APPENDIX D

PHASE II SUBSURFACE INVESTIGATION REPORT

PARTNER

More Than Just Assessments.
Solutions.

PHASE II SUBSURFACE INVESTIGATION REPORT

6325 Stockton Boulevard
Sacramento, California 95824

Report Date
July 29, 2024

Partner Project No.
24-449889.2

Prepared for:
Bee Shine Carwash Inc.
9441 Eagle Spring Court
Roseville, California 95747

Building Science | Environmental Consulting | Construction & Development | Energy & Sustainability

PARTNER

July 29, 2024

Jesse Angeles
Bee Shine Carwash Inc.
9441 Eagle Spring Court
Roseville, California 95747

Subject: Phase II Subsurface Investigation Report
6325 Stockton Boulevard
Sacramento, California 95824
Partner Project No. 24-449889.2

Dear Mr. Angeles:

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 Brandon Sims at (916) 796-0114.

Sincerely,

Partner Engineering and Science, Inc.

Fanny Flores
Project Scientist

PROFESSIONAL GEOLOGIST
JOSEPH C. MANGINE
No. 8423
STATE OF CALIFORNIA

Joe Mangine, PG
Senior Project Manager

Brandon Sims
Relationship Manager

TABLE OF CONTENTS

The following Figures, Tables, and Appendices are attached at the end of this report.

1.0 INTRODUCTION

1.1 Purpose

The purpose of the investigation was to evaluate the potential impact of petroleum hydrocarbons and volatile organic compounds (VOCs) to soil and/or soil gas as a consequence of a release or releases from the on-site drain and oil/water separator (OWS) systems and waste oil aboveground storage tank (AST). Bee Shine Carwash Inc. provided project authorization of Partner Proposal Number P24.449889.2.

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 Bee Shine Carwash Inc. (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 consists of four parcels of land comprising 2.99 acres located on the southeast corner of the Stockton Boulevard and Dias Avenue intersection within a mixed residential and commercial area of Sacramento, Sacramento County, California. The subject property is currently developed with three single-story buildings and is occupied by We-Do-It Hand Wash, Detail, and Oil Change; a vacant commercial building; and a vacant residential building. On-site operations consist of car washing, detailing, and oil changes. In addition to the current structures, the subject property is improved with asphalt-paved parking areas, associated landscaping, drainage features, perimeter fencing, a shade structure, outdoor sitting area, and storage containers and sheds. The northern portion of the property contains a paved junk yard which contained a few vehicles, trash, and storage containers at the time of the Phase I.

The subject property is bound by Dias Avenue to the north beyond which is a commercial property and mobile home park, residences to the east, commercial property and vacant land to the south, and Stockton Boulevard to the west beyond which are commercial properties. Refer to Figure 1 for a site vicinity map showing site features and surrounding properties.

2.2 Site History

Partner completed a *Phase I Environmental Site Assessment Report* (Phase I) for the subject property, dated June 11, 2024, on behalf of Bee Shine Carwash. According to the reviewed historical sources, the subject property was formerly undeveloped as early as 1901; developed with two residential structures (6301 Stockton Boulevard and 6000 Dias Avenue) between 1911 and *circa* 1940; and developed with the commercial structure at 6303 Stockton Boulevard in 1950. The residential structure at 6301 was demolished in 1984. The car wash and oil change structure at 6325 Stockton Boulevard was developed in 1967, and the vacant paved lots on the north and south portions of the property have been used to store vehicles, storage containers, and RVs from the early 1980s. Tenants at 6325 Stockton Boulevard have included Jet Spray Wash and Lube #2 (1980-2007), We-Do-It Hand Wash & Oil Change (2000-2020), T & T Express (2020-2022), and Bee Shine Car Wash (2023-present). Tenants at 6303 Stockton Boulevard have included Lee's Saw Shop (1960), Crouch Brothers Lawn Mower (1967), Daniels Plumbing and Construction (*circa* 1976-*circa* 1980), Mario's Body Shop (1982), and Norm's Electrical Supply (*circa* 1990-2022). Residential tenants occupied 6301 Stockton Boulevard (1940-1984), and residential and the Beauty Cottage commercial tenant occupied 6000 Dias Avenue (1950-2007).

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

- The car wash and oil change facility on the subject property is currently equipped with one 500-gallon aboveground storage tank (AST) containing waste oil. It is believed that the AST was installed *circa* 1990, based on review of aerial photographs. During the Phase I, visual evidence of spills and/or releases surrounding the AST were identified, with staining observed to extend approximately 60 feet to the east of the AST and between 10 and 30 feet wide. Review of aerial photographs indicate the presence of staining in the vicinity of the waste oil AST as early as 2018. The significant staining around the waste oil AST is considered a REC.

- Two OWSs are used to treat wastewater streams generated from the car wash and oil changing operation. The OWSs receive waste discharges from trench drains running through the car wash and oil change stalls. According to the owner, the OWSs are pumped out daily with contents added to the waste oil AST, and these wastes are removed every 15 days. The date of installation of the OWSs and drain systems is unknown and may be original to the construction of the building in 1967. Oil changing operations have been conducted at the facility since at least 1980 according to available historical records. There is a potential that oils or solvents present in the waste streams could impact the subsurface of the subject property if the OWS or drain systems were compromised. Due to the age of the systems and the increased likelihood of a release as these systems age, the drain and OWS systems represent a REC.

2.3 Geology and Hydrogeology

Review of the United States Geological Survey (USGS) *Sacramento East, California* Quadrangle topographic map indicates the subject property is situated approximately 30 feet above mean sea level, and the local topography is sloping gently to the southwest. Refer to Figure 2 for a topographic map of the site vicinity.

The subject property is situated within the Great Valley physiographic province of the State of California. The Great Valley is an alluvial plain about 50 miles wide and 400 miles long in the central part of California. Its northern part is the Sacramento Valley, drained by the Sacramento River and its southern part is the San Joaquin Valley drained by the San Joaquin River. The Great Valley is a trough in which sediments have been deposited almost continuously since the Jurassic (about 160 million years ago). In the Sacramento Valley, the Sutter Buttes, the remnants of an isolated Pliocene volcano, rise above the valley floor.

Based on borings advanced during this investigation, the underlying subsurface consists predominantly of silty clay, clayey silt, silt, sand, silty sand and silty sandy clay from the ground surface to approximately 15 feet below ground surface (bgs).

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 database for the Leaking Underground Storage Tank (LUST) Cleanup Site (facility identification number T0606791993) located approximately 0.2 mile to the southwest of the subject property, groundwater in the vicinity of the subject property is anticipated to be first encountered at a depth of approximately 50 feet bgs with inferred flow direction to the south-southeast.

3.0 FIELD ACTIVITIES

The Phase II Subsurface Investigation scope included the advancement of seven borings (B1 through B7) to collect representative soil and/or soil gas 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 subcontracted with Blood Hound Underground Utility Locators (BHUG) on July 15, 2024 to clear boring locations of utilities. BHUG 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 July 15, 2024, Partner subcontracted with Environmental Control Associates (ECA) (State of California Well Drilling Contractor License Number 695970) to provide and operate drilling equipment. ECA, under the direction of Partner, advanced borings B1 through B7 with a limited-access Geoprobe Model 540MT direct push rig. Sampling equipment was decontaminated between sample intervals and boring locations to prevent cross-contamination.

3.3 Sample Locations

Boring B1 was advanced to the northwest of the southern OWS. Boring B2 was advanced to the southwest of the northern OSW. Boring B3 was advanced in the northeast portion of the car wash canopy, adjacent to the trench drain. Borings B4 through B7 were advanced in the northwest, southwest, north-central, and southeast portions of the previous oil spill area, located east of the waste oil AST.

Refer to Figure 3 for a map indicating sample locations.

3.4 Soil Sampling

Borings B1 through B3 were overlain by concrete, which was penetrated using a concrete coring attachment advanced by the direct-push drill rig. Borings B4 through B7 were overlain by asphalt, which was penetrated using a punch bit attachment advanced by the direct-push drill rig. Borings B1 through B3 were advanced to a terminal depth of 15 feet bgs. Borings B4 through B7 were advanced to a terminal depth of 10 feet bgs.

Soil samples were collected using a 4-foot long by 2.25-inch diameter MacroCore sampler with a 4-foot long acetate liner, which was advanced by the direct-push drill rig using 4-foot long by 1.5-inch diameter

drill rods. The sampler was driven into the subsurface to allow undisturbed soil to enter the open MacroCore barrel and retrieved in 4-foot intervals to recover the soil-filled liners.

A lengthwise section of each acetate liner was removed with a splitting tool to expose the soil. The soil column was visually inspected for discoloration, monitored for odors, and classified in accordance with the Unified Soil Classification System (USCS). Select intervals were placed in sealable plastic bags and field-screened with a photoionization detector (PID) calibrated to isobutylene. None of the samples exhibited discoloration or an odor and none of the PID readings suggested the presence of elevated volatile organics concentrations.

Soil depths selected for laboratory analysis were sampled directly from the liners using a disposable plastic syringe and retained in one methanol-preserved and two sodium bisulfate-preserved volatile organics analysis (VOA) vials in accordance with United States Environmental Protection Agency (EPA) Method 5035 sampling protocol. A sample was also collected by transferring soil into a laboratory-supplied, 8-ounce, wide-mouth, unpreserved glass jar, which was sealed with a threaded, Teflon-lined lid. The jars were filled with soil to capacity to minimize headspace and reduce the potential for volatilization. The jars and VOA vials were labeled for identification and stored in an iced cooler.

Soil samples were collected from borings B1 through B3 at 2, 5, 10, and 15 feet bgs. Soil samples were collected from borings B4 through B7 at 2, 5, and 10 feet bgs.

3.5 Soil Gas Sampling

Soil Gas Probe Construction

Soil gas probes screened at 5 feet bgs were constructed within boreholes B1 through B3 upon completion of soil sampling. The rods were removed from the boreholes and the boreholes were backfilled with dry, granular bentonite to approximately 6 inches below the desired sampling depth. A new section of ¼-inch diameter Nylaflow tubing with a new ¼-inch diameter polypropylene filter at the terminal end was inserted into the borehole to the desired sampling depth. One-inch diameter polyvinyl chloride (PVC) casing was used as a guide for the tubing to ensure that the desired sampling depth was achieved. Sand was poured into the boring annulus to form an approximately 1-foot long sand pack around the polypropylene filter, at which time the PVC piping was withdrawn. Approximately 1 foot of dry, granular bentonite was placed atop the sand pack and the remainder of the borehole was backfilled with hydrated bentonite to the ground surface to form a seal. The sampling end of the tubing was fitted with a valve and the probe was labeled for identification.

Soil Gas Sampling Methodology

Soil gas samples were collected in general accordance with the April 2019 Department of Toxic Substances Control (DTSC) and Los Angeles Regional water Quality Control Board (RWQCB) "Advisory – Active Soil Gas Investigations."

Soil gas samples were collected using 1-liter, stainless-steel, cylindrical SUMMA canisters provided by SunStar Laboratories, Inc. (SunStar) in Lake Forest, California, which subjected each canister to a rigorous cleaning process using a combination of dilution, heat, and high vacuum. After cleaning, the canisters were batch-certified to be free of target contaminants to a specified reporting limit via gas chromatography/mass spectroscopy (GC/MS) prior to delivery.

Partner received the SUMMA canisters evacuated to approximately -30 inches of mercury. The SUMMA canisters were fitted with stainless-steel flow controllers, which SunStar calibrated to maintain constant flow (approximately 0.1 liter per minute) for approximately 5 to 10 minutes of sampling time.

Each probe was allowed to equilibrate for a minimum of two hours after installation prior to sampling. After equilibration, the sample tubing and sampler screen were purged of ambient air using a separate 1-liter SUMMA purge volume canister evacuated to approximately -30 inches of mercury. Once the sampling tubing was purged of ambient air, the sampling end of the tubing was fitted to the sampling canister and the port valve was opened, causing air to enter the sample container due to the pressure differential. Partner closed the valves after the canister was evacuated to approximately -1 to -2 inches of mercury, with pertinent data (e.g., time, canister vacuum) recorded at the start and end of sampling. The SUMMA canisters were disconnected from the sampling ports and canister identifications were noted for the corresponding sample.

Soil gas samples were collected from borings B1 through B3 at 5 feet bgs.

3.6 Post-Sampling Activities

Temporary probes were removed from the subsurface and the boreholes were backfilled with hydrated bentonite chips following sampling activities. Boreholes advanced in improved areas were capped with concrete or asphalt patch to match existing ground cover after being backfilled.

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

4.0 DATA ANALYSIS

4.1 Laboratory Analysis

Partner collected 23 soil samples and three soil gas samples on July 15, 2024, which were transported in an iced cooler (soil samples) or at ambient temperature (soil gas samples) under chain-of-custody protocol to SunStar for analysis. Based on field-screening results, visual observations, and/or olfactory observations, one soil sample per boring (seven soil samples total) was analyzed for TPH-cc via EPA Method 8015 and for VOCs via EPA Method 8260. Each soil gas sample (three soil gas samples total) was analyzed for VOCs via EPA Method TO-15. 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

The San Francisco Bay RWQCB 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.

4.3 Soil Sample Data Analysis

None of the analyzed soil samples contained detectable concentrations of VOCs above laboratory reporting limits (RLs) and/or method detection limits (MDLs) and the RLs/MDLs are below applicable commercial/industrial ESLs.

Total petroleum hydrocarbons as diesel (TPH-d) were detected in one of the analyzed soil samples (B3-2) at a concentration of 26 milligrams per kilogram (mg/kg). However, this detection does not exceed the commercial/industrial ESL of 1,200 mg/kg. No other petroleum hydrocarbons were detected in the soil samples analyzed at concentrations above the laboratory RLs/MDLs and the RLs/MDLs are below applicable commercial/industrial ESLs.

Based on the findings, the soil samples placed on hold at the laboratory were not analyzed.

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

4.4 Soil Gas Sample Data Analysis

Various VOCs including acetone; carbon disulfide; isopropyl alcohol; cyclohexane; heptane; hexane; 4-ethyltoluene; methylene chloride; tetrahydrofuran; tetrachloroethene (PCE); trichloroethene (TCE); 1,3,5-trimethylbenzene; 1,2,4-trimethylbenzene; 2-butanone; methyl isobutyl ketone; benzene; toluene; ethylbenzene; m,p-xylene; and o-xylene were detected in the analyzed soil gas samples at concentrations above the laboratory RLs or at trace concentrations below the RLs but above the laboratory MDLs. No other

VOCs were detected in the soil gas samples at concentrations above the laboratory RLs/MDLs and the RLs/MDLs are below applicable commercial/industrial ESLs.

Methylene chloride was detected in soil gas sample B1-SG at a concentration of 1,700 micrograms per cubic meter (µg/m^3), which exceeds the commercial/industrial ESL of 410 µg/m^3. No other VOCs were detected in the soil gas samples at concentrations exceeding the applicable commercial/industrial ESLs.

To further assess the identified methylene chloride impacts in soil gas, Partner conducted a Tier 2 Evaluation. The Tier 2 Evaluation includes consideration of site-specific parameters such as land use and groundwater use to calculate a cumulative cancer risk and a cumulative hazard quotient using the maximum concentration of any VOC which exceeded applicable ESLs. The evaluation was completed using the peak analyte concentration for methylene chloride (1,700 µg/m^3) and a commercial/industrial setting was used based on the current/future use of the subject property. The commercial/industrial Tier 2 calculations yielded a cumulative risk of 4.2x10-6 and a cumulative hazard quotient of 0.029, which are below the generally accepted commercial/industrial use thresholds of 1.0x10-5 and 1.0, respectively.

Refer to Table 3 for a summary of the soil gas sample VOCs laboratory analysis results. Refer to Appendix C for a copy of the Tier 2 Evaluation.

4.5 Discussion

Based on the analytical results, petroleum hydrocarbons and VOCs were not detected in the soil samples analyzed at concentrations exceeding regulatory screening criteria, indicating no discernable risk to human health and/or the environment.

With the exception of methylene chloride, no VOCs were detected in the analyzed soil gas samples at concentrations exceeding applicable regulatory screening criteria. Methylene chloride was detected in one of the three soil gas samples at a concentration above the commercial/industrial screening level.

Although the methylene chloride impact to soil gas exceeds the commercial/industrial screening level, additional Tier 2 evaluation indicates that the levels are within the acceptable range for the commercial/industrial occupancy of the subject property. Given the concentrations detected and commercial/industrial occupancy of the subject property, adverse impacts to the current and/or future occupants are unlikely to be significant. Therefore, the minimal impacts to soil gas are not expected to represent a vapor intrusion concern for the current and/or future commercial/industrial occupants of the subject property.

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 VOCs to soil and/or soil gas as a consequence of a release or releases from the on-site drain and OWS systems and waste oil AST. The scope of the Phase II Subsurface Investigation included the advancement of seven soil borings. Seven soil samples were analyzed for TPH-cc and VOCs, and three soil gas samples were analyzed for VOCs.

Subsurface lithology encountered in the upper 15 feet bgs consisted of silty clay, clayey silt, silt, sand, silty sand and silty sandy clay. Groundwater was not encountered during this investigation.

Based on the analytical results, petroleum hydrocarbons and VOCs were not detected in the soil samples analyzed at concentrations exceeding regulatory screening criteria, indicating no discernable current risk to human health and/or the environment.

With the exception of methylene chloride, no VOCs were detected in the analyzed soil gas samples at concentrations exceeding applicable regulatory screening criteria. Methylene chloride was detected in one of the three soil gas samples at a concentration above the commercial/industrial screening level.

Although the methylene chloride impact to soil gas exceeds the commercial/industrial screening level, additional Tier 2 evaluation indicates that the levels are within the acceptable range for the commercial/industrial occupancy of the subject property. Given the concentrations detected and commercial/industrial occupancy of the subject property, adverse impacts to the current and/or future occupants are unlikely to be significant. Therefore, the minimal impacts to soil gas are not expected to represent a vapor intrusion concern for the current and/or future commercial/industrial occupants of the subject property.

Based on the above, Partner recommends no further investigation at this time.

FIGURES

PARTNER

2154 Torrance Boulevard
Torrance, California 90501

Project Number: 24-449889.2

N

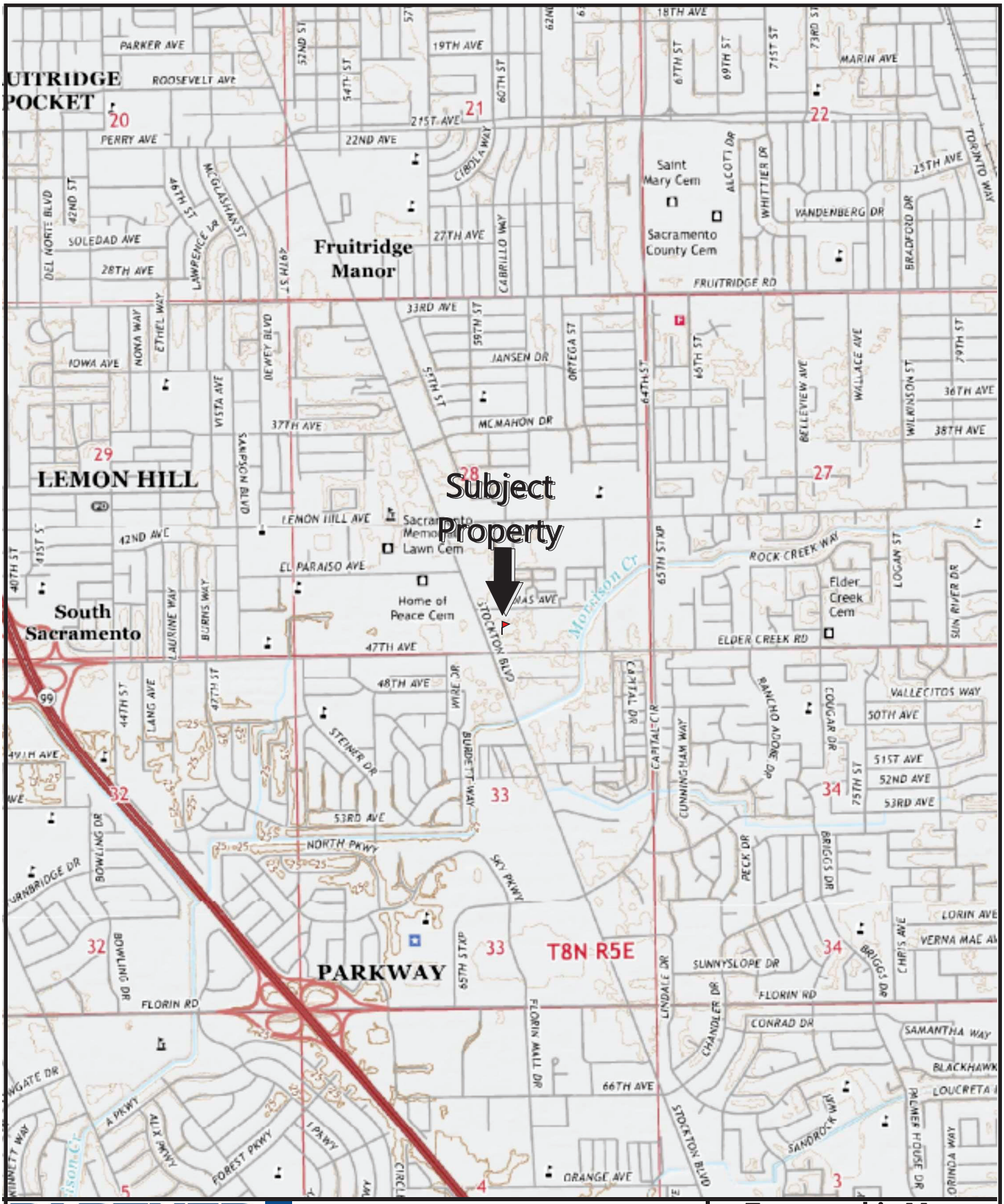
Legend

Subject Property

Site Vicinity Map

Figure	Prepared By	Date
1	F. Flores	July 2024

6325 Stockton Boulevard
Sacramento, California 95824



PARTNER

2154 Torrance Boulevard
Torrance, California 90501

Project Number: 24-449889.2

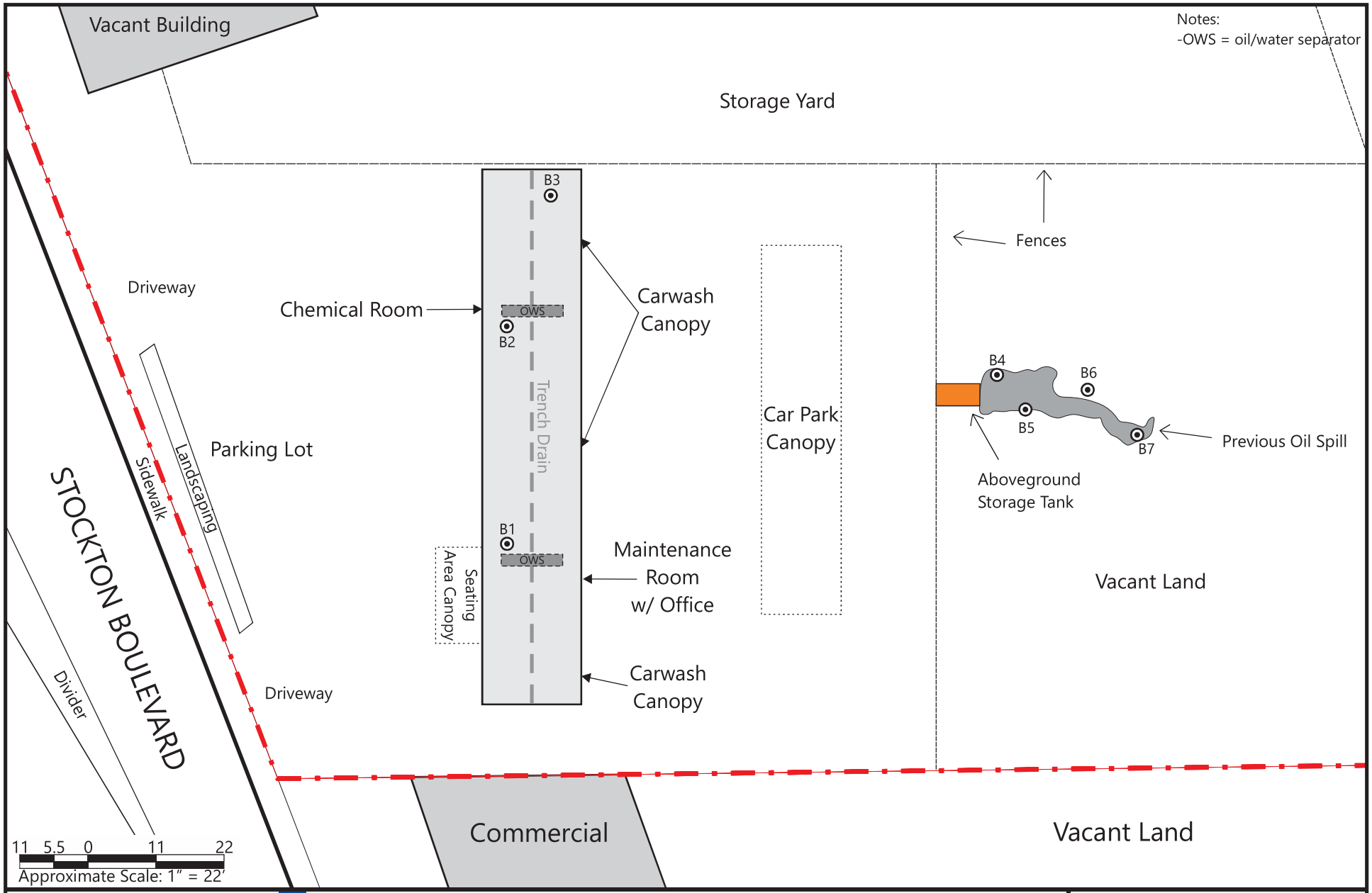
N

USGS Sacramento East, CA Quadrangle
Version: 2021

Topographic Map

Figure	Prepared By	Date
2	F. Flores	July 2024

6325 Stockton Boulevard
Sacramento, California 95824



Legend

Subject Property

Boring Location

N

PARTNER

2154 Torrance Boulevard
Torrance, California 90501

Project Number: 24-449889.2

Sample Location Map

Figure	Prepared By	Date
3	F. Flores	July 2024

6325 Stockton Boulevard
Sacramento, California 95824

TABLES

Table 1: Summary of Investigation Scope
6325 Stockotn Boulevard
Sacramento, California 95824
Partner Project Number 24-449889.2
Date of Sample Collection: July 15, 2024

Boring Identification	REC/Issue	Location	Terminal Depth (feet bgs)	Matrix Sampled	Sampling Depths* (feet bgs)	Target Analytes
B1	On-Site Drain and OWS Systems and Waste Oil AST	Northwest of southern OWS	15	Soil Gas	*5*	VOCs
				Soil	2, 5, 10, ***15***	TPH-cc, VOCs
B2		Southwest of northern OWS	15	Soil Gas	*5*	VOCs
				Soil	2, 5, ***10*** , 15	TPH-cc, VOCs
B3		Northeast portion of carwash canopy; adjacent to trench drain	15	Soil Gas	*5*	VOCs
				Soil	***2*** , 5, 10, 15	TPH-cc, VOCs
B4		Northwest portion of previous oil spill	10	Soil	2, ***5*** , 10	TPH-cc, VOCs
B5		Southwest portion of previous oil spill	10	Soil	***2*** , 5, 10	TPH-cc, VOCs
B6		North-central portion of previous oil spill	10	Soil	2, ***5*** , 10	TPH-cc, VOCs
B7		Southeast portion of previous oil spill	10	Soil	***2*** , 5, 10	TPH-cc, VOCs

Notes:

*Depths in **bold** analyzed for carbon chain total petroleum hydrocarbons (TPH-cc) via United States Environmental Protection Agency (EPA) Method 8015B. Depths in *italics* analyzed for volatile organic compounds (VOCs) via EPA Method 8260B (soil) or TO-15 (soil gas).

REC = recognized environmental condition

OWS = oil/water separator

AST = aboveground storage tank

bgs = below ground surface

PARTNER

Table 2: Soil Sample TPH-cc Laboratory Results
6325 Stockotn Boulevard
Sacramento, California 95824
Partner Project Number 24-449889.2
Date of Sample Collection: July 15, 2024

EPA Method	TPH-cc via 8015B							
Units	(mg/kg)							
Analyte	Commercial/ Industrial ESL	B1-15	B2-10	B3-2	B4-5	B5-2	B6-5	B7-2
TPH-g	2,000	<10	<10	<10	<10	<10	<10	<10
TPH-d	1,200	<10	<10	**26** D-06	<10	<10	<10	<10
TPH-o	180,000	<10	<10	<10	<10	<10	<10	<10

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 Level (San Francisco Bay Regional Water Quality Control Board - 2019) for evaluation of direct exposure human health risk, Table S-1

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

D-06 = the sample chromatographic pattern does not resemble the fuel standard used for quantitation

Values in **bold** detected above laboratory RLs

PARTNER

Table 3: Soil Gas Sample VOCs Laboratory Results
6325 Stockotn Boulevard
Sacramento, California 95824
Partner Project Number 24-449889.2
Date of Sample Collection: July 15, 2024

EPA Method	VOCs via TO-15			
Units	($\mu g/m^3$)			
Analyte	Commercial/ Industrial ESL	B1-SG	B2-SG	B3-SG
Acetone	4,500,000	91	1,300 E	830
Carbon Disulfide	NE	<0.089	80	20
Isopropyl alcohol	NE	91	18	15
Cyclohexane	NE	<0.65	170	210
Heptane	NE	5.2	620	1,200
Hexane	NE	<0.38	100	140
4-Ethyltoluene	NE	<0.19	8.2	<0.19
Methylene chloride	410	1,700 C-06	15 C-06, J	150 C-06
Tetrahydrofuran	NE	<0.17	19	11
Tetrachloroethene (PCE)	67	67	40	10
Trichloroethene (TCE)	100	<0.16	1.8 J	3.1 J
1,3,5-Trimethylbenzene	NE	<0.23	11	15
1,2,4-Trimethylbenzene	NE	<0.22	44	44
2-Butanone (MEK)	730,000	34	380	250
Methyl isobutyl ketone	440,000	<0.15	95	50
Benzene	14	4.1	13	9.8
Toluene	44,000	8.8	62	39
Ethylbenzene	160	<0.11	35	21
m,p-Xylene	15,000	6.2 J	140	80
o-Xylene	15,000	<0.11	46	21
Other VOCs	Varies	ND	ND	ND

Notes:

VOCs = volatile organic compounds

EPA = United States Environmental Protection Agency

$\mu g/m^3$ = micrograms per cubic meter

ESL = Environmental Screening Level (San Francisco Bay Regional Water Quality Control Board - 2019) for evaluation of potential vapor intrusion human health risk (Table SG-1)

< = not detected above indicated laboratory Reporting Limit (RL) or Method Detection Limit (MDL)

C-06 = presence of analyte in sample was also found in the method blank

J = detected below laboratory RL, estimated value

NE = not established

ND = not detected above laboratory MDLs

Values in **bold** detected above laboratory RLs/MDLs

Highlighted values exceed commercial/industrial regulatory guideline

PARTNER

APPENDIX A: BORING LOGS

Boring Identification:	B1	Page 1 of 1	
Boring Location:	Northwest of southern OWS	PARTNER	
Site Address:	6325 Stockton Boulevard	2154 Torrance Boulevard	
	Sacramento, California 95824	Torrance, California 90504	
Project Number:	24-449889.2	Date Started:	7/15/2024
Drill Rig Type:	Direct-Push, Geoprobe 540MT	Date Completed:	7/15/2024
Sampling Equipment:	MacroCore Sampler, 8 oz Jars, Acetate Liners	Depth to Groundwater (feet bgs):	N/A
Borehole Diameter:	2.25 inches	Field Technician:	F.F.

Depth	Sample	PID	USCS	Description	Notes
1					Four inches of concrete at surface
2	B1-2	0.0		silty CLAY: brown, moist, soft, medium plasticity	
3					
4			CL		
5	B1-5	0.0			Soil gas probe set at 5 feet bgs
6				sandy silty CLAY: drown, damp, stiff, low plasticity	
7					
8					
9					
10	B1-10	0.0	ML	SILT: brown, dry, stiff	
11					
12					
13			ML	clayey SILT: brown, damp, stiff	
14			SW	SAND: brown, damp, loose, fine grained	
15	B1-15	0.0			No discoloration or odors observed in soil samples
16					Boring terminated at 15 feet bgs
17					
18					
19					
20					
21					
22					
23					
24					
25					

Boring Identification:	B2			Page 1 of 1	
Boring Location:	Southwest of northern OWS			PARTNER	
Site Address:	6325 Stockton Boulevard Sacramento, California 95824			2154 Torrance Boulevard Torrance, California 90504	
Project Number:	24-449889.2			Date Started:	7/15/2024
Drill Rig Type:	Direct-Push, Geoprobe 540MT			Date Completed:	7/15/2024
Sampling Equipment:	MacroCore Sampler, 8 oz Jars, Acetate Liners			Depth to Groundwater (feet bgs):	N/A
Borehole Diameter:	2.25 inches			Field Technician:	F.F.

Depth	Sample	PID	USCS	Description	Notes
1					Four inches of concrete at surface
2	B2-2	0.0	CL	silty CLAY: brown, damp, medium stiff, low to medium plasticity	
3					
4					
5	B2-5	0.0	ML	SILT: brown, dry, medium stiff	Soil gas probe set at 5 feet bgs
6					
7					
8					
9			ML	sandy SILT: brown, dry, medium stiff to stiff	
10	B2-10	0.0			
11					
12					
13					
14			ML	--same as before except soft	
15	B2-15	0.0			No discoloration or odors observed in soil samples
16					Boring terminated at 15 feet bgs
17					
18					
19					
20					
21					
22					
23					
24					
25					

Boring Identification:	B3	Page 1 of 1	
Boring Location:	Northeast portion of carwash canopy	PARTNER	
Site Address:	6325 Stockton Boulevard	2154 Torrance Boulevard	
	Sacramento, California 95824	Torrance, California 90504	
Project Number:	24-449889.2	Date Started:	7/15/2024
Drill Rig Type:	Direct-Push, Geoprobe 540MT	Date Completed:	7/15/2024
Sampling Equipment:	MacroCore Sampler, 8 oz Jars, Acetate Liners	Depth to Groundwater (feet bgs):	N/A
Borehole Diameter:	2.25 inches	Field Technician:	F.F.

Depth	Sample	PID	USCS	Description	Notes
1					Four inches of concrete at surface
2	B3-2	0.0	CL	silty CLAY: brown, damp, soft, low plasticity	
3					
4			ML	clayey SILT: brown, dry, stiff	
5	B3-5	0.0			Soil gas probe set at 5 feet bgs
6				No Recovery	
7					
8					
9			ML	--same as before except soft	
10	B3-10	0.0			
11				sandy SILT: brown, dry, medium stiff to stiff	
12					
13			ML		
14				-same as before except slightly damp	
15	B3-15	0.0			No discoloration or odors observed in soil samples
16					Boring terminated at 15 feet bgs
17					
18					
19					
20					
21					
22					
23					
24					
25					

Boring Identification:	B4			Page 1 of 1	
Boring Location:	Northwest portion of previous oil spill			PARTNER	
Site Address:	6325 Stockton Boulevard			2154 Torrance Boulevard	
	Sacramento, California 95824			Torrance, California 90504	
Project Number:	24-449889.2			Date Started:	7/15/2024
Drill Rig Type:	Direct-Push, Geoprobe 540MT			Date Completed:	7/15/2024
Sampling Equipment:	MacroCore Sampler, 8 oz Jars, Acetate Liners			Depth to Groundwater (feet bgs):	N/A
Borehole Diameter:	2.25 inches			Field Technician:	F.F.

Depth	Sample	PID	USCS	Description	Notes
1					Three inches of asphalt at surface
2	B4-2	0.0			
3					
4					
5	B4-5	0.0			
6			ML	clayey SILT: brown, dry, medium stiff to stiff	
7					
8					
9					
10	B4-10	0.0			No discoloration or odors observed in soil samples
11					Boring terminated at 10 feet bgs
12					
13					
14					
15					
16					
17					
18					
19					
20					
21					
22					
23					
24					
25					

Boring Identification:	B5	Page 1 of 1	
Boring Location:	Southwest portion of previous oil spill	PARTNER	
Site Address:	6325 Stockton Boulevard	2154 Torrance Boulevard	
	Sacramento, California 95824	Torrance, California 90504	
Project Number:	24-449889.2	Date Started:	7/15/2024
Drill Rig Type:	Direct-Push, Geoprobe 540MT	Date Completed:	7/15/2024
Sampling Equipment:	MacroCore Sampler, 8 oz Jars, Acetate Liners	Depth to Groundwater (feet bgs):	N/A
Borehole Diameter:	2.25 inches	Field Technician:	F.F.

Depth	Sample	PID	USCS	Description	Notes
1					Three inches of asphalt at surface
2	B5-2	0.0	ML	clayey SILT: brown, damp, stiff	
3					
4					
5	B5-5	0.0	ML	SILT: brown, dry, medium stiff	
6					
7					
8			CL	sandy silty CLAY: brown, damp, medium stiff, low plasticity	
9					
10	B5-10	0.0			No discoloration or odors observed in soil samples
11					Boring terminated at 10 feet bgs
12					
13					
14					
15					
16					
17					
18					
19					
20					
21					
22					
23					
24					
25					

Boring Identification:	B6			Page 1 of 1	
Boring Location:	North-central portion of previous oil spill			PARTNER	
Site Address:	6325 Stockton Boulevard			2154 Torrance Boulevard	
	Sacramento, California 95824			Torrance, California 90504	
Project Number:	24-449889.2			Date Started:	7/15/2024
Drill Rig Type:	Direct-Push, Geoprobe 540MT			Date Completed:	7/15/2024
Sampling Equipment:	MacroCore Sampler, 8 oz Jars, Acetate Liners			Depth to Groundwater (feet bgs):	N/A
Borehole Diameter:	2.25 inches			Field Technician:	F.F.

Depth	Sample	PID	USCS	Description	Notes
1					Three inches of asphalt at surface
2	B6-2	0.0			
3					
4					
5	B6-5	0.0			
6			ML	clayey SILT: brown, dry, medium stiff to stiff	
7					
8					
9					
10	B6-10	0.0			No discoloration or odors observed in soil samples
11					Boring terminated at 10 feet bgs
12					
13					
14					
15					
16					
17					
18					
19					
20					
21					
22					
23					
24					
25					

Boring Identification:	B7			Page 1 of 1	
Boring Location:	Southeast portion of previous oil spill			PARTNER	
Site Address:	6325 Stockton Boulevard Sacramento, California 95824			2154 Torrance Boulevard Torrance, California 90504	
Project Number:	24-449889.2			Date Started:	7/15/2024
Drill Rig Type:	Direct-Push, Geoprobe 540MT			Date Completed:	7/15/2024
Sampling Equipment:	MacroCore Sampler, 8 oz Jars, Acetate Liners			Depth to Groundwater (feet bgs):	N/A
Borehole Diameter:	2.25 inches			Field Technician:	F.F.

Depth	Sample	PID	USCS	Description	Notes
1					Three inches of asphalt at surface
2	B7-2	0.0			
3					
4			ML	clayey SILT: brown, damp, soft	
5	B7-5	0.0			
6					
7					
8			ML	SILT: brown, dry, medium stiff, interlayered with gravel	
9			CL	sandy CLAY: brown, moist, soft, low plasticty	
10	B7-10	0.0			No discoloration or odors observed in soil samples
11					Boring terminated at 10 feet bgs
12					
13					
14					
15					
16					
17					
18					
19					
20					
21					
22					
23					
24					
25					

APPENDIX B: LABORATORY ANALYTICAL REPORTS

SunStar Laboratories, Inc.
PROVIDING QUALITY ANALYTICAL SERVICES NATIONWIDE

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

25 July 2024

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

RE: Stockton Blvd

Enclosed are the results of analyses for samples received by the laboratory on 07/20/24 12:15. 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: Stockton Blvd	
2154 Torrance Blvd., Suite 200	Project Number: 24-449889.2	**Reported:**
Torrance CA, 90501	Project Manager: Joe Mangine	07/25/24 15:47

ANALYTICAL REPORT FOR SAMPLES

Sample ID	Laboratory ID	Matrix	Date Sampled	Date Received
B1-15'	T243001-04	Soil	07/15/24 13:30	07/20/24 12:15
B2-10'	T243001-07	Soil	07/15/24 12:20	07/20/24 12:15
B3-2'	T243001-09	Soil	07/15/24 11:45	07/20/24 12:15
B4-5'	T243001-13	Soil	07/15/24 14:35	07/20/24 12:15
B5-2'	T243001-15	Soil	07/15/24 14:20	07/20/24 12:15
B6-5'	T243001-19	Soil	07/15/24 14:10	07/20/24 12:15
B7-2'	T243001-21	Soil	07/15/24 13:50	07/20/24 12:15

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: Stockton Blvd	
2154 Torrance Blvd., Suite 200	Project Number: 24-449889.2	**Reported:**
Torrance CA, 90501	Project Manager: Joe Mangine	07/25/24 15:47

DETECTIONS SUMMARY

Sample ID: B1-15' **Laboratory ID:** T243001-04

No Results Detected

Sample ID: B2-10' **Laboratory ID:** T243001-07

No Results Detected

Sample ID: B3-2' **Laboratory ID:** T243001-09

Analyte	Result	Reporting Limit	Units	Method	Notes
C13-C28 (DRO)	**26**	10	mg/kg	EPA 8015B	D-06

Sample ID: B4-5' **Laboratory ID:** T243001-13

No Results Detected

Sample ID: B5-2' **Laboratory ID:** T243001-15

No Results Detected

Sample ID: B6-5' **Laboratory ID:** T243001-19

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: Stockton Blvd	
2154 Torrance Blvd., Suite 200	Project Number: 24-449889.2	**Reported:**
Torrance CA, 90501	Project Manager: Joe Mangine	07/25/24 15:47

Sample ID: B7-2' **Laboratory ID:** T243001-21

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: Stockton Blvd	
2154 Torrance Blvd., Suite 200	Project Number: 24-449889.2	**Reported:**
Torrance CA, 90501	Project Manager: Joe Mangine	07/25/24 15:47

B1-15'

T243001-04 (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	24G0378	07/22/24	07/22/24	EPA 8015B	
C13-C28 (DRO)	ND	10	"	"	"	"	"	"	
C29-C40 (MORO)	ND	10	"	"	"	"	"	"	
Surrogate: p-Terphenyl		*109 %*	*65-135*		"	"	"	"	
Volatile Organic Compounds by EPA Method 8260B									
Bromobenzene	ND	0.0025	mg/kg	1	24G0351	07/19/24	07/24/24	EPA 8260B	
Bromochloromethane	ND	0.0025	"	"	"	"	"	"	
Bromodichloromethane	ND	0.0025	"	"	"	"	"	"	
Bromoform	ND	0.0025	"	"	"	"	"	"	
Bromomethane	ND	0.0025	"	"	"	"	"	"	
n-Butylbenzene	ND	0.0025	"	"	"	"	"	"	
sec-Butylbenzene	ND	0.0025	"	"	"	"	"	"	
tert-Butylbenzene	ND	0.0025	"	"	"	"	"	"	
Carbon tetrachloride	ND	0.0025	"	"	"	"	"	"	
Chlorobenzene	ND	0.0025	"	"	"	"	"	"	
Chloroethane	ND	0.0025	"	"	"	"	"	"	
Chloroform	ND	0.0025	"	"	"	"	"	"	
Chloromethane	ND	0.0025	"	"	"	"	"	"	
2-Chlorotoluene	ND	0.0025	"	"	"	"	"	"	
4-Chlorotoluene	ND	0.0025	"	"	"	"	"	"	
Dibromochloromethane	ND	0.0025	"	"	"	"	"	"	
1,2-Dibromo-3-chloropropane	ND	0.0050	"	"	"	"	"	"	
1,2-Dibromoethane (EDB)	ND	0.0025	"	"	"	"	"	"	
Dibromomethane	ND	0.0025	"	"	"	"	"	"	
1,2-Dichlorobenzene	ND	0.0025	"	"	"	"	"	"	
1,3-Dichlorobenzene	ND	0.0025	"	"	"	"	"	"	
1,4-Dichlorobenzene	ND	0.0025	"	"	"	"	"	"	
Dichlorodifluoromethane	ND	0.0025	"	"	"	"	"	"	
1,1-Dichloroethane	ND	0.0025	"	"	"	"	"	"	
1,2-Dichloroethane	ND	0.0025	"	"	"	"	"	"	
1,1-Dichloroethene	ND	0.0025	"	"	"	"	"	"	

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: Stockton Blvd	
2154 Torrance Blvd., Suite 200	Project Number: 24-449889.2	**Reported:**
Torrance CA, 90501	Project Manager: Joe Mangine	07/25/24 15:47

B1-15'

T243001-04 (Soil)

SunStar Laboratories, Inc.

Volatile Organic Compounds by EPA Method 8260B

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
cis-1,2-Dichloroethene	ND	0.0025	mg/kg	1	24G0351	07/19/24	07/24/24	EPA 8260B	
trans-1,2-Dichloroethene	ND	0.0025	"	"	"	"	"	"	
1,2-Dichloropropane	ND	0.0025	"	"	"	"	"	"	
1,3-Dichloropropane	ND	0.0025	"	"	"	"	"	"	
2,2-Dichloropropane	ND	0.0025	"	"	"	"	"	"	
1,1-Dichloropropene	ND	0.0025	"	"	"	"	"	"	
cis-1,3-Dichloropropene	ND	0.0025	"	"	"	"	"	"	
trans-1,3-Dichloropropene	ND	0.0025	"	"	"	"	"	"	
Hexachlorobutadiene	ND	0.0025	"	"	"	"	"	"	
Isopropylbenzene	ND	0.0025	"	"	"	"	"	"	
p-Isopropyltoluene	ND	0.0025	"	"	"	"	"	"	
Methylene chloride	ND	0.010	"	"	"	"	"	"	
Naphthalene	ND	0.0025	"	"	"	"	"	"	
n-Propylbenzene	ND	0.0025	"	"	"	"	"	"	
Styrene	ND	0.0025	"	"	"	"	"	"	
1,1,2,2-Tetrachloroethane	ND	0.0025	"	"	"	"	"	"	
1,1,1,2-Tetrachloroethane	ND	0.0025	"	"	"	"	"	"	
Tetrachloroethene	ND	0.0025	"	"	"	"	"	"	
1,2,3-Trichlorobenzene	ND	0.0025	"	"	"	"	"	"	
1,2,4-Trichlorobenzene	ND	0.0025	"	"	"	"	"	"	
1,1,2-Trichloroethane	ND	0.0025	"	"	"	"	"	"	
1,1,1-Trichloroethane	ND	0.0025	"	"	"	"	"	"	
Trichloroethene	ND	0.0025	"	"	"	"	"	"	
Trichlorofluoromethane	ND	0.0025	"	"	"	"	"	"	
1,2,3-Trichloropropane	ND	0.0025	"	"	"	"	"	"	
1,3,5-Trimethylbenzene	ND	0.0025	"	"	"	"	"	"	
1,2,4-Trimethylbenzene	ND	0.0025	"	"	"	"	"	"	
Vinyl chloride	ND	0.0025	"	"	"	"	"	"	
Benzene	ND	0.0025	"	"	"	"	"	"	
Toluene	ND	0.0025	"	"	"	"	"	"	
Ethylbenzene	ND	0.0025	"	"	"	"	"	"	
m,p-Xylene	ND	0.0050	"	"	"	"	"	"	

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: Stockton Blvd	
2154 Torrance Blvd., Suite 200	Project Number: 24-449889.2	**Reported:**
Torrance CA, 90501	Project Manager: Joe Mangine	07/25/24 15:47

B1-15'

T243001-04 (Soil)

SunStar Laboratories, Inc.

Volatile Organic Compounds by EPA Method 8260B

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
o-Xylene	ND	0.0025	mg/kg	1	24G0351	07/19/24	07/24/24	EPA 8260B	
Acetone	ND	0.0050	"	"	"	"	"	"	
Methyl ethyl ketone	ND	0.0050	"	"	"	"	"	"	
Methyl isobutyl ketone	ND	0.0050	"	"	"	"	"	"	
2-Hexanone (MBK)	ND	0.0050	"	"	"	"	"	"	
Surrogate: 4-Bromofluorobenzene		*102 %*	*75.4-139*		"	"	"	"	
Surrogate: Dibromofluoromethane		*94.3 %*	*73.1-125*		"	"	"	"	
Surrogate: Toluene-d8		*99.5 %*	*82.6-117*		"	"	"	"	

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: Stockton Blvd	
2154 Torrance Blvd., Suite 200	Project Number: 24-449889.2	**Reported:**
Torrance CA, 90501	Project Manager: Joe Mangine	07/25/24 15:47

B2-10'

T243001-07 (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	24G0378	07/22/24	07/22/24	EPA 8015B	
C13-C28 (DRO)	ND	10	"	"	"	"	"	"	
C29-C40 (MORO)	ND	10	"	"	"	"	"	"	
Surrogate: p-Terphenyl		*108 %*	*65-135*		"	"	"	"	
Volatile Organic Compounds by EPA Method 8260B									
Bromobenzene	ND	0.0025	mg/kg	1	24G0351	07/19/24	07/24/24	EPA 8260B	
Bromochloromethane	ND	0.0025	"	"	"	"	"	"	
Bromodichloromethane	ND	0.0025	"	"	"	"	"	"	
Bromoform	ND	0.0025	"	"	"	"	"	"	
Bromomethane	ND	0.0025	"	"	"	"	"	"	
n-Butylbenzene	ND	0.0025	"	"	"	"	"	"	
sec-Butylbenzene	ND	0.0025	"	"	"	"	"	"	
tert-Butylbenzene	ND	0.0025	"	"	"	"	"	"	
Carbon tetrachloride	ND	0.0025	"	"	"	"	"	"	
Chlorobenzene	ND	0.0025	"	"	"	"	"	"	
Chloroethane	ND	0.0025	"	"	"	"	"	"	
Chloroform	ND	0.0025	"	"	"	"	"	"	
Chloromethane	ND	0.0025	"	"	"	"	"	"	
2-Chlorotoluene	ND	0.0025	"	"	"	"	"	"	
4-Chlorotoluene	ND	0.0025	"	"	"	"	"	"	
Dibromochloromethane	ND	0.0025	"	"	"	"	"	"	
1,2-Dibromo-3-chloropropane	ND	0.0050	"	"	"	"	"	"	
1,2-Dibromoethane (EDB)	ND	0.0025	"	"	"	"	"	"	
Dibromomethane	ND	0.0025	"	"	"	"	"	"	
1,2-Dichlorobenzene	ND	0.0025	"	"	"	"	"	"	
1,3-Dichlorobenzene	ND	0.0025	"	"	"	"	"	"	
1,4-Dichlorobenzene	ND	0.0025	"	"	"	"	"	"	
Dichlorodifluoromethane	ND	0.0025	"	"	"	"	"	"	
1,1-Dichloroethane	ND	0.0025	"	"	"	"	"	"	
1,2-Dichloroethane	ND	0.0025	"	"	"	"	"	"	
1,1-Dichloroethene	ND	0.0025	"	"	"	"	"	"	

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: Stockton Blvd	
2154 Torrance Blvd., Suite 200	Project Number: 24-449889.2	**Reported:**
Torrance CA, 90501	Project Manager: Joe Mangine	07/25/24 15:47

B2-10'

T243001-07 (Soil)

SunStar Laboratories, Inc.

Volatile Organic Compounds by EPA Method 8260B

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
cis-1,2-Dichloroethene	ND	0.0025	mg/kg	1	24G0351	07/19/24	07/24/24	EPA 8260B	
trans-1,2-Dichloroethene	ND	0.0025	"	"	"	"	"	"	
1,2-Dichloropropane	ND	0.0025	"	"	"	"	"	"	
1,3-Dichloropropane	ND	0.0025	"	"	"	"	"	"	
2,2-Dichloropropane	ND	0.0025	"	"	"	"	"	"	
1,1-Dichloropropene	ND	0.0025	"	"	"	"	"	"	
cis-1,3-Dichloropropene	ND	0.0025	"	"	"	"	"	"	
trans-1,3-Dichloropropene	ND	0.0025	"	"	"	"	"	"	
Hexachlorobutadiene	ND	0.0025	"	"	"	"	"	"	
Isopropylbenzene	ND	0.0025	"	"	"	"	"	"	
p-Isopropyltoluene	ND	0.0025	"	"	"	"	"	"	
Methylene chloride	ND	0.010	"	"	"	"	"	"	
Naphthalene	ND	0.0025	"	"	"	"	"	"	
n-Propylbenzene	ND	0.0025	"	"	"	"	"	"	
Styrene	ND	0.0025	"	"	"	"	"	"	
1,1,2,2-Tetrachloroethane	ND	0.0025	"	"	"	"	"	"	
1,1,1,2-Tetrachloroethane	ND	0.0025	"	"	"	"	"	"	
Tetrachloroethene	ND	0.0025	"	"	"	"	"	"	
1,2,3-Trichlorobenzene	ND	0.0025	"	"	"	"	"	"	
1,2,4-Trichlorobenzene	ND	0.0025	"	"	"	"	"	"	
1,1,2-Trichloroethane	ND	0.0025	"	"	"	"	"	"	
1,1,1-Trichloroethane	ND	0.0025	"	"	"	"	"	"	
Trichloroethene	ND	0.0025	"	"	"	"	"	"	
Trichlorofluoromethane	ND	0.0025	"	"	"	"	"	"	
1,2,3-Trichloropropane	ND	0.0025	"	"	"	"	"	"	
1,3,5-Trimethylbenzene	ND	0.0025	"	"	"	"	"	"	
1,2,4-Trimethylbenzene	ND	0.0025	"	"	"	"	"	"	
Vinyl chloride	ND	0.0025	"	"	"	"	"	"	
Benzene	ND	0.0025	"	"	"	"	"	"	
Toluene	ND	0.0025	"	"	"	"	"	"	
Ethylbenzene	ND	0.0025	"	"	"	"	"	"	
m,p-Xylene	ND	0.0050	"	"	"	"	"	"	

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: Stockton Blvd	
2154 Torrance Blvd., Suite 200	Project Number: 24-449889.2	**Reported:**
Torrance CA, 90501	Project Manager: Joe Mangine	07/25/24 15:47

B2-10'

T243001-07 (Soil)

SunStar Laboratories, Inc.

Volatile Organic Compounds by EPA Method 8260B

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
o-Xylene	ND	0.0025	mg/kg	1	24G0351	07/19/24	07/24/24	EPA 8260B	
Acetone	ND	0.0050	"	"	"	"	"	"	
Methyl ethyl ketone	ND	0.0050	"	"	"	"	"	"	
Methyl isobutyl ketone	ND	0.0050	"	"	"	"	"	"	
2-Hexanone (MBK)	ND	0.0050	"	"	"	"	"	"	
Surrogate: 4-Bromofluorobenzene		*103 %*	*75.4-139*		"	"	"	"	
Surrogate: Dibromofluoromethane		*94.3 %*	*73.1-125*		"	"	"	"	
Surrogate: Toluene-d8		*99.6 %*	*82.6-117*		"	"	"	"	

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: Stockton Blvd	
2154 Torrance Blvd., Suite 200	Project Number: 24-449889.2	**Reported:**
Torrance CA, 90501	Project Manager: Joe Mangine	07/25/24 15:47

B3-2'

T243001-09 (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	24G0378	07/22/24	07/23/24	EPA 8015B	
C13-C28 (DRO)	**26**	10	"	"	"	"	"	"	D-06
C29-C40 (MORO)	ND	10	"	"	"	"	"	"	
Surrogate: p-Terphenyl		*106 %*	*65-135*		"	"	"	"	
Volatile Organic Compounds by EPA Method 8260B									
Bromobenzene	ND	0.0025	mg/kg	1	24G0351	07/19/24	07/24/24	EPA 8260B	
Bromochloromethane	ND	0.0025	"	"	"	"	"	"	
Bromodichloromethane	ND	0.0025	"	"	"	"	"	"	
Bromoform	ND	0.0025	"	"	"	"	"	"	
Bromomethane	ND	0.0025	"	"	"	"	"	"	
n-Butylbenzene	ND	0.0025	"	"	"	"	"	"	
sec-Butylbenzene	ND	0.0025	"	"	"	"	"	"	
tert-Butylbenzene	ND	0.0025	"	"	"	"	"	"	
Carbon tetrachloride	ND	0.0025	"	"	"	"	"	"	
Chlorobenzene	ND	0.0025	"	"	"	"	"	"	
Chloroethane	ND	0.0025	"	"	"	"	"	"	
Chloroform	ND	0.0025	"	"	"	"	"	"	
Chloromethane	ND	0.0025	"	"	"	"	"	"	
2-Chlorotoluene	ND	0.0025	"	"	"	"	"	"	
4-Chlorotoluene	ND	0.0025	"	"	"	"	"	"	
Dibromochloromethane	ND	0.0025	"	"	"	"	"	"	
1,2-Dibromo-3-chloropropane	ND	0.0050	"	"	"	"	"	"	
1,2-Dibromoethane (EDB)	ND	0.0025	"	"	"	"	"	"	
Dibromomethane	ND	0.0025	"	"	"	"	"	"	
1,2-Dichlorobenzene	ND	0.0025	"	"	"	"	"	"	
1,3-Dichlorobenzene	ND	0.0025	"	"	"	"	"	"	
1,4-Dichlorobenzene	ND	0.0025	"	"	"	"	"	"	
Dichlorodifluoromethane	ND	0.0025	"	"	"	"	"	"	
1,1-Dichloroethane	ND	0.0025	"	"	"	"	"	"	
1,2-Dichloroethane	ND	0.0025	"	"	"	"	"	"	
1,1-Dichloroethene	ND	0.0025	"	"	"	"	"	"	

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: Stockton Blvd	
2154 Torrance Blvd., Suite 200	Project Number: 24-449889.2	**Reported:**
Torrance CA, 90501	Project Manager: Joe Mangine	07/25/24 15:47

B3-2'

T243001-09 (Soil)

SunStar Laboratories, Inc.

Volatile Organic Compounds by EPA Method 8260B

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
cis-1,2-Dichloroethene	ND	0.0025	mg/kg	1	24G0351	07/19/24	07/24/24	EPA 8260B	
trans-1,2-Dichloroethene	ND	0.0025	"	"	"	"	"	"	
1,2-Dichloropropane	ND	0.0025	"	"	"	"	"	"	
1,3-Dichloropropane	ND	0.0025	"	"	"	"	"	"	
2,2-Dichloropropane	ND	0.0025	"	"	"	"	"	"	
1,1-Dichloropropene	ND	0.0025	"	"	"	"	"	"	
cis-1,3-Dichloropropene	ND	0.0025	"	"	"	"	"	"	
trans-1,3-Dichloropropene	ND	0.0025	"	"	"	"	"	"	
Hexachlorobutadiene	ND	0.0025	"	"	"	"	"	"	
Isopropylbenzene	ND	0.0025	"	"	"	"	"	"	
p-Isopropyltoluene	ND	0.0025	"	"	"	"	"	"	
Methylene chloride	ND	0.010	"	"	"	"	"	"	
Naphthalene	ND	0.0025	"	"	"	"	"	"	
n-Propylbenzene	ND	0.0025	"	"	"	"	"	"	
Styrene	ND	0.0025	"	"	"	"	"	"	
1,1,2,2-Tetrachloroethane	ND	0.0025	"	"	"	"	"	"	
1,1,1,2-Tetrachloroethane	ND	0.0025	"	"	"	"	"	"	
Tetrachloroethene	ND	0.0025	"	"	"	"	"	"	
1,2,3-Trichlorobenzene	ND	0.0025	"	"	"	"	"	"	
1,2,4-Trichlorobenzene	ND	0.0025	"	"	"	"	"	"	
1,1,2-Trichloroethane	ND	0.0025	"	"	"	"	"	"	
1,1,1-Trichloroethane	ND	0.0025	"	"	"	"	"	"	
Trichloroethene	ND	0.0025	"	"	"	"	"	"	
Trichlorofluoromethane	ND	0.0025	"	"	"	"	"	"	
1,2,3-Trichloropropane	ND	0.0025	"	"	"	"	"	"	
1,3,5-Trimethylbenzene	ND	0.0025	"	"	"	"	"	"	
1,2,4-Trimethylbenzene	ND	0.0025	"	"	"	"	"	"	
Vinyl chloride	ND	0.0025	"	"	"	"	"	"	
Benzene	ND	0.0025	"	"	"	"	"	"	
Toluene	ND	0.0025	"	"	"	"	"	"	
Ethylbenzene	ND	0.0025	"	"	"	"	"	"	
m,p-Xylene	ND	0.0050	"	"	"	"	"	"	

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: Stockton Blvd	
2154 Torrance Blvd., Suite 200	Project Number: 24-449889.2	**Reported:**
Torrance CA, 90501	Project Manager: Joe Mangine	07/25/24 15:47

B3-2'

T243001-09 (Soil)

SunStar Laboratories, Inc.

Volatile Organic Compounds by EPA Method 8260B

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
o-Xylene	ND	0.0025	mg/kg	1	24G0351	07/19/24	07/24/24	EPA 8260B	
Acetone	ND	0.0050	"	"	"	"	"	"	
Methyl ethyl ketone	ND	0.0050	"	"	"	"	"	"	
Methyl isobutyl ketone	ND	0.0050	"	"	"	"	"	"	
2-Hexanone (MBK)	ND	0.0050	"	"	"	"	"	"	
Surrogate: 4-Bromofluorobenzene		*101 %*		*75.4-139*	"	"	"	"	
Surrogate: Dibromofluoromethane		*94.1 %*		*73.1-125*	"	"	"	"	
Surrogate: Toluene-d8		*99.6 %*		*82.6-117*	"	"	"	"	

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: Stockton Blvd	
2154 Torrance Blvd., Suite 200	Project Number: 24-449889.2	**Reported:**
Torrance CA, 90501	Project Manager: Joe Mangine	07/25/24 15:47

B4-5'

T243001-13 (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	24G0378	07/22/24	07/23/24	EPA 8015B	
C13-C28 (DRO)	ND	10	"	"	"	"	"	"	
C29-C40 (MORO)	ND	10	"	"	"	"	"	"	
Surrogate: p-Terphenyl		*86.6 %*		*65-135*	"	"	"	"	
Volatile Organic Compounds by EPA Method 8260B									
Bromobenzene	ND	0.0025	mg/kg	1	24G0351	07/19/24	07/24/24	EPA 8260B	
Bromochloromethane	ND	0.0025	"	"	"	"	"	"	
Bromodichloromethane	ND	0.0025	"	"	"	"	"	"	
Bromoform	ND	0.0025	"	"	"	"	"	"	
Bromomethane	ND	0.0025	"	"	"	"	"	"	
n-Butylbenzene	ND	0.0025	"	"	"	"	"	"	
sec-Butylbenzene	ND	0.0025	"	"	"	"	"	"	
tert-Butylbenzene	ND	0.0025	"	"	"	"	"	"	
Carbon tetrachloride	ND	0.0025	"	"	"	"	"	"	
Chlorobenzene	ND	0.0025	"	"	"	"	"	"	
Chloroethane	ND	0.0025	"	"	"	"	"	"	
Chloroform	ND	0.0025	"	"	"	"	"	"	
Chloromethane	ND	0.0025	"	"	"	"	"	"	
2-Chlorotoluene	ND	0.0025	"	"	"	"	"	"	
4-Chlorotoluene	ND	0.0025	"	"	"	"	"	"	
Dibromochloromethane	ND	0.0025	"	"	"	"	"	"	
1,2-Dibromo-3-chloropropane	ND	0.0050	"	"	"	"	"	"	
1,2-Dibromoethane (EDB)	ND	0.0025	"	"	"	"	"	"	
Dibromomethane	ND	0.0025	"	"	"	"	"	"	
1,2-Dichlorobenzene	ND	0.0025	"	"	"	"	"	"	
1,3-Dichlorobenzene	ND	0.0025	"	"	"	"	"	"	
1,4-Dichlorobenzene	ND	0.0025	"	"	"	"	"	"	
Dichlorodifluoromethane	ND	0.0025	"	"	"	"	"	"	
1,1-Dichloroethane	ND	0.0025	"	"	"	"	"	"	
1,2-Dichloroethane	ND	0.0025	"	"	"	"	"	"	
1,1-Dichloroethene	ND	0.0025	"	"	"	"	"	"	

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: Stockton Blvd	
2154 Torrance Blvd., Suite 200	Project Number: 24-449889.2	**Reported:**
Torrance CA, 90501	Project Manager: Joe Mangine	07/25/24 15:47

B4-5'

T243001-13 (Soil)

SunStar Laboratories, Inc.

Volatile Organic Compounds by EPA Method 8260B

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
cis-1,2-Dichloroethene	ND	0.0025	mg/kg	1	24G0351	07/19/24	07/24/24	EPA 8260B	
trans-1,2-Dichloroethene	ND	0.0025	"	"	"	"	"	"	
1,2-Dichloropropane	ND	0.0025	"	"	"	"	"	"	
1,3-Dichloropropane	ND	0.0025	"	"	"	"	"	"	
2,2-Dichloropropane	ND	0.0025	"	"	"	"	"	"	
1,1-Dichloropropene	ND	0.0025	"	"	"	"	"	"	
cis-1,3-Dichloropropene	ND	0.0025	"	"	"	"	"	"	
trans-1,3-Dichloropropene	ND	0.0025	"	"	"	"	"	"	
Hexachlorobutadiene	ND	0.0025	"	"	"	"	"	"	
Isopropylbenzene	ND	0.0025	"	"	"	"	"	"	
p-Isopropyltoluene	ND	0.0025	"	"	"	"	"	"	
Methylene chloride	ND	0.010	"	"	"	"	"	"	
Naphthalene	ND	0.0025	"	"	"	"	"	"	
n-Propylbenzene	ND	0.0025	"	"	"	"	"	"	
Styrene	ND	0.0025	"	"	"	"	"	"	
1,1,2,2-Tetrachloroethane	ND	0.0025	"	"	"	"	"	"	
1,1,1,2-Tetrachloroethane	ND	0.0025	"	"	"	"	"	"	
Tetrachloroethene	ND	0.0025	"	"	"	"	"	"	
1,2,3-Trichlorobenzene	ND	0.0025	"	"	"	"	"	"	
1,2,4-Trichlorobenzene	ND	0.0025	"	"	"	"	"	"	
1,1,2-Trichloroethane	ND	0.0025	"	"	"	"	"	"	
1,1,1-Trichloroethane	ND	0.0025	"	"	"	"	"	"	
Trichloroethene	ND	0.0025	"	"	"	"	"	"	
Trichlorofluoromethane	ND	0.0025	"	"	"	"	"	"	
1,2,3-Trichloropropane	ND	0.0025	"	"	"	"	"	"	
1,3,5-Trimethylbenzene	ND	0.0025	"	"	"	"	"	"	
1,2,4-Trimethylbenzene	ND	0.0025	"	"	"	"	"	"	
Vinyl chloride	ND	0.0025	"	"	"	"	"	"	
Benzene	ND	0.0025	"	"	"	"	"	"	
Toluene	ND	0.0025	"	"	"	"	"	"	
Ethylbenzene	ND	0.0025	"	"	"	"	"	"	
m,p-Xylene	ND	0.0050	"	"	"	"	"	"	

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: Stockton Blvd	
2154 Torrance Blvd., Suite 200	Project Number: 24-449889.2	**Reported:**
Torrance CA, 90501	Project Manager: Joe Mangine	07/25/24 15:47

B4-5'

T243001-13 (Soil)

SunStar Laboratories, Inc.

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Volatile Organic Compounds by EPA Method 8260B									
o-Xylene	ND	0.0025	mg/kg	1	24G0351	07/19/24	07/24/24	EPA 8260B	
Acetone	ND	0.0050	"	"	"	"	"	"	
Methyl ethyl ketone	ND	0.0050	"	"	"	"	"	"	
Methyl isobutyl ketone	ND	0.0050	"	"	"	"	"	"	
2-Hexanone (MBK)	ND	0.0050	"	"	"	"	"	"	
Surrogate: 4-Bromofluorobenzene		*103 %*	*75.4-139*		"	"	"	"	
Surrogate: Dibromofluoromethane		*93.4 %*	*73.1-125*		"	"	"	"	
Surrogate: Toluene-d8		*99.1 %*	*82.6-117*		"	"	"	"	

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: Stockton Blvd	
2154 Torrance Blvd., Suite 200	Project Number: 24-449889.2	**Reported:**
Torrance CA, 90501	Project Manager: Joe Mangine	07/25/24 15:47

B5-2'

T243001-15 (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	24G0378	07/22/24	07/23/24	EPA 8015B	
C13-C28 (DRO)	ND	10	"	"	"	"	"	"	
C29-C40 (MORO)	ND	10	"	"	"	"	"	"	
Surrogate: p-Terphenyl		*110 %*	*65-135*		"	"	"	"	
Volatile Organic Compounds by EPA Method 8260B									
Bromobenzene	ND	0.0025	mg/kg	1	24G0351	07/19/24	07/24/24	EPA 8260B	
Bromochloromethane	ND	0.0025	"	"	"	"	"	"	
Bromodichloromethane	ND	0.0025	"	"	"	"	"	"	
Bromoform	ND	0.0025	"	"	"	"	"	"	
Bromomethane	ND	0.0025	"	"	"	"	"	"	
n-Butylbenzene	ND	0.0025	"	"	"	"	"	"	
sec-Butylbenzene	ND	0.0025	"	"	"	"	"	"	
tert-Butylbenzene	ND	0.0025	"	"	"	"	"	"	
Carbon tetrachloride	ND	0.0025	"	"	"	"	"	"	
Chlorobenzene	ND	0.0025	"	"	"	"	"	"	
Chloroethane	ND	0.0025	"	"	"	"	"	"	
Chloroform	ND	0.0025	"	"	"	"	"	"	
Chloromethane	ND	0.0025	"	"	"	"	"	"	
2-Chlorotoluene	ND	0.0025	"	"	"	"	"	"	
4-Chlorotoluene	ND	0.0025	"	"	"	"	"	"	
Dibromochloromethane	ND	0.0025	"	"	"	"	"	"	
1,2-Dibromo-3-chloropropane	ND	0.0050	"	"	"	"	"	"	
1,2-Dibromoethane (EDB)	ND	0.0025	"	"	"	"	"	"	
Dibromomethane	ND	0.0025	"	"	"	"	"	"	
1,2-Dichlorobenzene	ND	0.0025	"	"	"	"	"	"	
1,3-Dichlorobenzene	ND	0.0025	"	"	"	"	"	"	
1,4-Dichlorobenzene	ND	0.0025	"	"	"	"	"	"	
Dichlorodifluoromethane	ND	0.0025	"	"	"	"	"	"	
1,1-Dichloroethane	ND	0.0025	"	"	"	"	"	"	
1,2-Dichloroethane	ND	0.0025	"	"	"	"	"	"	
1,1-Dichloroethene	ND	0.0025	"	"	"	"	"	"	

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: Stockton Blvd	
2154 Torrance Blvd., Suite 200	Project Number: 24-449889.2	**Reported:**
Torrance CA, 90501	Project Manager: Joe Mangine	07/25/24 15:47

B5-2'

T243001-15 (Soil)

SunStar Laboratories, Inc.

Volatile Organic Compounds by EPA Method 8260B

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
cis-1,2-Dichloroethene	ND	0.0025	mg/kg	1	24G0351	07/19/24	07/24/24	EPA 8260B	
trans-1,2-Dichloroethene	ND	0.0025	"	"	"	"	"	"	
1,2-Dichloropropane	ND	0.0025	"	"	"	"	"	"	
1,3-Dichloropropane	ND	0.0025	"	"	"	"	"	"	
2,2-Dichloropropane	ND	0.0025	"	"	"	"	"	"	
1,1-Dichloropropene	ND	0.0025	"	"	"	"	"	"	
cis-1,3-Dichloropropene	ND	0.0025	"	"	"	"	"	"	
trans-1,3-Dichloropropene	ND	0.0025	"	"	"	"	"	"	
Hexachlorobutadiene	ND	0.0025	"	"	"	"	"	"	
Isopropylbenzene	ND	0.0025	"	"	"	"	"	"	
p-Isopropyltoluene	ND	0.0025	"	"	"	"	"	"	
Methylene chloride	ND	0.010	"	"	"	"	"	"	
Naphthalene	ND	0.0025	"	"	"	"	"	"	
n-Propylbenzene	ND	0.0025	"	"	"	"	"	"	
Styrene	ND	0.0025	"	"	"	"	"	"	
1,1,2,2-Tetrachloroethane	ND	0.0025	"	"	"	"	"	"	
1,1,1,2-Tetrachloroethane	ND	0.0025	"	"	"	"	"	"	
Tetrachloroethene	ND	0.0025	"	"	"	"	"	"	
1,2,3-Trichlorobenzene	ND	0.0025	"	"	"	"	"	"	
1,2,4-Trichlorobenzene	ND	0.0025	"	"	"	"	"	"	
1,1,2-Trichloroethane	ND	0.0025	"	"	"	"	"	"	
1,1,1-Trichloroethane	ND	0.0025	"	"	"	"	"	"	
Trichloroethene	ND	0.0025	"	"	"	"	"	"	
Trichlorofluoromethane	ND	0.0025	"	"	"	"	"	"	
1,2,3-Trichloropropane	ND	0.0025	"	"	"	"	"	"	
1,3,5-Trimethylbenzene	ND	0.0025	"	"	"	"	"	"	
1,2,4-Trimethylbenzene	ND	0.0025	"	"	"	"	"	"	
Vinyl chloride	ND	0.0025	"	"	"	"	"	"	
Benzene	ND	0.0025	"	"	"	"	"	"	
Toluene	ND	0.0025	"	"	"	"	"	"	
Ethylbenzene	ND	0.0025	"	"	"	"	"	"	
m,p-Xylene	ND	0.0050	"	"	"	"	"	"	

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: Stockton Blvd	
2154 Torrance Blvd., Suite 200	Project Number: 24-449889.2	**Reported:**
Torrance CA, 90501	Project Manager: Joe Mangine	07/25/24 15:47

B5-2'

T243001-15 (Soil)

SunStar Laboratories, Inc.

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Volatile Organic Compounds by EPA Method 8260B									
o-Xylene	ND	0.0025	mg/kg	1	24G0351	07/19/24	07/24/24	EPA 8260B	
Acetone	ND	0.0050	"	"	"	"	"	"	
Methyl ethyl ketone	ND	0.0050	"	"	"	"	"	"	
Methyl isobutyl ketone	ND	0.0050	"	"	"	"	"	"	
2-Hexanone (MBK)	ND	0.0050	"	"	"	"	"	"	
Surrogate: 4-Bromofluorobenzene		*104 %*	*75.4-139*		"	"	"	"	
Surrogate: Dibromofluoromethane		*93.4 %*	*73.1-125*		"	"	"	"	
Surrogate: Toluene-d8		*98.4 %*	*82.6-117*		"	"	"	"	

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: Stockton Blvd	
2154 Torrance Blvd., Suite 200	Project Number: 24-449889.2	**Reported:**
Torrance CA, 90501	Project Manager: Joe Mangine	07/25/24 15:47

B6-5'

T243001-19 (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	24G0378	07/22/24	07/23/24	EPA 8015B	
C13-C28 (DRO)	ND	10	"	"	"	"	"	"	
C29-C40 (MORO)	ND	10	"	"	"	"	"	"	
Surrogate: p-Terphenyl		*85.4 %*		*65-135*	"	"	"	"	
Volatile Organic Compounds by EPA Method 8260B									
Bromobenzene	ND	0.0025	mg/kg	1	24G0351	07/19/24	07/24/24	EPA 8260B	
Bromochloromethane	ND	0.0025	"	"	"	"	"	"	
Bromodichloromethane	ND	0.0025	"	"	"	"	"	"	
Bromoform	ND	0.0025	"	"	"	"	"	"	
Bromomethane	ND	0.0025	"	"	"	"	"	"	
n-Butylbenzene	ND	0.0025	"	"	"	"	"	"	
sec-Butylbenzene	ND	0.0025	"	"	"	"	"	"	
tert-Butylbenzene	ND	0.0025	"	"	"	"	"	"	
Carbon tetrachloride	ND	0.0025	"	"	"	"	"	"	
Chlorobenzene	ND	0.0025	"	"	"	"	"	"	
Chloroethane	ND	0.0025	"	"	"	"	"	"	
Chloroform	ND	0.0025	"	"	"	"	"	"	
Chloromethane	ND	0.0025	"	"	"	"	"	"	
2-Chlorotoluene	ND	0.0025	"	"	"	"	"	"	
4-Chlorotoluene	ND	0.0025	"	"	"	"	"	"	
Dibromochloromethane	ND	0.0025	"	"	"	"	"	"	
1,2-Dibromo-3-chloropropane	ND	0.0050	"	"	"	"	"	"	
1,2-Dibromoethane (EDB)	ND	0.0025	"	"	"	"	"	"	
Dibromomethane	ND	0.0025	"	"	"	"	"	"	
1,2-Dichlorobenzene	ND	0.0025	"	"	"	"	"	"	
1,3-Dichlorobenzene	ND	0.0025	"	"	"	"	"	"	
1,4-Dichlorobenzene	ND	0.0025	"	"	"	"	"	"	
Dichlorodifluoromethane	ND	0.0025	"	"	"	"	"	"	
1,1-Dichloroethane	ND	0.0025	"	"	"	"	"	"	
1,2-Dichloroethane	ND	0.0025	"	"	"	"	"	"	
1,1-Dichloroethene	ND	0.0025	"	"	"	"	"	"	

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: Stockton Blvd	
2154 Torrance Blvd., Suite 200	Project Number: 24-449889.2	**Reported:**
Torrance CA, 90501	Project Manager: Joe Mangine	07/25/24 15:47

B6-5'

T243001-19 (Soil)

SunStar Laboratories, Inc.

Volatile Organic Compounds by EPA Method 8260B

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
cis-1,2-Dichloroethene	ND	0.0025	mg/kg	1	24G0351	07/19/24	07/24/24	EPA 8260B	
trans-1,2-Dichloroethene	ND	0.0025	"	"	"	"	"	"	
1,2-Dichloropropane	ND	0.0025	"	"	"	"	"	"	
1,3-Dichloropropane	ND	0.0025	"	"	"	"	"	"	
2,2-Dichloropropane	ND	0.0025	"	"	"	"	"	"	
1,1-Dichloropropene	ND	0.0025	"	"	"	"	"	"	
cis-1,3-Dichloropropene	ND	0.0025	"	"	"	"	"	"	
trans-1,3-Dichloropropene	ND	0.0025	"	"	"	"	"	"	
Hexachlorobutadiene	ND	0.0025	"	"	"	"	"	"	
Isopropylbenzene	ND	0.0025	"	"	"	"	"	"	
p-Isopropyltoluene	ND	0.0025	"	"	"	"	"	"	
Methylene chloride	ND	0.010	"	"	"	"	"	"	
Naphthalene	ND	0.0025	"	"	"	"	"	"	
n-Propylbenzene	ND	0.0025	"	"	"	"	"	"	
Styrene	ND	0.0025	"	"	"	"	"	"	
1,1,2,2-Tetrachloroethane	ND	0.0025	"	"	"	"	"	"	
1,1,1,2-Tetrachloroethane	ND	0.0025	"	"	"	"	"	"	
Tetrachloroethene	ND	0.0025	"	"	"	"	"	"	
1,2,3-Trichlorobenzene	ND	0.0025	"	"	"	"	"	"	
1,2,4-Trichlorobenzene	ND	0.0025	"	"	"	"	"	"	
1,1,2-Trichloroethane	ND	0.0025	"	"	"	"	"	"	
1,1,1-Trichloroethane	ND	0.0025	"	"	"	"	"	"	
Trichloroethene	ND	0.0025	"	"	"	"	"	"	
Trichlorofluoromethane	ND	0.0025	"	"	"	"	"	"	
1,2,3-Trichloropropane	ND	0.0025	"	"	"	"	"	"	
1,3,5-Trimethylbenzene	ND	0.0025	"	"	"	"	"	"	
1,2,4-Trimethylbenzene	ND	0.0025	"	"	"	"	"	"	
Vinyl chloride	ND	0.0025	"	"	"	"	"	"	
Benzene	ND	0.0025	"	"	"	"	"	"	
Toluene	ND	0.0025	"	"	"	"	"	"	
Ethylbenzene	ND	0.0025	"	"	"	"	"	"	
m,p-Xylene	ND	0.0050	"	"	"	"	"	"	

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: Stockton Blvd	
2154 Torrance Blvd., Suite 200	Project Number: 24-449889.2	**Reported:**
Torrance CA, 90501	Project Manager: Joe Mangine	07/25/24 15:47

B6-5'

T243001-19 (Soil)

SunStar Laboratories, Inc.

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Volatile Organic Compounds by EPA Method 8260B									
o-Xylene	ND	0.0025	mg/kg	1	24G0351	07/19/24	07/24/24	EPA 8260B	
Acetone	ND	0.0050	"	"	"	"	"	"	
Methyl ethyl ketone	ND	0.0050	"	"	"	"	"	"	
Methyl isobutyl ketone	ND	0.0050	"	"	"	"	"	"	
2-Hexanone (MBK)	ND	0.0050	"	"	"	"	"	"	
Surrogate: 4-Bromofluorobenzene		*103 %*	*75.4-139*		"	"	"	"	
Surrogate: Dibromofluoromethane		*93.2 %*	*73.1-125*		"	"	"	"	
Surrogate: Toluene-d8		*99.7 %*	*82.6-117*		"	"	"	"	

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: Stockton Blvd	
2154 Torrance Blvd., Suite 200	Project Number: 24-449889.2	**Reported:**
Torrance CA, 90501	Project Manager: Joe Mangine	07/25/24 15:47

B7-2'

T243001-21 (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	24G0397	07/23/24	07/23/24	EPA 8015B	
C13-C28 (DRO)	ND	10	"	"	"	"	"	"	
C29-C40 (MORO)	ND	10	"	"	"	"	"	"	
Surrogate: p-Terphenyl		*83.6 %*		*65-135*	"	"	"	"	
Volatile Organic Compounds by EPA Method 8260B									
Bromobenzene	ND	0.0025	mg/kg	1	24G0375	07/22/24	07/23/24	EPA 8260B	
Bromochloromethane	ND	0.0025	"	"	"	"	"	"	
Bromodichloromethane	ND	0.0025	"	"	"	"	"	"	
Bromoform	ND	0.0025	"	"	"	"	"	"	
Bromomethane	ND	0.0025	"	"	"	"	"	"	
n-Butylbenzene	ND	0.0025	"	"	"	"	"	"	
sec-Butylbenzene	ND	0.0025	"	"	"	"	"	"	
tert-Butylbenzene	ND	0.0025	"	"	"	"	"	"	
Carbon tetrachloride	ND	0.0025	"	"	"	"	"	"	
Chlorobenzene	ND	0.0025	"	"	"	"	"	"	
Chloroethane	ND	0.0025	"	"	"	"	"	"	
Chloroform	ND	0.0025	"	"	"	"	"	"	
Chloromethane	ND	0.0025	"	"	"	"	"	"	
2-Chlorotoluene	ND	0.0025	"	"	"	"	"	"	
4-Chlorotoluene	ND	0.0025	"	"	"	"	"	"	
Dibromochloromethane	ND	0.0025	"	"	"	"	"	"	
1,2-Dibromo-3-chloropropane	ND	0.0050	"	"	"	"	"	"	
1,2-Dibromoethane (EDB)	ND	0.0025	"	"	"	"	"	"	
Dibromomethane	ND	0.0025	"	"	"	"	"	"	
1,2-Dichlorobenzene	ND	0.0025	"	"	"	"	"	"	
1,3-Dichlorobenzene	ND	0.0025	"	"	"	"	"	"	
1,4-Dichlorobenzene	ND	0.0025	"	"	"	"	"	"	
Dichlorodifluoromethane	ND	0.0025	"	"	"	"	"	"	
1,1-Dichloroethane	ND	0.0025	"	"	"	"	"	"	
1,2-Dichloroethane	ND	0.0025	"	"	"	"	"	"	
1,1-Dichloroethene	ND	0.0025	"	"	"	"	"	"	

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: Stockton Blvd	
2154 Torrance Blvd., Suite 200	Project Number: 24-449889.2	**Reported:**
Torrance CA, 90501	Project Manager: Joe Mangine	07/25/24 15:47

B7-2'

T243001-21 (Soil)

SunStar Laboratories, Inc.

Volatile Organic Compounds by EPA Method 8260B

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
cis-1,2-Dichloroethene	ND	0.0025	mg/kg	1	24G0375	07/22/24	07/23/24	EPA 8260B	
trans-1,2-Dichloroethene	ND	0.0025	"	"	"	"	"	"	
1,2-Dichloropropane	ND	0.0025	"	"	"	"	"	"	
1,3-Dichloropropane	ND	0.0025	"	"	"	"	"	"	
2,2-Dichloropropane	ND	0.0025	"	"	"	"	"	"	
1,1-Dichloropropene	ND	0.0025	"	"	"	"	"	"	
cis-1,3-Dichloropropene	ND	0.0025	"	"	"	"	"	"	
trans-1,3-Dichloropropene	ND	0.0025	"	"	"	"	"	"	
Hexachlorobutadiene	ND	0.0025	"	"	"	"	"	"	
Isopropylbenzene	ND	0.0025	"	"	"	"	"	"	
p-Isopropyltoluene	ND	0.0025	"	"	"	"	"	"	
Methylene chloride	ND	0.010	"	"	"	"	"	"	
Naphthalene	ND	0.0025	"	"	"	"	"	"	
n-Propylbenzene	ND	0.0025	"	"	"	"	"	"	
Styrene	ND	0.0025	"	"	"	"	"	"	
1,1,2,2-Tetrachloroethane	ND	0.0025	"	"	"	"	"	"	
1,1,1,2-Tetrachloroethane	ND	0.0025	"	"	"	"	"	"	
Tetrachloroethene	ND	0.0025	"	"	"	"	"	"	
1,2,3-Trichlorobenzene	ND	0.0025	"	"	"	"	"	"	
1,2,4-Trichlorobenzene	ND	0.0025	"	"	"	"	"	"	
1,1,2-Trichloroethane	ND	0.0025	"	"	"	"	"	"	
1,1,1-Trichloroethane	ND	0.0025	"	"	"	"	"	"	
Trichloroethene	ND	0.0025	"	"	"	"	"	"	
Trichlorofluoromethane	ND	0.0025	"	"	"	"	"	"	
1,2,3-Trichloropropane	ND	0.0025	"	"	"	"	"	"	
1,3,5-Trimethylbenzene	ND	0.0025	"	"	"	"	"	"	
1,2,4-Trimethylbenzene	ND	0.0025	"	"	"	"	"	"	
Vinyl chloride	ND	0.0025	"	"	"	"	"	"	
Benzene	ND	0.0025	"	"	"	"	"	"	
Toluene	ND	0.0025	"	"	"	"	"	"	
Ethylbenzene	ND	0.0025	"	"	"	"	"	"	
m,p-Xylene	ND	0.0050	"	"	"	"	"	"	

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: Stockton Blvd	
2154 Torrance Blvd., Suite 200	Project Number: 24-449889.2	**Reported:**
Torrance CA, 90501	Project Manager: Joe Mangine	07/25/24 15:47

B7-2'

T243001-21 (Soil)

SunStar Laboratories, Inc.

Volatile Organic Compounds by EPA Method 8260B

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
o-Xylene	ND	0.0025	mg/kg	1	24G0375	07/22/24	07/23/24	EPA 8260B	
Acetone	ND	0.0050	"	"	"	"	"	"	
Methyl ethyl ketone	ND	0.0050	"	"	"	"	"	"	
Methyl isobutyl ketone	ND	0.0050	"	"	"	"	"	"	
2-Hexanone (MBK)	ND	0.0050	"	"	"	"	"	"	
Surrogate: 4-Bromofluorobenzene		*102 %*	*75.4-139*		"	"	"	"	
Surrogate: Dibromofluoromethane		*95.8 %*	*73.1-125*		"	"	"	"	
Surrogate: Toluene-d8		*99.6 %*	*82.6-117*		"	"	"	"	

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: Stockton Blvd	
2154 Torrance Blvd., Suite 200	Project Number: 24-449889.2	**Reported:**
Torrance CA, 90501	Project Manager: Joe Mangine	07/25/24 15:47

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 24G0378 - EPA 3550B GC										
Blank (24G0378-BLK1)				Prepared & Analyzed: 07/22/24						
C6-C12 (GRO)	ND	10	mg/kg							
C13-C28 (DRO)	ND	10	"							
C29-C40 (MORO)	ND	10	"							
Surrogate: p-Terphenyl	*109*		*"*	*100*		*109*	*65-135*			
LCS (24G0378-BS1)				Prepared & Analyzed: 07/22/24						
C13-C28 (DRO)	530	10	mg/kg	500		106	75-125			
Surrogate: p-Terphenyl	*102*		*"*	*100*		*102*	*65-135*			
Matrix Spike (24G0378-MS1)	**Source: T242984-01**			Prepared & Analyzed: 07/22/24						
C13-C28 (DRO)	530	10	mg/kg	500	ND	105	75-125			
Surrogate: p-Terphenyl	*104*		*"*	*100*		*104*	*65-135*			
Matrix Spike Dup (24G0378-MSD1)	**Source: T242984-01**			Prepared & Analyzed: 07/22/24						
C13-C28 (DRO)	490	10	mg/kg	500	ND	98.5	75-125	6.45	20	
Surrogate: p-Terphenyl	*96.1*		*"*	*100*		*96.1*	*65-135*			
Batch 24G0397 - EPA 3550B GC										
Blank (24G0397-BLK1)				Prepared & Analyzed: 07/23/24						
C6-C12 (GRO)	ND	10	mg/kg							
C13-C28 (DRO)	ND	10	"							
C29-C40 (MORO)	ND	10	"							
Surrogate: p-Terphenyl	*101*		*"*	*100*		*101*	*65-135*			
LCS (24G0397-BS1)				Prepared & Analyzed: 07/23/24						
C13-C28 (DRO)	510	10	mg/kg	500		102	75-125			
Surrogate: p-Terphenyl	*103*		*"*	*100*		*103*	*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: Stockton Blvd	
2154 Torrance Blvd., Suite 200	Project Number: 24-449889.2	**Reported:**
Torrance CA, 90501	Project Manager: Joe Mangine	07/25/24 15:47

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 24G0397 - EPA 3550B GC										
Matrix Spike (24G0397-MS1)	**Source: T243001-21**			Prepared & Analyzed: 07/23/24						
C13-C28 (DRO)	500	10	mg/kg	500	ND	100	75-125			
Surrogate: p-Terphenyl	*102*		*"*	*100*		*102*	*65-135*			
Matrix Spike Dup (24G0397-MSD1)	**Source: T243001-21**			Prepared & Analyzed: 07/23/24						
C13-C28 (DRO)	450	10	mg/kg	500	ND	90.9	75-125	9.78	20	
Surrogate: p-Terphenyl	*101*		*"*	*100*		*101*	*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: Stockton Blvd	
2154 Torrance Blvd., Suite 200	Project Number: 24-449889.2	**Reported:**
Torrance CA, 90501	Project Manager: Joe Mangine	07/25/24 15:47

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 24G0351 - EPA 5030 GCMS										
Blank (24G0351-BLK1)				Prepared: 07/19/24 Analyzed: 07/23/24						
Bromobenzene	ND	0.0025	mg/kg							
Bromochloromethane	ND	0.0025	"							
Bromodichloromethane	ND	0.0025	"							
Bromoform	ND	0.0025	"							
Bromomethane	ND	0.0025	"							
n-Butylbenzene	ND	0.0025	"							
sec-Butylbenzene	ND	0.0025	"							
tert-Butylbenzene	ND	0.0025	"							
Carbon tetrachloride	ND	0.0025	"							
Chlorobenzene	ND	0.0025	"							
Chloroethane	ND	0.0025	"							
Chloroform	ND	0.0025	"							
Chloromethane	ND	0.0025	"							
2-Chlorotoluene	ND	0.0025	"							
4-Chlorotoluene	ND	0.0025	"							
Dibromochloromethane	ND	0.0025	"							
1,2-Dibromo-3-chloropropane	ND	0.0050	"							
1,2-Dibromoethane (EDB)	ND	0.0025	"							
Dibromomethane	ND	0.0025	"							
1,2-Dichlorobenzene	ND	0.0025	"							
1,3-Dichlorobenzene	ND	0.0025	"							
1,4-Dichlorobenzene	ND	0.0025	"							
Dichlorodifluoromethane	ND	0.0025	"							
1,1-Dichloroethane	ND	0.0025	"							
1,2-Dichloroethane	ND	0.0025	"							
1,1-Dichloroethene	ND	0.0025	"							
cis-1,2-Dichloroethene	ND	0.0025	"							
trans-1,2-Dichloroethene	ND	0.0025	"							
1,2-Dichloropropane	ND	0.0025	"							
1,3-Dichloropropane	ND	0.0025	"							
2,2-Dichloropropane	ND	0.0025	"							
1,1-Dichloropropene	ND	0.0025	"							
cis-1,3-Dichloropropene	ND	0.0025	"							
trans-1,3-Dichloropropene	ND	0.0025	"							
Hexachlorobutadiene	ND	0.0025	"							
Isopropylbenzene	ND	0.0025	"							

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: Stockton Blvd	
2154 Torrance Blvd., Suite 200	Project Number: 24-449889.2	**Reported:**
Torrance CA, 90501	Project Manager: Joe Mangine	07/25/24 15:47

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 24G0351 - EPA 5030 GCMS										
Blank (24G0351-BLK1)				Prepared: 07/19/24 Analyzed: 07/23/24						
p-Isopropyltoluene	ND	0.0025	mg/kg							
Methylene chloride	ND	0.010	"							
Naphthalene	ND	0.0025	"							
n-Propylbenzene	ND	0.0025	"							
Styrene	ND	0.0025	"							
1,1,2,2-Tetrachloroethane	ND	0.0025	"							
1,1,1,2-Tetrachloroethane	ND	0.0025	"							
Tetrachloroethene	ND	0.0025	"							
1,2,3-Trichlorobenzene	ND	0.0025	"							
1,2,4-Trichlorobenzene	ND	0.0025	"							
1,1,2-Trichloroethane	ND	0.0025	"							
1,1,1-Trichloroethane	ND	0.0025	"							
Trichloroethene	ND	0.0025	"							
Trichlorofluoromethane	ND	0.0025	"							
1,2,3-Trichloropropane	ND	0.0025	"							
1,3,5-Trimethylbenzene	ND	0.0025	"							
1,2,4-Trimethylbenzene	ND	0.0025	"							
Vinyl chloride	ND	0.0025	"							
Benzene	ND	0.0025	"							
Toluene	ND	0.0025	"							
Ethylbenzene	ND	0.0025	"							
m,p-Xylene	ND	0.0050	"							
o-Xylene	ND	0.0025	"							
Acetone	ND	0.0050	"							
Methyl ethyl ketone	ND	0.0050	"							
Methyl isobutyl ketone	ND	0.0050	"							
2-Hexanone (MBK)	ND	0.0050	"							
Surrogate: 4-Bromofluorobenzene	*0.0513*		"	*0.0500*		*103*	*75.4-139*			
Surrogate: Dibromofluoromethane	*0.0458*		"	*0.0500*		*91.6*	*73.1-125*			
Surrogate: Toluene-d8	*0.0496*		"	*0.0500*		*99.3*	*82.6-117*			

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: Stockton Blvd	
2154 Torrance Blvd., Suite 200	Project Number: 24-449889.2	**Reported:**
Torrance CA, 90501	Project Manager: Joe Mangine	07/25/24 15:47

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 24G0351 - EPA 5030 GCMS										
LCS (24G0351-BS1)				Prepared: 07/19/24 Analyzed: 07/23/24						
Chlorobenzene	0.0493	0.0025	mg/kg	0.0500		98.7	65.2-124			
1,1-Dichloroethene	0.0477	0.0025	"	0.0500		95.4	60.9-131			
Trichloroethene	0.0507	0.0025	"	0.0500		101	62.1-126			
Benzene	0.0470	0.0025	"	0.0500		94.1	65.3-127			
Toluene	0.0480	0.0025	"	0.0500		96.0	64.3-122			
Surrogate: 4-Bromofluorobenzene	*0.0505*		"	*0.0500*		*101*	*75.4-139*			
Surrogate: Dibromofluoromethane	*0.0470*		"	*0.0500*		*94.0*	*73.1-125*			
Surrogate: Toluene-d8	*0.0497*		"	*0.0500*		*99.5*	*82.6-117*			
Matrix Spike (24G0351-MS1)		**Source: T242980-09**		Prepared: 07/19/24 Analyzed: 07/23/24						
Chlorobenzene	0.0338	0.0025	mg/kg	0.0500	ND	67.6	65.2-125			
1,1-Dichloroethene	0.0399	0.0025	"	0.0500	ND	79.9	60.9-131			
Trichloroethene	0.0401	0.0025	"	0.0500	ND	80.2	62.1-126			
Benzene	0.0367	0.0025	"	0.0500	ND	73.5	65.3-127			
Toluene	0.0352	0.0025	"	0.0500	ND	70.4	64.3-125			
Surrogate: 4-Bromofluorobenzene	*0.0506*		"	*0.0500*		*101*	*75.4-139*			
Surrogate: Dibromofluoromethane	*0.0473*		"	*0.0500*		*94.6*	*73.1-125*			
Surrogate: Toluene-d8	*0.0497*		"	*0.0500*		*99.3*	*82.6-117*			
Matrix Spike Dup (24G0351-MSD1)		**Source: T242980-09**		Prepared: 07/19/24 Analyzed: 07/23/24						
Chlorobenzene	0.0348	0.0025	mg/kg	0.0500	ND	69.7	65.2-125	3.00	20	
1,1-Dichloroethene	0.0395	0.0025	"	0.0500	ND	79.0	60.9-131	1.13	20	
Trichloroethene	0.0407	0.0025	"	0.0500	ND	81.3	62.1-126	1.39	20	
Benzene	0.0368	0.0025	"	0.0500	ND	73.7	65.3-127	0.299	20	
Toluene	0.0352	0.0025	"	0.0500	ND	70.5	64.3-125	0.114	20	
Surrogate: 4-Bromofluorobenzene	*0.0521*		"	*0.0500*		*104*	*75.4-139*			
Surrogate: Dibromofluoromethane	*0.0478*		"	*0.0500*		*95.6*	*73.1-125*			
Surrogate: Toluene-d8	*0.0496*		"	*0.0500*		*99.1*	*82.6-117*			

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: Stockton Blvd	
2154 Torrance Blvd., Suite 200	Project Number: 24-449889.2	**Reported:**
Torrance CA, 90501	Project Manager: Joe Mangine	07/25/24 15:47

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 24G0375 - EPA 5030 GCMS										
Blank (24G0375-BLK1)				Prepared: 07/22/24 Analyzed: 07/23/24						
Bromobenzene	ND	0.0025	mg/kg							
Bromochloromethane	ND	0.0025	"							
Bromodichloromethane	ND	0.0025	"							
Bromoform	ND	0.0025	"							
Bromomethane	ND	0.0025	"							
n-Butylbenzene	ND	0.0025	"							
sec-Butylbenzene	ND	0.0025	"							
tert-Butylbenzene	ND	0.0025	"							
Carbon tetrachloride	ND	0.0025	"							
Chlorobenzene	ND	0.0025	"							
Chloroethane	ND	0.0025	"							
Chloroform	ND	0.0025	"							
Chloromethane	ND	0.0025	"							
2-Chlorotoluene	ND	0.0025	"							
4-Chlorotoluene	ND	0.0025	"							
Dibromochloromethane	ND	0.0025	"							
1,2-Dibromo-3-chloropropane	ND	0.0050	"							
1,2-Dibromoethane (EDB)	ND	0.0025	"							
Dibromomethane	ND	0.0025	"							
1,2-Dichlorobenzene	ND	0.0025	"							
1,3-Dichlorobenzene	ND	0.0025	"							
1,4-Dichlorobenzene	ND	0.0025	"							
Dichlorodifluoromethane	ND	0.0025	"							
1,1-Dichloroethane	ND	0.0025	"							
1,2-Dichloroethane	ND	0.0025	"							
1,1-Dichloroethene	ND	0.0025	"							
cis-1,2-Dichloroethene	ND	0.0025	"							
trans-1,2-Dichloroethene	ND	0.0025	"							
1,2-Dichloropropane	ND	0.0025	"							
1,3-Dichloropropane	ND	0.0025	"							
2,2-Dichloropropane	ND	0.0025	"							
1,1-Dichloropropene	ND	0.0025	"							
cis-1,3-Dichloropropene	ND	0.0025	"							
trans-1,3-Dichloropropene	ND	0.0025	"							
Hexachlorobutadiene	ND	0.0025	"							
Isopropylbenzene	ND	0.0025	"							

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: Stockton Blvd	
2154 Torrance Blvd., Suite 200	Project Number: 24-449889.2	**Reported:**
Torrance CA, 90501	Project Manager: Joe Mangine	07/25/24 15:47

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 24G0375 - EPA 5030 GCMS										
Blank (24G0375-BLK1)				Prepared: 07/22/24 Analyzed: 07/23/24						
p-Isopropyltoluene	ND	0.0025	mg/kg							
Methylene chloride	ND	0.010	"							
Naphthalene	ND	0.0025	"							
n-Propylbenzene	ND	0.0025	"							
Styrene	ND	0.0025	"							
1,1,2,2-Tetrachloroethane	ND	0.0025	"							
1,1,1,2-Tetrachloroethane	ND	0.0025	"							
Tetrachloroethene	ND	0.0025	"							
1,2,3-Trichlorobenzene	ND	0.0025	"							
1,2,4-Trichlorobenzene	ND	0.0025	"							
1,1,2-Trichloroethane	ND	0.0025	"							
1,1,1-Trichloroethane	ND	0.0025	"							
Trichloroethene	ND	0.0025	"							
Trichlorofluoromethane	ND	0.0025	"							
1,2,3-Trichloropropane	ND	0.0025	"							
1,3,5-Trimethylbenzene	ND	0.0025	"							
1,2,4-Trimethylbenzene	ND	0.0025	"							
Vinyl chloride	ND	0.0025	"							
Benzene	ND	0.0025	"							
Toluene	ND	0.0025	"							
Ethylbenzene	ND	0.0025	"							
m,p-Xylene	ND	0.0050	"							
o-Xylene	ND	0.0025	"							
Acetone	ND	0.0050	"							
Methyl ethyl ketone	ND	0.0050	"							
Methyl isobutyl ketone	ND	0.0050	"							
2-Hexanone (MBK)	ND	0.0050	"							
Surrogate: 4-Bromofluorobenzene	*0.0507*		"	*0.0500*		*101*	*75.4-139*			
Surrogate: Dibromofluoromethane	*0.0489*		"	*0.0500*		*97.8*	*73.1-125*			
Surrogate: Toluene-d8	*0.0497*		"	*0.0500*		*99.4*	*82.6-117*			

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: Stockton Blvd	
2154 Torrance Blvd., Suite 200	Project Number: 24-449889.2	**Reported:**
Torrance CA, 90501	Project Manager: Joe Mangine	07/25/24 15:47

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 24G0375 - EPA 5030 GCMS										
LCS (24G0375-BS1)				Prepared: 07/22/24 Analyzed: 07/23/24						
Chlorobenzene	0.0498	0.0025	mg/kg	0.0500		99.6	65.2-124			
1,1-Dichloroethene	0.0523	0.0025	"	0.0500		105	60.9-131			
Trichloroethene	0.0492	0.0025	"	0.0500		98.3	62.1-126			
Benzene	0.0491	0.0025	"	0.0500		98.2	65.3-127			
Toluene	0.0488	0.0025	"	0.0500		97.6	64.3-122			
Surrogate: 4-Bromofluorobenzene	*0.0501*		"	*0.0500*		*100*	*75.4-139*			
Surrogate: Dibromofluoromethane	*0.0488*		"	*0.0500*		*97.7*	*73.1-125*			
Surrogate: Toluene-d8	*0.0507*		"	*0.0500*		*101*	*82.6-117*			
Matrix Spike (24G0375-MS1)		**Source: T242991-01**		Prepared: 07/22/24 Analyzed: 07/23/24						
Chlorobenzene	0.0387	0.0025	mg/kg	0.0500	ND	77.4	65.2-125			
1,1-Dichloroethene	0.0430	0.0025	"	0.0500	ND	86.0	60.9-131			
Trichloroethene	0.0397	0.0025	"	0.0500	ND	79.3	62.1-126			
Benzene	0.0393	0.0025	"	0.0500	ND	78.7	65.3-127			
Toluene	0.0390	0.0025	"	0.0500	ND	78.1	64.3-125			
Surrogate: 4-Bromofluorobenzene	*0.0500*		"	*0.0500*		*100*	*75.4-139*			
Surrogate: Dibromofluoromethane	*0.0499*		"	*0.0500*		*99.8*	*73.1-125*			
Surrogate: Toluene-d8	*0.0505*		"	*0.0500*		*101*	*82.6-117*			
Matrix Spike Dup (24G0375-MSD1)		**Source: T242991-01**		Prepared: 07/22/24 Analyzed: 07/23/24						
Chlorobenzene	0.0457	0.0025	mg/kg	0.0500	ND	91.4	65.2-125	16.5	20	
1,1-Dichloroethene	0.0470	0.0025	"	0.0500	ND	94.1	60.9-131	9.02	20	
Trichloroethene	0.0463	0.0025	"	0.0500	ND	92.6	62.1-126	15.4	20	
Benzene	0.0454	0.0025	"	0.0500	ND	90.9	65.3-127	14.4	20	
Toluene	0.0453	0.0025	"	0.0500	ND	90.6	64.3-125	14.9	20	
Surrogate: 4-Bromofluorobenzene	*0.0506*		"	*0.0500*		*101*	*75.4-139*			
Surrogate: Dibromofluoromethane	*0.0499*		"	*0.0500*		*99.7*	*73.1-125*			
Surrogate: Toluene-d8	*0.0509*		"	*0.0500*		*102*	*82.6-117*			

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: Stockton Blvd	
2154 Torrance Blvd., Suite 200	Project Number: 24-449889.2	**Reported:**
Torrance CA, 90501	Project Manager: Joe Mangine	07/25/24 15:47

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

Chain of Custody Record

Client: Partner Engineering & Science, Inc
Address: 2514 Torrance Blvd
Phone: 510 306 1077 Fax:
Project Manager:

Date: 7/18/24 Page: 1 Of 2
Project Name: Stockton Blvd
Collector: FFlores Client Project #:
Batch #: T243001 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				Comments/Preservative	Total # of containers
1		B1-2'	7/15/24	1310	Soil	Capseal															
2		B1-5'		1320																	
3		B1-10'		1325																	
4		B1-15'		1330			X							X							
5		B2-5'		1215																	
6		B2-2'		1210																	
7		B2-10'		1220			X							X							
8		B2-15'		1230																	
9		B3-2'		1145			X							X							
10		B3-5'																			
10		B3-10'		1155		8oz JAR															
11		B3-15'		1200																	
12		B4-2'		1430																	
13		B4-5'		1435			X							X							
14		B4-10'		1440																	

Relinquished by: (signature) Date / Time
7/18/24

Received by: (signature) Date / Time
Ed Stevens 7/19/2024 10:20

Relinquished by: (signature) Date / Time
Ed Stevens 7/19/2024; 1545

Received by: (signature) Date / Time
GLS/Joe

Relinquished by: (signature) Date / Time
GLS

Received by: (signature) Date / Time
7/20/24 1215

Total # of containers
Chain of Custody seals Y/N/NA
Seals intact? Y/N/NA
Received good condition/cold 5.7°c

Turn around time: 4 days

Notes

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

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

Chain of Custody Record

Client: Partner Engineering & Science, Inc.
Address: 25th Torrance Blvd
Phone: 310 306 1077 Fax:
Project Manager:

Date: 7/18/24 Page: 2 Of 2
Project Name: Stockton Blvd
Collector: Client Project #:
Batch #: 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					Comments/Preservative	Total # of containers
15	16	B5-2'		1420	SOIL	Capsical	X							X								
16	17	B5-5'		1425																		
17	18	B5-10'		1430																		
18	19	B6-2'		1405																		
19	20	B6-5'		1410			X							X								
20	21	B6-10'		1415																		
21	22	B7-2'		1350																		
22	23	B7-5'		1355																		
23	24	B7-10'		1400			X							X								

Relinquished by: (signature)	Date / Time	Received by: (signature)	Date / Time
		Ed Stevens	7/19/24 10:20
Ed Stevens	7/19/2024; 1545	GLS/Joe	
GLS			7/20/24 1215

Total # of containers
Chain of Custody seals Y/N/NA
Seals intact? Y/N/NA
Received good condition/cold 5.7°c

Turn around time: 4 day

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 #: T243001

Client Name: Partner Engineering & Science Inc. Project: Stockton Blvd

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

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

Lab Received by: Dave Date/Time Lab Received: 7/20/24 12:15

Total number of coolers received: 1 Thermometer ID: SC-1 Calibration due: 11/17/2024

Temperature: Cooler #1	5.6 °C +/- the CF (+ 0.1°C) = 5.7 °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: BS 7/20/24

Comments:

GLS.

800-322-5555
www.gls-us.com

Ship From
SUN STAR LABS
WEST SACRAMENTO OFFICE
3140 BEACON BLVD
SUITE A
WEST SACRAMENTO, CA 95691

Ship To
SUNSTAR LABORATORIES-SOUTH
SAMPLE RECEIVING
25712 COMMERCENTRE DR.
LAKE FOREST, CA 92630

COD: $0.00
Weight: 0 lb(s)
Reference:

Delivery Instructions:

Signature Type: NOT REQUIRED

Tracking #: 561436715

SDS

LAKE FOREST

S10333A

9241794

ORC CA927-BA0

Print Date: 5/17/2024 8:56 AM

Package 21 of 25

LABEL INSTRUCTIONS:

Do not copy or reprint this label for additional shipments - each package must have a unique barcode.
Step 1: Use the "Print Label" button on this page to print the shipping label on a laser or inkjet printer.
Step 2: Fold this page in half.
Step 3: Securely attach this label to your package and do not cover the barcode.

TERMS AND CONDITIONS:

By giving us your shipment to deliver, you agree to all of the General Logistics Systems US, Inc. (GLS) service terms & conditions including, but not limited to; limits of liability, declared value conditions, and claim procedures which are available on our website at www.gls-us.com.

Joann Marroquin

From: Mangine, Joe <JMangine@partneresi.com>
Sent: Monday, July 22, 2024 4:36 PM
To: Joann Marroquin; Lopez Flores, Fanny
Subject: RE: Work order confirmation for Stockton Blvd (T243001)

Follow Up Flag: Follow up
Flag Status: Flagged

Looks good but can we please analyze soil sample B7-2' for TPH carbon chain and VOCs and hold soil sample B7-10' (no analyses)?

Joe Mangine, PG
Senior Project Manager
490 43rd Street, Oakland, California 94609
T: 510-431-6263 | F: 510-439-2639 | M: 831-359-5041

PARTNER ENGINEERING AND SCIENCE, INC. | www.partneresi.com

More than just assessments – *solutions.*

From: Joann Marroquin <joann@sunstarlabs.com>
Sent: Monday, July 22, 2024 4:26 PM
To: Mangine, Joe <JMangine@partneresi.com>; Lopez Flores, Fanny <fflores@partneresi.com>
Subject: Work order confirmation for Stockton Blvd (T243001)

Please find attached the work order and chain of custody for the samples we received:

Project: **Stockton Blvd**
Project Number: **24-449889.2**
Due Date: **07-25-24**

Please carefully review the work order to ensure the Analysis, Due Date, and Turn Around Time (TAT) are accurate. If you have any questions or concerns, please feel free to contact me.

Joann Marroquin
Director of Operations

SunStar Laboratories, Inc.
Providing Quality Analytical Services Nationwide

SunStar Laboratories, Inc.
PROVIDING QUALITY ANALYTICAL SERVICES NATIONWIDE

WORK ORDER

T243001

Client:	**Partner Engineering & Science, Inc.--Tor**	**Project Manager:**	**Joann Marroquin**
Project:	**Stockton Blvd**	**Project Number:**	**24-449889.2**

Report To:
Partner Engineering & Science, Inc.--Tor
Joe Mangine
2154 Torrance Blvd., Suite 200
Torrance, CA 90501

Date Due:	07/25/24 17:00 (3 day TAT)		
Received By:	Dave Berner	Date Received:	07/20/24 12:15
Logged In By:	Karina Ortiz	Date Logged In:	07/22/24 10:11

Samples Received at: **5.7°C**

Custody Seals	Yes	Received On Ice	Yes
Containers Intact	Yes		
COC/Labels Agree	Yes		
Preservation Confirı	No		

Analysis	Due	TAT	Expires	Comments
T243001-01 B1-2' [Soil] Sampled 07/15/24 13:10 (GMT-08:00) Pacific Time (US &				
[NO ANALYSES]				
T243001-02 B1-5' [Soil] Sampled 07/15/24 13:20 (GMT-08:00) Pacific Time (US &				
[NO ANALYSES]				
T243001-03 B1-10' [Soil] Sampled 07/15/24 13:25 (GMT-08:00) Pacific Time (US &				
[NO ANALYSES]				
T243001-04 B1-15' [Soil] Sampled 07/15/24 13:30 (GMT-08:00) Pacific Time (US &				
8015 Carbon Chain	07/25/24 15:00	3	07/29/24 13:30	
8260	07/25/24 15:00	3	07/29/24 13:30	
T243001-05 B2-5' [Soil] Sampled 07/15/24 12:15 (GMT-08:00) Pacific Time (US &				
[NO ANALYSES]				
T243001-06 B2-2' [Soil] Sampled 07/15/24 12:10 (GMT-08:00) Pacific Time (US &				
[NO ANALYSES]				

SunStar Laboratories, Inc.
PROVIDING QUALITY ANALYTICAL SERVICES NATIONWIDE

WORK ORDER

T243001

Client:	**Partner Engineering & Science, Inc.--Tor**	**Project Manager:**	**Joann Marroquin**
Project:	**Stockton Blvd**	**Project Number:**	**24-449889.2**

Analysis	Due	TAT	Expires	Comments
T243001-07 B2-10' [Soil] Sampled 07/15/24 12:20 (GMT-08:00) Pacific Time (US &				
8015 Carbon Chain	07/25/24 15:00	3	07/29/24 12:20	
8260	07/25/24 15:00	3	07/29/24 12:20	
T243001-08 B2-15' [Soil] Sampled 07/15/24 12:30 (GMT-08:00) Pacific Time (US &				
[NO ANALYSES]				
T243001-09 B3-2' [Soil] Sampled 07/15/24 11:45 (GMT-08:00) Pacific Time (US &				
8015 Carbon Chain	07/25/24 15:00	3	07/29/24 11:45	
8260	07/25/24 15:00	3	07/29/24 11:45	
T243001-10 B3-10' [Soil] Sampled 07/15/24 11:55 (GMT-08:00) Pacific Time (US &				
[NO ANALYSES]				
T243001-11 B3-15' [Soil] Sampled 07/15/24 12:00 (GMT-08:00) Pacific Time (US &				
[NO ANALYSES]				
T243001-12 B4-2' [Soil] Sampled 07/15/24 14:30 (GMT-08:00) Pacific Time (US &				
[NO ANALYSES]				
T243001-13 B4-5' [Soil] Sampled 07/15/24 14:35 (GMT-08:00) Pacific Time (US &				
8015 Carbon Chain	07/25/24 15:00	3	07/29/24 14:35	
8260	07/25/24 15:00	3	07/29/24 14:35	
T243001-14 B4-10' [Soil] Sampled 07/15/24 14:40 (GMT-08:00) Pacific Time (US &				
[NO ANALYSES]				
T243001-15 B5-2' [Soil] Sampled 07/15/24 14:20 (GMT-08:00) Pacific Time (US &				
8015 Carbon Chain	07/25/24 15:00	3	07/29/24 14:20	
8260	07/25/24 15:00	3	07/29/24 14:20	
T243001-16 B5-5' [Soil] Sampled 07/15/24 14:25 (GMT-08:00) Pacific Time (US &				
[NO ANALYSES]				

SunStar Laboratories, Inc.
PROVIDING QUALITY ANALYTICAL SERVICES NATIONWIDE

WORK ORDER

T243001

Client:	**Partner Engineering & Science, Inc.--Tor**	**Project Manager:**	**Joann Marroquin**
Project:	**Stockton Blvd**	**Project Number:**	**24-449889.2**

Analysis	Due	TAT	Expires	Comments
T243001-17 B5-10' [Soil] Sampled 07/15/24 14:30 (GMT-08:00) Pacific Time (US &				
[NO ANALYSES]				
T243001-18 B6-2' [Soil] Sampled 07/15/24 14:05 (GMT-08:00) Pacific Time (US &				
[NO ANALYSES]				
T243001-19 B6-5' [Soil] Sampled 07/15/24 14:10 (GMT-08:00) Pacific Time (US &				
8015 Carbon Chain	07/25/24 15:00	3	07/29/24 14:10	
8260	07/25/24 15:00	3	07/29/24 14:10	
T243001-20 B6-10' [Soil] Sampled 07/15/24 14:15 (GMT-08:00) Pacific Time (US &				
[NO ANALYSES]				
T243001-21 B7-2' [Soil] Sampled 07/15/24 13:50 (GMT-08:00) Pacific Time (US &				
[NO ANALYSES]				
T243001-22 B7-5' [Soil] Sampled 07/15/24 13:55 (GMT-08:00) Pacific Time (US &				
[NO ANALYSES]				
T243001-23 B7-10' [Soil] Sampled 07/15/24 14:00 (GMT-08:00) Pacific Time (US &				
8015 Carbon Chain	07/25/24 15:00	3	07/29/24 14:00	
8260	07/25/24 15:00	3	07/29/24 14:00	

Reviewed By

Date

SunStar Laboratories, Inc.
Providing Quality Analytical Services Nationwide

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

23 July 2024

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

RE: Stockton Blvd

Enclosed are the results of analyses for samples received by the laboratory on 07/20/24 11:39. 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: Stockton Blvd	
2154 Torrance Blvd., Suite 200	Project Number: 24-449889.2	**Reported:**
Torrance CA, 90501	Project Manager: Joe Mangine	07/23/24 16:46

ANALYTICAL REPORT FOR SAMPLES

Sample ID	Laboratory ID	Matrix	Date Sampled	Date Received
B1-SG	T242999-01	Air	07/18/24 14:10	07/20/24 11:39
B2-SG	T242999-02	Air	07/18/24 14:27	07/20/24 11:39
B3-SG	T242999-03	Air	07/18/24 14:39	07/20/24 11:39

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: Stockton Blvd	
2154 Torrance Blvd., Suite 200	Project Number: 24-449889.2	**Reported:**
Torrance CA, 90501	Project Manager: Joe Mangine	07/23/24 16:46

DETECTIONS SUMMARY

Sample ID: B1-SG **Laboratory ID:** T242999-01

Analyte	Result	Reporting Limit	Units	Method	Notes
Acetone	**91**	12	ug/m³ Air	TO-15	
Isopropyl alcohol	**91**	13	ug/m³ Air	TO-15	
Heptane	**5.2**	4.2	ug/m³ Air	TO-15	
Methylene chloride	**1700**	27	ug/m³ Air	TO-15	C-06
Tetrachloroethene	**67**	6.9	ug/m³ Air	TO-15	
2-Butanone (MEK)	**34**	15	ug/m³ Air	TO-15	
Benzene	**4.1**	3.3	ug/m³ Air	TO-15	
Toluene	**8.8**	3.8	ug/m³ Air	TO-15	
m,p-Xylene	**6.2**	8.8	ug/m³ Air	TO-15	J

Sample ID: B2-SG **Laboratory ID:** T242999-02

Analyte	Result	Reporting Limit	Units	Method	Notes
Acetone	**1300**	12	ug/m³ Air	TO-15	E
Carbon Disulfide	**80**	3.2	ug/m³ Air	TO-15	
Isopropyl alcohol	**18**	13	ug/m³ Air	TO-15	
Cyclohexane	**170**	3.5	ug/m³ Air	TO-15	
Heptane	**620**	4.2	ug/m³ Air	TO-15	
Hexane	**100**	3.6	ug/m³ Air	TO-15	
4-Ethyltoluene	**8.2**	5.0	ug/m³ Air	TO-15	
Methylene chloride	**15**	27	ug/m³ Air	TO-15	C-06, J
Tetrahydrofuran	**19**	3.0	ug/m³ Air	TO-15	
Tetrachloroethene	**40**	6.9	ug/m³ Air	TO-15	
Trichloroethene	**1.8**	5.5	ug/m³ Air	TO-15	J
1,3,5-Trimethylbenzene	**11**	5.0	ug/m³ Air	TO-15	
1,2,4-Trimethylbenzene	**44**	5.0	ug/m³ Air	TO-15	
2-Butanone (MEK)	**380**	15	ug/m³ Air	TO-15	
Methyl isobutyl ketone	**95**	42	ug/m³ Air	TO-15	
Benzene	**13**	3.3	ug/m³ Air	TO-15	
Toluene	**62**	3.8	ug/m³ Air	TO-15	
Ethylbenzene	**35**	4.4	ug/m³ Air	TO-15	

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.

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: Stockton Blvd	
2154 Torrance Blvd., Suite 200	Project Number: 24-449889.2	**Reported:**
Torrance CA, 90501	Project Manager: Joe Mangine	07/23/24 16:46

Sample ID: B2-SG **Laboratory ID:** T242999-02

Analyte	Result	Reporting Limit	Units	Method	Notes
m,p-Xylene	**140**	8.8	ug/m³ Air	TO-15	
o-Xylene	**46**	4.4	ug/m³ Air	TO-15	

Sample ID: B3-SG **Laboratory ID:** T242999-03

Analyte	Result	Reporting Limit	Units	Method	Notes
Acetone	**830**	12	ug/m³ Air	TO-15	
Carbon Disulfide	**20**	3.2	ug/m³ Air	TO-15	
Isopropyl alcohol	**15**	13	ug/m³ Air	TO-15	
Cyclohexane	**210**	3.5	ug/m³ Air	TO-15	
Heptane	**1200**	4.2	ug/m³ Air	TO-15	
Hexane	**140**	3.6	ug/m³ Air	TO-15	
Methylene chloride	**150**	27	ug/m³ Air	TO-15	C-06
Tetrahydrofuran	**11**	3.0	ug/m³ Air	TO-15	
Tetrachloroethene	**10**	6.9	ug/m³ Air	TO-15	
Trichloroethene	**3.1**	5.5	ug/m³ Air	TO-15	J
1,3,5-Trimethylbenzene	**15**	5.0	ug/m³ Air	TO-15	
1,2,4-Trimethylbenzene	**44**	5.0	ug/m³ Air	TO-15	
2-Butanone (MEK)	**250**	15	ug/m³ Air	TO-15	
Methyl isobutyl ketone	**50**	42	ug/m³ Air	TO-15	
Benzene	**9.8**	3.3	ug/m³ Air	TO-15	
Toluene	**39**	3.8	ug/m³ Air	TO-15	
Ethylbenzene	**21**	4.4	ug/m³ Air	TO-15	
m,p-Xylene	**80**	8.8	ug/m³ Air	TO-15	
o-Xylene	**21**	4.4	ug/m³ Air	TO-15	

Joann Marroquin

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: Stockton Blvd	
2154 Torrance Blvd., Suite 200	Project Number: 24-449889.2	**Reported:**
Torrance CA, 90501	Project Manager: Joe Mangine	07/23/24 16:46

B1-SG

T242999-01(Air)

SunStar Laboratories, Inc.

TO-15 **R-02**

Analyte	Result	MDL	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Acetone	**91**	1.3	12	ug/m³ Air	5.2	24G0361	07/22/24	07/23/24	TO-15	
1,3-Butadiene	ND	0.17	4.5	"	"	"	"	"	"	
Carbon Disulfide	ND	0.089	3.2	"	"	"	"	"	"	
1,1,2-trichloro-1,2,2-trifluoroethane (CFC 113)	ND	0.26	7.7	"	"	"	"	"	"	
Isopropyl alcohol	**91**	0.33	13	"	"	"	"	"	"	
Bromodichloromethane	ND	0.30	6.8	"	"	"	"	"	"	
Bromoform	ND	0.23	11	"	"	"	"	"	"	
Bromomethane	ND	0.11	20	"	"	"	"	"	"	
Carbon tetrachloride	ND	0.18	6.4	"	"	"	"	"	"	
Chlorobenzene	ND	0.12	4.7	"	"	"	"	"	"	
Chloroethane	ND	0.20	2.7	"	"	"	"	"	"	
Chloroform	ND	0.15	5.0	"	"	"	"	"	"	
Chloromethane	ND	0.074	11	"	"	"	"	"	"	
Cyclohexane	ND	0.65	3.5	"	"	"	"	"	"	
Heptane	**5.2**	0.32	4.2	"	"	"	"	"	"	
Hexane	ND	0.38	3.6	"	"	"	"	"	"	
Dibromochloromethane	ND	0.25	8.7	"	"	"	"	"	"	
1,2-Dibromoethane (EDB)	ND	0.18	7.8	"	"	"	"	"	"	
1,2-Dichlorobenzene	ND	0.31	31	"	"	"	"	"	"	
1,3-Dichlorobenzene	ND	0.23	31	"	"	"	"	"	"	
1,4-Dichlorobenzene	ND	0.37	31	"	"	"	"	"	"	
Dichlorodifluoromethane	ND	0.18	5.0	"	"	"	"	"	"	
1,1-Dichloroethane	ND	0.16	4.1	"	"	"	"	"	"	
1,2-Dichloroethane	ND	0.21	4.1	"	"	"	"	"	"	
1,1-Dichloroethene	ND	0.12	4.0	"	"	"	"	"	"	
cis-1,2-Dichloroethene	ND	0.18	4.0	"	"	"	"	"	"	
trans-1,2-Dichloroethene	ND	0.11	4.0	"	"	"	"	"	"	
1,2-Dichloropropane	ND	0.30	4.7	"	"	"	"	"	"	
cis-1,3-Dichloropropene	ND	0.29	4.6	"	"	"	"	"	"	
trans-1,3-Dichloropropene	ND	0.28	4.6	"	"	"	"	"	"	
4-Ethyltoluene	ND	0.19	5.0	"	"	"	"	"	"	
Methylene chloride	**1700**	2.6	27	"	"	"	"	"	"	C-06

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.

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: Stockton Blvd	
2154 Torrance Blvd., Suite 200	Project Number: 24-449889.2	**Reported:**
Torrance CA, 90501	Project Manager: Joe Mangine	07/23/24 16:46

B1-SG

T242999-01(Air)

SunStar Laboratories, Inc.

TO-15 **R-02**

Analyte	Result	MDL	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Styrene	ND	0.16	4.3	ug/m³ Air	5.2	24G0361	07/22/24	07/23/24	TO-15	
1,1,2,2-Tetrachloroethane	ND	0.17	7.0	"	"	"	"	"	"	
Tetrahydrofuran	ND	0.17	3.0	"	"	"	"	"	"	
Tetrachloroethene	**67**	0.59	6.9	"	"	"	"	"	"	
1,1,2-Trichloroethane	ND	0.30	5.6	"	"	"	"	"	"	
1,1,1-Trichloroethane	ND	0.14	5.6	"	"	"	"	"	"	
Trichloroethene	ND	0.16	5.5	"	"	"	"	"	"	
Trichlorofluoromethane	ND	0.16	5.7	"	"	"	"	"	"	
1,3,5-Trimethylbenzene	ND	0.23	5.0	"	"	"	"	"	"	
1,2,4-Trimethylbenzene	ND	0.22	5.0	"	"	"	"	"	"	
Vinyl acetate	ND	0.91	3.6	"	"	"	"	"	"	
Vinyl chloride	ND	0.093	2.6	"	"	"	"	"	"	
1,4-Dioxane	ND	0.44	18	"	"	"	"	"	"	
2-Butanone (MEK)	**34**	0.27	15	"	"	"	"	"	"	
Methyl isobutyl ketone	ND	0.15	42	"	"	"	"	"	"	
Benzene	**4.1**	0.080	3.3	"	"	"	"	"	"	
Toluene	**8.8**	0.33	3.8	"	"	"	"	"	"	
Ethylbenzene	ND	0.11	4.4	"	"	"	"	"	"	
m,p-Xylene	**6.2**	0.14	8.8	"	"	"	"	"	"	J
o-Xylene	ND	0.11	4.4	"	"	"	"	"	"	
1,1-Difluoroethane (1,1-DFA)	ND	3.3	27	"	"	"	"	"	"	
Surrogate: 4-Bromofluorobenzene			*90.5 %*	*59.2-130*		"	"	"	"	

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: Stockton Blvd	
2154 Torrance Blvd., Suite 200	Project Number: 24-449889.2	**Reported:**
Torrance CA, 90501	Project Manager: Joe Mangine	07/23/24 16:46

B2-SG

T242999-02(Air)

SunStar Laboratories, Inc.

TO-15

Analyte	Result	MDL	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Acetone	**1300**	1.3	12	ug/m³ Air	1.5	24G0361	07/22/24	07/23/24	TO-15	E
1,3-Butadiene	ND	0.17	4.5	"	"	"	"	"	"	
Carbon Disulfide	**80**	0.089	3.2	"	"	"	"	"	"	
1,1,2-trichloro-1,2,2-trifluoroethane (CFC 113)	ND	0.26	7.7	"	"	"	"	"	"	
Isopropyl alcohol	**18**	0.33	13	"	"	"	"	"	"	
Bromodichloromethane	ND	0.30	6.8	"	"	"	"	"	"	
Bromoform	ND	0.23	11	"	"	"	"	"	"	
Bromomethane	ND	0.11	20	"	"	"	"	"	"	
Carbon tetrachloride	ND	0.18	6.4	"	"	"	"	"	"	
Chlorobenzene	ND	0.12	4.7	"	"	"	"	"	"	
Chloroethane	ND	0.20	2.7	"	"	"	"	"	"	
Chloroform	ND	0.15	5.0	"	"	"	"	"	"	
Chloromethane	ND	0.074	11	"	"	"	"	"	"	
Cyclohexane	**170**	0.65	3.5	"	"	"	"	"	"	
Heptane	**620**	0.32	4.2	"	"	"	"	"	"	
Hexane	**100**	0.38	3.6	"	"	"	"	"	"	
Dibromochloromethane	ND	0.25	8.7	"	"	"	"	"	"	
1,2-Dibromoethane (EDB)	ND	0.18	7.8	"	"	"	"	"	"	
1,2-Dichlorobenzene	ND	0.31	31	"	"	"	"	"	"	
1,3-Dichlorobenzene	ND	0.23	31	"	"	"	"	"	"	
1,4-Dichlorobenzene	ND	0.37	31	"	"	"	"	"	"	
Dichlorodifluoromethane	ND	0.18	5.0	"	"	"	"	"	"	
1,1-Dichloroethane	ND	0.16	4.1	"	"	"	"	"	"	
1,2-Dichloroethane	ND	0.21	4.1	"	"	"	"	"	"	
1,1-Dichloroethene	ND	0.12	4.0	"	"	"	"	"	"	
cis-1,2-Dichloroethene	ND	0.18	4.0	"	"	"	"	"	"	
trans-1,2-Dichloroethene	ND	0.11	4.0	"	"	"	"	"	"	
1,2-Dichloropropane	ND	0.30	4.7	"	"	"	"	"	"	
cis-1,3-Dichloropropene	ND	0.29	4.6	"	"	"	"	"	"	
trans-1,3-Dichloropropene	ND	0.28	4.6	"	"	"	"	"	"	
4-Ethyltoluene	**8.2**	0.19	5.0	"	"	"	"	"	"	
Methylene chloride	**15**	2.6	27	"	"	"	"	"	"	C-06, J
Styrene	ND	0.16	4.3	"	"	"	"	"	"	

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.

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: Stockton Blvd	
2154 Torrance Blvd., Suite 200	Project Number: 24-449889.2	**Reported:**
Torrance CA, 90501	Project Manager: Joe Mangine	07/23/24 16:46

B2-SG

T242999-02(Air)

SunStar Laboratories, Inc.

TO-15

Analyte	Result	MDL	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
1,1,2,2-Tetrachloroethane	ND	0.17	7.0	ug/m³ Air	1.5	24G0361	07/22/24	07/23/24	TO-15	
Tetrahydrofuran	**19**	0.17	3.0	"	"	"	"	"	"	
Tetrachloroethene	**40**	0.59	6.9	"	"	"	"	"	"	
1,1,2-Trichloroethane	ND	0.30	5.6	"	"	"	"	"	"	
1,1,1-Trichloroethane	ND	0.14	5.6	"	"	"	"	"	"	
Trichloroethene	**1.8**	0.16	5.5	"	"	"	"	"	"	J
Trichlorofluoromethane	ND	0.16	5.7	"	"	"	"	"	"	
1,3,5-Trimethylbenzene	**11**	0.23	5.0	"	"	"	"	"	"	
1,2,4-Trimethylbenzene	**44**	0.22	5.0	"	"	"	"	"	"	
Vinyl acetate	ND	0.91	3.6	"	"	"	"	"	"	
Vinyl chloride	ND	0.093	2.6	"	"	"	"	"	"	
1,4-Dioxane	ND	0.44	18	"	"	"	"	"	"	
2-Butanone (MEK)	**380**	0.27	15	"	"	"	"	"	"	
Methyl isobutyl ketone	**95**	0.15	42	"	"	"	"	"	"	
Benzene	**13**	0.080	3.3	"	"	"	"	"	"	
Toluene	**62**	0.33	3.8	"	"	"	"	"	"	
Ethylbenzene	**35**	0.11	4.4	"	"	"	"	"	"	
m,p-Xylene	**140**	0.14	8.8	"	"	"	"	"	"	
o-Xylene	**46**	0.11	4.4	"	"	"	"	"	"	
1,1-Difluoroethane (1,1-DFA)	ND	3.3	27	"	"	"	"	"	"	
Surrogate: 4-Bromofluorobenzene			*90.7 %*	*59.2-130*		"	"	"	"	

Joann Marroquin

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: Stockton Blvd	
2154 Torrance Blvd., Suite 200	Project Number: 24-449889.2	**Reported:**
Torrance CA, 90501	Project Manager: Joe Mangine	07/23/24 16:46

B3-SG

T242999-03(Air)

SunStar Laboratories, Inc.

TO-15

Analyte	Result	MDL	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Acetone	**830**	1.3	12	ug/m³ Air	1.49	24G0361	07/22/24	07/23/24	TO-15	
1,3-Butadiene	ND	0.17	4.5	"	"	"	"	"	"	
Carbon Disulfide	**20**	0.089	3.2	"	"	"	"	"	"	
1,1,2-trichloro-1,2,2-trifluoroethane (CFC 113)	ND	0.26	7.7	"	"	"	"	"	"	
Isopropyl alcohol	**15**	0.33	13	"	"	"	"	"	"	
Bromodichloromethane	ND	0.30	6.8	"	"	"	"	"	"	
Bromoform	ND	0.23	11	"	"	"	"	"	"	
Bromomethane	ND	0.11	20	"	"	"	"	"	"	
Carbon tetrachloride	ND	0.18	6.4	"	"	"	"	"	"	
Chlorobenzene	ND	0.12	4.7	"	"	"	"	"	"	
Chloroethane	ND	0.20	2.7	"	"	"	"	"	"	
Chloroform	ND	0.15	5.0	"	"	"	"	"	"	
Chloromethane	ND	0.074	11	"	"	"	"	"	"	
Cyclohexane	**210**	0.65	3.5	"	"	"	"	"	"	
Heptane	**1200**	0.32	4.2	"	"	"	"	"	"	
Hexane	**140**	0.38	3.6	"	"	"	"	"	"	
Dibromochloromethane	ND	0.25	8.7	"	"	"	"	"	"	
1,2-Dibromoethane (EDB)	ND	0.18	7.8	"	"	"	"	"	"	
1,2-Dichlorobenzene	ND	0.31	31	"	"	"	"	"	"	
1,3-Dichlorobenzene	ND	0.23	31	"	"	"	"	"	"	
1,4-Dichlorobenzene	ND	0.37	31	"	"	"	"	"	"	
Dichlorodifluoromethane	ND	0.18	5.0	"	"	"	"	"	"	
1,1-Dichloroethane	ND	0.16	4.1	"	"	"	"	"	"	
1,2-Dichloroethane	ND	0.21	4.1	"	"	"	"	"	"	
1,1-Dichloroethene	ND	0.12	4.0	"	"	"	"	"	"	
cis-1,2-Dichloroethene	ND	0.18	4.0	"	"	"	"	"	"	
trans-1,2-Dichloroethene	ND	0.11	4.0	"	"	"	"	"	"	
1,2-Dichloropropane	ND	0.30	4.7	"	"	"	"	"	"	
cis-1,3-Dichloropropene	ND	0.29	4.6	"	"	"	"	"	"	
trans-1,3-Dichloropropene	ND	0.28	4.6	"	"	"	"	"	"	
4-Ethyltoluene	ND	0.19	5.0	"	"	"	"	"	"	
Methylene chloride	**150**	2.6	27	"	"	"	"	"	"	C-06
Styrene	ND	0.16	4.3	"	"	"	"	"	"	

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.

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: Stockton Blvd	
2154 Torrance Blvd., Suite 200	Project Number: 24-449889.2	**Reported:**
Torrance CA, 90501	Project Manager: Joe Mangine	07/23/24 16:46

B3-SG

T242999-03(Air)

SunStar Laboratories, Inc.

TO-15

Analyte	Result	MDL	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
1,1,2,2-Tetrachloroethane	ND	0.17	7.0	ug/m³ Air	1.49	24G0361	07/22/24	07/23/24	TO-15	
Tetrahydrofuran	**11**	0.17	3.0	"	"	"	"	"	"	
Tetrachloroethene	**10**	0.59	6.9	"	"	"	"	"	"	
1,1,2-Trichloroethane	ND	0.30	5.6	"	"	"	"	"	"	
1,1,1-Trichloroethane	ND	0.14	5.6	"	"	"	"	"	"	
Trichloroethene	**3.1**	0.16	5.5	"	"	"	"	"	"	J
Trichlorofluoromethane	ND	0.16	5.7	"	"	"	"	"	"	
1,3,5-Trimethylbenzene	**15**	0.23	5.0	"	"	"	"	"	"	
1,2,4-Trimethylbenzene	**44**	0.22	5.0	"	"	"	"	"	"	
Vinyl acetate	ND	0.91	3.6	"	"	"	"	"	"	
Vinyl chloride	ND	0.093	2.6	"	"	"	"	"	"	
1,4-Dioxane	ND	0.44	18	"	"	"	"	"	"	
2-Butanone (MEK)	**250**	0.27	15	"	"	"	"	"	"	
Methyl isobutyl ketone	**50**	0.15	42	"	"	"	"	"	"	
Benzene	**9.8**	0.080	3.3	"	"	"	"	"	"	
Toluene	**39**	0.33	3.8	"	"	"	"	"	"	
Ethylbenzene	**21**	0.11	4.4	"	"	"	"	"	"	
m,p-Xylene	**80**	0.14	8.8	"	"	"	"	"	"	
o-Xylene	**21**	0.11	4.4	"	"	"	"	"	"	
1,1-Difluoroethane (1,1-DFA)	ND	3.3	27	"	"	"	"	"	"	
Surrogate: 4-Bromofluorobenzene			*103 %*	*59.2-130*		"	"	"	"	

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: Stockton Blvd	
2154 Torrance Blvd., Suite 200	Project Number: 24-449889.2	**Reported:**
Torrance CA, 90501	Project Manager: Joe Mangine	07/23/24 16:46

TO-15 - Quality Control

SunStar Laboratories, Inc.

Analyte	Result	MDL	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Notes
Batch 24G0361 - Canister Analysis											
Blank (24G0361-BLK1)				Prepared & Analyzed: 07/22/24							
Surrogate: 4-Bromofluorobenzene	*337*			*ug/m³ Air*	*362*		*93.0*	*59.2-130*			
Acetone	ND	1.3	12	"							
1,3-Butadiene	ND	0.17	4.5	"							
Carbon Disulfide	ND	0.089	3.2	"							
1,1,2-trichloro-1,2,2-trifluoroethane (CFC 113)	ND	0.26	7.7	"							
Isopropyl alcohol	ND	0.33	13	"							
Bromodichloromethane	ND	0.30	6.8	"							
Bromoform	ND	0.23	11	"							
Bromomethane	ND	0.11	20	"							
Carbon tetrachloride	ND	0.18	6.4	"							
Chlorobenzene	ND	0.12	4.7	"							
Chloroethane	ND	0.20	2.7	"							
Chloroform	ND	0.15	5.0	"							
Chloromethane	ND	0.074	11	"							
Cyclohexane	ND	0.65	3.5	"							
Heptane	ND	0.32	4.2	"							
Hexane	ND	0.38	3.6	"							
Dibromochloromethane	ND	0.25	8.7	"							
1,2-Dibromoethane (EDB)	ND	0.18	7.8	"							
1,2-Dichlorobenzene	ND	0.31	31	"							
1,3-Dichlorobenzene	ND	0.23	31	"							
1,4-Dichlorobenzene	ND	0.37	31	"							
Dichlorodifluoromethane	ND	0.18	5.0	"							
1,1-Dichloroethane	ND	0.16	4.1	"							
1,2-Dichloroethane	ND	0.21	4.1	"							
1,1-Dichloroethene	ND	0.12	4.0	"							

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: Stockton Blvd	
2154 Torrance Blvd., Suite 200	Project Number: 24-449889.2	**Reported:**
Torrance CA, 90501	Project Manager: Joe Mangine	07/23/24 16:46

TO-15 - Quality Control

SunStar Laboratories, Inc.

Analyte	Result	MDL	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Notes
Batch 24G0361 - Canister Analysis											
Blank (24G0361-BLK1)					Prepared & Analyzed: 07/22/24						
cis-1,2-Dichloroethene	ND	0.18	4.0	ug/m³ Air							
trans-1,2-Dichloroethene	ND	0.11	4.0	"							
1,2-Dichloropropane	ND	0.30	4.7	"							
cis-1,3-Dichloropropene	ND	0.29	4.6	"							
trans-1,3-Dichloropropene	ND	0.28	4.6	"							
4-Ethyltoluene	ND	0.19	5.0	"							
Methylene chloride	ND	2.6	27	"							
Styrene	ND	0.16	4.3	"							
1,1,2,2-Tetrachloroethane	ND	0.17	7.0	"							
Tetrahydrofuran	ND	0.17	3.0	"							
Tetrachloroethene	ND	0.59	6.9	"							
1,1,2-Trichloroethane	ND	0.30	5.6	"							
1,1,1-Trichloroethane	ND	0.14	5.6	"							
Trichloroethene	ND	0.16	5.5	"							
Trichlorofluoromethane	ND	0.16	5.7	"							
1,3,5-Trimethylbenzene	ND	0.23	5.0	"							
1,2,4-Trimethylbenzene	ND	0.22	5.0	"							
Vinyl acetate	ND	0.91	3.6	"							
Vinyl chloride	ND	0.093	2.6	"							
1,4-Dioxane	ND	0.44	18	"							
2-Butanone (MEK)	ND	0.27	15	"							
Methyl isobutyl ketone	ND	0.15	42	"							
Benzene	ND	0.080	3.3	"							
Toluene	ND	0.33	3.8	"							
Ethylbenzene	ND	0.11	4.4	"							
m,p-Xylene	ND	0.14	8.8	"							
o-Xylene	ND	0.11	4.4	"							

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.

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: Stockton Blvd	
2154 Torrance Blvd., Suite 200	Project Number: 24-449889.2	**Reported:**
Torrance CA, 90501	Project Manager: Joe Mangine	07/23/24 16:46

TO-15 - Quality Control

SunStar Laboratories, Inc.

Analyte	Result	MDL	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Notes
Batch 24G0361 - Canister Analysis											
Blank (24G0361-BLK1)					Prepared & Analyzed: 07/22/24						
1,1-Difluoroethane (1,1-DFA)	ND	3.3	27	ug/m³ Air							
Duplicate (24G0361-DUP1)			**Source: T242997-01**		Prepared & Analyzed: 07/22/24						
Surrogate: 4-Bromofluorobenzene	*358*			*ug/m³ Air*	*362*		*98.9*	*59.2-130*			
Acetone	40.4	1.3	12	"		41.9			3.72	30	
1,3-Butadiene	ND	0.17	4.5	"		ND				30	
Carbon Disulfide	ND	0.089	3.2	"		ND				30	
1,1,2-trichloro-1,2,2-trifluoroethane (CFC 113)	ND	0.26	7.7	"		ND				30	
Isopropyl alcohol	ND	0.33	13	"		ND				30	
Bromodichloromethane	ND	0.30	6.8	"		ND				30	
Bromoform	ND	0.23	11	"		ND				30	
Bromomethane	ND	0.11	20	"		ND				30	
Carbon tetrachloride	ND	0.18	6.4	"		ND				30	
Chlorobenzene	ND	0.12	4.7	"		ND				30	
Chloroethane	ND	0.20	2.7	"		ND				30	
Chloroform	262	0.15	5.0	"		269			2.80	30	
Chloromethane	ND	0.074	11	"		ND				30	
Cyclohexane	ND	0.65	3.5	"		ND				30	
Heptane	2.01	0.32	4.2	"		1.95			3.17	30	J
Hexane	ND	0.38	3.6	"		ND				30	
Dibromochloromethane	ND	0.25	8.7	"		ND				30	
1,2-Dibromoethane (EDB)	ND	0.18	7.8	"		ND				30	
1,2-Dichlorobenzene	ND	0.31	31	"		ND				30	
1,3-Dichlorobenzene	ND	0.23	31	"		ND				30	
1,4-Dichlorobenzene	ND	0.37	31	"		ND				30	
Dichlorodifluoromethane	ND	0.18	5.0	"		ND				30	
1,1-Dichloroethane	ND	0.16	4.1	"		ND				30	

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: Stockton Blvd	
2154 Torrance Blvd., Suite 200	Project Number: 24-449889.2	**Reported:**
Torrance CA, 90501	Project Manager: Joe Mangine	07/23/24 16:46

TO-15 - Quality Control

SunStar Laboratories, Inc.

Analyte	Result	MDL	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Notes
Batch 24G0361 - Canister Analysis											
Duplicate (24G0361-DUP1)		**Source: T242997-01**		Prepared & Analyzed: 07/22/24							
1,2-Dichloroethane	ND	0.21	4.1	ug/m³ Air		ND				30	
1,1-Dichloroethene	ND	0.12	4.0	"		ND				30	
cis-1,2-Dichloroethene	ND	0.18	4.0	"		ND				30	
trans-1,2-Dichloroethene	ND	0.11	4.0	"		ND				30	
1,2-Dichloropropane	ND	0.30	4.7	"		ND				30	
cis-1,3-Dichloropropene	ND	0.29	4.6	"		ND				30	
trans-1,3-Dichloropropene	ND	0.28	4.6	"		ND				30	
4-Ethyltoluene	ND	0.19	5.0	"		ND				30	
Methylene chloride	2.62	2.6	27	"		ND				30	C-06, J
Styrene	4.06	0.16	4.3	"		3.99			1.63	30	J
1,1,2,2-Tetrachloroethane	ND	0.17	7.0	"		ND				30	
Tetrahydrofuran	ND	0.17	3.0	"		ND				30	
Tetrachloroethene	115	0.59	6.9	"		110			3.99	30	
1,1,2-Trichloroethane	ND	0.30	5.6	"		ND				30	
1,1,1-Trichloroethane	ND	0.14	5.6	"		ND				30	
Trichloroethene	ND	0.16	5.5	"		ND				30	
Trichlorofluoromethane	ND	0.16	5.7	"		ND				30	
1,3,5-Trimethylbenzene	ND	0.23	5.0	"		ND				30	
1,2,4-Trimethylbenzene	1.51	0.22	5.0	"		ND				30	J
Vinyl acetate	ND	0.91	3.6	"		ND				30	
Vinyl chloride	ND	0.093	2.6	"		ND				30	
1,4-Dioxane	ND	0.44	18	"		ND				30	
2-Butanone (MEK)	8.73	0.27	15	"		8.73			0.00	30	J
Methyl isobutyl ketone	ND	0.15	42	"		ND				30	
Benzene	ND	0.080	3.3	"		ND				30	
Toluene	7.53	0.33	3.8	"		7.87			4.51	30	
Ethylbenzene	ND	0.11	4.4	"		ND				30	

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

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: Stockton Blvd	
2154 Torrance Blvd., Suite 200	Project Number: 24-449889.2	**Reported:**
Torrance CA, 90501	Project Manager: Joe Mangine	07/23/24 16:46

TO-15 - Quality Control

SunStar Laboratories, Inc.

Analyte	Result	MDL	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Notes
Batch 24G0361 - Canister Analysis											
Duplicate (24G0361-DUP1)		**Source: T242997-01**			Prepared & Analyzed: 07/22/24						
m,p-Xylene	3.14	0.14	8.8	ug/m³ Air		2.94			6.59	30	J
o-Xylene	ND	0.11	4.4	"		ND				30	
1,1-Difluoroethane (1,1-DFA)	ND	3.3	27	"		ND				30	

Joann Marroquin

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: Stockton Blvd	
2154 Torrance Blvd., Suite 200	Project Number: 24-449889.2	**Reported:**
Torrance CA, 90501	Project Manager: Joe Mangine	07/23/24 16:46

Notes and Definitions

R-02	Elevated Reporting Limits due to limited sample volume.
J	Detected but below the Standard Reporting Limit; therefore, result is an estimated concentration (CLP J-Flag).
E	The concentration indicated for this analyte is above the calibration range of the instrument. This value should be considered as an estimated concentration.
C-06	Presence of analyte in sample suspected as common laboratory contaminant, which was also found in the method blank.
DET	Analyte DETECTED
ND	Analyte NOT DETECTED at or above the Method Detection Limit (MDL)
NR	Not Reported
dry	Sample results reported on a dry weight basis
RPD	Relative Percent Difference

AIR LABORATORY

Chain of Custody Record

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

Client: Partner Engineering
Address: 2514 Torrance
Phone: 510 306 1047 Fax:
Project Manager: jmanfine

Date: 7/16/24 Page: 1 Of 1
Project Name: STOCKTON Blvd
Collector: F. F. Client Project #:
Batch #: T242999 EDF #:

Laboratory ID #	Sample ID	Date Sampled	Start Time	Finish Time	Sample Type : Soil Gas / Indoor Air	Container Type: Summa Can / Tedlar	Initial Pressure	Final Pressure	TO-3	TO-14	TO-15	Methane by GC - FID	Fixed Gases by TCD	RSK - 175		Summa Can, Manifold # / Comments
1	B1-SG	7/16/24	1400	1410	SG	Summa	-30	0			X					Can # 0702 man # SG59
2	B2-SG	↓	1415	1427	↓	- ↓	-27	0			X					Can # 0140 man # SG97
3	B3-SG	↓	1430	1439	↓	↓	-30	0			X					Can # 0108 man # SG66

Relinquished by: (signature)	Date / Time	Received by: (signature)	Date / Time
[signature]	7/18/24	Ed Stevens	7/19/24 1015
Ed Stevens	7/19/2024; 1545	GLS/Joe	
GLS		[signature]	7/20/24 1139

Total # of containers: 3
Chain of Custody seals Y/N/NA: Y
Seals intact? Y/N/NA: Y
Received good condition/cold: ✓
Turn around time: 4 day

Notes

* TO-15 SIM analysis available upon prior notification. **(Precertified Summa cans needed)**

SunStar Laboratories, Inc.
Providing Quality Analytical Services Nationwide

SAMPLE RECEIVING REVIEW SHEET

Batch/Work Order #: T242999

Client Name: Partner Engineering Project: Stockton Blvd

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

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

Lab Received by: Dave Date/Time Lab Received: 7/20/24 1139

Total number of coolers received: N/A Thermometer ID: SC-1 Calibration due: 11/17/2024

Temperature:	Cooler #1	°C +/- the CF (+ 0.1°C) =	°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: DB 7/20/24

Comments:

SunStar Laboratories, Inc.
PROVIDING QUALITY ANALYTICAL SERVICES NATIONWIDE

Project Name: 24-449889.2					Irma
Company: PARTNER					DB
Name: FANNY FLORES					
Item		Quantity		Unit	
2 oz Jars 24/CS					
4 oz Jars 24/CS					
8 oz Jars 12/CS					
40 ml unpreserved VOAs 100/box					
40 ml HCL-preserved VOAs 72/box					
250 ml Poly 24/CS					
500 ml Poly 16/CS					
1 Liter Poly 12/CS					
500 ml Amber Bottle Wide 12/CS					
1 Liter Amber Bottle 12/CS					
1 Gallon Poly 4/box					
5035 kits:(2)Sodium Bisulfate VOAs 72/box					
	(1) Methanol VOA 72/box				
	(1) TERRACORE				
Lock-N-Load Handle 1/ea					
Tedlar Bags 10/pack					
Sub Slab Insert w/ washer & N/F					
Soil Gas SS 16" Drop Tubes					
Gas Extraction Fittings					
Soil Gas Filters					
	Volume of Summa	# Sent	Used	Unused	Unreturned
Batch Certified Summa Canisters	400cc				
	1L	3+1	CHARGE 3	1	0
	3L				
	6L				
Purge Pump		1	CHARGE 1	0	0
Nitrogen cans	400cc				
Ind. Cerified Summa Cannisters	1L				
	3L				
	6L				
63/153 Manifolds, Var. Sampler, etc. Calibrated Correctly - Gauge Reads at 0					ML
Manifolds: Inst. Sampler, Variable Sampler, Shut In Set Ups, 150ml/mn, 63ml/mn		3 (150)	CHARGE 2	0	0
Swagelok Fittings: Nuts/Ferrules, Ts		3 NF	CHARGE 1		
Cooler (Sm, Med, Lrg) Number & Quantity					
Other: Poly Tube, Valves,Silicon Tape, etc.					
Prepared By:	ML		Date:	7/10/24	
Reviewed By:			Date:		
Comments:					

Cooler Policy: Failure to return cooler(s) within 30 days of receipt or if the returned cooler(s) are in unusable condition, will result in a $50 per cooler fee for replacement costs.

Check In Report

gigatrak

Barcode	Description	Due Date	In Date	Condition	From Emp/Loc	To Storage Location	Bin Qty	Status
9004	Orange Box	7/20/2024	7/20/2024 11:35 AM		General Office - Partner Engineering & Science	SunStar Labs South		
0102	1000 cc	7/20/2024	7/20/2024 11:35 AM		General Office - Partner Engineering & Science	SunStar Labs South		
0657	1000 cc	7/21/2024	7/20/2024 11:35 AM		General Office - Partner Engineering & Science	SunStar Labs South		
0149	1000 cc	7/20/2024	7/20/2024 11:35 AM		General Office - Partner Engineering & Science	SunStar Labs South		
0108	1000 cc	7/20/2024	7/20/2024 11:35 AM		General Office - Partner Engineering & Science	SunStar Labs South		
8659	150 cc	7/20/2024	7/20/2024 11:35 AM		General Office - Partner Engineering & Science	SunStar Labs South		
8697	150 cc	7/20/2024	7/20/2024 11:35 AM		General Office - Partner Engineering & Science	SunStar Labs South		
8566	150 cc	7/20/2024	7/20/2024 11:35 AM		General Office - Partner Engineering & Science	SunStar Labs South		

GLS.

800-322-5555
www.gls-us.com

Ship From
SUN STAR LABS
WEST SACRAMENTO OFFICE
3140 BEACON BLVD
SUITE A
WEST SACRAMENTO, CA 95691

Ship To
SUNSTAR LABORATORIES-SOUTH
SAMPLE RECEIVING
25712 COMMERCENTRE DR.
LAKE FOREST, CA 92630

COD: $0.00
Weight: 0 lb(s)
Reference:

Delivery Instructions:

Signature Type: NOT REQUIRED

Tracking #: 561436713

SDS

LAKE FOREST

S10333A

9241792

ORC CA927-BA0

Print Date: 5/17/2024 8:56 AM

Package 19 of 25

LABEL INSTRUCTIONS:

Do not copy or reprint this label for additional shipments - each package must have a unique barcode.
Step 1: Use the "Print Label" button on this page to print the shipping label on a laser or inkjet printer.
Step 2: Fold this page in half.
Step 3: Securely attach this label to your package and do not cover the barcode.

TERMS AND CONDITIONS:

By giving us your shipment to deliver, you agree to all of the General Logistics Systems US, Inc. (GLS) service terms & conditions including, but not limited to; limits of liability, declared value conditions, and claim procedures which are available on our website at www.gls-us.com.

SunStar Laboratories, Inc.
PROVIDING QUALITY ANALYTICAL SERVICES NATIONWIDE

WORK ORDER

T242999

Client:	**Partner Engineering & Science, Inc.--Tor**	**Project Manager:**	**Joann Marroquin**
Project:	**Stockton Blvd**	**Project Number:**	**24-449889.2**

Report To:

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

Date Due:	07/26/24 17:00 (4 day TAT)		
Received By:	Dave Berner	Date Received:	07/20/24 11:39
Logged In By:	Irma Vela	Date Logged In:	07/22/24 09:58

Samples Received at:

Custody Seals	Yes	Received On Ice	No
Containers Intact	Yes		
COC/Labels Agree	Yes		
Preservation Confirı	No		

Analysis	Due	TAT	Expires	Comments
T242999-01 B1-SG [Air] Sampled 07/18/24 14:10 (GMT-08:00) Pacific Time (US &				
TO-15	07/26/24 15:00	4	08/17/24 14:10	
T242999-02 B2-SG [Air] Sampled 07/18/24 14:27 (GMT-08:00) Pacific Time (US &				
TO-15	07/26/24 15:00	4	08/17/24 14:27	
T242999-03 B3-SG [Air] Sampled 07/18/24 14:39 (GMT-08:00) Pacific Time (US &				
TO-15	07/26/24 15:00	4	08/17/24 14:39	

Reviewed By

Date

SunStar Laboratories, Inc.
PROVIDING QUALITY ANALYTICAL SERVICES NATIONWIDE

WORK ORDER

T242999

Client:	**Partner Engineering & Science, Inc.--Tor**	**Project Manager:**	**Joann Marroquin**
Project:	**Stockton Blvd**	**Project Number:**	**24-449889.2**

Report To:

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

Date Due:	07/26/24 17:00 (4 day TAT)		
Received By:	Dave Berner	Date Received:	07/20/24 11:39
Logged In By:	Irma Vela	Date Logged In:	07/22/24 09:58

Samples Received at:

Custody Seals	Yes	Received On Ice	No
Containers Intact	Yes		
COC/Labels Agree	Yes		
Preservation Confirme	No		

Analysis	Due	TAT	Expires	Comments
T242999-01 B1-SG [Air] Sampled 07/18/24 14:10 (GMT-08:00) Pacific Time (US &				
TO-15	07/26/24 15:00	4	08/17/24 14:10	+1,1-DFA
T242999-02 B2-SG [Air] Sampled 07/18/24 14:27 (GMT-08:00) Pacific Time (US &				
TO-15	07/26/24 15:00	4	08/17/24 14:27	+1,1-DFA
T242999-03 B3-SG [Air] Sampled 07/18/24 14:39 (GMT-08:00) Pacific Time (US &				
TO-15	07/26/24 15:00	4	08/17/24 14:39	+1,1-DFA

Reviewed By

Date

APPENDIX C: TIER 2 EVALUATION

2019 (Rev. 2)	Table T2-1: Tier 2 ESLs Site-Specific Input and Output

Click in cell and use pull-down boxes to make selection.

Tier 2 Scenario Toggles

Land Use:	Commercial or Industrial
Vegetation Level:	Minimal
Groundwater Use:	Drinking Water Resource
MCL Priority over Risk-Based:	Yes
Discharge to Surface Water:	Freshwater
Soil Contamination Depth: (Shallow ≤ 10ft bgs < Deep)	Shallow Soil

Select Site Contaminants:	Contaminant 1	Contaminant 2	Contaminant 3	Contaminant 4	Contaminant 5
	Methylene chloride	Select Chemical	Select Chemical	Select Chemical	Select Chemical

Tier 2 ESLs:	ESL	Basis	ESL	Basis	ESL	Basis	ESL	Basis	ESL	Basis
Soil (mg/kg):	1.2E-01	Leaching	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A
Groundwater (µg/L):	5.0E+00	MCL	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A
Subslab/ Soil Gas (µg/m³):	4.1E+02	VI HHR	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A
Indoor Air (µg/m³):	1.2E+01	Dir Exp	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A

Note:
Groundwater depth is no longer a toggle for evaluating vapor intrusion. See the notes in Workbook Table GW-3 and the User's Guide Chapter 5 for further information.

Environmental Screening Levels

San Francisco Bay Regional Water Quality Control Board

Gavin Newsom, Governor

Jared Blumenfeld, Secretary for Environmental Protection

2019 (Rev. 2)

Table T2-2: Tier 2 – Site-Specific Cumulative Risk and Hazard Calculator

Selected Site Scenario (from T2-1)

Land Use:	Commercial or Industrial
Vegetation Level:	Minimal
Groundwater Use:	Drinking Water Resource
MCL Priority vs Risk-Based:	Yes
Discharge to Surface Water:	Freshwater
Soil Contamination Depth:	Shallow Soil

Enter Site Data (Leave blank when no data exits)

	Contaminant 1	Contaminant 2	Contaminant 3	Contaminant 4	Contaminant 5
Contaminant inputs from T2-1:	**Methylene chloride**	**Select Chemical**	**Select Chemical**	**Select Chemical**	**Select Chemical**
Soil Concentration (mg/kg) - dry weight:					
Groundwater Concentration (µg/L):					
Subslab/ Soil Gas Concentration (µg/m^3):	1,700.00				
Indoor Air Concentration (µg/m^3):					

Soil Gas VI Attenuation Factor (Use 0.03 for Screening): 0.0300

Cancer Risk:	Methylene chloride					**Cumulative Risk**
Soil Exposure Risk:	--	#N/A	#N/A	#N/A	#N/A	#N/A
Tapwater Exposure Risk:	--	#N/A	#N/A	#N/A	#N/A	#N/A
Current* Vapor Intrusion Exposure Risk:	4.2E-06	--	--	--	--	4.2E-06
Basis:	Subslab/Soil Gas VI	--	--	--	--	Subslab/Soil Gas VI
Future** Vapor Intrusion Exposure Risk:	4.2E-06	--	--	--	--	4.2E-06
Basis:	Subslab/Soil Gas VI	--	--	--	--	Subslab/Soil Gas VI

Noncancer Hazard:	Methylene chloride					**Cumulative Hazard**
Soil Exposure Hazard:	--	#N/A	#N/A	#N/A	#N/A	#N/A
Tap Water Exposure Hazard:	--	#N/A	#N/A	#N/A	#N/A	#N/A
Current* Vapor Intrusion Exposure Hazard:	2.9E-02	--	--	--	--	2.9E-02
Basis:	Subslab/Soil Gas VI	--	--	--	--	Subslab/Soil Gas VI
Future** Vapor Intrusion Exposure Hazard:	2.9E-02	--	--	--	--	2.9E-02
Basis:	Subslab/Soil Gas VI	--	--	--	--	Subslab/Soil Gas VI

Notes:

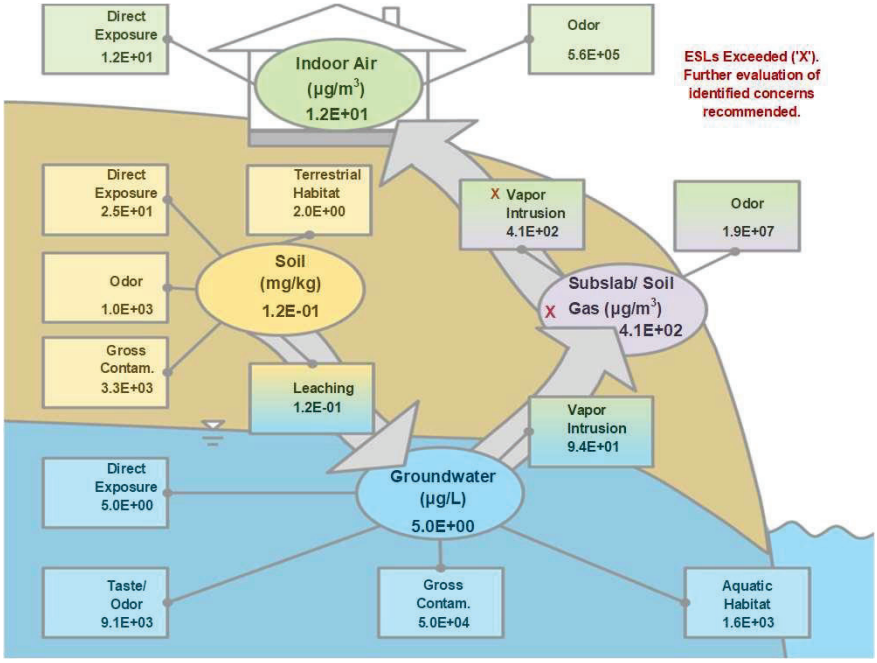
Cumulative cancer risk and noncancer hazard are not automatically calculated across pathways because exposure via multiple pathways typically is not simultaneous. This may be performed separately as part of a site-specific evaluation. See the User's Guide Section 3.3 (Addressing Cumulative Risk and Hazard).

* **Current** (VI exposure to current occupants of existing buildings) – Primarily based on indoor air data. See User's Guide Chapter 5 for further information.
In the absence of indoor air data, subslab/soil gas or groundwater data is used to predict current indoor air concentrations.
Subslab/soil gas data is given priority over groundwater data for current exposure calculations. The cumulative risk calculation follows the same hierarchy.

** **Future** (VI exposure to future occupants of existing or future buildings) – Primarily based on subslab/soil gas data. See User's Guide Chapter 5 for further information.
In the absence of subslab/soil gas data, groundwater data is used to predict future indoor air concentrations. The cumulative risk calculation follows the same hierarchy.

Environmental Screening Levels
San Francisco Bay Regional Water Quality Control Board

2019 (Rev. 2)	**Table T2-3: Diagram of Specific Concerns for:** **Methylene chloride** **Based on "Contaminant 1" inputs in Tables T2-1 and T2-2**



Selected Site Scenario (Table T2-1):

Land Use:	Commercial or Industrial
Vegetation Level:	Minimal
Groundwater Use:	Drinking Water Resource
MCL Priority over Risk-Based:	Yes
Discharge to Surface Water:	Freshwater
Soil Contamination Depth:	Shallow Soil

Site Concentration Inputs (Table T2-2):

Soil (mg/kg):	No Input
Groundwater (µg/L):	No Input
Soil Gas (µg/m^3):	1,700
Indoor Air (µg/m^3):	No Input