

Appendix E2
Phase II Environmental Site Assessment

MASTER CASE No. 20-073
INITIAL STUDY



July 8, 2020

Project #20-5052A

**Mr. Steve Landis
MV AMCV LLC
8628 Hillside Road
Alta Loma, CA 91701**

**RE: Limited Shallow Soil Sampling – Proposed Residential Development
(Approximately 9 Acres) APNs 0233-122-60-0000, 0233-122-63-0000, 0233-122-28-0000, and 0233-122-29-0000 (9092 Catawba Avenue)**

Dear Mr. Landis:

Pinnacle Environmental, Inc. (PEI) completed a Phase I Environmental Site Assessment (ESA) of the above-referenced subject property dated May 26, 2020 for MV AMCV, LLC (Client). The Phase I ESA concluded (directly excerpted):

- PEI's historical review indicates the subject property was utilized for agricultural purposes (possibly intermittently) from at least 1938 until at least 2004, and most recently on the eastern parcels by Orchid Way, Inc. (circa 2003-2004). Agricultural chemicals in use today are applied in dilute concentrations and, when used properly, degrade relatively quickly. However, environmentally persistent pesticides commonly applied prior to the 1980s can linger in the soil for many years. It is not known if environmentally persistent pesticides have been applied to the subject site in the past. Based upon the apparent length of time that has elapsed since the majority of the agricultural usage has occurred, and the apparent lack of intensive agricultural usage, there appears to be a lower likelihood of potential former usage of pesticides significantly environmentally impairing the subject property, or which would require remedial actions. However, since the past operational usage is unknown and the property is planned for residential re-development, additional investigation of potential pesticides would be prudent. Additionally, the on-site residence and related storage structures have been on-site since 1945, and persistent termiticides were commonly applied to such structures and underlying soils prior to the 1980s. It would also be prudent to evaluate this potential issue.

Based upon the above conclusions and recommendations, PEI provided the Client with a Limited Soil Sampling proposal dated May 27, 2020, and accepted by the Client on June 18, 2020. Based on the historic agricultural use of the property, shallow soil sampling for Organochlorine Pesticides (OCPs), arsenic and total lead (in a targeted area) was completed for the subject property. The scope of work for the shallow sampling was proposed as follows:

The property will be divided into five (5) distinct grid sections (see attached figure). Four (4) soil sample locations were selected from each grid for a total of 20 locations. PEI will obtain two soil samples (at approximately 0-6 inches and 24 inches below ground surface [bgs]) via hand tools (e.g., hand auger) from each of the 20 locations in general accordance with the 2008 DTSC Interim Guidelines for Sampling Agricultural Properties. The soil samples from each boring will be labeled, and placed in an iced cooler for transportation to a California certified laboratory under chain-of-custody. The 20 shallow soil samples (e.g., 0-6 inches bgs) will be composited into 5 samples by personnel at the laboratory. The 5 soil samples will then be analyzed by the laboratory for Organochlorine Pesticides (OCPs) by EPA Method 8081A and arsenic by EPA Method 6010 as specific in the 2008 guidelines. The remaining individual soil samples collected from 24 inches bgs will be held at the laboratory pending laboratory analysis of the composited samples. Additional sampling beyond the 5 composite soil samples is not included in this scope of work.

In addition to the agricultural pesticide evaluation above, PEI proposes collecting four soil samples from exposed soil areas adjoining the residential dwelling and outbuildings. The soil samples from this area will be labeled, transported, and analyzed as described above. In addition to OCPs, and arsenic, the composite sample from these samples will also be analyzed for total lead by USEPA Method 6010.

Additional analysis (e.g., deeper samples), if recommended and approved by the Client, will be completed on a time and materials basis at \$150/sample. A letter report of findings will be prepared.

On June 25 and 26, 2020, PEI visited the subject property to sample shallow soils. The weather during the site visit was approximately 88-91 degrees with partly cloudy skies.

Based on the proposed sampling methodology referenced above, PEI divided the approximately 9-acre parcel into five approximately equal rectangular sections. The sections were numbered 1 through 5 from west to east. Four discreet soil samples were collected in each sampling area for a total of 20 discreet sampling locations.

In addition to the five sections above, four soil samples were collected within 1 foot of the residence, garage, and two sheds located in the southeastern portion of the site. The samples around the structures were designated as section 6. The sections and sampling locations are shown in the attached Figure 1.

Two soil samples were collected from each of 24 sample locations using hand-auger equipment. Initial shallow soil samples were collected from approximately 0 to 6-inches below ground surface. It was anticipated that deeper soils samples could be collected at depths of 24 inches. However, due to soil conditions (e.g., gravel and loose soils) present during the assessment, the deeper samples were collected as noted on the chain-of-custody form varying from 6 inches bgs to 12 to 18 inches bgs.

Samples were labeled according to the section designation, sample location, and the depth of the corresponding soil sample:

1-1 0"-6" = Soil sample collected in section 1, location 1, at 0 to 6 inches depth (bgs);

4-3 6"-12" = Soil sample collected in section 4, location 3, at 6 to 12 inches depth (bgs).

A total of forty-eight (48) soil samples were collected from the subject property (e.g., two samples per each of the 24 sampling locations). Soil sample locations are noted on Figure 1.

Soils encountered during the sampling activities at the subject property consisted of light brown, loose, dry silty sand (SM) with gravel to 3-4 inches. A surficial growth of knee-high grasses, weeds, shrubs and trees was present onsite, in addition to four greenhouses, a dilapidated shack, two concrete water tanks, a hose bib, a residence, a garage, and two sheds.

Two soil samples from each soil boring location (6 inches and deeper than 6 inches bgs) were placed into glass jars and sealed with Teflon-lined lids. The jars were labeled and preserved in an iced cooler. The soil samples were delivered under chain-of-custody protocol to Enviro-Chem Laboratories, Inc. in Pomona, California for analysis.

Based on the DTSC guidance referenced above, six shallow soil samples were composited from 24 sample locations (e.g., 1 composite sample from each of the four samples from each of the six sections). PEI instructed that four 0-6 inch soil samples from each sampling area be composited at the fixed-base laboratory for laboratory analysis. The deeper soil samples from each boring were held at the laboratory, pending laboratory analysis results of the 0-6 inch composited soil samples.

FINDINGS

PEI received the data from Enviro-Chem Laboratories, Inc. on July 6, 2020. The data is summarized in the discussion below:

The larger sections of land (Sections 1 through 5) contained no concentrations of environmental concern for the analytes tested. Specifically, arsenic concentrations were consistent across the site and indicated typical background concentrations equal to or less than 5.91 mg/Kg, and no organochlorine pesticides (OCPs) were detected above laboratory detection limits. No further assessment appears warranted related to the vast majority of the 9-acre property.

The composite sample from the soil samples collected from the perimeter of the on-site buildings at the southeastern corner of the property contained concentrations of lead, DDE and DDT as discussed below:

4,4-DDE at 0.300 mg/Kg – This concentration is below the lowest January 2019 Tier 1 Environmental Screening Level (ESL) of 0.33 mg/Kg, and significantly below the published ESL for cancer risk for direct exposure for shallow soil exposure at residential properties of 1.8 mg/Kg. This concentration is not of environmental concern.

4,4-DDT at 0.330 mg/Kg - This concentration is above the lowest January 2019 Tier 1 Environmental Screening Level (ESL) of 0.0011 mg/Kg for significantly vegetated terrestrial habitats. However, the residential portion of the subject property does not fit this profile. This concentration is significantly below the published ESL for cancer risk for direct exposure for shallow soil exposure at residential properties of 1.9 mg/Kg. Therefore, this concentration is not of environmental concern.

Total Lead at 142 mg/Kg - This concentration is above the lowest January 2019 Tier 1 Environmental Screening Level (ESL) of 32 mg/Kg for minimally terrestrial habitats (which includes high-density residential). This concentration is also above the published ESL for cancer risk for direct exposure for shallow soil exposure at residential properties of 89 mg/Kg. The concentration of lead is likely from residual lead-based paint in the soils near the structures and is not anticipated to be widespread on-site.

CONCLUSIONS

Based on the data, the majority of the property included in the undeveloped and former greenhouse portions do not contain arsenic or organochlorine pesticide concentrations of environmental concern.

Composite shallow soil samples adjoining the structures in the residential portion of the property contain lead in soil at concentrations above its ESL. Elevated lead concentrations are typically the result of surface exposure to lead-based materials, and typically do not migrate significantly with depth. PEI recommends additional lead analysis of the "Section 6" soil samples including: 1) soluble threshold limit concentrations (STLC) analysis of the shallow composite soil sample; 2) deeper soil samples (e.g., 6 to 12") to assess the depth of impact, and 3) individual soil samples of shallow Section 6 composite samples to assess whether a specific location may have a higher concentration of lead.

LIMITATIONS

The Screening Phase II findings are based on the conditions existing at the site when the field sampling was conducted. This work was performed in accordance with the proposal that was approved by the Client. This Assessment has been conducted and prepared in accordance with generally accepted practices and procedures exercised by reputable professionals under similar circumstances. PEI makes no other warranties or guarantees, either expressed or implied, as to the findings, opinions, or recommendations contained in this report.

This Screening Phase II was not fully comprehensive in nature but was restricted to areas discussed herein. The findings presented in this report were based on the subsurface conditions encountered in the areas investigated during the time frame of this assessment. These findings may not be considered representative of future conditions in the areas investigated or conditions in any untested areas of the site. This investigation was performed in accordance with generally accepted practices of the profession undertaking currently similar studies in the same geographical area. No other warranty is expressed or implied.

It should be recognized that this study was not intended to be a definitive investigation of potential impact at the subject property. Given that the Scope of Services for this investigation was limited and that the investigation was further limited by the lack of accessibility in some areas, it is possible that currently unrecognized impacts (or higher levels than those found) may exist at the site. Therefore, PEI cannot act as insurers and cannot “certify” that a site is free of environmental contamination, that impact does not exist below a certain level in other areas of the site, or that some other, currently unrecognized, environmental impact does not exist at the site.

The recommendations provided in this report do not constitute legal advice and should not be relied upon in any way for legal interpretations. This report has been prepared for the sole use of the Client, affiliates, and assigns of the Client. This report may not be relied upon by any other party without the written authorization of PEI and the Client. The Scope of Services performed in the execution of this investigation may not be appropriate to satisfy the needs of other private users or public agencies, and any re-use of this document or the findings, conclusions, or recommendations presented herein is at the sole risk of said user. This report is not necessarily designed to be used for regulatory review or closure purposes, but simply to facilitate a real estate transaction or review.

CLOSURE

Thank you for the opportunity to be of service. Should you have any questions, please contact me at the number below.

Respectfully Submitted,



Peter K. Cloven, CEM, EP
Project Manager



Kevin M. Clark, P.G. #8573
Professional Geologist

FIGURES



Section 6 - Structures



Sample Locations
Fontana, CA

↑
NORTH

FIGURE: **1**

PHOTO LOGS



Photo #1:
View of soil sampling location
in APN 0233-122-63-0000,
looking north towards Orchid
Avenue



Photo #2:
View of soil sampling
location in APN 0233-122-
60-0000, looking south
towards residences on
Athol Street



Photo #3:
View of soil sampling
location in APN 0233-
122-63-0000, looking
west towards Poplar
Avenue



Photo #4:
View of soil sampling
location in APN 0233-122-
63-0000, looking east

Photo #5:
View of abandoned 5-gallon
bucket of hydraulic oil (left
of tree) on APN 0233-122-
60-0000, looking west



Photo #6:
Close up view of abandoned 5-
gallon bucket of hydraulic oil
(next to tree) on APN 0233-122-
60-0000, with no apparent soil
staining.



Photo #7:
View of soil sampling
location in APN 0233-122-
28-0000, looking west

Photo #8:
View of soil sampling location
in APN 0233-122-28-0000,
looking north



Photo #9:
View of soil sampling
location in APN 0233-122-
28-0000, looking east



Photo #10:
View of soil sampling
location in APN 0233-122-
28-0000, looking south

Photo #11:
View of soil sampling
location
in one of four greenhouses



Photo #12:
View of soil sampling
location in one of four
greenhouses



Photo #13:
View of soil sampling
location in one of four
greenhouses



Photo #14:
View of soil sampling
location in one of four
greenhouses



Photo #15:
View of soil sampling location
5-1 next to storage shed,
looking west



Photo #16:
View of soil sampling
location 5-2 next to
concrete fluid storage
tubs (2), looking north

Photo #17:
View of soil sampling
location 5-3, looking
east



Photo #18:
Another view of soil
sampling location 5-2
next to concrete fluid
storage tubs (2), looking
northwest



Photo #19:
Another view of soil
sampling location 5-3,
looking north

Photo #20:
View of soil sampling
location 5-4 (next to water
pipes sticking up to the right
of the hand auger), looking
east towards residence at
9092 Catawba Avenue



Photo #21:
Another view of soil
sampling location 5-4 (next
to water pipes sticking up to
the left of the hand auger),
looking west towards
greenhouses





Photo #22
View of soil sampling location 6-1 (next to garage), looking east towards residence at 9092 Catawba Avenue

Photo #23:
View of soil sampling location 6-2 (next to storage shed), looking east towards residence at 9092 Catawba Avenue



Photo #24:
View of soil sampling location 6-3 (next to smaller storage shed and septic tank [foreground]), looking southeast towards residence at 9092 Catawba Avenue



Photo #25
Another view of soil
sampling location 5-4 (next
to water pipes sticking up to
the left of the sampling stake
[painted white at top]),
looking west towards
greenhouses

Photo #26:
View of soil sampling
location 6-4 (east side of
residence in garden area),
looking northwest at 9092
Catawba Avenue

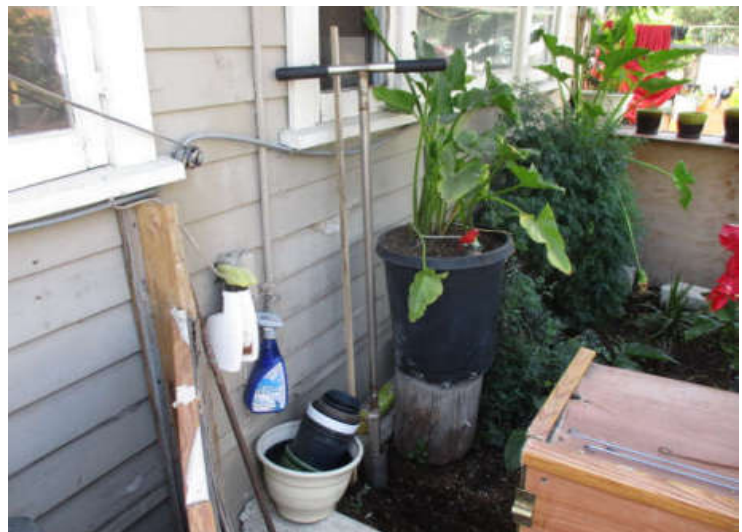


Photo #27:
Another view of soil
sampling location 6-3 (next
to smaller storage shed corner
and septic tank [foreground]),
looking southeast towards
residence at 9092 Catawba
Avenue

ANALYTICAL REPORT & CHAIN OF CUSTODY

Enviro - Chem, Inc.

1214 E. Lexington Avenue, Pomona, CA 91766 Tel (909) 590-5905 Fax (909) 590-5907

Date: July 6, 2020

Mr. Peter Cloven
Pinnacle Environmental, Inc
P.O. Box 904
Clayton, CA 94517
Tel: (925) 673-5500 E-Mail: PCloven@PEI-Env.com

Project: **Future Residential Property /**
APN's 0233-122-28, 29, 60, 63
LAB I.D.: **200626-1 through -16**

Dear Mr. Cloven:

The **analytical results** for the soil samples, received by our laboratory on June 26, 2020, are attached. The samples were received chilled, intact, and accompanying chain of custody record.

Enviro-Chem appreciates the opportunity to provide you and your company this and other services. Please do not hesitate to call us if you have any questions.

Sincerely,



Curtis Desilets
Vice President/Program Manager



Andy Wang
Laboratory Manager

LABORATORY REPORT

CUSTOMER: **Pinnacle Environmental, Inc**
P.O. Box 904, Clayton, CA 94517
Tel: (925) 673-5500 E-Mail: PCloven@PEI-Env.com

PROJECT: **Future Residential Properties /**
APN's 0233-122-28, 29, 60, 63

MATRIX: SOIL DATE RECEIVED: 06/26/20
DATE SAMPLED: 06/25/20 DATE ANALYZED: 07/01/20
REPORT TO: MR. PETER CLOVEN DATE REPORTED: 07/06/20

EPA 6010B FOR TTLC-ARSENIC
UNITS: mg/Kg = MILLIGRAM PER KILOGRAM = PPM

| SAMPLE I.D. | LAB I.D. | ARSENIC RESULT | DF |
|-------------------------|--------------------------|----------------|----|
| <u>1-1/1-2/1-3/1-4</u> | <u>200626-1/3/5/7</u> | | |
| <u>0-6" (Composite)</u> | <u>(Composite)</u> | 4.61 | 1 |
| <u>2-1/2-2/2-3/2-4</u> | <u>200626-9/11/13/15</u> | | |
| <u>0-6" (Composite)</u> | <u>(Composite)</u> | 5.91 | 1 |
| <u>Method Blank</u> | <u>---</u> | ND | 1 |
| | PQL | 0.30 | |

COMMENTS:

DF = Dilution Factor
PQL = Practical Quantitation Limit
Actual Detection Limit = DF X PQL
ND = Non-Detected or below the Actual Detection Limit
TTLC = Total Threshold Limit Concentration
STLC = Soluble Threshold Limit Concentration
STLC Limit for Arsenic = 5 PPM
* = STLC analysis is recommended (if marked)
*** = The concentration exceeds the TTLC Limit @ 500 PPM, therefore the sample is defined as hazardous waste as per CCR-TITLE 22 (if marked)

Data Reviewed and Approved by: 
CAL-DHS ELAP CERTIFICATE No.: 1555

QA/QC for Metals Analysis --TTLC--SOLID/SOIL MATRIX

Matrix Spike/ Matrix Spike Duplicate/ LCS :

ANALYSIS DATE: 7/1/2020

Unit : mg/Kg(ppm)

| Analysis | Spk.Sample ID | CONC. | LCS %Rec. | LCS STATUS | Sample Result | Spike Conc. | MS | % Rec MS | MSD | % Rec MSD | % RPD |
|-------------|---------------|-------|-----------|------------|---------------|-------------|------|----------|------|-----------|-------|
| Arsenic(As) | 200626-18 | 50.0 | 87 | PASS | 4.66 | 50.0 | 46.5 | 84% | 46.8 | 84% | 1% |
| Lead(Pb) | 200626-18 | 50.0 | 90 | PASS | 3.54 | 50.0 | 48.3 | 90% | 49.2 | 91% | 2% |
| Nickel(Ni) | 200626-18 | 50.0 | 87 | PASS | 4.31 | 50.0 | 49.2 | 90% | 50.2 | 92% | 2% |

ANALYSIS DATE : 6/26/2020

| Analysis | Spk.Sample ID | CONC. | LCS %Rec. | LCS STATUS | Sample Result | Spike Conc. | MS | % Rec MS | MSD | % Rec MSD | % RPD |
|--------------|---------------|-------|-----------|------------|---------------|-------------|-------|----------|-------|-----------|-------|
| Mercury (Hg) | 200625-54 | 0.125 | 91 | PASS | 0 | 0.125 | 0.109 | 88% | 0.107 | 86% | 2% |

MS/MSD Status:

| Analysis | %MS | %MSD | %LCS | %RPD |
|-----------------------|-----------------|-----------------|-----------------|---------------|
| Arsenic(As) | PASS | PASS | PASS | PASS |
| Lead(Pb) | PASS | PASS | PASS | PASS |
| Nickel(Ni) | PASS | PASS | PASS | PASS |
| Mercury (Hg) | PASS | PASS | PASS | PASS |
| Accepted Range | 75 ~ 125 | 75 ~ 125 | 85 ~ 115 | 0 ~ 20 |

ANALYST: 

FINAL REVIEWER: 

*=Fail due to matrix interference

Note:LCS is in control therefore results are in control

LABORATORY REPORT

CUSTOMER: **Pinnacle Environmental, Inc**
P.O. Box 904, Clayton, CA 94517
Tel: (925) 673-5500 E-Mail: PCloven@PEI-Env.com

PROJECT: **Future Residential Properties /**
APN's 0233-122-28, 29, 60, 63

MATRIX: SOIL DATE RECEIVED: 06/26/20
DATE SAMPLED: 06/25/20 DATE EXTRACTED: 06/29/20
REPORT TO: MR. PETER CLOVEN DATE ANALYZED: 06/29/20
DATE REPORTED: 07/06/20

SAMPLE I.D.: **1-1/1-2/1-3/1-4 0-6" (Composite)**
LAB I.D.: **200626-1/3/5/7 (Composite)**

Organochlorine Pesticides Analysis

Method: EPA 8081A

Unit: mg/Kg = Milligram Per Kilogram = PPM

| PARAMETER | SAMPLE RESULT | PQL | DF |
|-----------------------------|---------------|-------|----|
| Aldrin | ND | 0.001 | 1 |
| alpha-BHC | ND | 0.001 | 1 |
| beta-BHC | ND | 0.001 | 1 |
| gamma-BHC (Lindane) | ND | 0.001 | 1 |
| delta-BHC | ND | 0.001 | 1 |
| alpha-Chlordane | ND | 0.001 | 1 |
| gamma-Chlordane | ND | 0.001 | 1 |
| Total Chlordane (Technical) | ND | 0.005 | 1 |
| 4,4'-DDD | ND | 0.001 | 1 |
| 4,4'-DDE | ND | 0.001 | 1 |
| 4,4'-DDT | ND | 0.001 | 1 |
| Dieldrin | ND | 0.001 | 1 |
| Endosulfan I | ND | 0.001 | 1 |
| Endosulfan II | ND | 0.001 | 1 |
| Endosulfan Sulfate | ND | 0.001 | 1 |
| Endrin | ND | 0.001 | 1 |
| Endrin Aldehyde | ND | 0.001 | 1 |
| Endrin Ketone | ND | 0.001 | 1 |
| Heptachlor Epoxide | ND | 0.001 | 1 |
| Heptachlor | ND | 0.001 | 1 |
| Methoxychlor | ND | 0.001 | 1 |
| Toxaphene | ND | 0.020 | 1 |


COMMENTS:

DF = DILUTION FACTOR

PQL = PRACTICAL QUANTITATION LIMIT

ACTUAL DETECTION LIMIT = PQL X DF

ND = NON-DETECTED OR BELOW THE ACTUAL DETECTION LIMIT

DATA REVIEWED AND APPROVED BY: 

CAL-DHS ELAP CERTIFICATE No.: 1555

LABORATORY REPORT

CUSTOMER: **Pinnacle Environmental, Inc**
P.O. Box 904, Clayton, CA 94517
Tel: (925) 673-5500 E-Mail: PCloven@PEI-Env.com

PROJECT: **Future Residential Properties /**
APN's 0233-122-28, 29, 60, 63

MATRIX: SOIL DATE RECEIVED: 06/26/20
DATE SAMPLED: 06/25/20 DATE EXTRACTED: 06/29/20
REPORT TO: MR. PETER CLOVEN DATE ANALYZED: 06/29/20
DATE REPORTED: 07/06/20

SAMPLE I.D.: **2-1/2-2/2-3/2-4 0-6" (Composite)**
LAB I.D.: **200626-9/11/13/15 (Composite)}**

Organochlorine Pesticides Analysis

Method: EPA 8081A

Unit: mg/Kg = Milligram Per Kilogram = PPM

| PARAMETER | SAMPLE RESULT | PQL | DF |
|-----------------------------|---------------|-------|----|
| Aldrin | ND | 0.001 | 1 |
| alpha-BHC | ND | 0.001 | 1 |
| beta-BHC | ND | 0.001 | 1 |
| gamma-BHC (Lindane) | ND | 0.001 | 1 |
| delta-BHC | ND | 0.001 | 1 |
| alpha-Chlordane | ND | 0.001 | 1 |
| gamma-Chlordane | ND | 0.001 | 1 |
| Total Chlordane (Technical) | ND | 0.005 | 1 |
| 4,4'-DDD | ND | 0.001 | 1 |
| 4,4'-DDE | ND | 0.001 | 1 |
| 4,4'-DDT | ND | 0.001 | 1 |
| Dieldrin | ND | 0.001 | 1 |
| Endosulfan I | ND | 0.001 | 1 |
| Endosulfan II | ND | 0.001 | 1 |
| Endosulfan Sulfate | ND | 0.001 | 1 |
| Endrin | ND | 0.001 | 1 |
| Endrin Aldehyde | ND | 0.001 | 1 |
| Endrin Ketone | ND | 0.001 | 1 |
| Heptachlor Epoxide | ND | 0.001 | 1 |
| Heptachlor | ND | 0.001 | 1 |
| Methoxychlor | ND | 0.001 | 1 |
| Toxaphene | ND | 0.020 | 1 |


COMMENTS:

DF = DILUTION FACTOR

PQL = PRACTICAL QUANTITATION LIMIT

ACTUAL DETECTION LIMIT = PQL X DF

ND = NON-DETECTED OR BELOW THE ACTUAL DETECTION LIMIT

DATA REVIEWED AND APPROVED BY: 
CAL-DHS ELAP CERTIFICATE No.: 1555

Enviro - Chem, Inc.

1214 E. Lexington Avenue, Pomona, CA 91766 Tel (909) 590-5905 Fax (909) 590-5907

METHOD BLANK REPORT

CUSTOMER: Pinnacle Environmental, Inc
P.O. Box 904, Clayton, CA 94517
Tel: (925) 673-5500 E-Mail: PCloven@PEI-Env.com

PROJECT: Future Residential Properties /
APN's 0233-122-28, 29, 60, 63

MATRIX: SOIL DATE RECEIVED: 06/26/20
DATE SAMPLED: 06/25/20 DATE EXTRACTED: 06/29/20
REPORT TO: MR. PETER CLOVEN DATE ANALYZED: 06/29/20
DATE REPORTED: 07/06/20

METHOD BLANK REPORT FOR LAB I.D.:
200626-1/3/5/7 (COMPOSITE), 200626-9/11/13/15 (COMPOSITE)

Organochlorine Pesticides Analysis

Method: EPA 8081A

Unit: mg/Kg = Milligram Per Kilogram = PPM

Table with 4 columns: PARAMETER, SAMPLE RESULT, PQL, DF. Lists various pesticides like Aldrin, alpha-BHC, beta-BHC, etc., with results mostly 'ND' and PQL values.

COMMENTS:

DF = DILUTION FACTOR
PQL = PRACTICAL QUANTITATION LIMIT
ACTUAL DETECTION LIMIT = PQL X DF
ND = NON-DETECTED OR BELOW THE ACTUAL DETECTION LIMIT

DATA REVIEWED AND APPROVED BY: [Signature]
CAL-DHS ELAP CERTIFICATE No.: 1555

Enviro-Chem, Inc.

1214 E. Lexington Avenue, Pomona, CA 91766

Tel (909)590-5905 Fax (909)590-5907

EPA 8081 QA/QC Report

Matrix: **Soil/Solid/Liquid(Oil)**
 Unit: **mg/Kg (ppm)**

Date Analyzed: 6/29-30/2020

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

Spiked Sample Lab I.D.: **200626-28 MS/MSD**

| Analyte | S.R. | spk conc | MS | %REC | MSD | %REC | %RPD | ACP %RPD | ACP %REC |
|-----------|-------|----------|---------|------------|---------|-------------|------------|--------------|---------------|
| Gamma-BHC | 0.000 | 0.00500 | 0.00457 | 91% | 0.00524 | 105% | 14% | 0-20% | 70-130 |
| Aldrin | 0.000 | 0.00500 | 0.00461 | 92% | 0.00535 | 107% | 15% | 0-20% | 70-130 |
| 4,4-DDE | 0.000 | 0.00500 | 0.00475 | 95% | 0.00543 | 109% | 13% | 0-20% | 70-130 |

Lab Control Spike (LCS) Recovery:

| Analyte | spk conc | LCS | % REC | ACP %REC |
|-----------|----------|---------|-------------|---------------|
| Gamma-BHC | 0.00500 | 0.00522 | 104% | 75-125 |
| Aldrin | 0.00500 | 0.00544 | 109% | 75-125 |
| 4,4-DDE | 0.00500 | 0.00559 | 112% | 75-125 |
| Dieldrin | 0.00500 | 0.00543 | 109% | 75-125 |

| Surrogate Recovery | ACP% | %REC | %REC | %REC | %REC | %REC | %REC | %REC | %REC |
|--------------------------|--------|------|-----------|-----------|-----------|-----------|-----------|-----------|------|
| Sample I.D. | | MB | 200326-18 | 200626-19 | 200626-24 | 200626-26 | 200626-27 | 200626-28 | |
| Tetra-chloro-meta-xylene | 50-150 | 106% | 102% | 101% | 99% | 95% | 103% | 96% | |
| Decachlorobiphenyl | 50-150 | 106% | 93% | 100% | 99% | 107% | 103% | 97% | |

| Surrogate Recovery | ACP% | %REC | %REC | %REC | %REC | %REC | %REC | %REC | %REC |
|--------------------------|--------|-----------|-----------|-----------|-----------|----------------|-------------------|--------------------|------|
| Sample I.D. | | 200626-29 | 200626-30 | 200626-32 | 200626-34 | 200626-1,3,5,7 | 200626-9,11,13,15 | 200626-64,66,68,70 | |
| Tetra-chloro-meta-xylene | 50-150 | 104% | 105% | 104% | 103% | 101% | 97% | 105% | |
| Decachlorobiphenyl | 50-150 | 98% | 98% | 106% | 93% | 96% | 96% | 105% | |

| Surrogate Recovery | ACP% | %REC | %REC | %REC | %REC | %REC | %REC | %REC | %REC |
|--------------------------|--------|--------------------|--------------------|--------------------|------|------|------|------|------|
| Sample I.D. | | 200626-72,74,76,78 | 200626-80,82,84,86 | 200626-88,90,92,94 | | | | | |
| Tetra-chloro-meta-xylene | 50-150 | 99% | 104% | 101% | | | | | |
| Decachlorobiphenyl | 50-150 | 95% | 105% | 88% | | | | | |

S.R. = Sample Result

spk conc = Spike Concentration


%REC = Percent Recovery

ACP %RPD = Acceptable Percent RPD Range

ACP %REC = Acceptable Percent Recovery Range

* = Surrogate fail due to matrix interference (If Marked)

Note: LCS, MS, MSD are in control therefore results are in control.

Analyzed and Reviewed By: 

Final Reviewer: 

Enviro-Chem, Inc. Laboratories
 1214 E. Lexington Avenue,
 Pomona, CA 91766
 Tel: (909) 590-5905 Fax: (909) 590-5907
CA-DHS ELAP CERTIFICATE #1555

Turnaround Time
 Same Day
 24 Hours
 48 Hours
 72 Hours
 1 Week (Standard)
 Other:

OCPs, PCBs, PAHs, Arsenic, Boron, Arsenic, Boron

| SAMPLE ID | LAB ID | SAMPLING DATE | SAMPLING TIME | MATRIX | No. OF CONTAINERS | TEMPERATURE | PRESERVATION | Analysis Required | | | COMMENTS |
|--------------------------------------|----------|---------------|----------------------|--|-------------------|--------------------------------|--------------|---|---|------------------|--|
| | | | | | | | | | | | |
| 1-1, 0-6" | 200626-1 | 6-25 | 1335 | soil | 1 | | ice | X | X | please | Composite all 0-6" samples into one Sample and analyze |
| 1-1, 6"-12" | -2 | | 1337 | | 1 | 1402 | | X | X | Composite | 1 Comp. Sample Composite |
| 1-2, 0-6" | -3 | | 1403 | | 1 | JW | | X | X | 1-1, 0-6" | with sample on next page |
| 1-2, 6"-12" | -4 | | 1405 | | 1 | | hold | X | X | | also composite |
| 1-3, 0-6" | -5 | | 1417 | | 1 | | | X | X | 1-2, 0-6" | all 2-series samples, 0-6" |
| 1-3, 6"-12" | -6 | | 1419 | | 1 | | hold | X | X | 1-3, 0-6" | |
| 1-4, 0-6" | -7 | | 1433 | | 1 | | | X | X | 1-4, 0-6" | |
| 1-4, 6"-12" | -8 | | 1434 | | 1 | | | X | X | | |
| 1-5, 2-1, 0-6" | -9 | | 1614 1517 | | 1 | | | X | X | please composite | |
| 2-1, 6"-12" | -10 | | 1519 | | 1 | | | X | X | 2-1, 0-6" | |
| 2-2, 0-6" | -11 | | 1536 | | 1 | | | X | X | 2-2, 0-6" | |
| 2-2, 6"-12" | -12 | | 1538 | | 1 | | | X | X | 2-3, 0-6" | |
| 2-3, 0-6" | -13 | | 1559 | | 1 | | | X | X | 2-3, 0-6" | |
| 2-3, 6"-12" | -14 | | 1601 | | 1 | | | X | X | 2-4, 0-6" | |
| 2-4, 0-6" | -15 | | 1614 | | 1 | | | X | X | | |
| Company Name: PEI | | | | Project Contact: Peter Glover, David Coffey, Kevin Clark | | Sampler's Signature: K M Clark | | Project Name/ID: Future Res. Property APNs 0233-122-28,29, 60, 63 | | | |
| Address: PO Box 94 Clayton, CA 94517 | | | | Tel: on file | | Fax/Email: on file | | Instructions for Sample Storage After Analysis: <input checked="" type="checkbox"/> Dispose of <input type="checkbox"/> Return to Client <input type="checkbox"/> Store (30 Days) <input type="checkbox"/> Other: | | | |
| Relinquished by: Kevin M. Clark | | | | Received by: [Signature] | | Date & Time: 6/26/00 0825 | | | | | |
| Relinquished by: | | | | Received by: | | Date & Time: | | | | | |
| Relinquished by: | | | | Received by: | | Date & Time: | | | | | |

CHAIN OF CUSTODY RECORD

WHITE WITH SAMPLE • YELLOW TO CLIENT

Date: 6-25-2020

Enviro-Chem, Inc. Laboratories
 1214 E. Lexington Avenue,
 Pomona, CA 91766
 Tel: (909) 590-5905 Fax: (909) 590-5907
 CA-DHS ELAP CERTIFICATE #1555

Turnaround Time
 Same Day
 24 Hours
 48 Hours
 72 Hours
 Other: 1 Week (Standard)

| SAMPLE ID | LAB ID | SAMPLING DATE | SAMPLING TIME | MATRIX | NO. OF CONTAINERS | TEMPERATURE | PRESERVATION | Analysis Required | COMMENTS | Misc./PO# |
|-------------|-----------|---------------|---------------|--------|-------------------|-------------|--------------|-------------------|----------|-----------|
| 2-4, 6"-12" | 700624-16 | 6-25 | 1615 | soil | 1 | ice | ice | | hold | |
| | | | | | | | | | | |
| | | | | | | | | | | |
| | | | | | | | | | | |
| | | | | | | | | | | |
| | | | | | | | | | | |
| | | | | | | | | | | |
| | | | | | | | | | | |
| | | | | | | | | | | |
| | | | | | | | | | | |
| | | | | | | | | | | |
| | | | | | | | | | | |
| | | | | | | | | | | |
| | | | | | | | | | | |
| | | | | | | | | | | |
| | | | | | | | | | | |
| | | | | | | | | | | |
| | | | | | | | | | | |
| | | | | | | | | | | |
| | | | | | | | | | | |
| | | | | | | | | | | |

OCP's 8081A
 Aerial 6010

Company Name: PEI

Project Contact: Peter Clowse
 David Capp, Kevin Clark

Address: PO Box 94

City/State/Zip: Clayton, CA

Relinquished by: Keri M. Clark

Sampler's Signature: *Keri M. Clark*

Project Name/ID: Future Residential Property
 APNs 0233-122-28, 29, 60, 63

Tel: bn file

Fax/Email: bn file

Received by: [Signature]

Relinquished by:

Relinquished by:

Date: 6-25-2020

Instructions for Sample Storage After Analysis:
 Dispose of Return to Client Store (30 Days)
 Other:

Date & Time: 6/26/20 08:15

Date & Time:

Date & Time:

Date: July 6, 2020

Mr. Peter Cloven
Pinnacle Environmental, Inc
P.O. Box 904
Clayton, CA 94517
Tel: (925) 673-5500 E-Mail: PCloven@PEI-Env.com

Project: **Fontana Residential Property /**
APN's 0233-122-28, 29, 60, 63
LAB I.D.: **200626-64 through -95**

Dear Mr. Cloven:

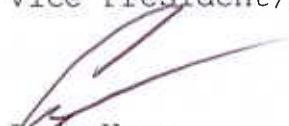
The **analytical results** for the soil samples, received by our laboratory on June 26, 2020, are attached. The samples were received chilled, intact, and accompanying chain of custody record.

Enviro-Chem appreciates the opportunity to provide you and your company this and other services. Please do not hesitate to call us if you have any questions.

Sincerely,



Curtis Desilets
Vice President/Program Manager



Andy Wang
Laboratory Manager

Enviro - Chem, Inc.

1214 E. Lexington Avenue, Pomona, CA 91766 Tel (909) 590-5905 Fax (909) 590-5907

LABORATORY REPORT

CUSTOMER: **Pinnacle Environmental, Inc**
P.O. Box 904, Clayton, CA 94517
Tel: (925) 673-5500 E-Mail: PCloven@PEI-Env.com

PROJECT: **Fontana Residential Properties /**
APN's 0233-122-28, 29, 60, 63

MATRIX: SOIL DATE RECEIVED: 06/26/20
DATE SAMPLED: 06/26/20 DATE ANALYZED: 07/01/20
REPORT TO: MR. PETER CLOVEN DATE REPORTED: 07/06/20

EPA 6010B FOR TTLC-ARSENIC
UNITS: mg/Kg = MILLIGRAM PER KILOGRAM = PPM

| SAMPLE I.D. | LAB I.D. | ARSENIC RESULT | DF |
|-------------------------|---------------------------|----------------|----------|
| <u>3-1/3-2/3-3/3-4</u> | <u>200626-64/66/68/70</u> | | |
| <u>0-6" (Composite)</u> | <u>(Composite)</u> | 4.30 | 1 |
| <u>4-1/4-2/4-3/4-4</u> | <u>200626-72/74/76/78</u> | | |
| <u>0-6" (Composite)</u> | <u>(Composite)</u> | 3.93 | 1 |
| <u>5-1/5-2/5-3/5-4</u> | <u>200626-80/82/84/86</u> | | |
| <u>0-6" (Composite)</u> | <u>(Composite)</u> | 4.31 | 1 |
| <u>6-1/6-2/6-3/6-4</u> | <u>200626-88/90/92/94</u> | | |
| <u>0-6" (Composite)</u> | <u>(Composite)</u> | 3.93 | 1 |
| <u>Method Blank</u> | <u>---</u> | <u>ND</u> | <u>1</u> |
| | PQL | 0.30 | |

COMMENTS:

DF = Dilution Factor

PQL = Practical Quantitation Limit

Actual Detection Limit = DF X PQL

ND = Non-Detected or below the Actual Detection Limit

TTLC = Total Threshold Limit Concentration

STLC = Soluble Threshold Limit Concentration

STLC Limit for Arsenic = 5 PPM

* = STLC analysis is recommended (if marked)

*** = The concentration exceeds the TTLC Limit @ 500 PPM, therefore the sample is defined as hazardous waste as per CCR-TITLE 22 (if marked)

Data Reviewed and Approved by: [Signature]
CAL-DHS ELAP CERTIFICATE No.: 1555

Enviro - Chem, Inc.

1214 E. Lexington Avenue, Pomona, CA 91766 Tel (909) 590-5905 Fax (909) 590-5907

LABORATORY REPORT

CUSTOMER: Pinnacle Environmental, Inc
P.O. Box 904, Clayton, CA 94517
Tel: (925) 673-5500 E-Mail: PCloven@PEI-Env.com

PROJECT: Fontana Residential Properties /
APN's 0233-122-28, 29, 60, 63

MATRIX: SOIL DATE RECEIVED: 06/26/20
DATE SAMPLED: 06/26/20 DATE ANALYZED: 07/01/20
REPORT TO: MR. PETER CLOVEN DATE REPORTED: 07/06/20

EPA 6010B FOR TTLC-LEAD
UNITS: mg/Kg = MILLIGRAM PER KILOGRAM = PPM

Table with 4 columns: SAMPLE I.D., LAB I.D., TTLC-LEAD RESULT, DF. Rows include sample 6-1/6-2/6-3/6-4 (0-6" Composite) with result 142* and DF 1, and Method Blank with result ND and DF 1. PQL is listed as 0.50.

COMMENTS:

DF = Dilution Factor
PQL = Practical Quantitation Limit
Actual Detection Limit = DF X PQL
ND = Non-Detected or below the Actual Detection Limit
TTLC = Total Threshold Limit Concentration
STLC = Soluble Threshold Limit Concentration
STLC Limit for lead = 5 PPM
* = STLC analysis is recommended (if marked)
*** = The concentration exceeds the TTLC Limit @ 1000 PPM, therefore the sample is defined as hazardous waste as per CCR-TITLE 22 (if marked)

Data Reviewed and Approved by: [Signature]
CAL-DHS ELAP CERTIFICATE No.: 1555

QA/QC for Metals Analysis --TTLC--SOLID/SOIL MATRIX

Matrix Spike/ Matrix Spike Duplicate/ LCS :

ANALYSIS DATE: 7/1/2020

Unit : mg/Kg(ppm)

| Analysis | Spk.Sample ID | CONC. | LCS %Rec. | LCS STATUS | Sample Result | Spike Conc. | MS | % Rec MS | MSD | % Rec MSD | % RPD |
|-------------|---------------|-------|-----------|------------|---------------|-------------|------|----------|------|-----------|-------|
| Arsenic(As) | 200626-18 | 50.0 | 87 | PASS | 4.66 | 50.0 | 46.5 | 84% | 46.8 | 84% | 1% |
| Lead(Pb) | 200626-18 | 50.0 | 90 | PASS | 3.54 | 50.0 | 48.3 | 90% | 49.2 | 91% | 2% |
| Nickel(Ni) | 200626-18 | 50.0 | 87 | PASS | 4.31 | 50.0 | 49.2 | 90% | 50.2 | 92% | 2% |

ANALYSIS DATE: : 6/26/2020

| Analysis | Spk.Sample ID | CONC. | LCS %Rec. | LCS STATUS | Sample Result | Spike Conc. | MS | % Rec MS | MSD | % Rec MSD | % RPD |
|--------------|---------------|-------|-----------|------------|---------------|-------------|-------|----------|-------|-----------|-------|
| Mercury (Hg) | 200625-54 | 0.125 | 91 | PASS | 0 | 0.125 | 0.109 | 88% | 0.107 | 86% | 2% |

MS/MSD Status:

| Analysis | %MS | %MSD | %LCS | %RPD |
|-----------------------|-----------------|-----------------|-----------------|---------------|
| Arsenic(As) | PASS | PASS | PASS | PASS |
| Lead(Pb) | PASS | PASS | PASS | PASS |
| Nickel(Ni) | PASS | PASS | PASS | PASS |
| Mercury (Hg) | PASS | PASS | PASS | PASS |
| Accepted Range | 75 ~ 125 | 75 ~ 125 | 85 ~ 115 | 0 ~ 20 |

ANALYST: _____

FINAL REVIEWER: _____

*=Fail due to matrix interference

Note:LCS is in control therefore results are in control

LABORATORY REPORT

CUSTOMER: **Pinnacle Environmental, Inc**
P.O. Box 904, Clayton, CA 94517
Tel: (925) 673-5500 E-Mail: PCloven@PEI-Env.com

PROJECT: **Fontana Residential Properties /**
APN's 0233-122-28, 29, 60, 63

MATRIX: SOIL DATE RECEIVED: 06/26/20
DATE SAMPLED: 06/26/20 DATE EXTRACTED: 06/29/20
REPORT TO: MR. PETER CLOVEN DATE ANALYZED: 06/29/20
DATE REPORTED: 07/06/20

SAMPLE I.D.: **3-1/3-2/3-3/3-4 0-6" (Composite)**
LAB I.D.: **200626-64/66/68/70 (Composite)**

Organochlorine Pesticides Analysis

Method: EPA 8081A

Unit: mg/Kg = Milligram Per Kilogram = PPM

| PARAMETER | SAMPLE RESULT | PQL | DF |
|-----------------------------|---------------|-------|----|
| Aldrin | ND | 0.001 | 1 |
| alpha-BHC | ND | 0.001 | 1 |
| beta-BHC | ND | 0.001 | 1 |
| gamma-BHC (Lindane) | ND | 0.001 | 1 |
| delta-BHC | ND | 0.001 | 1 |
| alpha-Chlordane | ND | 0.001 | 1 |
| gamma-Chlordane | ND | 0.001 | 1 |
| Total Chlordane (Technical) | ND | 0.005 | 1 |
| 4,4'-DDD | ND | 0.001 | 1 |
| 4,4'-DDE | ND | 0.001 | 1 |
| 4,4'-DDT | ND | 0.001 | 1 |
| Dieldrin | ND | 0.001 | 1 |
| Endosulfan I | ND | 0.001 | 1 |
| Endosulfan II | ND | 0.001 | 1 |
| Endosulfan Sulfate | ND | 0.001 | 1 |
| Endrin | ND | 0.001 | 1 |
| Endrin Aldehyde | ND | 0.001 | 1 |
| Endrin Ketone | ND | 0.001 | 1 |
| Heptachlor Epoxide | ND | 0.001 | 1 |
| Heptachlor | ND | 0.001 | 1 |
| Methoxychlor | ND | 0.001 | 1 |
| Toxaphene | ND | 0.020 | 1 |

COMMENTS:

DF = DILUTION FACTOR

PQL = PRACTICAL QUANTITATION LIMIT

ACTUAL DETECTION LIMIT = PQL X DF

ND = NON-DETECTED OR BELOW THE ACTUAL DETECTION LIMIT

DATA REVIEWED AND APPROVED BY: 
CAL-DHS ELAP CERTIFICATE No.: 1555

LABORATORY REPORT

CUSTOMER: **Pinnacle Environmental, Inc**
P.O. Box 904, Clayton, CA 94517
Tel: (925) 673-5500 E-Mail: PCloven@PEI-Env.com

PROJECT: **Fontana Residential Properties /**
APN's 0233-122-28, 29, 60, 63

MATRIX: SOIL DATE RECEIVED: 06/26/20
DATE SAMPLED: 06/26/20 DATE EXTRACTED: 06/29/20
REPORT TO: MR. PETER CLOVEN DATE ANALYZED: 06/30/20
DATE REPORTED: 07/06/20

SAMPLE I.D.: **4-1/4-2/4-3/4-4 0-6" (Composite)**
LAB I.D.: **200626-72/74/76/78 (Composite)**

Organochlorine Pesticides Analysis

Method: **EPA 8081A**

Unit: **mg/Kg = Milligram Per Kilogram = PPM**

| PARAMETER | SAMPLE RESULT | PQL | DF |
|-----------------------------|---------------|-------|----|
| Aldrin | ND | 0.001 | 1 |
| alpha-BHC | ND | 0.001 | 1 |
| beta-BHC | ND | 0.001 | 1 |
| gamma-BHC (Lindane) | ND | 0.001 | 1 |
| delta-BHC | ND | 0.001 | 1 |
| alpha-Chlordane | ND | 0.001 | 1 |
| gamma-Chlordane | ND | 0.001 | 1 |
| Total Chlordane (Technical) | ND | 0.005 | 1 |
| 4,4'-DDD | ND | 0.001 | 1 |
| 4,4'-DDE | ND | 0.001 | 1 |
| 4,4'-DDT | ND | 0.001 | 1 |
| Dieldrin | ND | 0.001 | 1 |
| Endosulfan I | ND | 0.001 | 1 |
| Endosulfan II | ND | 0.001 | 1 |
| Endosulfan Sulfate | ND | 0.001 | 1 |
| Endrin | ND | 0.001 | 1 |
| Endrin Aldehyde | ND | 0.001 | 1 |
| Endrin Ketone | ND | 0.001 | 1 |
| Heptachlor Epoxide | ND | 0.001 | 1 |
| Heptachlor | ND | 0.001 | 1 |
| Methoxychlor | ND | 0.001 | 1 |
| Toxaphene | ND | 0.020 | 1 |

COMMENTS:

DF = DILUTION FACTOR

PQL = PRACTICAL QUANTITATION LIMIT

ACTUAL DETECTION LIMIT = PQL X DF

ND = NON-DETECTED OR BELOW THE ACTUAL DETECTION LIMIT

DATA REVIEWED AND APPROVED BY: 

CAL-DHS ELAP CERTIFICATE No.: 1555

LABORATORY REPORT

CUSTOMER: Pinnacle Environmental, Inc
P.O. Box 904, Clayton, CA 94517
Tel: (925) 673-5500 E-Mail: PCloven@PEI-Env.com

PROJECT: Fontana Residential Properties /
APN's 0233-122-28, 29, 60, 63

MATRIX: SOIL
DATE SAMPLED: 06/26/20
REPORT TO: MR. PETER CLOVEN
DATE RECEIVED: 06/26/20
DATE EXTRACTED: 06/29/20
DATE ANALYZED: 06/30/20
DATE REPORTED: 07/06/20

SAMPLE I.D.: 5-1/5-2/5-3/5-4 0-6" (Composite)
LAB I.D.: 200626-80/82/84/86 (Composite)

Organochlorine Pesticides Analysis

Method: EPA 8081A

Unit: mg/Kg = Milligram Per Kilogram = PPM

| PARAMETER | SAMPLE RESULT | PQL | DF |
|-----------------------------|---------------|-------|----|
| Aldrin | ND | 0.001 | 1 |
| alpha-BHC | ND | 0.001 | 1 |
| beta-BHC | ND | 0.001 | 1 |
| gamma-BHC (Lindane) | ND | 0.001 | 1 |
| delta-BHC | ND | 0.001 | 1 |
| alpha-Chlordane | ND | 0.001 | 1 |
| gamma-Chlordane | ND | 0.001 | 1 |
| Total Chlordane (Technical) | ND | 0.005 | 1 |
| 4,4'-DDD | ND | 0.001 | 1 |
| 4,4'-DDE | ND | 0.001 | 1 |
| 4,4'-DDT | ND | 0.001 | 1 |
| Dieldrin | ND | 0.001 | 1 |
| Endosulfan I | ND | 0.001 | 1 |
| Endosulfan II | ND | 0.001 | 1 |
| Endosulfan Sulfate | ND | 0.001 | 1 |
| Endrin | ND | 0.001 | 1 |
| Endrin Aldehyde | ND | 0.001 | 1 |
| Endrin Ketone | ND | 0.001 | 1 |
| Heptachlor Epoxide | ND | 0.001 | 1 |
| Heptachlor | ND | 0.001 | 1 |
| Methoxychlor | ND | 0.001 | 1 |
| Toxaphene | ND | 0.020 | 1 |


COMMENTS:

DF = DILUTION FACTOR

PQL = PRACTICAL QUANTITATION LIMIT

ACTUAL DETECTION LIMIT = PQL X DF

ND = NON-DETECTED OR BELOW THE ACTUAL DETECTION LIMIT

DATA REVIEWED AND APPROVED BY: 
CAL-DHS ELAP CERTIFICATE No.: 1555

LABORATORY REPORT

CUSTOMER: **Pinnacle Environmental, Inc**
P.O. Box 904, Clayton, CA 94517
Tel: (925) 673-5500 E-Mail: PCloven@PEI-Env.com

PROJECT: **Fontana Residential Properties /**
APN's 0233-122-28, 29, 60, 63

MATRIX: SOIL DATE RECEIVED: 06/26/20
DATE SAMPLED: 06/26/20 DATE EXTRACTED: 06/29/20
REPORT TO: MR. PETER CLOVEN DATE ANALYZED: 06/30/20
DATE REPORTED: 07/06/20

SAMPLE I.D.: **6-1/6-2/6-3/6-4 0-6" (Composite)**
LAB I.D.: **200626-88/90/92/94 (Composite)**

Organochlorine Pesticides Analysis

Method: EPA 8081A

Unit: mg/Kg = Milligram Per Kilogram = PPM

| PARAMETER | SAMPLE RESULT | PQL | DF |
|-----------------------------|---------------|-------|-----|
| Aldrin | ND | 0.001 | 100 |
| alpha-BHC | ND | 0.001 | 100 |
| beta-BHC | ND | 0.001 | 100 |
| gamma-BHC (Lindane) | ND | 0.001 | 100 |
| delta-BHC | ND | 0.001 | 100 |
| alpha-Chlordane | ND | 0.001 | 100 |
| gamma-Chlordane | ND | 0.001 | 100 |
| Total Chlordane (Technical) | ND | 0.005 | 100 |
| 4,4'-DDD | ND | 0.001 | 100 |
| 4,4'-DDE | 0.300 | 0.001 | 100 |
| 4,4'-DDT | 0.383 | 0.001 | 100 |
| Dieldrin | ND | 0.001 | 100 |
| Endosulfan I | ND | 0.001 | 100 |
| Endosulfan II | ND | 0.001 | 100 |
| Endosulfan Sulfate | ND | 0.001 | 100 |
| Endrin | ND | 0.001 | 100 |
| Endrin Aldehyde | ND | 0.001 | 100 |
| Endrin Ketone | ND | 0.001 | 100 |
| Heptachlor Epoxide | ND | 0.001 | 100 |
| Heptachlor | ND | 0.001 | 100 |
| Methoxychlor | ND | 0.001 | 100 |
| Toxaphene | ND | 0.020 | 100 |

COMMENTS:

DF = DILUTION FACTOR

PQL = PRACTICAL QUANTITATION LIMIT

ACTUAL DETECTION LIMIT = PQL X DF

ND = NON-DETECTED OR BELOW THE ACTUAL DETECTION LIMIT

DATA REVIEWED AND APPROVED BY: 
CAL-DHS ELAP CERTIFICATE No.: 1555

Enviro - Chem, Inc.

1214 E. Lexington Avenue, Pomona, CA 91766 Tel (909) 590-5905 Fax (909) 590-5907

METHOD BLANK REPORT

CUSTOMER: Pinnacle Environmental, Inc
P.O. Box 904, Clayton, CA 94517
Tel: (925) 673-5500 E-Mail: PCloven@PEI-Env.com

PROJECT: Fontana Residential Properties /
APN's 0233-122-28, 29, 60, 63

MATRIX: SOIL DATE RECEIVED: 06/26/20
DATE SAMPLED: 06/26/20 DATE EXTRACTED: 06/29/20
REPORT TO: MR. PETER CLOVEN DATE ANALYZED: 06/29/20
DATE REPORTED: 07/06/20

METHOD BLANK REPORT FOR LAB I.D.:

200626-64/66/68/70 (COMPOSITE), 200626-72/74/76/78 (COMPOSITE),
200626-80/82/84/86 (COMPOSITE), 200626-88/90/92/94 (COMPOSITE)

Organochlorine Pesticides Analysis

Method: EPA 8081A

Unit: mg/Kg = Milligram Per Kilogram = PPM

Table with 5 columns: PARAMETER, SAMPLE RESULT, PQL, and DF. Lists various pesticides like Aldrin, alpha-BHC, beta-BHC, etc., with results mostly 'ND' and PQL values like 0.001.

COMMENTS:

DF = DILUTION FACTOR
PQL = PRACTICAL QUANTITATION LIMIT
ACTUAL DETECTION LIMIT = PQL X DF
ND = NON-DETECTED OR BELOW THE ACTUAL DETECTION LIMIT

DATA REVIEWED AND APPROVED BY: [Signature]

CAL-DHS ELAP CERTIFICATE No.: 1555

Enviro-Chem, Inc.

1214 E. Lexington Avenue, Pomona, CA 91766 Tel (909)590-5905 Fax (909)590-5907

EPA 8081 QA/QC Report

Matrix: **Soil/Solid/Liquid(Oil)**

Date Analyzed: 6/29-30/2020

Unit: **mg/Kg (ppm)**

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

Spiked Sample Lab I.D.: **200626-28 MS/MSD**

| Analyte | S.R. | spk conc | MS | %REC | MSD | %REC | %RPD | ACP %RPD | ACP %REC |
|-----------|-------|----------|---------|------------|---------|-------------|------------|--------------|---------------|
| Gamma-BHC | 0.000 | 0.00500 | 0.00457 | 91% | 0.00524 | 105% | 14% | 0-20% | 70-130 |
| Aldrin | 0.000 | 0.00500 | 0.00461 | 92% | 0.00535 | 107% | 15% | 0-20% | 70-130 |
| 4,4-DDE | 0.000 | 0.00500 | 0.00475 | 95% | 0.00543 | 109% | 13% | 0-20% | 70-130 |

Lab Control Spike (LCS) Recovery:

| Analyte | spk conc | LCS | % REC | ACP %REC |
|-----------|----------|---------|-------------|---------------|
| Gamma-BHC | 0.00500 | 0.00522 | 104% | 75-125 |
| Aldrin | 0.00500 | 0.00544 | 109% | 75-125 |
| 4,4-DDE | 0.00500 | 0.00559 | 112% | 75-125 |
| Dieldrin | 0.00500 | 0.00543 | 109% | 75-125 |

| Surrogate Recovery | ACP% | %REC | %REC | %REC | %REC | %REC | %REC | %REC |
|--------------------------|--------|------|-----------|-----------|-----------|-----------|-----------|-----------|
| Sample I.D. | | MB | 200326-18 | 200626-19 | 200626-24 | 200626-26 | 200626-27 | 200626-28 |
| Tetra-chloro-meta-xylene | 50-150 | 106% | 102% | 101% | 99% | 95% | 103% | 96% |
| Decachlorobiphenyl | 50-150 | 106% | 93% | 100% | 99% | 107% | 103% | 97% |

| Surrogate Recovery | ACP% | %REC | %REC | %REC | %REC | %REC | %REC | %REC |
|--------------------------|--------|-----------|-----------|-----------|-----------|----------------|--------------------|--------------------|
| Sample I.D. | | 200626-29 | 200626-30 | 200626-32 | 200626-34 | 200626-1,3,5,7 | 200626-,9,11,13,15 | 200626-64,66,68,70 |
| Tetra-chloro-meta-xylene | 50-150 | 104% | 105% | 104% | 103% | 101% | 97% | 105% |
| Decachlorobiphenyl | 50-150 | 98% | 98% | 106% | 93% | 96% | 96% | 105% |

| Surrogate Recovery | ACP% | %REC | %REC | %REC | %REC | %REC | %REC | %REC |
|--------------------------|--------|--------------------|--------------------|--------------------|------|------|------|------|
| Sample I.D. | | 200626-72,74,76,78 | 200626-80,82,84,86 | 200626-88,90,92,94 | | | | |
| Tetra-chloro-meta-xylene | 50-150 | 99% | 104% | 101% | | | | |
| Decachlorobiphenyl | 50-150 | 95% | 105% | 88% | | | | |

S.R. = Sample Result

spk conc = Spike Concentration

%REC = Percent Recovery

ACP %RPD = Acceptable Percent RPD Range

ACP %REC = Acceptable Percent Recovery Range

* = Surrogate fail due to matrix interference (If Marked)

Note: LCS, MS, MSD are in control therefore results are in control.

Analyzed and Reviewed By: _____

Final Reviewer: _____

Enviro-Chem, Inc. Laboratories
 1214 E. Lexington Avenue,
 Pomona, CA 91766
 Tel: (909) 590-5905 Fax: (909) 590-5907
CA-DHS ELAP CERTIFICATE #1555

Turnaround Time
 Same Day
 24 Hours
 48 Hours
 72 Hours
 1 Week (Standard)
 Other:

Misc./PO#
 DCR 80814
 Avenue 6010

| SAMPLE ID | LAB ID | SAMPLING DATE | SAMPLING TIME | MATRIX | NO. OF CONTAINERS | TEMPERATURE | PRESERVATION | Analysis Required | COMMENTS |
|-------------|----------|---------------|---------------|--------|-------------------|-------------|--------------|-------------------|---|
| 3-1, 0-6" | 20062664 | 6-26-12 | 1125 | Soil | 1 | | Ice | X X | |
| 3-1, 6"-12" | -65 | | 1127 | | 1 | HEAVY | | X X | Component Fee 106" samples are analyzed |
| 3-2, 0-6" | -66 | | 1134 | | 1 | | | X X | |
| 3-2, 6"-12" | -67 | | 1135 | | 1 | | | X X | |
| 3-3, 0-6" | -68 | | 1146 | | 1 | | | X X | |
| 3-3, 6"-12" | -69 | | 1148 | | 1 | | | X X | |
| 3-4, 0-6" | -70 | | 1202 | | 1 | | | X X | |
| 3-4, 6"-12" | -71 | | 1204 | | 1 | | | X X | |
| 4-1, 0-6" | -72 | | 1239 | | 1 | | | X X | |
| 4-1, 6"-12" | -73 | | 1242 | | 1 | | | X X | |
| 4-2, 0-6" | -74 | | 1249 | | 1 | | | X X | |
| 4-2, 6"-12" | -75 | | 1252 | | 1 | | | X X | |
| 4-3, 0-6" | -76 | | 1312 | | 1 | | | X X | |
| 4-3, 6"-12" | -77 | | 1316 | | 1 | | | X X | |
| 4-4, 0-6" | -78 | | 1336 | | 1 | | | X X | |

Company Name: **PEI**

Address: **PO Box 94**

City/State/Zip: **Clayton, CA 94517**

Relinquished by: *Kevin M. Clark*

Relinquished by: _____

Relinquished by: _____

Date: **6-26-2020**

Project Contact: **Peter Cloven**
David Copp, Kevin Clark

Project Name/ID: **Fontana Res. Prop.**
APNs 0233.122-28, 29, 60, 63

Sampler's Signature: *Kevin Clark*

Instructions for Sample Storage After Analysis:
 Dispose of Return to Client Store (30 Days)
 Other:

Date & Time: _____

Date & Time: _____

Enviro-Chem, Inc. Laboratories
 1214 E. Lexington Avenue,
 Pomona, CA 91766
 Tel: (909) 590-5905 Fax: (909) 590-5907
CA-DHS ELAP CERTIFICATE #1555

Turnaround Time
 Same Day
 24 Hours
 48 Hours
 72 Hours
 Week (Standard)
 Other:

CPs 80914
 Precip 6010
 Total lead 6010

Misc./PO#

| SAMPLE ID | LAB ID | SAMPLING DATE | MATRIX | NO. OF CONTAINERS | TEMPERATURE | PRESERVATION | Analysis Required | COMMENTS |
|------------|----------|---------------|--------|-------------------|-------------|--------------|--------------------------|----------|
| 4-4 6"-12" | 20626-79 | 6-26-20 | Soil | 1 | | ice | X Composite 0-6" | |
| 5-1 0-6" | -80 | 1414 | | 1 | | | X Samples into one | |
| 5-1 6"-12" | -81 | 1421 | | 1 | | | X Sample and | |
| 5-2 0-6" | -82 | 1428 | | 1 | | | X analyze | |
| 5-2 6"-12" | -83 | 1437 | | 1 | | | X | |
| 5-3 0-6" | -84 | 1438 | | 1 | | | X | |
| 5-3 6"-12" | -85 | 1448 | | 1 | | | X | |
| 5-4 0-6" | -86 | 1450 | | 1 | | | X | |
| 5-4 6"-12" | -87 | 1517 | | 1 | | | X X } Composite with 6" | |
| 6-1 0-6" | -12" | -88 | | 1 | | | X X } sample on next | |
| 6-1 6"-12" | 12"-18" | -89 | | 1 | | | X X } page into 1 sample | |
| 6-2 0-6" | -90 | 1522 | | 1 | | | X X } and analyze | |
| 6-2 6"-12" | -91 | 1523 | | 1 | | | X X } | |
| 6-3 0-6" | -92 | 1528 | | 1 | | | X X } | |
| 6-3 6"-12" | -93 | 1530 | | 1 | | | X X } | |

Company Name: PET Project Contact: Peter Cloven Sampler's Signature: [Signature]
 Address: Po Box 94 David Copp, Kevin Clark Project Name/ID: Fontana Res. Prop.
 City/State/Zip: Clayton CA 94517 Tel: on file APNs 0233.122.28, 29, 60, 61
 Relinquished by: Kevin M. Clark Fax/Email: pet@pet.com Instructions for Sample Storage After Analysis:
 Dispose of Return to Client Store (30 Days)
 Other: 6/27/20 Date & Time: 6/27/20

CHAIN OF CUSTODY RECORD

Date: 6-26-2020 Received by: _____ Date & Time: _____
 Relinquished by: _____ Received by: _____ Date & Time: _____
 Relinquished by: _____ Received by: _____ Date & Time: _____

Enviro-Chem, Inc. Laboratories
 1214 E. Lexington Avenue,
 Pomona, CA 91766
 Tel: (909) 590-5905 Fax: (909) 590-5907
CA-DHS ELAP CERTIFICATE #1555

Turnaround Time
 Same Day
 24 Hours
 48 Hours
 72-Hours
 1 Week (Standard)
 Other:

| SAMPLE ID | LAB ID | SAMPLING DATE | SAMPLING TIME | MATRIX | NO. OF CONTAINERS | TEMPERATURE | PRESERVATION | Analysis Required | | | | COMMENTS |
|------------|-----------|---------------|---------------|--------|-------------------|-------------|--------------|-------------------|---|---|--|---|
| 6-4, 0-6" | 700676-94 | 6.26 | 1544 | soil | 1 | | ice | X | X | X | | Composite w/ 6 series samples into 1 sample and analyze |
| 6-4, 6-12" | 700676-95 | 6.26 | 1546 | soil | 1 | | | | | | | |
| | | | | | | | | | | | | |
| | | | | | | | | | | | | |
| | | | | | | | | | | | | |
| | | | | | | | | | | | | |
| | | | | | | | | | | | | |
| | | | | | | | | | | | | |
| | | | | | | | | | | | | |
| | | | | | | | | | | | | |
| | | | | | | | | | | | | |
| | | | | | | | | | | | | |
| | | | | | | | | | | | | |
| | | | | | | | | | | | | |
| | | | | | | | | | | | | |
| | | | | | | | | | | | | |
| | | | | | | | | | | | | |
| | | | | | | | | | | | | |
| | | | | | | | | | | | | |
| | | | | | | | | | | | | |
| | | | | | | | | | | | | |
| | | | | | | | | | | | | |
| | | | | | | | | | | | | |
| | | | | | | | | | | | | |
| | | | | | | | | | | | | |
| | | | | | | | | | | | | |

BCP 80017
 Arsenic 6010
 Total Lead 6010

Company Name: **PEI** Project Contact: **Peter Tavernier** Sampler's Signature: *[Signature]*

Address: **PO Box 94** Tel: **on file** Project Name/ID: **Pontana Res. Prop.**

City/State/Zip: **Clayton CA 94517** Fax/Email: **on file** **ANA 0233.122-2929, 60, 63**

Relinquished by: **Kevin M. Clark** Received by: **[Signature]** Date & Time: **6/26/20 1705**

Relinquished by: Received by: Date & Time: Instructions for Sample Storage After Analysis:
 Dispose of Return to Client Store (30 Days)
 Other: Other: Other:

CHAIN OF CUSTODY RECORD