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PHASE II SUBSURFACE INVESTIGATION REPORT

960 West 16th Street
Costa Mesa, California 92627

Report Date
June 25, 2024

Partner Project No.
24-447400.2

Prepared for:
Intracorp SW, LLC
895 Dove Street, Suite 400
Newport Beach, California 92660

PARTNER

June 25 2024

Christopher Pierson
Intracorp SW, LLC
895 Dove Street, Suite 400
Newport Beach, California 92660

Subject: Phase II Subsurface Investigation Report
960 West 16th Street
Costa Mesa, California 92627
Partner Project No. 24-447400.2

Dear Mr. Pierson:

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 Debbie Stott at (310) 622-8855.

Sincerely,

Partner Engineering and Science, Inc.

Andrew Gwin
Project Scientist

Brian T. Godbois
Senior Project Manager

PROFESSIONAL GEOLOGIST
SAMANTHA J. FUJITA
No. 9042
STATE OF CALIFORNIA

Debbie Stott, P.G.
National Client Manager

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Technical Director - Subsurface Investigation

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, volatile organic compounds (VOCs), metals, methane (CH_4), and/or hydrogen sulfide (H_2S) to soil and/or soil gas as a consequence of a release or releases from the known impacts to groundwater in the vicinity of the subject property. Intracorp SW, LLC provided project authorization of Partner Proposal Number P24-447400.2A.

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 Intracorp SW, LLC (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 one parcel of land comprising 2.34 acres located on the north side of West 16th Street within an industrial and residential area of Costa Mesa, Orange County, California. The subject property is currently an unoccupied building. In addition to the current structure, the subject property is improved with asphalt-paved parking areas, perimeter concrete block walls, dumpster enclosure, associated landscaping, and drainage features.

The subject property is bound by residential properties to the north, light industrial properties to the east, a light industrial property to the south across West 16th Street, and residential properties to the west. 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 May 10, 2024, on behalf of Intracorp SW, LLC. According to the reviewed historical sources, , the subject property was formerly undeveloped as early as 1896 to 1963 with some agricultural uses during this time and developed with the existing industrial building in 1967 for manufacturing use with an addition in 1983.

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

> The proximity to the adjoining down to cross-gradient residential property that was redeveloped from industrial use represents a REC and is considered a significant environmental concern. Groundwater beneath and upgradient of the adjoining property is impacted by VOCs. VOCs at levels above residential screening levels were also detected in soil vapor at this adjoining property. Under oversight by the Department of Toxic Substances Control (DTSC), requirements for residential redevelopment included installation of a vapor mitigation system under the buildings and land use restrictions. Restrictions prohibit use of groundwater and require continued maintenance and operation of the system. There is no evidence for impact to the subject property at this time; however, it appears to be likely. Partner opines that further investigation is warranted.

It has come to Partner's attention that the subject property is planned for residential redevelopment.

2.3 Geology and Hydrogeology

Review of the United States Geological Survey (USGS) *Newport Beach, California* Quadrangle topographic map indicates the subject property is situated approximately 105 feet above mean sea level, and the local topography is sloping gently to the west-southwest. Refer to Figure 2 for a topographic map of the site vicinity.

According to the California Geological Survey, the subject property is situated in the Peninsular Ranges which are a series of ranges separated by northwest trending valleys, subparallel to faults branching from the San Andreas Fault. The trend of topography is similar to the Coast Ranges, but the geology is more like the Sierra Nevada, with granitic rock intruding the older metamorphic rocks. The Peninsular Ranges extend into lower California and are bound on the east by the Colorado Desert. The Los Angeles Basin and the island group (Santa Catalina, Santa Barbara, and the distinctly terraced San Clemente and San Nicolas

islands), together with the surrounding continental shelf (cut by deep submarine fault troughs), are included in the province.

Based on borings advanced during this investigation, the underlying subsurface consists predominantly of fine grained sand (SP), silty sand (SM), and clayey silt (ML) from the ground surface to approximately 7 feet below ground surface (bgs). Refer to Appendix A for boring logs from this investigation.

Groundwater was not encountered during this investigation and was not a part of the scope of work. According to the State Water Resources Control Board GeoTracker website, a nearby Leaking Underground Storage Tank (LUST) site is Criterion Machine Works at 759 and 765 West 16th Street in the City of Costa Mesa, which is approximately 0.42 mile east of the subject property and is overseen by the Santa Ana Regional Water Quality Control Board (SARWQCB) as Case Number 2080142. The site maintains several groundwater monitoring wells in the area. The most recent monitoring data available on the GeoTracker Website was for August 1, 2023, with depth to groundwater ranging from 42 to 43 feet bgs with an inferred direction of flow to the south-southwest.

3.0 FIELD ACTIVITIES

The Phase II Subsurface Investigation scope included the advancement of 10 borings (B1 through B10) 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 delineated the work area with white spray paint and notified Underground Service Alert of Southern California (USA/SC) to clear public utility lines as required by law at least two business days prior to drilling activities. USA/SC issued ticket number B241520503 for the project.

In addition, Partner subcontracted with SAFESCANN, LLC on June 10, 2024, to clear boring locations of utilities. SAFESCANN, LLC systematically free-traversed each proposed boring location with a Radiodetection model RD8000 electromagnetic induction (EM) equipment unit with line-tracing capabilities, and a GSSI model SIR-4000 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 June 10, 2024, Partner subcontracted with Munoz Direct Push (Munoz) to provide and operate drilling equipment. Munoz, under the direction of Partner, advanced borings B1 through B10 with a limited-access Geoprobe Model 420M direct push rig. Sampling equipment was decontaminated between sample intervals and boring locations to prevent cross-contamination.

3.3 Sample Locations

Borings B1 through B6 were advanced in the south, central, west, northwest, northeast, and east portions of the parking lot, respectively. Borings B7 through B10 were advanced in the northwest, northeast, southeast, and southwest interior of the subject property building, respectively.

Refer to Figure 3 for a map indicating sample locations.

3.4 Soil Sampling

Borings B1 through B6 were overlain by asphalt, which was penetrated using a punch bit attachment advanced by the direct-push drill rig. Borings B7 through B10 were overlain by concrete, which was penetrated using a rotary hammer drill. Borings B1 through B10 were advanced to a terminal depth of 7 feet bgs.

Soil samples were collected using a 2-foot long by 1.5-inch diameter sampler with a 2-foot long acetate liner and sampling point. The sampler was advanced by the direct-push drill rig using 3-foot long by 1.25-inch diameter hollow rods with the inner rods in place. At approximately 1 foot above the desired sampling depth, an inner rod was removed and the sampler was advanced to the desired sampling depth to allow undisturbed soil to enter the sampling liner. The sampler was retrieved from the subsurface and the soil-filled liner was removed.

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

Soil samples were collected from each boring at 2 and 6.5 feet bgs.

3.5 Soil Gas Sampling

Soil Gas Probe Construction

Soil gas probes screened at 5 feet bgs were constructed within the boreholes upon completion of soil sampling. 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 July 2015 DTSC and Los Angeles Regional Water Quality Control Board (LARWQCB) "Advisory – Active Soil Gas Investigations."

Soil gas samples were collected using 1-liter, stainless-steel, cylindrical SUMMA canisters. The sampling containers were provided by SunStar Laboratories, Inc. (SunStar) a state-certified laboratory (California Department of Public Health Environmental Laboratory Accreditation Program certificate number 2250) 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 prior to delivery.

Partner received the SUMMA canisters evacuated to approximately minus 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 plastic syringe. A tracer gas [1,1-diflouroethane (DFA)] was placed around each probe at the ground surface while sampling to detect ambient air intrusion. The tracer gas was not detected in any sample, indicating that the integrity of the bentonite seal was maintained. 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 minus 1 to 4 inches of mercury, with pertinent data (e.g., time, canister vacuum) recorded at the start and end of sampling.

Soil gas samples were collected from each boring at 5 feet bgs and field screened for CH_4, H_2S, and oxygen (O_2) using an RKI Eagle 2.

3.6 Post-Sampling Activities

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 after being backfilled.

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

4.0 DATA ANALYSIS

4.1 Laboratory Analysis

Partner collected 20 soil samples and 10 soil gas samples on June 10, 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 exterior boring (six soil samples total) was analyzed for carbon chain total petroleum hydrocarbons (TPH-cc) via EPA Method 8015B, for VOCs via EPA Method 8260B, and for California Administrative Manual 17 (CAM 17) metals via EPA Method 6010B/7470/7471. Each soil gas sample (10 soil gas samples total) was analyzed for VOCs via EPA Method TO-15. The remaining soil samples were placed on hold at the laboratory.

Each soil gas probe (10 soil gas probes total) was also field screened for CH_4, H_2S, and O_2 using an RKI Eagle 2.

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

4.2 Regulatory Agency Comparison Criteria

Environmental Screening Levels

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

Department of Toxic Substances Control Attenuation Factor and Regional Screening Levels

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

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

While soil gas detections are not immediately comparable to the indoor air quality guidelines within the RSLs, the DTSC issued a recommended default attenuation factor of 0.03 for sub-slab soil gas and near-source exterior soil gas in the June 2015 document Office of Solid Waste and Emergency Response (OSWER)

Technical Guide for Assessing and Mitigating the Vapor Intrusion Pathway from Subsurface Vapor Sources to Indoor Air. With the subsurface contaminant concentrations and default attenuation factors, the associated contaminant concentrations in soil gas can be estimated as Calculated Residential and Commercial/Industrial Soil Gas Screening Levels (SGSLs).

CH_4 Lower and Upper Explosive Limits

CH_4 is extremely flammable and can explode at concentrations between 5% (lower explosive limit or LEL) and 15% (upper explosive limit or UEL), or 50,000 and 150,000 parts per million by volume (ppmv), respectively.

H_2S Permissible Exposure Limits (PELs)

Screening levels for H_2S are reported by the California Occupational Safety and Health Administration (OSHA) as a Permissible Exposure Limit (PEL) under a time weighted average (TWA) over 8 hours [10 parts per million (ppm)] or as a PEL short term exposure limit (STEL) over 15 minutes as 15 ppm.

4.3 Soil Sample Data Analysis

None of the analyzed soil samples contained concentrations of TPH-cc above laboratory reporting limits (RLs) and the RLs were below the applicable ESLs.

Acetone was detected in each of the analyzed soil samples above the laboratory RLs. None of the detected concentrations of acetone in soil exceed the residential or commercial/industrial RSLs. None of the remaining VOCs were detected in the analyzed soil samples above laboratory RLs and the RLs were below the residential and commercial/industrial RSLs.

Various metals including barium, chromium, cobalt, copper, lead, nickel, vanadium, and zinc were detected in the analyzed soil samples above laboratory RLs. None of the detected concentrations of metals exceeded the applicable RSLs and/or background concentrations as based on the Kearney Foundation of Soil Science March 1996 Background Concentrations of Trace and Major Elements in California Soils Report. None of the remaining CAM 17 metals were detected in the analyzed soil samples above laboratory RLs and the RLs did not exceed the applicable background concentrations and/or RSLs.

Refer to Tables 2 and 3 for a summary of the soil sample VOCs and CAM 17 metals laboratory analysis results, respectively.

4.4 Soil Gas Sample Data Analysis

Benzene; toluene; ethylbenzene; m,p-xylenes; o-xylene; tetrachloroethene (PCE); trichloroethene (TCE); acetone; 1,3-butadiene; carbon disulfide; chlorofluorocarbon (CFC) 113; isopropyl alcohol; chloroform; cyclohexane; 1,1-dichloroethane; 1,1-dichloroethene (DCE); cis-1,2-DCE; heptane; hexane; 4-ethyltoluene; methylene chloride; styrene; tetrahydrofuran; 1,1,1-trichloroethane; 1,1,2-trichloroethane; 1,1,2,2-tetrachloroethane; trichlorofluoromethane (CFC-11); 1,3,5-trimethylbenzene (TMB); 1,2,4-TMB; 2-butanone; and methyl isobutyl ketone were detected in one or more of the analyzed soil gas samples at concentrations above the laboratory RLs and/or at trace concentrations [below laboratory RLs and above the laboratory method detection limits (MDLs)]. None of the remaining VOCs were detected in soil gas above laboratory RLs/MDLs and the RLs/MDLs were below the residential and commercial/industrial SGSLs.

Benzene was detected in soil gas samples B2-SG and B4-SG at concentrations of 14 and 7.3 micrograms per cubic meter (µg/m³), respectively, which exceed the calculated residential SGSL of 3.23 µg/m³. Additionally, benzene was detected in soil gas samples B1-SG, B3-SG, and B6-SG through B10-SG at concentrations ranging from 15 µg/m³ to 67 µg/m³, which exceed both the calculated residential and commercial/industrial SGSLs of 3.23 and 14 µg/m³, respectively.

Ethylbenzene was detected in soil gas samples B2-SG through B8-SG at concentrations ranging from 67 µg/m³ to 160 µg/m³, which exceed the calculated residential SGSL of 36.7 µg/m³. Additionally, ethylbenzene was detected in soil gas sample B1-SG at a concentration of 510 µg/m³, which exceeds both the calculated residential and commercial/industrial SGSLs of 36.7 and 163 µg/m³, respectively.

PCE was detected in soil gas sample B7-SG at concentration of 56 µg/m³, which exceeds the calculated residential SGSL of 15.3 µg/m³. Additionally, PCE was detected in soil gas samples B1-SG through B5-SG and B8-SG through B10-SG at concentrations ranging from 83 µg/m³ to 870 µg/m³, which exceed both the calculated residential and commercial/industrial SGSLs of 15.3 and 66.7 µg/m³, respectively.

TCE was detected in soil gas samples B2-SG and B10-SG at concentrations of 25 µg/m³ and 99 µg/m³, respectively, which exceed the calculated residential SGSL of 16 µg/m³. Additionally, TCE was detected in soil gas samples B3-SG through B5-SG, B8-SG, and B9-SG at concentrations ranging from 170 µg/m³ to 650 µg/m³, which exceed both the calculated residential and commercial/industrial SGSLs of 16 and 100 µg/m³, respectively.

1,3-Butadiene was detected in soil gas samples B6-SG and B9-SG at concentrations of 42 µg/m³ and 11 µg/m³, respectively, which exceed both the calculated residential and commercial/industrials SGSLs of 0.57 and 2.4 µg/m³, respectively.

Chloroform was detected in soil gas samples B2-SG through B4-SG, B8-SG, and B9-SG at concentrations ranging from 11 µg/m³ to 16 µg/m³, which exceeds the calculated residential SGSL of 4 µg/m³. Additionally, chloroform was detected in soil gas samples B5-SG and B10-SG at concentrations of 30 and 31 µg/m³, which exceeds both the calculated residential and commercial/industrial SGSLs of 4 and 17.7 µg/m³, respectively.

None of the remaining detected VOCs in the analyzed soil gas samples exceeded the residential and/or commercial/industrial SGSLs.

CH_4 was detected in seven of the 10 field screened soil gas probes (B1-SG and B5-SG through B10-SG). None of the detected concentrations of methane exceeded the LEL. H_2S was not detected in the field screened soil gas probes. O_2 was detected in each of the 10 screened soil gas probes between 2.6 and 20.3 percent by volume. There is no screening level for O_2; however, there may be low flow at B2-SG based on the low detection of O_2 in that location (2.6 percent by volume).

Refer to Table 4 and 5 for a summary of the soil gas sample VOCs laboratory analysis and methane, hydrogen sulfide, and oxygen and field screening results, respectively.

4.5 Discussion

None of the analyzed soil samples contained concentrations of TPH-cc, VOCs, or CAM 17 metals exceeding applicable regulatory guidelines and/or background concentrations.

CH_4, H_2S, and O_2 were not detected above the applicable regulatory screening levels in the field screened soil gas samples.

1,3-Butadiene was detected in two soil gas samples (B6-SG) and B9-SG exceeding the residential and commercial/industrial SGSL. 1,3-Butadiene is a VOC with a double bond; therefore it is highly reactive, leading to a low SGSL. However, due to its reactivity, 1,3-butadiene has a short half-life in the subsurface leading to the conclusion that the detected concentrations are either an artifact of the sampling process or an artifact of the analysis. Additionally, concentrations of 1,3-butadiene can be due to direct-push drill rig components heating up while drilling due to friction, resulting in emissions of 1,3-butadiene. Based on the above, the concentrations of 1,3-butadiene detected in soil gas do not appear to represent a release to the subsurface and are not expected to represent a concern to human health at this time.

Chloroform was detected in seven soil gas samples (B1-SG through B5-SG and B8-SG through B10-SG) exceeding the residential and/or commercial/industrial SGSLs. Partner notes that trihalomethanes (THMs) (including bromoform, bromodichloromethane, dibromochloromethane, and chloroform) are formed in drinking water primarily as a result of the chlorination of organic matter present naturally in raw water supplies. The rate and degree of THM formation increases as a function of the chlorine and humic acid concentration; the temperature; the pH; and the bromide ion concentration. Chloroform is the most common THM, and the principal disinfection by-product (DBP) in chlorinated drinking water. In the presence of bromides, brominated THMs are formed preferentially and chloroform concentrations decrease proportionally. It is assumed that most THMs present in water are ultimately transferred to air as a result of their volatility. That said, it is Partner's opinion that the chloroform detected in the soil gas samples are likely attributable to leaking water lines in the vicinity of the sampling locations and are not expected to pose a concern to human health at this time.

Benzene, ethylbenzene, PCE, and TCE were detected in the analyzed soil gas samples at concentrations exceeding the residential and/or commercial/industrial SGSLs. The highest concentrations of benzene in soil gas were located within the building and exceedances extended to the parking lot. The highest concentrations of ethylbenzene in soil gas were located in the southwest portion of the parking lot and exceedances extended throughout the parking lot and into the building. The highest concentrations of PCE and TCE in soil gas were located in the west and north portions of the parking lot and exceedances extended into the building.

Based on the findings of this investigation, soil gas appears to have been impacted at the subject property above applicable screening levels with PCE and TCE, and to a lesser extent, benzene and ethylbenzene. The extent of impacts is unknown at this time and Partner is unable to rule out a potential vapor intrusion concern for the current and future tenants 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, VOCs, metals, CH_4, and/or H_2S to soil and/or soil gas as a consequence of a release or releases from the known impacts to groundwater in the vicinity of the subject property. The scope of the Phase II Subsurface Investigation included 10 borings. Six soil samples were analyzed for TPH-cc, VOCs, and CAM 17 metals; 10 soil gas samples were analyzed for VOCs; and 10 soil gas probes were field-screened for CH_4, H_2S, and O_2.

Subsurface lithology encountered in the upper 6.5 feet bgs consisted fine grained sand (SP), silty sand (SM), and clayey silt (ML). Groundwater was not encountered and was not part of the scope of work.

None of the analyzed soil samples contained concentrations of TPH-cc, VOCs, or metals exceeding applicable regulatory guidelines and/or background concentrations.

CH_4, H_2S, and O_2 were not detected above the applicable regulatory screening levels in the field screened soil gas samples.

1,3-Butadiene was detected in two soil gas samples (B6-SG) and B9-SG exceeding the residential and commercial/industrial SGSL. Based on the likely source of the impacts (drilling equipment), the concentrations of 1,3-butadiene detected in soil gas do not appear to represent a release to the subsurface and are not expected to represent a concern to human health at this time.

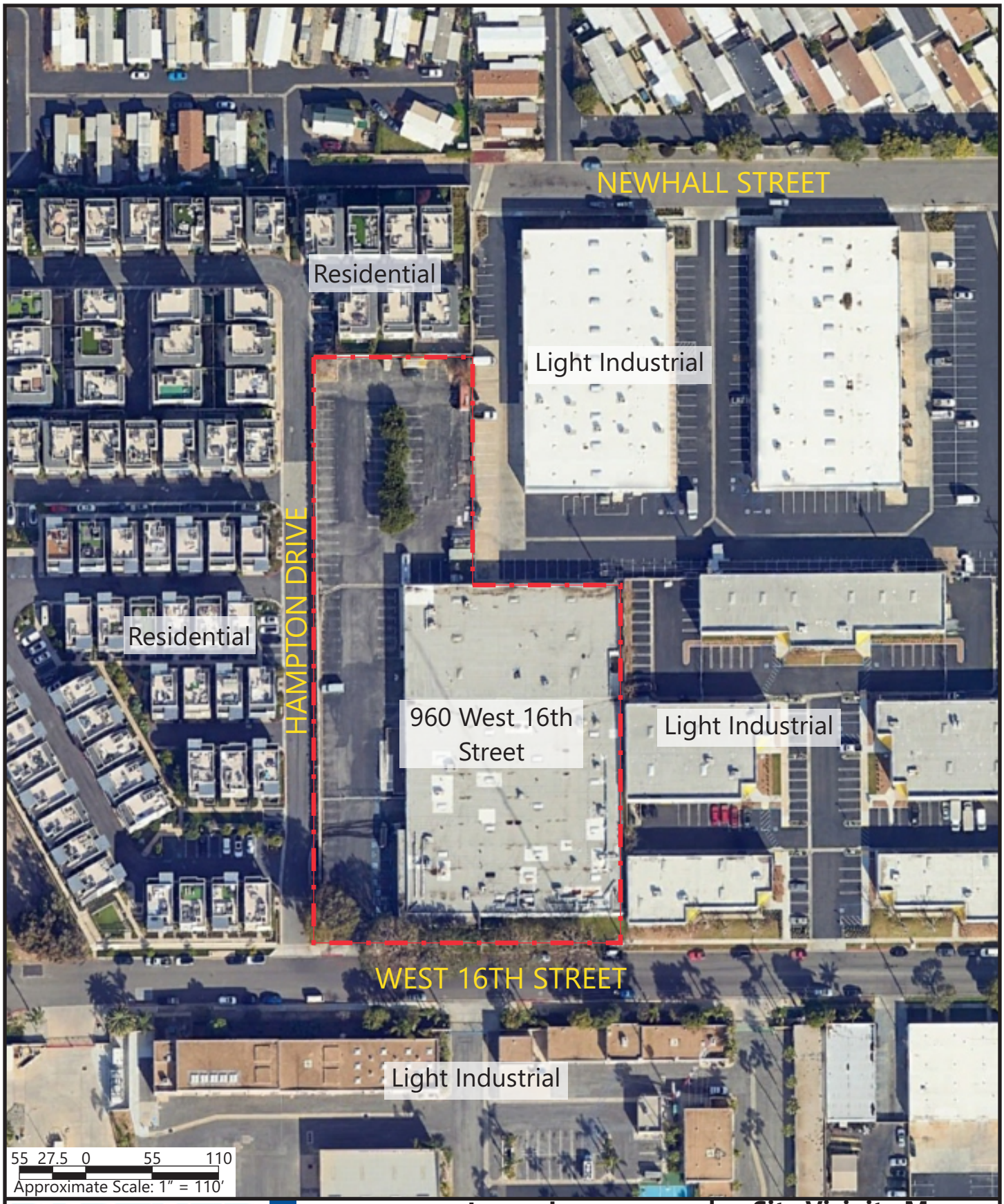
Chloroform was detected in seven soil gas samples (B1-SG through B5-SG and B8-SG through B10-SG) exceeding the residential and/or commercial/industrial SGSLs. It is Partner's opinion that the chloroform detected in the soil gas samples are likely attributable to leaking water lines in the vicinity of the sampling locations and are not expected to pose a concern to human health at this time.

Benzene, ethylbenzene, PCE, and TCE were detected in the analyzed soil gas samples at concentrations exceeding the residential and/or commercial/industrial SGSLs. The highest concentrations of benzene in soil gas were located within the building and exceedances extended to the parking lot. The highest concentrations of ethylbenzene in soil gas were located in the southwest portion of the parking lot and exceedances extended throughout the parking lot and into the building. The highest concentrations of PCE and TCE in soil gas were located in the west and north portions of the parking lot and exceedances extended into the building.

Based on the findings of this investigation, soil gas appears to have been impacted at the subject property above applicable screening levels with PCE and TCE, and to a lesser extent, benzene and ethylbenzene. The extent of impacts is unknown at this time and Partner is unable to rule out a potential vapor intrusion concern for the current and future tenants of the subject property.

As the subject property is planned for residential redevelopment, Partner recommends a Soil Management Plan (SMP) be implemented during site redevelopment. In addition, Partner recommends engineering controls for the proposed residential development to prevent a vapor intrusion condition resulting from on-site soil gas impacts.

FIGURES



PARTNER
2154 Torrance Boulevard
Torrance, California 90501

Project Number: 24-447400.2

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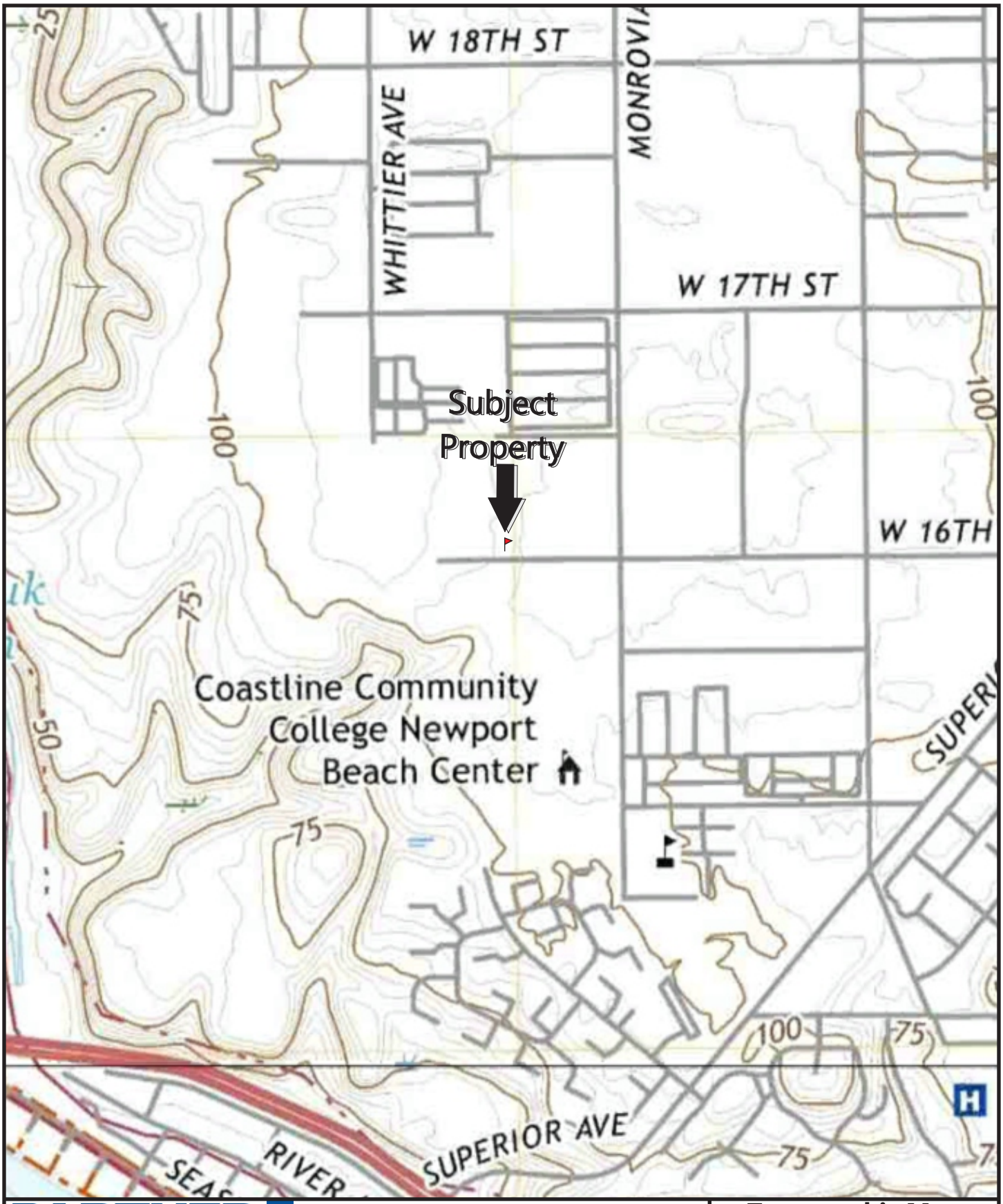
Legend

Subject Property

Site Vicinity Map

Figure	Prepared By	Date
1	A. Gwin	June 2024

960 West 16th Street
Costa Mesa, California 92627



PARTNER
2154 Torrance Boulevard
Torrance, California 90501
Project Number: 24-447400.2

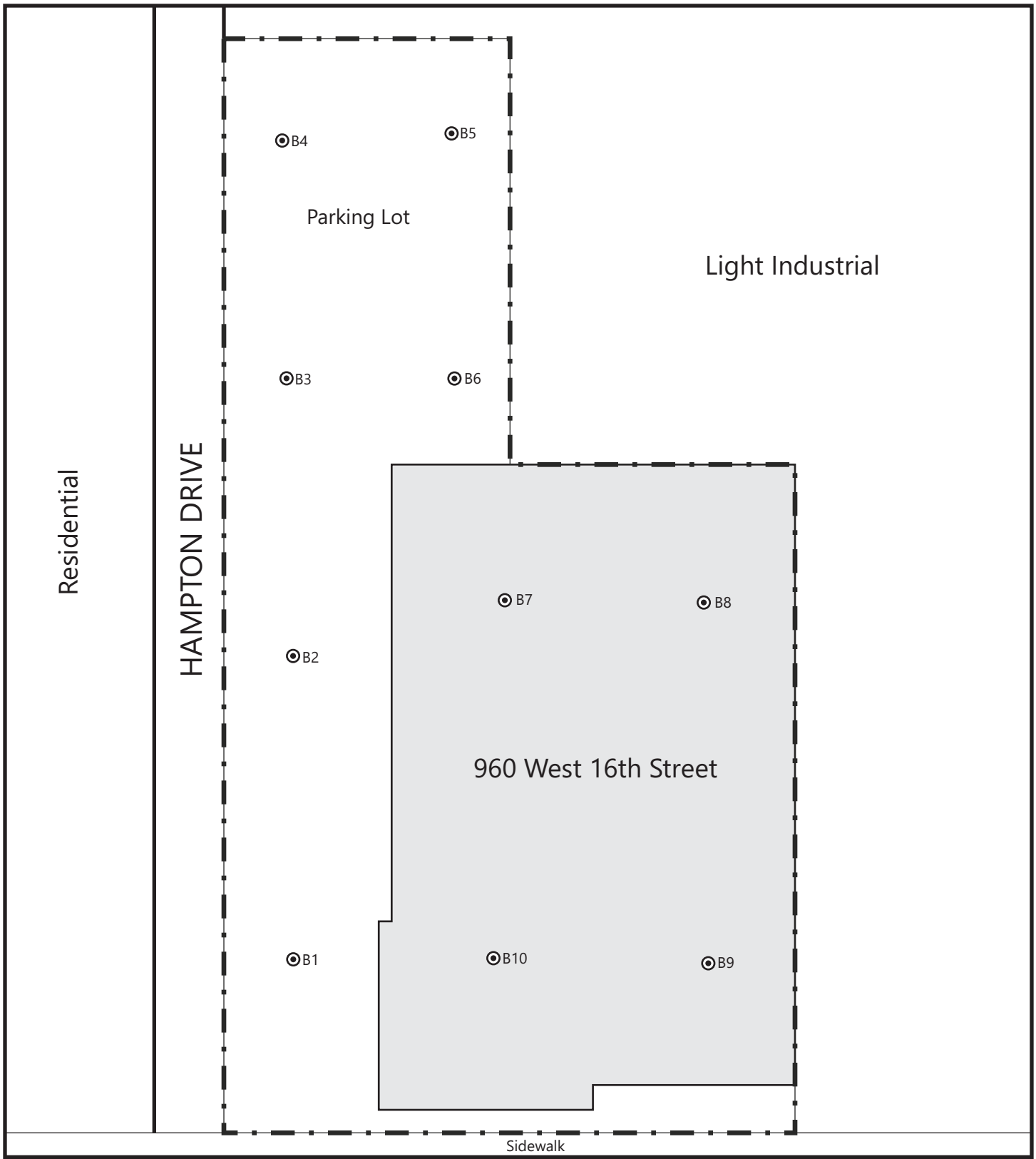
N

USGS *Newport Beach, California*
Quadrangle Version: 2022

Topographic Map

Figure	Prepared By	Date
2	A. Gwin	June 2024

960 West 16th Street
Costa Mesa, California 92627



30 15 0 30 60

Approximate Scale: 1" = 60'

WEST 16TH STREET

PARTNER

2154 Torrance Boulevard
Torrance, California 90501

Project Number: 24-447400.2

N

Legend

Subject Property

Boring Location

Sample Location Map

Figure	Prepared By	Date
3	A. Gwin	June 2024

960 West 16th Street
Costa Mesa, California 92627

TABLES

Table 1: Summary of Investigation Scope
960 West 16th Street
Costa Mesa, California 92627
Partner Project Number 24-447400.2
June 10, 2024

Boring Identification	REC/Issue	Location	Terminal Depth (feet bgs)	Matrix Sampled	Sampling Depths* (feet bgs)	Target Analytes
B1	Known impacts to groundwater in the vicinity of the subject property	South portion of parking lot	7	Soil Gas	5	VOCs, CH_4, H_2S, O_2
				Soil	**2,** 6.5	TPH-cc, VOCs, Metals
B2		Central portion of parking lot	7	Soil Gas	5	VOCs, CH_4, H_2S, O_2
				Soil	2, **6.5**	TPH-cc, VOCs, Metals
B3		West portion of parking lot	7	Soil Gas	5	VOCs, CH_4, H_2S, O_2
				Soil	**2,** 6.5	TPH-cc, VOCs, Metals
B4		Northwest portion of parking lot	7	Soil Gas	5	VOCs, CH_4, H_2S, O_2
				Soil	**2,** 6.5	TPH-cc, VOCs, Metals
B5		Northeast portion of parking lot	7	Soil Gas	5	VOCs, CH_4, H_2S, O_2
				Soil	2**, 6.5**	TPH-cc, VOCs, Metals
B6		East portion of parking lot	7	Soil Gas	5	VOCs, CH_4, H_2S, O_2
				Soil	2**, 6.5**	TPH-cc, VOCs, Metals
B7		Northwest interior of the subject property building	7	Soil Gas	5	VOCs, CH_4, H_2S, O_2
				Soil	2, 6.5	TPH-cc, VOCs, Metals
B8		Northeast interior of the subject property building	7	Soil Gas	5	VOCs, CH_4, H_2S, O_2
				Soil	2, 6.5	TPH-cc, VOCs, Metals
B9		Southeast interior of the subject property building	7	Soil Gas	5	VOCs, CH_4, H_2S, O_2
				Soil	2, 6.5	TPH-cc, VOCs, Metals
B10		Southwest interior of the subject property building	7	Soil Gas	5	VOCs, CH_4, H_2S, O_2
				Soil	2, 6.5	TPH-cc, VOCs, Metals

Notes:

*Depths in **bold** analyzed for carbon chain total petroleum hydrocarbons (TPH-cc) via United States Environmental Protection Agency (EPA) Method 8015B, volatile organic compounds (VOCs) via EPA Method 8260B, and California Administrative Manual (CAM) 17 Metals via EPA Method 6010B/7470/7471. Underlined depths analyzed for VOCs via EPA Method TO-15 and field screened for methane (CH_4), hydrogen sulfide (H_2S), and for oxygen (O_2) using an RKI Eagle 2.

REC = recognized environmental condition

bgs = below ground surface

Table 2: Soil Sample VOCs Laboratory Results
960 West 16th Street
Costa Mesa, California 92627
Partner Project Number 24-447400.2
June 10, 2024

EPA Method	VOCs via 8260B							
Units	(mg/kg)							
Analyte	Residential Soil RSL	Commercial/ Industrial Soil RSL	B1-2	B2-6.5	B3-2	B4-2	B5-6.5	B6-6.5
Acetone	**70,000**	**1,100,000**	**0.026**	**0.018**	**0.012**	**0.01**	**0.017**	**0.0088**
Other VOCs	**Varies**	**Varies**	ND	ND	ND	ND	ND	ND

Notes:

VOCs = volatile organic compounds

EPA = United States Environmental Protection Agency

mg/kg = milligrams per kilogram

RSL = June 2020 (Revised May 2022) Department of Toxic Substances Control (DTSC) Regional Screening Levels (RSLs). If DTSC RSLs do not exist, May 2024 EPA RSLs were utilized

ND = not detected above laboratory Reporting Limits (RLs)

Values in **bold** detected above laboratory RLs

Table 3: Soil Sample CAM 17 Metals Laboratory Results (mg/kg)
960 West 16th Street
Costa Mesa, California 92627
Partner Project Number 24-447400.2
June 10, 2024

Element	Residential Soil RSL	Commercial/ Industrial Soil RSL	Background Concentrations*	B1-2	B2-6.5	B3-2	B4-2	B5-6.5	B6-6.5
Barium (Ba)[1]	**15,000**	**220,000**	**299 - 719**	**55**	**58**	**23**	**41**	**44**	**43**
Chromium (Cr)[1]	**120,000**	**1,800,000**	**0 - 345**	**11**	**12**	**8.6**	**13**	**8.7**	**12**
Cobalt (Co)[1]	**23**	**350**	**5.7 - 24.1**	**6.1**	**7.8**	**5.0**	**5.7**	**5.6**	**5.3**
Copper (Cu)[1]	**3,100**	**47,000**	**9.4 - 48**	**11**	**7.5**	**8.0**	**8.3**	**6.4**	**7.6**
Lead (Pb)	**80**	**320**	**10.1 - 37.7**	**7.2**	**3.7**	**4.4**	**4.0**	<3.0	**3.5**
Nickel (Ni)	**820**	**11,000**	**0 - 137**	**7.9**	**7.8**	**4.0**	**7.1**	**6.0**	**6.8**
Vanadium (V)	**390**	**5,800**	**59 - 165**	**31**	**29**	**23**	**31**	**25**	**33**
Zinc (Zn)[1]	**23,000**	**350,000**	**117 - 181**	**42**	**24**	**20**	**26**	**27**	**29**
Other Metals	**Varies**	**Varies**	**Varies - Varies**	ND	ND	ND	ND	ND	ND

Notes:

*From Kearney Foundation of Soil Science March 1996 report *Background Concentrations of Trace and Major Elements in California Soils.* Background concentrations of metals are considered to be within one standard deviation from the mean metal concentrations determined by the study. Concentrations indicated in milligrams per kilogram (mg/kg).

CAM = California Administrative Manual

RSL = June 2020 (Revised May 2022) DTSC Regional Screening Levels (RSLs). If DTSC RSLs do not exist, May 2024 United States Environmental Protection Agency (EPA) RSLs were utilized, as denoted by [1].

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

ND = not detected above laboratory RLs

Values in **bold** detected above laboratory RLs

PARTNER

Table 4: Soil Gas Sample VOCs Laboratory Results
960 West 16th Street
Costa Mesa, California 92627
Partner Project Number 24-447400.2
June 10, 2024

EPA Method	VOCs via TO-15											
Units	(µg/m³)											
Analyte	Residential SGSL^	Commercial/ Industrial SGSL^	B1-SG	B2-SG	B3-SG	B4-SG	B5-SG	B6-SG	B7-SG	B8-SG	B9-SG	B10-SG
Benzene	3.23	14	31	14	15	7.3	<0.08	41	67	44	15	29
Toluene	10,333	43,333	48	31	16	39	6.3	74	22	46	48	53
Ethylbenzene	36.7	163	510	73	95	160	67	67	100	82	29	35
m,p-Xylene	3,333	14,667	2,200	380	450	660	290	270	310	380	130	160
o-Xylene	3,333	14,667	870	170	190	210	100	100	120	160	51	61
PCE	15.3	66.7	83	380	390	380	870	14	56	140	250	100
TCE	16	100	<0.16	25	250	300	650	5.2 J	<0.16	170	240	99
Acetone	NE	NE	470	390	62	720	110	460	100	160	130	240
1,3-Butadiene	0.57	2.4	<0.17	<0.17	<0.17	<0.17	<0.17	42	<0.17	<0.17	11	<0.17
Carbon Disulfide	24,333	103,333	8.2	<0.089	<0.089	<0.089	<0.089	29	240	200	14	27
CFC 113	173,333	733,333	51	400	940	1,400	2,000	33	73	120	190	110
Isopropyl alcohol	7,000	29,333	<0.33	18	<0.33	<0.33	<0.33	<0.33	<0.33	<0.33	<0.33	<0.33
Chloroform	4	17.7	<0.15	11	16	15	30	<0.15	<0.15	6.2	6.5	31
Cyclohexane	210,000	866,667	<0.65	28	23	19	<0.65	<0.65	46	31	<0.65	<0.65
1,1-Dichloroethane	60	257	<0.16	<0.16	10	18	22	<0.16	<0.16	<0.16	<0.16	<0.16
1,1-Dichloroethene	2,433	10,333	<0.12	69	850	1,000	2,300E	14	<0.12	300	330	220
cis-1,2-Dichloroethene	277	1,667	<0.18	<0.18	<0.18	<0.18	<0.18	<0.18	<0.18	11	6.6	4.2
Heptane	14,000	60,000	51	<0.32	9.4	4.7	<0.32	50	85	20	7.8	18
Hexane	24,333	103,333	39	<0.38	13	<0.38	<0.38	36	71	31	<0.38	22
4-Ethyltoluene	NE	NE	9.4	7.2	3.1 J	8.9	2.8 J	5.5	18	4.0 J	9.1	6.1
Methylene chloride	33	400	<2.6	7.5 J*	<2.6	9.8 J*	<2.6	<2.6	8.4 J*	15 J*	21 J*	19 J*
Styrene	31,333	130,000	5.4	<0.16	2.5 J	2.3 J	<0.16	2.8 J	2.5 J	5.4	3.0 J	3.0 J
Tetrahydrofuran	70,000	293,333	47	80	8.6	380	19	150	16	24	30	67
1,1,1-Trichloroethane	33,333	146,667	2.2 J	<0.14	3.6 J	4.0 J	1.7 J	<0.14	3.4 J	<0.14	<0.14	<0.14
1,1,2-Trichloroethane	NE	NE	<0.3	<0.3	7.4	33	12	<0.3	<0.3	<0.3	<0.3	<0.3
1,1,2,2-Tetrachloroethane	NE	NE	<0.17	<0.17	<0.17	<0.17	<0.17	<0.17	<0.17	1.5 J	<0.17	<0.17
CFC-11	43,333	176,667	7.5	27	27	23	46	<0.16	<0.16	16	41	18
1,3,5-TMB	2,100	8,667	7.4	7.1	3.1 J	7.6	2.5 J	4.6 J	7.4	4.4 J	8.4	5.6
1,2,4-TMB	2,100	8,667	19	26	11	27	8.8	17	15	13	29	19
2-Butanone	173,333	733,333	170	90	24	190	31	130	44	41	54	110
Methyl isobutyl ketone	103,333	433,333	18 J	<0.15	<0.15	<0.15	<0.15	<0.15	<0.15	<0.15	7.5 J	5.6 J
Other VOCs	Varies	Varies	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND

Notes:

^Calculated soil gas screening levels (SGSLs) for soil gas concentrations were derived by dividing the June 2020 (Updated May 2022) Department of Toxic Substances Control (DTSC) or May 2024 United States Environmental Protection Agency (EPA) Regional Screening Level (RSL) for each compound using the more conservative 2015 attenuation factor of 0.03 regardless of depth. DTSC RSLs are provided in the June 2020 (Updated May 2022) DTSC Human and Ecological Risk Office (HERO) Human Health Risk Assessment (HHRA) Note 3. Where DTSC RSLs were not available, EPA RSLs were utilized.

VOCs = volatile organic compounds

µg/m³ = micrograms per cubic meter

PCE = tetrachloroethene

TCE = trichloroethene

CFC-11 = trichlorofluoromethane

TMB = trimethylbenzene

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

J = trace concentration less than the laboratory Reporting Limit (RL) but greater than the laboratory MDL, estimated value

* = Presence of analyte in sample suspected as common laboratory contaminant, which was also found in the method blank.

E = The concentration indicated for this analyte is above the calibration range of the instrument. Estimated concentration.

NE = not established

ND = not detected above laboratory RLs

Values in **bold** detected above laboratory RLs

Yellow highlighted values exceed residential regulatory guideline

Orange highlighted values exceed residential and commercial/industrial regulatory guidelines

PARTNER

Table 5: Soil Gas Methane, Hydrogen Sulfide and Oxygen Results
960 West 16th Street
Costa Mesa, California 92627
Partner Project Number 24-447400.2
June 10, 2024

Screening Method	Measured by Field Instruments*		
Analyte	**CH_4 (ppm)**	**H_2S (ppm)**	**O_2 (% volume)**
B1-SG	**15**	**0**	**13.2**
B2-SG	**0**	**0**	**2.6**
B3-SG	**0**	**0**	**13.8**
B4-SG	**0**	**0**	**14.6**
B5-SG	**50**	**0**	**12.5**
B6-SG	**240**	**0**	**20.3**
B7-SG	**155**	**0**	**17.1**
B8-SG	**115**	**0**	**18.8**
B9-SG	**30**	**0**	**18.6**
B10-SG	**35**	**0**	**18.1**
Screening Levels **	**50,000**	**10/15**	**NA**

Notes:

* Field instrument = RKI Eagle 2

**The lower explosive limit (LEL) for methane (CH_4) is 50,000 parts per millions (ppm). The California Occupational Safety and Health (OSHA) Permissible Exposure Limits (PELs) for hydrogen sulfide (H_2S) are 10 parts per million (ppm) as a time weighted average (TWA) over 8 hours and 15 ppm as a short term exposure limit (STEL) over 15 minutes.

O_2 = oxygen

NA = not applicable

APPENDIX A: BORING LOGS

Boring Identification:	B1	Page 1 of 1	
Boring Location:	South portion of parking lot	PARTNER	
Site Address:	960 West 16th Street Costa Mesa, California 92627	2154 Torrance Boulevard Torrance, California 90504	
Project Number:	24-447400.2	Date Started:	6/10/2024
Drill Rig Type:	Geoprobe Model 420M	Date Completed:	6/10/2024
Sampling Equipment:	Acetate Liners, VOAs, Summas, Plastic Syringe, Methane Meter	Depth to Groundwater (feet bgs):	NA
Borehole Diameter:	1.5"	Field Technician:	A. Gwin

Depth	Sample	PID	USCS	Description	Notes
1					4" asphalt
2	B1-2	0.1	SM	Silty SAND: Brown, hard, slightly moist, no odors or staining, trace gravel	
3					
4					
5					**soil vapor probe installed
6	B1-6.5	0.1	SM/ML	Silty sand and Silt mixture: Brown/grey, dry, hard, no odors or staining	
7					
8					Boring terminated at 7 feet bgs. Groundwater not encountered. Backfilled with hydrated bentonite and capped with concrete after sampling.
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Boring Identification:	B2	Page 1 of 1	
Boring Location:	Central portion of parking lot	PARTNER	
Site Address:	960 West 16th Street	2154 Torrance Boulevard	
	Costa Mesa, California 92627	Torrance, California 90504	
Project Number:	24-447400.2	Date Started:	6/10/2024
Drill Rig Type:	Geoprobe Model 420M	Date Completed:	6/10/2024
Sampling Equipment:	Acetate Liners, VOAs, Summas, Plastic Syringe, Methane Meter	Depth to Groundwater (feet bgs):	NA
Borehole Diameter:	1.5"	Field Technician:	A. Gwin

Depth	Sample	PID	USCS	Description	Notes
1					4" asphalt
2	B2-2	0.0	SM	Silty SAND mixture: Brown, hard, slightly moist, slight stain, no odor	
3					
4					
5					**soil vapor probe installed
6	B2-6.5	0.1	SM	Silty SAND: Brown, slightly moist, soft, no odors, slight staining	
7					
8					Boring terminated at 7 feet bgs. Groundwater not encountered. Backfilled with hydrated bentonite and capped with concrete after sampling.
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Boring Identification:	B3	Page 1 of 1	
Boring Location:	West portion of parking lot	PARTNER	
Site Address:	960 West 16th Street	2154 Torrance Boulevard	
	Costa Mesa, California 92627	Torrance, California 90504	
Project Number:	24-447400.2	Date Started:	6/10/2024
Drill Rig Type:	Geoprobe Model 420M	Date Completed:	6/10/2024
Sampling Equipment:	Acetate Liners, VOAs, Summas, Plastic Syringe, Methane Meter	Depth to Groundwater (feet bgs):	NA
Borehole Diameter:	1.5"	Field Technician:	A. Gwin

Depth	Sample	PID	USCS	Description	Notes
1					4" asphalt
2	B3-2	0.1	SP/SM	Fine SAND and silty SAND mixture: Brown, hard, slightly moist, slight black staining, no odor	
3					
4					
5					**soil vapor probe installed
6	B3-6.5	0.1	SP/SM	Fine SAND and silty SAND mixture: Brown, hard, dry, slight black staining, no odor	
7					
8					Boring terminated at 7 feet bgs. Groundwater not encountered. Backfilled with hydrated bentonite and capped with concrete after sampling.
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Boring Identification:	B4	Page 1 of 1	
Boring Location:	Northwest portion of parking lot	PARTNER	
Site Address:	960 West 16th Street	2154 Torrance Boulevard	
	Costa Mesa, California 92627	Torrance, California 90504	
Project Number:	24-447400.2	Date Started:	6/10/2024
Drill Rig Type:	Geoprobe Model 420M	Date Completed:	6/10/2024
Sampling Equipment:	Acetate Liners, VOAs, Summas, Plastic Syringe, Methane Meter	Depth to Groundwater (feet bgs):	NA
Borehole Diameter:	1.5"	Field Technician:	A. Gwin

Depth	Sample	PID	USCS	Description	Notes
1					4" asphalt
2	B4-2	0.1	SM	Silty SAND: Brown, hard, slightly moist, slight black staining, no odor	
3					
4					
5					**soil vapor probe installed
6	B4-6.5	0.1	ML	Clayey SILT: Light brown, dry, hard, no odors or staining	
7					
8					Boring terminated at 7 feet bgs. Groundwater not encountered. Backfilled with hydrated bentonite and capped with concrete after sampling.
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Boring Identification:	B5	Page 1 of 1	
Boring Location:	Northeast portion of parking lot	PARTNER	
Site Address:	960 West 16th Street	2154 Torrance Boulevard	
	Costa Mesa, California 92627	Torrance, California 90504	
Project Number:	24-447400.2	Date Started:	6/10/2024
Drill Rig Type:	Geoprobe Model 420M	Date Completed:	6/10/2024
Sampling Equipment:	Acetate Liners, VOAs, Summas, Plastic Syringe, Methane Meter	Depth to Groundwater (feet bgs):	NA
Borehole Diameter:	1.5"	Field Technician:	A. Gwin

Depth	Sample	PID	USCS	Description	Notes
1					4" asphalt
2	B5-2	0.1	SM	Silty SAND: Brown, hard, dry, slight black staining, slight odor	
3					
4					
5					**soil vapor probe installed
6	B5-6.5	0.0	SP	Fine grained SAND: Brown, dry, loose, slight black staining, slight tar small	
7					
8					Boring terminated at 7 feet bgs. Groundwater not encountered. Backfilled with hydrated bentonite and capped with concrete after sampling.
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Boring Identification:	B6	Page 1 of 1	
Boring Location:	East portion of parking lot	PARTNER	
Site Address:	960 West 16th Street	2154 Torrance Boulevard	
	Costa Mesa, California 92627	Torrance, California 90504	
Project Number:	24-447400.2	Date Started:	6/10/2024
Drill Rig Type:	Geoprobe Model 420M	Date Completed:	6/10/2024
Sampling Equipment:	Acetate Liners, VOAs, Summas, Plastic Syringe, Methane Meter	Depth to Groundwater (feet bgs):	NA
Borehole Diameter:	1.5"	Field Technician:	A. Gwin

Depth	Sample	PID	USCS	Description	Notes
1					4" asphalt
2	B6-2	0.1	SM	Silty SAND: Brown, soft, moist, slight black staining, no odor	
3					
4					
5					**soil vapor probe installed
6	B6-6.5	0.1	SM	Silty SAND: Brown, soft, moist, slight black staining, no odor	
7					
8					Boring terminated at 7 feet bgs. Groundwater not encountered. Backfilled with hydrated bentonite and capped with concrete after sampling.
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Boring Identification:	B7	Page 1 of 1	
Boring Location:	Northwest interior of the subject property building	PARTNER	
Site Address:	960 West 16th Street	2154 Torrance Boulevard	
	Costa Mesa, California 92627	Torrance, California 90504	
Project Number:	24-447400.2	Date Started:	6/10/2024
Drill Rig Type:	Geoprobe Model 420M	Date Completed:	6/10/2024
Sampling Equipment:	Acetate Liners, VOAs, Summas, Plastic Syringe, Methane Meter	Depth to Groundwater (feet bgs):	NA
Borehole Diameter:	1.5"	Field Technician:	A. Gwin

Depth	Sample	PID	USCS	Description	Notes
1					4" concrete
2	B7-2	0.0	SP	Fine SAND: Brown/light brown, soft, dry, no staining or odors	
3					
4					
5					**soil vapor probe installed
6	B7-6.5	0.0	ML	Sandy SILT: Brown, hard, slightly moist, slight black staining, no odor	
7					
8					Boring terminated at 7 feet bgs. Groundwater not encountered. Backfilled with hydrated bentonite and capped with concrete after sampling.
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Boring Identification:	B8	Page 1 of 1	
Boring Location:	Northeast interior of the subject property building	PARTNER	
Site Address:	960 West 16th Street	2154 Torrance Boulevard	
	Costa Mesa, California 92627	Torrance, California 90504	
Project Number:	24-447400.2	Date Started:	6/10/2024
Drill Rig Type:	Geoprobe Model 420M	Date Completed:	6/10/2024
Sampling Equipment:	Acetate Liners, VOAs, Summas, Plastic Syringe, Methane Meter	Depth to Groundwater (feet bgs):	NA
Borehole Diameter:	1.5"	Field Technician:	A. Gwin

Depth	Sample	PID	USCS	Description	Notes
1					4" concrete
2	B8-2	0.0	SM	Silty SAND: Brown, soft, dry, slight staining, no odors	
3					
4					
5					**soil vapor probe installed
6	B8-6.5	0.0	ML	Clayey SILT: Brown, hard, dry, slight black staining, no odor	
7					
8					Boring terminated at 7 feet bgs. Groundwater not encountered. Backfilled with hydrated bentonite and capped with concrete after sampling.
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Boring Identification:	B9	Page 1 of 1	
Boring Location:	Southeast interior of the subject property building	PARTNER	
Site Address:	960 West 16th Street	2154 Torrance Boulevard	
	Costa Mesa, California 92627	Torrance, California 90504	
Project Number:	24-447400.2	Date Started:	6/10/2024
Drill Rig Type:	Geoprobe Model 420M	Date Completed:	6/10/2024
Sampling Equipment:	Acetate Liners, VOAs, Summas, Plastic Syringe, Methane Meter	Depth to Groundwater (feet bgs):	NA
Borehole Diameter:	1.5"	Field Technician:	A. Gwin

Depth	Sample	PID	USCS	Description	Notes
1					4" concrete
2	B9-2	0.0	SM	Silty SAND: Brown, very hard, dry, no odors or staining	
3					
4					
5					**soil vapor probe installed
6	B9-6.5	0.0	SM	Silty SAND: Brown, very hard, dry, no odors or staining	
7					
8					Boring terminated at 7 feet bgs. Groundwater not encountered. Backfilled with hydrated bentonite and capped with concrete after sampling.
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23					
24					
25					

Boring Identification:	B10	Page 1 of 1	
Boring Location:	Southwest interior of the subject property building	PARTNER	
Site Address:	960 West 16th Street	2154 Torrance Boulevard	
	Costa Mesa, California 92627	Torrance, California 90504	
Project Number:	24-447400.2	Date Started:	6/10/2024
Drill Rig Type:	Geoprobe Model 420M	Date Completed:	6/10/2024
Sampling Equipment:	Acetate Liners, VOAs, Summas, Plastic Syringe, Methane Meter	Depth to Groundwater (feet bgs):	NA
Borehole Diameter:	1.5"	Field Technician:	A. Gwin

Depth	Sample	PID	USCS	Description	Notes
1					4" concrete
2	B10-2	0.0	SM	Silty/clayey SAND: Light brown, hard, dry, no odors or staining	
3					
4					
5					**soil vapor probe installed
6	B10-6.5	0.0	SM	Silty/clayey SAND: Light brown, hard, dry, no odors or staining	
7					
8					Boring terminated at 7 feet bgs. Groundwater not encountered. Backfilled with hydrated bentonite and capped with concrete after sampling.
9					
10					
11					
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

17 June 2024

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

RE: 960 W 16th St. Costa Mesa

Enclosed are the results of analyses for samples received by the laboratory on 06/11/24 11:30. 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: 960 W 16th St. Costa Mesa	
2154 Torrance Blvd., Suite 200	Project Number: 24-447400.2	**Reported:**
Torrance CA, 90501	Project Manager: Brian Godbois	06/17/24 16:56

ANALYTICAL REPORT FOR SAMPLES

Sample ID	Laboratory ID	Matrix	Date Sampled	Date Received
B5-6.5	T242414-02	Soil	06/10/24 09:05	06/11/24 11:30
B4-2	T242414-03	Soil	06/10/24 09:45	06/11/24 11:30
B6-6.5	T242414-06	Soil	06/10/24 10:15	06/11/24 11:30
B3-2	T242414-07	Soil	06/10/24 10:30	06/11/24 11:30
B1-2	T242414-09	Soil	06/10/24 11:00	06/11/24 11:30
B2-6.5	T242414-12	Soil	06/10/24 11:35	06/11/24 11:30

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Partner Engineering & Science, Inc.--Tor	Project: 960 W 16th St. Costa Mesa	
2154 Torrance Blvd., Suite 200	Project Number: 24-447400.2	**Reported:**
Torrance CA, 90501	Project Manager: Brian Godbois	06/17/24 16:56

DETECTIONS SUMMARY

Sample ID: B5-6.5 **Laboratory ID:** T242414-02

Analyte	Result	Reporting Limit	Units	Method	Notes
Barium	**44**	1.0	mg/kg	EPA 6010b	
Chromium	**8.7**	2.0	mg/kg	EPA 6010b	
Cobalt	**5.6**	2.0	mg/kg	EPA 6010b	
Copper	**6.4**	1.0	mg/kg	EPA 6010b	
Nickel	**6.0**	2.0	mg/kg	EPA 6010b	
Vanadium	**25**	5.0	mg/kg	EPA 6010b	
Zinc	**27**	1.0	mg/kg	EPA 6010b	
Acetone	**0.017**	0.0025	mg/kg	EPA 8260B/5035	5035A

Sample ID: B4-2 **Laboratory ID:** T242414-03

Analyte	Result	Reporting Limit	Units	Method	Notes
Barium	**41**	1.0	mg/kg	EPA 6010b	
Chromium	**13**	2.0	mg/kg	EPA 6010b	
Cobalt	**5.7**	2.0	mg/kg	EPA 6010b	
Copper	**8.3**	1.0	mg/kg	EPA 6010b	
Lead	**4.0**	3.0	mg/kg	EPA 6010b	
Nickel	**7.1**	2.0	mg/kg	EPA 6010b	
Vanadium	**31**	5.0	mg/kg	EPA 6010b	
Zinc	**26**	1.0	mg/kg	EPA 6010b	
Acetone	**0.010**	0.0022	mg/kg	EPA 8260B/5035	5035A

Sample ID: B6-6.5 **Laboratory ID:** T242414-06

Analyte	Result	Reporting Limit	Units	Method	Notes
Barium	**43**	1.0	mg/kg	EPA 6010b	
Chromium	**12**	2.0	mg/kg	EPA 6010b	
Cobalt	**5.3**	2.0	mg/kg	EPA 6010b	
Copper	**7.6**	1.0	mg/kg	EPA 6010b	
Lead	**3.5**	3.0	mg/kg	EPA 6010b	
Nickel	**6.8**	2.0	mg/kg	EPA 6010b	

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Joann Marroquin, Director of Operations

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Partner Engineering & Science, Inc.--Tor	Project: 960 W 16th St. Costa Mesa	
2154 Torrance Blvd., Suite 200	Project Number: 24-447400.2	**Reported:**
Torrance CA, 90501	Project Manager: Brian Godbois	06/17/24 16:56

Sample ID: B6-6.5 **Laboratory ID:** T242414-06

Analyte	Result	Reporting Limit	Units	Method	Notes
Vanadium	**33**	5.0	mg/kg	EPA 6010b	
Zinc	**29**	1.0	mg/kg	EPA 6010b	
Acetone	**0.0088**	0.0019	mg/kg	EPA 8260B/5035	5035A

Sample ID: B3-2 **Laboratory ID:** T242414-07

Analyte	Result	Reporting Limit	Units	Method	Notes
Barium	**23**	1.0	mg/kg	EPA 6010b	
Chromium	**8.6**	2.0	mg/kg	EPA 6010b	
Cobalt	**5.0**	2.0	mg/kg	EPA 6010b	
Copper	**8.0**	1.0	mg/kg	EPA 6010b	
Lead	**4.4**	3.0	mg/kg	EPA 6010b	
Nickel	**4.0**	2.0	mg/kg	EPA 6010b	
Vanadium	**23**	5.0	mg/kg	EPA 6010b	
Zinc	**20**	1.0	mg/kg	EPA 6010b	
Acetone	**0.012**	0.0020	mg/kg	EPA 8260B/5035	5035A

Sample ID: B1-2 **Laboratory ID:** T242414-09

Analyte	Result	Reporting Limit	Units	Method	Notes
Barium	**55**	1.0	mg/kg	EPA 6010b	
Chromium	**11**	2.0	mg/kg	EPA 6010b	
Cobalt	**6.1**	2.0	mg/kg	EPA 6010b	
Copper	**11**	1.0	mg/kg	EPA 6010b	
Lead	**7.2**	3.0	mg/kg	EPA 6010b	
Nickel	**7.9**	2.0	mg/kg	EPA 6010b	
Vanadium	**31**	5.0	mg/kg	EPA 6010b	
Zinc	**42**	1.0	mg/kg	EPA 6010b	
Acetone	**0.026**	0.0033	mg/kg	EPA 8260B/5035	5035A

Sample ID: B2-6.5 **Laboratory ID:** T242414-12

Analyte	Result	Reporting Limit	Units	Method	Notes
Barium	**58**	1.0	mg/kg	EPA 6010b	

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Joann Marroquin

Joann Marroquin, Director of Operations

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Partner Engineering & Science, Inc.--Tor	Project: 960 W 16th St. Costa Mesa	
2154 Torrance Blvd., Suite 200	Project Number: 24-447400.2	**Reported:**
Torrance CA, 90501	Project Manager: Brian Godbois	06/17/24 16:56

Sample ID: B2-6.5 **Laboratory ID:** T242414-12

Analyte	Result	Reporting Limit	Units	Method	Notes
Chromium	**12**	2.0	mg/kg	EPA 6010b	
Cobalt	**7.8**	2.0	mg/kg	EPA 6010b	
Copper	**7.5**	1.0	mg/kg	EPA 6010b	
Lead	**3.7**	3.0	mg/kg	EPA 6010b	
Nickel	**7.8**	2.0	mg/kg	EPA 6010b	
Vanadium	**29**	5.0	mg/kg	EPA 6010b	
Zinc	**24**	1.0	mg/kg	EPA 6010b	
Acetone	**0.018**	0.0019	mg/kg	EPA 8260B/5035	5035A

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Partner Engineering & Science, Inc.--Tor	Project: 960 W 16th St. Costa Mesa	
2154 Torrance Blvd., Suite 200	Project Number: 24-447400.2	**Reported:**
Torrance CA, 90501	Project Manager: Brian Godbois	06/17/24 16:56

B5-6.5

T242414-02 (Soil)

SunStar Laboratories, Inc.

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Extractable Petroleum Hydrocarbons by 8015B									
C6-C12 (GRO)	ND	10	mg/kg	1	24F0166	06/11/24	06/11/24	EPA 8015B	
C13-C28 (DRO)	ND	10	"	"	"	"	"	"	
C29-C40 (MORO)	ND	10	"	"	"	"	"	"	
Surrogate: p-Terphenyl		*86.9 %*	*65-135*		"	"	"	"	
Metals by EPA 6010B									
Antimony	ND	4.0	mg/kg	1	24F0174	06/11/24	06/14/24	EPA 6010b	
Arsenic	ND	2.0	"	"	"	"	"	"	
Barium	**44**	1.0	"	"	"	"	"	"	
Beryllium	ND	1.0	"	"	"	"	"	"	
Cadmium	ND	2.0	"	"	"	"	"	"	
Chromium	**8.7**	2.0	"	"	"	"	"	"	
Cobalt	**5.6**	2.0	"	"	"	"	"	"	
Copper	**6.4**	1.0	"	"	"	"	"	"	
Lead	ND	3.0	"	"	"	"	"	"	
Molybdenum	ND	5.0	"	"	"	"	"	"	
Nickel	**6.0**	2.0	"	"	"	"	"	"	
Selenium	ND	5.0	"	"	"	"	"	"	
Silver	ND	2.0	"	"	"	"	"	"	
Thallium	ND	5.0	"	"	"	"	"	"	
Vanadium	**25**	5.0	"	"	"	"	"	"	
Zinc	**27**	1.0	"	"	"	"	"	"	
Cold Vapor Extraction EPA 7470/7471									
Mercury	ND	0.10	mg/kg	1	24F0155	06/11/24	06/13/24	EPA 7471A Soil	

SunStar Laboratories, Inc.

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2154 Torrance Blvd., Suite 200	Project Number: 24-447400.2	**Reported:**
Torrance CA, 90501	Project Manager: Brian Godbois	06/17/24 16:56

B5-6.5

T242414-02 (Soil)

SunStar Laboratories, Inc.

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Volatile Organic Compounds by EPA Method 8260B									
Bromobenzene	ND	0.0025	mg/kg	1	24F0168	06/11/24	06/12/24	EPA 8260B/5035	
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	"	"	"	"	"	"	

SunStar Laboratories, Inc.

Joann Marroquin

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2154 Torrance Blvd., Suite 200	Project Number: 24-447400.2	**Reported:**
Torrance CA, 90501	Project Manager: Brian Godbois	06/17/24 16:56

B5-6.5

T242414-02 (Soil)

SunStar Laboratories, Inc.

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Volatile Organic Compounds by EPA Method 8260B									
1,1-Dichloropropene	ND	0.0025	mg/kg	1	24F0168	06/11/24	06/12/24	EPA 8260B/5035	
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	"	"	"	"	"	"	
o-Xylene	ND	0.0025	"	"	"	"	"	"	
Acetone	**0.017**	0.0025	"	"	"	"	"	"	5035A
Methyl ethyl ketone	ND	0.0050	"	"	"	"	"	"	
Methyl isobutyl ketone	ND	0.0050	"	"	"	"	"	"	

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Partner Engineering & Science, Inc.--Tor	Project: 960 W 16th St. Costa Mesa	
2154 Torrance Blvd., Suite 200	Project Number: 24-447400.2	**Reported:**
Torrance CA, 90501	Project Manager: Brian Godbois	06/17/24 16:56

B5-6.5

T242414-02 (Soil)

SunStar Laboratories, Inc.

Volatile Organic Compounds by EPA Method 8260B

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
2-Hexanone (MBK)	ND	0.0025	mg/kg	1	24F0168	06/11/24	06/12/24	EPA 8260B/5035	
Surrogate: Toluene-d8		*98.2 %*	*76.1-127*		"	"	"	"	
Surrogate: 4-Bromofluorobenzene		*97.4 %*	*85.9-114*		"	"	"	"	
Surrogate: Dibromofluoromethane		*87.1 %*	*77.8-142*		"	"	"	"	

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Joann Marroquin

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2154 Torrance Blvd., Suite 200	Project Number: 24-447400.2	**Reported:**
Torrance CA, 90501	Project Manager: Brian Godbois	06/17/24 16:56

B4-2

T242414-03 (Soil)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
SunStar Laboratories, Inc.									
Extractable Petroleum Hydrocarbons by 8015B									
C6-C12 (GRO)	ND	10	mg/kg	1	24F0166	06/11/24	06/11/24	EPA 8015B	
C13-C28 (DRO)	ND	10	"	"	"	"	"	"	
C29-C40 (MORO)	ND	10	"	"	"	"	"	"	
Surrogate: p-Terphenyl		*104 %*	*65-135*		"	"	"	"	
Metals by EPA 6010B									
Antimony	ND	4.0	mg/kg	1	24F0174	06/11/24	06/14/24	EPA 6010b	
Arsenic	ND	2.0	"	"	"	"	"	"	
Barium	**41**	1.0	"	"	"	"	"	"	
Beryllium	ND	1.0	"	"	"	"	06/14/24	"	
Cadmium	ND	2.0	"	"	"	"	06/14/24	"	
Chromium	**13**	2.0	"	"	"	"	"	"	
Cobalt	**5.7**	2.0	"	"	"	"	"	"	
Copper	**8.3**	1.0	"	"	"	"	"	"	
Lead	**4.0**	3.0	"	"	"	"	"	"	
Molybdenum	ND	5.0	"	"	"	"	"	"	
Nickel	**7.1**	2.0	"	"	"	"	"	"	
Selenium	ND	5.0	"	"	"	"	"	"	
Silver	ND	2.0	"	"	"	"	"	"	
Thallium	ND	5.0	"	"	"	"	"	"	
Vanadium	**31**	5.0	"	"	"	"	"	"	
Zinc	**26**	1.0	"	"	"	"	"	"	
Cold Vapor Extraction EPA 7470/7471									
Mercury	ND	0.10	mg/kg	1	24F0155	06/11/24	06/13/24	EPA 7471A Soil	

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2154 Torrance Blvd., Suite 200	Project Number: 24-447400.2	**Reported:**
Torrance CA, 90501	Project Manager: Brian Godbois	06/17/24 16:56

B4-2

T242414-03 (Soil)

SunStar Laboratories, Inc.

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Volatile Organic Compounds by EPA Method 8260B									
Bromobenzene	ND	0.0022	mg/kg	1	24F0168	06/11/24	06/12/24	EPA 8260B/5035	
Bromochloromethane	ND	0.0022	"	"	"	"	"	"	
Bromodichloromethane	ND	0.0022	"	"	"	"	"	"	
Bromoform	ND	0.0022	"	"	"	"	"	"	
Bromomethane	ND	0.0022	"	"	"	"	"	"	
n-Butylbenzene	ND	0.0022	"	"	"	"	"	"	
sec-Butylbenzene	ND	0.0022	"	"	"	"	"	"	
tert-Butylbenzene	ND	0.0022	"	"	"	"	"	"	
Carbon tetrachloride	ND	0.0022	"	"	"	"	"	"	
Chlorobenzene	ND	0.0022	"	"	"	"	"	"	
Chloroethane	ND	0.0022	"	"	"	"	"	"	
Chloroform	ND	0.0022	"	"	"	"	"	"	
Chloromethane	ND	0.0022	"	"	"	"	"	"	
2-Chlorotoluene	ND	0.0022	"	"	"	"	"	"	
4-Chlorotoluene	ND	0.0022	"	"	"	"	"	"	
Dibromochloromethane	ND	0.0022	"	"	"	"	"	"	
1,2-Dibromo-3-chloropropane	ND	0.0043	"	"	"	"	"	"	
1,2-Dibromoethane (EDB)	ND	0.0022	"	"	"	"	"	"	
Dibromomethane	ND	0.0022	"	"	"	"	"	"	
1,2-Dichlorobenzene	ND	0.0022	"	"	"	"	"	"	
1,3-Dichlorobenzene	ND	0.0022	"	"	"	"	"	"	
1,4-Dichlorobenzene	ND	0.0022	"	"	"	"	"	"	
Dichlorodifluoromethane	ND	0.0022	"	"	"	"	"	"	
1,1-Dichloroethane	ND	0.0022	"	"	"	"	"	"	
1,2-Dichloroethane	ND	0.0022	"	"	"	"	"	"	
1,1-Dichloroethene	ND	0.0022	"	"	"	"	"	"	
cis-1,2-Dichloroethene	ND	0.0022	"	"	"	"	"	"	
trans-1,2-Dichloroethene	ND	0.0022	"	"	"	"	"	"	
1,2-Dichloropropane	ND	0.0022	"	"	"	"	"	"	
1,3-Dichloropropane	ND	0.0022	"	"	"	"	"	"	
2,2-Dichloropropane	ND	0.0022	"	"	"	"	"	"	

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Partner Engineering & Science, Inc.--Tor	Project: 960 W 16th St. Costa Mesa	
2154 Torrance Blvd., Suite 200	Project Number: 24-447400.2	**Reported:**
Torrance CA, 90501	Project Manager: Brian Godbois	06/17/24 16:56

B4-2

T242414-03 (Soil)

SunStar Laboratories, Inc.

Volatile Organic Compounds by EPA Method 8260B

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
1,1-Dichloropropene	ND	0.0022	mg/kg	1	24F0168	06/11/24	06/12/24	EPA 8260B/5035	
cis-1,3-Dichloropropene	ND	0.0022	"	"	"	"	"	"	
trans-1,3-Dichloropropene	ND	0.0022	"	"	"	"	"	"	
Hexachlorobutadiene	ND	0.0022	"	"	"	"	"	"	
Isopropylbenzene	ND	0.0022	"	"	"	"	"	"	
p-Isopropyltoluene	ND	0.0022	"	"	"	"	"	"	
Methylene chloride	ND	0.0086	"	"	"	"	"	"	
Naphthalene	ND	0.0022	"	"	"	"	"	"	
n-Propylbenzene	ND	0.0022	"	"	"	"	"	"	
Styrene	ND	0.0022	"	"	"	"	"	"	
1,1,2,2-Tetrachloroethane	ND	0.0022	"	"	"	"	"	"	
1,1,1,2-Tetrachloroethane	ND	0.0022	"	"	"	"	"	"	
Tetrachloroethene	ND	0.0022	"	"	"	"	"	"	
1,2,3-Trichlorobenzene	ND	0.0022	"	"	"	"	"	"	
1,2,4-Trichlorobenzene	ND	0.0022	"	"	"	"	"	"	
1,1,2-Trichloroethane	ND	0.0022	"	"	"	"	"	"	
1,1,1-Trichloroethane	ND	0.0022	"	"	"	"	"	"	
Trichloroethene	ND	0.0022	"	"	"	"	"	"	
Trichlorofluoromethane	ND	0.0022	"	"	"	"	"	"	
1,2,3-Trichloropropane	ND	0.0022	"	"	"	"	"	"	
1,3,5-Trimethylbenzene	ND	0.0022	"	"	"	"	"	"	
1,2,4-Trimethylbenzene	ND	0.0022	"	"	"	"	"	"	
Vinyl chloride	ND	0.0022	"	"	"	"	"	"	
Benzene	ND	0.0022	"	"	"	"	"	"	
Toluene	ND	0.0022	"	"	"	"	"	"	
Ethylbenzene	ND	0.0022	"	"	"	"	"	"	
m,p-Xylene	ND	0.0043	"	"	"	"	"	"	
o-Xylene	ND	0.0022	"	"	"	"	"	"	
Acetone	**0.010**	0.0022	"	"	"	"	"	"	5035A
Methyl ethyl ketone	ND	0.0043	"	"	"	"	"	"	
Methyl isobutyl ketone	ND	0.0043	"	"	"	"	"	"	

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2154 Torrance Blvd., Suite 200	Project Number: 24-447400.2	**Reported:**
Torrance CA, 90501	Project Manager: Brian Godbois	06/17/24 16:56

B4-2

T242414-03 (Soil)

SunStar Laboratories, Inc.

Volatile Organic Compounds by EPA Method 8260B

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
2-Hexanone (MBK)	ND	0.0022	mg/kg	1	24F0168	06/11/24	06/12/24	EPA 8260B/5035	
Surrogate: Toluene-d8		*98.3 %*	*76.1-127*		"	"	"	"	
Surrogate: 4-Bromofluorobenzene		*96.7 %*	*85.9-114*		"	"	"	"	
Surrogate: Dibromofluoromethane		*88.4 %*	*77.8-142*		"	"	"	"	

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Torrance CA, 90501	Project Manager: Brian Godbois	06/17/24 16:56

B6-6.5

T242414-06 (Soil)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
SunStar Laboratories, Inc.									
Extractable Petroleum Hydrocarbons by 8015B									
C6-C12 (GRO)	ND	10	mg/kg	1	24F0166	06/11/24	06/11/24	EPA 8015B	
C13-C28 (DRO)	ND	10	"	"	"	"	"	"	
C29-C40 (MORO)	ND	10	"	"	"	"	"	"	
Surrogate: p-Terphenyl		*109 %*	*65-135*		"	"	"	"	
Metals by EPA 6010B									
Antimony	ND	4.0	mg/kg	1	24F0174	06/11/24	06/14/24	EPA 6010b	
Arsenic	ND	2.0	"	"	"	"	"	"	
Barium	**43**	1.0	"	"	"	"	"	"	
Beryllium	ND	1.0	"	"	"	"	"	"	
Cadmium	ND	2.0	"	"	"	"	"	"	
Chromium	**12**	2.0	"	"	"	"	"	"	
Cobalt	**5.3**	2.0	"	"	"	"	"	"	
Copper	**7.6**	1.0	"	"	"	"	"	"	
Lead	**3.5**	3.0	"	"	"	"	"	"	
Molybdenum	ND	5.0	"	"	"	"	"	"	
Nickel	**6.8**	2.0	"	"	"	"	"	"	
Selenium	ND	5.0	"	"	"	"	"	"	
Silver	ND	2.0	"	"	"	"	"	"	
Thallium	ND	5.0	"	"	"	"	"	"	
Vanadium	**33**	5.0	"	"	"	"	"	"	
Zinc	**29**	1.0	"	"	"	"	"	"	
Cold Vapor Extraction EPA 7470/7471									
Mercury	ND	0.10	mg/kg	1	24F0155	06/11/24	06/13/24	EPA 7471A Soil	

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Torrance CA, 90501	Project Manager: Brian Godbois	06/17/24 16:56

B6-6.5

T242414-06 (Soil)

SunStar Laboratories, Inc.

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Volatile Organic Compounds by EPA Method 8260B									
Bromobenzene	ND	0.0019	mg/kg	1	24F0168	06/11/24	06/12/24	EPA 8260B/5035	
Bromochloromethane	ND	0.0019	"	"	"	"	"	"	
Bromodichloromethane	ND	0.0019	"	"	"	"	"	"	
Bromoform	ND	0.0019	"	"	"	"	"	"	
Bromomethane	ND	0.0019	"	"	"	"	"	"	
n-Butylbenzene	ND	0.0019	"	"	"	"	"	"	
sec-Butylbenzene	ND	0.0019	"	"	"	"	"	"	
tert-Butylbenzene	ND	0.0019	"	"	"	"	"	"	
Carbon tetrachloride	ND	0.0019	"	"	"	"	"	"	
Chlorobenzene	ND	0.0019	"	"	"	"	"	"	
Chloroethane	ND	0.0019	"	"	"	"	"	"	
Chloroform	ND	0.0019	"	"	"	"	"	"	
Chloromethane	ND	0.0019	"	"	"	"	"	"	
2-Chlorotoluene	ND	0.0019	"	"	"	"	"	"	
4-Chlorotoluene	ND	0.0019	"	"	"	"	"	"	
Dibromochloromethane	ND	0.0019	"	"	"	"	"	"	
1,2-Dibromo-3-chloropropane	ND	0.0038	"	"	"	"	"	"	
1,2-Dibromoethane (EDB)	ND	0.0019	"	"	"	"	"	"	
Dibromomethane	ND	0.0019	"	"	"	"	"	"	
1,2-Dichlorobenzene	ND	0.0019	"	"	"	"	"	"	
1,3-Dichlorobenzene	ND	0.0019	"	"	"	"	"	"	
1,4-Dichlorobenzene	ND	0.0019	"	"	"	"	"	"	
Dichlorodifluoromethane	ND	0.0019	"	"	"	"	"	"	
1,1-Dichloroethane	ND	0.0019	"	"	"	"	"	"	
1,2-Dichloroethane	ND	0.0019	"	"	"	"	"	"	
1,1-Dichloroethene	ND	0.0019	"	"	"	"	"	"	
cis-1,2-Dichloroethene	ND	0.0019	"	"	"	"	"	"	
trans-1,2-Dichloroethene	ND	0.0019	"	"	"	"	"	"	
1,2-Dichloropropane	ND	0.0019	"	"	"	"	"	"	
1,3-Dichloropropane	ND	0.0019	"	"	"	"	"	"	
2,2-Dichloropropane	ND	0.0019	"	"	"	"	"	"	

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B6-6.5

T242414-06 (Soil)

SunStar Laboratories, Inc.

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Volatile Organic Compounds by EPA Method 8260B									
1,1-Dichloropropene	ND	0.0019	mg/kg	1	24F0168	06/11/24	06/12/24	EPA 8260B/5035	
cis-1,3-Dichloropropene	ND	0.0019	"	"	"	"	"	"	
trans-1,3-Dichloropropene	ND	0.0019	"	"	"	"	"	"	
Hexachlorobutadiene	ND	0.0019	"	"	"	"	"	"	
Isopropylbenzene	ND	0.0019	"	"	"	"	"	"	
p-Isopropyltoluene	ND	0.0019	"	"	"	"	"	"	
Methylene chloride	ND	0.0076	"	"	"	"	"	"	
Naphthalene	ND	0.0019	"	"	"	"	"	"	
n-Propylbenzene	ND	0.0019	"	"	"	"	"	"	
Styrene	ND	0.0019	"	"	"	"	"	"	
1,1,2,2-Tetrachloroethane	ND	0.0019	"	"	"	"	"	"	
1,1,1,2-Tetrachloroethane	ND	0.0019	"	"	"	"	"	"	
Tetrachloroethene	ND	0.0019	"	"	"	"	"	"	
1,2,3-Trichlorobenzene	ND	0.0019	"	"	"	"	"	"	
1,2,4-Trichlorobenzene	ND	0.0019	"	"	"	"	"	"	
1,1,2-Trichloroethane	ND	0.0019	"	"	"	"	"	"	
1,1,1-Trichloroethane	ND	0.0019	"	"	"	"	"	"	
Trichloroethene	ND	0.0019	"	"	"	"	"	"	
Trichlorofluoromethane	ND	0.0019	"	"	"	"	"	"	
1,2,3-Trichloropropane	ND	0.0019	"	"	"	"	"	"	
1,3,5-Trimethylbenzene	ND	0.0019	"	"	"	"	"	"	
1,2,4-Trimethylbenzene	ND	0.0019	"	"	"	"	"	"	
Vinyl chloride	ND	0.0019	"	"	"	"	"	"	
Benzene	ND	0.0019	"	"	"	"	"	"	
Toluene	ND	0.0019	"	"	"	"	"	"	
Ethylbenzene	ND	0.0019	"	"	"	"	"	"	
m,p-Xylene	ND	0.0038	"	"	"	"	"	"	
o-Xylene	ND	0.0019	"	"	"	"	"	"	
Acetone	**0.0088**	0.0019	"	"	"	"	"	"	5035A
Methyl ethyl ketone	ND	0.0038	"	"	"	"	"	"	
Methyl isobutyl ketone	ND	0.0038	"	"	"	"	"	"	

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Torrance CA, 90501	Project Manager: Brian Godbois	06/17/24 16:56

B6-6.5

T242414-06 (Soil)

SunStar Laboratories, Inc.

Volatile Organic Compounds by EPA Method 8260B

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
2-Hexanone (MBK)	ND	0.0019	mg/kg	1	24F0168	06/11/24	06/12/24	EPA 8260B/5035	
Surrogate: Toluene-d8		*98.5 %*	*76.1-127*		"	"	"	"	
Surrogate: 4-Bromofluorobenzene		*96.7 %*	*85.9-114*		"	"	"	"	
Surrogate: Dibromofluoromethane		*88.4 %*	*77.8-142*		"	"	"	"	

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Torrance CA, 90501	Project Manager: Brian Godbois	06/17/24 16:56

B3-2

T242414-07 (Soil)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
SunStar Laboratories, Inc.									
Extractable Petroleum Hydrocarbons by 8015B									
C6-C12 (GRO)	ND	10	mg/kg	1	24F0166	06/11/24	06/11/24	EPA 8015B	
C13-C28 (DRO)	ND	10	"	"	"	"	"	"	
C29-C40 (MORO)	ND	10	"	"	"	"	"	"	
Surrogate: p-Terphenyl		*87.1 %*		*65-135*	"	"	"	"	
Metals by EPA 6010B									
Antimony	ND	4.0	mg/kg	1	24F0174	06/11/24	06/14/24	EPA 6010b	
Arsenic	ND	2.0	"	"	"	"	"	"	
Barium	**23**	1.0	"	"	"	"	"	"	
Beryllium	ND	1.0	"	"	"	"	06/14/24	"	
Cadmium	ND	2.0	"	"	"	"	06/14/24	"	
Chromium	**8.6**	2.0	"	"	"	"	"	"	
Cobalt	**5.0**	2.0	"	"	"	"	"	"	
Copper	**8.0**	1.0	"	"	"	"	"	"	
Lead	**4.4**	3.0	"	"	"	"	"	"	
Molybdenum	ND	5.0	"	"	"	"	"	"	
Nickel	**4.0**	2.0	"	"	"	"	"	"	
Selenium	ND	5.0	"	"	"	"	"	"	
Silver	ND	2.0	"	"	"	"	"	"	
Thallium	ND	5.0	"	"	"	"	"	"	
Vanadium	**23**	5.0	"	"	"	"	"	"	
Zinc	**20**	1.0	"	"	"	"	"	"	
Cold Vapor Extraction EPA 7470/7471									
Mercury	ND	0.10	mg/kg	1	24F0155	06/11/24	06/13/24	EPA 7471A Soil	

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Torrance CA, 90501	Project Manager: Brian Godbois	06/17/24 16:56

B3-2

T242414-07 (Soil)

SunStar Laboratories, Inc.

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Volatile Organic Compounds by EPA Method 8260B									
Bromobenzene	ND	0.0020	mg/kg	1	24F0168	06/11/24	06/12/24	EPA 8260B/5035	
Bromochloromethane	ND	0.0020	"	"	"	"	"	"	
Bromodichloromethane	ND	0.0020	"	"	"	"	"	"	
Bromoform	ND	0.0020	"	"	"	"	"	"	
Bromomethane	ND	0.0020	"	"	"	"	"	"	
n-Butylbenzene	ND	0.0020	"	"	"	"	"	"	
sec-Butylbenzene	ND	0.0020	"	"	"	"	"	"	
tert-Butylbenzene	ND	0.0020	"	"	"	"	"	"	
Carbon tetrachloride	ND	0.0020	"	"	"	"	"	"	
Chlorobenzene	ND	0.0020	"	"	"	"	"	"	
Chloroethane	ND	0.0020	"	"	"	"	"	"	
Chloroform	ND	0.0020	"	"	"	"	"	"	
Chloromethane	ND	0.0020	"	"	"	"	"	"	
2-Chlorotoluene	ND	0.0020	"	"	"	"	"	"	
4-Chlorotoluene	ND	0.0020	"	"	"	"	"	"	
Dibromochloromethane	ND	0.0020	"	"	"	"	"	"	
1,2-Dibromo-3-chloropropane	ND	0.0039	"	"	"	"	"	"	
1,2-Dibromoethane (EDB)	ND	0.0020	"	"	"	"	"	"	
Dibromomethane	ND	0.0020	"	"	"	"	"	"	
1,2-Dichlorobenzene	ND	0.0020	"	"	"	"	"	"	
1,3-Dichlorobenzene	ND	0.0020	"	"	"	"	"	"	
1,4-Dichlorobenzene	ND	0.0020	"	"	"	"	"	"	
Dichlorodifluoromethane	ND	0.0020	"	"	"	"	"	"	
1,1-Dichloroethane	ND	0.0020	"	"	"	"	"	"	
1,2-Dichloroethane	ND	0.0020	"	"	"	"	"	"	
1,1-Dichloroethene	ND	0.0020	"	"	"	"	"	"	
cis-1,2-Dichloroethene	ND	0.0020	"	"	"	"	"	"	
trans-1,2-Dichloroethene	ND	0.0020	"	"	"	"	"	"	
1,2-Dichloropropane	ND	0.0020	"	"	"	"	"	"	
1,3-Dichloropropane	ND	0.0020	"	"	"	"	"	"	
2,2-Dichloropropane	ND	0.0020	"	"	"	"	"	"	

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Torrance CA, 90501	Project Manager: Brian Godbois	06/17/24 16:56

B3-2

T242414-07 (Soil)

SunStar Laboratories, Inc.

Volatile Organic Compounds by EPA Method 8260B

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
1,1-Dichloropropene	ND	0.0020	mg/kg	1	24F0168	06/11/24	06/12/24	EPA 8260B/5035	
cis-1,3-Dichloropropene	ND	0.0020	"	"	"	"	"	"	
trans-1,3-Dichloropropene	ND	0.0020	"	"	"	"	"	"	
Hexachlorobutadiene	ND	0.0020	"	"	"	"	"	"	
Isopropylbenzene	ND	0.0020	"	"	"	"	"	"	
p-Isopropyltoluene	ND	0.0020	"	"	"	"	"	"	
Methylene chloride	ND	0.0078	"	"	"	"	"	"	
Naphthalene	ND	0.0020	"	"	"	"	"	"	
n-Propylbenzene	ND	0.0020	"	"	"	"	"	"	
Styrene	ND	0.0020	"	"	"	"	"	"	
1,1,2,2-Tetrachloroethane	ND	0.0020	"	"	"	"	"	"	
1,1,1,2-Tetrachloroethane	ND	0.0020	"	"	"	"	"	"	
Tetrachloroethene	ND	0.0020	"	"	"	"	"	"	
1,2,3-Trichlorobenzene	ND	0.0020	"	"	"	"	"	"	
1,2,4-Trichlorobenzene	ND	0.0020	"	"	"	"	"	"	
1,1,2-Trichloroethane	ND	0.0020	"	"	"	"	"	"	
1,1,1-Trichloroethane	ND	0.0020	"	"	"	"	"	"	
Trichloroethene	ND	0.0020	"	"	"	"	"	"	
Trichlorofluoromethane	ND	0.0020	"	"	"	"	"	"	
1,2,3-Trichloropropane	ND	0.0020	"	"	"	"	"	"	
1,3,5-Trimethylbenzene	ND	0.0020	"	"	"	"	"	"	
1,2,4-Trimethylbenzene	ND	0.0020	"	"	"	"	"	"	
Vinyl chloride	ND	0.0020	"	"	"	"	"	"	
Benzene	ND	0.0020	"	"	"	"	"	"	
Toluene	ND	0.0020	"	"	"	"	"	"	
Ethylbenzene	ND	0.0020	"	"	"	"	"	"	
m,p-Xylene	ND	0.0039	"	"	"	"	"	"	
o-Xylene	ND	0.0020	"	"	"	"	"	"	
Acetone	**0.012**	0.0020	"	"	"	"	"	"	5035A
Methyl ethyl ketone	ND	0.0039	"	"	"	"	"	"	
Methyl isobutyl ketone	ND	0.0039	"	"	"	"	"	"	

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2154 Torrance Blvd., Suite 200	Project Number: 24-447400.2	**Reported:**
Torrance CA, 90501	Project Manager: Brian Godbois	06/17/24 16:56

B3-2

T242414-07 (Soil)

SunStar Laboratories, Inc.

Volatile Organic Compounds by EPA Method 8260B

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
2-Hexanone (MBK)	ND	0.0020	mg/kg	1	24F0168	06/11/24	06/12/24	EPA 8260B/5035	
Surrogate: Toluene-d8		*99.4 %*	*76.1-127*		"	"	"	"	
Surrogate: 4-Bromofluorobenzene		*96.7 %*	*85.9-114*		"	"	"	"	
Surrogate: Dibromofluoromethane		*87.9 %*	*77.8-142*		"	"	"	"	

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2154 Torrance Blvd., Suite 200	Project Number: 24-447400.2	**Reported:**
Torrance CA, 90501	Project Manager: Brian Godbois	06/17/24 16:56

B1-2

T242414-09 (Soil)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
SunStar Laboratories, Inc.									
Extractable Petroleum Hydrocarbons by 8015B									
C6-C12 (GRO)	ND	10	mg/kg	1	24F0166	06/11/24	06/11/24	EPA 8015B	
C13-C28 (DRO)	ND	10	"	"	"	"	"	"	
C29-C40 (MORO)	ND	10	"	"	"	"	"	"	
Surrogate: p-Terphenyl		*88.2 %*		*65-135*	"	"	"	"	
Metals by EPA 6010B									
Antimony	ND	4.0	mg/kg	1	24F0174	06/11/24	06/14/24	EPA 6010b	
Arsenic	ND	2.0	"	"	"	"	"	"	
Barium	**55**	1.0	"	"	"	"	"	"	
Beryllium	ND	1.0	"	"	"	"	"	"	
Cadmium	ND	2.0	"	"	"	"	"	"	
Chromium	**11**	2.0	"	"	"	"	"	"	
Cobalt	**6.1**	2.0	"	"	"	"	"	"	
Copper	**11**	1.0	"	"	"	"	"	"	
Lead	**7.2**	3.0	"	"	"	"	"	"	
Molybdenum	ND	5.0	"	"	"	"	"	"	
Nickel	**7.9**	2.0	"	"	"	"	"	"	
Selenium	ND	5.0	"	"	"	"	"	"	
Silver	ND	2.0	"	"	"	"	"	"	
Thallium	ND	5.0	"	"	"	"	"	"	
Vanadium	**31**	5.0	"	"	"	"	"	"	
Zinc	**42**	1.0	"	"	"	"	"	"	
Cold Vapor Extraction EPA 7470/7471									
Mercury	ND	0.10	mg/kg	1	24F0155	06/11/24	06/13/24	EPA 7471A Soil	

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B1-2

T242414-09 (Soil)

SunStar Laboratories, Inc.

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Volatile Organic Compounds by EPA Method 8260B									
Bromobenzene	ND	0.0033	mg/kg	1	24F0168	06/11/24	06/12/24	EPA 8260B/5035	
Bromochloromethane	ND	0.0033	"	"	"	"	"	"	
Bromodichloromethane	ND	0.0033	"	"	"	"	"	"	
Bromoform	ND	0.0033	"	"	"	"	"	"	
Bromomethane	ND	0.0033	"	"	"	"	"	"	
n-Butylbenzene	ND	0.0033	"	"	"	"	"	"	
sec-Butylbenzene	ND	0.0033	"	"	"	"	"	"	
tert-Butylbenzene	ND	0.0033	"	"	"	"	"	"	
Carbon tetrachloride	ND	0.0033	"	"	"	"	"	"	
Chlorobenzene	ND	0.0033	"	"	"	"	"	"	
Chloroethane	ND	0.0033	"	"	"	"	"	"	
Chloroform	ND	0.0033	"	"	"	"	"	"	
Chloromethane	ND	0.0033	"	"	"	"	"	"	
2-Chlorotoluene	ND	0.0033	"	"	"	"	"	"	
4-Chlorotoluene	ND	0.0033	"	"	"	"	"	"	
Dibromochloromethane	ND	0.0033	"	"	"	"	"	"	
1,2-Dibromo-3-chloropropane	ND	0.0066	"	"	"	"	"	"	
1,2-Dibromoethane (EDB)	ND	0.0033	"	"	"	"	"	"	
Dibromomethane	ND	0.0033	"	"	"	"	"	"	
1,2-Dichlorobenzene	ND	0.0033	"	"	"	"	"	"	
1,3-Dichlorobenzene	ND	0.0033	"	"	"	"	"	"	
1,4-Dichlorobenzene	ND	0.0033	"	"	"	"	"	"	
Dichlorodifluoromethane	ND	0.0033	"	"	"	"	"	"	
1,1-Dichloroethane	ND	0.0033	"	"	"	"	"	"	
1,2-Dichloroethane	ND	0.0033	"	"	"	"	"	"	
1,1-Dichloroethene	ND	0.0033	"	"	"	"	"	"	
cis-1,2-Dichloroethene	ND	0.0033	"	"	"	"	"	"	
trans-1,2-Dichloroethene	ND	0.0033	"	"	"	"	"	"	
1,2-Dichloropropane	ND	0.0033	"	"	"	"	"	"	
1,3-Dichloropropane	ND	0.0033	"	"	"	"	"	"	
2,2-Dichloropropane	ND	0.0033	"	"	"	"	"	"	

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Torrance CA, 90501	Project Manager: Brian Godbois	06/17/24 16:56

B1-2

T242414-09 (Soil)

SunStar Laboratories, Inc.

Volatile Organic Compounds by EPA Method 8260B

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
1,1-Dichloropropene	ND	0.0033	mg/kg	1	24F0168	06/11/24	06/12/24	EPA 8260B/5035	
cis-1,3-Dichloropropene	ND	0.0033	"	"	"	"	"	"	
trans-1,3-Dichloropropene	ND	0.0033	"	"	"	"	"	"	
Hexachlorobutadiene	ND	0.0033	"	"	"	"	"	"	
Isopropylbenzene	ND	0.0033	"	"	"	"	"	"	
p-Isopropyltoluene	ND	0.0033	"	"	"	"	"	"	
Methylene chloride	ND	0.013	"	"	"	"	"	"	
Naphthalene	ND	0.0033	"	"	"	"	"	"	
n-Propylbenzene	ND	0.0033	"	"	"	"	"	"	
Styrene	ND	0.0033	"	"	"	"	"	"	
1,1,2,2-Tetrachloroethane	ND	0.0033	"	"	"	"	"	"	
1,1,1,2-Tetrachloroethane	ND	0.0033	"	"	"	"	"	"	
Tetrachloroethene	ND	0.0033	"	"	"	"	"	"	
1,2,3-Trichlorobenzene	ND	0.0033	"	"	"	"	"	"	
1,2,4-Trichlorobenzene	ND	0.0033	"	"	"	"	"	"	
1,1,2-Trichloroethane	ND	0.0033	"	"	"	"	"	"	
1,1,1-Trichloroethane	ND	0.0033	"	"	"	"	"	"	
Trichloroethene	ND	0.0033	"	"	"	"	"	"	
Trichlorofluoromethane	ND	0.0033	"	"	"	"	"	"	
1,2,3-Trichloropropane	ND	0.0033	"	"	"	"	"	"	
1,3,5-Trimethylbenzene	ND	0.0033	"	"	"	"	"	"	
1,2,4-Trimethylbenzene	ND	0.0033	"	"	"	"	"	"	
Vinyl chloride	ND	0.0033	"	"	"	"	"	"	
Benzene	ND	0.0033	"	"	"	"	"	"	
Toluene	ND	0.0033	"	"	"	"	"	"	
Ethylbenzene	ND	0.0033	"	"	"	"	"	"	
m,p-Xylene	ND	0.0066	"	"	"	"	"	"	
o-Xylene	ND	0.0033	"	"	"	"	"	"	
Acetone	**0.026**	0.0033	"	"	"	"	"	"	5035A
Methyl ethyl ketone	ND	0.0066	"	"	"	"	"	"	
Methyl isobutyl ketone	ND	0.0066	"	"	"	"	"	"	

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B1-2

T242414-09 (Soil)

SunStar Laboratories, Inc.

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Volatile Organic Compounds by EPA Method 8260B									
2-Hexanone (MBK)	ND	0.0033	mg/kg	1	24F0168	06/11/24	06/12/24	EPA 8260B/5035	
Surrogate: Toluene-d8		*98.2 %*	*76.1-127*		"	"	"	"	
Surrogate: 4-Bromofluorobenzene		*96.8 %*	*85.9-114*		"	"	"	"	
Surrogate: Dibromofluoromethane		*88.4 %*	*77.8-142*		"	"	"	"	

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Torrance CA, 90501	Project Manager: Brian Godbois	06/17/24 16:56

B2-6.5

T242414-12 (Soil)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
SunStar Laboratories, Inc.									
Extractable Petroleum Hydrocarbons by 8015B									
C6-C12 (GRO)	ND	10	mg/kg	1	24F0166	06/11/24	06/12/24	EPA 8015B	
C13-C28 (DRO)	ND	10	"	"	"	"	"	"	
C29-C40 (MORO)	ND	10	"	"	"	"	"	"	
Surrogate: p-Terphenyl		*87.3 %*		*65-135*	"	"	"	"	
Metals by EPA 6010B									
Antimony	ND	4.0	mg/kg	1	24F0174	06/11/24	06/14/24	EPA 6010b	
Arsenic	ND	2.0	"	"	"	"	"	"	
Barium	**58**	1.0	"	"	"	"	"	"	
Beryllium	ND	1.0	"	"	"	"	06/14/24	"	
Cadmium	ND	2.0	"	"	"	"	06/14/24	"	
Chromium	**12**	2.0	"	"	"	"	"	"	
Cobalt	**7.8**	2.0	"	"	"	"	"	"	
Copper	**7.5**	1.0	"	"	"	"	"	"	
Lead	**3.7**	3.0	"	"	"	"	"	"	
Molybdenum	ND	5.0	"	"	"	"	"	"	
Nickel	**7.8**	2.0	"	"	"	"	"	"	
Selenium	ND	5.0	"	"	"	"	"	"	
Silver	ND	2.0	"	"	"	"	"	"	
Thallium	ND	5.0	"	"	"	"	"	"	
Vanadium	**29**	5.0	"	"	"	"	"	"	
Zinc	**24**	1.0	"	"	"	"	"	"	
Cold Vapor Extraction EPA 7470/7471									
Mercury	ND	0.10	mg/kg	1	24F0155	06/11/24	06/13/24	EPA 7471A Soil	

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Torrance CA, 90501	Project Manager: Brian Godbois	06/17/24 16:56

B2-6.5

T242414-12 (Soil)

SunStar Laboratories, Inc.

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Volatile Organic Compounds by EPA Method 8260B									
Bromobenzene	ND	0.0019	mg/kg	1	24F0168	06/11/24	06/12/24	EPA 8260B/5035	
Bromochloromethane	ND	0.0019	"	"	"	"	"	"	
Bromodichloromethane	ND	0.0019	"	"	"	"	"	"	
Bromoform	ND	0.0019	"	"	"	"	"	"	
Bromomethane	ND	0.0019	"	"	"	"	"	"	
n-Butylbenzene	ND	0.0019	"	"	"	"	"	"	
sec-Butylbenzene	ND	0.0019	"	"	"	"	"	"	
tert-Butylbenzene	ND	0.0019	"	"	"	"	"	"	
Carbon tetrachloride	ND	0.0019	"	"	"	"	"	"	
Chlorobenzene	ND	0.0019	"	"	"	"	"	"	
Chloroethane	ND	0.0019	"	"	"	"	"	"	
Chloroform	ND	0.0019	"	"	"	"	"	"	
Chloromethane	ND	0.0019	"	"	"	"	"	"	
2-Chlorotoluene	ND	0.0019	"	"	"	"	"	"	
4-Chlorotoluene	ND	0.0019	"	"	"	"	"	"	
Dibromochloromethane	ND	0.0019	"	"	"	"	"	"	
1,2-Dibromo-3-chloropropane	ND	0.0038	"	"	"	"	"	"	
1,2-Dibromoethane (EDB)	ND	0.0019	"	"	"	"	"	"	
Dibromomethane	ND	0.0019	"	"	"	"	"	"	
1,2-Dichlorobenzene	ND	0.0019	"	"	"	"	"	"	
1,3-Dichlorobenzene	ND	0.0019	"	"	"	"	"	"	
1,4-Dichlorobenzene	ND	0.0019	"	"	"	"	"	"	
Dichlorodifluoromethane	ND	0.0019	"	"	"	"	"	"	
1,1-Dichloroethane	ND	0.0019	"	"	"	"	"	"	
1,2-Dichloroethane	ND	0.0019	"	"	"	"	"	"	
1,1-Dichloroethene	ND	0.0019	"	"	"	"	"	"	
cis-1,2-Dichloroethene	ND	0.0019	"	"	"	"	"	"	
trans-1,2-Dichloroethene	ND	0.0019	"	"	"	"	"	"	
1,2-Dichloropropane	ND	0.0019	"	"	"	"	"	"	
1,3-Dichloropropane	ND	0.0019	"	"	"	"	"	"	
2,2-Dichloropropane	ND	0.0019	"	"	"	"	"	"	

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Torrance CA, 90501	Project Manager: Brian Godbois	06/17/24 16:56

B2-6.5

T242414-12 (Soil)

SunStar Laboratories, Inc.

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Volatile Organic Compounds by EPA Method 8260B									
1,1-Dichloropropene	ND	0.0019	mg/kg	1	24F0168	06/11/24	06/12/24	EPA 8260B/5035	
cis-1,3-Dichloropropene	ND	0.0019	"	"	"	"	"	"	
trans-1,3-Dichloropropene	ND	0.0019	"	"	"	"	"	"	
Hexachlorobutadiene	ND	0.0019	"	"	"	"	"	"	
Isopropylbenzene	ND	0.0019	"	"	"	"	"	"	
p-Isopropyltoluene	ND	0.0019	"	"	"	"	"	"	
Methylene chloride	ND	0.0076	"	"	"	"	"	"	
Naphthalene	ND	0.0019	"	"	"	"	"	"	
n-Propylbenzene	ND	0.0019	"	"	"	"	"	"	
Styrene	ND	0.0019	"	"	"	"	"	"	
1,1,2,2-Tetrachloroethane	ND	0.0019	"	"	"	"	"	"	
1,1,1,2-Tetrachloroethane	ND	0.0019	"	"	"	"	"	"	
Tetrachloroethene	ND	0.0019	"	"	"	"	"	"	
1,2,3-Trichlorobenzene	ND	0.0019	"	"	"	"	"	"	
1,2,4-Trichlorobenzene	ND	0.0019	"	"	"	"	"	"	
1,1,2-Trichloroethane	ND	0.0019	"	"	"	"	"	"	
1,1,1-Trichloroethane	ND	0.0019	"	"	"	"	"	"	
Trichloroethene	ND	0.0019	"	"	"	"	"	"	
Trichlorofluoromethane	ND	0.0019	"	"	"	"	"	"	
1,2,3-Trichloropropane	ND	0.0019	"	"	"	"	"	"	
1,3,5-Trimethylbenzene	ND	0.0019	"	"	"	"	"	"	
1,2,4-Trimethylbenzene	ND	0.0019	"	"	"	"	"	"	
Vinyl chloride	ND	0.0019	"	"	"	"	"	"	
Benzene	ND	0.0019	"	"	"	"	"	"	
Toluene	ND	0.0019	"	"	"	"	"	"	
Ethylbenzene	ND	0.0019	"	"	"	"	"	"	
m,p-Xylene	ND	0.0038	"	"	"	"	"	"	
o-Xylene	ND	0.0019	"	"	"	"	"	"	
Acetone	**0.018**	0.0019	"	"	"	"	"	"	5035A
Methyl ethyl ketone	ND	0.0038	"	"	"	"	"	"	
Methyl isobutyl ketone	ND	0.0038	"	"	"	"	"	"	

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2154 Torrance Blvd., Suite 200	Project Number: 24-447400.2	**Reported:**
Torrance CA, 90501	Project Manager: Brian Godbois	06/17/24 16:56

B2-6.5

T242414-12 (Soil)

SunStar Laboratories, Inc.

Volatile Organic Compounds by EPA Method 8260B

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
2-Hexanone (MBK)	ND	0.0019	mg/kg	1	24F0168	06/11/24	06/12/24	EPA 8260B/5035	
Surrogate: Toluene-d8		*98.4 %*	*76.1-127*		"	"	"	"	
Surrogate: 4-Bromofluorobenzene		*96.3 %*	*85.9-114*		"	"	"	"	
Surrogate: Dibromofluoromethane		*89.5 %*	*77.8-142*		"	"	"	"	

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Partner Engineering & Science, Inc.--Tor	Project: 960 W 16th St. Costa Mesa	
2154 Torrance Blvd., Suite 200	Project Number: 24-447400.2	**Reported:**
Torrance CA, 90501	Project Manager: Brian Godbois	06/17/24 16:56

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 24F0166 - EPA 3550B GC										
Blank (24F0166-BLK1)				Prepared & Analyzed: 06/11/24						
C6-C12 (GRO)	ND	10	mg/kg							
C13-C28 (DRO)	ND	10	"							
C29-C40 (MORO)	ND	10	"							
Surrogate: p-Terphenyl	*108*		*"*	*100*		*108*	*65-135*			
LCS (24F0166-BS1)				Prepared & Analyzed: 06/11/24						
C13-C28 (DRO)	410	10	mg/kg	500		82.7	75-125			
Surrogate: p-Terphenyl	*83.1*		*"*	*100*		*83.1*	*65-135*			
Matrix Spike (24F0166-MS1)		**Source: T242414-01**		Prepared & Analyzed: 06/11/24						
C13-C28 (DRO)	510	10	mg/kg	500	ND	102	75-125			
Surrogate: p-Terphenyl	*106*		*"*	*100*		*106*	*65-135*			
Matrix Spike Dup (24F0166-MSD1)		**Source: T242414-01**		Prepared & Analyzed: 06/11/24						
C13-C28 (DRO)	510	10	mg/kg	500	ND	103	75-125	1.19	20	
Surrogate: p-Terphenyl	*103*		*"*	*100*		*103*	*65-135*			

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Partner Engineering & Science, Inc.--Tor	Project: 960 W 16th St. Costa Mesa	
2154 Torrance Blvd., Suite 200	Project Number: 24-447400.2	**Reported:**
Torrance CA, 90501	Project Manager: Brian Godbois	06/17/24 16:56

Metals by EPA 6010B - Quality Control

SunStar Laboratories, Inc.

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Notes
Batch 24F0174 - EPA 3050B										
Blank (24F0174-BLK1)				Prepared: 06/11/24 Analyzed: 06/14/24						
Antimony	ND	4.0	mg/kg							
Arsenic	ND	2.0	"							
Barium	ND	1.0	"							
Beryllium	ND	1.0	"							
Cadmium	ND	2.0	"							
Chromium	ND	2.0	"							
Cobalt	ND	2.0	"							
Copper	ND	1.0	"							
Lead	ND	3.0	"							
Molybdenum	ND	5.0	"							
Nickel	ND	2.0	"							
Selenium	ND	5.0	"							
Silver	ND	2.0	"							
Thallium	ND	5.0	"							
Vanadium	ND	5.0	"							
Zinc	ND	1.0	"							
LCS (24F0174-BS1)				Prepared: 06/11/24 Analyzed: 06/14/24						
Arsenic	115	2.0	mg/kg	100		115	75-125			
Barium	117	1.0	"	100		117	75-125			
Cadmium	119	2.0	"	100		119	75-125			
Chromium	114	2.0	"	100		114	75-125			
Lead	118	3.0	"	100		118	75-125			
Matrix Spike (24F0174-MS1)	**Source: T242414-02**			Prepared: 06/11/24 Analyzed: 06/14/24						
Arsenic	90.0	2.0	mg/kg	100	ND	90.0	75-125			
Barium	131	1.0	"	100	43.6	87.5	75-125			
Cadmium	91.8	2.0	"	100	ND	91.8	75-125			
Chromium	95.6	2.0	"	100	8.67	86.9	75-125			
Lead	90.7	3.0	"	100	2.62	88.1	75-125			

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Joann Marroquin

Joann Marroquin, Director of Operations

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Partner Engineering & Science, Inc.--Tor	Project: 960 W 16th St. Costa Mesa	
2154 Torrance Blvd., Suite 200	Project Number: 24-447400.2	**Reported:**
Torrance CA, 90501	Project Manager: Brian Godbois	06/17/24 16:56

Metals by EPA 6010B - Quality Control

SunStar Laboratories, Inc.

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Notes
Batch 24F0174 - EPA 3050B										
Matrix Spike Dup (24F0174-MSD1)	**Source: T242414-02**			Prepared: 06/11/24 Analyzed: 06/14/24						
Arsenic	87.2	2.0	mg/kg	100	ND	87.2	75-125	3.19	20	
Barium	135	1.0	"	100	43.6	91.1	75-125	2.71	20	
Cadmium	90.4	2.0	"	100	ND	90.4	75-125	1.52	20	
Chromium	94.0	2.0	"	100	8.67	85.3	75-125	1.71	20	
Lead	88.9	3.0	"	100	2.62	86.3	75-125	2.06	20	

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Partner Engineering & Science, Inc.--Tor	Project: 960 W 16th St. Costa Mesa	
2154 Torrance Blvd., Suite 200	Project Number: 24-447400.2	**Reported:**
Torrance CA, 90501	Project Manager: Brian Godbois	06/17/24 16:56

Cold Vapor Extraction EPA 7470/7471 - Quality Control

SunStar Laboratories, Inc.

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Notes
Batch 24F0155 - EPA 7471A Soil										
Blank (24F0155-BLK1)				Prepared: 06/11/24 Analyzed: 06/13/24						
Mercury	ND	0.10	mg/kg							
LCS (24F0155-BS1)				Prepared: 06/11/24 Analyzed: 06/13/24						
Mercury	0.428	0.10	mg/kg	0.417		103	80-120			
Matrix Spike (24F0155-MS1)	**Source: T242400-01**			Prepared: 06/11/24 Analyzed: 06/13/24						
Mercury	0.412	0.10	mg/kg	0.410	ND	101	80-120			
Matrix Spike Dup (24F0155-MSD1)	**Source: T242400-01**			Prepared: 06/11/24 Analyzed: 06/13/24						
Mercury	0.358	0.10	mg/kg	0.403	ND	88.7	80-120	14.2	20	

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Partner Engineering & Science, Inc.--Tor	Project: 960 W 16th St. Costa Mesa	
2154 Torrance Blvd., Suite 200	Project Number: 24-447400.2	**Reported:**
Torrance CA, 90501	Project Manager: Brian Godbois	06/17/24 16:56

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 24F0168 - EPA 5035 GCMS										
Blank (24F0168-BLK1)				Prepared: 06/11/24 Analyzed: 06/12/24						
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	"							

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Partner Engineering & Science, Inc.--Tor	Project: 960 W 16th St. Costa Mesa	
2154 Torrance Blvd., Suite 200	Project Number: 24-447400.2	**Reported:**
Torrance CA, 90501	Project Manager: Brian Godbois	06/17/24 16:56

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 24F0168 - EPA 5035 GCMS										
Blank (24F0168-BLK1)				Prepared: 06/11/24 Analyzed: 06/12/24						
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	0.0025	"							
Methyl ethyl ketone	ND	0.0050	"							
Methyl isobutyl ketone	ND	0.0050	"							
2-Hexanone (MBK)	ND	0.0025	"							
Surrogate: Toluene-d8	*0.0492*		"	*0.0500*		*98.3*	*76.1-127*			
Surrogate: 4-Bromofluorobenzene	*0.0469*		"	*0.0500*		*93.7*	*85.9-114*			
Surrogate: Dibromofluoromethane	*0.0424*		"	*0.0500*		*84.9*	*77.8-142*			

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Partner Engineering & Science, Inc.--Tor	Project: 960 W 16th St. Costa Mesa	
2154 Torrance Blvd., Suite 200	Project Number: 24-447400.2	**Reported:**
Torrance CA, 90501	Project Manager: Brian Godbois	06/17/24 16:56

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 24F0168 - EPA 5035 GCMS										
LCS (24F0168-BS1)				Prepared: 06/11/24 Analyzed: 06/12/24						
Chlorobenzene	0.0485	0.0025	mg/kg	0.0500		96.9	79.1-117			
1,1-Dichloroethene	0.0500	0.0025	"	0.0500		100	68-126			
Trichloroethene	0.0448	0.0025	"	0.0500		89.5	80.6-119			
Benzene	0.0466	0.0025	"	0.0500		93.3	79.1-117			
Toluene	0.0451	0.0025	"	0.0500		90.2	79.5-118			
Surrogate: Toluene-d8	*0.0465*		*"*	*0.0500*		*93.0*	*76.1-127*			
Surrogate: 4-Bromofluorobenzene	*0.0520*		*"*	*0.0500*		*104*	*85.9-114*			
Surrogate: Dibromofluoromethane	*0.0469*		*"*	*0.0500*		*93.8*	*77.8-142*			
LCS Dup (24F0168-BSD1)				Prepared: 06/11/24 Analyzed: 06/12/24						
Chlorobenzene	0.0489	0.0025	mg/kg	0.0500		97.9	79.1-117	0.986	20	
1,1-Dichloroethene	0.0489	0.0025	"	0.0500		97.7	68-126	2.39	20	
Trichloroethene	0.0451	0.0025	"	0.0500		90.1	80.6-119	0.690	20	
Benzene	0.0471	0.0025	"	0.0500		94.2	79.1-117	0.939	20	
Toluene	0.0457	0.0025	"	0.0500		91.4	79.5-118	1.34	20	
Surrogate: Toluene-d8	*0.0477*		*"*	*0.0500*		*95.4*	*76.1-127*			
Surrogate: 4-Bromofluorobenzene	*0.0533*		*"*	*0.0500*		*107*	*85.9-114*			
Surrogate: Dibromofluoromethane	*0.0465*		*"*	*0.0500*		*93.0*	*77.8-142*			

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Joann Marroquin

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Partner Engineering & Science, Inc.--Tor	Project: 960 W 16th St. Costa Mesa	
2154 Torrance Blvd., Suite 200	Project Number: 24-447400.2	**Reported:**
Torrance CA, 90501	Project Manager: Brian Godbois	06/17/24 16:56

Notes and Definitions

5035A	Acetone formation/presence suspected from acidification of soil. See Method EPA 5035 Section A.5.3.
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.
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949-297-5020

Chain of Custody Record

Client: Partner
Address: Torrance
Phone: _____ Fax: _____
Project Manager: B. Godboss, A. Gwin

Date: 6/10/24 Page: 1 Of 2
Project Name: 960 W 16th St, Costa Mesa
Collector: A. Gwin Client Project #: 24-447400.2
Batch #: T242414 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	CAM 17 metals 6010/7471			Comments/Preservative	Total # of containers
01	B5-2	6/10	9:00	Soil	VOA	X							X			X				
02	B5-6.5		9:05			X							X			X				
03	B4-2		9:45			X							X			X				
04	B4-6.5		9:50			X							X			X				
05	B6-2		10:10			X							X			X				
06	B6-6.5		10:15			X							X			X				
07	B3-2		10:30			X							X			X				
08	B3-6.5		10:35			X							X			X				
09	B1-2		11:00			X							X			X				
10	B1-6.5		11:05			X							X			X				
11	B2-2		11:30			X							X			X				
12	B2-6.5		11:35			X							X			X				
13	B7-2		12:30			X							X			X				
14	B7-6.5		12:35			X							X			X				
15	B8-2		12:50			X							X			X				

Relinquished by: (signature)	Date / Time	Received by: (signature)	Date / Time
	6/11, 10:30 AM		6/11/24 1130
Relinquished by: (signature)	Date / Time	Received by: (signature)	Date / Time
Relinquished by: (signature)	Date / Time	Received by: (signature)	Date / Time

Total # of containers
Chain of Custody seals Y/N/NA
Seals intact? Y/N/NA
Received good condition/cold 3.3°c

Turn around time: Standard

Notes

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

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949-297-5020

Chain of Custody Record

Client: Pardini
Address: Torrance
Phone: _____ Fax: _____
Project Manager: B. Godbout

Date: 6/10/24 Page: 2 Of 2
Project Name: 960 W 16th St, Costa Mesa
Collector: A. Guin Client Project #: 24-447400-2
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	CAM 17 Metals				Comments/Preservative	Total # of containers
16	B8-6.5	6/10	12:55	soil	VOA	4							4			4					
17	B9-2	"	1:00	"	"	4							4			4					
18	B9-6.5	"	1:05	"	"	4							4			4					
	B10-2	"	1:30	"	"	4							4			4					
	B10-6.5	"	1:35	"	"	4							4			4					

Relinquished by: (signature)	Date / Time	Received by: (signature)	Date / Time
	6/11, 11:30 AM		6/11/24 1130
Relinquished by: (signature)	Date / Time	Received by: (signature)	Date / Time
Relinquished by: (signature)	Date / Time	Received by: (signature)	Date / Time

Total # of containers	
Chain of Custody seals Y/N/NA	
Seals intact? Y/N/NA	
Received good condition/cold	3.7°

Turn around time: Standard

Notes

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

SunStar Laboratories, Inc.
PROVIDING QUALITY ANALYTICAL SERVICES NATIONWIDE

SAMPLE RECEIVING REVIEW SHEET

Batch/Work Order #: T242414

Client Name: Partner Project: 960 W 16th St, Costa Mesa

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

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

Lab Received by: Dave Date/Time Lab Received: 6-11-24 11:30

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

Temperature:	Cooler #1	3.2 °C +/- the CF (+ 0.1°C) =	3.3	°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: TB 6-11-24

Comments:

Joann Marroquin

From: Gwin, Andrew <agwin@partneresi.com>
Sent: Tuesday, June 11, 2024 5:36 PM
To: Joann Marroquin
Cc: Jeff Lee
Subject: 960 West 16th Street, Costa Mesa, 24-447400.2, modification to work order

For the samples I handed in today, there is a change in the work order and COC for soils only. Soil gas is the same. For soils, the correct work order is:
Analyzed TPH-cc, VOCs, and Cam 17 Metals for samples B5-6.5, B4-2, B6-6.5, B3-2, B1-2, and B2-6.5 only for soil. All the rest are on hold. So analyze 6 soil samples total.

Andrew Gwin
Project Scientist

PARTNER ENGINEERING AND SCIENCE, INC.
24 Executive Park Suite 100, Irvine, CA 92614
C: 714-604-7914 | F: 949-534-0566

From: Joann Marroquin <joann@sunstarlabs.com>
Sent: Thursday, May 30, 2024 10:28 AM
To: Gwin, Andrew <agwin@partneresi.com>
Subject: RE: 960 West 16th Street, Costa Mesa, 24-447400.2

Andrew,

The order has been placed for delivery as requested.

Thanks!

Joann Marroquin
Director of Operations

SunStar Laboratories, Inc.
Providing Quality Analytical Services Nationwide

25712 Commercentre Dr., Lake Forest, CA 92630
Office: (949) 297-5020 | Mobile: (949) 459-3124
ELAP Accreditation: 2360 | CA State Lab Field Certification: 31511
ISO/IEC 17025 Accreditation: AT-2542

From: Gwin, Andrew <agwin@partneresi.com>
Sent: Wednesday, May 29, 2024 5:41 PM
To: Joann Marroquin <joann@sunstarlabs.com>
Subject: 960 West 16th Street, Costa Mesa, 24-447400.2

Can SunStar deliver 10 summas and 20 soil kits to Partner Irvine by next Wednesday June 5?

Andrew Gwin
Project Scientist

PARTNER ENGINEERING AND SCIENCE, INC.
24 Executive Park Suite 100, Irvine, CA 92614
C: 714-604-7914 | F: 949-534-0566

SunStar Laboratories, Inc.
PROVIDING QUALITY ANALYTICAL SERVICES NATIONWIDE

WORK ORDER

T242414

Client:	**Partner Engineering & Science, Inc.--Tor**	**Project Manager:**	**Joann Marroquin**
Project:	**960 W 16th St. Costa Mesa**	**Project Number:**	**24-447400.2**

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

Date Due:	06/18/24 17:00 (5 day TAT)		
Received By:	Dave Berner	Date Received:	06/11/24 11:30
Logged In By:	Irma Vela	Date Logged In:	06/11/24 14:11

Samples Received at:	**3.3°C**		
Custody Seals	No	Received On Ice	Yes
Containers Intact	Yes		
COC/Labels Agree	Yes		
Preservation Confirı	Yes		

Analysis	Due	TAT	Expires	Comments
T242414-01 B5-2 [Soil] Sampled 06/10/24 09:00 (GMT-08:00) Pacific Time (US &				
6010 Title 22	06/18/24 15:00	5	06/15/24 09:00	
8015 Carbon Chain	06/14/24 15:00	3	06/24/24 09:00	
8260 5035	06/14/24 15:00	3	06/24/24 23:59	
T242414-02 B5-6.5 [Soil] Sampled 06/10/24 09:05 (GMT-08:00) Pacific Time (US &				
6010 Title 22	06/18/24 15:00	5	06/15/24 09:05	
8015 Carbon Chain	06/14/24 15:00	3	06/24/24 09:05	
8260 5035	06/14/24 15:00	3	06/24/24 23:59	
T242414-03 B4-2 [Soil] Sampled 06/10/24 09:45 (GMT-08:00) Pacific Time (US &				
6010 Title 22	06/18/24 15:00	5	06/15/24 09:45	
8015 Carbon Chain	06/14/24 15:00	3	06/24/24 09:45	
8260 5035	06/14/24 15:00	3	06/24/24 23:59	
T242414-04 B4-6.5 [Soil] Sampled 06/10/24 09:50 (GMT-08:00) Pacific Time (US &				
6010 Title 22	06/18/24 15:00	5	06/15/24 09:50	
8015 Carbon Chain	06/14/24 15:00	3	06/24/24 09:50	
8260 5035	06/14/24 15:00	3	06/24/24 23:59	

SunStar Laboratories, Inc.
PROVIDING QUALITY ANALYTICAL SERVICES NATIONWIDE

WORK ORDER

T242414

Client: Partner Engineering & Science, Inc.--Tor
Project: 960 W 16th St. Costa Mesa
Project Manager: Joann Marroquin
Project Number: 24-447400.2

Analysis	Due	TAT	Expires	Comments
T242414-05 B6-2 [Soil] Sampled 06/10/24 10:10 (GMT-08:00) Pacific Time (US &				
6010 Title 22	06/18/24 15:00	5	06/15/24 10:10	
8015 Carbon Chain	06/14/24 15:00	3	06/24/24 10:10	
8260 5035	06/14/24 15:00	3	06/24/24 23:59	
T242414-06 B6-6.5 [Soil] Sampled 06/10/24 10:15 (GMT-08:00) Pacific Time (US &				
6010 Title 22	06/18/24 15:00	5	06/15/24 10:15	
8015 Carbon Chain	06/14/24 15:00	3	06/24/24 10:15	
8260 5035	06/14/24 15:00	3	06/24/24 23:59	
T242414-07 B3-2 [Soil] Sampled 06/10/24 10:30 (GMT-08:00) Pacific Time (US &				
6010 Title 22	06/18/24 15:00	5	06/15/24 10:30	
8015 Carbon Chain	06/14/24 15:00	3	06/24/24 10:30	
8260 5035	06/14/24 15:00	3	06/24/24 23:59	
T242414-08 B3-6.5 [Soil] Sampled 06/10/24 10:35 (GMT-08:00) Pacific Time (US &				
6010 Title 22	06/18/24 15:00	5	06/15/24 10:35	
8015 Carbon Chain	06/14/24 15:00	3	06/24/24 10:35	
8260 5035	06/14/24 15:00	3	06/24/24 23:59	
T242414-09 B1-2 [Soil] Sampled 06/10/24 11:00 (GMT-08:00) Pacific Time (US &				
6010 Title 22	06/18/24 15:00	5	06/15/24 11:00	
8015 Carbon Chain	06/14/24 15:00	3	06/24/24 11:00	
8260 5035	06/14/24 15:00	3	06/24/24 23:59	
T242414-10 B1-6.5 [Soil] Sampled 06/10/24 11:05 (GMT-08:00) Pacific Time (US &				
6010 Title 22	06/18/24 15:00	5	06/15/24 11:05	
8015 Carbon Chain	06/14/24 15:00	3	06/24/24 11:05	
8260 5035	06/14/24 15:00	3	06/24/24 23:59	
T242414-11 B2-2 [Soil] Sampled 06/10/24 11:30 (GMT-08:00) Pacific Time (US &				
6010 Title 22	06/18/24 15:00	5	06/15/24 11:30	
8015 Carbon Chain	06/14/24 15:00	3	06/24/24 11:30	
8260 5035	06/14/24 15:00	3	06/24/24 23:59	

SunStar Laboratories, Inc.
PROVIDING QUALITY ANALYTICAL SERVICES NATIONWIDE

WORK ORDER

T242414

Client:	**Partner Engineering & Science, Inc.--Tor**	**Project Manager:**	**Joann Marroquin**
Project:	**960 W 16th St. Costa Mesa**	**Project Number:**	**24-447400.2**

Analysis	Due	TAT	Expires	Comments
T242414-12 B2-6.5 [Soil] Sampled 06/10/24 11:35 (GMT-08:00) Pacific Time (US &				
6010 Title 22	06/18/24 15:00	5	06/15/24 11:35	
8015 Carbon Chain	06/14/24 15:00	3	06/24/24 11:35	
8260 5035	06/14/24 15:00	3	06/24/24 23:59	
T242414-13 B7-2 [Soil] Sampled 06/10/24 12:30 (GMT-08:00) Pacific Time (US &				
6010 Title 22	06/18/24 15:00	5	06/15/24 12:30	
8015 Carbon Chain	06/14/24 15:00	3	06/24/24 12:30	
8260 5035	06/14/24 15:00	3	06/24/24 23:59	
T242414-14 B7-6.5 [Soil] Sampled 06/10/24 12:35 (GMT-08:00) Pacific Time (US &				
6010 Title 22	06/18/24 15:00	5	06/15/24 12:35	
8015 Carbon Chain	06/14/24 15:00	3	06/24/24 12:35	
8260 5035	06/14/24 15:00	3	06/24/24 23:59	
T242414-15 B8-2 [Soil] Sampled 06/10/24 12:50 (GMT-08:00) Pacific Time (US &				
6010 Title 22	06/18/24 15:00	5	06/15/24 12:50	
8015 Carbon Chain	06/14/24 15:00	3	06/24/24 12:50	
8260 5035	06/14/24 15:00	3	06/24/24 23:59	
T242414-16 B8-6.5 [Soil] Sampled 06/10/24 12:55 (GMT-08:00) Pacific Time (US &				
6010 Title 22	06/18/24 15:00	5	06/15/24 12:55	
8015 Carbon Chain	06/14/24 15:00	3	06/24/24 12:55	
8260 5035	06/14/24 15:00	3	06/24/24 23:59	
T242414-17 B9-2 [Soil] Sampled 06/10/24 13:00 (GMT-08:00) Pacific Time (US &				
6010 Title 22	06/18/24 15:00	5	06/15/24 13:00	
8015 Carbon Chain	06/14/24 15:00	3	06/24/24 13:00	
8260 5035	06/14/24 15:00	3	06/24/24 23:59	
T242414-18 B9-6.5 [Soil] Sampled 06/10/24 13:05 (GMT-08:00) Pacific Time (US &				
6010 Title 22	06/18/24 15:00	5	06/15/24 13:05	
8015 Carbon Chain	06/14/24 15:00	3	06/24/24 13:05	
8260 5035	06/14/24 15:00	3	06/24/24 23:59	

SunStar Laboratories, Inc.
PROVIDING QUALITY ANALYTICAL SERVICES NATIONWIDE

WORK ORDER

T242414

Client: Partner Engineering & Science, Inc.--Tor
Project: 960 W 16th St. Costa Mesa
Project Manager: Joann Marroquin
Project Number: 24-447400.2

Analysis	Due	TAT	Expires	Comments
T242414-19 B10-2 [Soil] Sampled 06/10/24 13:30 (GMT-08:00) Pacific Time (US &				
6010 Title 22	06/18/24 15:00	5	06/15/24 13:30	
8015 Carbon Chain	06/14/24 15:00	3	06/24/24 13:30	
8260 5035	06/14/24 15:00	3	06/24/24 23:59	
T242414-20 B10-6.5 [Soil] Sampled 06/10/24 13:35 (GMT-08:00) Pacific Time (US &				
6010 Title 22	06/18/24 15:00	5	06/15/24 13:35	
8015 Carbon Chain	06/14/24 15:00	3	06/24/24 13:35	
8260 5035	06/14/24 15:00	3	06/24/24 23:59	

Analysis groups included in this work order

6010 Title 22

subgroup 6010B T22 7470/71 Hg

Reviewed By

Date

SunStar Laboratories, Inc.
PROVIDING QUALITY ANALYTICAL SERVICES NATIONWIDE

WORK ORDER

T242414

Client:	**Partner Engineering & Science, Inc.--Tor**	**Project Manager:**	**Joann Marroquin**
Project:	**960 W 16th St. Costa Mesa**	**Project Number:**	**24-447400.2**

Report To:

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

Date Due:	06/18/24 17:00 (5 day TAT)		
Received By:	Dave Berner	Date Received:	06/11/24 11:30
Logged In By:	Irma Vela	Date Logged In:	06/11/24 14:11

Samples Received at:	**3.3°C**		
Custody Seals	No	Received On Ice	Yes
Containers Intact	Yes		
COC/Labels Agree	Yes		
Preservation Confirme	Yes		

Analysis	Due	TAT	Expires	Comments
T242414-01 B5-2 [Soil] Sampled 06/10/24 09:00 (GMT-08:00) Pacific Time (US &				
8015 Carbon Chain	06/14/24 15:00	3	06/24/24 09:00	
T242414-02 B5-6.5 [Soil] Sampled 06/10/24 09:05 (GMT-08:00) Pacific Time (US &				
6010 Title 22	06/18/24 15:00	5	06/15/24 09:05	
8015 Carbon Chain	06/14/24 15:00	3	06/24/24 09:05	
8260 5035	06/14/24 15:00	3	06/24/24 23:59	
T242414-03 B4-2 [Soil] Sampled 06/10/24 09:45 (GMT-08:00) Pacific Time (US &				
6010 Title 22	06/18/24 15:00	5	06/15/24 09:45	
8015 Carbon Chain	06/14/24 15:00	3	06/24/24 09:45	
8260 5035	06/14/24 15:00	3	06/24/24 23:59	
T242414-04 B4-6.5 [Soil] Sampled 06/10/24 09:50 (GMT-08:00) Pacific Time (US &				
8015 Carbon Chain	06/14/24 15:00	3	06/24/24 09:50	
T242414-05 B6-2 [Soil] Sampled 06/10/24 10:10 (GMT-08:00) Pacific Time (US &				
8015 Carbon Chain	06/14/24 15:00	3	06/24/24 10:10	

SunStar Laboratories, Inc.
PROVIDING QUALITY ANALYTICAL SERVICES NATIONWIDE

WORK ORDER

T242414

Client:	**Partner Engineering & Science, Inc.--Tor**	**Project Manager:**	**Joann Marroquin**
Project:	**960 W 16th St. Costa Mesa**	**Project Number:**	**24-447400.2**

Analysis	Due	TAT	Expires	Comments
T242414-06 B6-6.5 [Soil] Sampled 06/10/24 10:15 (GMT-08:00) Pacific Time (US &				
6010 Title 22	06/18/24 15:00	5	06/15/24 10:15	
8015 Carbon Chain	06/14/24 15:00	3	06/24/24 10:15	
8260 5035	06/14/24 15:00	3	06/24/24 23:59	
T242414-07 B3-2 [Soil] Sampled 06/10/24 10:30 (GMT-08:00) Pacific Time (US &				
6010 Title 22	06/18/24 15:00	5	06/15/24 10:30	
8015 Carbon Chain	06/14/24 15:00	3	06/24/24 10:30	
8260 5035	06/14/24 15:00	3	06/24/24 23:59	
T242414-08 B3-6.5 [Soil] Sampled 06/10/24 10:35 (GMT-08:00) Pacific Time (US &				
8015 Carbon Chain	06/14/24 15:00	3	06/24/24 10:35	
T242414-09 B1-2 [Soil] Sampled 06/10/24 11:00 (GMT-08:00) Pacific Time (US &				
6010 Title 22	06/18/24 15:00	5	06/15/24 11:00	
8015 Carbon Chain	06/14/24 15:00	3	06/24/24 11:00	
8260 5035	06/14/24 15:00	3	06/24/24 23:59	
T242414-10 B1-6.5 [Soil] Sampled 06/10/24 11:05 (GMT-08:00) Pacific Time (US &				
8015 Carbon Chain	06/14/24 15:00	3	06/24/24 11:05	
T242414-11 B2-2 [Soil] Sampled 06/10/24 11:30 (GMT-08:00) Pacific Time (US &				
8015 Carbon Chain	06/14/24 15:00	3	06/24/24 11:30	
T242414-12 B2-6.5 [Soil] Sampled 06/10/24 11:35 (GMT-08:00) Pacific Time (US &				
6010 Title 22	06/18/24 15:00	5	06/15/24 11:35	
8015 Carbon Chain	06/14/24 15:00	3	06/24/24 11:35	
8260 5035	06/14/24 15:00	3	06/24/24 23:59	
T242414-13 B7-2 [Soil] Sampled 06/10/24 12:30 (GMT-08:00) Pacific Time (US &				
8015 Carbon Chain	06/14/24 15:00	3	06/24/24 12:30	

SunStar Laboratories, Inc.
PROVIDING QUALITY ANALYTICAL SERVICES NATIONWIDE

WORK ORDER

T242414

Client:	**Partner Engineering & Science, Inc.--Tor**	**Project Manager:**	**Joann Marroquin**
Project:	**960 W 16th St. Costa Mesa**	**Project Number:**	**24-447400.2**

Analysis	Due	TAT	Expires	Comments
T242414-14 B7-6.5 [Soil] Sampled 06/10/24 12:35 (GMT-08:00) Pacific Time (US &				
8015 Carbon Chain	06/14/24 15:00	3	06/24/24 12:35	
T242414-15 B8-2 [Soil] Sampled 06/10/24 12:50 (GMT-08:00) Pacific Time (US &				
8015 Carbon Chain	06/14/24 15:00	3	06/24/24 12:50	
T242414-16 B8-6.5 [Soil] Sampled 06/10/24 12:55 (GMT-08:00) Pacific Time (US &				
8015 Carbon Chain	06/14/24 15:00	3	06/24/24 12:55	
T242414-17 B9-2 [Soil] Sampled 06/10/24 13:00 (GMT-08:00) Pacific Time (US &				
8015 Carbon Chain	06/14/24 15:00	3	06/24/24 13:00	
T242414-18 B9-6.5 [Soil] Sampled 06/10/24 13:05 (GMT-08:00) Pacific Time (US &				
8015 Carbon Chain	06/14/24 15:00	3	06/24/24 13:05	
T242414-19 B10-2 [Soil] Sampled 06/10/24 13:30 (GMT-08:00) Pacific Time (US &				
8015 Carbon Chain	06/14/24 15:00	3	06/24/24 13:30	
T242414-20 B10-6.5 [Soil] Sampled 06/10/24 13:35 (GMT-08:00) Pacific Time (US &				
8015 Carbon Chain	06/14/24 15:00	3	06/24/24 13:35	

Analysis groups included in this work order

6010 Title 22

subgroup 6010B T22 7470/71 Hg

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

17 June 2024

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

RE: 960 W 16th St. Costa Mesa

Enclosed are the results of analyses for samples received by the laboratory on 06/11/24 11:30. 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: 960 W 16th St. Costa Mesa	
2154 Torrance Blvd., Suite 200	Project Number: 24-447400.2	**Reported:**
Torrance CA, 90501	Project Manager: Brian Godbois	06/17/24 17:12

ANALYTICAL REPORT FOR SAMPLES

Sample ID	Laboratory ID	Matrix	Date Sampled	Date Received
B1-SG	T242429-01	Air	06/10/24 04:26	06/11/24 11:30
B2-SG	T242429-02	Air	06/10/24 04:27	06/11/24 11:30
B3-SG	T242429-03	Air	06/10/24 04:29	06/11/24 11:30
B4-SG	T242429-04	Air	06/10/24 04:45	06/11/24 11:30
B5-SG	T242429-05	Air	06/10/24 04:46	06/11/24 11:30
B6-SG	T242429-06	Air	06/10/24 04:47	06/11/24 11:30
B7-SG	T242429-07	Air	06/10/24 05:00	06/11/24 11:30
B8-SG	T242429-08	Air	06/10/24 05:03	06/11/24 11:30
B9-SG	T242429-09	Air	06/10/24 05:18	06/11/24 11:30
B10-SG	T242429-10	Air	06/10/24 05:20	06/11/24 11:30

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: 960 W 16th St. Costa Mesa	
2154 Torrance Blvd., Suite 200	Project Number: 24-447400.2	**Reported:**
Torrance CA, 90501	Project Manager: Brian Godbois	06/17/24 17:12

DETECTIONS SUMMARY

Sample ID: B1-SG **Laboratory ID:** T242429-01

Analyte	Result	Reporting Limit	Units	Method	Notes
Acetone	**470**	12	ug/m³ Air	TO-15	
Carbon Disulfide	**8.2**	3.2	ug/m³ Air	TO-15	
1,1,2-trichloro-1,2,2-trifluoroethane (CFC 113)	**51**	7.7	ug/m³ Air	TO-15	
Heptane	**51**	4.2	ug/m³ Air	TO-15	
Hexane	**39**	3.6	ug/m³ Air	TO-15	
4-Ethyltoluene	**9.4**	5.0	ug/m³ Air	TO-15	
Styrene	**5.4**	4.3	ug/m³ Air	TO-15	
Tetrahydrofuran	**47**	3.0	ug/m³ Air	TO-15	
Tetrachloroethene	**83**	6.9	ug/m³ Air	TO-15	
1,1,1-Trichloroethane	**2.2**	5.6	ug/m³ Air	TO-15	J
Trichlorofluoromethane	**7.5**	5.7	ug/m³ Air	TO-15	
1,3,5-Trimethylbenzene	**7.4**	5.0	ug/m³ Air	TO-15	
1,2,4-Trimethylbenzene	**19**	5.0	ug/m³ Air	TO-15	
2-Butanone (MEK)	**170**	15	ug/m³ Air	TO-15	
Methyl isobutyl ketone	**18**	42	ug/m³ Air	TO-15	J
Benzene	**31**	3.3	ug/m³ Air	TO-15	
Toluene	**48**	3.8	ug/m³ Air	TO-15	
Ethylbenzene	**510**	4.4	ug/m³ Air	TO-15	
m,p-Xylene	**2200**	8.8	ug/m³ Air	TO-15	
o-Xylene	**870**	4.4	ug/m³ Air	TO-15	

Sample ID: B2-SG **Laboratory ID:** T242429-02

Analyte	Result	Reporting Limit	Units	Method	Notes
Acetone	**390**	12	ug/m³ Air	TO-15	
1,1,2-trichloro-1,2,2-trifluoroethane (CFC 113)	**400**	7.7	ug/m³ Air	TO-15	
Isopropyl alcohol	**18**	13	ug/m³ Air	TO-15	
Chloroform	**11**	5.0	ug/m³ Air	TO-15	
Cyclohexane	**28**	3.5	ug/m³ Air	TO-15	
1,1-Dichloroethene	**69**	4.0	ug/m³ Air	TO-15	
4-Ethyltoluene	**7.2**	5.0	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.

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: 960 W 16th St. Costa Mesa	
2154 Torrance Blvd., Suite 200	Project Number: 24-447400.2	**Reported:**
Torrance CA, 90501	Project Manager: Brian Godbois	06/17/24 17:12

Sample ID: B2-SG **Laboratory ID:** T242429-02

Analyte	Result	Reporting Limit	Units	Method	Notes
Methylene chloride	**7.5**	27	ug/m³ Air	TO-15	J, C-06
Tetrahydrofuran	**80**	3.0	ug/m³ Air	TO-15	
Tetrachloroethene	**380**	6.9	ug/m³ Air	TO-15	
Trichloroethene	**25**	5.5	ug/m³ Air	TO-15	
Trichlorofluoromethane	**27**	5.7	ug/m³ Air	TO-15	
1,3,5-Trimethylbenzene	**7.1**	5.0	ug/m³ Air	TO-15	
1,2,4-Trimethylbenzene	**26**	5.0	ug/m³ Air	TO-15	
2-Butanone (MEK)	**90**	15	ug/m³ Air	TO-15	
Benzene	**14**	3.3	ug/m³ Air	TO-15	
Toluene	**31**	3.8	ug/m³ Air	TO-15	
Ethylbenzene	**73**	4.4	ug/m³ Air	TO-15	
m,p-Xylene	**380**	8.8	ug/m³ Air	TO-15	
o-Xylene	**170**	4.4	ug/m³ Air	TO-15	

Sample ID: B3-SG **Laboratory ID:** T242429-03

Analyte	Result	Reporting Limit	Units	Method	Notes
Acetone	**62**	12	ug/m³ Air	TO-15	
1,1,2-trichloro-1,2,2-trifluoroethane (CFC 113)	**940**	7.7	ug/m³ Air	TO-15	
Chloroform	**16**	5.0	ug/m³ Air	TO-15	
Cyclohexane	**23**	3.5	ug/m³ Air	TO-15	
Heptane	**9.4**	4.2	ug/m³ Air	TO-15	
Hexane	**13**	3.6	ug/m³ Air	TO-15	
1,1-Dichloroethane	**10**	4.1	ug/m³ Air	TO-15	
1,1-Dichloroethene	**850**	4.0	ug/m³ Air	TO-15	
4-Ethyltoluene	**3.1**	5.0	ug/m³ Air	TO-15	J
Styrene	**2.5**	4.3	ug/m³ Air	TO-15	J
Tetrahydrofuran	**8.6**	3.0	ug/m³ Air	TO-15	
Tetrachloroethene	**390**	6.9	ug/m³ Air	TO-15	
1,1,2-Trichloroethane	**7.4**	5.6	ug/m³ Air	TO-15	
1,1,1-Trichloroethane	**3.6**	5.6	ug/m³ Air	TO-15	J
Trichloroethene	**250**	5.5	ug/m³ Air	TO-15	
Trichlorofluoromethane	**27**	5.7	ug/m³ Air	TO-15	
1,3,5-Trimethylbenzene	**3.1**	5.0	ug/m³ Air	TO-15	J
1,2,4-Trimethylbenzene	**11**	5.0	ug/m³ Air	TO-15	
2-Butanone (MEK)	**24**	15	ug/m³ Air	TO-15	

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2154 Torrance Blvd., Suite 200	Project Number: 24-447400.2	**Reported:**
Torrance CA, 90501	Project Manager: Brian Godbois	06/17/24 17:12

Sample ID: B3-SG **Laboratory ID:** T242429-03

Analyte	Result	Reporting Limit	Units	Method	Notes
Benzene	**15**	3.3	ug/m³ Air	TO-15	
Toluene	**16**	3.8	ug/m³ Air	TO-15	
Ethylbenzene	**95**	4.4	ug/m³ Air	TO-15	
m,p-Xylene	**450**	8.8	ug/m³ Air	TO-15	
o-Xylene	**190**	4.4	ug/m³ Air	TO-15	

Sample ID: B4-SG **Laboratory ID:** T242429-04

Analyte	Result	Reporting Limit	Units	Method	Notes
Acetone	**720**	12	ug/m³ Air	TO-15	
1,1,2-trichloro-1,2,2-trifluoroethane (CFC 113)	**1400**	7.7	ug/m³ Air	TO-15	
Chloroform	**15**	5.0	ug/m³ Air	TO-15	
Cyclohexane	**19**	3.5	ug/m³ Air	TO-15	
Heptane	**4.7**	4.2	ug/m³ Air	TO-15	
1,1-Dichloroethane	**18**	4.1	ug/m³ Air	TO-15	
1,1-Dichloroethene	**1000**	4.0	ug/m³ Air	TO-15	
4-Ethyltoluene	**8.9**	5.0	ug/m³ Air	TO-15	
Methylene chloride	**9.8**	27	ug/m³ Air	TO-15	C-06, J
Styrene	**2.3**	4.3	ug/m³ Air	TO-15	J
Tetrahydrofuran	**380**	3.0	ug/m³ Air	TO-15	
Tetrachloroethene	**380**	6.9	ug/m³ Air	TO-15	
1,1,2-Trichloroethane	**33**	5.6	ug/m³ Air	TO-15	
1,1,1-Trichloroethane	**4.0**	5.6	ug/m³ Air	TO-15	J
Trichloroethene	**300**	5.5	ug/m³ Air	TO-15	
Trichlorofluoromethane	**23**	5.7	ug/m³ Air	TO-15	
1,3,5-Trimethylbenzene	**7.6**	5.0	ug/m³ Air	TO-15	
1,2,4-Trimethylbenzene	**27**	5.0	ug/m³ Air	TO-15	
2-Butanone (MEK)	**190**	15	ug/m³ Air	TO-15	
Benzene	**7.3**	3.3	ug/m³ Air	TO-15	
Toluene	**39**	3.8	ug/m³ Air	TO-15	
Ethylbenzene	**160**	4.4	ug/m³ Air	TO-15	
m,p-Xylene	**660**	8.8	ug/m³ Air	TO-15	
o-Xylene	**210**	4.4	ug/m³ Air	TO-15	

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Sample ID: B5-SG **Laboratory ID:** T242429-05

Analyte	Result	Reporting Limit	Units	Method	Notes
Acetone	**110**	12	ug/m³ Air	TO-15	
1,1,2-trichloro-1,2,2-trifluoroethane (CFC 113)	**2000**	7.7	ug/m³ Air	TO-15	
Chloroform	**30**	5.0	ug/m³ Air	TO-15	
1,1-Dichloroethane	**22**	4.1	ug/m³ Air	TO-15	
1,1-Dichloroethene	**2300**	4.0	ug/m³ Air	TO-15	E
4-Ethyltoluene	**2.8**	5.0	ug/m³ Air	TO-15	J
Tetrahydrofuran	**19**	3.0	ug/m³ Air	TO-15	
Tetrachloroethene	**870**	6.9	ug/m³ Air	TO-15	
1,1,2-Trichloroethane	**12**	5.6	ug/m³ Air	TO-15	
1,1,1-Trichloroethane	**1.7**	5.6	ug/m³ Air	TO-15	J
Trichloroethene	**650**	5.5	ug/m³ Air	TO-15	
Trichlorofluoromethane	**46**	5.7	ug/m³ Air	TO-15	
1,3,5-Trimethylbenzene	**2.5**	5.0	ug/m³ Air	TO-15	J
1,2,4-Trimethylbenzene	**8.8**	5.0	ug/m³ Air	TO-15	
2-Butanone (MEK)	**31**	15	ug/m³ Air	TO-15	
Toluene	**6.3**	3.8	ug/m³ Air	TO-15	
Ethylbenzene	**67**	4.4	ug/m³ Air	TO-15	
m,p-Xylene	**290**	8.8	ug/m³ Air	TO-15	
o-Xylene	**100**	4.4	ug/m³ Air	TO-15	

Sample ID: B6-SG **Laboratory ID:** T242429-06

Analyte	Result	Reporting Limit	Units	Method	Notes
Acetone	**460**	12	ug/m³ Air	TO-15	
1,3-Butadiene	**42**	4.5	ug/m³ Air	TO-15	
Carbon Disulfide	**29**	3.2	ug/m³ Air	TO-15	
1,1,2-trichloro-1,2,2-trifluoroethane (CFC 113)	**33**	7.7	ug/m³ Air	TO-15	
Heptane	**50**	4.2	ug/m³ Air	TO-15	
Hexane	**36**	3.6	ug/m³ Air	TO-15	
1,1-Dichloroethene	**14**	4.0	ug/m³ Air	TO-15	
4-Ethyltoluene	**5.5**	5.0	ug/m³ Air	TO-15	
Styrene	**2.8**	4.3	ug/m³ Air	TO-15	J
Tetrahydrofuran	**150**	3.0	ug/m³ Air	TO-15	
Tetrachloroethene	**14**	6.9	ug/m³ Air	TO-15	
Trichloroethene	**5.2**	5.5	ug/m³ Air	TO-15	J
1,3,5-Trimethylbenzene	**4.6**	5.0	ug/m³ Air	TO-15	J

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Sample ID: B6-SG **Laboratory ID:** T242429-06

Analyte	Result	Reporting Limit	Units	Method	Notes
1,2,4-Trimethylbenzene	**17**	5.0	ug/m³ Air	TO-15	
2-Butanone (MEK)	**130**	15	ug/m³ Air	TO-15	
Benzene	**41**	3.3	ug/m³ Air	TO-15	
Toluene	**74**	3.8	ug/m³ Air	TO-15	
Ethylbenzene	**67**	4.4	ug/m³ Air	TO-15	
m,p-Xylene	**270**	8.8	ug/m³ Air	TO-15	
o-Xylene	**100**	4.4	ug/m³ Air	TO-15	

Sample ID: B7-SG **Laboratory ID:** T242429-07

Analyte	Result	Reporting Limit	Units	Method	Notes
Acetone	**100**	12	ug/m³ Air	TO-15	
Carbon Disulfide	**240**	3.2	ug/m³ Air	TO-15	
1,1,2-trichloro-1,2,2-trifluoroethane (CFC 113)	**73**	7.7	ug/m³ Air	TO-15	
Cyclohexane	**46**	3.5	ug/m³ Air	TO-15	
Heptane	**85**	4.2	ug/m³ Air	TO-15	
Hexane	**71**	3.6	ug/m³ Air	TO-15	
4-Ethyltoluene	**18**	5.0	ug/m³ Air	TO-15	
Methylene chloride	**8.4**	27	ug/m³ Air	TO-15	C-06, J
Styrene	**2.5**	4.3	ug/m³ Air	TO-15	J
Tetrahydrofuran	**16**	3.0	ug/m³ Air	TO-15	
Tetrachloroethene	**56**	6.9	ug/m³ Air	TO-15	
1,1,1-Trichloroethane	**3.4**	5.6	ug/m³ Air	TO-15	J
1,3,5-Trimethylbenzene	**7.4**	5.0	ug/m³ Air	TO-15	
1,2,4-Trimethylbenzene	**15**	5.0	ug/m³ Air	TO-15	
2-Butanone (MEK)	**44**	15	ug/m³ Air	TO-15	
Benzene	**67**	3.3	ug/m³ Air	TO-15	
Toluene	**22**	3.8	ug/m³ Air	TO-15	
Ethylbenzene	**100**	4.4	ug/m³ Air	TO-15	
m,p-Xylene	**310**	8.8	ug/m³ Air	TO-15	
o-Xylene	**120**	4.4	ug/m³ Air	TO-15	

Sample ID: B8-SG **Laboratory ID:** T242429-08

Analyte	Result	Reporting Limit	Units	Method	Notes

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Sample ID: B8-SG **Laboratory ID:** T242429-08

Analyte	Result	Reporting Limit	Units	Method	Notes
Acetone	**160**	12	ug/m³ Air	TO-15	
Carbon Disulfide	**200**	3.2	ug/m³ Air	TO-15	
1,1,2-trichloro-1,2,2-trifluoroethane (CFC 113)	**120**	7.7	ug/m³ Air	TO-15	
Chloroform	**6.2**	5.0	ug/m³ Air	TO-15	
Cyclohexane	**31**	3.5	ug/m³ Air	TO-15	
Heptane	**20**	4.2	ug/m³ Air	TO-15	
Hexane	**31**	3.6	ug/m³ Air	TO-15	
1,1-Dichloroethene	**300**	4.0	ug/m³ Air	TO-15	
cis-1,2-Dichloroethene	**11**	4.0	ug/m³ Air	TO-15	
4-Ethyltoluene	**4.0**	5.0	ug/m³ Air	TO-15	J
Methylene chloride	**15**	27	ug/m³ Air	TO-15	C-06, J
Styrene	**5.4**	4.3	ug/m³ Air	TO-15	
1,1,2,2-Tetrachloroethane	**1.5**	7.0	ug/m³ Air	TO-15	J
Tetrahydrofuran	**24**	3.0	ug/m³ Air	TO-15	
Tetrachloroethene	**140**	6.9	ug/m³ Air	TO-15	
Trichloroethene	**170**	5.5	ug/m³ Air	TO-15	
Trichlorofluoromethane	**16**	5.7	ug/m³ Air	TO-15	
1,3,5-Trimethylbenzene	**4.4**	5.0	ug/m³ Air	TO-15	J
1,2,4-Trimethylbenzene	**13**	5.0	ug/m³ Air	TO-15	
2-Butanone (MEK)	**41**	15	ug/m³ Air	TO-15	
Benzene	**44**	3.3	ug/m³ Air	TO-15	
Toluene	**46**	3.8	ug/m³ Air	TO-15	
Ethylbenzene	**82**	4.4	ug/m³ Air	TO-15	
m,p-Xylene	**380**	8.8	ug/m³ Air	TO-15	
o-Xylene	**160**	4.4	ug/m³ Air	TO-15	

Sample ID: B9-SG **Laboratory ID:** T242429-09

Analyte	Result	Reporting Limit	Units	Method	Notes
Acetone	**130**	12	ug/m³ Air	TO-15	
1,3-Butadiene	**11**	4.5	ug/m³ Air	TO-15	
Carbon Disulfide	**14**	3.2	ug/m³ Air	TO-15	
1,1,2-trichloro-1,2,2-trifluoroethane (CFC 113)	**190**	7.7	ug/m³ Air	TO-15	
Chloroform	**6.5**	5.0	ug/m³ Air	TO-15	
Heptane	**7.8**	4.2	ug/m³ Air	TO-15	
1,1-Dichloroethene	**330**	4.0	ug/m³ Air	TO-15	

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Sample ID: B9-SG **Laboratory ID:** T242429-09

Analyte	Result	Reporting Limit	Units	Method	Notes
cis-1,2-Dichloroethene	**6.6**	4.0	ug/m³ Air	TO-15	
4-Ethyltoluene	**9.1**	5.0	ug/m³ Air	TO-15	
Methylene chloride	**21**	27	ug/m³ Air	TO-15	C-06, J
Styrene	**3.0**	4.3	ug/m³ Air	TO-15	J
Tetrahydrofuran	**30**	3.0	ug/m³ Air	TO-15	
Tetrachloroethene	**250**	6.9	ug/m³ Air	TO-15	
Trichloroethene	**240**	5.5	ug/m³ Air	TO-15	
Trichlorofluoromethane	**41**	5.7	ug/m³ Air	TO-15	
1,3,5-Trimethylbenzene	**8.4**	5.0	ug/m³ Air	TO-15	
1,2,4-Trimethylbenzene	**29**	5.0	ug/m³ Air	TO-15	
2-Butanone (MEK)	**54**	15	ug/m³ Air	TO-15	
Methyl isobutyl ketone	**7.5**	42	ug/m³ Air	TO-15	J
Benzene	**15**	3.3	ug/m³ Air	TO-15	
Toluene	**48**	3.8	ug/m³ Air	TO-15	
Ethylbenzene	**29**	4.4	ug/m³ Air	TO-15	
m,p-Xylene	**130**	8.8	ug/m³ Air	TO-15	
o-Xylene	**51**	4.4	ug/m³ Air	TO-15	

Sample ID: B10-SG **Laboratory ID:** T242429-10

Analyte	Result	Reporting Limit	Units	Method	Notes
Acetone	**240**	12	ug/m³ Air	TO-15	
Carbon Disulfide	**27**	3.2	ug/m³ Air	TO-15	
1,1,2-trichloro-1,2,2-trifluoroethane (CFC 113)	**110**	7.7	ug/m³ Air	TO-15	
Chloroform	**31**	5.0	ug/m³ Air	TO-15	
Heptane	**18**	4.2	ug/m³ Air	TO-15	
Hexane	**22**	3.6	ug/m³ Air	TO-15	
1,1-Dichloroethene	**220**	4.0	ug/m³ Air	TO-15	
cis-1,2-Dichloroethene	**4.2**	4.0	ug/m³ Air	TO-15	
4-Ethyltoluene	**6.1**	5.0	ug/m³ Air	TO-15	
Methylene chloride	**19**	27	ug/m³ Air	TO-15	C-06, J
Styrene	**3.0**	4.3	ug/m³ Air	TO-15	J
Tetrahydrofuran	**67**	3.0	ug/m³ Air	TO-15	
Tetrachloroethene	**100**	6.9	ug/m³ Air	TO-15	
Trichloroethene	**99**	5.5	ug/m³ Air	TO-15	
Trichlorofluoromethane	**18**	5.7	ug/m³ Air	TO-15	

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Sample ID: B10-SG **Laboratory ID:** T242429-10

Analyte	Result	Reporting Limit	Units	Method	Notes
1,3,5-Trimethylbenzene	**5.6**	5.0	ug/m³ Air	TO-15	
1,2,4-Trimethylbenzene	**19**	5.0	ug/m³ Air	TO-15	
2-Butanone (MEK)	**110**	15	ug/m³ Air	TO-15	
Methyl isobutyl ketone	**5.6**	42	ug/m³ Air	TO-15	J
Benzene	**29**	3.3	ug/m³ Air	TO-15	
Toluene	**53**	3.8	ug/m³ Air	TO-15	
Ethylbenzene	**35**	4.4	ug/m³ Air	TO-15	
m,p-Xylene	**160**	8.8	ug/m³ Air	TO-15	
o-Xylene	**61**	4.4	ug/m³ Air	TO-15	

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B1-SG

T242429-01(Air)

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TO-15

Analyte	Result	MDL	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Acetone	**470**	1.3	12	ug/m³ Air	1.52	24F0214	06/13/24	06/13/24	TO-15	
1,3-Butadiene	ND	0.17	4.5	"	"	"	"	"	"	
Carbon Disulfide	**8.2**	0.089	3.2	"	"	"	"	"	"	
1,1,2-trichloro-1,2,2-trifluoroethane (CFC 113)	**51**	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	**51**	0.32	4.2	"	"	"	"	"	"	
Hexane	**39**	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	**9.4**	0.19	5.0	"	"	"	"	"	"	
Methylene chloride	ND	2.6	27	"	"	"	"	"	"	C-06

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B1-SG

T242429-01(Air)

Analyte	Result	MDL	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
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TO-15										
Styrene	**5.4**	0.16	4.3	ug/m³ Air	1.52	24F0214	06/13/24	06/13/24	TO-15	
1,1,2,2-Tetrachloroethane	ND	0.17	7.0	"	"	"	"	"	"	
Tetrahydrofuran	**47**	0.17	3.0	"	"	"	"	"	"	
Tetrachloroethene	**83**	0.59	6.9	"	"	"	"	"	"	
1,1,2-Trichloroethane	ND	0.30	5.6	"	"	"	"	"	"	
1,1,1-Trichloroethane	**2.2**	0.14	5.6	"	"	"	"	"	"	J
Trichloroethene	ND	0.16	5.5	"	"	"	"	"	"	
Trichlorofluoromethane	**7.5**	0.16	5.7	"	"	"	"	"	"	
1,3,5-Trimethylbenzene	**7.4**	0.23	5.0	"	"	"	"	"	"	
1,2,4-Trimethylbenzene	**19**	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)	**170**	0.27	15	"	"	"	"	"	"	
Methyl isobutyl ketone	**18**	0.15	42	"	"	"	"	"	"	J
Benzene	**31**	0.080	3.3	"	"	"	"	"	"	
Toluene	**48**	0.33	3.8	"	"	"	"	"	"	
Ethylbenzene	**510**	0.11	4.4	"	"	"	"	"	"	
m,p-Xylene	**2200**	0.14	8.8	"	"	"	"	"	"	
o-Xylene	**870**	0.11	4.4	"	"	"	"	"	"	
1,1-Difluoroethane (1,1-DFA)	ND	3.3	27	"	"	"	"	"	"	
Surrogate: 4-Bromofluorobenzene			*92.1 %*	*59.2-130*		*"*	*"*	*"*	*"*	

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Partner Engineering & Science, Inc.--Tor	Project: 960 W 16th St. Costa Mesa	
2154 Torrance Blvd., Suite 200	Project Number: 24-447400.2	**Reported:**
Torrance CA, 90501	Project Manager: Brian Godbois	06/17/24 17:12

B2-SG

T242429-02(Air)

SunStar Laboratories, Inc.

TO-15

Analyte	Result	MDL	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Acetone	**390**	1.3	12	ug/m³ Air	1.59	24F0214	06/13/24	06/13/24	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)	**400**	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	**11**	0.15	5.0	"	"	"	"	"	"	
Chloromethane	ND	0.074	11	"	"	"	"	"	"	
Cyclohexane	**28**	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	**69**	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	**7.2**	0.19	5.0	"	"	"	"	"	"	
Methylene chloride	**7.5**	2.6	27	"	"	"	"	"	"	J, C-06
Styrene	ND	0.16	4.3	"	"	"	"	"	"	

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Partner Engineering & Science, Inc.--Tor	Project: 960 W 16th St. Costa Mesa	
2154 Torrance Blvd., Suite 200	Project Number: 24-447400.2	**Reported:**
Torrance CA, 90501	Project Manager: Brian Godbois	06/17/24 17:12

B2-SG

T242429-02(Air)

Analyte	Result	MDL	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
				SunStar Laboratories, Inc.						
TO-15										
1,1,2,2-Tetrachloroethane	ND	0.17	7.0	ug/m³ Air	1.59	24F0214	06/13/24	06/13/24	TO-15	
Tetrahydrofuran	**80**	0.17	3.0	"	"	"	"	"	"	
Tetrachloroethene	**380**	0.59	6.9	"	"	"	"	"	"	
1,1,2-Trichloroethane	ND	0.30	5.6	"	"	"	"	"	"	
1,1,1-Trichloroethane	ND	0.14	5.6	"	"	"	"	"	"	
Trichloroethene	**25**	0.16	5.5	"	"	"	"	"	"	
Trichlorofluoromethane	**27**	0.16	5.7	"	"	"	"	"	"	
1,3,5-Trimethylbenzene	**7.1**	0.23	5.0	"	"	"	"	"	"	
1,2,4-Trimethylbenzene	**26**	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)	**90**	0.27	15	"	"	"	"	"	"	
Methyl isobutyl ketone	ND	0.15	42	"	"	"	"	"	"	
Benzene	**14**	0.080	3.3	"	"	"	"	"	"	
Toluene	**31**	0.33	3.8	"	"	"	"	"	"	
Ethylbenzene	**73**	0.11	4.4	"	"	"	"	"	"	
m,p-Xylene	**380**	0.14	8.8	"	"	"	"	"	"	
o-Xylene	**170**	0.11	4.4	"	"	"	"	"	"	
1,1-Difluoroethane (1,1-DFA)	ND	3.3	27	"	"	"	"	"	"	
Surrogate: 4-Bromofluorobenzene			*94.2 %*	*59.2-130*		"	"	"	"	

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Partner Engineering & Science, Inc.--Tor	Project: 960 W 16th St. Costa Mesa	
2154 Torrance Blvd., Suite 200	Project Number: 24-447400.2	**Reported:**
Torrance CA, 90501	Project Manager: Brian Godbois	06/17/24 17:12

B3-SG

T242429-03(Air)

SunStar Laboratories, Inc.

TO-15

Analyte	Result	MDL	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Acetone	**62**	1.3	12	ug/m³ Air	1.52	24F0214	06/13/24	06/13/24	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)	**940**	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	**16**	0.15	5.0	"	"	"	"	"	"	
Chloromethane	ND	0.074	11	"	"	"	"	"	"	
Cyclohexane	**23**	0.65	3.5	"	"	"	"	"	"	
Heptane	**9.4**	0.32	4.2	"	"	"	"	"	"	
Hexane	**13**	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	**10**	0.16	4.1	"	"	"	"	"	"	
1,2-Dichloroethane	ND	0.21	4.1	"	"	"	"	"	"	
1,1-Dichloroethene	**850**	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	**3.1**	0.19	5.0	"	"	"	"	"	"	J
Methylene chloride	ND	2.6	27	"	"	"	"	"	"	C-06
Styrene	**2.5**	0.16	4.3	"	"	"	"	"	"	J

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Partner Engineering & Science, Inc.--Tor	Project: 960 W 16th St. Costa Mesa	
2154 Torrance Blvd., Suite 200	Project Number: 24-447400.2	**Reported:**
Torrance CA, 90501	Project Manager: Brian Godbois	06/17/24 17:12

B3-SG

T242429-03(Air)

Analyte	Result	MDL	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
SunStar Laboratories, Inc.										
TO-15										
1,1,2,2-Tetrachloroethane	ND	0.17	7.0	ug/m³ Air	1.52	24F0214	06/13/24	06/13/24	TO-15	
Tetrahydrofuran	**8.6**	0.17	3.0	"	"	"	"	"	"	
Tetrachloroethene	**390**	0.59	6.9	"	"	"	"	"	"	
1,1,2-Trichloroethane	**7.4**	0.30	5.6	"	"	"	"	"	"	
1,1,1-Trichloroethane	**3.6**	0.14	5.6	"	"	"	"	"	"	J
Trichloroethene	**250**	0.16	5.5	"	"	"	"	"	"	
Trichlorofluoromethane	**27**	0.16	5.7	"	"	"	"	"	"	
1,3,5-Trimethylbenzene	**3.1**	0.23	5.0	"	"	"	"	"	"	J
1,2,4-Trimethylbenzene	**11**	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)	**24**	0.27	15	"	"	"	"	"	"	
Methyl isobutyl ketone	ND	0.15	42	"	"	"	"	"	"	
Benzene	**15**	0.080	3.3	"	"	"	"	"	"	
Toluene	**16**	0.33	3.8	"	"	"	"	"	"	
Ethylbenzene	**95**	0.11	4.4	"	"	"	"	"	"	
m,p-Xylene	**450**	0.14	8.8	"	"	"	"	"	"	
o-Xylene	**190**	0.11	4.4	"	"	"	"	"	"	
1,1-Difluoroethane (1,1-DFA)	ND	3.3	27	"	"	"	"	"	"	
Surrogate: 4-Bromofluorobenzene			*89.7 %*	*59.2-130*		"	"	"	"	

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Partner Engineering & Science, Inc.--Tor	Project: 960 W 16th St. Costa Mesa	
2154 Torrance Blvd., Suite 200	Project Number: 24-447400.2	**Reported:**
Torrance CA, 90501	Project Manager: Brian Godbois	06/17/24 17:12

B4-SG

T242429-04(Air)

SunStar Laboratories, Inc.

TO-15

Analyte	Result	MDL	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Acetone	**720**	1.3	12	ug/m³ Air	1.48	24F0214	06/13/24	06/13/24	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)	**1400**	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	**15**	0.15	5.0	"	"	"	"	"	"	
Chloromethane	ND	0.074	11	"	"	"	"	"	"	
Cyclohexane	**19**	0.65	3.5	"	"	"	"	"	"	
Heptane	**4.7**	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	**18**	0.16	4.1	"	"	"	"	"	"	
1,2-Dichloroethane	ND	0.21	4.1	"	"	"	"	"	"	
1,1-Dichloroethene	**1000**	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	**8.9**	0.19	5.0	"	"	"	"	"	"	
Methylene chloride	**9.8**	2.6	27	"	"	"	"	"	"	C-06, J
Styrene	**2.3**	0.16	4.3	"	"	"	"	"	"	J

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Partner Engineering & Science, Inc.--Tor	Project: 960 W 16th St. Costa Mesa	
2154 Torrance Blvd., Suite 200	Project Number: 24-447400.2	**Reported:**
Torrance CA, 90501	Project Manager: Brian Godbois	06/17/24 17:12

B4-SG

T242429-04(Air)

Analyte	Result	MDL	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
SunStar Laboratories, Inc.										
TO-15										
1,1,2,2-Tetrachloroethane	ND	0.17	7.0	ug/m³ Air	1.48	24F0214	06/13/24	06/13/24	TO-15	
Tetrahydrofuran	**380**	0.17	3.0	"	"	"	"	"	"	
Tetrachloroethene	**380**	0.59	6.9	"	"	"	"	"	"	
1,1,2-Trichloroethane	**33**	0.30	5.6	"	"	"	"	"	"	
1,1,1-Trichloroethane	**4.0**	0.14	5.6	"	"	"	"	"	"	J
Trichloroethene	**300**	0.16	5.5	"	"	"	"	"	"	
Trichlorofluoromethane	**23**	0.16	5.7	"	"	"	"	"	"	
1,3,5-Trimethylbenzene	**7.6**	0.23	5.0	"	"	"	"	"	"	
1,2,4-Trimethylbenzene	**27**	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)	**190**	0.27	15	"	"	"	"	"	"	
Methyl isobutyl ketone	ND	0.15	42	"	"	"	"	"	"	
Benzene	**7.3**	0.080	3.3	"	"	"	"	"	"	
Toluene	**39**	0.33	3.8	"	"	"	"	"	"	
Ethylbenzene	**160**	0.11	4.4	"	"	"	"	"	"	
m,p-Xylene	**660**	0.14	8.8	"	"	"	"	"	"	
o-Xylene	**210**	0.11	4.4	"	"	"	"	"	"	
1,1-Difluoroethane (1,1-DFA)	ND	3.3	27	"	"	"	"	"	"	
Surrogate: 4-Bromofluorobenzene			*90.2 %*	*59.2-130*		"	"	"	"	

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Partner Engineering & Science, Inc.--Tor	Project: 960 W 16th St. Costa Mesa	
2154 Torrance Blvd., Suite 200	Project Number: 24-447400.2	**Reported:**
Torrance CA, 90501	Project Manager: Brian Godbois	06/17/24 17:12

B5-SG

T242429-05(Air)

SunStar Laboratories, Inc.

TO-15

Analyte	Result	MDL	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Acetone	**110**	1.3	12	ug/m³ Air	1.55	24F0214	06/13/24	06/13/24	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)	**2000**	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	**30**	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	**22**	0.16	4.1	"	"	"	"	"	"	
1,2-Dichloroethane	ND	0.21	4.1	"	"	"	"	"	"	
1,1-Dichloroethene	**2300**	0.12	4.0	"	"	"	"	"	"	E
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	**2.8**	0.19	5.0	"	"	"	"	"	"	J
Methylene chloride	ND	2.6	27	"	"	"	"	"	"	C-06

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Partner Engineering & Science, Inc.--Tor	Project: 960 W 16th St. Costa Mesa	
2154 Torrance Blvd., Suite 200	Project Number: 24-447400.2	**Reported:**
Torrance CA, 90501	Project Manager: Brian Godbois	06/17/24 17:12

B5-SG

T242429-05(Air)

Analyte	Result	MDL	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
SunStar Laboratories, Inc.										
TO-15										
Styrene	ND	0.16	4.3	ug/m³ Air	1.55	24F0214	06/13/24	06/13/24	TO-15	
1,1,2,2-Tetrachloroethane	ND	0.17	7.0	"	"	"	"	"	"	
Tetrahydrofuran	**19**	0.17	3.0	"	"	"	"	"	"	
Tetrachloroethene	**870**	0.59	6.9	"	"	"	"	"	"	
1,1,2-Trichloroethane	**12**	0.30	5.6	"	"	"	"	"	"	
1,1,1-Trichloroethane	**1.7**	0.14	5.6	"	"	"	"	"	"	J
Trichloroethene	**650**	0.16	5.5	"	"	"	"	"	"	
Trichlorofluoromethane	**46**	0.16	5.7	"	"	"	"	"	"	
1,3,5-Trimethylbenzene	**2.5**	0.23	5.0	"	"	"	"	"	"	J
1,2,4-Trimethylbenzene	**8.8**	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)	**31**	0.27	15	"	"	"	"	"	"	
Methyl isobutyl ketone	ND	0.15	42	"	"	"	"	"	"	
Benzene	ND	0.080	3.3	"	"	"	"	"	"	
Toluene	**6.3**	0.33	3.8	"	"	"	"	"	"	
Ethylbenzene	**67**	0.11	4.4	"	"	"	"	"	"	
m,p-Xylene	**290**	0.14	8.8	"	"	"	"	"	"	
o-Xylene	**100**	0.11	4.4	"	"	"	"	"	"	
1,1-Difluoroethane (1,1-DFA)	ND	3.3	27	"	"	"	"	"	"	
Surrogate: 4-Bromofluorobenzene			*92.2 %*	*59.2-130*		"	"	"	"	

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Partner Engineering & Science, Inc.--Tor	Project: 960 W 16th St. Costa Mesa	
2154 Torrance Blvd., Suite 200	Project Number: 24-447400.2	**Reported:**
Torrance CA, 90501	Project Manager: Brian Godbois	06/17/24 17:12

B6-SG

T242429-06(Air)

Analyte	Result	MDL	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
SunStar Laboratories, Inc.										
TO-15										
Acetone	**460**	1.3	12	ug/m³ Air	1.52	24F0214	06/13/24	06/13/24	TO-15	
1,3-Butadiene	**42**	0.17	4.5	"	"	"	"	"	"	
Carbon Disulfide	**29**	0.089	3.2	"	"	"	"	"	"	
1,1,2-trichloro-1,2,2-trifluoroethane (CFC 113)	**33**	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	**50**	0.32	4.2	"	"	"	"	"	"	
Hexane	**36**	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	**14**	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	**5.5**	0.19	5.0	"	"	"	"	"	"	
Methylene chloride	ND	2.6	27	"	"	"	"	"	"	C-06
Styrene	**2.8**	0.16	4.3	"	"	"	"	"	"	J

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Partner Engineering & Science, Inc.--Tor	Project: 960 W 16th St. Costa Mesa	
2154 Torrance Blvd., Suite 200	Project Number: 24-447400.2	**Reported:**
Torrance CA, 90501	Project Manager: Brian Godbois	06/17/24 17:12

B6-SG

T242429-06(Air)

Analyte	Result	MDL	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
SunStar Laboratories, Inc.										
TO-15										
1,1,2,2-Tetrachloroethane	ND	0.17	7.0	ug/m³ Air	1.52	24F0214	06/13/24	06/13/24	TO-15	
Tetrahydrofuran	**150**	0.17	3.0	"	"	"	"	"	"	
Tetrachloroethene	**14**	0.59	6.9	"	"	"	"	"	"	
1,1,2-Trichloroethane	ND	0.30	5.6	"	"	"	"	"	"	
1,1,1-Trichloroethane	ND	0.14	5.6	"	"	"	"	"	"	
Trichloroethene	**5.2**	0.16	5.5	"	"	"	"	"	"	J
Trichlorofluoromethane	ND	0.16	5.7	"	"	"	"	"	"	
1,3,5-Trimethylbenzene	**4.6**	0.23	5.0	"	"	"	"	"	"	J
1,2,4-Trimethylbenzene	**17**	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)	**130**	0.27	15	"	"	"	"	"	"	
Methyl isobutyl ketone	ND	0.15	42	"	"	"	"	"	"	
Benzene	**41**	0.080	3.3	"	"	"	"	"	"	
Toluene	**74**	0.33	3.8	"	"	"	"	"	"	
Ethylbenzene	**67**	0.11	4.4	"	"	"	"	"	"	
m,p-Xylene	**270**	0.14	8.8	"	"	"	"	"	"	
o-Xylene	**100**	0.11	4.4	"	"	"	"	"	"	
1,1-Difluoroethane (1,1-DFA)	ND	3.3	27	"	"	"	"	"	"	
Surrogate: 4-Bromofluorobenzene			*93.4 %*	*59.2-130*		"	"	"	"	

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Partner Engineering & Science, Inc.--Tor	Project: 960 W 16th St. Costa Mesa	
2154 Torrance Blvd., Suite 200	Project Number: 24-447400.2	**Reported:**
Torrance CA, 90501	Project Manager: Brian Godbois	06/17/24 17:12

B7-SG

T242429-07(Air)

SunStar Laboratories, Inc.

TO-15

Analyte	Result	MDL	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Acetone	**100**	1.3	12	ug/m³ Air	1.5	24F0214	06/13/24	06/13/24	TO-15	
1,3-Butadiene	ND	0.17	4.5	"	"	"	"	"	"	
Carbon Disulfide	**240**	0.089	3.2	"	"	"	"	"	"	
1,1,2-trichloro-1,2,2-trifluoroethane (CFC 113)	**73**	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	**46**	0.65	3.5	"	"	"	"	"	"	
Heptane	**85**	0.32	4.2	"	"	"	"	"	"	
Hexane	**71**	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	**18**	0.19	5.0	"	"	"	"	"	"	
Methylene chloride	**8.4**	2.6	27	"	"	"	"	"	"	C-06, J
Styrene	**2.5**	0.16	4.3	"	"	"	"	"	"	J

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Partner Engineering & Science, Inc.--Tor	Project: 960 W 16th St. Costa Mesa	
2154 Torrance Blvd., Suite 200	Project Number: 24-447400.2	**Reported:**
Torrance CA, 90501	Project Manager: Brian Godbois	06/17/24 17:12

B7-SG

T242429-07(Air)

Analyte	Result	MDL	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
SunStar Laboratories, Inc.										
TO-15										
1,1,2,2-Tetrachloroethane	ND	0.17	7.0	ug/m³ Air	1.5	24F0214	06/13/24	06/13/24	TO-15	
Tetrahydrofuran	**16**	0.17	3.0	"	"	"	"	"	"	
Tetrachloroethene	**56**	0.59	6.9	"	"	"	"	"	"	
1,1,2-Trichloroethane	ND	0.30	5.6	"	"	"	"	"	"	
1,1,1-Trichloroethane	**3.4**	0.14	5.6	"	"	"	"	"	"	J
Trichloroethene	ND	0.16	5.5	"	"	"	"	"	"	
Trichlorofluoromethane	ND	0.16	5.7	"	"	"	"	"	"	
1,3,5-Trimethylbenzene	**7.4**	0.23	5.0	"	"	"	"	"	"	
1,2,4-Trimethylbenzene	**15**	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)	**44**	0.27	15	"	"	"	"	"	"	
Methyl isobutyl ketone	ND	0.15	42	"	"	"	"	"	"	
Benzene	**67**	0.080	3.3	"	"	"	"	"	"	
Toluene	**22**	0.33	3.8	"	"	"	"	"	"	
Ethylbenzene	**100**	0.11	4.4	"	"	"	"	"	"	
m,p-Xylene	**310**	0.14	8.8	"	"	"	"	"	"	
o-Xylene	**120**	0.11	4.4	"	"	"	"	"	"	
1,1-Difluoroethane (1,1-DFA)	ND	3.3	27	"	"	"	"	"	"	
Surrogate: 4-Bromofluorobenzene			*91.7 %*	*59.2-130*		"	"	"	"	

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Partner Engineering & Science, Inc.--Tor	Project: 960 W 16th St. Costa Mesa	
2154 Torrance Blvd., Suite 200	Project Number: 24-447400.2	**Reported:**
Torrance CA, 90501	Project Manager: Brian Godbois	06/17/24 17:12

B8-SG

T242429-08(Air)

SunStar Laboratories, Inc.

TO-15

Analyte	Result	MDL	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Acetone	**160**	1.3	12	ug/m³ Air	1.57	24F0214	06/13/24	06/13/24	TO-15	
1,3-Butadiene	ND	0.17	4.5	"	"	"	"	"	"	
Carbon Disulfide	**200**	0.089	3.2	"	"	"	"	"	"	
1,1,2-trichloro-1,2,2-trifluoroethane (CFC 113)	**120**	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	**6.2**	0.15	5.0	"	"	"	"	"	"	
Chloromethane	ND	0.074	11	"	"	"	"	"	"	
Cyclohexane	**31**	0.65	3.5	"	"	"	"	"	"	
Heptane	**20**	0.32	4.2	"	"	"	"	"	"	
Hexane	**31**	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	**300**	0.12	4.0	"	"	"	"	"	"	
cis-1,2-Dichloroethene	**11**	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	**4.0**	0.19	5.0	"	"	"	"	"	"	J
Methylene chloride	**15**	2.6	27	"	"	"	"	"	"	C-06, J
Styrene	**5.4**	0.16	4.3	"	"	"	"	"	"	

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Partner Engineering & Science, Inc.--Tor	Project: 960 W 16th St. Costa Mesa	
2154 Torrance Blvd., Suite 200	Project Number: 24-447400.2	**Reported:**
Torrance CA, 90501	Project Manager: Brian Godbois	06/17/24 17:12

B8-SG

T242429-08(Air)

SunStar Laboratories, Inc.

TO-15

Analyte	Result	MDL	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
1,1,2,2-Tetrachloroethane	**1.5**	0.17	7.0	ug/m³ Air	1.57	24F0214	06/13/24	06/13/24	TO-15	J
Tetrahydrofuran	**24**	0.17	3.0	"	"	"	"	"	"	
Tetrachloroethene	**140**	0.59	6.9	"	"	"	"	"	"	
1,1,2-Trichloroethane	ND	0.30	5.6	"	"	"	"	"	"	
1,1,1-Trichloroethane	ND	0.14	5.6	"	"	"	"	"	"	
Trichloroethene	**170**	0.16	5.5	"	"	"	"	"	"	
Trichlorofluoromethane	**16**	0.16	5.7	"	"	"	"	"	"	
1,3,5-Trimethylbenzene	**4.4**	0.23	5.0	"	"	"	"	"	"	J
1,2,4-Trimethylbenzene	**13**	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)	**41**	0.27	15	"	"	"	"	"	"	
Methyl isobutyl ketone	ND	0.15	42	"	"	"	"	"	"	
Benzene	**44**	0.080	3.3	"	"	"	"	"	"	
Toluene	**46**	0.33	3.8	"	"	"	"	"	"	
Ethylbenzene	**82**	0.11	4.4	"	"	"	"	"	"	
m,p-Xylene	**380**	0.14	8.8	"	"	"	"	"	"	
o-Xylene	**160**	0.11	4.4	"	"	"	"	"	"	
1,1-Difluoroethane (1,1-DFA)	ND	3.3	27	"	"	"	"	"	"	
Surrogate: 4-Bromofluorobenzene			*90.6 %*	*59.2-130*		"	"	"	"	

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Partner Engineering & Science, Inc.--Tor	Project: 960 W 16th St. Costa Mesa	
2154 Torrance Blvd., Suite 200	Project Number: 24-447400.2	**Reported:**
Torrance CA, 90501	Project Manager: Brian Godbois	06/17/24 17:12

B9-SG

T242429-09(Air)

SunStar Laboratories, Inc.

TO-15

Analyte	Result	MDL	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Acetone	**130**	1.3	12	ug/m³ Air	1.62	24F0214	06/13/24	06/13/24	TO-15	
1,3-Butadiene	**11**	0.17	4.5	"	"	"	"	"	"	
Carbon Disulfide	**14**	0.089	3.2	"	"	"	"	"	"	
1,1,2-trichloro-1,2,2-trifluoroethane (CFC 113)	**190**	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	**6.5**	0.15	5.0	"	"	"	"	"	"	
Chloromethane	ND	0.074	11	"	"	"	"	"	"	
Cyclohexane	ND	0.65	3.5	"	"	"	"	"	"	
Heptane	**7.8**	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	**330**	0.12	4.0	"	"	"	"	"	"	
cis-1,2-Dichloroethene	**6.6**	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	**9.1**	0.19	5.0	"	"	"	"	"	"	
Methylene chloride	**21**	2.6	27	"	"	"	"	"	"	C-06, J
Styrene	**3.0**	0.16	4.3	"	"	"	"	"	"	J

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Partner Engineering & Science, Inc.--Tor	Project: 960 W 16th St. Costa Mesa	
2154 Torrance Blvd., Suite 200	Project Number: 24-447400.2	**Reported:**
Torrance CA, 90501	Project Manager: Brian Godbois	06/17/24 17:12

B9-SG

T242429-09(Air)

Analyte	Result	MDL	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
SunStar Laboratories, Inc.										
TO-15										
1,1,2,2-Tetrachloroethane	ND	0.17	7.0	ug/m³ Air	1.62	24F0214	06/13/24	06/13/24	TO-15	
Tetrahydrofuran	**30**	0.17	3.0	"	"	"	"	"	"	
Tetrachloroethene	**250**	0.59	6.9	"	"	"	"	"	"	
1,1,2-Trichloroethane	ND	0.30	5.6	"	"	"	"	"	"	
1,1,1-Trichloroethane	ND	0.14	5.6	"	"	"	"	"	"	
Trichloroethene	**240**	0.16	5.5	"	"	"	"	"	"	
Trichlorofluoromethane	**41**	0.16	5.7	"	"	"	"	"	"	
1,3,5-Trimethylbenzene	**8.4**	0.23	5.0	"	"	"	"	"	"	
1,2,4-Trimethylbenzene	**29**	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)	**54**	0.27	15	"	"	"	"	"	"	
Methyl isobutyl ketone	**7.5**	0.15	42	"	"	"	"	"	"	J
Benzene	**15**	0.080	3.3	"	"	"	"	"	"	
Toluene	**48**	0.33	3.8	"	"	"	"	"	"	
Ethylbenzene	**29**	0.11	4.4	"	"	"	"	"	"	
m,p-Xylene	**130**	0.14	8.8	"	"	"	"	"	"	
o-Xylene	**51**	0.11	4.4	"	"	"	"	"	"	
1,1-Difluoroethane (1,1-DFA)	ND	3.3	27	"	"	"	"	"	"	
Surrogate: 4-Bromofluorobenzene			*94.4 %*	*59.2-130*		"	"	"	"	

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Partner Engineering & Science, Inc.--Tor	Project: 960 W 16th St. Costa Mesa	
2154 Torrance Blvd., Suite 200	Project Number: 24-447400.2	**Reported:**
Torrance CA, 90501	Project Manager: Brian Godbois	06/17/24 17:12

B10-SG

T242429-10(Air)

SunStar Laboratories, Inc.

TO-15

Analyte	Result	MDL	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Acetone	**240**	1.3	12	ug/m³ Air	1.46	24F0214	06/13/24	06/13/24	TO-15	
1,3-Butadiene	ND	0.17	4.5	"	"	"	"	"	"	
Carbon Disulfide	**27**	0.089	3.2	"	"	"	"	"	"	
1,1,2-trichloro-1,2,2-trifluoroethane (CFC 113)	**110**	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	**31**	0.15	5.0	"	"	"	"	"	"	
Chloromethane	ND	0.074	11	"	"	"	"	"	"	
Cyclohexane	ND	0.65	3.5	"	"	"	"	"	"	
Heptane	**18**	0.32	4.2	"	"	"	"	"	"	
Hexane	**22**	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	**220**	0.12	4.0	"	"	"	"	"	"	
cis-1,2-Dichloroethene	**4.2**	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	**6.1**	0.19	5.0	"	"	"	"	"	"	
Methylene chloride	**19**	2.6	27	"	"	"	"	"	"	C-06, J
Styrene	**3.0**	0.16	4.3	"	"	"	"	"	"	J

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Partner Engineering & Science, Inc.--Tor	Project: 960 W 16th St. Costa Mesa	
2154 Torrance Blvd., Suite 200	Project Number: 24-447400.2	**Reported:**
Torrance CA, 90501	Project Manager: Brian Godbois	06/17/24 17:12

B10-SG

T242429-10(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	1.46	24F0214	06/13/24	06/13/24	TO-15	
Tetrahydrofuran	**67**	0.17	3.0	"	"	"	"	"	"	
Tetrachloroethene	**100**	0.59	6.9	"	"	"	"	"	"	
1,1,2-Trichloroethane	ND	0.30	5.6	"	"	"	"	"	"	
1,1,1-Trichloroethane	ND	0.14	5.6	"	"	"	"	"	"	
Trichloroethene	**99**	0.16	5.5	"	"	"	"	"	"	
Trichlorofluoromethane	**18**	0.16	5.7	"	"	"	"	"	"	
1,3,5-Trimethylbenzene	**5.6**	0.23	5.0	"	"	"	"	"	"	
1,2,4-Trimethylbenzene	**19**	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)	**110**	0.27	15	"	"	"	"	"	"	
Methyl isobutyl ketone	**5.6**	0.15	42	"	"	"	"	"	"	J
Benzene	**29**	0.080	3.3	"	"	"	"	"	"	
Toluene	**53**	0.33	3.8	"	"	"	"	"	"	
Ethylbenzene	**35**	0.11	4.4	"	"	"	"	"	"	
m,p-Xylene	**160**	0.14	8.8	"	"	"	"	"	"	
o-Xylene	**61**	0.11	4.4	"	"	"	"	"	"	
1,1-Difluoroethane (1,1-DFA)	ND	3.3	27	"	"	"	"	"	"	
Surrogate: 4-Bromofluorobenzene			*90.6 %*	*59.2-130*		"	"	"	"	

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2154 Torrance Blvd., Suite 200	Project Number: 24-447400.2	**Reported:**
Torrance CA, 90501	Project Manager: Brian Godbois	06/17/24 17:12

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 24F0214 - Canister Analysis											
Blank (24F0214-BLK1)				Prepared & Analyzed: 06/13/24							
Surrogate: 4-Bromofluorobenzene	*352*			*ug/m³ Air*	*362*		*97.3*	*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	"							

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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 24F0214 - Canister Analysis											
Blank (24F0214-BLK1)					Prepared & Analyzed: 06/13/24						
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	"							B-03
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	"							

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2154 Torrance Blvd., Suite 200	Project Number: 24-447400.2	**Reported:**
Torrance CA, 90501	Project Manager: Brian Godbois	06/17/24 17:12

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 24F0214 - Canister Analysis											
Blank (24F0214-BLK1)					Prepared & Analyzed: 06/13/24						
1,1-Difluoroethane (1,1-DFA)	ND	3.3	27	ug/m³ Air							
Duplicate (24F0214-DUP1)			**Source: T242429-01**		Prepared & Analyzed: 06/13/24						
Surrogate: 4-Bromofluorobenzene	*336*			*ug/m³ Air*	*362*		*92.7*	*59.2-130*			
Acetone	438	1.3	12	"		474			7.86	30	
1,3-Butadiene	ND	0.17	4.5	"		ND				30	
Carbon Disulfide	7.83	0.089	3.2	"		8.16			4.20	30	
1,1,2-trichloro-1,2,2-trifluoroethane (CFC 113)	53.3	0.26	7.7	"		50.7			4.98	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	ND	0.15	5.0	"		ND				30	
Chloromethane	ND	0.074	11	"		ND				30	
Cyclohexane	ND	0.65	3.5	"		ND				30	
Heptane	47.9	0.32	4.2	"		51.0			6.28	30	
Hexane	36.8	0.38	3.6	"		39.0			5.90	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	

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Partner Engineering & Science, Inc.--Tor	Project: 960 W 16th St. Costa Mesa	
2154 Torrance Blvd., Suite 200	Project Number: 24-447400.2	**Reported:**
Torrance CA, 90501	Project Manager: Brian Godbois	06/17/24 17:12

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 24F0214 - Canister Analysis											
Duplicate (24F0214-DUP1)		**Source: T242429-01**		Prepared & Analyzed: 06/13/24							
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	9.18	0.19	5.0	"		9.41			2.45	30	
Methylene chloride	ND	2.6	27	"		ND				30	C-06
Styrene	4.87	0.16	4.3	"		5.40			10.3	30	
1,1,2,2-Tetrachloroethane	ND	0.17	7.0	"		ND				30	
Tetrahydrofuran	43.6	0.17	3.0	"		46.9			7.35	30	
Tetrachloroethene	85.1	0.59	6.9	"		82.6			3.00	30	
1,1,2-Trichloroethane	ND	0.30	5.6	"		ND				30	
1,1,1-Trichloroethane	2.11	0.14	5.6	"		2.19			3.92	30	J
Trichloroethene	ND	0.16	5.5	"		ND				30	
Trichlorofluoromethane	7.85	0.16	5.7	"		7.50			4.55	30	
1,3,5-Trimethylbenzene	6.61	0.23	5.0	"		7.38			10.9	30	
1,2,4-Trimethylbenzene	18.2	0.22	5.0	"		19.0			4.08	30	
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)	158	0.27	15	"		165			4.37	30	
Methyl isobutyl ketone	17.2	0.15	42	"		18.0			4.67	30	J
Benzene	30.8	0.080	3.3	"		31.3			1.75	30	
Toluene	45.6	0.33	3.8	"		47.6			4.38	30	
Ethylbenzene	504	0.11	4.4	"		514			1.99	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: 960 W 16th St. Costa Mesa	
2154 Torrance Blvd., Suite 200	Project Number: 24-447400.2	**Reported:**
Torrance CA, 90501	Project Manager: Brian Godbois	06/17/24 17:12

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 24F0214 - Canister Analysis											
Duplicate (24F0214-DUP1)		**Source: T242429-01**		Prepared & Analyzed: 06/13/24							
m,p-Xylene	2210	0.14	8.8	ug/m³ Air		2200			0.320	30	
o-Xylene	852	0.11	4.4	"		866			1.56	30	
1,1-Difluoroethane (1,1-DFA)	ND	3.3	27	"		ND				30	

Joann Marroquin

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Partner Engineering & Science, Inc.--Tor	Project: 960 W 16th St. Costa Mesa	
2154 Torrance Blvd., Suite 200	Project Number: 24-447400.2	**Reported:**
Torrance CA, 90501	Project Manager: Brian Godbois	06/17/24 17:12

Notes and Definitions

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.
B-03	Analyte present in blank due to being a common laboratory contaminant.
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
Address: Torrance
Phone: Fax:
Project Manager: B. Godbois, A. Garcia

Date: 6/10/24 Page: 1 Of 1
Project Name: 960 W 16th Street, Costa Mesa
Collector: A. Garcia Client Project #: 24-447400.2
Batch #: T242429 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 VOCs	Methane by GC - FID	Fixed Gases by TCD	RSK - 175		Summa Can, Manifold # / Comments
01	B1-SG	6/10	4:18	4:26	SG	Summa	30	2			Y					0256, 8587
02	B2-SG		4:20	4:27			29	2			Y					0725, 8576
03	B3-SG		4:21	4:29			27	1			Y					0307, 8638
04	B4-SG		4:37	4:45			30	2			Y					0697, 9098
05	B5-SG		4:38	4:46			28	2			Y					0879, 8571
06	B6-SG		4:40	4:47			30	2			Y					0816, 8590
07	B7-SG		4:53	5:00			27	1			Y					0863, 8621
08	B8-SG		4:55	5:03			29	1			Y					0600,
09	B9-SG		5:11	5:18			20	2			Y					0810, 8597
10	B10-SG		5:13	5:20			30	4			Y					0724, 8583

Relinquished by: (signature)	Date / Time	Received by: (signature)	Date / Time
	6/11, 11:30am		6/11/24 1130
Relinquished by: (signature)	Date / Time	Received by: (signature)	Date / Time
Relinquished by: (signature)	Date / Time	Received by: (signature)	Date / Time

Total # of containers: 10
Chain of Custody seals Y/N/NA: NA
Seals intact? Y/N/NA: NA
Received good condition/cold: ✓
Turn around time: Standard

Notes: 1,1,-DFB + TCAA

* 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 #: T242429

Client Name: Partner Project: 960 W 16th Street, Costa Mesa

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

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

Lab Received by: Dave Date/Time Lab Received: 6-11-24 11:30

Total number of coolers received: 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: TB 6-11-24

Comments:

SunStar Laboratories, Inc.

PROVIDING QUALITY ANALYTICAL SERVICES NATIONWIDE

Project Name: 960 WEST 16TH STREET, COSTA MESA, 24-447400.2					Irma
Company: PARTNER					TB
Name: ANDREW GWIN					
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		40		EACH	
	(1) Methanol VOA 72/box	20		EACH	
	(1) TERRACORE	20		EACH	
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	10+1	CHARGE 10	1	0
	3L				
	6L				
Purge cans					
Nitrogen cans	400 CC				
Ind. Cerified Summa Cannisters	1L				
	3L				
	6L				

63/153 Manifolds, Var. Sampler, etc. Calibrated Correctly - Gauge Reads at 0			PB
Manifolds: Inst. Sampler, Variable Sampler, Shut In Set Ups, 150ml/mn, 63ml/mn	10 (150)	CHARGE 9	0
Swagelok Fittings: Nuts/Ferrules, Ts	10 NF	CHARGE 10	
Cooler (Sm, Med, Lrg) Number & Quantity	1 LARGE		
Other: Poly Tube, Valves,Silicon Tape, etc.			

Prepared By:	PB	Date:	6/3/24
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
0256	1000 cc	6/13/2024	6/11/2024 01:47 PM		Andrew Gwin	SunStar Labs South		
0697	1000 cc	6/13/2024	6/11/2024 01:47 PM		Andrew Gwin	SunStar Labs South		
0816	1000 cc	6/13/2024	6/11/2024 01:47 PM		Andrew Gwin	SunStar Labs South		
0307	1000 cc	6/13/2024	6/11/2024 01:47 PM		Andrew Gwin	SunStar Labs South		
0863	1000 cc	6/13/2024	6/11/2024 01:47 PM		Andrew Gwin	SunStar Labs South		
0879	1000 cc	6/13/2024	6/11/2024 01:47 PM		Andrew Gwin	SunStar Labs South		
0725	1000 cc	6/13/2024	6/11/2024 01:47 PM		Andrew Gwin	SunStar Labs South		
0600	1000 cc	6/13/2024	6/11/2024 01:48 PM		Andrew Gwin	SunStar Labs South		
0724	1000 cc	6/13/2024	6/11/2024 01:48 PM		Andrew Gwin	SunStar Labs South		
0810	1000 cc	6/13/2024	6/11/2024 01:48 PM		Andrew Gwin	SunStar Labs South		
0774	1000 cc	6/13/2024	6/11/2024 01:48 PM		Andrew Gwin	SunStar Labs South		
8590	150 cc	6/13/2024	6/11/2024 01:48 PM		Andrew Gwin	SunStar Labs South		
8638	150 cc	6/13/2024	6/11/2024 01:50 PM		Andrew Gwin	SunStar Labs South		
8591	150 cc	6/13/2024	6/11/2024 01:50 PM		Andrew Gwin	SunStar Labs South		
8583	150 cc	6/13/2024	6/11/2024 01:50 PM		Andrew Gwin	SunStar Labs South		

Check In Report

gigatrak.

Barcode	Description	Due Date	In Date	Condition	From Emp/Loc	To Storage Location	Bin Qty	Status
8606	150 cc	6/13/2024	6/11/2024 01:50 PM		Andrew Gwin	SunStar Labs South		
8621	150 cc	6/13/2024	6/11/2024 01:50 PM		Andrew Gwin	SunStar Labs South		
8571	150 cc	6/13/2024	6/11/2024 01:50 PM		Andrew Gwin	SunStar Labs South		
8587	150 cc	6/13/2024	6/11/2024 01:50 PM		Andrew Gwin	SunStar Labs South		
8576	150 cc	6/13/2024	6/11/2024 01:50 PM		Andrew Gwin	SunStar Labs South		
8631	150 cc	6/13/2024	6/11/2024 01:50 PM		Andrew Gwin	SunStar Labs South		

SunStar Laboratories, Inc.
PROVIDING QUALITY ANALYTICAL SERVICES NATIONWIDE

WORK ORDER

T242429

Client:	**Partner Engineering & Science, Inc.--Tor**	**Project Manager:**	**Joann Marroquin**
Project:	**960 W 16th St. Costa Mesa**	**Project Number:**	**24-447400.2**

Report To:

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

Date Due:	06/18/24 17:00 (5 day TAT)		
Received By:	Dave Berner	Date Received:	06/11/24 11:30
Logged In By:	Steven Garcia	Date Logged In:	06/12/24 10:03

Samples Received at:

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

Analysis	Due	TAT	Expires	Comments
T242429-01 B1-SG [Air] Sampled 06/10/24 04:26 (GMT-08:00) Pacific Time (US &				
TO-15	06/18/24 15:00	5	07/10/24 04:26	+ 1,1-DFA
T242429-02 B2-SG [Air] Sampled 06/10/24 04:27 (GMT-08:00) Pacific Time (US &				
TO-15	06/18/24 15:00	5	07/10/24 04:27	+ 1,1-DFA
T242429-03 B3-SG [Air] Sampled 06/10/24 04:29 (GMT-08:00) Pacific Time (US &				
TO-15	06/18/24 15:00	5	07/10/24 04:29	+ 1,1-DFA
T242429-04 B4-SG [Air] Sampled 06/10/24 04:45 (GMT-08:00) Pacific Time (US &				
TO-15	06/18/24 15:00	5	07/10/24 04:45	+ 1,1-DFA
T242429-05 B5-SG [Air] Sampled 06/10/24 04:46 (GMT-08:00) Pacific Time (US &				
TO-15	06/18/24 15:00	5	07/10/24 04:46	+ 1,1-DFA
T242429-06 B6-SG [Air] Sampled 06/10/24 04:47 (GMT-08:00) Pacific Time (US &				
TO-15	06/18/24 15:00	5	07/10/24 04:47	+ 1,1-DFA
T242429-07 B7-SG [Air] Sampled 06/10/24 05:00 (GMT-08:00) Pacific Time (US &				
TO-15	06/18/24 15:00	5	07/10/24 05:00	+ 1,1-DFA

SunStar Laboratories, Inc.
PROVIDING QUALITY ANALYTICAL SERVICES NATIONWIDE

WORK ORDER

T242429

Client:	**Partner Engineering & Science, Inc.--Tor**	**Project Manager:**	**Joann Marroquin**
Project:	**960 W 16th St. Costa Mesa**	**Project Number:**	**24-447400.2**

Analysis	Due	TAT	Expires	Comments
T242429-08 B8-SG [Air] Sampled 06/10/24 05:03 (GMT-08:00) Pacific Time (US &				
TO-15	06/18/24 15:00	5	07/10/24 05:03	+ 1,1-DFA
T242429-09 B9-SG [Air] Sampled 06/10/24 05:18 (GMT-08:00) Pacific Time (US &				
TO-15	06/18/24 15:00	5	07/10/24 05:18	+ 1,1-DFA
T242429-10 B10-SG [Air] Sampled 06/10/24 08:20 (GMT-08:00) Pacific Time (US &				
TO-15	06/18/24 15:00	5	07/10/24 08:20	+ 1,1-DFA

Reviewed By

Date