PARTNER

PHASE II SUBSURFACE INVESTIGATION REPORT

Highland, CA
27107 West 5th Street
Highland, California 92346

March 31, 2022
Partner Project Number: 22-362099.1

Prepared for:

Crow Holdings Industrial
527 West 7th Street, Suite 200
Los Angeles, California 90014

Engineers who understand your business

PARTNER

March 31, 2022

Jorge Garcia
Crow Holdings Industrial
527 West 7th Street, Suite 200
Los Angeles, California 90014

Subject: Phase II Subsurface Investigation Report
Highland, CA
27107 West 5th Street
Highland, California 92346
Partner Project Number: 22-362099.1

Dear Mr. Garcia:

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

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

We appreciate the opportunity to provide these services. If you have any questions concerning this report, or if we can assist you in any other matter, please contact Mark Lambson at (619) 925-9672.

Sincerely,

Partner Engineering and Science, Inc.

Andrew Gwin
Project Scientist

Brian T. Godbois
Project Manager

Mark Lambson
Principal

Samantha J. Fujita, PG.
Technical Director – Subsurface Investigation

TABLE OF CONTENTS

ATTACHMENTS

1.0 INTRODUCTION

1.1 Purpose

The purpose of the investigation was to evaluate the potential impact of petroleum hydrocarbons and fuel-related volatile organic compounds (VOCs) to soil as a consequence of a release or releases from the subsurface hydraulic lifts and fuel dispenser island. Crow Holdings Industrial provided project authorization of Partner Proposal Number P22-362099.1.

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

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

2.0 SITE BACKGROUND

2.1 Site Description

The subject property encompasses 12 properties consisting of 40 parcels of land comprising 18.64 acres located on the east side of Central Avenue, the south side of West 5th Street, and the north side of 3rd Street within a mixed residential, commercial, industrial area of Highland, San Bernardino County, California. The subject property is currently developed with 14 commercial, residential, and light industrial properties including automobile storage, automobile repair, residential homes, landscaping equipment storage and repair, construction equipment storage and repair, and personal storage, which were constructed between 1985 and 2016. The subject property is currently developed per the following table:

Property	Owner/Seller	APN	Address	Acres	Current Tenant	Site Use/Number Onsite Buildings
1	JC Rueda	1192-631-01	None reported	0.41	Vacant Parcel	None. No buildings.
2	ML Coccoran Company	1192-631-04, -05, -06, -15, -16, -17, -18, -19	26999 5th St.	5.68	E.J. Meyer Company, pipeline contractor	Office Space, Fleet Service, and equipment storage. 2 Buildings – Office and maintenance shop/garage.
3	Tuttle	1192-631-20, 21	26998 3rd St.	1.84	Third St. Tavern	Bar/Restaurant 1 Building – Restaurant
4	Snipe Equip	1192-631-22, -23, -09, -13	27075 and 27077 5th St. & 27012-27016 3rd St.	2.57	Weka Inc., pipeline contractors	Office Space and Fleet Service. 3 Buildings – Office (5th St. location)
5	Bill Morgan	1192-631-11, -24, -25, -26, -10	27048 and 27050 3rd St. & 27059 5th St.	2.61	Parking Lot	Truck trailer parking. 1 Building – Office.
6	Tony	1192-631-12	27065 5th St.	0.21	ABF Construction	Office space and storage. 3 Buildings – office and two garages.

Property	Owner/Seller	APN	Address	Acres	Current Tenant	Site Use/Number Onsite Buildings
7	Laton/ Coleman	1192-631-27, -28 and 1192-641-15, -18, -19	27098, 27010, 27112, and 27114 3rd St.	3.14	Individual Residential Tenants	Residential homes, truck trailer parking, two vacant auto repair businesses. 5 buildings – 2 residential homes, a garage, and three maintenance shops/sheds.
8	Bog LLC	1192-631-14	27083 and 27085 5th St.	0.38	Ray'z Tires, Wheels & Brake	Auto maintenance. 1 Building – vehicle maintenance shop.
9	Jenkins	1192-641-20, -21, -22, -23	27132, 27134, and 27136 3rd St.	1.84	Individual Residential Tenants	Residential homes. 3 buildings – residential homes.
10	Nordine	1192-641-12	Not reported	0.33	Not Provided	Vehicle storage lot. No buildings.
11	Martin	1192-631-03	26967 5th St.	0.41	S&S Inland Star Mercedes	Automobile Repair and maintenance.
12	Martin	1192-631-02	26975 5th St.		Elite Landscaping, S&S Inland Star Mercedes, Individual Storage Unit (Swap Meet Sales)	Landscaping Company office/equipment storage; automotive storage/repair, Individual Storage Unit storage for Swap Meet sales.
13	American Rentals/ Calprop, LLC	1192-264-09, 10, 11, 16, 17	27111 5th Street	0.972	American Rentals	Construction and tool equipment rental service. Two storage and office buildings and one maintenance shop building.
14	Steve Schmidt	1192-264-08	27107 5th Street	0.355	Steve Schmidt	Private personal storage

In addition to the structures, the subject property is improved with dirt lots and various storage sheds.

The subject property is bound by vacant land, residential and commercial property to the north across West 5th Street, a commercial property to the east, commercial property to the south across 3rd Street, and commercial property and vacant land to the west across Central Avenue. Refer to Figure 1 for a site vicinity map showing site features and surrounding properties.

2.2 Site History

Partner is completed a Phase I Environmental Site Assessment Report (Phase I) for the subject property dated March 1, 20222, on behalf of Lake Creek Industrial LLC. According to the reviewed historical sources, the subject property was undeveloped or vacant land located partially in the City Creek wash from 1899 to 1930. From the 1930s to 1975, the subject property was developed with several residential and associated structures. Agricultural development was observed on the southwest corner of the site in the 1959 aerial photograph. In 1975, a commercial structure appears to be located on the southeast corner of Property 7 on the southeastern portion of the subject property. By 1985, commercial structures (Properties 2, 11, 12, 13 and 14) were located on the northern boundary of the subject property. By 1989, additional commercial structures (Properties 6 and 8) were located on the northwestern boundary of the subject property. By 2002, Property 2 had expanded operation to the south toward 3rd Street and was used as an equipment yard. A commercial structure appears to be located on the southern boundary of Property 7. By 2006, Properties 5 and 7 appear to be larger cleared commercial lots/yards. By 2012, Property 4 in the central portion of the subject property was developed an equipment yard. By 2016, the majority of the subject property is developed for commercial/industrial use with small four residences on the southeast portion of the subject property.

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

- Two single post subsurface hydraulic lifts were observed in the service building at S&S Inland Star (Property 11- 26967 5th Street). On-site personnel indicated that the southern subsurface lift had been leaking for years. Based on the reported leak, the subsurface lifts are considered to be a REC.

The following historical recognized environmental conditions (HRECs) were identified in the Phase I:

- Six underground storage tanks (USTs) were formerly located on the northeast corner of the subject property on Property 2 (26999 5th Street) between the office and shop buildings near 5th Street. The USTs were removed from the subject property in 1997 under the oversight of the San Bernardino County Fire Department (SBCFD). SBCFD records issued a closure letter on December 19, 1997. A copy of the closure letter was included the SBCFD files. Based on the removal of the USTs and regulatory case closure, the former USTs are considered an HREC. It was noted that soil samples were not collected under the fuel dispenser island due to the possibility of undermining the dispenser island and canopy which were not removed and that samples under the fuel dispenser island would be collected at a later time. Partner observed the remains of the dispenser island/canopy and it appears likely the UST piping is still on-site. On-site personnel were unaware of any additional sampling conduct in the area of the fuel dispenser island. A 1988 figure depicts the UST piping between the USTs, fuel dispenser island, and adjacent garage/maintenance shop. Partner recommended confirmation soil sampling upon removal of the canopy, fuel dispenser island, and associated piping.

- Three USTs were formerly located on the northeast and central portions of the subject property on Property 13 (27111 East 5th Street) to the east and south of the building. The USTs were removed from the subject property in 1997 under the oversight of the SBCFD. SBCFD records issued a closure letter on June 27, 1997. A copy of the closure letter was included the SBCFD files. Based on the removal of the USTs and regulatory case closure, the former USTs are considered an HREC. Sampling or removal of UST piping was not mentioned in SBCFD notes. If UST piping is encountered in the future, Partner recommended proper removal and confirmation soil sampling of UST piping.

The Phase I concluded that during subject property redevelopment, soil sampling in the vicinity of the lifts at Property 11 and beneath the fuel dispenser island at Property 2 should be considered.

2.3 Geology and Hydrogeology

Review of the United States Geological Survey (USGS) *Redlands, California* Quadrangle topographic map indicates the subject property is situated approximately 1,181 feet above mean sea level, and the local topography is sloping gently to the south. Refer to Figure 2 for a topographic map of the site vicinity.

According to the California Geological Survey, the subject property is situated in the Transverse Ranges which are an east-west trending series of steep mountain ranges and valleys. The east-west structure of the Transverse Ranges is oblique to the normal northwest trend of coastal California, hence the name "transverse". The province extends offshore to include San Miguel, Santa Rosa, and Santa Cruz islands. Its eastern extension, the San Bernardino Mountains, has been displaced to the south along the San Andreas Fault. Intense north-south compression is squeezing the Transverse Ranges. As result, this is one of the most rapidly rising regions on earth. Great thickness of Cenozoic petroleum-rich sedimentary rocks have been folded and faulted, making this one of the important oil-producing areas in the United States.

Based on borings advanced during this investigation, the underlying subsurface consists predominantly of poorly graded gravely sand with trace fine gravel (SP) from the ground surface to approximately 12 feet below ground surface (bgs). Refer to Appendix A for boring logs from this investigation.

Groundwater was not encountered during this investigation and was not a part of the scope of work. According to the State Water Resources Control Board (SWRCB) Geotracker website, a nearby landfill site is the Former Norton United States Air Force Base IRP-2 Landfill in the northeast corner of the San Bernardino International Airport in the City of San Bernardino. The site is located approximately 85 feet south of the subject property across 3rd Street and is overseen by the Department of Toxic Substances Control (DTSC) and the Santa Ana Regional Water Quality Control Board (SARWQCB) as Case Number CA4570024345 and 166-71 – 19, respectively. The most recent monitoring data available on the GeoTracker Website was for June 2016, with depth to groundwater at approximately 220 feet bgs with an inferred direction of flow to the south.

3.0 FIELD ACTIVITIES

The Phase II Subsurface Investigation scope included the advancement of six borings (B1 through B6) to collect representative soil samples. Refer to Table 1 for a summary of the borings, sampling schedule, and laboratory analyses for this investigation.

3.1 Preparatory Activities

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

3.1.1 Utility Clearance

Partner delineated the work area with white spray paint and notified Underground Service Alert (USA) to clear public utility lines as required by law at least two business days prior to drilling activities. USA issued ticket number B220691075 and B220691076 for the project.

In addition, Partner subcontracted with Ground Penetrating Radar Systems (GPRS) on March 16, 2022, to clear boring locations of utilities. GPRS systematically free-traversed each proposed boring location with a Radiodetection model RD7000 electromagnetic induction (EM) equipment unit with line-tracing capabilities, and a GSSI model SIR-3000 ground penetrating radar (GPR) unit. The data was interpreted in real time for evidence of utility lines and/or other subsurface features of potential concern. Based on the findings of the GPR survey, no subsurface utilities were identified within the proposed boring locations.

3.1.2 Health and Safety Plan

Partner 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 March 16, 2022, Partner subcontracted with MinuteMan Drilling (MMD) to provide and operate drilling equipment. MMD, under the direction of Partner, advanced borings B1 through B6 with a truck-mounted Geoprobe Model 5400 direct push rig. Sampling equipment was decontaminated between sample intervals and boring locations to prevent cross-contamination.

3.3 Sample Locations

Borings B1 and B2 were advanced to the north of the southern subsurface lift and to the south of the northern subsurface lift, respectively. Borings B3 and B4 were advanced to the southeast and the northeast of the dispenser island, respectively. Borings B5 and B6 were advanced to the southwest and the northwest of the dispenser island, respectively. Placement of borings B3 and B4 was modified due to a vehicle blocking the area adjacent to the east side of the fuel canopy.

Refer to Figure 3 for a map indicating sample locations.

3.4 Soil Sampling

Borings B1, B2, B5, and B6 were overlain by concrete, which was penetrated using a concrete coring attachment advanced by the direct-push drill rig. Borings B3 and B4 were overlain by asphalt, which was penetrated using a punch bit attachment advanced by the direct-push drill rig. Borings B1 and B5 were

advanced to a terminal depth of 10 feet bgs. Borings B2, B3, and B4 were advanced to drilling refusal at terminal depths of 7.5, 5.5, and 7 feet bgs, respectively. Boring B6 was advanced to a terminal depth of 12 feet bgs.

Soil samples were collected using a 2-foot long by 1.5-inch diameter sampler with a 2-foot long acetate liner and sampling point. The sampler was advanced by the direct-push drill rig using 4-foot long by 1.25 inch diameter hollow rods with the inner rods in place. At approximately 1 foot above the desired sampling depth, an inner rod was removed, and the sampler was advanced to the desired sampling depth to allow undisturbed soil to enter the sampling liner. The sampler was retrieved from the subsurface and the soil filled liner was removed.

Each acetate liner was cut using a hacksaw. Samples were collected from the lower half of the liner using a disposable plastic syringe and retained in two sodium bisulfate-preserved and one methanol-preserved volatile organics analysis (VOA) vials in accordance with United States Environmental Protection Agency (EPA) Method 5035 sampling protocol. The remainder of the lower half of the liner was capped on either end with Teflon tape and plastic caps. The capped liners and VOA vials were labeled for identification and stored in an iced cooler. The soil in the upper half of the liner was visually inspected for discoloration, monitored for odors, classified in accordance with the Unified Soil Classification System, placed in a sealable plastic bag, and field-screened with a photoionization detector (PID). None of the samples exhibited discoloration, an odor, or elevated PID readings.

Soil samples were collected from boring B1 at 10 feet bgs; from boring B2 at 7.5 feet bgs; from borings B3 and B4 at 2 and 5 feet bgs; from boring B5 at 2, 8, and 10 feet bgs; and from boring B6 at 2, 5, and 12 feet bgs.

3.5 Post-Sampling Activities

Boreholes were backfilled with hydrated bentonite chips following sampling activities. Boreholes advanced in improved areas were capped with concrete after being backfilled.

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

4.0 DATA ANALYSIS

4.1 Laboratory Analysis

Partner collected 12 soil samples on March 16, 2022, which were transported in an iced cooler under chain-of-custody protocol to SunStar Laboratories, Inc. (SunStar) a state-certified laboratory (California Department of Public Health Environmental Laboratory Accreditation Program certificate number 2250) in Lake Forest, California, for analysis. Based on field-screening results, visual observations, and/or olfactory observations, one soil sample per boring (six soil samples total) was analyzed for carbon chain total petroleum hydrocarbons (TPH-cc) via EPA Method 8015B and one soil sample per fuel dispenser island boring (four soil samples total) was analyzed for fuel-related VOCs [specifically benzene, toluene, ethylbenzene, and xylenes (BTEX), naphthalene, and fuel oxygenates] via EPA Method 8260B. The remaining soil samples were placed on hold at the laboratory.

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

4.2 Regulatory Agency Comparison Criteria

Environmental Screening Levels

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

Department of Toxic Substances Control Regional Screening Levels

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

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

4.3 Soil Sample Data Analysis

Total petroleum hydrocarbons as oil (TPH-o) was detected in two of the analyzed soil samples (B5-8 and B6-5) at concentrations above the laboratory reporting limits (RLs). The detected TPH-o concentrations did

not exceed the Tier 1 ESL. None of the remaining soil samples contained concentrations of TPH-cc above ilaboratory RLs and the RLs were below the Tier 1 ESLs.

Fuel-related VOCs were not detected in the analyzed soil samples at concentrations above laboratory RLs and the RLs were below the applicable RSLs.

Refer to Table 2 for a summary of the soil sample TPH-cc laboratory analysis results.

4.4 Discussion

None of the analyzed soil samples contained TPH-cc or fuel-related VOCs at concentrations exceeding applicable regulatory guidelines. There does not appear to be a release representing an environmental concern in the vicinity of the subsurface lifts or fuel dispenser island at this time.

5.0 SUMMARY AND CONCLUSIONS

Partner conducted a Phase II Subsurface Investigation at the subject property to evaluate the potential impact of petroleum hydrocarbons and fuel-related VOCs to soil as a consequence of a release or releases from the subsurface lifts and fuel dispenser island. The scope of the Phase II Subsurface Investigation included six soil borings. Six soil samples were analyzed for TPH-cc and four samples were analyzed for BTEX, naphthalene, and fuel oxygenates.

None of the analyzed soil samples contained TPH-cc or fuel-related VOCs at concentrations exceeding applicable regulatory guidelines. There does not appear to be a release representing an environmental concern in the vicinity of the subsurface lifts or fuel dispenser island.

Partner recommends no further investigation with respect to the subsurface lifts and fuel dispenser island at this time. In the event the subject property is redeveloped, Partner recommends that a Soil Management Plan be utilized to protect workers and provide guidance if impacted soil and/or subsurface features of concern are identified during redevelopment.

TABLES

PARTNER

Table 1: Summary of Investigation Scope
27107 West 5th Street
Highland, California 92346
Partner Project Number 22-362099.1
March 16, 2022

Boring Identification	REC/Issue	Location	Terminal Depth (feet bgs)	Matrix Sampled	Sampling Depths* (feet bgs)	Target Analytes
B1	Subsurface Lifts	North of southern underground lift	10	Soil	**10**	TPH-cc
B2	Subsurface Lifts	South of northern underground lift	7.5**		**7.5**	
B3	Former fuel dispenser	Southeast of dispenser island	5.5**		2, **5**	TPC-cc, BTEX, naphthalene, and fuel oxygenates
B4	Former fuel dispenser	Northeast of dispenser island	7**		2, **5**	
B5	Former fuel dispenser	Southwest of dispenser island	10		2, **8**, 10	
B6	Former fuel dispenser	Northwest of dispenser island	12		2, **5**, 12	

Notes:

*Depths in **bold** analyzed for carbon chain total petroleum hydrocarbons (TPH-cc) via United States Environmental Protection Agency (EPA) Method 8015B. Underlined depths analyzed for for benzene, toluene, ethylbenzene, and xylenes (BTEX), naphthalene, and fuel oxygenates via EPA Method 8260B.

**Refusal encountered at the terminal depth

REC = recognized environmental condition

bgs = below ground surface

PARTNER

Table 2: Soil Sample TPH-cc Laboratory Results
27107 West 5th Street
Highland, California 92346
Partner Project Number 22-362099.1
March 16, 2022

EPA Method	TPH-cc via 8015B						
Units	(mg/kg)						
Analyte	Tier 1 ESLs	B1-10	B2-7.5	B3-5	B4-5	B5-8	B6-5
TPH-g	**100**	<10	<10	<10	<10	<10	<10
TPH-d	**260**	<10	<10	<10	<10	<10	<10
TPH-o	**1,600**	<10	<10	<10	<10	**120**	**110**

Notes:

TPH-cc = carbon chain total petroleum hydrocarbons

EPA = United States Environmental Protection Agency

TPH-g = total petroleum hydrocarbons as gasoline

TPH-d = total petroleum hydrocarbons as diesel

TPH-o = total petroleum hydrocarbons as oil

mg/kg = milligrams per kilogram

ESL = Environmental Screening Levels [San Francisco Bay Regional Water Quality Control Board (SFBRWQCB) Tier 1 January 2019]

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

Values in **bold** exceed laboratory RLs

PARTNER

FIGURES

PARTNER

PARTNER

2154 Torrance Boulevard, Suite 200
Torrance, California 90501

Project Number: 22-362099.1

N

Legend

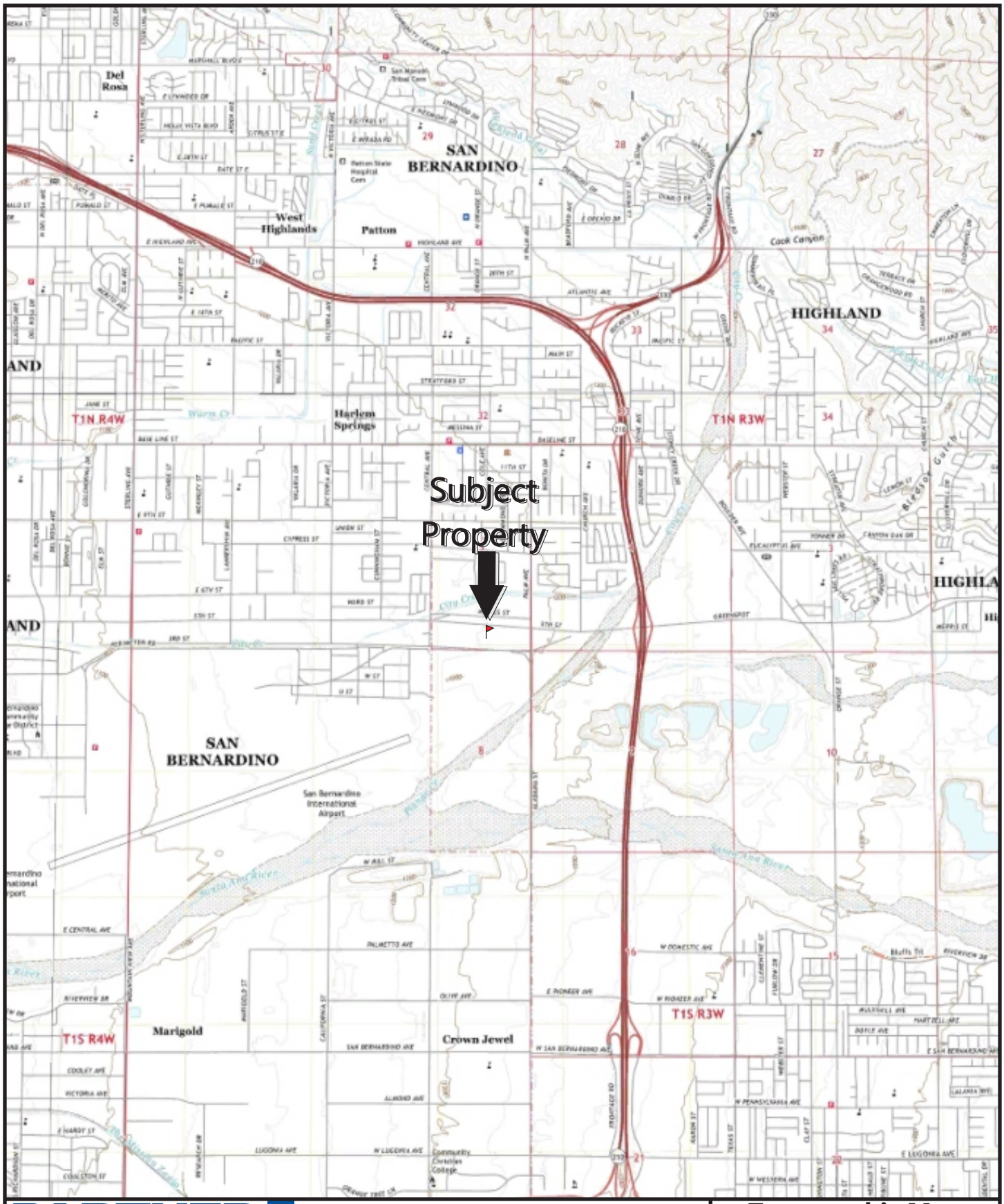
Subject Property

Parcel Line

Site Vicinity Map

Figure	Prepared By	Date
1	A. Gwin	March 2022

27107 West 5th Street
Highland, California 92346



PARTNER

2154 Torrance Boulevard, Suite 200
Torrance, California 90501

Project Number: 22-362099.1

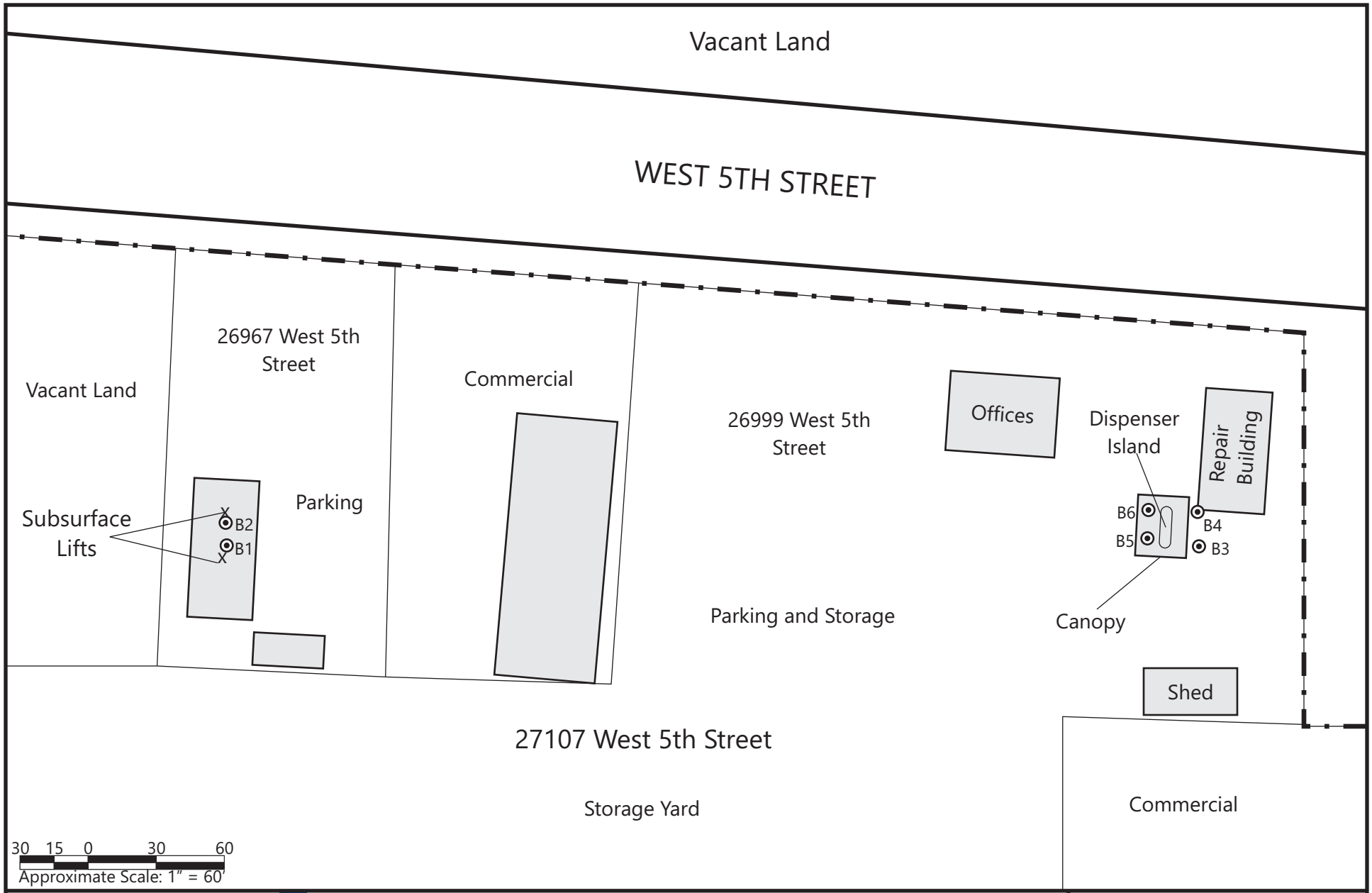
N

USGS *Redlands, California* Quadrangle
Version: 2021 Current as of: 2022

Topographic Map

Figure	Prepared By	Date
2	A. Gwin	March 2022

27107 West 5th Street
Highland, California 92346



PARTNER

2154 Torrance Boulevard, Suite 200
Torrance, California 90501

Project Number: 22-362099.1

N

Legend

- Subject Property
- Boring Location
- Parcel Lines

Sample Location Map

Figure	Prepared By	Date
3	A. Gwin	March 2022

27107 West 5th Street
Highland, California 92346

APPENDIX A: BORING LOGS

PARTNER

Boring Identification:	B1		Page 1 of 1
Boring Location:	North of south underground lift	Date Started:	3/16/2022
Site Address:	27107 West 5th Street	Date Completed:	3/16/2022
	Highland, California 92346	Depth to Groundwater (feet bgs):	NA
Project Number:	22-362099.1	Field Technician:	A. Gwin
Drill Rig Type:	Truck-mounted Geoprobe Model 5400 direct push rig	PARTNER	
Sampling Equipment:	Acetate liner, plastic syringes, SUMMAs, VOAs	2154 Torrance Boulevard	
Borehole Diameter:	1.5"	Torrance, California 90504	

Depth	Sample	PID	USCS	Description	Notes
1					
2					
3					
4					
5					
6					
7					
8					
9					
10	B1-10	0.0	SP	Poorly graded sand: Light brown/beige, trace fine gravel, dry, no odor	
11					Boring terminated. Groundwater was not encountered. Borehole backfilled with hydrated bentonite and capped with cement after sampling.
12					
13					
14					
15					
16					
17					
18					
19					
20					
21					
22					
23					
24					
25					

Boring Identification:	B2		Page 1 of 1
Boring Location:	South of north underground lift	Date Started:	3/16/2022
Site Address:	27107 West 5th Street	Date Completed:	3/16/2022
	Highland, California 92346	Depth to Groundwater (feet bgs):	NA
Project Number:	22-362099.1	Field Technician:	A. Gwin
Drill Rig Type:	Truck-mounted Geoprobe Model 5400 direct push rig	PARTNER	
Sampling Equipment:	Acetate liner, plastic syringes, SUMMAs, VOAs	2154 Torrance Boulevard	
Borehole Diameter:	1.5"	Torrance, California 90504	

Depth	Sample	PID	USCS	Description	Notes
1					
2					
3					
4					
5					
6					
7	B2-7.5	0.0	SP	Poorly graded sand: Light brown, fine gravel, dry, no odor	
8					**Boring refusal at 7.5 feet bgs. Groundwater was not encountered. Borehole backfilled with hydrated bentonite and capped with cement after sampling.
9					
10					
11					
12					
13					
14					
15					
16					
17					
18					
19					
20					
21					
22					
23					
24					
25					

Boring Identification:	B3			Page 1 of 1	
Boring Location:	Southeast of dispenser canopy			Date Started:	3/16/2022
Site Address:	27107 West 5th Street			Date Completed:	3/16/2022
	Highland, California 92346			Depth to Groundwater (feet bgs):	NA
Project Number:	22-362099.1			Field Technician:	A. Gwin
Drill Rig Type:	Truck-mounted Geoprobe Model 5400 direct push rig			PARTNER	
Sampling Equipment:	Acetate liner, plastic syringes, SUMMAs, VOAs			2154 Torrance Boulevard	
Borehole Diameter:	1.5"			Torrance, California 90504	

Depth	Sample	PID	USCS	Description	Notes
1					
2	B3-2	0.0	SP	Poorly graded sand: Medium brown, loose, dry, no odor	
3					
4					
5	B3-5	0.0	SP	Poorly graded sand: Light brown/grey, fine gravel, dry, no odor	
6					**Boring refusal at 5.5 feet bgs. Groundwater was not encountered. Borehole backfilled with hydrated bentonite and capped with cement after sampling.
7					
8					
9					
10					
11					
12					
13					
14					
15					
16					
17					
18					
19					
20					
21					
22					
23					
24					
25					

Boring Identification:	B4			Page 1 of 1	
Boring Location:	Northeast of dispenser canopy			Date Started:	3/16/2022
Site Address:	27107 West 5th Street			Date Completed:	3/16/2022
	Highland, California 92346			Depth to Groundwater (feet bgs):	NA
Project Number:	22-362099.1			Field Technician:	A. Gwin
Drill Rig Type:	Truck-mounted Geoprobe Model 5400 direct push rig			PARTNER	
Sampling Equipment:	Acetate liner, plastic syringes, SUMMAs, VOAs			2154 Torrance Boulevard	
Borehole Diameter:	1.5"			Torrance, California 90504	

Depth	Sample	PID	USCS	Description	Notes
1					
2	B4-2	0.0	SP	Poorly graded sand: Medium brown, fine gravel, dry, no odor	
3					
4					
5	B4-5	0.0	SP	Poorly graded sand: Medium/light brown, fine gravel, dry, no odor	
6					**Boring refusal at 7 feet bgs. Groundwater was not encountered. Borehole backfilled with hydrated bentonite and capped with cement after sampling.
7					
8					
9					
10					
11					
12					
13					
14					
15					
16					
17					
18					
19					
20					
21					
22					
23					
24					
25					

Boring Identification:	B5		Page 1 of 1
Boring Location:	Southwest of dispenser island	Date Started:	3/16/2022
Site Address:	27107 West 5th Street	Date Completed:	3/16/2022
	Highland, California 92346	Depth to Groundwater (feet bgs):	NA
Project Number:	22-362099.1	Field Technician:	A. Gwin
Drill Rig Type:	Truck-mounted Geoprobe Model 5400 direct push rig	PARTNER	
Sampling Equipment:	Acetate liner, plastic syringes, SUMMAs, VOAs	2154 Torrance Boulevard	
Borehole Diameter:	1.5"	Torrance, California 90504	

Depth	Sample	PID	USCS	Description	Notes
1					
2	B5-2	0.0	SP	Poorly graded sand: Dark brown, trace fine gravel, dry, no odor	
3					
4					
5					
6					
7					
8	B5-8	0.0	SP	Poorly graded sand: Dark brown, dry, loose, no odor	
9					
10	B5-10	0.0	SP	Poorly graded sand: Medium brown, dry, no odor	
11					Boring terminated. Groundwater was not encountered. Borehole backfilled with hydrated bentonite and capped with cement after sampling.
12					
13					
14					
15					
16					
17					
18					
19					
20					
21					
22					
23					
24					
25					

Boring Identification:	B6		Page 1 of 1
Boring Location:	Northwest of dispenser island	Date Started:	3/16/2022
Site Address:	27107 West 5th Street	Date Completed:	3/16/2022
	Highland, California 92346	Depth to Groundwater (feet bgs):	NA
Project Number:	22-362099.1	Field Technician:	A. Gwin
Drill Rig Type:	Truck-mounted Geoprobe Model 5400 direct push rig	PARTNER	
Sampling Equipment:	Acetate liner, plastic syringes, SUMMAs, VOAs	2154 Torrance Boulevard	
Borehole Diameter:	1.5"	Torrance, California 90504	

Depth	Sample	PID	USCS	Description	Notes
1					
2	B6-2	0.0	SP	Poorly graded sand: Medium brown, coarse sand and trace fine gravel, dry, no odor	
3					
4					
5	B6-5	0.0	SP	Poorly graded sand: Dark brown, trace fine gravel, some silt, dry, no odor	
6					
7					
8					
9					
10					
11					
12	B6-12	0.0	SP	Poorly graded sand: Dark brown, some coarse sand, dry, no odor	
13					Boring terminated. Groundwater was not encountered. Borehole backfilled with hydrated bentonite and capped with cement after sampling.
14					
15					
16					
17					
18					
19					
20					
21					
22					
23					
24					
25					

APPENDIX B: LABORATORY ANALYTICAL REPORT

PARTNER

SunStar Laboratories, Inc.
PROVIDING QUALITY ANALYTICAL SERVICES NATIONWIDE

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

21 March 2022

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

RE: Highland, CA, 27107 W. 5th St.

Enclosed are the results of analyses for samples received by the laboratory on 03/16/22 16:00. If you have any questions concerning this report, please feel free to contact me.

Sincerely,

Joann Marroquin
Director of Operations

SunStar Laboratories, Inc.
PROVIDING QUALITY ANALYTICAL SERVICES NATIONWIDE

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

Partner Engineering & Science, Inc.--Tor	Project: Highland, CA, 27107 W. 5th St.	
2154 Torrance Blvd., Suite 200	Project Number: 22-362099.1	**Reported:**
Torrance CA, 90501	Project Manager: Brian Godbois	03/21/22 15:33

ANALYTICAL REPORT FOR SAMPLES

Sample ID	Laboratory ID	Matrix	Date Sampled	Date Received
B1-10	T220718-01	Soil	03/16/22 10:30	03/16/22 16:00
B2-7.5	T220718-02	Soil	03/16/22 11:00	03/16/22 16:00
B6-5	T220718-04	Soil	03/16/22 13:30	03/16/22 16:00
B5-8	T220718-07	Soil	03/16/22 14:30	03/16/22 16:00
B4-5	T220718-10	Soil	03/16/22 13:50	03/16/22 16:00
B3-5	T220718-12	Soil	03/16/22 14:00	03/16/22 16:00

SunStar Laboratories, Inc.

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

Joann Marroquin

Joann Marroquin, Director of Operations

SunStar Laboratories, Inc.
Providing Quality Analytical Services Nationwide

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

Partner Engineering & Science, Inc.--Tor	Project: Highland, CA, 27107 W. 5th St.	
2154 Torrance Blvd., Suite 200	Project Number: 22-362099.1	**Reported:**
Torrance CA, 90501	Project Manager: Brian Godbois	03/21/22 15:33

DETECTIONS SUMMARY

Sample ID: B1-10 **Laboratory ID:** T220718-01

No Results Detected

Sample ID: B2-7.5 **Laboratory ID:** T220718-02

No Results Detected

Sample ID: B6-5 **Laboratory ID:** T220718-04

Analyte	Result	Reporting Limit	Units	Method	Notes
C29-C40 (MORO)	**110**	10	mg/kg	EPA 8015B	D-06

Sample ID: B5-8 **Laboratory ID:** T220718-07

Analyte	Result	Reporting Limit	Units	Method	Notes
C29-C40 (MORO)	**120**	10	mg/kg	EPA 8015B	D-06

Sample ID: B4-5 **Laboratory ID:** T220718-10

No Results Detected

Sample ID: B3-5 **Laboratory ID:** T220718-12

No Results Detected

SunStar Laboratories, Inc.

Joann Marroquin, Director of Operations

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

SunStar Laboratories, Inc.
Providing Quality Analytical Services Nationwide

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

Partner Engineering & Science, Inc.--Tor	Project: Highland, CA, 27107 W. 5th St.	
2154 Torrance Blvd., Suite 200	Project Number: 22-362099.1	**Reported:**
Torrance CA, 90501	Project Manager: Brian Godbois	03/21/22 15:33

SunStar Laboratories, Inc.

Joann Marroquin

Joann Marroquin, Director of Operations

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

SunStar Laboratories, Inc.
Providing Quality Analytical Services Nationwide

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

Partner Engineering & Science, Inc.--Tor	Project: Highland, CA, 27107 W. 5th St.	
2154 Torrance Blvd., Suite 200	Project Number: 22-362099.1	**Reported:**
Torrance CA, 90501	Project Manager: Brian Godbois	03/21/22 15:33

B1-10

T220718-01 (Soil)

SunStar Laboratories, Inc.

Extractable Petroleum Hydrocarbons by 8015B

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
C6-C12 (GRO)	ND	10	mg/kg	1	2031554	03/17/22	03/18/22	EPA 8015B	
C13-C28 (DRO)	ND	10	"	"	"	"	"	"	
C29-C40 (MORO)	ND	10	"	"	"	"	"	"	
Surrogate: p-Terphenyl		*74.9 %*	*65-135*		*"*	*"*	*"*	*"*	

SunStar Laboratories, Inc.

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

Joann Marroquin, Director of Operations

SunStar Laboratories, Inc.
Providing Quality Analytical Services Nationwide

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

Partner Engineering & Science, Inc.--Tor	Project: Highland, CA, 27107 W. 5th St.	
2154 Torrance Blvd., Suite 200	Project Number: 22-362099.1	**Reported:**
Torrance CA, 90501	Project Manager: Brian Godbois	03/21/22 15:33

B2-7.5

T220718-02 (Soil)

SunStar Laboratories, Inc.

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Extractable Petroleum Hydrocarbons by 8015B									
C6-C12 (GRO)	ND	10	mg/kg	1	2031554	03/17/22	03/18/22	EPA 8015B	
C13-C28 (DRO)	ND	10	"	"	"	"	"	"	D-06
C29-C40 (MORO)	ND	10	"	"	"	"	"	"	D-06
Surrogate: p-Terphenyl		*87.3 %*	*65-135*		*"*	*"*	*"*	*"*	

SunStar Laboratories, Inc.

Joann Marroquin, Director of Operations

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

SunStar Laboratories, Inc.
Providing Quality Analytical Services Nationwide

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

Partner Engineering & Science, Inc.--Tor	Project: Highland, CA, 27107 W. 5th St.	
2154 Torrance Blvd., Suite 200	Project Number: 22-362099.1	**Reported:**
Torrance CA, 90501	Project Manager: Brian Godbois	03/21/22 15:33

B6-5

T220718-04 (Soil)

SunStar Laboratories, Inc.

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Extractable Petroleum Hydrocarbons by 8015B									
C6-C12 (GRO)	ND	10	mg/kg	1	2031554	03/17/22	03/18/22	EPA 8015B	
C13-C28 (DRO)	ND	10	"	"	"	"	"	"	D-06
C29-C40 (MORO)	**110**	10	"	"	"	"	"	"	D-06
Surrogate: p-Terphenyl		*84.0 %*	*65-135*		"	"	"	"	
Volatile Organic Compounds by EPA Method 8260B									
Naphthalene	ND	1.8	ug/kg	1	2031712	03/17/22	03/18/22	EPA 8260B/5035	
Benzene	ND	1.8	"	"	"	"	"	"	
Toluene	ND	1.8	"	"	"	"	"	"	
Ethylbenzene	ND	1.8	"	"	"	"	"	"	
m,p-Xylene	ND	3.5	"	"	"	"	"	"	
o-Xylene	ND	1.8	"	"	"	"	"	"	
Tert-amyl methyl ether	ND	7.0	"	"	"	"	"	"	
Tert-butyl alcohol	ND	18	"	"	"	"	"	"	
Di-isopropyl ether	ND	7.0	"	"	"	"	"	"	
Ethyl tert-butyl ether	ND	7.0	"	"	"	"	"	"	
Methyl tert-butyl ether	ND	7.0	"	"	"	"	"	"	
Surrogate: Toluene-d8		*97.7 %*	*76.1-127*		"	"	"	"	
Surrogate: 4-Bromofluorobenzene		*97.8 %*	*85.9-114*		"	"	"	"	
Surrogate: Dibromofluoromethane		*97.1 %*	*77.8-142*		"	"	"	"	

SunStar Laboratories, Inc.

Joann Marroquin

Joann Marroquin, Director of Operations

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

SunStar Laboratories, Inc.
Providing Quality Analytical Services Nationwide

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

Partner Engineering & Science, Inc.--Tor	Project: Highland, CA, 27107 W. 5th St.	
2154 Torrance Blvd., Suite 200	Project Number: 22-362099.1	**Reported:**
Torrance CA, 90501	Project Manager: Brian Godbois	03/21/22 15:33

B5-8

T220718-07 (Soil)

SunStar Laboratories, Inc.

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Extractable Petroleum Hydrocarbons by 8015B									
C6-C12 (GRO)	ND	10	mg/kg	1	2031554	03/17/22	03/18/22	EPA 8015B	
C13-C28 (DRO)	ND	10	"	"	"	"	"	"	D-06
C29-C40 (MORO)	**120**	10	"	"	"	"	"	"	D-06
Surrogate: p-Terphenyl		*86.2 %*	*65-135*		"	"	"	"	
Volatile Organic Compounds by EPA Method 8260B									
Naphthalene	ND	2.2	ug/kg	1	2031712	03/17/22	03/18/22	EPA 8260B/5035	
Benzene	ND	2.2	"	"	"	"	"	"	
Toluene	ND	2.2	"	"	"	"	"	"	
Ethylbenzene	ND	2.2	"	"	"	"	"	"	
m,p-Xylene	ND	4.3	"	"	"	"	"	"	
o-Xylene	ND	2.2	"	"	"	"	"	"	
Tert-amyl methyl ether	ND	8.6	"	"	"	"	"	"	
Tert-butyl alcohol	ND	22	"	"	"	"	"	"	
Di-isopropyl ether	ND	8.6	"	"	"	"	"	"	
Ethyl tert-butyl ether	ND	8.6	"	"	"	"	"	"	
Methyl tert-butyl ether	ND	8.6	"	"	"	"	"	"	
Surrogate: Toluene-d8		*101 %*	*76.1-127*		"	"	"	"	
Surrogate: 4-Bromofluorobenzene		*98.2 %*	*85.9-114*		"	"	"	"	
Surrogate: Dibromofluoromethane		*87.1 %*	*77.8-142*		"	"	"	"	

SunStar Laboratories, Inc.

Joann Marroquin

Joann Marroquin, Director of Operations

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

SunStar Laboratories, Inc.
Providing Quality Analytical Services Nationwide

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

Partner Engineering & Science, Inc.--Tor	Project: Highland, CA, 27107 W. 5th St.	
2154 Torrance Blvd., Suite 200	Project Number: 22-362099.1	**Reported:**
Torrance CA, 90501	Project Manager: Brian Godbois	03/21/22 15:33

B4-5

T220718-10 (Soil)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
SunStar Laboratories, Inc.									
Extractable Petroleum Hydrocarbons by 8015B									
C6-C12 (GRO)	ND	10	mg/kg	1	2031554	03/17/22	03/18/22	EPA 8015B	
C13-C28 (DRO)	ND	10	"	"	"	"	"	"	
C29-C40 (MORO)	ND	10	"	"	"	"	"	"	
Surrogate: p-Terphenyl		*88.5 %*	*65-135*		"	"	"	"	
Volatile Organic Compounds by EPA Method 8260B									
Naphthalene	ND	2.5	ug/kg	1	2031712	03/17/22	03/18/22	EPA 8260B/5035	
Benzene	ND	2.5	"	"	"	"	"	"	
Toluene	ND	2.5	"	"	"	"	"	"	
Ethylbenzene	ND	2.5	"	"	"	"	"	"	
m,p-Xylene	ND	5.0	"	"	"	"	"	"	
o-Xylene	ND	2.5	"	"	"	"	"	"	
Tert-amyl methyl ether	ND	10	"	"	"	"	"	"	
Tert-butyl alcohol	ND	25	"	"	"	"	"	"	
Di-isopropyl ether	ND	10	"	"	"	"	"	"	
Ethyl tert-butyl ether	ND	10	"	"	"	"	"	"	
Methyl tert-butyl ether	ND	10	"	"	"	"	"	"	
Surrogate: Toluene-d8		*101 %*	*76.1-127*		"	"	"	"	
Surrogate: 4-Bromofluorobenzene		*98.9 %*	*85.9-114*		"	"	"	"	
Surrogate: Dibromofluoromethane		*87.3 %*	*77.8-142*		"	"	"	"	

SunStar Laboratories, Inc.

Joann Marroquin

Joann Marroquin, Director of Operations

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

SunStar Laboratories, Inc.
Providing Quality Analytical Services Nationwide

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

Partner Engineering & Science, Inc.--Tor	Project: Highland, CA, 27107 W. 5th St.	
2154 Torrance Blvd., Suite 200	Project Number: 22-362099.1	**Reported:**
Torrance CA, 90501	Project Manager: Brian Godbois	03/21/22 15:33

B3-5

T220718-12 (Soil)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
SunStar Laboratories, Inc.									
Extractable Petroleum Hydrocarbons by 8015B									
C6-C12 (GRO)	ND	10	mg/kg	1	2031554	03/17/22	03/18/22	EPA 8015B	
C13-C28 (DRO)	ND	10	"	"	"	"	"	"	
C29-C40 (MORO)	ND	10	"	"	"	"	"	"	
Surrogate: p-Terphenyl		*75.6 %*	*65-135*		"	"	"	"	
Volatile Organic Compounds by EPA Method 8260B									
Naphthalene	ND	2.3	ug/kg	1	2031712	03/17/22	03/18/22	EPA 8260B/5035	
Benzene	ND	2.3	"	"	"	"	"	"	
Toluene	ND	2.3	"	"	"	"	"	"	
Ethylbenzene	ND	2.3	"	"	"	"	"	"	
m,p-Xylene	ND	4.5	"	"	"	"	"	"	
o-Xylene	ND	2.3	"	"	"	"	"	"	
Tert-amyl methyl ether	ND	9.0	"	"	"	"	"	"	
Tert-butyl alcohol	ND	23	"	"	"	"	"	"	
Di-isopropyl ether	ND	9.0	"	"	"	"	"	"	
Ethyl tert-butyl ether	ND	9.0	"	"	"	"	"	"	
Methyl tert-butyl ether	ND	9.0	"	"	"	"	"	"	
Surrogate: Toluene-d8		*100 %*	*76.1-127*		"	"	"	"	
Surrogate: 4-Bromofluorobenzene		*98.0 %*	*85.9-114*		"	"	"	"	
Surrogate: Dibromofluoromethane		*87.1 %*	*77.8-142*		"	"	"	"	

SunStar Laboratories, Inc.

Joann Marroquin

Joann Marroquin, Director of Operations

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

SunStar Laboratories, Inc.
Providing Quality Analytical Services Nationwide

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

Partner Engineering & Science, Inc.--Tor	Project: Highland, CA, 27107 W. 5th St.	
2154 Torrance Blvd., Suite 200	Project Number: 22-362099.1	**Reported:**
Torrance CA, 90501	Project Manager: Brian Godbois	03/21/22 15:33

Extractable Petroleum Hydrocarbons by 8015B - Quality Control

SunStar Laboratories, Inc.

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Notes
Batch 2031554 - EPA 3550B GC										
Blank (2031554-BLK1)				Prepared: 03/17/22 Analyzed: 03/18/22						
C6-C12 (GRO)	ND	10	mg/kg							
C13-C28 (DRO)	ND	10	"							
C29-C40 (MORO)	ND	10	"							
Surrogate: p-Terphenyl	*74.0*		*"*	*100*		*74.0*	*65-135*			
LCS (2031554-BS1)				Prepared: 03/17/22 Analyzed: 03/18/22						
C13-C28 (DRO)	390	10	mg/kg				75-125			
Surrogate: p-Terphenyl	*88.4*		*"*	*100*		*88.4*	*65-135*			
LCS Dup (2031554-BSD1)				Prepared: 03/17/22 Analyzed: 03/18/22						
C13-C28 (DRO)	430	10	mg/kg				75-125	9.16	20	
Surrogate: p-Terphenyl	*89.2*		*"*	*100*		*89.2*	*65-135*			

SunStar Laboratories, Inc.

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

Joann Marroquin

Joann Marroquin, Director of Operations

SunStar Laboratories, Inc.
Providing Quality Analytical Services Nationwide

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

Partner Engineering & Science, Inc.--Tor	Project: Highland, CA, 27107 W. 5th St.	
2154 Torrance Blvd., Suite 200	Project Number: 22-362099.1	**Reported:**
Torrance CA, 90501	Project Manager: Brian Godbois	03/21/22 15:33

Volatile Organic Compounds by EPA Method 8260B - Quality Control

SunStar Laboratories, Inc.

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Notes
Batch 2031712 - EPA 5035 GCMS										
Blank (2031712-BLK1)				Prepared & Analyzed: 03/17/22						
Bromobenzene	ND	2.5	ug/kg							
Bromochloromethane	ND	2.5	"							
Bromodichloromethane	ND	2.5	"							
Bromoform	ND	2.5	"							
Bromomethane	ND	2.5	"							
n-Butylbenzene	ND	2.5	"							
sec-Butylbenzene	ND	2.5	"							
tert-Butylbenzene	ND	2.5	"							
Carbon tetrachloride	ND	2.5	"							
Chlorobenzene	ND	2.5	"							
Chloroethane	ND	2.5	"							
Chloroform	ND	2.5	"							
Chloromethane	ND	2.5	"							
2-Chlorotoluene	ND	2.5	"							
4-Chlorotoluene	ND	2.5	"							
Dibromochloromethane	ND	2.5	"							
1,2-Dibromo-3-chloropropane	ND	5.0	"							
1,2-Dibromoethane (EDB)	ND	2.5	"							
Dibromomethane	ND	2.5	"							
1,2-Dichlorobenzene	ND	2.5	"							
1,3-Dichlorobenzene	ND	2.5	"							
1,4-Dichlorobenzene	ND	2.5	"							
Dichlorodifluoromethane	ND	2.5	"							
1,1-Dichloroethane	ND	2.5	"							
1,2-Dichloroethane	ND	2.5	"							
1,1-Dichloroethene	ND	2.5	"							
cis-1,2-Dichloroethene	ND	2.5	"							
trans-1,2-Dichloroethene	ND	2.5	"							
1,2-Dichloropropane	ND	2.5	"							
1,3-Dichloropropane	ND	2.5	"							
2,2-Dichloropropane	ND	2.5	"							
1,1-Dichloropropene	ND	2.5	"							
cis-1,3-Dichloropropene	ND	2.5	"							
trans-1,3-Dichloropropene	ND	2.5	"							
Hexachlorobutadiene	ND	2.5	"							
Isopropylbenzene	ND	2.5	"							

SunStar Laboratories, Inc.

Joann Marroquin, Director of Operations

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

SunStar Laboratories, Inc.
Providing Quality Analytical Services Nationwide

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

Partner Engineering & Science, Inc.--Tor	Project: Highland, CA, 27107 W. 5th St.	
2154 Torrance Blvd., Suite 200	Project Number: 22-362099.1	**Reported:**
Torrance CA, 90501	Project Manager: Brian Godbois	03/21/22 15:33

Volatile Organic Compounds by EPA Method 8260B - Quality Control

SunStar Laboratories, Inc.

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Notes
Batch 2031712 - EPA 5035 GCMS										
Blank (2031712-BLK1)				Prepared & Analyzed: 03/17/22						
p-Isopropyltoluene	ND	2.5	ug/kg							
Methylene chloride	ND	10	"							
Naphthalene	ND	2.5	"							
n-Propylbenzene	ND	2.5	"							
Styrene	ND	2.5	"							
1,1,2,2-Tetrachloroethane	ND	2.5	"							
1,1,1,2-Tetrachloroethane	ND	2.5	"							
Tetrachloroethene	ND	2.5	"							
1,2,3-Trichlorobenzene	ND	2.5	"							
1,2,4-Trichlorobenzene	ND	2.5	"							
1,1,2-Trichloroethane	ND	2.5	"							
1,1,1-Trichloroethane	ND	2.5	"							
Trichloroethene	ND	2.5	"							
Trichlorofluoromethane	ND	2.5	"							
1,2,3-Trichloropropane	ND	2.5	"							
1,3,5-Trimethylbenzene	ND	2.5	"							
1,2,4-Trimethylbenzene	ND	2.5	"							
Vinyl chloride	ND	2.5	"							
Benzene	ND	2.5	"							
Toluene	ND	2.5	"							
Ethylbenzene	ND	2.5	"							
m,p-Xylene	ND	5.0	"							
o-Xylene	ND	2.5	"							
Acetone	ND	2.5	"							
Methyl ethyl ketone	ND	5.0	"							
Methyl isobutyl ketone	ND	5.0	"							
2-Hexanone (MBK)	ND	2.5	"							
Surrogate: Toluene-d8	*49.9*		*"*	*50.0*		*99.8*	*76.1-127*			
Surrogate: 4-Bromofluorobenzene	*52.8*		*"*	*50.0*		*106*	*85.9-114*			
Surrogate: Dibromofluoromethane	*42.6*		*"*	*50.0*		*85.3*	*77.8-142*			

SunStar Laboratories, Inc.

Joann Marroquin, Director of Operations

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

SunStar Laboratories, Inc.
Providing Quality Analytical Services Nationwide

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

Partner Engineering & Science, Inc.--Tor	Project: Highland, CA, 27107 W. 5th St.	
2154 Torrance Blvd., Suite 200	Project Number: 22-362099.1	**Reported:**
Torrance CA, 90501	Project Manager: Brian Godbois	03/21/22 15:33

Volatile Organic Compounds by EPA Method 8260B - Quality Control

SunStar Laboratories, Inc.

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Notes
Batch 2031712 - EPA 5035 GCMS										
LCS (2031712-BS1)				Prepared & Analyzed: 03/17/22						
Chlorobenzene	49.9	2.5	ug/kg	50.0		99.9	79.1-117			
1,1-Dichloroethene	47.4	2.5	"	50.0		94.8	68-126			
Trichloroethene	49.8	2.5	"	50.0		99.6	80.6-119			
Benzene	52.2	2.5	"	50.0		104	79.1-117			
Toluene	51.2	2.5	"	50.0		102	79.5-118			
Surrogate: Toluene-d8	*50.2*		*"*	*50.0*		*100*	*76.1-127*			
Surrogate: 4-Bromofluorobenzene	*50.1*		*"*	*50.0*		*100*	*85.9-114*			
Surrogate: Dibromofluoromethane	*42.5*		*"*	*50.0*		*85.0*	*77.8-142*			
LCS Dup (2031712-BSD1)				Prepared & Analyzed: 03/17/22						
Chlorobenzene	52.1	2.5	ug/kg	50.0		104	79.1-117	4.16	20	
1,1-Dichloroethene	48.5	2.5	"	50.0		97.1	68-126	2.31	20	
Trichloroethene	49.5	2.5	"	50.0		99.0	80.6-119	0.645	20	
Benzene	52.2	2.5	"	50.0		104	79.1-117	0.0958	20	
Toluene	51.9	2.5	"	50.0		104	79.5-118	1.34	20	
Surrogate: Toluene-d8	*49.2*		*"*	*50.0*		*98.5*	*76.1-127*			
Surrogate: 4-Bromofluorobenzene	*50.8*		*"*	*50.0*		*102*	*85.9-114*			
Surrogate: Dibromofluoromethane	*43.3*		*"*	*50.0*		*86.5*	*77.8-142*			

SunStar Laboratories, Inc.

Joann Marroquin, Director of Operations

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

SunStar Laboratories, Inc.
Providing Quality Analytical Services Nationwide

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

Partner Engineering & Science, Inc.--Tor	Project: Highland, CA, 27107 W. 5th St.	
2154 Torrance Blvd., Suite 200	Project Number: 22-362099.1	**Reported:**
Torrance CA, 90501	Project Manager: Brian Godbois	03/21/22 15:33

Notes and Definitions

D-06	The sample chromatographic pattern does not resemble the fuel standard used for quantitation.
DET	Analyte DETECTED
ND	Analyte NOT DETECTED at or above the reporting limit
NR	Not Reported
dry	Sample results reported on a dry weight basis
RPD	Relative Percent Difference

SunStar Laboratories, Inc.

Joann Marroquin, Director of Operations

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

SunStar Laboratories, Inc.
PROVIDING QUALITY ANALYTICAL SERVICES NATIONWIDE
25712 Commercentre Drive, Lake Forest, CA 92630
949-297-5020

Chain of Custody Record

Client: Partner
Address: Torrance
Phone: 206-518-4274 Fax:
Project Manager: Brian Godbois, BGodbois@partnereei.com

Date: 3/16/22 Page: 1 Of 1
Project Name: highland, CA, 27107 W 5th St
Collector: A. Gwin Client Project #: 22-36209 9.1
Batch #: T220718 EDF #:

Laboratory ID #	Sample ID	Date Sampled	Time	Sample Type	Container Type	8260	8260 + OXY	8260 BTEX, OXY only	8270	8021 BTEX	8015M (gasoline)	8015M (diesel)	8015M Ext./Carbon Chain	6010/7000 Title 22 Metals	6020 ICP-MS Metals	8260			hold on	Comments/Preservative	Total # of containers
1	B1-10	3/16	10:30	VOA	5oz								X							BTEX naphthalene, and fuel oxygenates only	
2	B2-7.5		11:00										X								
3	B6-2		1:30										X						X		
4	B6-5		1:30										X			X			X		
5	B6-12.5		1:30										X						X		
6	B5-2		2:30										X						X		
7	B5-8		2:30										X			X					
8	B5-10		2:30										X						X		
9	B4-2		1:50										X						X		
10	B4-5		1:50										X			X			X		
	~~B4-10~~																				
11	B3-2		2:00										X						X		
12	B3-5		2:00										X			X					
	~~B3-10~~																				

Relinquished by: (signature)	Date / Time	Received by: (signature)	Date / Time
	3/16, 4:00PM		3/16/22 16:00
Relinquished by: (signature)	Date / Time	Received by: (signature)	Date / Time
Relinquished by: (signature)	Date / Time	Received by: (signature)	Date / Time

Total # of containers: 12
Chain of Custody seals Y/N/NA: (N)
Seals intact? Y/N/NA:
Received good condition/cold: 5.2 °C

Turn around time: Standard

Notes

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

SunStar Laboratories, Inc.
PROVIDING QUALITY ANALYTICAL SERVICES NATIONWIDE

SAMPLE RECEIVING REVIEW SHEET

Batch/Work Order #: T220718

Client Name: Partner Project: Highland, CA 27107 W. 5th St.

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

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

Lab Received by: Jennifer Date/Time Lab Received: 3/16/22 16:00

Total number of coolers received: 1 Thermometer ID: SC-Gun Calibration due : 8/4/22

Temperature:	Cooler #1	5.1 °C +/- the CF (+ 0.1°C) =	5.2	°C corrected temperature
Temperature:	Cooler #2	°C +/- the CF (+ 0.1°C) =		°C corrected temperature
Temperature:	Cooler #3	°C +/- the CF (+ 0.1°C) =		°C corrected temperature

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

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

* Complete Non-Conformance Receiving Sheet if checked

Cooler/Sample Review - Initials and date: JB 3/16/22

Comments:

SunStar Laboratories, Inc.
PROVIDING QUALITY ANALYTICAL SERVICES NATIONWIDE

WORK ORDER

T220718

Client:	**Partner Engineering & Science, Inc.--Tor**	**Project Manager:**	**Joann Marroquin**
Project:	**Highland, CA, 27107 W. 5th St.**	**Project Number:**	**22-362099.1**

Report To:

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

Date Due:	03/21/22 17:00 (3 day TAT)		
Received By:	Jennifer Berger	Date Received:	03/16/22 16:00
Logged In By:	Jennifer Berger	Date Logged In:	03/16/22 17:23

Samples Received at:	**5.2°C**		
Custody Seals	No	Received On Ice	Yes
Containers Intact	Yes		
COC/Labels Agree	Yes		
Preservation Confirme	Yes		

Analysis	Due	TAT	Expires	Comments
T220718-01 B1-10 [Soil] Sampled 03/16/22 10:30 (GMT-08:00) Pacific Time (US &				
8015 Carbon Chain	03/21/22 15:00	3	03/30/22 10:30	
T220718-02 B2-7.5 [Soil] Sampled 03/16/22 11:00 (GMT-08:00) Pacific Time (US &				
8015 Carbon Chain	03/21/22 15:00	3	03/30/22 11:00	
T220718-03 B6-2 [Soil] Sampled 03/16/22 13:30 (GMT-08:00) Pacific Time (US &				**HOLD**
[NO ANALYSES]				
T220718-04 B6-5 [Soil] Sampled 03/16/22 13:30 (GMT-08:00) Pacific Time (US &				
8015 Carbon Chain	03/21/22 15:00	3	03/30/22 13:30	
8260 5035	03/21/22 15:00	3	03/30/22 23:59	BTEX/OXY only, + naphthalene
T220718-05 B6-12.5 [Soil] Sampled 03/16/22 13:30 (GMT-08:00) Pacific Time (US &				**HOLD**
[NO ANALYSES]				
T220718-06 B5-2 [Soil] Sampled 03/16/22 14:30 (GMT-08:00) Pacific Time (US &				**HOLD**
[NO ANALYSES]				

SunStar Laboratories, Inc.
PROVIDING QUALITY ANALYTICAL SERVICES NATIONWIDE

WORK ORDER

T220718

Client:	**Partner Engineering & Science, Inc.--Tor**	**Project Manager:**	**Joann Marroquin**
Project:	**Highland, CA, 27107 W. 5th St.**	**Project Number:**	**22-362099.1**

Analysis	Due	TAT	Expires	Comments
T220718-07 B5-8 [Soil] Sampled 03/16/22 14:30 (GMT-08:00) Pacific Time (US				
&				
8015 Carbon Chain	03/21/22 15:00	3	03/30/22 14:30	
8260 5035	03/21/22 15:00	3	03/30/22 23:59	BTEX/OXY only, + naphthalene
T220718-08 B5-10 [Soil] Sampled 03/16/22 14:30 (GMT-08:00) Pacific Time (US				**HOLD**
&				
[NO ANALYSES]				
T220718-09 B4-2 [Soil] Sampled 03/16/22 13:50 (GMT-08:00) Pacific Time (US				**HOLD**
&				
[NO ANALYSES]				
T220718-10 B4-5 [Soil] Sampled 03/16/22 13:50 (GMT-08:00) Pacific Time (US				
&				
8015 Carbon Chain	03/21/22 15:00	3	03/30/22 13:50	
8260 5035	03/21/22 15:00	3	03/30/22 23:59	BTEX/OXY only, + naphthalene
T220718-11 B3-2 [Soil] Sampled 03/16/22 14:00 (GMT-08:00) Pacific Time (US				**HOLD**
&				
[NO ANALYSES]				
T220718-12 B3-5 [Soil] Sampled 03/16/22 14:00 (GMT-08:00) Pacific Time (US				
&				
8015 Carbon Chain	03/21/22 15:00	3	03/30/22 14:00	
8260 5035	03/21/22 15:00	3	03/30/22 23:59	BTEX/OXY only, + naphthalene

Reviewed By

Date