GeoTek, Inc.
710 E. Parkridge Avenue, Suite 105, Corona, California 92879-1097
(951) 710-1160 Office (951) 710-1167 Fax www.geotekusa.com

March 21, 2017
Project No. 1639-CR

CCI
160 Industrial Street, Suite 200
San Marcos, California 92076

Attention: Mr. Jason Greminger

Subject: Limited Sampling and Laboratory Testing
29875 Newport Road
Menifee, Riverside County, California

Reference: See Page 3

Dear Mr. Greminger:

As requested, and in order to address a concern about possible stained soils at the site located within the west-central basin, GEOTEK collected one soil sample from the area of concern. The approximate location of the soil sample is shown on the attached Figure 1.

One soil sample was obtained from a depth of up to approximately two inches below the existing ground surface at the location of the possible stained soils. The sample was then transported under chain-of-custody protocols to Orange Coast Analytical, Inc. of Tustin, California. The soil sample was submitted for analysis of total petroleum hydrocarbons (TPH) in accordance with United States Environmental Protection Agency (EPA) Method 8015B and 8015M.

Analysis of the soil sample did not detect measurable quantities of TPH in the sample tested. The laboratory report is attached.

Based on our investigation, GEOTEK is of the opinion that additional investigation is not necessary at the site with respect to this issue.

We appreciate this opportunity to be of service. If you have any questions, or if we can be of further service, please contact us at (951) 710-1160.

Respectfully Submitted,
GEOTEK, INC.

REGISTERED GEOLOGIST
EDWARD H. LaMONT
No. 1892
Exp._____
Certified Engineering Geologist
STATE OF CALIFORNIA

Edward H. LaMont
CEG No. 1892, Exp. 07/31/18
Principal Geologist

J. Michael Batten, CEM, REPA
Environmental Services Manager
Registered Environmental Property
Assessor No. 113162
Expires 06/15/2017

Anna M. Scott
Project Geologist

Attachments: Figure 1 – Sample Location Map
Laboratory Report

G:\Projects\1601 to 1650\1639CR CCI 29875 Newport Road Menifee\1639CR Limited Sampling and Laboratory Testing 29875 Newport Road.doc

REFERENCE

GeoTek, Inc., 2016, Phase I Environmental Site Assessment, 29875 Newport Road, Menifee, Riverside County, California 92584," Project No. 1414-CR, dated February 8.

CCI
APN 364-190-004
29875 Newport Road
Menifee, Riverside County, California

GeoTek Project No. 1639-CR

N

Figure 1

Sample Location Map

GEOTEK

Orange Coast Analytical, Inc.
3002 Dow, Suite 532, Tustin, CA 92780 (714) 832-0064 Fax (714) 832-0067
4620 E. Elwood, Suite 4, Phoenix, AZ 85040 (480) 736-0960 Fax (480) 736-0970

LABORATORY REPORT FORM

ORANGE COAST ANALYTICAL, INC.

3002 Dow Suite 532 Tustin, CA 92780

(714) 832-0064

Laboratory Certification (ELAP) No.: 2576
Expiration Date: 2017
Los Angeles County Sanitation District Lab ID# 10206

Laboratory Director's Name:

Mark Noorani

Client:	GeoTek, Inc.
Laboratory Reference:	GTK 22877
Project Name:	Rockport Ranch
Project Number:	1639-CR
Date Received:	3/10/2017
Date Reported:	3/20/2017
Chain of Custody Received:	☑
Analytical Method:	8015B, 8015M,

Mark Noorani, Laboratory Director

Ms. Anna Scott
GeoTek, Inc.
710 E. Parkridge Ave Ste 105
Corona, CA, 92879

Lab Reference #: GTK 22877
Project Name: Rockport Ranch
Project #: 1639-CR

Case Narrative

Sample Receipt:

All samples on the Chain of Custody were received by OCA at 6ºC, on ice.

Holding Times:

All samples were analyzed within required holding times unless otherwise noted in the data qualifier section of the report.

Analytical Methods:

Sample analysis was performed following the analytical methods listed on the cover page.

Data Qualifiers:

Within this report, data qualifiers may have been assigned to clarify deviations in common laboratory procedures or any divergence from laboratory QA/QC criteria. If a data qualifier has been used, it will appear in the back of the report along with its description. All method QA/QC criteria have been met unless otherwise noted in the data qualifier section.

Definition of Terms:

The definitions of common terms and acronyms used in the report have been placed at the back of the report to assist data users.

Comments:

None

Ms. Anna Scott
GeoTek, Inc.
710 E. Parkridge Ave Ste 105
Corona, CA, 92879

Lab Reference #: GTK 22877
Project Name: Rockport Ranch
Project #: 1639-CR

Client Sample Summary

Client Sample ID	Lab Sample Number	Date Received	Date Sampled	Matrix
#1	22877-001	3/10/2017	3/10/2017	Soil

Ms. Anna Scott
GeoTek, Inc.
710 E. Parkridge Ave Ste 105
Corona, CA, 92879

Lab Reference #: GTK 22877
Project Name: Rockport Ranch
Project #: 1639-CR

Gasoline Range Organics - GROs (EPA 8015B)

Client Sample ID	Lab Sample Number	Date Received	Date Sampled	Date Extracted	Date Analyzed	Matrix
#1	22877-001	3/10/2017	3/10/2017	3/16/2017	3/16/2017	Soil

ANALYTE	mg/kg	Surrogate:	% RC*
GROs[1]	<0.25	α-α-α-Trifluorotoluene	77

Dilution Factor: 1
Data Qualifiers: None

* Acceptable Recovery: 50-130 %

Client Sample ID	Lab Sample Number	Date Received	Date Sampled	Date Extracted	Date Analyzed	Matrix
Method Blank	MBMN0316171			3/16/2017	3/16/2017	Soil

ANALYTE	mg/kg	Surrogate:	% RC*
GROs[1]	<0.25	α-α-α-Trifluorotoluene	77

Dilution Factor: 1
Data Qualifiers: None

* Acceptable Recovery: 50-130 %

Gasoline Range Organics (GROs) are quantitated against a gasoline standard.

Ms. Anna Scott
GeoTek, Inc.
710 E. Parkridge Ave Ste 105
Corona, CA, 92879

Lab Reference #: GTK 22877
Project Name: Rockport Ranch
Project #: 1639-CR

Extractable Fuel Hydrocarbons (EPA 8015M): CCID

Client Sample ID	Lab Sample Number	Date Received	Date Sampled	Date Extracted	Date Analyzed	Matrix
#1	22877-001	3/10/2017	3/10/2017	3/13/2017	3/15/2017	Soil

ANALYTE	mg/kg
C10-11	N.D.
C12-13	N.D.
C14-15	N.D.
C16-17	N.D.
C18-19	N.D.
C20-21	N.D.
C22-23	N.D.
C24-25	N.D.
C26-27	N.D.
C28-30	N.D.
C31-32	N.D.
C33-34	N.D.
C35-36	N.D.
C37-44	N.D.
Total	<10

Surrogate:	% RC*
Octacosane	113

* Acceptable Recovery: 40-164 %

Dilution Factor: 1
Data Qualifiers: None

Method Blank	MBAV0313172			3/13/2017	3/14/2017	Soil

ANALYTE	mg/kg
C10-11	N.D.
C12-13	N.D.
C14-15	N.D.
C16-17	N.D.
C18-19	N.D.
C20-21	N.D.
C22-23	N.D.
C24-25	N.D.
C26-27	N.D.
C28-30	N.D.
C31-32	N.D.
C33-34	N.D.
C35-36	N.D.
C37-44	N.D.
Total	<10

Surrogate:	% RC*
Octacosane	88

* Acceptable Recovery: 40-164 %

Dilution Factor: 1
Data Qualifiers: None

* Extractable Fuel Hydrocarbons (EFH) are quantitated against a #2 diesel standard.

QA/QC Report
for
Volatile Fuel Hydrocarbons (EPA 8015B)
Reporting units: ppm

Matrix Spike (MS) / Matrix Spike Duplicate (MSD)

Date of Extraction: 3/16/2017
Date of Analysis: 3/16/2017
Dup Date of Analysis: 3/16/2017
Laboratory Sample #: 22871-001
MS/MSD Qualifiers: None
Reference #: GTK 22877

Analyte	R1	SPC CONC	MS	MSD	%MS	%MSD	RPD	ACP %MS	ACP RPD	Qual
VFH as Gasoline	0.00	0.250	0.196	0.219	78	88	11	42-130	27	☐

Surrogate Recoveries for Spike Samples

Surrogate (%RC)	MS	MSD	Qual
α-α-α-Trifluorotoluene	93	95	☐

LCS	LCSD	Qual
93	95	☐

ACP % RC
50-130

Laboratory Control Sample

Date of Extraction: 3/16/2017
Date of Analysis: 3/16/2017
Dup Date of Analysis: 3/16/2017
Laboratory Sample #: MN0316171
LCS Qualifiers: None

Analyte	SPC CONC	LCS	LCSD	%LCS	%LCSD	RPD	ACP %LCS	ACP RPD	Qual
VFH as Gasoline	0.250	0.201	0.237	80	95	16	45-130	30	☐

QA/QC Report
for
Extactable Fuel Hydrocarbons: CCID (EPA 8015M)
Reporting units: ppm

Matrix Spike (MS) / Matrix Spike Duplicate (MSD)

Date of Extraction: 3/13/2017
Date of Analysis: 3/14/2017
Dup Date of Analysis: 3/14/2017
Laboratory Sample #: 22875-001
MS/MSD Qualifiers: None
Reference #: GTK 22877

Analyte	R1	SPC CONC	MS	MSD	%MS	%MSD	RPD	ACP %MS	ACP RPD	Qual
TPH as Diesel	0.00	1000	1070	1180	107	118	10	70-152	20	☐

Surrogate Recoveries for Spike Samples

Surrogate (%RC)	MS	MSD	Qual
Octacosane	95	103	☐

LCS	LCSD	Qual
85	95	☐

ACP % RC
40-164

Laboratory Control Sample

Date of Extraction: 3/13/2017
Date of Analysis: 3/14/2017
Dup Date of Analysis: 3/14/2017
Laboratory Sample #: AV0313172
LCS Qualifiers: None

Analyte	SPC CONC	LCS	LCSD	%LCS	%LCSD	RPD	ACP %LCS	ACP RPD	Qual
TPH as Diesel	1000	996	1140	100	114	13	70-138	20	☐

Definition of terms:

R1	Result of unspiked laboratory sample used for matrix spike determination.
SP CONC (or Spike Conc.)	Spike concentration added to sample or blank
MS	Matrix Spike sample result
MSD	Matrix Spike Duplicate sample result
%MS	Percent recovery of MS: {(MS-R1) / SP CONC} x100
%MSD	Percent recovery of MSD: {(MSD-R1) / SP CONC} x 100
RPD (for MS/MSD)	Relative Percent Difference: {(MS-MSD) / (MS+MSD)} x 100 x 2
LCS	Laboratory Control Sample result
LCSD	Laboratory Control Sample Duplicate result
%LCS	Percent recovery of LCS: {(LCS) / SP CONC} x100
%LCSD	Percent recovery of LCSD: {(LCSD) / SP CONC} x 100
RPD (for LCS/LCSD)	Relative Percent Difference: {(LCS-LCSD) / (LCS+LCSD)} x 100 x 2
ACP %LCS	Acceptable percent recovery range for Laboratory Control Samples.
ACP %MS	Acceptable percent recovery range for Matrix Spike samples
ACP RPD	Acceptable Relative Percent Difference
D	Detectable, result must be greater than zero
Qual	A checked box indicates a data qualifier was utilized and/or required for this analyte see attached explanation.
ND	Analyte Not Detected

Analysis Request and Chain of Custody Record

Lab Job No: 22877
Page 1 of 1

ORANGE COAST ANALYTICAL, INC. www.ocalab.com

3002 Dow, Suite 532
Tustin, CA 92780
(714) 832-0064 Fax (714) 832-0067

4620 E. Elwood, Suite 4
Phoenix, AZ 85040
(480) 736-0960 Fax (480) 736-0970

REQUIRED TURN AROUND TIME: Standard: ✓ 72 Hours: _____ 48 Hours: _____ 24 Hours: _____

CUSTOMER INFORMATION		PROJECT INFORMATION	
COMPANY:	Glotic Inc	PROJECT NAME:	Rockport Ranch
SEND REPORT TO:	Anna Scott	NUMBER:	1639-CR
EMAIL:		ADDRESS:	Murrieta
ADDRESS:			
		P.O. #:	
PHONE:	FAX:	SAMPLED BY:	Anna

SAMPLE ID	NO. OF CONTAINERS	SAMPLE DATE	SAMPLE TIME	SAMPLE MATRIX	CONTAINER TYPE	ANALYSIS REQUEST / PRESERVATIVE: 8015 (full w/ break down)	REMARKS/PRECAUTIONS
#1	1	3/10/17	am	soil	glass	✓	

Total No. of Samples: 1 Method of Shipment: Hand Delivery

Preservative: 1 = Ice 2 = HCl 3 = HNO_3 4 = H_2SO_4 5 = NaOH 6 = Other

Relinquished By:	Date/Time:	Received By:	Date/Time:
Anna Scott	3/10/17 1725		
Relinquished By:	Date/Time:	Received By:	Date/Time:
Relinquished By:	Date/Time:	Received For Lab By: Mark Morrain OCA, LA	Date/Time: 3-10-17 1725

Sample Matrix: DW - Drinking Water; GW - Groundwater; WW - Wastewater; SS - Soil/Solid; OT- Other

Sample Integrity: Intact _____ On Ice ✓ Blue ice 6 °C

By signing above, client acknowledges responsibility for payment of all services requested on this chain of custody form and any additional services provided in support of this project. Payment is due within 30 days of invoice date unless otherwise agreed upon, in writing, with Orange Coast Analytical, Inc. All samples remain the property of the client. A disposal fee may be imposed if client fails to pickup sample.

Sample Receipt Report

Laboratory Reference: **GTK 22877** Logged in by: MM

Received:	03/10/17 17:25	Company Name:	GeoTek, Inc.
Method of Shipment:	Hand Delivered	Project Manager:	Ms. Anna Scott
Shipping Container:	Cooler	Project Name:	Rockport Ranch
# Shipping Containers:	1	Project #:	1639-CR

Sample Quantity
1 Soil

Chain of Custody	Complete ☑	Incomplete ☐	None ☐
Samples On Ice	Yes, Wet ☐	Yes, Blue ☑	No ☐
Temperature	6°C		
Shipping Intact	Yes ☑	N/A ☐	No ☐
Shipping Custody Seals Intact	Yes ☐	N/A ☑	No ☐
Samples Intact	Yes ☑		No ☐
Sample Custody Seals Intact	Yes ☐	N/A ☑	No ☐
Custody Seals Signed & Dated	Yes ☐	N/A ☑	No ☐
Proper Test Containers	Yes ☑		No ☐
Proper Test Preservations	Yes ☑		No ☐
Samples Within Hold Times	Yes ☑		No ☐
VOAs Have Zero Headspace	Yes ☐	N/A ☑	No ☐
Sample Labels	Complete ☑	Incomplete ☐	None ☐
Sample Information Matches COC	Yes ☑	N/A ☐	No ☐

Notes

Client Notified _____ By _____ On _____