AEI Consultants

May 31, 2022

LIMITED PHASE II SUBSURFACE INVESTIGATION

Property Identification:
Assessor Parcel Number: 255-150-001
NEC of Mt. Vernon Avenue and Center Street
Unincorporated Area of Highgrove, Riverside County,
California 92507

AEI Project No. 461562

Prepared for:
Mr. Steve Berzansky
Highgrove INV, LLC
6930 Indiana Avenue, #1
Riverside, California 92506

Prepared by:
AEI Consultants
2207 West 190th Street
Torrance, California 90504
(310) 798-4255

AEI Contact: Mr. Adam Bennett
Senior Vice President
(424) 292-3683
abennett@aeiconsultants.com

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AEI Consultants

May 31, 2022

Mr. Steve Berzansky
Highgrove INV, LLC
6930 Indiana Avenue, #1
Riverside, California 92506

Subject: **Limited Phase II Subsurface Investigation**
Assessor Parcel Number (APN): 255-150-001
NEC of Mt. Vernon Avenue and Center Street
Unincorporated Area of Highgrove, Riverside County, California 92507
AEI Project No. 461562

Dear Mr. Berzansky:

AEI Consultants (AEI) is pleased to provide this report that describes the activities and results of the Limited Phase II Subsurface Investigation performed at the NEC of Mt. Vernon Avenue and Center Street in an unincorporated area of Highgrove, Riverside County, California ("the Site"). This investigation was completed to assess the current conditions of the shallow subsurface based on the historical use of the Site identified in AEI's *Phase I Environmental Site Assessment (ESA)*, dated August 9, 2012. This investigation was completed in general accordance with the scope and services outlined in our authorized proposal number 72873rev dated April 19, 2022.

Information regarding the Site description, background, scope of work, findings, conclusions, and recommendations are provided in the following sections.

1.0 SITE DESCRIPTION

The Site consists of approximately 10 acres of vacant land located on the northeastern corner of the intersection of Mt. Vernon Avenue and Center, in a mixed residential and undeveloped area of unincorporated Riverside County. Figure 1 presents the Site Location. Figure 2 presents the Site Map.

The Site sits relatively flat at an elevation of approximately 1,106 feet above mean sea level. The estimated depth to groundwater is approximately 115 feet below ground surface (bgs) according to a source on the GeoTracker website maintained by the California State Water Board. The regional topographic gradient direction slopes downward to the south-southwest, and therefore, the direction of ground flow beneath the Site is inferred to be toward the south-southwest.

The California Department of Conservation Geologic Map of California, prepared by the California Geological Survey, indicates that lithology beneath and in the vicinity of the Site consists of older alluvium, lake, playa, and terrace deposits of the Pleistocene age, with the Jacinto Fault Zone to the northeast.

2.0 BACKGROUND

AEI prepared a *Phase I Environmental Site Assessment (ESA)* dated August 9, 2012, for the Site. At the time of the Phase I ESA, the Site consisted of three (3) contiguous parcels and one (1) non-contiguous parcel located on the north side of Center Street in a mixed residential and undeveloped area of unincorporated Riverside County. The non-contiguous parcel is identified by Assessor's Parcel Number (APN) 255-150-001 (Parcel A) and totals approximately 10 acres. The three contiguous parcels are identified by APNs 255-150-017 (Parcel B), APN 255-150-016 (Parcel C) and APN 255-150-012 (Parcel D). Parcels B, C and D total approximately 28 acres.

Parcels B, C, and D have since been redeveloped; therefore, the scope of this investigation is located at Parcel A (APN 255-150-001). The Phase I ESA identified historic uses at the Site were for agricultural purposes. There is potential that agricultural chemicals, such as pesticides, herbicides and fertilizers, were used on Site, and that the shallow subsurface has been impacted using such agricultural chemicals.

3.0 INVESTIGATION EFFORTS

At the request of the client, AEI performed a Limited Phase II Investigation to evaluate the shallow subsurface at the Site. The scope of the investigation consisted of the collection of shallow soil samples for laboratory analysis. The sampling locations are shown on Figure 2. The completed Site activities are summarized below.

3.1 Health and Safety Plan

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

3.2 Soil Sample Collection

On May 29, 2022, a shallow soil sampling program was completed that was generally consistent with the protocol outlined in the DTSC *Interim Guidance for Sampling Agricultural Properties (Third Revision)* dated August 7, 2008. For the shallow sampling program, five separate sampling areas (Quadrants Q-1 through Q-5) were evenly spaced across the Site, as shown on Figure 2. Soil samples were collected from clear, accessible areas within the Site.

AEI collected twenty (20) samples from Quadrants Q-1 through Q-5 and field composited into five composite samples (COMP-1 through COMP-5). A selection of the discrete samples, one from each quadrant (Quadrant-1 through Quadrant-5) were analyzed for arsenic.

Prior to sampling, loose vegetation and soil was cleared from the ground surface at each sample location and a small hole was dug to a depth of approximately six inches below ground surface with hand tools. A hand shovel was then used to scrape soil from the sides of the hole at a depth of between three and six inches and transfer the soil to clean, laboratory-supplied, 4-ounce glass jars. Upon collection, each sample was labeled with the project name, project number, and the sampling date and time. After labeling, each sample was placed into an insulated, chilled ice chest containing ice for transport to the analytical laboratory. Chain-of-custody documentation was

prepared and accompanied the samples to the analytical laboratory, a copy of which is included in Appendix A.

3.3 Equipment Decontamination and Investigation-Derived Waste

The hand sampling equipment was decontaminated prior to and/or after collecting each soil sample. The equipment was cleaned using a triple-rinse method, which consisted of an initial wash containing an Alconox detergent and water solution, followed by two potable water rinses.

No investigation-derived waste was generated during this investigation.

3.4 Laboratory Analyses

The soil samples were submitted to State of California certified laboratory, Alpha Scientific Corporation (ASC) of Cerritos, California. Five composite soil samples (Q-1 [1-4] through Q-4 [1-4], and Q-5 [1-5]) were analyzed for organochlorine pesticides (OCPs) using United States Environmental Protection Agency (US EPA) Testing Method 8081A and five discrete soil samples (Quadrant 1 through Quadrant 5) were analyzed for arsenic using US EPA Testing Method 6010B.

Chain-of-custody documentation and the certified analytical report are provided in Appendix A. No further sample analysis was conducted as part of this investigation.

4.0 FINDINGS

Analytical results generated during this investigation were compared to the Revision 2, July 2019 Environmental Screening Levels (ESLs) for residential and commercial/industrial scenarios issued by the San Francisco Bay Regional Water Quality Control Board (SFBRWQCB). Under most circumstances, and within the limitations described in the SFBRWQCB ESL guidance documents, the presence of a chemical in soil, at concentrations below the corresponding ESL guidance concentration may be assumed to not pose a significant threat to human health and the environment. Additional evaluation may be necessary at sites where a chemical is present at concentrations above the corresponding ESL. Additionally, detections of arsenic and lead in soil samples were compared to the *Kearney Foundation of Soil Science Division of Agriculture and Natural Resources University of California Background Concentrations of Trace and Major Elements in California Soils* (Bradford 1996) to evaluate a background threshold.

For this investigation, it is uncertain the current developmental plans for the Site. Therefore, analytical results generated during this investigation were compared to the ESLs assuming a direct shallow soil contact for residential and commercial/industrial use.

Table 1 presents a summary of the soil sample analytical results. The results can be further summarized as follows:

- 4,4-Dichlorodiphenyldichloroethene (4,4-DDE) was detected in the five composite soil samples and one duplicate sample (DUP-1) collected and analyzed, observed at a maximum concentration of 0.655* milligrams per kilogram (mg/kg) in COMP -3, below the residential ESL of 1.8 mg/kg and commercial/industrial 8.3 mg/kg.

- Dieldrin was detected in two of the composite soil samples collected and analyzed, observed at a maximum concentration of 0.0405* mg/kg in COMP-4, slightly above the residential ESL of 0.037 mg/kg, however below the commercial/industrial ESL of 0.16 mg/kg. Dieldrin was not detected above the laboratory method detection limit (MDL) in the remaining composite samples and one duplicate sample (DUP-1).
- 4,4-Dichlorodiphenyltrichloroethane (4,4-DDT) was detected in four of the composite soil samples and one duplicate sample (DUP-1) collected and analyzed, observed at a maximum concentration of 0.0685* mg/kg in COMP-4, below the residential ESL of 1.9 mg/kg and commercial/industrial ESL of 8.5 mg/kg. 4,4-DDT was not detected over the MDL in the remaining composite soil samples.
- No other OCPs were detected in the soil samples collected above their respective laboratory MDLs.
- Arsenic was detected in the five discrete soil samples and one duplicate sample (DUP-2) collected and analyzed, at concentrations ranging from 1.2 mg/kg (Q-2-2) to 1.9 mg/kg (Q-1-1), above the residential ESL of 0.067 mg/kg and commercial/industrial ESL of 0.31 mk/kg, however below the California Maximum Background Concentrations of 11 mg/kg.

Laboratory Notes:
* – Obtained from a higher dilution analysis.

5.0 SUMMARY AND CONCLUSIONS

AEI has completed a Limited Phase II Subsurface Investigation at the Site to evaluate if the shallow surface soil has been impacted by the historical agricultural use identified at the Site. Five shallow soil composite samples and one duplicate sample were collected and analyzed for OCPs, and five discrete samples and one duplicate sample were collected and analyzed for arsenic. Arsenic and OCPs, with the exception of dieldrin in Quadrant 3, were detected at concentrations below the direct contact ESLs for residential and commercial/industrial land use and California Maximum Background Concentrations.

It is AEI's understanding that the construction plans for the Site include over-excavating approximately 4 to 5 feet of soil for residential redevelopment where the shallow dieldrin-impacted soil was identified. The removal of 4 to 5 feet of soil will mitigate any potential human health risk to future occupants. Based on the proposed redevelopment plans, AEI recommends the implementation of a soil management plan during soil disturbance activities to protect construction workers and the environment. No further action is warranted at this time.

6.0 REPORT LIMITATIONS AND RELIANCE

This report presents a summary of work completed by AEI Consultants. The completed work includes observations and descriptions of site conditions encountered. Where appropriate, it includes analytical results for samples taken during the course of the work. The number and location of samples are chosen to provide the requested information, subject to scope of work for which AEI was retained and limitations inherent in this type of work, but it cannot be assumed that they are representative of areas not sampled. This report should not be regarded as a

guarantee that no further contamination beyond that which could have been detected within the scope of this investigation is present beneath the subject property. Undocumented, unauthorized releases of hazardous material, the remains of which are not readily identifiable by visual inspection and are of different chemical constituents, are difficult and often impossible to detect within the scope of a chemical specific investigation.

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

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

If there are any questions regarding our investigation, please do not hesitate to contact Mr. Adam Bennett at (424) 292-3683.

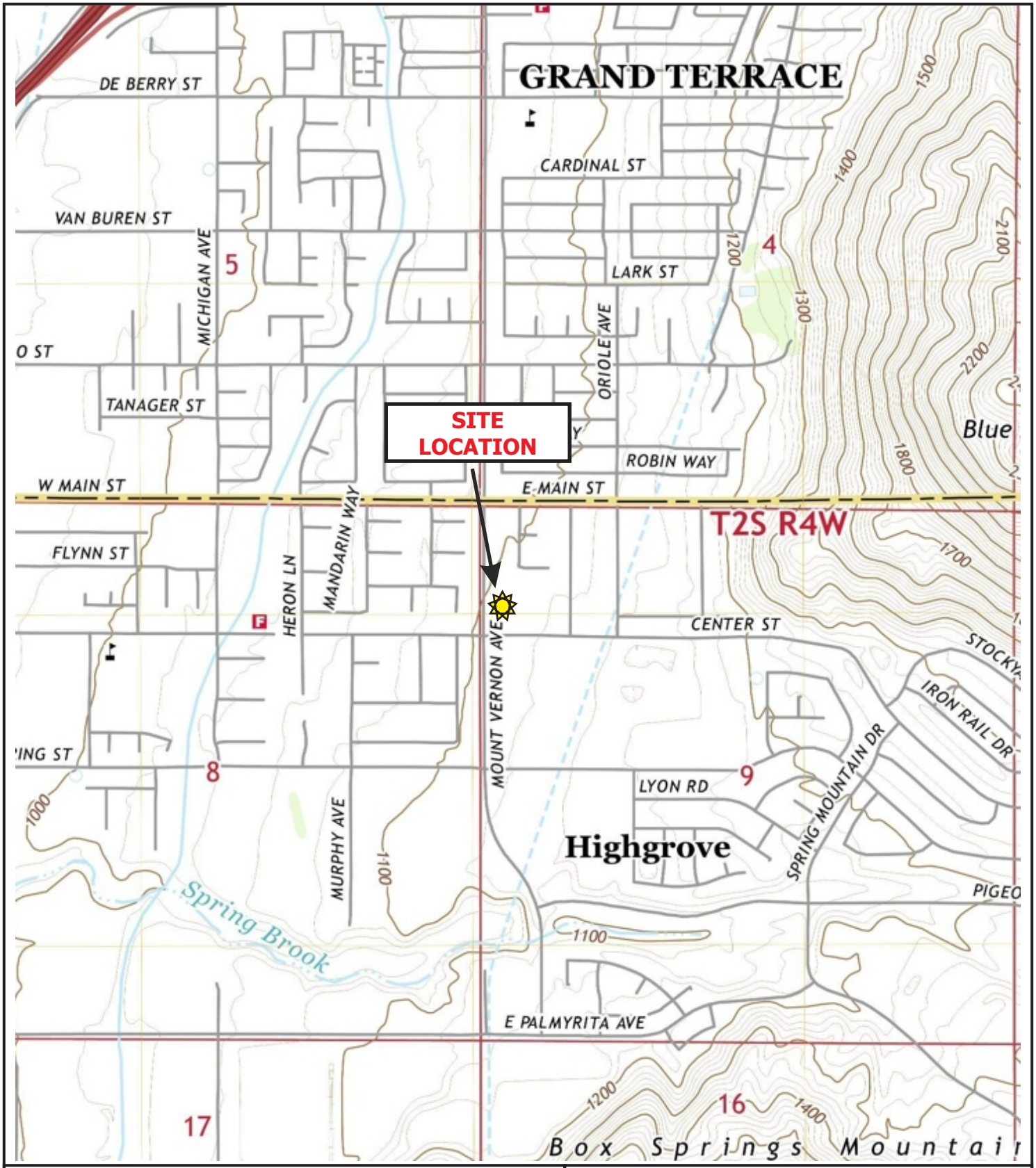
Sincerely,
AEI Consultants

Michelle Myrick
Project Geologist

AEI Consultants
2207 West 190th Street
Torrance, California 90504

Cade Klock, P.G. 9833
Senior Geologist

FIGURES



LEGEND

0 1,000 2,000

SCALE: 1" = 2,000'
Scale is Approximate

N

Map: San Bernardino South, California Quadrangle
Date: 2021
Source: USGS

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

SITE LOCATION MAP

SEC Center Street and
Mt Vernon Avenue,
Riverside, CA 92507

FIGURE 1
Project No. 461562

LEGEND

- Approximate Site Boundary
- Inferred Groundwater Flow Direction
- Approximate Sampling Location

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

SITE MAP

SEC Center Street and
Mt Vernon Avenue,
Riverside, CA 92507

FIGURE 2
Project No. 461562

TABLE

TABLE 1: SOIL SAMPLE DATA SUMMARY-OCPs and Arsenic
NEC of Mt Vernon Avenue and Center Street, Riverside, California 92507
AEI Project No. 461562

			Pesticides by U.S. EPA Method 8081A				U.S. EPA Method 6010B
Location ID	**Date**	**Depth** (feet bgs)	**4,4-DDE** (mg/kg)	**Dieldrin** (mg/kg)	**4,4-DDT** (mg/kg)	**Other OCPs** (mg/kg)	**Arsenic** (mg/kg)
COMP-1	4/29/2022	0.5	0.0145	ND<0.001	ND<0.001	<MDL	NA
COMP-2	4/29/2022	0.5	0.282*	0.0092	0.016	<MDL	NA
COMP-3	4/29/2022	0.5	0.655*	ND<0.001	0.0485*	<MDL	NA
COMP-4	4/29/2022	0.5	0.462*	0.0405*	0.0685*	<MDL	NA
COMP-5	4/29/2022	0.5	0.404*	ND<0.001	0.0238	<MDL	NA
DUP-1	4/29/2022	0.5	0.436*	ND<0.001	0.0243	<MDL	NA
Q-1-1	4/29/2022	0.5	NA	NA	NA	NA	1.9
Q-2-2	4/29/2022	0.5	NA	NA	NA	NA	1.2
Q-3-3	4/29/2022	0.5	NA	NA	NA	NA	1.5
Q-4-4	4/29/2022	0.5	NA	NA	NA	NA	1.8
Q-5-5	4/29/2022	0.5	NA	NA	NA	NA	1.7
DUP-2	4/29/2022	0.5	NA	NA	NA	NA	1.8
Comparison Values in mg/kg - Environmental Screening Levels, Table S-1, Residential; SFBRWQCB, July 2019 Rev. 2			1.8	0.037	1.9	Varies	0.067
Comparison Values in mg/kg - Environmental Screening Levels, Table S-1, Comm/Ind; SFBRWQCB, July 2019 Rev. 2			8.3	0.16	8.5	Varies	0.31
Comparison Values based on California Maximum Background Concentration in mg/kg*			--	--	--	--	11.0

Notes:

	Analyses performed by Alpha Scientific Corporation, Cerritos, California
mg/kg	Milligrams per kilogram
ND<	Not detected at or above the method detection limit (MDL) shown
bgs	Below ground surface
VOCs	Volatile Organic Compounds
*	Obtained from a higher dilution analysis
Table S-1	Soil-Direct Exposure Human Health Risk Levels
EPA	Environmental Protection Agency
--	Comparison value not established
SFBRWQCB	San Francisco Bay Regional Water Quality Control Board
Comm/Ind	Commercial/Industrial
OCPs	Organochlorine Pesticides
DDE	Dichlorodiphenyldichloroethylene
DDT	Dichlorodiphenyltrichloroethane
NA	Not analyzed

APPENDIX A

LABORATORY ANALYTICAL REPORT

ALPHA SCIENTIFIC CORPORATION
Environmental Laboratories

05-04-2022

Ms. Michelle Myrick
AEI Consultants
2207 W. 190th Street
Torrance, CA 90504

Project: 461562
Project Site: MT. Vernon Ave & Center Street
Sample Date: 04-29-2022
Lab Job No.: AI204069

Dear Ms. Myrick:

Enclosed please find the analytical report for the sample(s) received by Alpha Scientific Corporation on 04-29-2022 and analyzed by the following EPA methods:

EPA 8081A (Organochlorine Pesticides)
EPA 6010B (Arsenic, TTLC)

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

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

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

Sincerely,

Roger Wang, Ph. D.
Laboratory Director

Enclosures

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

Client:	AEI Consultants	Lab Job No.:	AI204069
Project:	461562		
Project Site:	MT. Vernon Ave & Center Street	Date Sampled:	04-29-2022
Matrix:	Soil	Date Received:	04-29-2022
Extraction Method:	EPA 3550B	Date Extracted:	05-02-2022
Batch No.	AE02-PS1	Date Analyzed:	05-02-2022
		Date Reported:	05-04-2022

EPA 8081A (Organochlorine Pesticides)
Reporting Unit: µg/kg (ppb)

LAB SAMPLE I.D.			MB	AI204069-1	AI204069-2	AI204069-3	AI204069-4	
CLIENT SAMPLE I.D.				COMP-1	COMP-2	COMP-3	COMP-4	
DILUTION FACTOR			1	1	1	1	1	
COMPOUND	**MDL**	**PQL**						
Alpha-BHC	2	5	ND	ND	ND	ND	ND	
Gamma-BHC (Lindane)	2	5	ND	ND	ND	ND	ND	
Heptachlor	2	5	ND	ND	ND	ND	ND	
Aldrin	2	5	ND	ND	ND	ND	ND	
Beta-BHC	2	5	ND	ND	ND	ND	ND	
Delta-BHC	2	5	ND	ND	ND	ND	ND	
Heptachlor Epoxide	2	5	ND	ND	ND	ND	ND	
Endosulfan I	2	5	ND	ND	ND	ND	ND	
4,4'-DDE	2	5	ND	14.5	282*	655*	462*	
Dieldrin	2	5	ND	ND	9.2	ND	40.5*	
Endrin	2	5	ND	ND	ND	ND	ND	
4,4'-DDD	2	5	ND	ND	ND	ND	ND	
Endosulfan II	2	5	ND	ND	ND	ND	ND	
4,4'-DDT	2	5	ND	ND	16.0	48.5*	68.5*	
Endrin Aldehyde	2	5	ND	ND	ND	ND	ND	
Endosulfan Sulfate	2	5	ND	ND	ND	ND	ND	
Methoxychlor	2	5	ND	ND	ND	ND	ND	
Alpha-Chlordane	2	5	ND	ND	ND	ND	ND	
Gamma-Chlordane	2	5	ND	ND	ND	ND	ND	
Total Chlordane	15	25	ND	ND	ND	ND	ND	
Toxaphene	30	100	ND	ND	ND	ND	ND	
SURROGATE	**Accept Limit%**		**%RC**	**%RC**	**%RC**	**%RC**	**%RC**	
Surrogate Standard	60-140		104	105	101	102	117	

MDL=Method Detection Limit; PQL=Practical Quantitation Limit; MB=Method Blank;
ND=Not Detected (below DF × MDL); %RC=Percent Recovery.
* = Obtained from a higher dilution analysis.

Client:	AEI Consultants	Lab Job No.:	AI204069
Project:	461562		
Project Site:	MT. Vernon Ave & Center Street	Date Sampled:	04-29-2022
Matrix:	Soil	Date Received:	04-29-2022
Extraction Method:	EPA 3550B	Date Extracted:	05-02-2022
Batch No.	AE02-PS1	Date Analyzed:	05-02-2022
		Date Reported:	05-04-2022

EPA 8081A (Organochlorine Pesticides)
Reporting Unit: µg/kg (ppb)

LAB SAMPLE I.D.			MB	AI204069-5	AI204069-6			
CLIENT SAMPLE I.D.				COMP-5	Dup-1			
DILUTION FACTOR			1	1	1			
COMPOUND	**MDL**	**PQL**						
Alpha-BHC	2	5	ND	ND	ND			
Gamma-BHC (Lindane)	2	5	ND	ND	ND			
Heptachlor	2	5	ND	ND	ND			
Aldrin	2	5	ND	ND	ND			
Beta-BHC	2	5	ND	ND	ND			
Delta-BHC	2	5	ND	ND	ND			
Heptachlor Epoxide	2	5	ND	ND	ND			
Endosulfan I	2	5	ND	ND	ND			
4,4'-DDE	2	5	ND	404*	436*			
Dieldrin	2	5	ND	ND	ND			
Endrin	2	5	ND	ND	ND			
4,4'-DDD	2	5	ND	ND	ND			
Endosulfan II	2	5	ND	ND	ND			
4,4'-DDT	2	5	ND	23.8	24.3			
Endrin Aldehyde	2	5	ND	ND	ND			
Endosulfan Sulfate	2	5	ND	ND	ND			
Methoxychlor	2	5	ND	ND	ND			
Alpha-Chlordane	2	5	ND	ND	ND			
Gamma-Chlordane	2	5	ND	ND	ND			
Total Chlordane	15	25	ND	ND	ND			
Toxaphene	30	100	ND	ND	ND			
SURROGATE	**Accept Limit%**		**%RC**	**%RC**	**%RC**			
Surrogate Standard	60-140		104	103	102			

MDL=Method Detection Limit; PQL=Practical Quantitation Limit; MB=Method Blank;
ND=Not Detected (below DF × MDL); %RC=Percent Recovery.
* = Obtained from a higher dilution analysis.

Client:	AEI Consultants	Lab Job No.:	AI204069
Project:	461562		
Project Site:	MT. Vernon Ave & Center Street	Date Sampled:	04-29-2022
Matrix:	Soil	Date Received:	04-29-2022
Batch No.:	0503-MS1	Date Analyzed:	05-03-2022
		Date Reported:	05-04-2022

EPA 6010B (Arsenic, TTLC)
Reporting Units: mg/kg (ppm)

Sample I.D.	Lab ID	Arsenic, TTLC	MDL	PQL
Method Blank		ND	1	2
Q-1-1	AI204069-7	1.9	1	2
Q-2-2	AI204069-8	1.2	1	2
Q-3-3	AI204069-9	1.5	1	2
Q-4-4	AI204069-10	1.8	1	2
Q-5-5	AI204069-11	1.7	1	2
Dup-2	AI204069-12	1.8	1	2

MDL: Method Dectection Limit;
PQL: Practical Quantitation Limit;
ND: Not Detected (at the specified limit).

05-04-2022

EPA 8081A (Pesticides)
Batch QA/QC Report

Client:	AEI Consultants	Lab Job No.:	AI204069
Project:	461562		
Matrix:	Soil	Lab Sample I.D.:	AI204069-1
Batch No:	AE02-PS1	Date Analyzed:	05-02-2022

I. MS/MSD Report
Unit: ppb

Analyte	Sample Conc.	Spike Conc.	MS	MSD	MS %Rec.	MSD %Rec.	% RPD	%RPD Accept. Limit	%Rec Accept. Limit
Gamma-BHC	ND	10	9.16	8.29	91.6	82.9	10.0	30	46-127
Heptachlor	ND	10	10.1	9.36	101.0	93.6	7.6	30	31-134
Aldrin	ND	10	7.94	7.73	79.4	77.3	2.7	30	36-132
Dieldrin	ND	20	17.4	17.8	87.0	89.0	2.3	30	21-134
Endrin	ND	20	20.7	19.0	103.5	95.0	8.6	30	42-139
4,4'-DDT	ND	20	20.2	19.3	101.0	96.5	4.6	30	21-134

II. LCS Result
Unit: ppb

Analyte	LCS Report Value	True Value	Rec.%	Accept. Limit
Gamma-BHC	19.0	20	95.0	80-120
Heptachlor	18.4	20	92.0	80-120
Aldrin	18.0	20	90.0	80-120
Dieldrin	17.5	20	87.5	80-120
Endrin	18.0	20	90.0	80-120
4,4'-DDT	17.6	20	88.0	80-120

ND: Not Detected.

05-04-2022

EPA 6010B for Arsenic (As)
Batch QA/QC Report

Client:	AEI Consultants	Lab Job No.:	AI204069
Project:	461562		
Matrix:	Soil	Lab Sample I.D.:	AT204071-1
Batch No.:	0503-MS1	Date Analyzed:	04-08-2022

I. MS/MSD Report
Unit: ppm

Analyte	EPA Method	Sample Conc.	Spike Conc.	MS %Rec.	MSD %Rec.	% RPD	%RPD Accept. Limit	%Rec Accept. Limit
Arsenic (As)	6010B	2.0	10	91.1	96.7	6.0	30	70-130

II. LCS Result
Unit: ppm

Analyte	EPA Method	LCSD Value	True Value	Rec.%	Accept. Limit
Arsenic (As)	6010B	10.42	10	104.2	80-120

ND: Not Detected (at the specified limit).

72-HR TAT

ALPHA SCIENTIFIC CORPORATION

PO#: 304569

Page 1 of 1

CHAIN OF CUSTODY RECORD

Lab Job Number AZ204069

Client: AEI Consultants

Address: 2207 W. 190th Street, Torrance, CA 90504

Report Attention: M. Myrick | Phone: 2132017154 | Fax: — | Sampled by: MM

Project Name/No.: 461562 | Project Site: Mt. Vernon Ave & Center Street

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

Sample Condition: ☒ Chilled ☒ Intact ☐ Sample seals

Analyses Requested: TPH-Gasoline; TPH-Diesel; 8260B (BTEX, Oxygenates); 8260B (VOCs); 8270C (SVOCs); CAM Metals; 8082 (PCBs); Arsenic: 6010B; OCPs: 8081A

Client Sample ID	Lab Sample ID	Sample Collection Date	Sample Collection Time	Matrix Type	Sample Preserve	No.,type* & size of container	Remark
Comp-1	AZ204069-1	4/29/22	1137	Soil	Ice	1; G	
Comp-2	-2		1127				
Comp-3	-3		1115				
Comp-4	-4		1108				
Comp-5	-5		1100				
DUP-1	-6	4/29/22	—	Soil	Ice	1; G	
Q-1-1	-7	4/29/22	1137	Soil	Ice	1; G	
Q-2-2	-8		1127			1; G	
Q-3-3	-9		1115				
Q-4-4	-10		1108				
Q-5-5	-11		1100				
DUP-2	-12	4/29/22	—	Soil	Ice	1; G	

Relinquished by	Company	Date	Time	Received by	Company	Date	Time
[signature]	AEI	4/29/22	1410	[signature]	ASC	4-28-22	1410
Relinquished by	Company	Date	Time	Received by	Company	Date	Time

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

Alpha Scientific Corporation
16760 Gridley Road
Cerritos, CA 90703

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

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

Alpha Scientific Corporation
Sample Acceptance Checklist

Section 1

Client: AET Project: 461562 Lab Job# A1204069

Date Received: 4-29-2022

Sample(s) received in cooler(s)? Yes ✓ No ____ (skip to Section 2)

Cooler(s) packed with: Ice ____ Ice Packs ✓ Packing Material ____

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

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

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

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

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

Section 3

Explanations/Comments: ____

Section 4

Was the Project Manager notified of anomalies? Yes ____ No ____ N/A ✓

Via Phone: By: ____ Date/Time ____

By Email: Sent to: ____

Project Manager's response: ____

Completed by: RK Date: 4-29-2022

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