12/26/24	12/26/24
Chloroform	ND		ug/Kg	250	12/26/24	12/26/24
Bromochloromethane	ND		ug/Kg	250	12/26/24	12/26/24
1,1,1-Trichloroethane	ND		ug/Kg	250	12/26/24	12/26/24
1,1-Dichloropropene	ND		ug/Kg	250	12/26/24	12/26/24
Carbon Tetrachloride	ND		ug/Kg	250	12/26/24	12/26/24
1,2-Dichloroethane	ND		ug/Kg	250	12/26/24	12/26/24
Benzene	ND		ug/Kg	250	12/26/24	12/26/24
Trichloroethene	ND		ug/Kg	250	12/26/24	12/26/24
1,2-Dichloropropane	ND		ug/Kg	250	12/26/24	12/26/24
Bromodichloromethane	ND		ug/Kg	250	12/26/24	12/26/24
Dibromomethane	ND		ug/Kg	250	12/26/24	12/26/24
4-Methyl-2-Pentanone	ND		ug/Kg	250	12/26/24	12/26/24
cis-1,3-Dichloropropene	ND		ug/Kg	250	12/26/24	12/26/24
Toluene	ND		ug/Kg	250	12/26/24	12/26/24
trans-1,3-Dichloropropene	ND		ug/Kg	250	12/26/24	12/26/24
1,1,2-Trichloroethane	ND		ug/Kg	250	12/26/24	12/26/24
1,3-Dichloropropane	ND		ug/Kg	250	12/26/24	12/26/24
Tetrachloroethene	ND		ug/Kg	250	12/26/24	12/26/24
Dibromochloromethane	ND		ug/Kg	250	12/26/24	12/26/24
1,2-Dibromoethane	ND		ug/Kg	250	12/26/24	12/26/24
Chlorobenzene	ND		ug/Kg	250	12/26/24	12/26/24
1,1,1,2-Tetrachloroethane	ND		ug/Kg	250	12/26/24	12/26/24
Ethylbenzene	ND		ug/Kg	250	12/26/24	12/26/24
m,p-Xylenes	ND		ug/Kg	500	12/26/24	12/26/24

ENTHALPY ANALYTICAL

Batch QC

QC1215473 Analyte	Result	Qual	Units	RL	Prepared	Analyzed
o-Xylene	ND		ug/Kg	250	12/26/24	12/26/24
Styrene	ND		ug/Kg	250	12/26/24	12/26/24
Bromoform	ND		ug/Kg	250	12/26/24	12/26/24
Isopropylbenzene	ND		ug/Kg	250	12/26/24	12/26/24
1,1,2,2-Tetrachloroethane	ND		ug/Kg	250	12/26/24	12/26/24
1,2,3-Trichloropropane	ND		ug/Kg	250	12/26/24	12/26/24
Propylbenzene	ND		ug/Kg	250	12/26/24	12/26/24
Bromobenzene	ND		ug/Kg	250	12/26/24	12/26/24
1,3,5-Trimethylbenzene	ND		ug/Kg	250	12/26/24	12/26/24
2-Chlorotoluene	ND		ug/Kg	250	12/26/24	12/26/24
4-Chlorotoluene	ND		ug/Kg	250	12/26/24	12/26/24
tert-Butylbenzene	ND		ug/Kg	250	12/26/24	12/26/24
1,2,4-Trimethylbenzene	ND		ug/Kg	250	12/26/24	12/26/24
sec-Butylbenzene	ND		ug/Kg	250	12/26/24	12/26/24
para-Isopropyl Toluene	ND		ug/Kg	250	12/26/24	12/26/24
1,3-Dichlorobenzene	ND		ug/Kg	250	12/26/24	12/26/24
1,4-Dichlorobenzene	ND		ug/Kg	250	12/26/24	12/26/24
n-Butylbenzene	ND		ug/Kg	250	12/26/24	12/26/24
1,2-Dichlorobenzene	ND		ug/Kg	250	12/26/24	12/26/24
1,2-Dibromo-3-Chloropropane	ND		ug/Kg	250	12/26/24	12/26/24
1,2,4-Trichlorobenzene	ND		ug/Kg	250	12/26/24	12/26/24
Hexachlorobutadiene	ND		ug/Kg	250	12/26/24	12/26/24
Naphthalene	ND		ug/Kg	250	12/26/24	12/26/24
1,2,3-Trichlorobenzene	ND		ug/Kg	250	12/26/24	12/26/24
Xylene (total)	ND		ug/Kg	250	12/26/24	12/26/24
Surrogates				**Limits**		
Dibromofluoromethane	106%		%REC	70-130	12/26/24	12/26/24
1,2-Dichloroethane-d4	103%		%REC	70-145	12/26/24	12/26/24
Toluene-d8	98%		%REC	70-145	12/26/24	12/26/24
Bromofluorobenzene	95%		%REC	70-145	12/26/24	12/26/24

Type: Matrix Spike **Lab ID:** QC1215654 **Batch:** 358868
Matrix (Source ID): Soil (522717-001) **Method:** EPA 8260B **Prep Method:** EPA 5030B

QC1215654 Analyte	Result	Source Sample Result	Spiked	Units	Recovery	Qual	Limits	DF
1,1-Dichloroethene	48.48	ND	50.00	ug/Kg	97%		70-141	1
MTBE	47.41	ND	50.00	ug/Kg	95%		59-130	1
Benzene	45.49	ND	50.00	ug/Kg	91%		70-130	1
Trichloroethene	45.66	ND	50.00	ug/Kg	91%		69-130	1
Toluene	46.17	ND	50.00	ug/Kg	92%		70-130	1
Chlorobenzene	44.06	ND	50.00	ug/Kg	88%		70-130	1
Surrogates								
Dibromofluoromethane	51.46		50.00	ug/Kg	103%		70-145	1
1,2-Dichloroethane-d4	50.79		50.00	ug/Kg	102%		70-145	1
Toluene-d8	50.47		50.00	ug/Kg	101%		70-145	1
Bromofluorobenzene	50.73		50.00	ug/Kg	101%		70-145	1

ENTHALPY ANALYTICAL

Batch QC

Type:	**Matrix Spike Duplicate**	**Lab ID:**	**QC1215655**	**Batch:**	**358868**
Matrix (Source ID):	**Soil (522717-001)**	**Method:**	**EPA 8260B**	**Prep Method:**	**EPA 5030B**

QC1215655 Analyte	Result	Source Sample Result	Spiked	Units	Recovery	Qual	Limits	RPD	RPD Lim	DF
1,1-Dichloroethene	49.37	ND	50.00	ug/Kg	99%		70-141	2	43	1
MTBE	47.11	ND	50.00	ug/Kg	94%		59-130	1	30	1
Benzene	45.95	ND	50.00	ug/Kg	92%		70-130	1	30	1
Trichloroethene	44.25	ND	50.00	ug/Kg	88%		69-130	3	30	1
Toluene	44.46	ND	50.00	ug/Kg	89%		70-130	4	30	1
Chlorobenzene	42.27	ND	50.00	ug/Kg	85%		70-130	4	30	1
Surrogates										
Dibromofluoromethane	51.68		50.00	ug/Kg	103%		70-145			1
1,2-Dichloroethane-d4	50.78		50.00	ug/Kg	102%		70-145			1
Toluene-d8	49.61		50.00	ug/Kg	99%		70-145			1
Bromofluorobenzene	50.92		50.00	ug/Kg	102%		70-145			1

* Value is outside QC limits
ND Not Detected

LA Testing
520 Mission Street, South Pasadena, CA 91030
Phone: (800) 303-0047 Fax: (323) 254-9982 Email: Pasadenalab@latesting.com

Attn: **Jones Environmental, Inc**
11007 Forrest Place
Santa Fe Springs, CA 90670

Fax: (714-449-9685) Phone: (562) 646-1611
Project: ES24-452619/ Red Hook Capital, Winchester CA
35780 Washington Street Winchester, CA

Customer ID: JNES75
Customer PO:
Received: 12/09/24 9:40 AM
LA Testing Order: 322425706
LA Testing Proj:
Analysis Date: 12/11/24

Test Report: Asbestos Analysis of Soil Materials via OSHA ID 191 Method using Polarized Light Microscopy

			Non-Asbestos			Asbestos
Sample	**Description**	**Appearance**	**% Fibrous**	**% Non-Fibrous**		**% Type**
SPCS1		Brown/Gray/White		100% Non-fibrous (other)		**None Detected**
322425706-0001		Non-Fibrous Homogeneous				
Sample	**Description**	**Appearance**	**% Fibrous**	**% Non-Fibrous**		**% Type**
SPCN2		Brown/Gray		100% Non-fibrous (other)		**None Detected**
322425706-0002		Non-Fibrous Homogeneous				
Sample	**Description**	**Appearance**	**% Fibrous**	**% Non-Fibrous**		**% Type**
SPWC1		Brown/Gray		100% Non-fibrous (other)		**None Detected**
322425706-0003		Non-Fibrous Homogeneous				
Sample	**Description**	**Appearance**	**% Fibrous**	**% Non-Fibrous**		**% Type**
SPWC2		Brown/Gray		100% Non-fibrous (other)		**None Detected**
322425706-0004		Non-Fibrous Homogeneous				
Sample	**Description**	**Appearance**	**% Fibrous**	**% Non-Fibrous**		**% Type**
SPQQ		Brown/Gray		100% Non-fibrous (other)		**None Detected**
322425706-0005		Non-Fibrous Homogeneous				

Analyst(s)
Lopez, Tania (3)
Siepler, James (2)

Feng Liang, Laboratory Manager
or Other Approved Signatory

Some samples may contain asbestos fibers present in dimensions below PLM resolution limits.The limit of detection as stated in the method is 0.1%. EMSL Analytical Inc suggests that samples reported as <0.1% or none detected undergo additional analysis via TEM. The above test report relates only to the items tested. This report may not be reproduced, except in full, without written approval EMSL Analytical Inc. This test report must not be used by the client to claim product endorsement by NVLAP or any agency of the United States Government. EMSL Analytical Inc. bears no responsibility for sample collection activities, analytical method limitations, or the accuracy of results when requested to separate layered samples. EMSL Analytical Inc liability is limited to the cost of sample analysis.The test results contained within this report meet the requirements of NELAC unless otherwise noted. Samples received in good condition unless otherwise noted. Unless requested by the client, building materials manufactured with multiple layers (i.e. linoleum, wallboard, etc.) are

Samples analyzed by LA Testing South Pasadena, CA NVLAP Lab Code 200232-0, CA ELAP 2283

Soil is a problem matrix. Other analytical options are recommended such as EPA 600 PLM/TEM with milling prep.

Initial report from 1/14/2025 4:10 PM