AEI Consultants

September 15, 2020

LIMITED PHASE II SUBSURFACE INVESTIGATION

Property Identification:
13892 Old 215 Frontage Road
Moreno Valley, California 92553

AEI Project No. 425871

Prepared for:
Ms. Ashley McKinley
Phelan Development Company
450 Newport Center Drive, Suite 405
Newport Beach, California 92660

Prepared by:
AEI Consultants
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Torrance, California 90504
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Zoning Analysis Reports & ALTA Surveys

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AEI Consultants

September 15, 2020

Ms. Ashley McKinley
Phelan Development Company
450 Newport Center Drive, Suite 405
Newport Beach, California 92660

Subject: **Limited Phase II Subsurface Investigation**
13892 Old 215 Frontage Road
Moreno Valley, California 92553
AEI Project No. 425871

Dear Ms. McKinley:

AEI Consultants (AEI) is pleased to provide this report to Phelan Development Company ("The Client") which describes the activities and results of the Limited Phase II Subsurface Investigation (Phase II) performed at 13892 Old 215 Frontage Road, Moreno Valley, California ("The Site"). This investigation was completed to assess the recognized environmental conditions (RECs) and observations identified in AEI's *Draft Phase I Environmental Site Assessment* (Phase I ESA) report dated April 7, 2020 under AEI project number 420292. The investigation was completed in general accordance with the authorized scope of services outlined in our authorized proposal number 70366.

The purpose of this investigation was to evaluate the Site for the presence/absence of impacts to the subsurface soil from the recognized environmental condition (REC) identified in the Phase I ESA report. Information regarding the Site description, background, scope of work, findings, conclusions, and recommendations are provided in the following sections.

1.0 SITE DESCRIPTION

The Site consists of an unpaved area with a partially paved driveway that slopes slightly towards the southwest. The Site is located on the northeastern side of Old 215 Frontage Road in a commercial area of Moreno Valley, California. Figure 1 presents the Site location and vicinity. Figure 2 presents the Site Plan.

The Site slopes slightly from the northeast to the southwest and sits at an elevation of approximately 1,544 feet above mean sea level. According to the *First Semi-Annual 2020 Groundwater Monitoring Report*, issued July 13, 2020 by Orion Environmental, Inc. of Long Beach, California, the depth to groundwater as of February 2020 ranged between 10.74 feet and 15.08 feet below ground surface (bgs) at the ARCO gasoline station located at 2624 East Alessandro Boulevard, approximately 0.16-mile southwest of the Site.

A review of the *Geologic Map of the Riverside East 7.5' Quadrangle, Riverside County, California* by Douglas M. Morton and Brett Cox, dated 2001 and issued by the University of California, Riverside, the California Division of Mines and Geology and the United States Geologic Survey, indicates that lithology beneath and in the vicinity of the Site consists of early Pleistocene-aged *Very Old Alluvial Fan Deposits*. These deposits are chiefly derived from the rocks of the southern California batholith.

Refer to Section 4.2 below for additional information on subsurface conditions at the Site.

2.0 BACKGROUND

AEI prepared a Draft Phase I ESA report dated April 7, 2020 (AEI Project Number 420292). According to the Phase I ESA report, a portion of the northeastern section of the Site was used as an automobile storage lot between approximately 1959 and 1989. Also, the Phase I ESA report indicated that in 1995 the southwestern portion of the Site was identified as P & B Tires, an independent retail supplier of used automobile tires and tire service. A search of regulatory files did not yield any pertinent information regarding the presence of the types of features on the Site typically associated with automotive repair businesses, such as floor drains, underground storage tanks, in-ground hydraulic lifts, clarifiers or any other subsurface infrastructure. The regulatory files contained no records indicating whether soil or other subsurface media samples had been collected and analyzed for the presence of total petroleum hydrocarbons (TPH) as gasoline (TPH-g), diesel (TPH-d), and oil (TPH-o), volatile organic compounds (VOCs), or polychlorinated biphenyls (PCBs).

The length of time during which the Site was utilized to store automobiles and the possibility that chemicals may have been utilized over that period of time, were cited as a REC. Based on these findings from the Phase I ESA, AEI recommended the performance of a Limited Phase II subsurface investigation.

3.0 INVESTIGATION EFFORTS

AEI was requested to perform a limited subsurface investigation. The scope of the investigation consisted of completing a geophysical survey and advancing five soil borings for the collection of soil samples for laboratory analysis. The boring locations are shown on Figure 2. The completed Site activities are summarized below.

3.1 Health and Safety Plan

A site-specific health and safety plan was prepared, reviewed by onsite personnel, and kept onsite for the duration of the fieldwork.

3.2 Permitting and Utility Clearance

Drilling permits were not required for this investigation.

The public underground utility locating service DigAlert (www.digalert.org) was notified. DigAlert, in turn notified utility company subscribers of the planned investigation for underground utility locations, where accessible. Private utility locating was conducted by Ground Penetrating Radar

Systems, Inc. (GPRS) of Los Angeles, California, under subcontract to AEI, to locate and identify underground utilities on the Site, using geophysical methods including ground-penetrating radar, a utility wand. Where the results of the ground-penetrating radar survey indicated the potential presence of subsurface obstructions, the boring locations were adjusted accordingly.

3.3 Geophysical Survey

On August 26, 2020, in addition to the private utility locate, a geophysical survey was conducted by GPRS. The geophysical survey was performed in the accessible area previously occupied by P & B Tire as well as those areas formerly used for automobile storage in the northeastern portion of the Site. The purpose of the geophysical survey was to evaluate the Site for the presence of an underground storage tank (UST), or evidence of removal of a UST. The geophysical survey was performed using a magnetometer, electromagnetic pipe locator, and ground penetrating radar. A summary of the results of the geophysical survey are presented in Section 4.1 and the survey report is included in Appendix A.

3.4 Drilling and Sample Collection

On August 26, 2020, five soil borings (B-1 through B-5) were advanced outdoors on the Site. The borings were advanced by MR Drilling of Buena Park, California using a track-mounted direct-push drilling rig. The locations of each boring are listed below:

- Boring B-1 was advanced to a total depth of 10 feet bgs in the southwestern end of the Site, nearest Old 215 Frontage Road, in an area previously occupied by P & B Tire in 1995.
- Boring B-2 was advanced to a total depth of 10 feet bgs, northeast of boring B-1, in an area previously occupied by P & B Tire in 1995.
- Boring B-3 was advanced to a total depth of 10 feet bgs in the southern portion of the Site, northeast of boring B-2, in an area previously occupied by P & B Tire in 1995.
- Boring B-4 was advanced to a total depth of 10 feet bgs, in the northwest portion of the Site, south of the storage shed, in areas where the Phase I ESA indicates that automobiles were previously stored.
- Boring B-5 was advanced to a total depth of 10 feet bgs in the eastern portion of the Site, in areas where the Phase I ESA indicates that automobiles were previously store.

The boring locations were chosen in part based on a review of historic aerial photographs included in the Draft Phase I ESA report showing the previous Site usage, and the results of the utility clearance. These locations are shown on Figure 2.

3.4.1 Soil Sample Collection

Soil cores from each of the soil borings were advanced in acetate sleeves approximately 2.25-inches in diameter and 4-feet in length. The soil cores were evaluated for the purposes of lithologic logging, headspace testing and soil sample collection for potential laboratory analyses. The coring system was connected to 1-inch diameter, flush-jointed drill rod that was hydraulically driven (pushed) by the rig to each target sample depth. Upon retrieval from each sample depth interval, the coring system was opened, followed by the removal and opening of the plastic liners and preparation of soil samples for laboratory analyses. After opening the liners, the soils also were visually inspected for the potential presence of impacted soils. Recovered soils were

described on detailed boring logs in general conformance with the United Soil Classification System. The boring logs for each boring are presented in Appendix B.

The soil samples were collected from depths of 5 feet and 10 feet bgs by cutting a section of the acetate liner and sealing the ends with Teflon® tape and plastic end caps. Upon collection, the sample was labeled with the project name, project number, boring number, sample depth, and sampling date/time of sampling. After labeling, the sample was entered onto chain-of-custody documentation for transportation to a State of California-certified laboratory for analyses and were placed into an insulated, chilled ice chest containing ice. The soil sample collected from the terminal depth of each boring (10-foot sample) was submitted to the laboratory for analysis as indicated in the authorized proposal. Chain-of-custody documentation was prepared and accompanied the sample to the analytical laboratory, a copy of which is included in Appendix C.

3.4.2 Headspace Testing

Headspace testing was performed with a photo-ionization detector (PID) equipped with an electrodeless 10.6 eV ultraviolet lamp or equivalent for detecting the presence of total VOCs in the soil samples. To initiate the headspace testing procedure, soil samples were removed from the sample liners, placed into labeled, plastic bags, and sealed for conducting the tests. After sufficient time had elapsed for gas build-up inside the bag, each bag was punctured with the probe tip of the PID to allow for measurement of the headspace. Measurements of the headspace were obtained in the parts per million (ppm) range for total VOCs. The PID readings were recorded on the boring logs presented in Appendix B.

3.4.3 Decontamination Procedures and Investigation-Derived Wastes

AEI personnel wore disposable Nitrile gloves during sample collection and changed gloves prior to and between each sample collection. Drilling and sampling equipment were decontaminated using a triple rinse system with the initial rinse consisting of an Alconox and tap water solution, followed by the second and third rinses consisting of tap water rinses.

Investigation derived waste was contained during this investigation and disposed of in on-Site municipal waste receptacles.

3.4.4 Boring Destruction

Following completion of sample collection and removal of tooling, the borings were backfilled with hydrated bentonite and completed at the surface with native soil to match the surrounding conditions.

3.5 Laboratory Analyses

Soil samples collected were labeled and placed in an insulated, chilled cooler for transport under appropriate chain-of-custody documentation to a state-certified laboratory operated by Alpha Scientific Corporation in Cerritos, California. Laboratory analysis of the five soil samples was performed included TPH extended range using United States Environmental Protection Agency (US EPA) Testing Method 8015M, VOCs using US EPA Testing Method 8260B, and PCBs using US EPA Testing Method 8082.

The certified laboratory analytical report and chain of custody documentation is included as are provided Appendix C. No further analyses were performed by the laboratory as part of this investigation.

4.0 FINDINGS

The findings of this investigation are summarized below.

4.1 Geophysical Survey Results

The subsurface conditions at the time of the scanning allowed a maximum GPR depth penetration of approximately 3 feet below the surface in most areas. The equipment and methods used did not detect reactions from potential UST's, or any subsurface disturbance or excavation in the area scanned. In addition, as the Site is a vacant lot, no evidence of former drains, or clarifiers were observed during this investigation.

The client should be aware of the inherent limitations of geophysical surveying methods and that above the underground utilities and other man-made natural features (i.e., automobiles, debris piles, tree roots, reinforced concrete, certain conditions, etc.), if in the area of the survey, may decreased the effectiveness of the survey. The client should be aware that the lack of a detection of the feature from a geophysical survey does not mean that the feature does not exist only that it was not detected.

4.2 Subsurface Conditions

Sediment encountered in each of the borings generally consisted of moderately dense to dense, medium to coarse grained sand with trace amounts of fines and subangular gravel (Appendix B). Groundwater was not encountered in borings B-1 through B-5.

No visual and olfactory evidence (i.e., discoloration, odor) of potentially impacted soils were observed in borings SB-1 through SB-5. Headspace readings using the PID were observed as 0.0 ppm for the screened samples and are included on the boring logs located in Appendix B.

4.3 Data Evaluation

For the purpose of providing context to the data obtained during this investigation, the soil analytical results are compared to The Revision 2, July 2019 Environmental Screening Levels (ESLs) for commercial/industrial scenarios issued by the San Francisco Bay Regional Water Quality Control Board (SFBRWQCB). Under most circumstances, and within the limitations described in the ESL literature , the presence of a chemical in soil at concentrations below the corresponding value may be assumed to not pose a significant threat to human health and the environment. Additional evaluation may be necessary at sites where a chemical is present at concentrations above the corresponding value.

For this investigation, AEI understands that the Site will remain commercial/industrial. Therefore, analytical results generated during this investigation were compared to the ESLs screening levels assuming an exposure pathway for direct contact under the commercial/industrial land use scenario, as applicable.

Table 1 presents a summary of TPH, VOCs and PCBs in the soil samples collected as part of this investigation. Soil samples from a depth of 10-feet bgs were selected for laboratory analysis. Chain-of-custody documentation and the certified analytical report are provided in Appendix B. Laboratory results for the soil samples analyzed as part of this investigation indicate the following:

- TPH-g, TPH-d, and TPH-o were not detected in the five soil samples above their respective laboratory method detection limit.
- VOCs and PCBs were not detected in the five soil samples at concentrations above their respective laboratory method detection limits.

5.0 SUMMARY AND CONCLUSIONS

AEI has completed a limited Phase II subsurface investigation at the Site to evaluate the Site for the presence/absence of impacts to subsurface conditions (i.e., soil) based on the Site historically utilized to store automobiles and the possibility that chemicals may have been utilized over that period of time. Investigation activities consisted of a geophysical survey and advancing five borings to collect soil samples. The investigation results can be summarized as follows:

- The geophysical survey did not located evidence of a former UST or a subsurface excavation area in the areas surveyed. No evidence of former drains, or clarifiers were observed during this investigation.
- The results of soil analysis indicated that TPH-g, TPH-d, TPH-o, VOCs, and PCBs were not detected at concentrations above their respective laboratory method detection limits in the five soil samples analyzed as part of this investigation.

Based on the results presented above, no further investigation is warranted at this time.

6.0 REPORT LIMITATIONS AND RELIANCE

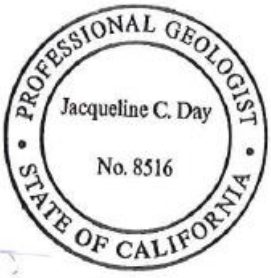
This report presents a summary of work completed by AEI Consultants. The completed work includes observations and descriptions of site conditions encountered. Where appropriate, it includes analytical results for samples taken during the course of the work. The number and location of samples are chosen to provide the requested information, subject to scope of work for which AEI was retained and limitations inherent in this type of work, but it cannot be assumed that they are representative of areas not sampled. This report should not be regarded as a guarantee that no further contamination beyond that which could have been detected within the scope of this investigation is present beneath the Site. Undocumented, unauthorized releases of hazardous material, the remains of which are not readily identifiable by visual inspection and are of different chemical constituents, are difficult and often impossible to detect within the scope of a chemical specific investigation.

Any conclusions and/or recommendations are based on these analyses and observations, and the governing regulations. Conclusions beyond those stated and reported herein should not be inferred from this document. These services were performed in accordance with generally accepted practices, in the environmental engineering and construction field, which existed at the time and location of the work. No other warranty, either expressed or implied, has been made.

This investigation was prepared for the sole use and benefit of Phelan Development Company. All reports, both verbal and written, whether in draft or final, are for the benefit of Phelan Development Company. This report has no other purpose and may not be relied upon by any other person or entity without the written consent of AEI. Either verbally or in writing, third parties may come into possession of this report or all or part of the information generated as a result of this work. In the absence of a written agreement with AEI granting such rights, no third parties shall have rights of recourse or recovery whatsoever under any course of action against AEI, its officers, employees, vendors, successors or assigns. Reliance is provided in accordance with AEI's Proposal and Standard Terms & Conditions executed by Phelan Development Company. The limitation of liability defined in the Terms and Conditions is the aggregate limit of AEI's liability to the client and all relying parties.

If there are any questions regarding our investigation, please do not hesitate to contact AEI at 925-788-5172.

Sincerely,
AEI Consultants



Alicia Siegel
Project Geologist

Jacqueline C. Day, P.G. 8516
Senior Geologist

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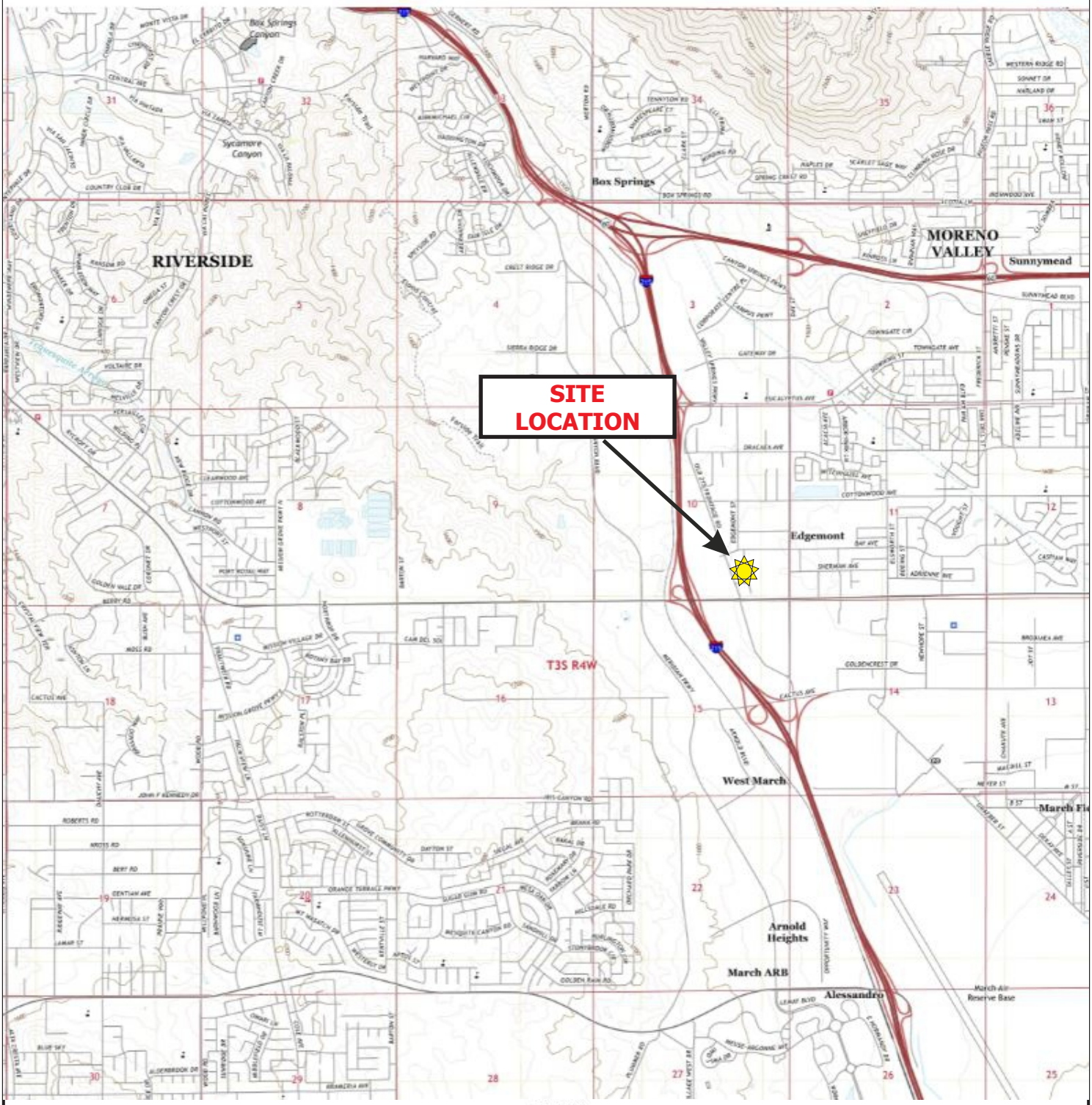
FIGURES



SCALE 1:24 000

LEGEND

N

Map: Riverside, California Quadrangle
Date: 2018
Source: USGS

AEI Consultants
2207 West 190th Street,Torrance, California 90504

SITE LOCATION MAP

13892 Old 215 Frontage Road
Moreno Valley, California 92553

FIGURE 1
Project No. 425871

LEGEND

Approximate Site Boundary

B-5 Approximate Boring Location

AEI Consultants

2207 West 190th Street, Torrance, California 90504

SITE MAP SHOWING APPROXIMATE BORING LOCATIONS

13892 Old 215 Frontage Road
Moreno Valley, California 92553

FIGURE 2
Proposal No. 425871

TABLES

TABLE 1: SOIL SAMPLE DATA SUMMARY-TPH, VOCs, PCBs
13892 Old 215 Frontage Road, Moreno Valley, California 92553
AEI Project No. 425871

			TPH by U.S. EPA Method 8015M			VOCs by U.S. EPA Method 8260B					U.S. EPA Method 8082
Location ID	**Date**	**Depth**	**TPH-g**	**TPH-d**	**TPH-o**	**Benzene**	**Toluene**	**Ethyl-benzene**	**Total Xylenes**	**Other VOCs**	**PCBs**
		(feet bgs)	(mg/kg)	(mg/kg)	(mg/kg)	(mg/kg)	(mg/kg)	(mg/kg)	(mg/kg)	(mg/kg)	(mg/kg)
B-1	8/26/2020	10	ND<0.2	ND<2	ND<25	ND<0.001	ND<0.001	ND<0.001	ND<0.002	<MDL	<MDL
B-2	8/26/2020	10	ND<0.2	ND<2	ND<25	ND<0.001	ND<0.001	ND<0.001	ND<0.002	<MDL	<MDL
B-3	8/26/2020	10	ND<0.2	ND<2	ND<25	ND<0.001	ND<0.001	ND<0.001	ND<0.002	<MDL	<MDL
B-4	8/26/2020	10	ND<0.2	ND<2	ND<25	ND<0.001	ND<0.001	ND<0.001	ND<0.002	<MDL	<MDL
B-5	8/26/2020	10	ND<0.2	ND<2	ND<25	ND<0.001	ND<0.001	ND<0.001	ND<0.002	<MDL	<MDL
Comparison Values in mg/kg - Environmental Screening Levels, Table S-1, Comm/Ind; SFBRWQCB, July 2019 Rev. 2			2,000	1,200	180,000	1.4	5,300	2.6	2,500	Varies	Varies

Notes:

	Analyses performed by Alpha Scientific Corporation, Cerritos, California
mg/kg	Milligrams per kilogram
ND<	Not detected at or above the method detection limit (MDL) shown
bgs	Below ground surface
VOCs	Volatile Organic Compounds
Bold	Result exceeds applicable Comparison Value
J	Estimated value above laboratory method detection limit, but below the limit for reporting
Table S-1	Soil-Direct Exposure Human Health Risk Levels
PCBs	Polychlorinated Biphenyls
EPA	Environmental Protection Agency
--	Comparison Value not Applicable
TPH-g	Total Petroleum Hydrocarbons as gasoline
TPH-d	Total Petroleum Hydrocarbons as diesel
TPH-o	Total Petroleum Hydrocarbons as oil
SFBRWQCB	San Francisco Bay Regional Water Quality Control Board
Comm/Ind	Commercial/Industrial

APPENDIX A

GROUND PENETRATING RADAR SYSTEMS, INC. REPORT

Summary of Scanning for Underground Storage Tanks (UST's)

Prepared For: AEI Consultants

Prepared By:
Joshua Wold
Joshua.wold@GPRSINC.com
Project Manager-Southern California
213.503.5650

September 9, 2020

September 9, 2020

AEI Consultants
Attn: Alicia Siegel
Site: 13876 Old 215 Frontage Rd Moreno Valley, CA

We appreciate the opportunity to provide this report for our work completed on September 9, 2020.

PURPOSE

The purpose of this project was to search for any suspected underground storage tanks (USTs) or suspected UST-related piping or other anomalies remaining on the property. The scope of work consisted of 1 location measuring approximately 150' x 200' empty lot.

EQUIPMENT

- **Underground Scanning GPR Antenna**. The antenna with frequencies ranging from 250 MHz-450 MHz is mounted in a stroller frame which rolls over the surface. The surface needs to be reasonably smooth and unobstructed in order to obtain readable scans. Obstructions such as curbs, landscaping, and vegetation will limit the feasibility of GPR. The data is displayed on a screen and marked in the field in real time. The total depth achieved can be as much as 8' or more with this antenna but can vary widely depending on the types of materials being scanned through. Some soil types such as clay may limit maximum depths to 3' or less. As depth increases, targets must be larger in order to be detected and non-metallic targets can be especially difficult to locate. Depths provided should always be treated as estimates as their accuracy can be affected by multiple factors. For more information, please visit: Link

- **Electromagnetic Pipe Locator**. The EM locator can passively detect the electromagnetic fields from live AC power or from radio signals travelling along some conductive utilities. It can also be used in conjunction with a transmitter to connect directly to accessible, metallic pipes or tracer wires. A current is sent through the pipe or tracer wire at a specific frequency and the resulting EM field can then be detected by the receiver. A utility's ability to be located depends on a variety of factors including access to the utility, conductivity, grounding, interference from other fields, and many others. Depths provided should always be treated as estimates as their accuracy can be affected by multiple factors. For more information, please visit: Link

PROCESS

The EM pipe locator was used to connect to accessible, traceable pipes that may be tank-related such as vent pipes or product lines. A current is induced onto the pipe which creates an electromagnetic field that can be traced using the receiver. We can then attempt to trace these pipes to their origin or end point and paint or flag their locations.

Initial GPR scans were collected in order to evaluate the data and calibrate the equipment. Based on these findings, a scanning strategy is formed, consisting of scanning the entire area in a grid with 1' scan spacing in order to locate any potential UST's that may remain at the site. The GPR data is viewed in real time and anomalies in the data were located and marked on the surface along with their depths using spray paint. Relevant scan examples were saved and will be provided in this report.

The magnetometer was used to sweep the site every 3'-5' to search for readings that may represent buried, ferrous objects. Upon detection, the readings will be marked on the surface and then investigated from multiple directions and with other methods such as GPR.

LIMITATIONS

Please keep in mind that there are limitations to any subsurface investigation. The equipment may not achieve maximum effectiveness due to soil conditions, above ground obstructions, reinforced concrete, and a variety of other factors. No subsurface investigation or equipment can provide a complete image of what lies below. Our results should always be used in conjunction with as many methods as possible including consulting existing plans and drawings, exploratory excavation or potholing, visual inspection of above-ground features, and utilization of services such as One Call/811. Depths are dependent on many factors so depth accuracy can vary throughout a site and should be treated as estimates only. Relevant scan examples were saved and will be provided in this report.

FINDINGS

The subsurface conditions at the time of the scanning allowed for maximum GPR depth penetration of 3' in most areas. There were no visible indications of utilities within the vicinity. Additionally, there was also no observed reactions within the data to indicate the presence of utilities. The equipment and methods used did not detect reactions from a potential UST. The following pages will provide further explanation of the findings.

Prepared for: Alicia Siegel
Prepared By: Joshua Wold
Date of Scanning: 08/26/2020

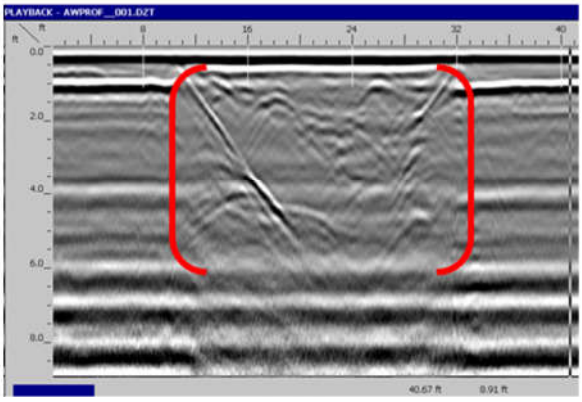
Terms and Conditions
GPRS does not provide land survey or civil engineering data collection or documentation. This is provided as a reference map of the field markings and is not survey-grade.

LEGEND

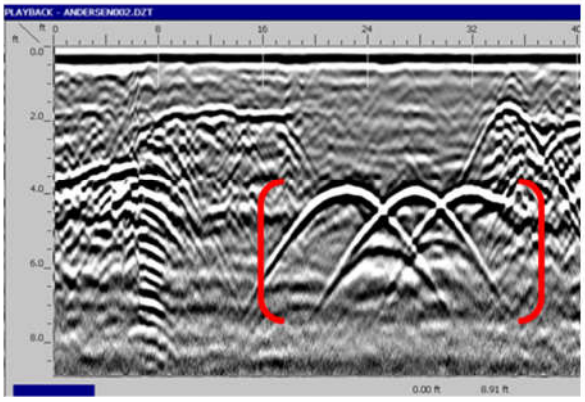
	ELECTRIC		SANITARY
	WATER		STORM
	COMM		UNKNOWN
	GAS		

13876 Old 215 Frontage Rd Moreno Valley, CA

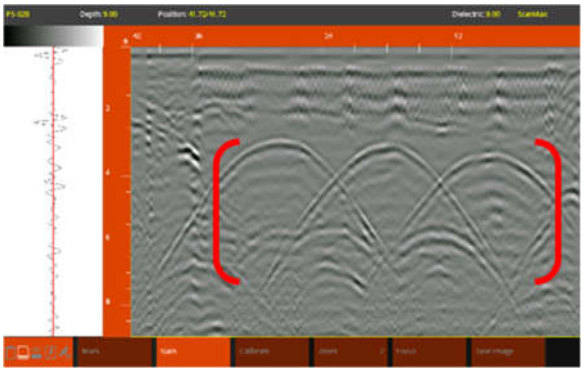
Prepared by:
GPRS



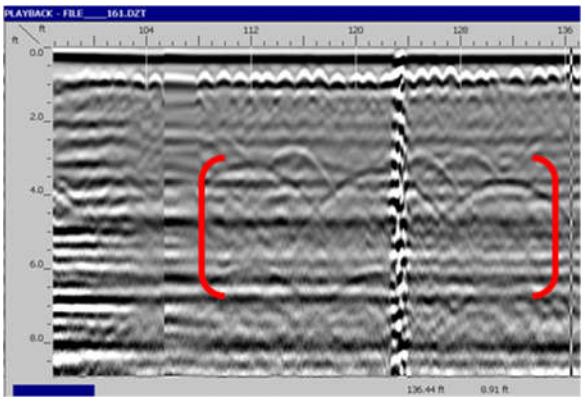
Sample GPR data screenshot showing a possible former tank pit or excavation. The change in the data from the excavation is apparent but GPR cannot determine whether this is due to a tank removal or whether tanks may still exist beyond the maximum depth penetration of the GPR signal.



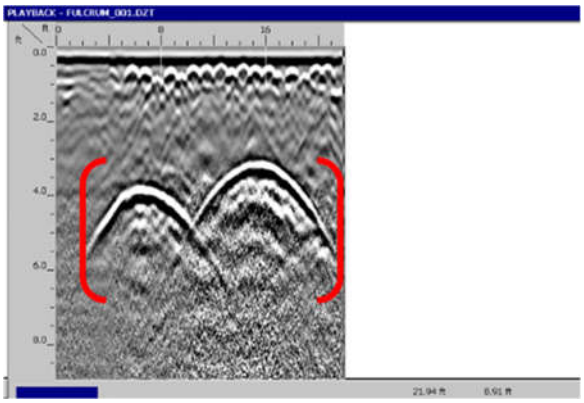
Sample GPR data screenshot showing three reactions from probable USTs. The diameters cannot be determined from these hyperbolas but they can be seen to be larger than a reaction from a typical utility.



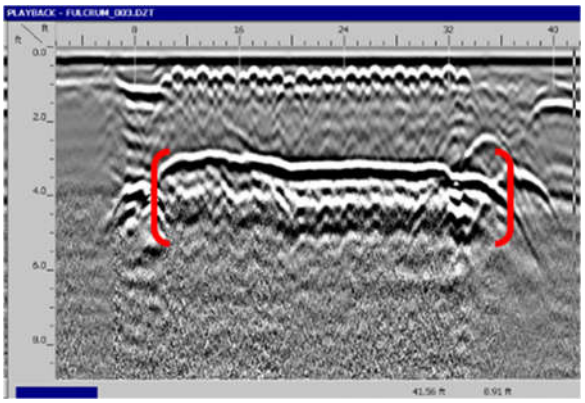
Sample GPR data screenshot showing three reactions from known USTs at an active fueling station. The concrete above the USTs is reinforced with wire mesh.



Sample GPR data screenshot showing three reactions from known USTs at an active fueling station. These USTs are non-metallic and therefore have a weaker reflection that is more difficult and sometimes impossible to identify in the GPR data.

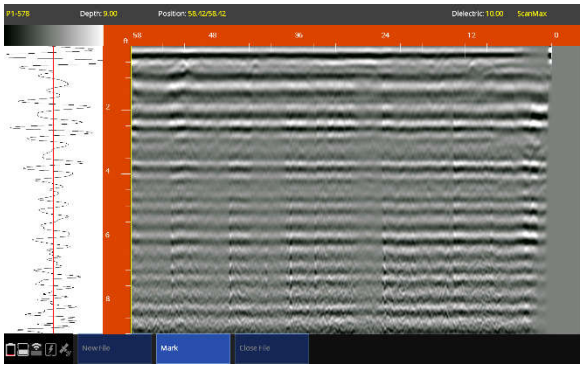


Sample GPR data screenshot showing two potential USTs. These reactions are larger than a typical utility but large utilities can look identical to a UST.

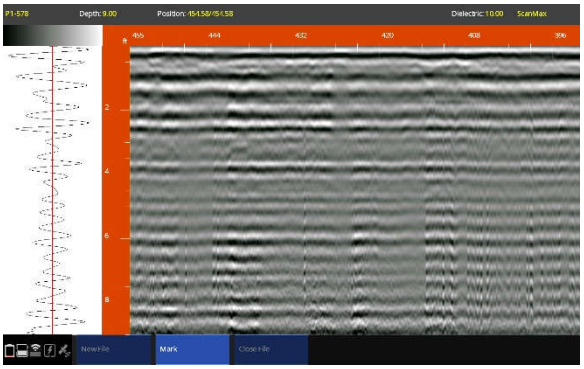


Sample GPR data screenshot showing a scan collected parallel along the top one of the suspected USTs shown in the data to the left. A parallel scan is used to determine a clear beginning and end to the reaction to the reaction which is an indicator of a UST and to determine an approximate length.

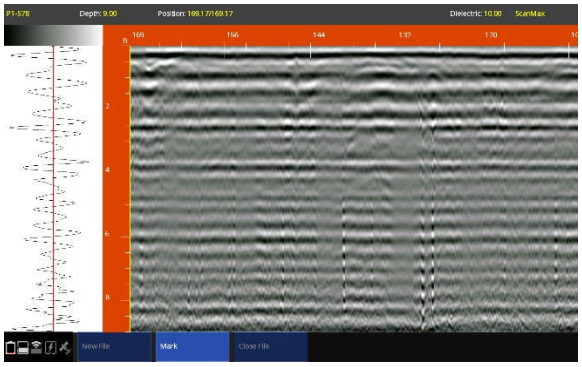
Sample Data Screenshots. (Not taken from this project)	Previously collected from various sites.	GPRS



GPR data screenshot showing an absence of reactions indicating the presence of utilities or a UST.



GPR data screenshot showing an absence of reactions indicating the presence of utilities or a UST.



GPR data screenshot showing an absence of reactions indicating the presence of utilities or a UST.

Photo showing empty lot where scanning was conducted.

Additional photo showing where scanning was conducted.

GPRS, Inc. has been in business since 2001, specializing in underground storage tank location, concrete scanning, utility locating, and shallow void detection for projects throughout the United States. I encourage you to visit our website (www.gprsinc.com) and contact any of the numerous references listed.

GPRS appreciates the opportunity to offer our services, and we look forward to continuing to work with you on future projects. Please feel free to contact us for additional information or with any questions you may have regarding this report.

Signed,

Joshua Wold
Project Manager—Southern California

Direct: 213.503.5650

Joshua.wold@GPRSINC.com

www.gprsinc.com

APPENDIX B

BORING LOGS

AEI CONSULTANTS
2207 West 190th Street
Torrance, CA 90504
Telephone: 310-798-4255
Fax: 310-846-5594

BORING NUMBER B-1

CLIENT Phelan Development Co.
PROJECT NAME Limited Phase II Subsurface Investigation
PROJECT NUMBER 425871
PROJECT LOCATION 13892 Old 215 Frontage Rd., Moreno Valley, CA
DATE STARTED 8/26/20 **COMPLETED** 8/26/20
GROUND ELEVATION _____ **HOLE SIZE** 2.25 inches
DRILLING CONTRACTOR MR Drilling
GROUND WATER LEVELS:
DRILLING METHOD Direct Push
AT TIME OF DRILLING --- N/A
LOGGED BY A. Siegel **CHECKED BY** J. Day
AT END OF DRILLING --- N/A
NOTES Southwestern end of Driveway
AFTER DRILLING --- N/A

DEPTH (ft)	SAMPLE TYPE NUMBER	BLOW COUNTS	PID DATA (ppm)	GRAPHIC LOG	MATERIAL DESCRIPTION	COMPLETION
0.0					SAND (SP) - Brown (7.5YR; 4/4), moderately dense, dry, medium to coarse	
2.5						
5.0	B-1-5		0		SAND (SP) - Brown (7.5YR; 4/4), moderately dense, dry, medium to coarse	
5.0						
7.5						
10.0	B-2-5		0		SAND (SP) - Brown (7.5YR; 4/4), dense, dry, medium to coarse	
10.0						

Bottom of borehole at 10.0 feet.

AEI BORING - GINT STD US LAB.GDT - 9/8/20 14:05 - C:\USERS\PUBLIC\DOCUMENTS\BENTLEY\GINT\PROJECTS\425871 BORING LOGS.GPJ

AEI CONSULTANTS
2207 West 190th Street
Torrance, CA 90504
Telephone: 310-798-4255
Fax: 310-846-5594

BORING NUMBER B-2

CLIENT Phelan Development Co.
PROJECT NAME Limited Phase II Subsurface Investigation
PROJECT NUMBER 425871
PROJECT LOCATION 13892 Old 215 Frontage Rd., Moreno Valley, CA
DATE STARTED 8/26/20 **COMPLETED** 8/26/20
GROUND ELEVATION _____ **HOLE SIZE** 2.25 inches
DRILLING CONTRACTOR MR Drilling
GROUND WATER LEVELS:
DRILLING METHOD Direct Push
AT TIME OF DRILLING --- N/A
LOGGED BY A. Siegel **CHECKED BY** J. Day
AT END OF DRILLING --- N/A
NOTES Northeast of B-1
AFTER DRILLING --- N/A

DEPTH (ft)	SAMPLE TYPE NUMBER	BLOW COUNTS	PID DATA (ppm)	GRAPHIC LOG	MATERIAL DESCRIPTION	COMPLETION
0.0					SAND (SP) - Brown (7.5YR; 4/4), moderately dense, dry, medium to coarse	
2.5						
5.0	B-2-5		0		SAND (SP) - Brown (7.5YR; 4/4), moderately dense, dry, medium to coarse	
5.0						
7.5						
10.0	B-2-10		0		SAND (SP) - Darl brown (7.5YR; 4/3), moderately dense to dense, dry, fine to medium, trace mica	
10.0						

Bottom of borehole at 10.0 feet.

AEI BORING - GINT STD US LAB.GDT - 9/8/20 14:05 - C:\USERS\PUBLIC\DOCUMENTS\BENTLEY\GINT\PROJECTS\425871 BORING LOGS.GPJ

AEI CONSULTANTS
2207 West 190th Street
Torrance, CA 90504
Telephone: 310-798-4255
Fax: 310-846-5594

BORING NUMBER B-3

CLIENT Phelan Development Co.
PROJECT NAME Limited Phase II Subsurface Investigation
PROJECT NUMBER 425871
PROJECT LOCATION 13892 Old 215 Frontage Rd., Moreno Valley, CA
DATE STARTED 8/26/20 **COMPLETED** 8/26/20
GROUND ELEVATION _____ **HOLE SIZE** 2.25 inches
DRILLING CONTRACTOR MR Drilling
GROUND WATER LEVELS:
DRILLING METHOD Direct Push
AT TIME OF DRILLING --- N/A
LOGGED BY A. Siegel **CHECKED BY** J. Day
AT END OF DRILLING --- N/A
NOTES Northeastern end of Driveway
AFTER DRILLING --- N/A

DEPTH (ft)	SAMPLE TYPE NUMBER	BLOW COUNTS	PID DATA (ppm)	GRAPHIC LOG	MATERIAL DESCRIPTION	COMPLETION
0.0					SAND (SP) - Brown (7.5YR; 4/4), moderately dense, dry, medium to coarse	
2.5						
5.0	B-3-5		0		SAND (SP) - Dark brown (7.5YR; 4/3), moderately dense, dry, fine to medium, trace mica, trace coarse sand	
5.0						
7.5						
10.0	B-3-10		0		SAND (SP) - Brown (7.5YR; 4/4), moderately dense to dense, dry, medium to coarse, trace fine, sub-angular gravel	
10.0						

Bottom of borehole at 10.0 feet.

AEI BORING - GINT STD US LAB.GDT - 9/8/20 14:05 - C:\USERS\PUBLIC\DOCUMENTS\BENTLEY\GINT\PROJECTS\425871 BORING LOGS.GPJ

AEI CONSULTANTS
2207 West 190th Street
Torrance, CA 90504
Telephone: 310-798-4255
Fax: 310-846-5594

BORING NUMBER B-4

CLIENT Phelan Development Co.
PROJECT NAME Limited Phase II Subsurface Investigation
PROJECT NUMBER 425871
PROJECT LOCATION 13892 Old 215 Frontage Rd., Moreno Valley, CA
DATE STARTED 8/26/20 **COMPLETED** 8/26/20
GROUND ELEVATION _____ **HOLE SIZE** 2.25 inches
DRILLING CONTRACTOR MR Drilling
GROUND WATER LEVELS:
DRILLING METHOD Direct Push
AT TIME OF DRILLING --- N/A
LOGGED BY A. Siegel **CHECKED BY** J. Day
AT END OF DRILLING --- N/A
NOTES North of B-3
AFTER DRILLING --- N/A

DEPTH (ft)	SAMPLE TYPE NUMBER	BLOW COUNTS	PID DATA (ppm)	GRAPHIC LOG	MATERIAL DESCRIPTION	COMPLETION
0.0					SAND (SP) - Brown (7.5YR; 4/4), moderately dense, dry, medium to coarse, grace gravel	
2.5						
5.0	B-4-5		0		SAND (SP) - Dark brown (7.5YR; 4/3), moderately dense, dry, medium, trace coarse sand	
5.0						
7.5						
10.0	B-4-10		0		SAND (SP) - Dark brown (7.5YR; 4/3), moderately dense, dry, fine to medium, trace mica, trace coarse sand	
10.0						

Bottom of borehole at 10.0 feet.

AEI BORING - GINT STD US LAB.GDT - 9/8/20 14:05 - C:\USERS\PUBLIC\DOCUMENTS\BENTLEY\GINT\PROJECTS\425871 BORING LOGS.GPJ

AEI CONSULTANTS
2207 West 190th Street
Torrance, CA 90504
Telephone: 310-798-4255
Fax: 310-846-5594

BORING NUMBER B-5

CLIENT Phelan Development Co.
PROJECT NAME Limited Phase II Subsurface Investigation
PROJECT NUMBER 425871
PROJECT LOCATION 13892 Old 215 Frontage Rd., Moreno Valley, CA
DATE STARTED 8/26/20 **COMPLETED** 8/26/20
GROUND ELEVATION _____ **HOLE SIZE** 2.25 inches
DRILLING CONTRACTOR MR Drilling
GROUND WATER LEVELS:
DRILLING METHOD Direct Push
AT TIME OF DRILLING --- N/A
LOGGED BY A. Siegel **CHECKED BY** J. Day
AT END OF DRILLING --- N/A
NOTES Northeastern end of Site (near the Tree)
AFTER DRILLING --- N/A

DEPTH (ft)	SAMPLE TYPE NUMBER	BLOW COUNTS	PID DATA (ppm)	GRAPHIC LOG	MATERIAL DESCRIPTION	COMPLETION
0.0					SAND (SP) - Brown (7.5YR; 4/4), moderately dense, dry, medium to coarse	
2.5						
5.0	B-5-5		0		SAND (SP) - Dark brown (7.5YR; 4/3), moderately dense, dry, fine to medium, trace mica, trace coarse sand	
7.5						
10.0	B-5-10		0		SAND (SP) - Dark brown (7.5YR; 4/3), moderately dense, dry, fine to medium, trace mica, trace coarse sand	
				10.0		

Bottom of borehole at 10.0 feet.

AEI BORING - GINT STD US LAB.GDT - 9/8/20 14:05 - C:\USERS\PUBLIC\DOCUMENTS\BENTLEY\GINT\PROJECTS\425871 BORING LOGS.GPJ

APPENDIX C

LABORATORY ANALYTICAL REPORTS

Alpha Scientific Corporation
Environmental Laboratories

09-01-2020

Ms. Alicia Siegel
AEI Consultants
2207 W. 190th Street
Torrance, CA 90504

Project: 425871
Project Site: 13892 Old 215 Frontage Rd., Moreno Valley
Sample Date: 08-26-2020
Lab Job No.: AI008053

Dear Ms. Siegel:

Enclosed please find the analytical report for the sample(s) received by Alpha Scientific Corporation on 08-26-2020 and analyzed by the following EPA methods:

EPA 8015M (Total Petroleum Hydrocarbons)
EPA 8260B (VOCs & Oxygenates by GC/MS)
EPA 8082 (PCBs)

All analyses have met the QA/QC criteria of this laboratory.

The sample(s) arrived in good conditions (i.e., chilled, intact) and with a chain of custody record attached.

Alpha Scientific Corporation is a CA ELAP certified laboratory (Certificate Number 3007). Thank you for giving us the opportunity to serve you. Please feel free to call me at (562) 809-8880 if our laboratory can be of further service to you.

Sincerely,

Roger Wang, Ph. D.
Laboratory Director

Enclosures

This cover letter is an integral part of this analytical report.

Client:	AEI Consultants	Lab Job No.:	AI008053
Project:	425871		
Project Site:	13892 Old 215 Frontage Rd., Moreno Valley	Date Sampled:	08-26-2020
Matrix:	Soil	Date Received:	08-26-2020
Batch No. for TPH-g:	AMH26-GS2	Date Analyzed:	08-27-2020
Batch No. for TPH-d:	BH26-DS1	Date Analyzed:	08-26-2020
		Date Reported:	09-01-2020

EPA 8015M (Total Petroleum Hydrocarbons)
Reporting Unit: mg/kg (ppm)

Sample ID	Lab ID	DF for TPH-G	C4-C12 TPH-G	Surrog Rec.% TPH-G	DF for TPH-D&O	C13-C23 TPH-D	C24-C40 TPH-O	Surrog Rec.% TPH-D&O
MDL			0.2			2	25	
PQL			0.5			5	50	
Method Blank		1	ND	87	1	ND	ND	96
B-1-10	AI008053-1	1	ND	96	1	ND	ND	86
B-2-10	AI008053-2	1	ND	89	1	ND	ND	90
B-3-10	AI008053-3	1	ND	89	1	ND	ND	89
B-4-10	AI008053-4	1	ND	89	1	ND	ND	89
B-5-10	AI008053-5	1	ND	95	1	ND	ND	98

* Gasoline Range TPH result is obtained from purge and trap analysis using LUFT GC/MS Method;
MDL: Method Detection Limit; PQL: Practical Quantitation Limit;
ND: Not Detected (at the specified limit); J: Trace concentration, result between MDL and PQL.
Note: Surrogate recovery acceptance limits are 70-130%.

Client: AEI Consultants | Lab Job No.: AI008053 | Date Reported: 09-01-2020
Project: 425871 | Matrix: Soil | Date Sampled: 08-26-2020

EPA 8260B (VOCs by GC/MS, Page 1 of 2)
Reporting Unit: µg/kg(ppb)

DATE ANALYZED			08-27	08-27-20	08-27-20	08-27-20	08-27-20	08-27-20
DILUTION FACTOR (DF)			1	1	1	1	1	1
LAB SAMPLE I.D.			MB	AI008053-1	AI008053-2	AI008053-3	AI008053-4	AI008053-5
CLIENT SAMPLE I.D.				B-1-10	B-2-10	B-3-10	B-4-10	B-5-10
COMPOUND	**MDL**	**PQL**						
Dichlorodifluoromethane	2	5	ND	ND	ND	ND	ND	ND
Chloromethane	2	5	ND	ND	ND	ND	ND	ND
Vinyl Chloride	1	2	ND	ND	ND	ND	ND	ND
Bromomethane	2	5	ND	ND	ND	ND	ND	ND
Chloroethane	2	5	ND	ND	ND	ND	ND	ND
Trichlorofluoromethane	2	5	ND	ND	ND	ND	ND	ND
Freon 113	2	5	ND	ND	ND	ND	ND	ND
1,1-Dichloroethene	2	5	ND	ND	ND	ND	ND	ND
Iodomethane	2	5	ND	ND	ND	ND	ND	ND
Methylene Chloride	5	10	ND	ND	ND	ND	ND	ND
trans-1,2-Dichloroethene	2	5	ND	ND	ND	ND	ND	ND
1,1-Dichloroethane	2	5	ND	ND	ND	ND	ND	ND
2,2-Dichloropropane	2	5	ND	ND	ND	ND	ND	ND
cis-1,2-Dichloroethene	2	5	ND	ND	ND	ND	ND	ND
Bromochloromethane	2	5	ND	ND	ND	ND	ND	ND
Chloroform	2	5	ND	ND	ND	ND	ND	ND
1,2-Dichloroethane	1	5	ND	ND	ND	ND	ND	ND
1,1,1-Trichloroethane	2	5	ND	ND	ND	ND	ND	ND
Carbon tetrachloride	1	5	ND	ND	ND	ND	ND	ND
1,1-Dichloropropene	2	5	ND	ND	ND	ND	ND	ND
Benzene	1	2	ND	ND	ND	ND	ND	ND
Trichloroethene	2	4	ND	ND	ND	ND	ND	ND
1,2-Dichloropropane	2	5	ND	ND	ND	ND	ND	ND
Bromodichloromethane	2	5	ND	ND	ND	ND	ND	ND
Dibromomethane	2	5	ND	ND	ND	ND	ND	ND
Trans-1,3-Dichloropropene	2	5	ND	ND	ND	ND	ND	ND
cis-1,3-Dichloropropene	2	5	ND	ND	ND	ND	ND	ND
1,1,2-Trichloroethane	2	5	ND	ND	ND	ND	ND	ND
1,3-Dichloropropane	1	5	ND	ND	ND	ND	ND	ND
Dibromochloromethane	2	5	ND	ND	ND	ND	ND	ND
2-Chloroethylvinyl ether	2	10	ND	ND	ND	ND	ND	ND
Bromoform	2	5	ND	ND	ND	ND	ND	ND
Isopropylbenzene	2	5	ND	ND	ND	ND	ND	ND
Bromobenzene	2	5	ND	ND	ND	ND	ND	ND

Client: AEI Consultants | Lab Job No.: AI008053 | Date Reported: 09-01-2020
Project: 425871 | Matrix: Soil | Date Sampled: 08-26-2020

EPA 8260B (VOCs & Oxygenates by GC/MS, Page 2 of 2) Reporting Unit: µg/kg(ppb)

COMPOUND	MDL	PQL	MB	B-1-10	B-2-10	B-3-10	B-4-10	B-5-10
Toluene	1	2	ND	ND	ND	ND	ND	ND
Tetrachloroethene	2	4	ND	ND	ND	ND	ND	ND
1,2-Dibromoethane(EDB)	2	5	ND	ND	ND	ND	ND	ND
Chlorobenzene	2	5	ND	ND	ND	ND	ND	ND
1,1,1,2-Tetrachloroethane	2	5	ND	ND	ND	ND	ND	ND
Ethylbenzene	1	2	ND	ND	ND	ND	ND	ND
Total Xylenes	2	4	ND	ND	ND	ND	ND	ND
Styrene	2	5	ND	ND	ND	ND	ND	ND
1,1,2,2-Tetrachloroethane	2	5	ND	ND	ND	ND	ND	ND
1,2,3-Trichloropropane	2	5	ND	ND	ND	ND	ND	ND
n-Propylbenzene	2	5	ND	ND	ND	ND	ND	ND
2-Chlorotoluene	2	5	ND	ND	ND	ND	ND	ND
4-Chlorotoluene	2	5	ND	ND	ND	ND	ND	ND
1,3,5-Trimethylbenzene	2	5	ND	ND	ND	ND	ND	ND
tert-Butylbenzene	2	5	ND	ND	ND	ND	ND	ND
1,2,4-Trimethylbenzene	2	5	ND	ND	ND	ND	ND	ND
Sec-Butylbenzene	2	5	ND	ND	ND	ND	ND	ND
1,3-Dichlorobenzene	2	5	ND	ND	ND	ND	ND	ND
p-Isopropyltoluene	2	5	ND	ND	ND	ND	ND	ND
1,4-Dichlorobenzene	2	5	ND	ND	ND	ND	ND	ND
1,2-Dichlorobenzene	2	5	ND	ND	ND	ND	ND	ND
n-Butylbenzene	2	5	ND	ND	ND	ND	ND	ND
1,2,4-Trichlorobenzene	2	5	ND	ND	ND	ND	ND	ND
1,2-Dibromo-3-Chloropropane	2	5	ND	ND	ND	ND	ND	ND
Hexachlorobutadiene	2	5	ND	ND	ND	ND	ND	ND
Naphthalene	2	5	ND	ND	ND	ND	ND	ND
1,2,3-Trichlorobenzene	2	5	ND	ND	ND	ND	ND	ND
Acetone	50	100	ND	ND	ND	ND	ND	ND
2-Butanone (MEK)	35	50	ND	ND	ND	ND	ND	ND
4-Methyl-2-pentanone (MIBK)	35	50	ND	ND	ND	ND	ND	ND
2-Hexanone	35	50	ND	ND	ND	ND	ND	ND
Vinyl Acetate	35	50	ND	ND	ND	ND	ND	ND
Ethanol	500	1000	ND	ND	ND	ND	ND	ND
MTBE	2	5	ND	ND	ND	ND	ND	ND
ETBE	2	5	ND	ND	ND	ND	ND	ND
DIPE	2	5	ND	ND	ND	ND	ND	ND
TAME	2	5	ND	ND	ND	ND	ND	ND
T-Butyl Alcohol	20	50	ND	ND	ND	ND	ND	ND
SURROGATE	**Accept Limit%**		**%RC**	**%RC**	**%RC**	**%RC**	**%RC**	**%RC**
Dibromofluoro-methane	79-126		94	93	97	94	93	99
Toluene-d8	79-121		94	97	98	96	94	100
Bromofluoro-benzene	71-131		85	93	87	87	87	93

MDL=Method Detection Limit; PQL=Practical Quantitation Limit; MB=Method Blank;
ND=Not Detected (below DF × MDL), * Obtained from a higher dilution analysis.
J=Trace value (between DF × MDL & DF × PQL).

Client:	AEI Consultants	Lab Job No.:	AI008053
Project:	425871		
Project Site:	13892 Old 215 Frontage Rd., Moreno Valley	Date Sampled:	08-26-2020
Matrix:	Soil	Date Received:	08-26-2020
Extraction Method:	EPA 3550B	Date Extracted:	08-26-2020
Batch No.	AH26-PCBS1	Date Analyzed:	08-26-2020
		Date Reported:	09-01-2020

EPA 8082 (PCB's)
Reporting Unit: mg/kg (ppm)

Sample ID	Lab ID	DF	PCB-1016	PCB-1221	PCB-1232	PCB-1242	PCB-1248	PCB-1254	PCB-1260	Surrog Rec.%
MDL			0.025	0.025	0.025	0.025	0.025	0.025	0.025	
PQL			0.05	0.05	0.05	0.05	0.05	0.05	0.05	
Method Blank		1	ND	ND	ND	ND	ND	ND	ND	96
B-1-10	AI008053-1	1	ND	ND	ND	ND	ND	ND	ND	108
B-2-10	AI008053-2	1	ND	ND	ND	ND	ND	ND	ND	111
B-3-10	AI008053-3	1	ND	ND	ND	ND	ND	ND	ND	112
B-4-10	AI008053-4	1	ND	ND	ND	ND	ND	ND	ND	106
B-5-10	AI008053-5	1	ND	ND	ND	ND	ND	ND	ND	111

MDL=Method Detection Limit; PQL=Practical Quantitation Limit;
ND=Not Detected (below DF × MDL). J=result is between DF × MDL and DF × PQL.
Note: Surrogate recovery acceptance limits are 60-140%.

09-01-2020

TPH-Gasoline
Batch QA/QC Report

Client:	AEI Consultants	Lab Job No.:	AI008053
Project:	425871		
Matrix:	Soil	Lab Sample I.D.:	AI008053-1
Batch No:	AMH26-GS2	Date Analyzed:	08-27-2020

I. MS/MSD Report
Unit: ppb

Analyte	Sample Conc.	Spike Conc.	MS	MSD	MS %Rec.	MSD %Rec.	% RPD	%RPD Accept. Limit	%Rec Accept. Limit
TPH-g	ND	1,000	951	948	95.1	94.8	0.3	30	70-130

II. LCS Result
Unit: ppb

Analyte	LCS Value	True Value	Rec.%	Accept. Limit
TPH-g	933	1,000	93.3	80-120

ND: Not Detected (at the specified limit).

09-01-2020

EPA 8015M (TPH)
Batch QA/QC Report

Client:	AEI Consultants	Lab Job No.:	AI008053
Project:	425871		
Matrix:	Soil	Lab Sample I.D.:	PI008047-1
Batch No:	BH26-DS1	Date Analyzed:	08-26-2020

I. MS/MSD Report
Unit: ppm

Analyte	Sample Conc.	Spike Conc.	MS	MSD	MS %Rec.	MSD %Rec.	% RPD	%RPD Accept. Limit	%Rec Accept. Limit
TPH-D	ND	200	231	236	115.5	118.0	2.1	30	70-130

II. LCS Result
Unit: ppm

Analyte	LCS Value	True Value	Rec.%	Accept. Limit
TPH-D	177	200	88.5	80-120

ND: Not Detected (at the specified limit).

09-01-2020

EPA 8260B
Batch QA/QC Report

Client:	AEI Consultants	Lab Job No.:	AI008053
Project:	425871		
Matrix:	Soil	Lab Sample I.D.:	AI008053-1
Batch No:	0826-VOAS2	Date Analyzed:	08-27-2020

I. MS/MSD Report
Unit: ppb

Analyte	Sample Conc.	Spike Conc.	MS	MSD	MS %Rec.	MSD %Rec.	% RPD	%RPD Accept. Limit	%Rec Accept. Limit
1,1-Dichloroethene	ND	20	17.0	15.7	85.0	78.5	8.0	30	70-130
Benzene	ND	20	18.6	17.3	93.0	86.5	7.2	30	70-130
Trichloro-ethene	ND	20	17.8	16.6	89.0	83.0	7.0	30	70-130
Toluene	ND	20	18.1	17.4	90.5	87.0	3.9	30	70-130
Chlorobenzene	ND	20	18.3	16.5	91.5	82.5	10.3	30	70-130

II. LCS Result
Unit: ppb

Analyte	LCS Value	True Value	Rec.%	Accept. Limit
1,1-Dichloroethene	16.5	20	82.5	80-120
Benzene	17.8	20	89.0	80-120
Trichloro-ethene	17.8	20	89.0	80-120
Toluene	17.1	20	85.5	80-120
Chlorobenzene	17.8	20	89.0	80-120

ND: Not Detected (at the specified limit).

09-01-2020

EPA 8082
Batch QA/QC Report

Client:	AEI Consultants	Lab Job No.:	AI008053
Project:	425871		
Matrix:	Soil	Lab Sample I.D.:	AI008053-1
Batch No:	AH26-PCBS1	Date Analyzed:	08-26-2020

I. MS/MSD Report
Unit: ppb

Analyte	Sample Conc.	Spike Conc.	MS	MSD	MS %Rec.	MSD %Rec.	% RPD	%RPD Accept. Limit	%Rec Accept. Limit
1016	ND	500	415	435	83.0	87.0	4.7	30	46-127
1260	ND	500	463	422	92.6	84.4	9.3	30	31-134

II. LCS Result
Unit: ppb

Compound	LCS Report Value	True Value	Rec.%	Accept. Limit
1016	545	500	109.0	80-120
1260	446	500	89.2	80-120

ND: Not Detected (at the specified limit).

ALPHA SCIENTIFIC CORPORATION

CHAIN OF CUSTODY RECORD

PO # 232339

Lab Job Number A2008053

Client: AEI CONSULTANTS

Address: 2207 W. 190th ST TORRANCE CA 90504

Report Attention	Phone	Fax	Sampled by
A. Siegel	562-212-5606		A. SIEGEL

Project Name/No.	Project Site
425871	13892 OLD 215 FRONTAGE RD MORENO VALLEY

T.A.T. Requested: ☐ 8 hrs ☐ 24 hrs ☐ 48 hrs ☐ 3 days ☒ Normal

Sample Condition: ☒ Chilled ☒ Intact ☐ Sample seals

Analyses Requested

Client Sample ID	Lab Sample ID	Sample Collection Date	Sample Collection Time	Matrix Type	Sample Preserve	No., type* & size of container	TPH-Gasoline	TPH-Diesel, OIL	8260B (BTEX, Oxygenates)	8260B (VOCs)	8270C (SVOCs)	CAM Metals	8082 (PCBs)					HOLD	Remark
B-1-5	A2008053	8-26-20	0657	SOIL	ICE	1 SLEEVE												X	
B-1-10	-1		0719				X	X		X			X						
B-2-5			0730															X	
B-2-10	2		0744				X	X		X			X						
B-3-5			0756															X	
B-3-10	3		0803				X	X		X			X						
B-4-5			0814															X	
B-4-10	4		0822				X	X		X			X						
B-5-5			0834															X	
B-5 10	5		0838				X	X		X			X						

Relinquished by	Company	Date	Time	Received by	Company	Date	Time
Alicia Siegel	AEI CONSULTANTS	8-26-20	10:40	[signature]	ASC	8/26/20	10:40

Container types: M=Metal Tube, A=Air Bag, P=Plastic bottle, G=Glass bottle, V=VOA vial

Alpha Scientific Corporation
16760 Gridley Road
Cerritos, CA 90703

Email: ascorp@verizon.net
Tel: (562) 809-8880
Fax: (562) 809-8801

Note: Samples are discarded 30 days after results are reported unless other arrangements are made. Hazardous samples will be returned to client or disposed of at client's expense.
Distribution: White with report, Yellow to courier.

Alpha Scientific Corporation
Sample Acceptance Checklist

Section 1

Client: AE1 Project: 425871 Lab Job# A1008053

Date Received: 8-26-20

Sample(s) received in cooler(s)? Yes ✓ No____ (skip to Section 2)

Cooler(s) packed with: Ice ✓ Ice Packs____ Packing Material____

Cooler Temperature (°C) : #1: 4°C #2:____ #3:____ #4:____ #5____

(Acceptable range is 0°C to 6°C or arriving on ice for samples received on the same day as collected.)

(Ambient Temperature for vapor or air samples is acceptable).

If sample(s) received outside acceptable range, Project Manager contacted by(Personnel Initial):____

Section 2	YES	NO	N/A
Was a COC received?	✓		
Were client sample IDs present?	✓		
Were sample(s) collection dates present?	✓		
Was the COC signed?	✓		
Were tests clearly indicated?	✓		
Did all samples arrive intact? If no, indicate below.	✓		
Did all container labels agree with COC?	✓		
Were correct containers used for the tests required?	✓		
Was there sufficient sample amount for requested tests?	✓		
Were the samples correctly preserved?	✓		
Was there headspace in VOA vials?			✓
Were Custody seals present?		✓	
If yes-were they intact?			✓

Section 3

Explanations/Comments:____

Section 4

Was the Project Manager notified of anomalies? Yes____ No____ N/A ✓

Via Phone: By:____ Date/Time ____

By Email: Sent to:____

Project Manager's response:____

Completed by: RW. Date: 8-26-20

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