Appendix I

Hazardous Report Phase 1 and Phase 2

ESA

December 2021 | Phase I Environmental Site Assessment

Royal Vista Residential Project

for Project Dimensions, Inc.

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Executive Summary

PlaceWorks has performed a Phase I Environmental Site Assessment (ESA) update on behalf of Project Dimension, Inc. (Client) for the Royal Vista Residential Project, located at 20055 Colima Road in the unincorporated area of Rowland Heights, Los Angeles County, California (Figures 1 and 2). The project site consists of 75.63-acres of the 156.44-acre Royal Vista Golf Club consisting of parcels of the golf course owned by RV Dev, LLC (previously the Moynier Family Trust) and RVGC properties. The Phase I ESA was performed in general conformance with the scope and limitations of the ASTM E 1527-13 Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process. Exceptions to, or deletions from, this practice are described in Section 1 of this report. Our conclusions are intended to help the user evaluate the "environmental risk" associated with the site, as defined in the ASTM E 1527-13 Standard, and discussed in the Introduction section of this report.

This updated Phase I reflects a change in site boundary from the July 2020 Phase I ESA which included approximately 84 acres and the revised project is approximately 75.63- acres by the removal of three parcels from the scope of the proposed project. The project no longer includes the parcels associated with the APNs 8764-002-007, 8764-008-030, and 8764-002-008. The update includes a recent EDR database review, which confirms that the project site and surrounding area conditions have not changed since the July 2020 Phase I ESA and the March 2021 Phase II ESA that was implemented for the maintenance yard.

The approximately 75.63-acre project site is located at 20055 Colima Road, Rowland Heights, California. The project site is south of the 60 Freeway and is located on both the north and south side of Colima Road (Figure 2). Six separate parcels comprise the project site, which is in a predominately residential community. Two landowners were identified for the parcels, RVGC Partners Inc. (RVGC) and the RV Dev, LLC. The Assessor Parcel Numbers (APNs) associated with the project site and current landowners and acreage include:

Assessor Parcel Number	Owner	Acres
Parcels North of Colima Road		
8762-023-001	RV Dev, LLC	39.91
8762-022-002	RVGC	4
8762-022-003	RVGC	3.08
8762-027-039	RVGC	5.93
Parcels South of Colima Road		
8764-002-006	RVGC	21.1
8764-002-005	RVGC	1.61

Figure 1 depicts the regional location of the project site, Figure 2 is an aerial photograph that shows the local vicinity of the project site, and Figure 3 is an aerial photograph showing the current conditions of the project site and APN numbers.

Executive Summary

Regional access to the site is provided by the 60 Freeway, approximately 892-feet north of the project site. Local access is from Colima Road on the south and north of the project site (Figure 1 and 2).

The objective of a Phase I ESA is to assess whether "recognized environmental conditions" (REC), historical RECs (HREC), and controlled RECs (CREC) are associated with the subject site. Our conclusions are intended to help the user evaluate the "business environmental risk" associated with the subject site. Our opinion regarding a REC's potential impact on the subject site is based on the scope of our work, the information obtained during the course of our work, the conditions prevailing at the time our work was performed, the applicable regulatory requirements in effect at the time our work was performed, and our experience evaluating similar sites.

RECOGNIZED ENVIRONMENTAL CONDITIONS (RECs)

The ASTM E 1527-13 Standard defines an REC in part as "the presence or likely presence of any hazardous substances or petroleum products in, on, or at a property: (1) due to any release to the environment; (2) under conditions indicative of a release to the environment; or (3) under conditions that pose a material threat of a future release to the environment."

The following RECs were identified in the 2020 Phase I ESA assessment:

- The parcel identified as 8762-022-002 used for the golf course maintenance yard is listed on several environmental databases including RCRA Small Quantity Generator list, CES Hazardous Waste database site for above ground storage tank and chemical storage. The site is listed on HAZNET with violations with Los Angeles County Fire Department regarding business plan, manifesting, emergency response plan, storage of hazardous materials, and failure to have a waste management program. The site has a permit with the Los Angeles County Agricultural Commissioner for pesticide application. These listings indicate that the site has generally used or stored pesticides, petroleum products including gasoline, diesel, and oils. The usage and storage of these chemicals at the site have been long-term indicating that historic operations are reasonably associated with the use, storage, and potential release of petroleum products, solvents, pesticides, and/or other hazardous materials.

- The project site has a hazardous chemical storage that showed staining on the floor of the shed.

- Above ground gasoline and diesel tank are present at the site and used oil recycling drums. No documented hazardous materials releases have been identified at any of these features. However, these historic operations are reasonably associated with the use, storage, and potential release of petroleum products, solvents, and/or other hazardous materials.

The 2021 Phase II evaluated the above listed RECs from the 2020 Phase I ESA and determined based on soil and soil gas sampling, that they are not RECs based on the laboratory results. The Phase II ESA recommended no further assessment.

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HISTORICAL RECOGNIZED ENVIRONMENTAL CONDITIONS (HRECs)

The ASTM E 1527-13 Standard defines an HREC as "a past release of any hazardous substances or petroleum products that has occurred in connection with the property and has been addressed to the satisfaction of the applicable regulatory authority or meeting unrestricted use criteria established by a regulatory authority, without subjecting the property to any required controls (for example, property use restrictions, activity and use limitations, institutional controls, or engineering controls)."

No HREC were identified for the project site. The former 500-gallon gasoline underground storage tank that was closed under the oversight of the Regional Water Quality Control was located to the west of the maintenance area, north of Fairway 17 and south of a residential development. The former UST was identified on the State and Tribal leaking storage tank list. Because the former tank area is not within the project site boundaries it is not considered a HREC.

CONTROLLED RECS ENVIRONMENTAL CONDITIONS

The Standard also requires the identification of controlled RECs (CRECs). The ASTM Standard defines CRECs as

"a recognized environmental condition resulting from a past release of hazardous substances or petroleum products that has been addressed to the satisfaction of the applicable regulatory authority (for example, as evidenced by the issuance of a no further action letter or equivalent, or meeting risk-based criteria established by regulatory authority), with hazardous substances or petroleum products allowed to remain in place subject to the implementation of required controls (for example, property use restrictions, activity and use limitations, institutional controls, or engineering controls)."

This assessment has revealed no evidence of CRECs in connection with the project site following the ASTM standard.

BUSINESS ENVIRONMENTAL RISK

A business environmental risk is defined by ASTM E 1527-13 as a risk which can have a material environmental or environmentally driven impact on the business associated with the current or planned use of a parcel of commercial real estate, not necessarily limited to those environmental issues required to be investigated in this practice. Consideration of business environmental risk issues may involve addressing one or more non-scope considerations. Our review identified the following potential business environmental risks:

- Based on the age of the maintenance building and shed it is possible that asbestos containing materials (ACM) and lead-based paint (LBP) are potentially present in the building materials at the site.

- The site was occupied by agricultural orchards and row crops from at least 1928 to the 1960s when the project site was developed into the current golf course. Residual pesticides may be present in the soil from both the historic agriculture and golf course maintenance over approximately 60 years.

Executive Summary

SUMMARY

Based on the results of this Phase I ESA and the proposed redevelopment of the site, PlaceWorks concludes that there are no RECs, HRECs or CRECs at the project site.

1. Introduction

This Phase I Environmental Site Assessment (ESA) was performed in general conformance with the scope and limitations of the American Society for Testing and Materials (ASTM) E 1527-13 Standard for Project Dimensions, Inc. (Client) for the Royal Vista Residential Project, located at 20055 Colima Road in Rowland Heights, Los Angeles County, California (Figures 1 and 2). The Phase I ESA was performed in general conformance with the scope and limitations of the ASTM E 1527-13 Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process and with the EPA "All Appropriate Inquiries" standard. Exceptions to, or deletions from, this practice are described in Section 1 of this report.

The primary purpose for performing a Phase I ESA is to "…permit a user to satisfy one of the requirements to qualify for the innocent landowner, contiguous property owner, or bona fide prospective purchaser limitations (commonly known as landowner liability protections) on Comprehensive Emergency Response Compensation and Liability Act (CERCLA) liability." An environmental site assessment meeting or exceeding this practice and completed less than 180 days prior to the date of acquisition is presumed to be valid under this standard. In order to maintain landowner liability protections, the user also has a "continuing obligation to not interfere with activity and use limitations associated with the property," must take "reasonable steps to prevent releases" and must "comply with legal release reporting obligations." (ASTM, 2013) Further, it is the goal of this study to identify business risks related to the property associated with environmental conditions.

Our conclusions are intended to help the user evaluate the "environmental risk" associated with the site, as defined in the ASTM E 1527-13 Standard and the United States Environmental Protection Agency (EPA) All Appropriate Inquiry (AAI) standard.

1.1 OBJECTIVE

The objective of this assessment was to evaluate site history, existing observable conditions, current site use, and current and historic uses of surrounding properties to identify the potential presence of Recognized Environmental Conditions (RECs) in connection with the subject site. RECs are defined by ASTM as

> "the presence or likely presence of any hazardous substances or petroleum products in, on, or at a property: (1) due to release to the environment; (2) under conditions indicative of a release to the environment; or (3) under conditions that pose a material threat of a future release to the environment. This definition does not include *de minimis* conditions defined as "a condition that generally does not present a threat to human health or the environment and that generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies" (ASTM, 2013).

In addition, the Standard requires the identification of historical RECs (HRECs) and known or suspect environmental conditions in the Phase I ESA report. The standard defines historical RECs as

> "a past release of any hazardous substances or petroleum products that has occurred in connection with the property and has been addressed to the satisfaction of the applicable regulatory authority or meeting unrestricted use criteria established by a regulatory authority, without subjecting the property to any required controls (for example, property use restrictions, activity and use limitations, institutional controls, or engineering controls)."

The Standard also requires the identification of controlled RECs (CRECs). The ASTM Standard defines CRECs as

> "a recognized environmental condition resulting from a past release of hazardous substances or petroleum products that has been addressed to the satisfaction of the applicable regulatory authority (for example, as evidenced by the issuance of a no further action letter or equivalent, or meeting risk-based criteria established by regulatory authority), with hazardous substances or petroleum products allowed to remain in place subject to the implementation of required controls (for example, property use restrictions, activity and use limitations, institutional controls, or engineering controls)."

Our conclusions are intended to help the user evaluate the "environmental risk" associated with the site, defined by ASTM as "a risk which can have a material environmental or environmentally-driven financial impact on the business associated with the current or planned use of a parcel of commercial real estate. Consideration of environmental risk issues may involve addressing one or more non-scope considerations."

1.2 SITE IDENTIFICATION

The project site is a portion of the Royal Vista Golf Course located at 20055 Colima Road, in the unincorporated area of Los Angeles known as Rowland Heights, California (Figure 1). The project site is irregular in shape and is approximately 75.63-acres in size. The project area includes the maintenance area and numerous golf holes and fairways of the course but not the golf club building. Figure 2 is an aerial photograph showing the current site conditions and Figure 3 shows the APNs for the project site. The site is comprised of six parcels of the 156.44-acres Royal Vista Golf Club. The Assessor Parcel Numbers (APNs) associated with the project site include:

Assessor Parcel Number	Owner	Acres
Parcels North of Colima Road (52.92 acres)		
8762-023-001	RV Dev, LLC	39.91
8762-022-002	RVGC	4
8762-022-003	RVGC	3.08
8762-027-039	RVGC	5.93
Parcels South of Colima Road (22.71 acres)		
8764-002-006	RVGC	21.1
8764-002-005	RVGC	1.61

1.3 DETAILED SCOPE OF SERVICES

PlaceWorks performed the following detailed scope of services to complete our Phase I ESA assessment:

1. Visual observations of site conditions, and of adjoining property use, to evaluate the nature and type of activities that have been or are being conducted at and adjacent to the site, in terms of the potential for release or threat of release of hazardous substances or petroleum products.
2. Review of federal and state environmental database information within the ASTM- specified radii from the subject site using a database service to access records. Use of 7.5-minute topographic maps to evaluate the site's physical setting.
3. Review of federal and state environmental files, as necessary, pertaining to the subject site and nearby sites with the potential to impact the subject site.
4. Review of previous reports (if any) prepared for the subject site.
5. Review of historical aerial photographs and topographic maps.
6. Contacts with state and local agencies, as necessary, regarding the site and surrounding properties and structures.
7. Interviews with the Key Site Manager and property tenant representatives (if any). Interpretation of information and data assembled as a result of the above work tasks, and formulation of conclusions regarding the potential presence and impact of RECs as defined by the ASTM E 1527-13 Standard.

1.4 NON-SCOPE CONDSIDERATIONS

The ASTM E 1527-13 Standard includes the following list of "additional issues" that are non-scope considerations outside of the scope of the ASTM Phase I ESA practice: Asbestos-Containing Materials, Biological Agents, Radon, Lead-Based Paint, Lead in Drinking Water, Wetlands, Regulatory Compliance, Cultural and Historic Risks, Industrial Hygiene, Health and Safety, Ecological Resources, Endangered Species, Indoor Air Quality unrelated to releases of hazardous substances or petroleum products in the environment and mold.

A limited assessment of the presence of polychlorinated biphenyls (PCBs) is included in the ASTM work scope. Accordingly, the assessment of the presence of PCBs is limited to those potential sources specified in the ASTM E 1527-13 Standard as "electrical or hydraulic equipment known or likely to contain PCBs" to the extent visually and or physically observed or identified from the interview or records review.

1.5 EXCEPTIONS AND DEVIATIONS

PlaceWorks has completed this assessment in substantial conformance with ASTM E 1527-13. In our opinion, there were no exceptions, addition, deviations, or deletions made to the ASTM work scope.

1.6 LIMITATIONS

Our work for this project was performed generally consistent with the ASTM E 1527-13 Standard for Phase I Environmental Site Assessments. Several organizations other than ASTM, such as professional associations (e.g., ASFE and AGWSE) have also developed "guidelines" or "standards" for environmental site assessments. The Phase I ESA presented herein is consistent with the ASTM E 1527-13 Standard, which may vary from the specific "guidelines" or "standards" required by other organizations.

This Report was prepared pursuant to an Agreement between the Client and PlaceWorks. All uses of this Report are subject to, and deemed acceptance of, the conditions and restrictions contained in the Agreement. The observations and conclusions described in this Report are based solely on the Scope of Services provided pursuant to the Agreement. PlaceWorks has not performed any additional observations, investigations, studies, or other testing not specified in the Agreement. PlaceWorks shall not be liable for the existence of any condition the discovery of which would have required the performance of services not authorized under the Agreement.

This Report is prepared for the exclusive use of the Client in connection with the project site. There are no intended beneficiaries other than the Client. PlaceWorks shall owe no duty whatsoever to any other person or entity on account of the Agreement or the Report. Use of this Report by any person or entity other than the Client for any purpose whatsoever is expressly forbidden unless such other person or entity obtains written authorization from the Client and from PlaceWorks. Use of this Report by such other person or entity without the written authorization of the Client and PlaceWorks shall be at such other person's or entity's sole risk and shall be without legal exposure or liability to PlaceWorks.

Use of this Report by any person or entity, including by the Client, for a purpose other than the site, is expressly prohibited unless such person or entity obtains written authorization from PlaceWorks indicating that the Report is adequate for such other use. Use of this Report by any person or entity for such other purpose without written authorization by PlaceWorks shall be at such person's or entity's sole risk and shall be without legal exposure or liability to PlaceWorks.

This Report reflects site conditions observed and described by records available to PlaceWorks as of the date of report preparation. The passage of time may result in significant changes in site conditions, technology, or economic conditions, which could alter the findings and/or recommendations of the report. Accordingly, the Client and any other party to whom the report is provided recognize and agree that PlaceWorks shall bear no liability for deviations from observed conditions or available records after the time of report preparation. No investigation is thorough enough to absolutely rule out the presence of hazardous materials at a given site. If hazardous conditions have not been identified during the assessment, such a finding should not be construed as a guarantee of the absence of such materials on the Site, but rather as the result of the services performed within the scope, limitations, and cost of the work performed.

The findings, conclusions, and recommendations contained in this report are based on site conditions as they existed at the time of our investigation. Our review of documents, lists, databases, and public agency files have been conducted with due diligence. However, our conclusions are based on available information and

are subject to constraints imposed by public agencies on review procedures and information retrieval. As a result, PlaceWorks may have been unable to identify potential concerns. PlaceWorks assumes no responsibility for conditions that did not come to our attention despite reasonable care, or for conditions that were not generally recognizable as environmentally unacceptable at the time of this report. Opinions and judgments expressed are based on our understanding and interpretations of currently available regulatory standards and should not be construed as legal opinions or advice.

Use of this Report by any person or entity in violation of the restrictions expressed in this Report shall be deemed and accepted by the user as conclusive evidence that such use and the reliance placed on this Report, or any portions thereof, is unreasonable, and that the user accepts full and exclusive responsibility and liability for any losses, damages or other liability which may result.

1. Introduction

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2. Site Description

This section describes the site location and ownership of the site as well as other pertinent details.

2.1.1 Name of Site Owner

The project site is divided into six separate parcels that are both north and south of Colima Road. The ownership of these six parcels is as follows:

- RV Dev, LLC is the current owner of the parcel associated with the APN 8762-023-001. This parcel is approximately 39.91-acres in size and is located on the north side of Colima Road and had previously been owned by the Moynier Family Trust.
- RVCG properties owns the other five (5) parcels that comprise 35.72-acres of the project site. The APNs for these parcels are 8762-022-002, 8762-023-003, 8762-027-039, 8764-002-006, and 8764-002-005. The parcels are located on the north and south sides of Colima Road.

2.1.2 Site Location Map

The United States Geological Survey (USGS) topographic map for the site is the Yorba Linda, California Quadrangle. The USGS topographic map was used as the source for site setting information. The project site is in Los Angeles County at approximately 33.9919 north latitude and 117.8643 west longitude. The project site is in Sections 18 and 19 of Township 2 South, Range 9 West of the San Bernardino Base Line and Meridian. Figures 1 through 2 show the location of the project site.

2.2 SITE AND VICINITY DESCRIPTION

The project site is approximately 75.63 acres of the 156.44-acre Royal Vista Golf Club. The address for the golf club is 20055 Colima Road, Rowland Heights, CA. Figure 2 is an aerial photograph showing the current site conditions and the outlines of the six separate parcels that make up the project site. The Royal Vista Golf Club contains 27 holes, a club building that hosts large events, a parking lot, a lighted driving range, two practice putting greens, and a chipping area. Within the 75.63 acres of the project site the only identified structures are associated with the maintenance facility for the golf course which was investigated for possible releases in a Phase II completed in 2021 (PlaceWorks 2021).

The project site is in a predominately residential community in the unincorporated area of Rowland Heights, Los Angeles County. Colima Road intersects the golf course and Fairway Drive runs north/south to the west of the project site which becomes Brea Canyon Cut-off Road to the south of Colima Road. A private school and preschool are located to the west of the golf course on the east side of Brea Canyon Cut-off Road. Access to the project site is from Colima Road north and south of the project site. Walnut Drive borders the site to the north, followed by a Quality Inn & Suites, a storage yard, Los Angeles County Road Maintenance

Yard and some commercial buildings and warehouses followed by the 60 Freeway. The 57 Freeway is located approximately 1.25 miles to the east.

2.3 PHYSICAL SETTING

Subsurface explorations were not performed for this evaluation; therefore, site geology and hydrology were evaluated on the basis of readily available public information or references, and/or based upon our experience and understanding of subsurface conditions in the subject property area.

2.3.1 Topography

Topographically, the property slopes slightly to the northwest. Based on a review of the USGS 7.5-minute Topographic Series, Yorba Linda, California Quadrangle Map (USGS 2012), surface elevation of the project site is approximately 710-feet above mean sea level on the southern area of the golf course and near Walnut Drive the elevation is approximately 505 feet above mean sea level. The elevation at the golf club is 580 feet above mean sea level. The golf course has been developed to have water features, a rolling topography, and sand traps.

2.3.2 Geologic Information

The project site is located within the eastern portion of the Los Angeles Basin and is part of the northwestern most part of the Santa Ana Mountains in the Peninsular Ranges Geomorphic Province (Loyd, et al., 2005). The project site is in the heavily urbanized area between the Puente Hills and the East and West Coyote Hills. The area of the project site is in the low laying region between the hills and consists of gently to moderately sloping alluvium surfaces. The Pliocene Fernando Formation and the late Miocene Puente Formation underlie this region and Quaternary deposits are in the canyons and low valley areas. No active faults are known to have been mapped within a half mile radius of the project site. Based on a review of the California Department of Conservation Earthquake Zones of Required Investigation map, the project site parcels are not within an Earthquake Fault Zone (DOC, 2020). The most important structural features in the area from a seismic shaking standpoint include the Whitter Fault and the Elsinore Fault Zone.

The EDR, included in Appendix B, and the United States Department of Agriculture Natural Resources Conservation Services map the soil beneath the project site. The dominant soil component listed in the EDR report and USDA Web Soil Survey is Calleguas clay loam, which has a very slow infiltration rate. The soil is well drained with an intermediate water holding capacity.

2.3.3 Naturally Occurring Asbestos Containing Minerals and Radon Gas

Based on a review of A General Location Guide for Ultramafic Rocks in California – Areas More Likely to Contain Naturally Occurring Asbestos (Department of Conservation, Division of Mines and Geology 2000) and Van Gosen and Clinkenbeard (2011), the site is not located within a ten-mile radius from an area thought to contain naturally occurring asbestos (NOA).

The Indoor Radon Abatement Act of 1988 directs the United States Environmental Protection Agency to identify and lists areas of the United States with the potential for elevated indoor radon levels. The U.S. EPA's Map of Radon Zones assigns one of three zones based on radon potential:

- Zone 1 counties have a predicted average indoor radon screening level greater than 4 pico curies per liter (pCi/L)
- Zone 2 counties with a predicted average indoor radon screening level between 2 and 4 pCi/L
- Zone 3 counties with a predicted average indoor radon screening level less than 2 pCi/L

The EDR GeoCheck report indicates that the site is within Zone 2 (Appendix C). The California Department of Health Services recommends action to be taken to reduce radon levels inside buildings if they are 4 pCi/L or greater.

2.3.4 Groundwater and Surface Water Information

Based on the California Department of Water Resources (2004) the project site is situated in the Puente sub basin of the San Gabriel Valley Groundwater Basin. Surrounding the San Gabriel Basin are the San Gabriel Mountains to the north, Puente Hills to the south, and the Chino and San Jose faults to the east (Department of Water Resources, 2004). Hydrogeological investigations were not performed on the site for this investigation; therefore, it is unknown to what extent localized variations in groundwater presence and flow occur on the site.

According to the Flood Insurance Rate Map (FIRM) the project site and the surrounding area are in an area of minimal flood hazard (FEMA, 2008). Sheet flow runoff on the site would be expected during periods of intense or prolonged precipitation that would flow towards the north.

The project site is serviced by the Walnut Valley Water District (WVWD). WVWD primarily relies on imported water from the Metropolitan Water District of Southern California purchased from the Weymouth Water Treatment Plant and the Miramar Water Treatment Plant.

The golf club uses a well located north of the 60 Freeway off Business Parkway to irrigate the golf course. The well is operated using an electric pump.

2. Site Description

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3. Site History and Background Information

3.1 PREVIOUS REPORTS

The client provided PlaceWorks with the Preliminary Title Report for the Moynier Family Trust (parcel now owned by RV dev, LLC) and a Preliminary Title Report for RVGC in preparation of the Phase I ESA for the project site. Copies of the reports are included in Appendix A.

PlaceWorks reviewed reports from the Los Angeles Regional Water Quality Board regarding the former 500-gallon gasoline underground storage tank that had been located at the golf course. Based on a review of the documents, the former underground storage tank was not located within the project site. A copy of a report including a figure showing the approximate location of the former tank is included in Appendix A.

3.2 PAST USAGE OF THE SITE

Past usage of the site was assessed through review of historical aerial photographs, topographic maps, and databases. Copies of historical information reviewed are included in Appendix A. Based on a review of historical information; the project site appears to have had various structures with portions of the project site that appear to have been associated with various agricultural purposes from at least 1938 until around the 1970s. The majority of the project site remained undeveloped. The golf club appears in the City Directory starting in 1975 and features of the golf course (water hazards) appear in the historic aerial photographs starting in the 1960s.

3.2.1 Historical Aerial Photographs

Aerial photographs for the proposed sites obtained from EDR for the years 1928, 1938, 1946, 1953, 1963, 1972, 1977, 1981, 1989, 1994, 2002, 2005, 2009, 2012, and 2016 were reviewed for the project site. Copies of the aerial photographs are included in Appendix A.

- 1928 – There appears to be at least two structures marked on the western boundary of the project site in the RVGC parcel APN 8762-022-002. The rest of the project site is vacant undeveloped land with a few hills and drainage areas. The surrounding area is a mix of row crop agriculture, orchards, vacant and undeveloped land, and sparse development related to the agriculture.

- 1938 – The structures are still present along the western parcel (APN 8762-022-002) and may be the same structure that is present today and used for the maintenance yard. There is now an orchard in the same parcel and an orchard located in parcel APN# 8764-002-006. Colima Road is now present. There are orchards to the north and east There are orchards present on the western, northern, and southeastern portion of the project site. There is a residence present to the west of APN #8762-023-002. Areas of the project site and surrounding area may be dry land farmed or pastureland.

3. Site History and Background Information

- 1946 –There is a reduction in orchards on the project site. The surrounding area appears relatively unchanged in comparison to the 1938 aerial photograph.

- 1953 – The project site and surrounding area appear relatively unchanged in comparison to the 1946 aerial photograph.

- 1963 – The two water hazards in the former Moynier parcel are now present and water hazards south side of Colima are now seen. There is more residential development in the surrounding area, in particular east of the project site.

- 1972 – The project site appears relatively unchanged in comparison to the 1963 aerial photograph. The southern half of the project site is surrounded by residential development. The surrounding area has less agriculture as there has been an overall increase in development. The club house and parking lot off Colima Road for the golf course are now present at their current location. The 60 Freeway is visible north of the project site.

- 1977 – The project site appears relatively unchanged in comparison to the 1972 aerial photograph. Again, there appears to be an increase in development in the area surrounding the project site.

- 1981 – The project site and surrounding area appear relatively unchanged in comparison to the 1977 aerial photograph.

- 1989 – The small orchard the had been left in the western portion of the project site is now mostly gone, but the structures remain in the maintenance area. The rest of the project site appears relatively unchanged in comparison to the 1981 aerial photograph.

- 1994 – The orchard and structures that were in the western portion of the project site are no longer present. The surrounding area appears relatively unchanged in comparison to the 1989 aerial photograph.

- 2002 – The project site appears relatively unchanged in comparison to the 1994 aerial photograph. There is a new residential development being constructed to the west of the maintenance shop with the entrance off Walnut Drive. The remaining surrounding area appears relatively unchanged in comparison to the 1994 aerial photograph.

- 2005 – The project site and surrounding area appear relatively unchanged in comparison to the 2002 aerial photograph.

- 2009 – The project site and surrounding area appear relatively unchanged in comparison to the 2005 aerial photograph.

- 2012 – The project site and surrounding areas appear relatively unchanged in comparison to the 2009 aerial photograph.

- 2016 – The project site and surrounding areas appear relatively unchanged in comparison to the 2012 aerial photograph.

3.2.2 Historical Topographic Maps

Historical Topographic Maps obtained from EDR for the years 1894/1896, 1897, 1898, 1901, 1902, 1904, 1925/1927, 1928, 1935, 1942, 1949, 1950, 1952/1953/1954, 1972, 1981, and 2012 were reviewed for the project site. Copies of the topographic maps are included in Appendix A.

- 1894/1896 – The project site is undeveloped vacant land. There are structures sparsely marked in the surrounding area. Railroad tracks are marked north northwest of the project site.

- 1897 – The project site is on an unmapped portion of the topographic map. The surrounding area appears relatively unchanged in comparison to the 1894/1896 topographic map.

- 1898 – The project site and surrounding area appear relatively unchanged in comparison to the 1897 topographic map.

- 1901 – There is a single structure marked in the center of the project site near where Colima Road exists today. The rest of the project site and surrounding area appears relatively unchanged in comparison to the 1898.

- 1902 – The project site no longer has a structure marked within the project boundary. The surrounding area appears relatively unchanged in comparison to the 1901 topographic map.

- 1904 – The project site is on an unmapped portion of the topographic map. The surrounding area appears relatively unchanged in comparison to the 1902 topographic map.

- 1925/1927 – The project site and surrounding area appears relatively unchanged in comparison to the 1902 and 1904 topographic maps.

- 1928 – There is a structure marked on the western boundary of the project site which may be the current maintenance building. There is more development in the surrounding area. East of the project site there is a cluster of structures labeled the Silver Peak Ranch. West of the project site there is more development south of the railroad line.

- 1935 – The project site and surrounding area are on an unmapped portion of the topographic map.

- 1942 – The structure previously depicted on the western boundary is no longer present. There is now a structure marked in the eastern portion of the project site and in parcel on the east side of the project site just south of Colima Road. Orchards are labeled in the area immediately around the project site to the north, east, and west. Colima Road is now present but is labeled Fifth Avenue. Overall, there is more development in the surrounding area.

- 1949 – The structure previously depicted in the eastern portion of the project site is no longer marked on the topographic map. The project site appears relatively unchanged in comparison to the 1942 topographic map.

- 1950 – The project site and surrounding area appears relatively unchanged in comparison to the 1942 and 1949 topographic maps.

- 1952/1953/1954 – The project site is on an unmapped portion of the topographic map. The map shows more agriculture and orchards and development in the surrounding portions of the area and shows Valley Blvd as a major roadway to the north of the site.

- 1972 – The structure previously marked in the center of the project site is no longer marked on the topographic map. There are now two structures marked on the western boundary of the project site. Residential development surrounds the project site. Areas of the map are highlighted in omission tint reflecting dense development and other areas are still highlighted in a tint that denotes agricultural use of the highlighted areas of the land. The 60 Freeway is now present north of the project site and Colima Road is still labeled as 5th Avenue.

- 1981 – The project site and surrounding area appears relatively unchanged in comparison to the 1972 topographic map.

- 2012 – Only roads and contours are depicted on the topographic map and 5th Avenue is now labeled as Colima Road and Fairway Drive is now labeled, previously it was identified as Brea Canyon Cutoff. The golf course is now labeled as Royal Vista Golf Course.

3.2.3 Sanborn Maps

Sanborn maps were not available for the project site. A copy of the Certified Sanborn Search Document coverage statement is included in Appendix A.

3.2.4 City Directory

PlaceWorks reviewed the EDR-City Directory of the project site located at 20055 Colima Road. A copy of the EDR-City Directory is in Appendix A. City Directory data was searched for the years spanning from 1920 through 2015. The project site is identified in the EDR-City Directory as a golf course starting in 1975 and in 1985, 1990, 1991, 1994, 1995, 1996, 1999, 2003, 2009, and 2015.

- 1975 – National Golf Courses, Inc. and Steak and Wine Cellar.

- 1980 – Pomona National Gold Club and TramPro, Inc.

- 1985 – 7 LA National Golf.

- 1990 – Bloomfield Enterprise, Colima Road Cont, La Royal Vista, Los Angeles Royal Vista, and Mad Dog Tennis.
- 1991 – Los Angeles Royal Vistal Golf Club
- 1994 – Los Angeles Royal Vistal Golf Club
- 1995 – Dining Banquet Facilities, Goleaf Shop Starter, Los Angeles Royal Vistal Golf Club, and Steak and Wine Cellar.
- 1996 – Los Angeles Royal Vistal Golf Club
- 1999 – Steak and Wine Cellar, Los Angeles Royal Vistal Golf Club Shop Starter, Los Angeles Royal Vistal Golf Club Dining Facilities, and D Golf.
- 2003 – D Golf, Los Angeles Royal Vistal Golf Club Dining Banquet Facilities, Golf Shop Starter, and Steak and Wine Cellar.
- 2009 –Royal Vistal Golf Club
- 2015 – Golf Courses

3.2.5 Prior Agricultural Use

Based on the review of historical aerial photographs, topographic maps and the site visit, portions of the project site appear to have been used for agricultural purposes from at least 1938 until around 1989 including orchards and row crops. There may have been dry land farming or pastureland on some portions of the site.

3.2.6 Mines

Based on the review of historical aerial photographs and topographic maps, the project site appears to not have been as a site for mining operations.

3.2.7 Illegal Drug Manufacturing

The proposed site was not identified by the California Hazardous Material Incident Report System (CHMIRS) which is maintained by the California Office of Emergency Services and contains information regarding hazardous material incidents such as accidental releases or spills. Clandestine Drug Laboratory Locations (CDL) database maintained by the U.S. Department of Justice was also reviewed for the presence of drug laboratories or dumpsites. Drug-related waste was not observed on the site during the site inspection.

3.2.8 Prior U.S. Government Ownership

Based on the review of the EDR database, historical aerial photographs, and topographic maps reviewed, there are no indications that the project site was owned by the U.S. Government or devoted to military use or operations.

3.3 SURROUNDING PROPERTY LAND USES

Based on the review of the EDR, historical aerial photographs, and topographic maps, the properties surrounding the project site are predominately residential to the northeast, east, south, and west. There is commercial and industrial development to the north and west of the project site. The regulatory agency database search prepared by EDR indicates the presence of 79 agency database listings for facilities located within an approximate one-mile radius of the project site. No listed sites were near the project site that were identified that could potentially impact the project site. These facilities do not appear to represent a potential threat to soil, soil vapor and or groundwater quality of the project site. Historically the surrounding land was used as orchards and row crops with scattered residential development. Residential development in the area increased following the construction of the 60 Freeway.

4. Environmental Records Review

4.1 STANDARD ENVIRONMENTAL RECORDS REVIEW

PlaceWorks utilized the electronic database service EDR to complete the environmental records review. To determine if the Site has any documented environmental concerns, or if other sites with documented environmental concerns exist within the search radii of the Site prescribed by ASTM 1527-13 and All Appropriate Inquiry, PlaceWorks reviewed a summary of regulatory agency database listings prepared by EDR. In addition, where appropriate, we reviewed local regulatory agency files for additional specific information regarding sites identified in the EDR report judged to be of possible concern to the subject Site. The EDR report presenting a summary of the agency databases reviewed and a map showing the location of the identified sites is provided as Appendix B (EDR, 2020). The results of the database search and follow-up agency file review are summarized below.

The database search was used to identify properties that may be listed in the referenced Agency records, located within the American Society for Testing and Materials (ASTM)-specified search radii indicated below:

Database	Approximate Search Distance	Subject Site Listed?	Number of Sites within Search Area
Federal NPL Sites	1 mile	No	1
Federal Delisted NPL Sites	0.5 mile	No	0
CERCLIS Sites	0.5 mile	No	0
CERCLIS-NFRAP Sites	0.5 mile	No	0
Federal ERNS	Site only	No	0
RCRA non-CORRACTS TSD Facilities	0.5 mile	No	0
RCRA CORRACTS Facilities	1 mile	No	0
RCRA Generators	Site and Adjoining	Yes	8
Federal Institutional/Engineering Control Registry	0.5 mile	No	0
State and Tribal Equivalent NPL Sites	1 mile	No	0
State and Tribal Equivalent CERCLIS Sites	1 mile	No	2
State and Tribal Registered Storage Tanks	Site and Adjoining	No	2
State and Tribal Landfills and Solid Waste Disposal Sites	0.5 mile	No	1
State and Tribal Leaking Storage Tanks	0.5 mile	Yes	7
State and Tribal Institutional Controls/Engineering Control	Site only	No	0
State and Tribal Voluntary Cleanup Sites	0.5 mile	No	1
State and Tribal Brownfield Sites	0.5 mile	No	0
Orphan Site List	Site and Adjoining	No	5
HAZNET	Site only	Yes	3

A review of selected regulatory agency databases for documented environmental concerns on the site, or in close proximity to the site, was conducted by EDR. A copy of the radius report, dated November 17, 2021 is

4. Environmental Records Review

included in Appendix B. The project site is listed as a RCRA small quantity generator, on the HAZNET site, a CORTESE site, CA CERS, CA HWTS and is on the State and Tribal Leaking Storage Tank database. However, the former leaking underground storage tank is not located within the project area.

4.1.1 NPL Sites

The National Priorities List (NPL) is a list of contaminated sites that are considered the highest priority for clean-up by the EPA.

- The project site is not listed on the NPL list.
- The database search identified one NPL site within a mile radius of the project site.
    - San Gabriel Valley (Area 4) at Stimson Avenue & Old Valley Boulevard, approximately 0.577-mile northwest of the project site, is a groundwater plume contaminated with trichloroethylene (TCE) and perchloroethylene (PCE). The area was placed on the NPL in May 1984. Remedial design and cleanup activities are ongoing. Based on overall distance and active oversight of the area by the Environmental Protection Agency (EPA), this area is not expected to have had an impact on the project site.

4.1.2 Federal Delisted NPL Sites

The National Oil and Hazardous Substances Pollution Contingency Plan (NCP) establishes the criteria that the EPA uses to delete sites from the NPL. In accordance with 40 CFR 300.425 (e), sites may be deleted from the NPL where no further response is appropriate.

- The project site is not listed on the delisted NPL list.
- The database did not identify any delisted NPL sites within a mile radius of the project site.

4.1.3 CERCLIS Sites

The Comprehensive Environmental Response, Compensation, and Liability Act Information System (CERCLIS) list identifies sites which are suspected to have contamination and require additional investigation to assess if they should be considered for inclusion on the NPL.

- The project site is not listed on the CERCLIS list.
- The database search did not identify any CERCLIS listings within a half mile radius of the project site.

4.1.4 CERCLIS-NFRAP Sites

CERCLIS-NFRAP status indicates that a site was once on the CERCLIS List but has No Further Response Actions Planned (NFRAP). Sites on the CERCLIS-NFRAP List were removed from the CERCLIS List in February 1995 because, after an initial investigation was performed, no contamination was found, contamination was removed quickly, or the contamination was not significant enough to warrant NPL status.

- The project site is not listed on the CERCLIS-NFRAP list.
- The database search did not identify any CERCLIS-NFRAP Site within a half mile radius of the project site.

4.1.5 RCRA CORRACTS Facilities

The RCRA CORRACTS Facilities list catalogues facilities that treat, store, or dispose of hazardous waste and have been associated with corrective action activity.

- The project site is not listed as a RCRA CORRACTS TSD Facility.
- The database search did not identify any RCRA CORRACTS TSD Facilities within a one-mile radius of the project site.

4.1.6 RCRA Non-CORRACTS TSD Facilities

The Resource Conservation and Recovery Act (RCRA) non-CORRACTS TSD Facilities List tracks facilities which treat, store, or dispose of hazardous waste and are not associated with corrective action activity.

- The project site is not listed as a RCRA non-CORRACTS TSD facility.
- The database search did not identify any RCRA non-CORRACTS TSD facilities within a one-half mile radius of the project site.

4.1.7 RCRA Generators

The RCRA Generator list is maintained by the EPA to track facilities that generate hazardous waste.

- The project site is listed as a RCRA Generator facility.
    - The project site is classified as a small quantity generator of hazardous waste starting in 1992. This means the project site generates more than 100 kg and less than a 1,000 kg of hazardous waste during any calendar month. The listing is due to the pesticides used at the site. The project site is listed as not having violations on the EPA Enforcement Compliance History Online (ECHO) website.

- The database search identified 7 RCRA Generators within a quarter mile radius of the project site.
    - Fairway Industrial Company at 19888 Quiroz Court, approximately 0.10-miles north northwest of the project site, is listed as a small quantity generator of hazardous waste. This site is listed as not having violations on the EPA Enforcement Compliance History Online (ECHO) website.
    - Elite Metal Products at 1135-L Center Drive, approximately 0.16-miles northwest of the project site, is listed as a small quantity generator of hazardous waste in the 1990s and a large quantity generator in the 1980s. No violations were found and is not expected to have impacted the site.
    - Robison Prezioso at 1170 Center Drive Building H, approximately 0.17-mile west of the project site, is listed as a small quantity generator of hazardous waste. This site is listed as not having violations on the EPA Enforcement Compliance History Online (ECHO) website.
    - Chem Consultants (Testing Lab) at 1160 Center Drive, approximately 0.17-miles west of the project site, is listed as a small quantity generator of hazardous waste. This site is listed as not having violations on the EPA Enforcement Compliance History Online (ECHO) website.
    - Systematic at 19935 E Walnut Drive, approximately 0.19-miles northwest of the project site, is listed as a small quantity generator of hazardous waste. This site is listed as not having violations on the EPA Enforcement Compliance History Online (ECHO) website.
    - Barber Chem Co. at 19649 Walnut Drive, approximately 0.20-miles west northwest of the project site, is listed as a small quantity generator of hazardous waste. This site is listed as not having violations on the EPA Enforcement Compliance History Online (ECHO) website.
    - Arco Facility No. 05610 at 1010 Fairway Drive, approximately 0.24-miles northwest of the project site, is listed as a small quantity generator of hazardous waste. This site is listed as being in compliance and no violations were identified on the EPA Enforcement Compliance History Online (ECHO) website.

4.1.8 Federal Institutional Control / Engineering Controls

A listing of sites with institutional and or engineering controls in place is maintained by the EPA. Engineering controls include various forms of caps, building foundations, liners, and treatment methods to create pathway elimination for regulated substances to enter environmental media or effect human health. Institutional controls include administrative measures, such as groundwater use restrictions, construction restrictions, property use restrictions, and post remediation care requirements intended to prevent exposure to contaminants remaining on site. Deed restrictions are generally required as part of the institutional controls.

- The project site is not listed as having an institutional or engineering control.

4.1.9 Federal ERNS List

The Federal ERNS list is the Emergency Response Notification System records and stores information on reported releases of oil and hazardous substances. The list is maintained by the National Response Center United States Coast Guard.

- The project site is not listed on the ERNS List.

4.1.10 State-and Tribal- equivalent NPL

Identifies confirmed release sites where DTSC is involved in remediation, either in a lead or oversight capacity. These confirmed release sites are generally high-priority and high potential risk.

- The project site is not listed on state- and tribal-equivalent NPL.

- The database search did not identify any state-and tribal equivalent NPL sites within a one-mile radius of the project site.

4.1.11 State and Tribal- equivalent CERCLIS

The Department of Toxic Substances Control's (DTSC's) Site Mitigation and Brownfields Reuse Program's (SMBRP's) EnviroStor database identifies sites that have known contamination or sites for which there may be reasons to investigate further. The database includes the following site types: Federal Superfund sites (National Priorities List (NPL)); State Response, including Military Facilities and State Superfund; Voluntary Cleanup; and School sites. EnviroStor provides similar information to the information that was available in CalSites, and provides additional site information, including, but not limited to, identification of formerly contaminated properties that have been released for reuse, properties where environmental deed restrictions have been recorded to prevent inappropriate land uses, and risk characterization information that is used to assess potential impacts to public health and the environment at contaminated sites.

- The project site is not listed on the state-and tribal-equivalent CERCLIS.

- The database search identified two state-and tribal-equivalent CERCLIS within a mile radius of the project site.

    - California Machine Specialties at 1180 Center Drive, approximately 0.16-miles west northwest of the project site, is listed as a site that had petroleum hydrocarbon impacted soils removed and properly disposed off-site in 1994. The current regulatory cleanup status is listed a No Further Action required as of July 18, 1994. Based on the current regulatory status and its downgradient location from the project site, it is not expected to have had an impact on the project site.

4. Environmental Records Review

- Former Sigma Plating Company, Inc. at 1040 South Otterbein Avenue, approximately 0.86-miles northwest of the project site, is listed as a site that had a Phase I Verification completed in 1998. The site is listed as being referred to another agency. Based on the overall distance and its downgradient location from the project site, it is not expected to have had an impact on the project site.

4.1.12 State and Tribal- equivalent Landfill and/or Solid Waste Disposal Sites

The database search did not identify any State Landfills or Solid Waste Disposal Sites within a one-half mile radius of the subject site.

- The project site is not listed on state- and tribal- equivalent landfill and/or solid waste disposal site lists.

- The database search identified one state-and tribal equivalent Landfill and/or Solid Waste Disposal sites within a half mile radius of the project site.

  - Los Angeles County Road Division 417 at 19865 Walnut Drive, approximately 0.02-miles north of the project site, is listed as a limited volume transfer operation for construction, demolition, green materials, and mixed municipal waste. The site is operated by Los Angeles County Public Works. Based on the site's downgradient location from the project site and material stored, it is not expected to have had an impact on the project site.

4.1.13 State and Tribal Leaking Underground Storage Tanks

The State Water Resources Control Board Leaking Underground Storage Tank Information System contains an inventory of Leaking Underground Storage Tank (LUST) Incident Reports.

- The project site is listed on state- and tribal leaking underground storage tanks.

  - A 550-gallon gasoline underground storage tank was removed in 1997 from an area in the vicinity of the maintenance yard and is possibly located outside the project area near Fairway 17. A leak of petroleum hydrocarbons was reported, and groundwater samples detected petroleum hydrocarbons. Groundwater monitoring determined that no significant contamination was at the site and Los Angeles Regional Water Quality Control Board closed the site as of January 24, 2012. The former UST is discussed in more detail below in Section 4.2.8

- The database search identified 8 LUST facilities within a half-mile radius of the project site.

  - Road Maintenance #117 at 19865 Walnut Drive, approximately 0.02-miles north of the project site, is listed because of a leak of diesel reported May 2, 2003. Currently, the case is listed as completed - case close as of March 11, 2015. Based on the current regulatory status

of the case and its downgradient location from the project site, the leak is not expected to have had an impact on the project site.

- This case is listed twice in the EDR report.

- Arco Facility No. 05610 at 1010 Fairway Drive, approximately 0.24-miles northwest of the project site, is listed because of a leak of gasoline reported June 9, 1992. Currently, the case is listed as completed - case close as of August 12, 2013. Based on the current regulatory status of the case and its downgradient location from the project site, the leak is not expected to have had an impact on the project site.

- Pacific Equipment & Irrigation at 19515 Walnut Drive, approximately 0.35-miles northwest of the project site, is listed because of a leak of gasoline reported October 14, 1993. Currently, the case is listed as completed - case close as of December 6, 1996. Based on the current regulatory status of the case and its downgradient location from the project site, the leak is not expected to have had an impact on the project site.

- Expert Cleaner (Former) at 20627 Golden Springs Drive, approximately 0.36-miles northeast of the project site, is listed because of a leak reported August 1, 1999. Currently, the case is listed as completed - case close as of March 21, 2000. Based on the current regulatory status of the case, the leak is not expected to have had an impact on the project site.

    - This case is listed twice in the EDR report.

- LA Sun West/Virginia Industrial at 20445 Walnut Drive, approximately 0.44-miles northeast of the project site, is listed because of a leak of gasoline reported December 28, 1995. Currently, the case is listed as completed - case close as of November 5, 1996. Based on the current regulatory status of the case and its downgradient location from the project site, the leak is not expected to have had an impact on the project site.

4.1.14 State and Tribal Registered Underground Storage Tanks

The State Water Resources Control Board's Hazardous Substance Storage Container Database maintains a list of USTs regulated by the Resource Conservation and Recovery Act.

- The project site is not listed on the registered UST list.

- The database identified two registered UST facilities within a quarter mile radius of the project site.

    - Road Maintenance #117 at 19865 Walnut Drive, approximately 0.02-miles north of the project site, is listed as having a permitted UST through Los Angeles County Fire Department. The Facility ID is listed as 10710.

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- Arco Facility No. 05610 at 1010 Fairway Drive, approximately 0.24-miles northwest of the project site, is listed as having a permitted UST through Los Angeles County Fire Department. The Facility ID is listed as 9943.

4.1.15 State and Tribal Voluntary Cleanup Site

The DTSC maintains a list of low threat level properties with either confirmed or unconfirmed releases and the project proponents have request that DTSC oversee investigation and/or cleanup activities and have agreed to provide coverage for DTSC's costs.

- The project site is not listed on the state and tribal voluntary cleanup program.
- The database identified one state and tribal voluntary cleanup program sites within a half mile radius of the project site.
    - California Machine Specialties at 1180 Center Drive, approximately 0.16-miles west northwest of the project site, is listed as a voluntary cleanup site. The current regulatory status of the case is listed as No Further Action as of July 18, 1994. Based on the current regulatory status of the case and its downgradient location from the project site, it is not expected to have had an impact on the project site.

4.1.16 HAZNET

The California Environmental Protection Agency, Department of Toxic Substances Control maintains a list of facility and manifest data. The Hazardous Waste Information System (HAZNET) database includes information hazardous waste shipments for generators, transporters, and TSDFs.

- The project site is listed on the HAZNET Hazardous Waste Tracking System database
    - 1997, 1999, 2000, 2002, 2003, 2004, 2005, 2006, 2007, 2008, 2009, 2010, 2011, 2012, 2013, 2014, and 2015 the project site is listed as disposing of aqueous solutions with total organic residues less than 10 percent and waste oil and mixed oil. The database also lists manifest information for disposal of aqueous solutions through Safety-Kleen Systems Inc.
    - Violations Noted:
        - 2019: The golf course was cited by Los Angeles County Fire Department on June 14, 2019 for failure to annually review and electronically certify that the business plan is complete and accurate on or before the annual due date. The facility was returned to compliance on July 16, 2019. They were also cited for failure to keep a copy of each properly signed manifest for at least three years from the date the waste was accepted by the initial transporter. Returned to compliance July 10, 2019. Additionally, there was a citation from the Los Angeles County Fire Department for the failure to establish and electronically submit an adequate emergency

response plan and procedures for a release or threatened release of hazardous materials. Returned to compliance July 16, 2019. The golf course was also cited by the Los Angeles County Fire Department for failure to properly manage empty containers greater than 5 gallons in capacity that previously held a hazardous material. The golf course was also cited for failure to ensure that all employees are thoroughly familiar with proper waste handling and emergency procedures, relevant to their responsibilities during normal facility operations and emergencies. Returned to compliance July 10, 2019. Lastly, the golf course was cited for failure to maintain and operate the facility to minimize the possibility of a fire, explosion, or any unplanned sudden or non-sudden release of hazardous waste which could threaten human health and the environment. The golf course was returned to compliance October 4, 2019.

- 2015: The golf course was cited by the Los Angeles County Fire Department on November 2, 2015 for failure to dispose of hazardous waste within 180 days. The golf course was returned to compliance on March 31, 2016. They were also cited for failure to maintain uniform hazardous waste manifests, consolidated manifests, or bills of lading copies for three years and actions. The facility was returned to compliance on March 24, 2016. The golf course was also cited for failure to properly label hazardous waste accumulation containers. The facility was returned to compliance on March 24, 2016. Additionally, the golf course was cited for failure to complete and/or electronically submit a business plan when storing/handling a hazardous material at or above reportable quantities. The facility was returned to compliance on April 19, 2016. The golf course was also cited for failure to have a universal waste management program and was returned to compliance on March 31, 2016. Lastly, they were cited for operations and maintenance and was returned to compliance on March 24, 2016.

4.1.17 CERS HAZ Waste and CA CERS

Cers Haz Waste is a list of site in the California Environmental Protection Agency (CalEPA) Regulated Site Portal which fall under the Hazardous Chemical Management, Hazardous Waste Onsite Treatment, Household Hazardous Waste Collection, Hazardous Waste Generator and RCRA LQ HW Generator Program. CERS is the CalEPA database that combines data about environmentally regulated sites and facilities from a variety of regulated activities across the spectrum of environmental programs including hazardous materials and waste. The Royal Vista Golf Course was identified on both databases. The site was also listed on the Hazardous Waste Tracking System for sites that generate, transport and store temporarily hazardous materials.

4.1.18 Orphan Sites

The EDR database identified five sites that were indicated as being potentially in the area and were not mapped due to incomplete address information.

- One Hour Cleaner at 1164 Diamond Bar Boulevard is approximately 4.7-miles east of the project site and is outside the radius of concern for the project site.

- Diamond Creek Cleaners at 21034 Golden Springs Drive is over a mile east of the project site and is outside the radius of concern for the project site.

- Dry Clean U.S.A #179 at Azusa & Colima is approximately 4 miles west of the project and is outside of the radius of concern for the project site.

- Professional Cleaners at 19800 E Colima Road is approximately 0.4-miles southwest of the project site, is listed in the drycleaners database with the facility ID 88407 and permit number D44036.

- P and R Diamond Bar Golf Course at 2275 Golden Springs Road is approximately 3 miles east of the project site and is outside of the radius of concern for the project site.

Based on a review of the dates, locations, and current regulatory status, the proposed project site is not expected to be impacted by these orphan sites.

4.2 ADDITIONAL ENVIRONMENTAL RECORDS REVIEW

In conformance with ASTM inquiry was made with the additional agencies described below.

4.2.1 Local Brownfield Lists

The DTSC's Site Mitigation and Brownfields Reuse Program's (SMBRP's) EnviroStor database identifies sites that have known contamination or sites for which there may be reasons to investigate further. No brownfield sites were identified on the EnviroStor database in the radius searched for the project site.

4.2.2 Local Lists of Hazardous Waste Contaminated Sites

A record search was done on the following databases: CERS HAZ Waste, Clandestine Drug Labs, HIST Cal-Sites Historical CalSites Database, and Toxic Pits Cleanup Act Sites. School Property Evaluation Program records were also searched.

- The project site was identified on the CERS Hazardous Waste databases as a hazardous waste generator. The site ID is listed as 149321 and the CERS ID is listed as 10279192. CERS lists site with underground and above ground storage tanks and sites with chemical inventories. The project site has a 500-gallon above ground storage tank with gasoline on half the tanks and diesel on the other half. The site also has an inventory of pesticides used at the golf course.

- The database search identified six local hazardous waste contaminated sites within a quarter mile radius of the project site.

- Road Maintenance #117 at 19865 Walnut Drive, approximately 0.02-miles north of the project site, is identified on the CERS Hazardous Waste databases as a hazardous waste generator. The site ID is listed as 148440 and the CERS ID is listed as 10284361.
- Identigraphix Inc., at 19866 Quiroz Court, approximately 0.01-miles north northwest of the project site, is identified on the CERS Hazardous Waste databases as a hazardous waste generator. The site ID is listed as 123816 and the CERS ID is listed as 10289359.
- Jung's Auto Restoration Inc., 19649 Walnut Drive, approximately 0.12-miles northwest of the project site, is identified on the CERS Hazardous Waste databases as a hazardous waste generator. The site ID is listed as 126908 and the CERS ID is listed as 10289980.
- Burlington Store #285 at 2753 Center Drive, approximately 0.17-miles northwest of the project site, identified on the CERS Hazardous Waste databases as a hazardous waste generator. The site ID is listed as 273933 and the CERS ID is listed as 106625584.
- Arco Facility No. 05610 at 1010 Fairway Drive, approximately 0.24-miles northwest of the project site, identified on the CERS Hazardous Waste databases as a hazardous waste generator. The site ID is listed as 115751 and the CERS ID is listed as 10295758.

4.2.3 Local Lists of Registered Storage Tanks

A record search was done of the local lists of registered storage tanks. Two registered UST sites were identified with 0.25 miles of the project site.

- Road Maintenance #117 at 19865 Walnut Drive, approximately 0.02-miles north of the project site, is listed as having 7 active registered storage tanks.
  - This facility is listed three times in the EDR report.
- Arco Facility No. 05610 at 1010 Fairway Drive, approximately 0.24-miles northwest of the project site, is listed as having 7 active registered storage tanks.
  - This facility is listed twice in the EDR report.

4.2.4 High Risk Historical Records

EDR has searched selected national collections of business directories and has collected listings of potential gas station/filling station/service station sites that were available to EDR researchers. EDR's review was limited to those categories of sources that might, in EDR's opinion, include gas station/filling station/service station establishments. The categories reviewed included, but were not limited to gas, gas station, gasoline station, filling station, auto, automobile repair, auto service station, and dry cleaners. Two historical facilities were identified within the searched radius.

- Angels Cleaners & Laundry at 20218 Wyn Ter, approximately 0.06-miles south of the project site, is listed as having been a dry-cleaning facility for the years 2004 to 2012.
- Joe's Mobil Service at 1545 Blackhawk Drive, approximately 0.12-miles east of the project site, is listed as having been a gasoline service station for the years 2002 to 2005.

4.2.5 State of California Geologic Energy Management Division

A review of California Division of Geologic Energy Management (CalGEM) Well Finder indicates that there are no oil wells or oil fields in the vicinity of the project site. The closest oil well is located approximately half a mile east northeast of the project site. The well is identified as a plugged and abandoned dry hole that was advance by Everett Jones in 1944 and turned into a water well and was later abandoned in 1978. The documents on the well indicate that the well went on to be used for a water well instead of oil production and is not expected to have impacted the site (CalGEM 2021).

4.2.6 Los Angeles County Public Works

Los Angeles County Department of Public Works inspects the facility for stormwater compliance. There are storm drains and catch basins located throughout the golf course and within the project site that ae required to monitored and maintained that they are free of dirt and debris including vegetation. Copies of stormwater certificate of inspections were reviewed and are included in Appendix A. The site is inspected annually by the county. The county requested that all storm drains be posted "no dumping". The facility has an industrial waste disposal permit with the county to the local sewer for waste generated from the restaurant and wash bay for the carts which is not part of the project area evaluated for the site. One violation was noted in 2014 for a grease trap for the club house. Copies are included in Appendix A.

4.2.7 Los Angeles County Agricultural Commissioner

For golf course maintenance activities, various pesticides and fertilizers are used at the site. The Royal Vista Golf Course has a pest control operators permit for agricultural use. The permit is issued on a yearly basis. Pesticide usage applications are required to be reported each month to the county. PlaceWorks did not obtain a list of pesticides currently or historically used at the site. A copy of the operator's permit is included in Appendix A.

4.2.8 Los Angeles Regional Water Quality Control Board

A 500-gallon gasoline underground storage tank had been located at the golf course. Files were reviewed with the Los Angeles Regional Water Quality Control Board (RWQCB) for the former underground storage tank. The files reviewed did not include a clear site figure showing the location but based on a tank closure report included in Appendix A, the former tank appears to be located outside of the project area. The report indicates that the UST was located near Fairway 17, south of residences and north of the concrete walkway by the fairway. This area is to the west of the RV Dev, LLC (former Moynier) parcel and southwest of the maintenance facility.

In 1997 a 550-gallon single walled steel gasoline UST was removed from the golf course. Removal activities determined that total petroleum hydrocarbons had been released from the site and four groundwater monitoring wells were installed. Groundwater was encountered at approximately 25 feet below ground surface. In 2010 four groundwater monitoring wells were installed that were screened between 35 to 40 feet. TPH as gasoline was detected in one groundwater sample. Benzene was not reported. Groundwater monitoring occurred for two additional monitoring events from 2010 to 2011. No significant levels were reported during the monitoring. The RWQCB on January 24, 2012 issued a no further action determination for the site and requested that the wells be abandoned properly. The history of the UST was not determined; however, the UST was not located within the project site boundaries.

4.2.9 South Coast Air Quality Management District

The South Coast Air Quality Management District (AQMD) Facility Information Detail (FIND) database was searched for the Royal Vista Golf Course. Two active permits and six inactive permits were listed for the site. One active and two inactive permits are for the char broiler which is not part of the project site. The other active permit is for the above ground storage tank. An inactive permit was found for the former UST. A notice of violation was issued by the AQMD in 2017 for the gasoline dispensing hose not being vapor tight and in 2018 for failure to submit the facility's monthly gasoline throughput data for the previous calendar year. In 2017 a violation was issued for operation of the AST without a CARB certified Phase I vapor recovery system. All violations were resolved for both the gasoline dispensing system and char broiler. Permit and violation information from AQMD are included in Appendix A.

4.2.10 Vapor Migration

The ASTM 1527-13 standard states that "for the purposes of this practice, "migrate" and "migration" refers to the movement of hazardous substances or petroleum products in any form, including, for example, solid and liquid at the surface or subsurface, and vapor in the subsurface". Thus, this section specifies whether we perceive a risk of vapor migration to the subject site.

To assess a vapor migration, risk a review and analysis of the site-specific environmental database report and other reasonably ascertainable records was implemented to assess whether:

1. Off-site properties have documented chlorinated volatile organic compound (VOC) contamination located within 100 feet of the subject property, or

2. Off-site properties have documented volatile petroleum hydrocarbon contamination within 30 feet of the subject property.

Based on the records review, it is unlikely that a potential source of vapor migration currently exists beneath the site from off-site properties. No chlorinated VOC contamination was identified, and underground storage tanks were not identified adjacent or within 30 feet of the project site. However, based on historic site operations include the long-term operations of golf course maintenance equipment, presence of an above ground storage tank, parts washer the potential for a source for vapor migration exists even though no documented materials releases have been identified at any of these features. Based on the use, storage, and

potential release of petroleum products, solvents, or hazardous material a vapor risk may be present at the site.

4.2.11 User-Provided Information

The ASTM Standard requires disclosure in the Phase I ESA report whether the user of the report has specialized knowledge about previous ownership or uses of the property that may be material to identifying RECs or HRECs, or whether the user has determined that the property's Title contains environmental liens or other information related to environmental condition of the property, including engineering and institutional controls and Activity and Use Limitations, as defined by ASTM. In addition, we are required by the ASTM Standard to inquire whether the user of the report has prior knowledge that the price of the property has been reduced for environmentally related reasons.

PlaceWorks was informed by the user that to their knowledge there are no liens or other information about the environmental condition of the property in the Title. In addition, the user was not aware of specialized knowledge about previous ownership or uses of the property that may be material to identifying RECs with the exception of the information provided above, and has not indicated that the price of the property has been reduced for environmentally related reasons.

5. Site Reconnaissance and Key Personnel Interview(s)

Current site conditions were observed during a reconnaissance to observe site conditions was conducted by PlaceWorks on June 29, 2020. No weather-related conditions or other conditions that would limit our ability to observe the site occurred during our site reconnaissance. PlaceWorks personnel observed the exterior portions of the property, including the property boundaries. PlaceWorks was escorted by Mr. Sammy Chien, Royal Vista Golf Course Manager during the site visit. Site photographs from the reconnaissance are included in Appendix C. The reconnaissance was performed by traversing the site in a golf cart, walking areas of the site, and observing the vicinity by car. For the Phase I ESA update, it was reported by Mr. Jon Cook that land uses had not changed within the project area.

ASTM requires that the current site owner or Key Site Manager and user, if different from the current owner or Key Site Manager, be asked if there are any helpful documents or information that can be made available for review. These consist of environmental site assessment reports, audits, permits, tank registrations, Material Safety Data Sheets, Community Right-to-Know plans, safety plans, hydrogeologic or geotechnical reports, or hazardous waste generator reports.

5.1 CURRENT USE OF THE PROPERTY

The project site is comprised of 84.72 acres if the 156.44-acre Royal Vista Golf Club. The golf club building near the parking lot off Colima Road is not part of the project site. The project site consists of fairways, water hazards, sand traps and the maintenance facility located to the north of the club house. The Phase I ESA site reconnaissance focused on the operations that occur at the maintenance facility. Golf course maintenance equipment is repaired at the facility and includes an approximately 2,000 square foot metal and wood barn with an office addition on the east side of the building, areas of hazardous materials storage, used oil containers, flammable storage, parts washer, and an above ground storage tank.

5.2 SITE VISIT OBSERVATIONS

5.2.1 General Description of Structures

The maintenance facility consists of an approximately 2,000 two-story barn that has large door openings for vehicle access on the north and south side. The structure appears to be old and may have been constructed in the 1920s based on the historic aerial photographs from 1928 showing a structure in the same configuration in the same site location. The building has a concrete floor with oil staining. There is not ceiling/attic on the structure. There is a second-floor loft area added on the south side for offices. A lunch area is located near the southwest corner of the building. The southeast corner has an office added on with a separate entrance that appears to be made of stucco. Along the remaining east side of the barn is a gated storage area for

equipment including fertilizers, grass seed, lawn care equipment, fencing and miscellaneous items. On the north side of the structure there is an overhang where used oil drums are stored. A hazardous waste storage shed comprised of corrugated metal with a wood floor is located to the north of the used oil storage. No other structures were identified within the project area.

5.2.2 Heating and Cooling System

No heating or school systems were observed in the barn structure in the maintenance yard.

5.2.3 Potable Water Supply and Sewage Disposal System or Septic Systems

The golf course is connected to the city sewer system and potable water is supplied by the Rowland Water District. Irrigation water for the golf course is supplied by a well located to the north of maintenance yard in an easement parcel that is not part of the golf course.

5.2.4 Use and Storage of Petroleum Products and Hazardous Materials

A 1,000-gallon aboveground storage tank (AST) that is divided into a 500-gallon diesel tank and a 500-gallon gasoline tank is present at the site to the east of the barn structure om the maintenance yard. The Convault type tank (steel tank incased in concrete) is permitted with the AQMD. The gasoline and diesel are used to fuel the golf course maintenance equipment. The AST is located on a concrete pad with a concrete berm forming a depression that offers secondary containment. The gasoline dispenser side has a vapor recovery system. The pumps for the tank are electrically powered. No staining was observed in the fueling area. A used oil filter for the diesel hose was observed sitting on the concrete berm. Lube oils and motor oils are used for the maintenance equipment.

Used oil drums are located beneath an awning on drum spill containment platforms. Two drums are equipped with filters for oil filters to drain into. There is an additional drum for metal oil filters that have been drained that will be recycled. The drums are labeled as hazardous waste. There was minor staining on the soil near the oil drums. Next to the oil drum storage there is a cabinet for flammable material storage that contains gasoline and oil mixtures for the lawn maintenance equipment. The flammable storage cabinet is located on a spill containment platform.

Inside the barn building near the north side is a parts washer on a spill containment platform surrounded by 5-gallon buckets of hydraulic oil and gear oil. Some of the buckets were placed on a platform and others were on the concrete floor. The employees we spoke with were not sure of the chemical used in the parts cleaner, however, the parts washer is labeled as Safety-Kleen aqueous part cleaner using ArmaKleen 4 in 1 cleaning solution that does not contain chlorinated solvents.

Pesticides and fertilizers are stored in the hazardous materials shed located north of the barn. The shed is setting on a slatted wood pad that is rotting away. The shed is a metal shed covered in plywood with a wood floor. There are six four shelf storage units in the shed that contain a combination of pesticides and fertilizers for turf grass and lake maintenance. The shed also contains handheld sprayers and tote sprayers

that are placed on the back of golf carts or other vehicles. The following chemicals were observed in the hazardous waste storage shed during the site reconnaissance:

Fungicides

Traction – A liquid fungicide for golf course turf that is registered for golf course use only.

Fosetyl-Al 80 WDG – A broad spectrum liquid fungicide.

Quali-Pro Ipro 2 a fungicide for turfgrass.

Transom 4.5F, a systemic turf and ornamental fungicide.

Subdue Maxx a fungicide

Lexicon a fungicide

Herbicides

Pendulum liquid preemergent herbicide in 2.5-gallon containers.

Scythe a nonselective herbicide, liquid form.

Lesco Prosecutor – a nonselective herbicide

Reward Landscape and aquatic herbicide

Speedzone southern a broadleaf weed control

Algae X for algae and weed control

Killer for Ice Plant Weeds

Syngenta Barricade Herbicide a pre-emergent weed killer

RonStar 50 selective herbicide

Lesco Prosecutor Pro nonselective herbicide

Insecticide

Spectracide Triazicide insect killer for lawns

Fertilizers

Manganese nitrate fertilizer

Turf Partners Eco Sil, a liquid potassium fertilizer

5. Site Reconnaissance and Key Personnel Interview(s)

Grow Core Citra-Grow Potassium citrate

Turgor a turfgrass fertilizer

Links Life 12, fertilizer

Defense-Man a magnesium organic acid chelates

Rodenticide and Repellants

Ditrac – a rodenticide that kills rats and mice, 18 lb. bucket

Deadline M-Ps mini pellets to kill slugs and snails

Rabbit Scram to scare rabbits with an odor

Amdro Pro Fire Ant Bait

Amendments and Specialty Chemicals

No Foam B used to increase efficiency of plant protection product and reduces pH in aqueous solutions and is used to buffer alkaline water.

Salt Breakthru UN-2796 which leaches salt and acidifies alkaline soil

Copper sulfate used for algae control in golf course water hazards

Midnight Black Lack Dye

Grow More Silo-Tec-0-0-3 a foliar soluble silicate spray used to increase turf turgidity and resistance to disease and heat.

Right on Green a green liquid dye that is used to highlight spray pattern for pesticide and fertilizer applications.

APSA-80, an agricultural wetting agent to increase soil penetration for irrigation and to use with pesticides to increase effectiveness.

Forte soil surfactant designed to enhance water infiltration

Seeds

Creeping bent grass seeds

The above is an incomplete list of chemicals at the site. We did not observe all labels in the hazardous waste storage shed. In addition, it is unknown if chemical usage at the golf course changed over time.

5.2.5 Vehicle Maintenance Lifts

No vehicle maintenance lifts were observed at the project site. The equipment that is worked on is not large vehicles but primarily lawn mowers, edging equipment, sprayers for pesticide and fertilizer application, and other golf course equipment.

5.2.6 Emergency Generators and Sprinkler System Pumps

No sprinkler system pumps were observed on the project site. No generators were observed.

5.2.7 Polychlorinated Biphenyls (PCBs) Associated with Electrical or Hydraulic Equipment

No electrical or hydraulic equipment was observed on the project site. No pole mounted transformers are located on or adjacent to the site. Based on the information above, PCBs are not expected to have impacted the project site.

5.2.8 Floor Drain and Sumps

No floor drains and sumps were observed at the project site.

5.2.9 Catch Basins

A large catch basin is present to the east of maintenance building. The area is marked not to dump

5.2.10 Dry Wells

No dry wells were observed at the project site.

5.2.11 Pits, Ponds, Lagoons, and Pools of Liquid

No pits, ponds, lagoons, or pools of liquid were observed at the project site.

5.2.12 Odors

Petroleum hydrocarbon odors were noted within the barn structure near the parts cleaner. Inside the hazardous waste storage area there was a strong chemical odor within the shed.

5.2.13 Stains or Corrosion on Floors, Walls, or Ceilings

Oil Staining was observed in a large area on the concrete floor in the maintenance building at the north end of the building near the parts washer that appeared to be from the lawn care equipment. Staining was also observed near the oil recycling drums. Staining on the floor of the hazardous chemical storage area was also observed.

5.2.14 Stained Soil or Pavement

No stained soil or pavement was observed at the project site.

5.2.15 Stressed Vegetation

No stressed vegetation was observed at the project site.

5.2.16 Solid Waste and Evidence of Waste Filling

In the maintenance yard where landscape waste was piled, other waste including cardboard boxes, plastic buckets, take-out food containers, aluminum cans, etc., was dumped. The trash was adjacent to a dumpster north of the maintenance building.

5.2.17 Wastewater and Stormwater Discharge

No wastewater discharge was observed on the project site. Stormwater is expected to exit the project site via overland flow to local roadways and creeks. A large catch basin that drains to the ocean was observed to the east of the maintenance building and adjacent to a porta potty.

5.2.18 Monitoring, Water Supply, or Irrigation Wells

No monitoring, water supply or irrigation wells were observed at the project site. Adjacent to the site, north of the maintenance yard and south of Walnut Drive is an electrically powered well that is reportedly used to irrigate the golf course.

5.3 INTERVIEWS

During the site visit on June 29, 2020, Mr. Sammy Chien, golf course manager, answered questions regarding the project site. He provided access to the maintenance building and hazardous chemical storage. He was not aware of the location of the former underground storage tank and former monitoring wells that received regulatory agency closure.

A questionnaire was completed by Sey Jung on behalf of the RVGC parcels on July 9, 2020. Mr. Jung was not aware of any leaks, spills, or discharges of hazardous materials to the parcels or adjacent to the parcels. Mr. Jung was not aware of any environmental cleanup liens against the properties nor was she aware of any land use limitations due to environmental issues. He was also not aware of any environmental cleanups, spills, or chemical releases that may have occurred on the project site. Mr. Jung was not aware of the location of the former 500-gallon underground storage tank that was removed and received regulatory agency closure. When asked for a list of pesticides used at the site, he indicated that there were not hazardous chemicals used for their specialized license with the county. Mr. Jung indicated the water well is owned by the Airey and Moynier Family. The questionnaire is included in Appendix D.

5. Site Reconnaissance and Key Personnel Interview(s)

For the Phase I ESA update, Mr. Jon Conk, Vice President of Project Dimensions indicated on November 10, 2021 that nothing has changed since the site visit on the project site.

The questionnaire submitted to the Moynier Family trust for parcel APN# 8762-023-001 was not completed in time to be included in the Phase I ESA. If the questionnaire is returned and there are any findings that change the conclusions and recommendations of the report, an amendment will be provided. Because there are no identified structures on the parcel and land use historically was agricultural followed by the golf course this is not considered a significant data gap.

5. Site Reconnaissance and Key Personnel Interview(s)

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6. Data Gap Identification

Adjacent landowners were not interviewed for this Phase I Environmental Site Assessment. However, other areas of the golf course surround the majority of the site. Other landowners include residential properties. The questionnaire submitted to the Moynier Family trust for parcel APN# 8762-023-001 was not completed in time to be included in the Phase I ESA. If the questionnaire is returned and there are any findings that change the conclusions and recommendations of the report, an amendment will be provided. Because there are no identified structures on the parcel and land use historically was agricultural followed by the golf course this is not considered a significant data gap.

No adjacent sites of concern were identified in the database search. The database search contained in Appendix B indicates that the project site is not on the Recorded Environmental Cleanup Liens database which is maintained by the DTSC and contains a listing of liens placed upon real properties. The project site is also not listed on the DTSC's Deed Restriction database which lists sites with DTSC with restricted land use. The project site is not listed on NPL Liens, a database the EPA maintains on real property, in order to recover remedial action expenditures when the property owner has received notification of potential liability.

6. Data Gap Identification

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7. Findings and Conclusions

PlaceWorks has performed a Phase I Environmental Site Assessment (ESA) update on behalf of Project Dimension, Inc. (Client) for the Royal Vista Residential Project, located at 20055 Colima Road in the unincorporated area of Rowland Heights, Los Angeles County, California (Figures 1 and 2). The project site consists of 75.63-acres of the 156.44-acre Royal Vista Golf Club consisting of parcels of the golf course owned by RV Dev, LLC (previously owned by the Moynier Family Trust) and RVGC properties. The Phase I ESA was performed in general conformance with the scope and limitations of the ASTM E 1527-13 Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process. Exceptions to, or deletions from, this practice are described in Section 1 of this report. Our conclusions are intended to help the user evaluate the "environmental risk" associated with the site, as defined in the ASTM E 1527-13 Standard, and discussed in the Introduction section of this report.

This updated Phase I reflects a change in site boundary from the July 2020 Phase I ESA which included approximately 84 acres and the revised project is approximately 75.63- acres by the removal of three parcels from the scope of the proposed project. The project no longer includes the parcels associated with the APNs 8764-002-007, 8764-008-030, and 8764-002-008. The update includes a recent EDR database review, which confirms that the project site and surrounding area conditions have not changed since the July 2020 Phase I ESA and the March 2021 Phase II ESA that was implemented for the maintenance yard.

The approximately 75.63-acre project site is located at 20055 Colima Road, Rowland Heights, California. The project site is south of the 60 Freeway and is located on both the north and south side of Colima Road (Figures 2 and 3). Six separate parcels comprise the project site, which is in a predominately residential community. Two landowners were identified for the parcels, RVGC Partners Inc. (RVGC) and the RV Dev LLC (previously owned by the Moynier Family Trust). The Assessor Parcel Numbers (APNs) associated with the project site and current landowners and acreage include:

Assessor Parcel Number	Owner	Acres
Parcels North of Colima Road		
8762-023-001	RV Dev, LLC	39.91
8762-022-002	RVGC	4
8762-022-003	RVGC	3.08
8762-027-039	RVGC	5.93
Parcels South of Colima Road		
8764-002-006	RVGC	21.1
8764-002-005	RVGC	1.61

Figure 1 depicts the regional location of the project site and Figure 2 is an aerial photograph showing the current conditions of the project site. Figure 3 is an aerial photograph that shows the parcels and associated

7. Findings and Conclusions

APNs. Regional access to the site is provided by the 60 Freeway, approximately 892-feet north of the project site. Local access is from Colima Road on the south and north of the project site (Figures 2 and 3).

The objective of a Phase I ESA is to assess whether "recognized environmental conditions" (REC), historical RECs (HREC), and controlled RECs (CREC) are associated with the subject site. Our conclusions are intended to help the user evaluate the "business environmental risk" associated with the subject site. Our opinion regarding a REC's potential impact on the subject site is based on the scope of our work, the information obtained during the course of our work, the conditions prevailing at the time our work was performed, the applicable regulatory requirements in effect at the time our work was performed, and our experience evaluating similar sites.

RECOGNIZED ENVIRONMENTAL CONDITIONS (RECs)

The ASTM E 1527-13 Standard defines an REC in part as "the presence or likely presence of any hazardous substances or petroleum products in, on, or at a property: (1) due to any release to the environment; (2) under conditions indicative of a release to the environment; or (3) under conditions that pose a material threat of a future release to the environment."

The following RECs were identified

- The parcel identified as 8762-022-002 used for the maintenance yard is listed on several environmental databases including RCRA Small Quantity Generator list, State and Tribal leaking storage tank list, CES Hazardous Waste database site for above ground storage tank and chemical storage. The site is listed on HAZNET with violations with Los Angeles County Fire Department regarding business plan, manifesting, emergency response plan, storage of hazardous materials, and failure to have a waste management program. The site has a permit with the Los Angeles County Agricultural Commissioner for pesticide application. These listings indicate that the site has generally used or stored pesticides, petroleum products including gasoline, diesel, and oils. The usage and storage of these chemicals at the site have been long-term indicating that historic operations are reasonably associated with the use, storage, and potential release of petroleum products, solvents, pesticides, and/or other hazardous materials.

- The project site has a hazardous chemical storage that showed staining on the floor of the shed.

- Used oil recycling drums at the site that show some staining on the ground and have been on the site for many years.

The 2021 Phase II prepared by PlaceWorks evaluated the above listed RECs from the 2020 Phase I ESA and determined based on soil and soil gas sampling, that they are not RECs based on the laboratory results. The Phase II ESA recommended no further assessment.

7. Findings and Conclusions

HISTORICAL RECOGNIZED ENVIRONMENTAL CONDITIONS (HRECs)

The ASTM E 1527-13 Standard defines an HREC as "a past release of any hazardous substances or petroleum products that has occurred in connection with the property and has been addressed to the satisfaction of the applicable regulatory authority or meeting unrestricted use criteria established by a regulatory authority, without subjecting the property to any required controls (for example, property use restrictions, activity and use limitations, institutional controls, or engineering controls)."

No HREC were identified for the project site. The former 500-gallon gasoline underground storage tank that was closed under the oversight of the Regional Water Quality Control was located to the west of the maintenance area, north of Fairway 17 and south of a residential development. Because the former tank area is not within the project site boundaries it is not considered a HREC.

CONTROLLED RECS ENVIRONMENTAL CONDITIONS

The Standard also requires the identification of controlled RECs (CRECs). The ASTM Standard defines CRECs as

"a recognized environmental condition resulting from a past release of hazardous substances or petroleum products that has been addressed to the satisfaction of the applicable regulatory authority (for example, as evidenced by the issuance of a no further action letter or equivalent, or meeting risk-based criteria established by regulatory authority), with hazardous substances or petroleum products allowed to remain in place subject to the implementation of required controls (for example, property use restrictions, activity and use limitations, institutional controls, or engineering controls)."

This assessment has revealed no evidence of CRECs in connection with the project site following the ASTM standard.

BUSINESS ENVIRONMENTAL RISK

A business environmental risk is defined by ASTM E 1527-13 as a risk which can have a material environmental or environmentally driven impact on the business associated with the current or planned use of a parcel of commercial real estate, not necessarily limited to those environmental issues required to be investigated in this practice. Consideration of business environmental risk issues may involve addressing one or more non-scope considerations. Our review identified the following potential business environmental risks:

- Based on the age of the maintenance building it is possible that asbestos containing materials (ACM) and lead-based paint (LBP) are potentially present in the building materials at the site.

- The site was occupied by agricultural orchards and row crops from at least 1928 to the 1960s when the project site was developed into the current golf course.

7. Findings and Conclusions

SUMMARY

Based on the results of this Phase I ESA update, Phase II results and the proposed redevelopment of the site, PlaceWorks concludes that there are no RECs, HRECs or CRECs at the project site.

8. Credentials

We declare to the best of our professional knowledge and belief, that we meet the definition of Environmental Professional as defined in the ASTM Standard. We have the specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the project site property. We have developed and performed all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312.

Qualifications information for the project personnel is provided in Appendix E.

Denise Clendening, Ph.D.
Associate Principal

Danielle Clendening,
Planner

December 9, 2021

8. Credentials

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Figures

Figures

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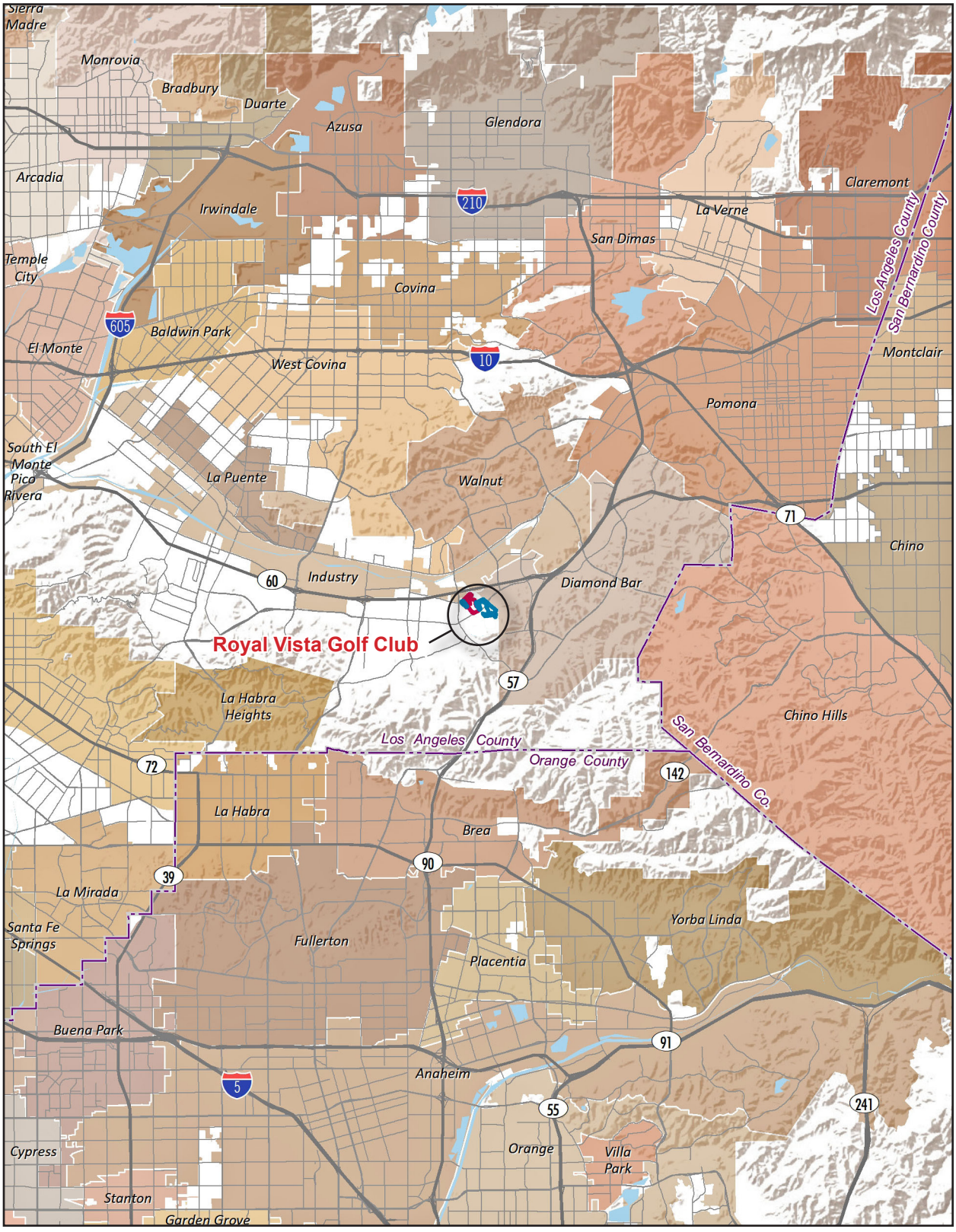
Figure 1 - Regional Location



Note: Unincorporated county areas are shown in white.
Source: ESRI, 2020

0 3
Scale (Miles)

Figure 2 - Aerial Photograph

Project Location (RV Dev)
Project Location (RVGC)

0 900
Scale (Feet)

Source: Nearmap, 2020

Figure 3 - APN Numbers

Project Location (RV Dev)

Project Location (RVGC)

1 APN# 8762-023-001

2 APN# 8762-022-002

10 APN# 8764-002-006

11 APN# 8762-027-039

13 APN# 8764-002-005

14 APN# 8762-023-002

0 900

Scale (Feet)

Source: Nearmap, 2020

March 2021 | Phase II Environmental Site Assessment

Royal Vista Golf Club Maintenance Yard

for Project Dimensions, Inc.

Prepared for:

Project Dimensions, Inc.
Contact: Jon Conk, Vice President
4 Park Plaza, Suite 700
Irvine, California 92614

Prepared by:

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PLACEWORKS

March 3, 2021

Jon Conk
Vice President
Project Dimensions, Inc.
4 Park Plaza, Suite 700
Irvine, CA 92614

Subject: Phase II Environmental Site Assessment Royal Vista Golf Club Maintenance Yard

Dear Mr. Conk:

Enclosed please find the Phase II Environmental Site Assessment Royal Vista Golf Club Maintenance Yard located in Rowland Heights, California. PlaceWorks implemented the scope of work outlined in our proposal dated January 25, 2021. Based on the results of the assessment, we recommend no further assessment at this time.

Sincerely,

PLACEWORKS

Denise Clendening, Ph.D.
Associate Principal

Michael Watson, PG 8177
Project Geologist

Enclosures

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1. Introduction

This document presents a limited Phase II Environmental Site Assessment for a 4.00-acre parcel located at the Royal Vista Golf Course. located at 20055 Colima Road in the unincorporated area of Rowland Heights, Los Angeles County, California. A 2020 Phase I Environmental Site Assessment (ESA) was implemented for 84.72 acres of the 156.44-acre Royal Vista Golf Course that identified Recognized Environmental Conditions (RECs) associated with the 4.00-acre parcel APN 8762-022-002 (Project Site). Figure 1 shows the regional location of the golf course and Figure 2 is an aerial photograph showing the golf course, boundaries for the Phase I ESA and 4.00- acre project boundaries. Figure 3 shows the sample locations for the Phase II.

The ASTM E 1527-13 Standard defines an REC in part as "the presence or likely presence of any hazardous substances or petroleum products in, on, or at a property: (1) due to any release to the environment; (2) under conditions indicative of a release to the environment; or (3) under conditions that pose a material threat of a future release to the environment."

The Phase I ESA concluded that the following were RECs at the Project Site:

- The 4.00-acre Project Site has been used for the golf course maintenance yard and is listed on several environmental databases including RCRA Small Quantity Generator list, CES Hazardous Waste database site for above ground storage tank and chemical storage. The site is listed on HAZNET with violations with Los Angeles County Fire Department regarding business plan, manifesting, emergency response plan, storage of hazardous materials, and failure to have a waste management program. The site has a permit with the Los Angeles County Agricultural Commissioner for pesticide application. These listings indicate that the site has generally used or stored pesticides, petroleum products including gasoline, diesel, and oils. The usage and storage of these chemicals at the site have been long-term indicating that historic operations are reasonably associated with the use, storage, and potential release of petroleum products, solvents, pesticides, and/or other hazardous materials.

- The Project Site has a hazardous chemical storage area for pesticides that showed staining on the floor of the shed.

- An above ground gasoline and diesel tank are present at the Project Site and used oil recycling drums. No documented hazardous materials releases have been identified at any of these features. However, these historic operations are reasonably associated with the use, storage, and potential release of petroleum products, solvents, and/or other hazardous materials.

Business Environmental Risks were also identified for the site. A business environmental risk is defined by ASTM E 1527-13 as a risk which can have a material environmental or environmentally driven impact on the business associated with the current or planned use of a parcel of commercial real estate, not necessarily limited to those environmental issues required to be investigated in this practice. Consideration of business

1. Introduction

environmental risk issues may involve addressing one or more non-scope considerations. Our review identified the following potential business environmental risks:

- Based on the age of the maintenance building and shed it is possible that asbestos containing materials (ACM) and lead-based paint (LBP) are potentially present in the building materials at the site.

- The site was occupied by agricultural orchards and row crops from at least 1928 to the 1960s when the project site was developed into the current golf course. Residual pesticides may be present in the soil from both the historic agriculture and golf course maintenance over approximately 60 years.

The initial sampling program and results are summarized below:

- A total of 7 soil gas samples were collected in the maintenance yard in the vicinity of the aboveground storage tank, chemical storage, waste oil storage and in the yard where vehicles are located. PlaceWorks attempted to install soil gas probes at 5 and 15 feet below ground surface (bgs) at 5 locations, however, groundwater was encountered at all locations ranging between 4 and 11 feet. When groundwater was encountered a new probe was installed above the groundwater soil interface. Benzene, ethylbenzene, tetrachloroethene, toluene, and o-xylene and C4-C12 gasoline were detected in one soil gas sample collected from the maintenance yard. 4-isopropyltoleune was reported in 3 samples and m, p-xylene was reported in 5 soil gas samples. The soil gas samples were screened using Department of Toxic Substances Control (DTSC) and EPA Region 9 Health-Based Residential Land Use Screening Levels (SLs) for ambient air. The ambient air SLs are adjusted for soil gas by the use of an attenuation factor (AF) that increases the SL for soil gas by a factor of 0.03 and 0.001. Using the more conservative health protective AF of 0.03, benzene and TPH gasoline exceeded the residential SL. Using the 0.001 AF, the soil gas levels are below levels of concern.

- One groundwater sample was collected near the aboveground storage tank and was nondetect for total petroleum hydrocarbons and organochlorine pesticides.

- Thirteen soil samples were analyzed for organochlorine pesticides (OCPs) by a State certified laboratory using United States Environmental Protection Agency (EPA) Method 8081A to evaluate the possible impact to soil from the former orchard and pesticide storage and use at the golf course. Chlordane, 4,4'-DDE, 4,4'-DDT, and dieldrin were detected one of the surface soil samples and 4,4'-DDE was detected in 4 surface soil samples. Soil samples were collected from both the maintenance yard and from three low lying areas of the golf course for pesticide analysis. All OCP concentrations are below residential SLs.

- Ten soil samples were analyzed for total petroleum hydrocarbons by EPA Method 8015B to evaluate the possible impact to soil from petroleum hydrocarbon storage and use at the maintenance yard. Total petroleum hydrocarbons were detected in one sample from 5 feet bgs that was collected near the AST. The other nine soil samples that were analyzed for TPH were nondetect. TPH concentrations were below both San Francisco Bay Regional Water Control Boards Environmental Screening Levels (ESLs)

for residential land use and below Los Angeles Regional Water Quality Control Board criteria for groundwater protection.

- Five surface soil samples from the maintenance yard were analyzed for PCBs by EPA Method 8082. PCBS were nondetect in all samples.

1.1 SCOPE OF WORK

The scope of work implemented to prepare this Phase II included:

- Developing sampling and analysis plans to further assess site conditions.
- Implementing field and laboratory data collection and evaluation to further assess environmental conditions at the site; and
- Preparing this Phase II report.

A soil and soil gas sampling and analyses program was conducted to evaluate the potential presence of residual pesticides in shallow soil from the former orchard and from golf course maintenance activities. Sampling was also implemented to assess the site for the potential presence of residual total petroleum hydrocarbons and PCBs that may have been associated with maintenance yard activities. Soil gas sampling was implemented to assess if volatile organic compounds may be in the subsurface due to chemical storage including petroleum hydrocarbons at the site. The investigation was conducted on February 12, 2021:

- A total of 26 soil samples were collected. Samples were collected from 5 locations in the maintenance yard and 3 locations outside the yard in low lying golf course areas that were thought to receive runoff from the green areas of the course. The soil samples collected in the maintenance yard were focused in areas of concern identified in the Phase I ESA including the AST, chemical storage and waste oil storage areas. Thirteen soil samples were analyzed for OCPs, ten soil samples for TPH, and five soil samples for PCBs.
- A total of 7 soil gas samples were collected from 5 locations in the maintenance yard. Initially the plan was to collect soil gas at 5 and 15 feet bgs but due to the shallow groundwater, only 2 out of the 5 locations could have dual nested probes installed with the deepest probe at 10 feet bgs. A groundwater sample was collected at SG-1/GW-1 which was placed near the current AST.

1.2 RECOMMENDATIONS

Based on the screening level risk assessment that was implemented for the site, the risk estimate using the maximum concentrations of VOCs in soil gas, exceed 1E-06 using very conservative attenuation factors for soil gas, but is within the risk management range. The screening level risk assessment using an attenuation factor of 0.001, the risk is below levels of concern. Based on the sampling that was implemented at the site, no further assessment is recommended. A soil management plan is recommended to have in place during grading activities in case impacted soil is encountered.

1. Introduction

This Phase II investigation did not access the maintenance building for possible asbestos containing materials (ACM) and lead-based paint (LBP) that may be potentially present in the building materials at the site.

2. Sampling Activities and Results

This section describes methods and results of the soil sampling activities conducted at the site on February 12, 2021. The soil and soil gas sampling were implemented at the site under the direct supervision of the California licensed Professional Geologist.

2.1 UTILITY CLEARANCE

Prior to commencement of field activities, USA was notified of our intent to conduct subsurface investigations at least 48 hours prior to initiation of intrusive field tasks. USA contacted all utility owners of record within the site vicinity and notified them of our intention to conduct subsurface investigations in proximity to buried utilities. All utility owners of record, or their designated agents, were expected to clearly mark the position of their utilities on the ground surface throughout the area designated for investigation. In addition, boring locations were also cleared by Goldak, Inc. using geophysical detection devices.

2.2 SAMPLING PROCEDURES

2.2.1 Soil Sampling Methods and Procedures

The borings were advanced using a direct-push drill rig. Drilling services were provided by Interphase Environmental, Inc. (InterPhase; Los Angeles, California).

A track-mounted, Geoprobe® direct-push drill rig was used to complete the work scope. Direct-push sampling was conducted by driving a drill rod core barrel into the soil subsurface using a hydraulic hammer. As the drill rod was advanced, soil was driven into a 1.5-inch diameter by 4-foot-long clear acetate sleeve housed in the core barrel. Soil samples were inspected by the field geologist for general soil conditions and evidence of contamination (e.g., odors or staining). Soil samples were preserved by placing Teflon™ sheeting and polyethylene caps leaving no headspace and placing them in sealable plastic bags. Samples were immediately placed in an ice-filled cooler and listed on a Chain-of-custody (COC) form.

Observations pertaining to the soil type were described by a field geologist in accordance with the Unified Soil Classification System (USCS). Any observation pertaining to potential soil contamination was recorded.

2.2.2 Soil Gas Sampling Methods and Procedures

Soil gas sampling was conducted to evaluate if there had been releases in the maintenance yard that were identified as recognized environmental conditions including the gasoline/diesel AST, chemical storage area and used oil storage area. Soil gas sampling was conducted following protocols described in DTSC's and Los Angeles Regional Water Quality Control Board's (LARWQCB) *Advisory – Active Soil Gas Investigations* (DTSC and LARWQCB 2015). Soil gas samples were collected from five locations and due to shallow groundwater, at

three locations only one soil gas sample could be collected, and the deepest soil gas sample was collected from 10 feet bgs.

The soil gas probes were installed using standard Geoprobe® rods. After the rod was driven to the desired depth using a direct push installation rig, the rod was retracted. The implant that was attached to the ¼-inch outer diameter sample line and lowered into the boring. A sand pack was poured into the boring, followed by one foot of dry granular bentonite and hydrated bentonite slurry and the probe was allowed to equilibrate for a minimum of two hours prior to sampling.

Prior to sampling, a shut-in test was conducted to check for leaks in the above-ground sampling system. The shut-in test was performed on the above ground apparatus by evacuating the line to a vacuum of 100 inches of water, sealing the entire system and watching the vacuum for at least one minute. A Dwyer Magnehelic vacuum gauge attached in parallel to the apparatus measured the vacuum. If there are any observable loss of vacuum, the fittings were adjusted as needed until the vacuum did not change noticeably. The soil gas sample was then collected.

Soil gas samples were collected in foil-covered glass, gas-tight bulbs attached on the back end with a SKC AirLite 110-100 sampling pump. A sampling rate of approximately 200 mL/min. was maintained; a target of three purge volumes was employed. Soil gas samples were analyzed within one-half-hour of collection. The mobile laboratory used a tracer gas as outlined in the Active Soil Gas Investigations Advisory. A tracer gas was placed at the tubing-surface interface before soil gas sampling. The tracer gas was analyzed during the VOC analysis by EPA Method 8260B to determine if there were surface leaks into the subsurface due to improper installation of the probe.

2.2.3 Groundwater Sampling Methods and Procedures

Due to the shallow groundwater encountered in the maintenance yard, one grab groundwater sample was collected from the soil gas sampling sample location immediately adjacent to the soil gas sample location SG-1 at the above ground storage tank located to the east of the maintenance structure. A one-inch diameter Schedule 40 PVC tube with two feet of screening on the bottom was lowered into the boring and groundwater level was measured along with total depth of the boring in order to calculate the volume of water column to be purged. Approximately three volumes of groundwater were purged from the PVC tubing and a grab sample was collected using a one-time use bailer. Groundwater was collected in a laboratory-provided amber bottle for OCP analysis by EPA Method 8081A and in three unpreserved 40 milliliter glass vials with Teflon septa for TPH analysis by EPA Method 8015M. Following the collection of the groundwater sample, the PVC tube was retracted, and the boring was backfilled with a bentonite slurry using a tremie pipe.

2.3 DECONTAMINATION PROCEDURES AND WASTE MANAGEMENT

All equipment that came into contact with the soil was decontaminated consistently to assure the quality of samples collected. Decontamination was conducted prior to and after each use of a piece of equipment. All sampling devices used were decontaminated using the following procedures:

- Non-phosphate detergent and distilled water wash, using a brush.

- Initial deionized/distilled water rinse; and
- Final deionized/distilled water rinse.

Soil cuttings were immediately backfilled into the original boring and decontamination water was disposed of in accordance with the Office of Emergency and Remedial Response (OERR) Directive 9345.3-02 (1991). Used personal protection equipment (PPE) were double bagged and placed in a municipal refuse dumpster.

2.4 RESULTS

Organochlorine pesticide concentrations from soil are summarized in Table 1, analyzed by EPA Method 8081A. Total petroleum hydrocarbons concentrations in soil are summarized in Table 2, analyzed by EPA Method 8015B. Soil gas results are summarized in Table 3, analyzed by EPA Method 8260. All laboratory data is included in Appendix A.

2.4.1 Soil Description

The native soils encountered and collected during the investigation consisted of medium dense yellowish brown to gray silty fine sand with strong brown mottles, medium stiff very dark gray to dark brown to brown silt, and medium stiff brown to dark brown clay with dark greenish gray to strong brown mottles. No odors or staining were observed by the field geologist. First groundwater was encountered at 4 to 11 feet below ground surface in the maintenance yard area.

2.4.2 Organochlorine Pesticides

Thirteen soil samples were analyzed for organochlorine pesticides (OCPs) by a State certified laboratory using United States Environmental Protection Agency (EPA) Method 8081A to evaluate the possible impact to soil from the former orchard and pesticide storage and pesticide use at the golf course.

Chlordane, 4,4'-DDE, 4,4'-DDT, and dieldrin were detected one of the surface soil samples collected in the maintenance yard and 4,4'-DDE was detected in 4 surface soil samples. Soil samples were collected from both the maintenance yard and from three low lying areas of the golf course for pesticide analysis. All OCP concentrations are below residential health-based screening levels (SLs).

Table 1 is a summary of the OCP results and either EPA Region 9 Regional Screening Levels or DTSC modified Screening Levels. Sample locations are shown on Figure 3.

The groundwater sample that was collected near the aboveground storage tank was nondetect for organochlorine pesticides.

2.4.3 Total Petroleum Hydrocarbons

Ten soil samples were analyzed for total petroleum hydrocarbons (TPH) by EPA Method 8015B to evaluate the possible impact to soil from petroleum hydrocarbon storage and use at the maintenance yard. Samples collected from 0.5 feet and 5 feet bgs were analyzed for TPH.

2. Sampling Activities and Results

TPH were detected in one soil sample from 5 feet bgs that was collected near the AST. The concentration of TPH in the C13 to C23 carbon fraction was 135 mg/kg and the concentration of TPH in the C4-C12 carbon fraction was 0.33 mg/kg. The other nine soil samples that were analyzed for TPH were nondetect. TPH concentrations were below both San Francisco Bay Regional Water Control Boards 2019 Environmental Screening Levels (ESLs) for residential land use and below Los Angeles Regional Water Quality Control Board 2006 criteria for groundwater protection. TPH results and screening levels are shown on Table 2 and sample locations are shown on Figure 3.

The one shallow grab groundwater sample collected near the aboveground storage tank was nondetect for TPH. Analytical results are included in Appendix A.

2.4.4 Volatile Organic Compounds in Soil Gas

In the seven soil gas samples that were collected from five locations in the maintenance yard the following VOCs were detected with the number of detects in parentheses: TPH(g) (1), benzene (1), ethylbenzene (1), 4-isopropyltoluene (3), tetrachloroethene (1), toluene (1), m, p-xylene (5), and o-xylene (1). The VOCs were compared to EPA and DTSC ambient air screening levels adjusted for an attenuation factor of 0.001 and 0.03

There were two exceedances of health-based screening levels with the most conservative attenuation factor of 0.03. The concentrations in soil gas did not exceed screening levels with 0.001 attenuation factor.

3. Human Health Screening Evaluation

A screening level human health risk assessment was conducted to evaluate the potential threat to human health at the project site. The established DTSC Preliminary Environmental Assessment (PEA) screening process was used to determine if there are levels of contamination at the site that may cause a concern about effects on human health. This evaluation uses the conservative risk assessment screening method presented in the PEA Guidance Manual and in DTSC's Human Health Risk Assessment (HHRA) Notes 3 and 4 (DTSC 2020 and 2019). The purpose of the human health risk screening evaluation was to assess whether levels of contaminants in soil at the site could pose a threat to human health under conservative (health-protective) exposure assumptions. The PEA requires a residential land use scenario regardless of current use and zoning.

A screening level human health risk assessment provides a general indication of whether there is potential risk to human health and helps identify areas of concern at a site where a release of hazardous chemicals has occurred. It normally uses established risk-based screening levels such as U.S. EPA RSLs and DTSC-SLs to estimate the cancer risks and noncancer hazards and is intended to be a health-protective preliminary evaluation of potential risk and hazard (DTSC 2015). If a site fails the screening level risk assessment, e.g., cancer risks are greater than 1 x 10-6 and/or noncancer hazards are greater than 1, then further investigation and/or a more site- specific baseline risk assessment may be necessary to evaluate the potential risk to all receptors.

DTSC has developed modified screening levels (SLs) based on EPA Regional Screening Levels (RSLs) for use in the human health risk assessment process. In this screening level human health risk assessment, the hierarchy recommended by the DTSC was used. DTSC-SLs provided in Note 3 were used in preference to RSLs. RSLs were used for potential COCs for which a DTSC-SL value in Note 3 was not available.

3.1 SCREENING EVALUATION FOR ORGANOCHLORINE PESTICIDES

For a screening level assessment DTSC recommends each chemical of concern be divided by their corresponding risk-based screening levels. For carcinogens the ratio is multiplied by 10^{-6} to provide an estimate of risk. Risk is summed across all carcinogenic chemicals. For non-carcinogens, hazard quotients are summed across all chemical to provide a hazard index. Carcinogens should be evaluated both for carcinogenicity and for threshold toxicity (noncancer hazard).

Because there are multiple chemicals detected at the Site, the cumulative risk for the Site is calculated by summing the individual risk from each chemical.

$$\text{Cumulative Risk} = (\text{concx}/\text{RSLx} + \text{concy}/\text{RSLy} + \text{concz}/\text{RSLz}) \times 10\text{-}6$$

The estimated cumulative carcinogenic risk using maximum concentration of pesticides detected at the Site during this investigation can be estimated using carcinogenic EPA RSLs as follows for residential land uses:

Carcinogenic Risk Residential Exposure Using Maximum Concentrations in Soil – Discrete Samples

Chemical	Maximum Concentration mg/kg	RSL mg/kg	Conc./RSL
Chlordane	0.23	1.7	0.135
4,4-DDD	0.11	2.3	0.047
4,4'-DDE	0.19	2	0.095
4,4'-DDT	0.21	1.9	0.11
Dieldrin	0.024	0.034	0.7
Total Risk			**1E-06**

The estimated cancer risk for the site using the maximum detected concentrations of the OCPs detected in the soil samples is 1.0E-06, which is at the level of concern of 1.0E-06 and within the EPA risk management range of 1.0E-04 to 1.0E-06. The primary contributor to the estimated carcinogenic risk is dieldrin which was detected above laboratory detection limits in 1 out of 13 samples analyzed indicating that dieldrin is infrequently detected. Each OCP detected was below its risk-based screening level.

3.2 INDOOR AIR RISK ASSESSMENT

The DTSC has developed modified screening levels based on the U.S. Environmental Protection Agency (EPA) Regional Screening Levels (RSLs) for use in the human health risk assessment process (DTSC 2016). In 2008, the EPA released RSLs to replace the Preliminary Remediation Goals (PRGs) formerly available from several EPA Regional Headquarters. DTSC's Human and Ecological Risk Office (HERO) reviewed the differences in methodology and RSL concentrations to develop a methodology to incorporate the RSLs into HERO human health risk assessment consultation and review. For the majority of the approximately 800 listed RSL chemicals, HERO confirms the values listed in the EPA RSL tables. However, some values listed in the EPA RSL tables differ from values calculated using CalEPA toxicity criteria and risk assessment procedures and has prepared screening levels tables for compounds with their recommend toxicity criteria. HERO has prepared a reference table for compounds in air with DTSC-modified screening levels (DTSC-SLs) that were used in conjunction with EPA RSLs to evaluate chemical concentrations at the proposed school site. HERO's development of DTSC-SLs for air includes route extrapolation for all chemicals lacking an inhalation toxicity value but which are identified as volatile by the EPA RSL methodology, or by DTSC's vapor intrusion guidance and accompanying screening models for vapor intrusion.

RSLs and DTSC-SLs can be used to identify contamination which may warrant cleanup, identify sites which warrant no further action or investigation, and be used as initial cleanup goals. They are not to be used to perform a human health Baseline Risk Assessment but to assist in tasks preceding a human health Baseline Risk Assessment. HERO recommends that the RSLs and DTSC-SLs be used to screen sites as a whole by calculating ratios of the concentration of a particular chemical in a medium (e.g., soil, water, or air) to its risk-based concentration are calculated and the ratio is summed across all chemicals and media to estimate a total risk and hazard for the site. The derivation of the EPA RSLs and DTSC-SLs did not include an evaluation of the intrusion of vapors from the subsurface to indoor air.

3. Human Health Screening Evaluation

The air screening levels address residential and industrial exposure scenarios and may be used for screening contaminants in indoor air. The air screening levels for volatile chemicals also have potential applications for screening soil gas data when used in concert with an appropriate attenuation factor. Based on recommendations from DTSC toxicologists and the DTSC's 2011 Vapor Intrusion Guidance Document, the attenuation factors used for preliminary screening for this investigation and assessment were 0.03 and 0.001. The attenuation factor is used for soil gas data collected from 5 feet bgs. The 0.03 AF was developed using residential buildings with slab foundations and is considered appropriate for initial screening at buildings where building design, use and condition has not been determined.

For a screening level assessment DTSC recommends each chemical of concern be divided by their corresponding risk-based screening levels. For carcinogens, the ratio is multiplied by 10^{-6} to provide an estimate of risk. Risk is summed across all carcinogenic chemicals. For non-carcinogens, hazard quotients are summed across all chemical to provide a hazard index. Carcinogens should be evaluated both for carcinogenicity and for threshold toxicity (noncancer hazard).

Because there are multiple chemicals detected at the Site, the cumulative risk for the Site is calculated by summing the individual risk from each chemical.

$$\text{Cumulative Risk} = (\text{concx/RSLx} + \text{concy/RSLy} + \text{concz/RSLz}) \times 10\text{-}6$$

The estimated cumulative carcinogenic risk using maximum concentration of soil gas values detected at the Site can be estimated using carcinogenic DTSC-SLs and EPA RSLs as follows for residential land uses:

Risk-based screening levels based on EPA and DTSC residential ambient air screening levels were adjusted based on an attenuation factor of 0.03 and 0.001 and were used to calculate potential human health risk from exposure to VOCs detected in subsurface soil at the proposed school site. Of the VOCs detected in soil gas, only 3 are considered carcinogenic: benzene, ethylbenzene and tetrachloroethene.

Carcinogenic Risk Residential Exposure Using Maximum Concentrations VOCs 8260B

Chemical	Frequency of Detection	Maximum Concentration µg/l	Depth of Detection feet	DTSC-SL or EPA Carcinogenic Ambient Air µg/l	DTSC-SL or EPA 0.03 AF	DTSC-SL or EPA 0.001 AF	Ratio Max Con DTSC-SL or EPA 0.03 AF	Ratio Max Con DTSC-SL or EPA 0.001 AF
Benzene	1/7	0.02	5	9.7E-05	0.0032	0.1	6.18	0.21
Ethylbenzene	1/7	0.01	5	0.0011	0.037	1.1	0.27	0.009
4- Isopropyltoluene	3/7	0.08	5	NC				
Tetrachloroethene	1/7	0.01	3	0.00046[1]	0.02	0.46	0.65	0.02
Toluene	1/7	0.07	5	NC				
m, p-Xylene	5/7	0.03	5	NC				
o-Xylene	1/7	0.01	5	NC				-
TPH-g	1/7	2.2		NC				
Total Carcinogenic Risk							**7.1×10^{-6}**	**2.3×10^{-7}**

Note: NC = Not a carcinogen.
1 DTSC SL for tetrachloroethene

3. Human Health Screening Evaluation

The estimated indoor air vapor intrusion carcinogenic risk for residential exposure at the site using maximum detected concentrations is 7.1x10-6 using an attenuation factor of 0.03 and the estimated indoor air vapor intrusion carcinogenic risk for residential exposure is 2.3x10-7 using an attenuation factor of 0.001. Using the 0.03 attenuation factor, the estimated carcinogenic risk is within the EPA risk management range and with an attenuation factor of 0.001 the estimated carcinogenic risk is below levels of concern.

The risk driver for the risk estimate is benzene that was detected in the soil gas sample collected from 5 feet bgs but not 8.5 feet bgs indicating that it may have been from a small surface spill and does not extend to deeper depths at the site.

Noncarcinogenic hazard index is calculated for the VOCs below:

Non-Carcinogenic Hazard Index Residential Exposure Using Maximum Concentrations VOCs 8260B

Chemical	Frequency of Detection	Maximum Concentration µg/l	Depth of Detection feet	DTSC-SL or EPA Ambient Non-Carcinogenic Air µg/l	DTSC-SL or EPA 0.03 AF	DTSC-SL or EPA 0.001 AF	Ratio Max Con DTSC-SL or EPA 0.03 AF	Ratio Max Con DTSC-SL or EPA 0.001 AF
Benzene	1/7	0.02	5	0.0031	0.103	3.1	0.19	0.006
Ethylbenzene	1/7	0.01	5	1	33.33	1,000	0.0003	0.00001
4- Isopropyltoluene	3/7	0.08	5	NA				
Tetrachloroethene	1/7	0.01	3	0.042	1.4	42	0.007	0.00024
Toluene	1/7	0.07	5	0.31	173	5,200	0.0067	0.000226
m, p-Xylene	5/7	0.03	5	0.1	3.33	100	0.009	0.0003
o-Xylene	1/7	0.01	5	0.1	3.33	100	0.003	0.0001
TPH-g	1/7	2.2	5	0.031	1.03	31	2.13	0.07
Total Hazard Index							2.35	0.08

The noncarcinogenic hazard index for the VOCs detected at the site using maximum detected concentrations and the 0.03 attenuation factor is 2.35, exceeding the level of concern of 1. The noncarcinogenic hazard index for the VOCs at the site using an AF of 0.001 is 0.08, below the level of concern of 1. The risk driver for the hazard estimate is TPH-g that was detected in the soil gas sample collected from 5 feet bgs but not 8.5 feet bgs indicating that it may have been from a small surface spill and does not extend to deeper depths at the site.

3.3 TOTAL PETROLEUM HYDROCARBON IN SOIL SCREENING

TPH concentrations in soil were compared to Los Angeles Regional Water Quality Control Board (LARWQCB) UST Closure Criteria (September 2006) and to San Francisco Bay Regional Water Quality Control Board (SFRWQCB) ESLs (Jan 2019). TPH was detected in one soil sample collected in the area of the aboveground storage tank.

Compound	Frequency of Detection	Maximum Concentration mg/kg	Depth of Detection feet	LARWQCB UST Closure Criteria mg/kg	SFBRWQCB ESLs residential mg/kg
TPH-g (C4-C12)	1/10	0.33	5	500	430
TPH-d (C13-C22)	1/10	135	5	1,000	260
TPH-o (C23-C40)	1/10	<20	5	10,000	12,000

The concentrations of TPH detected at the site do not exceed LARWQCB closure criteria and SFRWQCB health-based screening levels for TPH for residential exposure.

Based on the screening of TPH data with LARWQCB and SFBRWQCB screening criteria, TPH in soil is not an issue for the site.

3.4 UNCERTAINITY ANALYSIS

The data collected are subject to uncertainty associated with sampling and analysis. In the risk analysis it was assumed that samples collected were representative of conditions to which various populations may be exposed. However, the collected samples may not be completely representative due to biases in sampling and to random variability of samples. In general, sampling was biased toward areas of known and suspected elevated chemical concentrations, which will lead to an overestimation of risk when these results are assumed to represent a larger area. The placement of soil borings was in part, purposely biased to detect and characterize potential hot spots of soil based on historical site use. This type of sampling approach is likely to overestimate the chemical concentrations to which a receptor would be exposed and the potential health impact to the receptors evaluated.

Samples were analyzed using California State Certified Laboratory procedures and were subjected to limited review, to obtain data suitable for decision-making. However, it should be understood that sample analysis is subject to uncertainties associated with precision, accuracy and detection of chemicals at low concentrations.

3. Human Health Screening Evaluation

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4. Quality Assurance/Quality Control Implementation

The Quality Assurance/Quality Control (QA/QC) Program was implemented in accordance with the DTSC PEA Guidance Manual (DTSC 1999). The primary quality control features of the QA/QC program include the collection and analysis of field quality control samples and the data validation. All proper chain of custody procedures were followed, and the chain of custody is included in Appendix A.

Quality control samples collected in the field included equipment rinseate blanks as described in Section 3. The data for these quality control samples were reviewed as part of the data validation process, along with results from laboratory quality control analyses. Data validation was performed in compliance with DTSC's PEA Guidance Manual, using protocols consistent with the USEPA National Functional Guidelines (DTSC 1999). Each sample was analyzed for the specified suite of analyses presented in Section 3. Data from each of the analyses were evaluated with respect to the quality control criteria listed below. Data for the project as a whole were evaluated in terms of completeness.

- Holding times.
- Field blanks.
- Laboratory method and calibration blanks.
- Initial and continuing calibrations.
- System monitoring compounds (surrogates - organic analyses only).
- Laboratory control samples (LCS) and LCS duplicate samples (LCSD) - as applicable.
- Matrix spikes (MS)/Matrix spike duplicates (MSD) and
- Compound identification and quantitation.

Data quality for the project is good, and the data collected are of acceptable quality for use in the screening evaluation.

Data validation qualifier flags have been added to those data that did not meet acceptance criteria defined in School Quality Assurance Project Plans. Results of the validation indicate that all samples collected and analyzed are useful in characterizing the site and assessing the human health and ecological risks for the site. No detectable concentrations were qualified as rejected (R) or were considered to be unusable based on the validation evaluation. Data qualified as estimated (J/UJ) exhibited some bias during analysis and should be

considered as an approximate measure of the respective analyte concentration. Qualified data are presented along with the data results in the analytical summary tables provided in this report.

Field activities were observed to be conducted in a manner consistent with the QA/QC procedures presented in the DTSC PEA Guidance Manual (DTSC 1999). No findings were identified that significantly affect the quality of the samples collected or the resulting data evaluation.

4.1 DATA VALIDATION

Data validation was performed for all samples submitted as part of PlaceWorks evaluation of soil. A & R Laboratories located in Ontario was the lead laboratory for the project and performed the required analyses.

Validation was performed in accordance with the general guidance provided in the EPA Functional Guidelines for Evaluating Inorganic Analyses (EPA 1994) and in accordance with the professional judgment of the validation team. Validation was performed to assess analytical performance in terms of the DQOs accuracy, precision, sensitivity, and completeness. Comparability and representativeness DQOs for the samples collected are addressed by the correct implementation of the procedures defined in the sampling and analysis plan.

A summary of the validation program, in terms of the DQOs listed above, is provided in the following sections. Data qualifiers assigned to results, if required, were as follows:

J - Result is estimated due to failure to meet one of the DQO criteria associated with the sample result or associated sample batch. Results reported at concentrations below standard laboratory reporting limits, but above method detection limits, were flagged "J" by the laboratory, or "B" in the case of metals. These data are validated as J/estimated because they are below the reliable quantitation limits determined by the laboratory.

U - Result is qualified as not-detected at the reported value. This qualifier is used when results from blank analyses indicate that detections in associated samples may be biased high due to potential contaminant conditions in the field or laboratory.

UJ - Result is qualified as not-detected at the reported value, and the value is determined to be estimated. This qualifier commonly results when quality control failures are associated with analytes that are not detected, or when detections are qualified "U" due to blank contamination combined with a "J" qualifier resulting from another QC problem.

R - Result is rejected due to severe QC failure, or due to multiple lesser QC problems that are determined to be additive.

4.2 ACCURACY

Accuracy was evaluated by assessing the results of holding times, field and laboratory blanks, initial and continuing calibrations, surrogate spike recoveries (organic analyses), LCS recoveries, MS analyses, and interference check samples (metals by inductively coupled plasma).

Holding times were met for all analyses. Frequency and control criteria for initial and continuing calibration verifications were met. The method blank data showed non-detectable levels for all constituents. LCS analysis was performed at required frequencies and all recoveries were within acceptable limits. Surrogate recoveries for all samples were within acceptable control limits. MS and MSD were performed at the required frequencies. All recoveries were within acceptable limits.

4.3 PRECISION

Precision was evaluated by assessing the results between MS and MSD analyses, LCS and LCSD analyses, between laboratory duplicate analyses. The precision DQO was generally satisfied for the samples collected during the project. Precision was evaluated as the relative percent difference (RPD) between control sample results. RPD criteria reported by the laboratory were used to assess precision. RPDs were within the appropriate control limits.

4.4 SENSITIVITY

Sensitivity was addressed by ensuring that the reporting limits provided by the laboratories met those as requested in the workplans and task orders provided to the laboratory. Data were qualified in cases where results were reported at concentrations below standard laboratory reporting limits, but above the method detection limits that may have been required to meet the sensitivity requirements for the project. Such results were flagged by the laboratory as either J or B qualified data. These data retain a J/estimated qualifier due to potential decreased reliability at low concentration levels.

4.5 COMPLETENESS

Completeness is an evaluation of the overall sampling program with respect to data generated that is usable versus data that may have been rejected. No data was rejected during the data validation process for this project. The completeness objectives (minimum 90 percent) for this project are therefore considered to be satisfied for all analyses.

4. Quality Assurance/Quality Control Implementation

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5. Health and Safety Procedures

PlaceWorks followed a site-specific HASP pursuant to Health and Safety Code 1910.120. The plan addressed the following:

- Identification and description of potentially hazardous substances that may be encountered during field operations.
- PPE and clothing for site activities; and
- Measures that need to be implemented in the event of an emergency.

PlaceWorks field personnel reviewed the HASP prior to commencing fieldwork. Prior to initiation of field activities each day, a site safety briefing was conducted to identify potential physical and chemical hazards and measures to be taken in event of an emergency. All on-site personnel were required to sign the site safety briefing form.

During field activities, all personnel within the exclusion zone wore appropriate level D PPE. No incidents or emergency actions related to site sampling occurred during the field program.

5. Health and Safety Procedures

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6. Conclusions and Recommendations

This document presents a limited Phase II Environmental Site Assessment for a 4.00-acre parcel located at the Royal Vista Golf Course. located at 20055 Colima Road in the unincorporated area of Rowland Heights, Los Angeles County, California. A 2020 Phase I Environmental Site Assessment (ESA) was implemented for 84.72 acres of the 156.44-acre Royal Vista Golf Course that identified Recognized Environmental Conditions (RECs) associated with the 4.00-acre parcel APN 8762-022-002 (Project Site). Figure 1 shows the regional location of the golf course and Figure 2 shows an aerial photograph showing the 4.00- acre project boundaries and sample locations for the Phase II are shown on Figure 3.

The ASTM E 1527-13 Standard defines an REC in part as "the presence or likely presence of any hazardous substances or petroleum products in, on, or at a property: (1) due to any release to the environment; (2) under conditions indicative of a release to the environment; or (3) under conditions that pose a material threat of a future release to the environment."

The Phase I ESA concluded that the following were RECs at the Project Site:

- The 4.00-acre Project Site has been used for the golf course maintenance yard and is listed on several environmental databases including RCRA Small Quantity Generator list, CES Hazardous Waste database site for above ground storage tank and chemical storage. The site is listed on HAZNET with violations with Los Angeles County Fire Department regarding business plan, manifesting, emergency response plan, storage of hazardous materials, and failure to have a waste management program. The site has a permit with the Los Angeles County Agricultural Commissioner for pesticide application. These listings indicate that the site has generally used or stored pesticides, petroleum products including gasoline, diesel, and oils. The usage and storage of these chemicals at the site have been long-term indicating that historic operations are reasonably associated with the use, storage, and potential release of petroleum products, solvents, pesticides, and/or other hazardous materials.

- The Project Site has a hazardous chemical storage area for pesticides that showed staining on the floor of the shed.

- An above ground gasoline and diesel tank are present at the Project Site and used oil recycling drums. No documented hazardous materials releases have been identified at any of these features. However, these historic operations are reasonably associated with the use, storage, and potential release of petroleum products, solvents, and/or other hazardous materials.

The sampling program and results are summarized below:

- A total of 7 soil gas samples were collected in the maintenance yard in the vicinity of the aboveground storage tank, chemical storage, waste oil storage and in the yard where vehicles are located. PlaceWorks

attempted to install soil gas probes at 5 and 15 feet below ground surface (bgs) at 5 locations, however, groundwater was encountered at all locations ranging between 4 and 11 feet. When groundwater was encountered a new probe was installed above the groundwater soil interface. Benzene, ethylbenzene, tetrachloroethene, toluene, and o-xylene and C4-C12 gasoline were detected in one soil gas sample collected from the maintenance yard. 4-isopropyltoleune was reported in 3 samples and m, p-xylene was reported in 5 soil gas samples. The soil gas samples were screened using Department of Toxic Substances Control (DTSC) and EPA Region 9 Health-Based Residential Land Use Screening Levels (SLs) for ambient air. The ambient air SLs are adjusted for soil gas by the use of an attenuation factor that increases the SL for soil gas by a factor of 0.03 and 0.001. Using the more conservative health protective attenuation factor of 0.03, benzene and TPH gasoline exceeded the SL. Using the 0.001 attenuation factor, the soil gas levels are below levels of concern.

- One groundwater sample was collected near the aboveground storage tank and was nondetect for total petroleum hydrocarbons and organochlorine pesticides.

- Thirteen soil samples were analyzed for organochlorine pesticides (OCPs) by a State certified laboratory using United States Environmental Protection Agency (EPA) Method 8081A to evaluate the possible impact to soil from the former orchard and pesticide storage and use at the golf course. Chlordane, 4,4'-DDE, 4,4'-DDT, and dieldrin were detected one of the surface soil samples and 4,4'-DDE was detected in 4 surface soil samples. Soil samples were collected from both the maintenance yard and from three low lying areas of the golf course for pesticide analysis. All OCP concentrations are below residential SLs.

- Ten soil samples were analyzed for total petroleum hydrocarbons by EPA Method 8015B to evaluate the possible impact to soil from petroleum hydrocarbon storage and use at the maintenance yard. Total petroleum hydrocarbons were detected in one sample from 5 feet bgs that was collected near the AST. The other nine soil samples that were analyzed for TPH were nondetect. TPH concentrations were below both San Francisco Bay Regional Water Control Boards Environmental Screening Levels (ESLs) for residential land use and below Los Angeles Regional Water Quality Control Board criteria for groundwater protection.

- Five surface soil samples from the maintenance yard were analyzed for PCBs by EPA Method 8082. PCBS were nondetect in all samples.

6.1 RECOMMENDATIONS

Based on the screening level risk assessment that was implemented for the site, the risk estimate using the maximum concentrations of VOCs in soil gas, exceed 1E-06 using very conservative attenuation factors for soil gas, but is within the risk management range. The screening level risk assessment using an attenuation factor of 0.001, the risk is below levels of concern. Based on the sampling that was implemented at the site, no further assessment is recommended. A soil management plan is recommended to have in place during grading activities in case impacted soil is encountered.

This Phase II investigation did not access the maintenance building for possible asbestos containing materials (ACM) and lead-based paint (LBP) that may be potentially present in the building materials at the site.

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6. Conclusions and Recommendations

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7. References

1. American Society for Testing and Materials (ASTM) Practice for ESAs: Phase I Assessments Process (ASTM Standard E 1527-13), November 2013.
2. California Department of Toxic Substances Control (DTSC), 2015, Preliminary Endangerment Assessment Guidance Manual, January 1994, Interim Final – Revised October 2015.
3. California Department of Toxic Substances Control (DTSC), 2019. Guidance for Screening Level Human Health Risk Assessment (HHRA) Note Number 4, May 14.
4. California Department of Toxic Substances Control (DTSC), 2020. Human Health Risk Assessment (HHRA) Note Number 3, DTSC – modified Screening Levels (DTSC-SLs). June 2020.
5. PlaceWorks, 2020. Phase I Environmental Site Assessment Royal Vista Golf Club for Project Dimensions, Inc. July 2020.
6. USEPA, 1991. Office of Emergency and Remedial Response (OERR) Directive 9345.3-02. Management of Investigation-Derived Wastes During Site Inspections. May.
7. USEPA, 1994. Office of Solid Waste and Emergency Response. Laboratory Data Validation Functional Guidelines for Evaluating Inorganics Analyses. Publication 9240.1-26.
8. USEPA, 2020 Pacific Southwest, Region 9. Regional Screening Levels. Updated November 2020. https://semspub.epa.gov/work/03/2229085.pdf

7. References

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Tables

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TABLE 1
SUMMARY TABLE OF ORGANOCHLORINE PESTICIDES IN SOIL
Royal Vista Golf Course
Project Dimensions
Walnut, California

			Concentration (milligram per kilogram [mg/kg])				
Sample Number	**Sample Depth feet**	**Sample Date**	**4,4'-DDD**	**4,4'-DDE**	**4,4'-DDT**	**Dieldrin**	**Chlordane**
SG-1	0.5	2/12/2021	<0.002	<0.002	<0.002	<0.002	<0.01
	5		<0.002	<0.002	<0.002	<0.002	<0.01
SG-2	0.5	2/12/2021	<0.002	<0.002	<0.002	<0.002	<0.01
	5		<0.002	<0.002	<0.002	<0.002	<0.01
SG-3	0.5	2/12/2021	**0.11**	**0.19**	**0.21**	**0.024**	**0.23**
	5	2/12/2021	<0.002	<0.002	<0.002	<0.002	<0.002
SG-4	0.5	2/12/2021	<0.002	**0.0029**	<0.002	<0.002	<0.002
	5	2/12/2021	<0.002	<0.002	<0.002	<0.002	<0.002
SG-5	0.5	2/12/2021	<0.002	<0.002	<0.002	<0.002	<0.002
	5	2/12/2021	<0.002	<0.002	<0.002	<0.002	<0.002
B-1	0.5	2/12/2021	<0.002	<0.002	<0.002	<0.002	<0.002
B-2	0.5	2/12/2021	<0.002	**0.012**	<0.002	<0.002	<0.002
B-3	0.5	2/12/2021	<0.002	**0.06**	<0.002	<0.002	<0.002
Maximum			0.11	0.19	0.21	0.024	0.23
Screening Level			2.3	2	1.9	0.034	1.7

Notes:

Screening Levels are Department of Toxic Substances (DTSC 2020) or EPA Region 9 Residential Screening Levels (EPA 2020).

Laboratory results are included in Appendix A.

< - Non detect at the established method detection limit.

TABLE 2
SUMMARY TABLE OF TPH IN SOIL
Royal Vista Golf Course
Project Dimensions
Walnut, California

		Concentration (milligram per kilogram [mg/kg])		
Sample Number	**Sample Depth**	**C4-C12**	**C13-C22**	**C23-C40**
SG-1	0.5	<0.2	<10	<20
	5	**0.33**	**135**	<20
SG-2	0.5	<0.2	<10	<20
	5	<0.2	<10	<20
SG-3	0.5	<0.2	<10	<20
	5	<0.2	<10	<20
SG-4	0.5	<0.2	<10	<20
	5	<0.2	<10	<20
SG-5	0.5	<0.2	<10	<20
	5	<0.2	<10	<20
Maximum		0.33	135	0
LARWQCB Criteria GW Protection		500	1,000	10,000
Residential SFBRWQCB ESL for Human Health		430	260	12,000
Construction Worker SFBRWQCB for Human Health		1,800	1,100	54,000

Notes:

< - Non detect at the established method detection limit.

Samples analyzed by EPA Method 8015 B

The complete laboratory analytical reports are included in Appendix A.

Los Angeles Regional Water Quality Control Board (LARWQCB) UST Closure Criteria (9/2006)

San Francisco Bay Regional Water Quality Control Board (SFRWQCB) ESLs (1/2019)

SFFRWQCB ESL for Human Healthare for shallow soil exposure.

TABLE 3
SUMMARY TABLE OF VOLATILE ORGANIC COMPOUNDS IN SOIL GAS
Royal Vista Golf Course
Project Dimensions
Walnut, California

			Concentration (micrograms per liter [µg/L])							
Sample Number	**Sample Depth (feet bgs)**	**Sample Date**	**C4-C12 Gasoline**	**Benzene**	**Ethylbenzene**	**4-Isopropyltoluene**	**Tetrachloroethene**	**Toluene**	**m,p-Xylene**	**o-Xylene**
SG-1	3	2/12/2021	<0.6250	<0.0024	<0.005	<0.005	<0.005	<0.005	**0.01**	<0.005
SG-2	3	2/12/2021	<0.6250	<0.0024	<0.005	**0.01**	**0.01**	<0.005	**0.01**	<0.005
SG-3	5	2/12/2021	**2.2**	**0.02**	**0.01**	**0.08**	<0.0065	**0.07**	**0.03**	**0.01**
	8.5	2/12/2021	<0.6250	<0.0024	<0.005	**0.01**	<0.005	<0.005	<0.01	<0.005
SG-4	5	2/12/2021	<0.6250	<0.0024	<0.005	<0.005	<0.005	<0.005	**0.01**	<0.005
	10	2/12/2021	<0.6250	<0.0024	<0.005	<0.005	<0.005	<0.005	<0.01	<0.005
SG-5	3	2/12/2021	<0.6250	<0.0024	<0.005	<0.005	<0.005	<0.005	**0.01**	<0.005
SG-5 DUP	3	2/12/2021	<0.6250	<0.0024	<0.005	<0.005	<0.005	<0.005	<0.01	<0.005
Maximum Concentration Detected			2.2	0.02	0.01	0.08	0.01	0.07	0.03	0.01
EPA or DTSC SL ambient air			0.031	0.000097	0.0011	NA	0.00046	0.31	0.10	0.1
SL with 0.001 AF			31	0.097	1.1	-	0.46	310	100	100
SL with 0.03 AF			1.03	0.003	0.04	-	0.02	10.33	3.33	3.33

Notes:

Screening levels are DTSC or EPA Residential Risk Based Ambient Air Screening Level divided by attenuation factor of 0.001 and 0.03 to derive equivalnet soil gas concentration.

< = less that laboratory reporting limit

DUP= Duplicate Sample; NA= not available

The complete laboratory analytical reports are included in Appendix A

Figures

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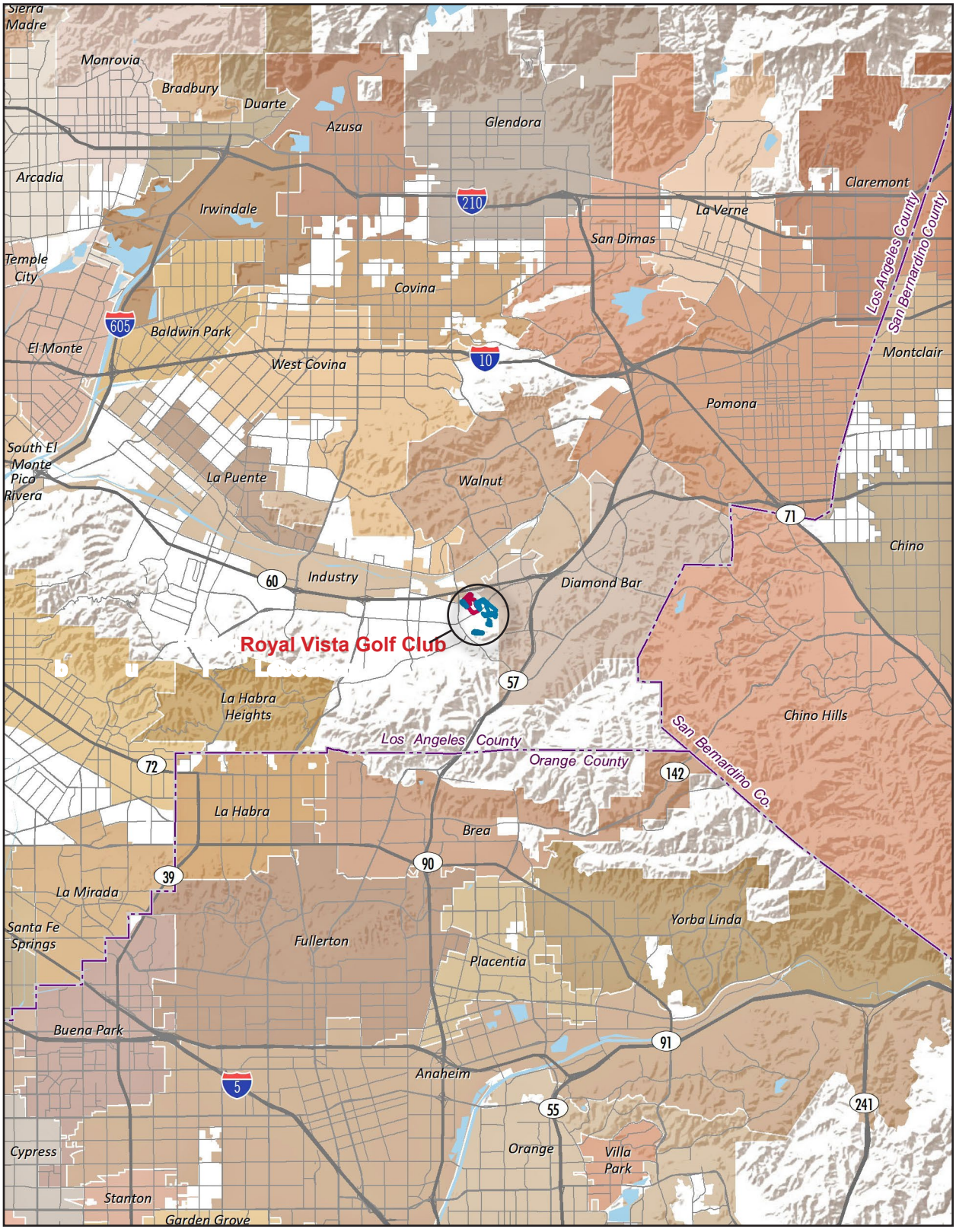
Figure 1 - Regional Location



Note: Unincorporated county areas are shown in white.
Source: ESRI, 2020

0 3
Scale (Miles)

Figure 2 - Aerial Photograph

Project Location (Moynier)
Project Location (RVGC)

0 900
Scale (Feet)

Source: Nearmap, 2020

Figure 3 - Sample Locations

SG-X Soil Gas Sample (5) B-X Soil Sample (3) GW-X Ground Water Sample (1)

0 125
Scale (Feet)

Source: Nearmap, 2021

Appendix A. Laboratory Reports

Appendix

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A & R Laboratories, Inc.

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ONTARIO, CA 91761
951-779-0310 FAX 951-779-0344
www.arlaboratories.com office@arlaboratories.com

FDA#	2030513
LA City#	10261
ELAP#'s	2789
	2790
	2122

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FOOD · COSMETICS · WATER · SOIL · SOIL VAPOR · WASTES

CASE NARRATIVE

Authorized Signature Name / Title (print)	Ken Zheng, President
Signature / Date	Ken Zheng, President 02/18/2021 16:30:50
Laboratory Job No. (Certificate of Analysis No.)	2102-00112
Project Name / No.	20055 COLIMA RD., WALNUT, CA 91789
Dates Sampled (from/to)	02/12/21 To 02/12/21
Dates Received (from/to)	02/12/21 To 02/12/21
Dates Reported (from/to)	02/18/21 To 2/18/2021
Chains of Custody Received	Yes

Comments:

Subcontracting

Organic Analyses

No analyses sub-contracted

Sample Condition(s)

All samples intact

Positive Results (Organic Compounds)

Sample	Analyte	Result	Qual	Units	RL	Sample	Analyte	Result	Qual	Units	RL
SG-1-3	m,p-Xylenes	***0.010***	J	µg/L	0.020	SG-2-3	4-Isopropyltoluene	**0.010**		µg/L	0.010
SG-2-3	Tetrachloroethene	**0.010**		µg/L	0.010	SG-2-3	m,p-Xylenes	***0.010***	J	µg/L	0.020
SG-3-5	4-Isopropyltoluene	**0.080**		µg/L	0.010	SG-3-5	Benzene	**0.020**		µg/L	0.010
SG-3-5	C4-C12	**2.2**		µg/L	1.3	SG-3-5	Ethylbenzene	**0.010**		µg/L	0.010
SG-3-5	Toluene	**0.070**		µg/L	0.010	SG-3-5	m,p-Xylenes	**0.030**		µg/L	0.020
SG-3-5	o-Xylene	**0.010**		µg/L	0.010	SG-3-8.5	4-Isopropyltoluene	**0.010**		µg/L	0.010
SG-4-5	m,p-Xylenes	***0.010***	J	µg/L	0.020	SG-5-3	m,p-Xylenes	***0.010***	J	µg/L	0.020

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CERTIFICATE OF ANALYSIS

2102-00112

PLACEWORKS
DENISE CLENDENING
2850 INLAND EMPIRE BLVD.
SUITE B
ONTARIO, CA 91764

Project: 20055 COLIMA RD., WALNUT, CA 91789

Date Reported	02/18/21
Date Received	02/12/21
Invoice No.	90974
Cust #	P135
Permit Number	
Customer P.O.	

Sample: 001 **SG-1-3** Date & Time Sampled: 02/12/21 @ 12:10
Sample Matrix: **Soil Vapor**
Purge Volume Sampled: **3**

Analysis	Result	Qual	Units	Method	DF	MDL	RL	Date	Time	Tech
[TPH Gasoline by GCMS]										
C4-C12	<0.6250		µg/L	LUFT GCMS	0.1	0.6250	1.3	02/12/21	12:26	KZ
[VOCs by GCMS]										
Acetone	<0.0500		µg/L	EPA 8260B	0.1	0.0500	0.10	02/12/21	12:26	KZ
t-Amyl Methyl Ether (TAME)	<0.0050		µg/L	EPA 8260B	0.1	0.0050	0.010	02/12/21	12:26	KZ
Benzene	<0.0024		µg/L	EPA 8260B	0.1	0.0024	0.010	02/12/21	12:26	KZ
Bromobenzene	<0.0050		µg/L	EPA 8260B	0.1	0.0050	0.010	02/12/21	12:26	KZ
Bromochloromethane	<0.0050		µg/L	EPA 8260B	0.1	0.0050	0.010	02/12/21	12:26	KZ
Bromodichloromethane	<0.0050		µg/L	EPA 8260B	0.1	0.0050	0.010	02/12/21	12:26	KZ
Bromoform	<0.0050		µg/L	EPA 8260B	0.1	0.0050	0.010	02/12/21	12:26	KZ
Bromomethane	<0.0050		µg/L	EPA 8260B	0.1	0.0050	0.010	02/12/21	12:26	KZ
t-Butanol (TBA)	<0.0500		µg/L	EPA 8260B	0.1	0.0500	0.10	02/12/21	12:26	KZ
2-Butanone (MEK)	<0.0500		µg/L	EPA 8260B	0.1	0.0500	0.10	02/12/21	12:26	KZ
n-Butylbenzene	<0.0050		µg/L	EPA 8260B	0.1	0.0050	0.010	02/12/21	12:26	KZ
sec-Butylbenzene	<0.0050		µg/L	EPA 8260B	0.1	0.0050	0.010	02/12/21	12:26	KZ
tert-Butylbenzene	<0.0050		µg/L	EPA 8260B	0.1	0.0050	0.010	02/12/21	12:26	KZ
Carbon Disulfide	<0.0500		µg/L	EPA 8260B	0.1	0.0500	0.10	02/12/21	12:26	KZ
Carbon Tetrachloride	<0.0025		µg/L	EPA 8260B	0.1	0.0025	0.0050	02/12/21	12:26	KZ
Chlorobenzene	<0.0050		µg/L	EPA 8260B	0.1	0.0050	0.010	02/12/21	12:26	KZ
Chloroethane	<0.0050		µg/L	EPA 8260B	0.1	0.0050	0.010	02/12/21	12:26	KZ
Chloroform	<0.0050		µg/L	EPA 8260B	0.1	0.0050	0.010	02/12/21	12:26	KZ
Chloromethane	<0.0050		µg/L	EPA 8260B	0.1	0.0050	0.010	02/12/21	12:26	KZ
2-Chlorotoluene	<0.0050		µg/L	EPA 8260B	0.1	0.0050	0.010	02/12/21	12:26	KZ
4-Chlorotoluene	<0.0050		µg/L	EPA 8260B	0.1	0.0050	0.010	02/12/21	12:26	KZ
Dibromochloromethane	<0.0050		µg/L	EPA 8260B	0.1	0.0050	0.010	02/12/21	12:26	KZ
1,2-Dibromoethane (EDB)	<0.0020		µg/L	EPA 8260B	0.1	0.0020	0.010	02/12/21	12:26	KZ
1,2-Dibromo-3-Chloropropane	<0.0020		µg/L	EPA 8260B	0.1	0.0020	0.010	02/12/21	12:26	KZ
Dibromomethane	<0.0050		µg/L	EPA 8260B	0.1	0.0050	0.010	02/12/21	12:26	KZ
1,2-Dichlorobenzene	<0.0050		µg/L	EPA 8260B	0.1	0.0050	0.010	02/12/21	12:26	KZ
1,3-Dichlorobenzene	<0.0050		µg/L	EPA 8260B	0.1	0.0050	0.010	02/12/21	12:26	KZ
1,4-Dichlorobenzene	<0.0050		µg/L	EPA 8260B	0.1	0.0050	0.010	02/12/21	12:26	KZ

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FOOD · COSMETICS · WATER · SOIL · SOIL VAPOR · WASTES

CERTIFICATE OF ANALYSIS

2102-00112

PLACEWORKS
DENISE CLENDENING
2850 INLAND EMPIRE BLVD.
SUITE B
ONTARIO, CA 91764

Project: 20055 COLIMA RD., WALNUT, CA 91789

Date Reported	02/18/21
Date Received	02/12/21
Invoice No.	90974
Cust #	P135
Permit Number	
Customer P.O.	

Sample: 001 **SG-1-3** Date & Time Sampled: 02/12/21 @ 12:10
Sample Matrix: **Soil Vapor**
Purge Volume Sampled: **3**
.....continued

Analysis	Result	Qual	Units	Method	DF	MDL	RL	Date	Time	Tech
Dichlorodifluoromethane	<0.0050		µg/L	EPA 8260B	0.1	0.0050	0.010	02/12/21	12:26	KZ
1,1-Dichloroethane	<0.0050		µg/L	EPA 8260B	0.1	0.0050	0.010	02/12/21	12:26	KZ
1,2-Dichloroethane	<0.0050		µg/L	EPA 8260B	0.1	0.0050	0.010	02/12/21	12:26	KZ
1,1-Dichloroethene	<0.0050		µg/L	EPA 8260B	0.1	0.0050	0.010	02/12/21	12:26	KZ
cis-1,2-Dichloroethene	<0.0050		µg/L	EPA 8260B	0.1	0.0050	0.010	02/12/21	12:26	KZ
trans-1,2-Dichloroethene	<0.0050		µg/L	EPA 8260B	0.1	0.0050	0.010	02/12/21	12:26	KZ
1,2-Dichloropropane	<0.0050		µg/L	EPA 8260B	0.1	0.0050	0.010	02/12/21	12:26	KZ
1,3-Dichloropropane	<0.0050		µg/L	EPA 8260B	0.1	0.0050	0.010	02/12/21	12:26	KZ
2,2-Dichloropropane	<0.0050		µg/L	EPA 8260B	0.1	0.0050	0.010	02/12/21	12:26	KZ
1,1-Dichloropropene	<0.0050		µg/L	EPA 8260B	0.1	0.0050	0.010	02/12/21	12:26	KZ
cis-1,3-Dichloropropene	<0.0050		µg/L	EPA 8260B	0.1	0.0050	0.010	02/12/21	12:26	KZ
trans-1,3-Dichloropropene	<0.0050		µg/L	EPA 8260B	0.1	0.0050	0.010	02/12/21	12:26	KZ
Diisopropyl Ether (DiPE)	<0.0050		µg/L	EPA 8260B	0.1	0.0050	0.010	02/12/21	12:26	KZ
Ethylbenzene	<0.0050		µg/L	EPA 8260B	0.1	0.0050	0.010	02/12/21	12:26	KZ
Ethyl-t-Butyl Ether (EtBE)	<0.0050		µg/L	EPA 8260B	0.1	0.0050	0.010	02/12/21	12:26	KZ
Hexachlorobutadiene	<0.0050		µg/L	EPA 8260B	0.1	0.0050	0.010	02/12/21	12:26	KZ
2-Hexanone	<0.0500		µg/L	EPA 8260B	0.1	0.0500	0.10	02/12/21	12:26	KZ
Isopropylbenzene	<0.0050		µg/L	EPA 8260B	0.1	0.0050	0.010	02/12/21	12:26	KZ
4-Isopropyltoluene	<0.0050		µg/L	EPA 8260B	0.1	0.0050	0.010	02/12/21	12:26	KZ
Methylene Chloride	<0.0050		µg/L	EPA 8260B	0.1	0.0050	0.01	02/12/21	12:26	KZ
4-Methyl-2-Pentanone (MIBK)	<0.0500		µg/L	EPA 8260B	0.1	0.0500	0.10	02/12/21	12:26	KZ
Methyl-t-butyl Ether (MtBE)	<0.0050		µg/L	EPA 8260B	0.1	0.0050	0.010	02/12/21	12:26	KZ
Naphthalene	<0.0032		µg/L	EPA 8260B	0.1	0.0032	0.0050	02/12/21	12:26	KZ
n-Propylbenzene	<0.0050		µg/L	EPA 8260B	0.1	0.0050	0.010	02/12/21	12:26	KZ
Styrene	<0.0050		µg/L	EPA 8260B	0.1	0.0050	0.010	02/12/21	12:26	KZ
1,1,1,2-Tetrachloroethane	<0.0050		µg/L	EPA 8260B	0.1	0.0050	0.010	02/12/21	12:26	KZ
1,1,2,2-Tetrachloroethane	<0.0050		µg/L	EPA 8260B	0.1	0.0050	0.010	02/12/21	12:26	KZ
Tetrachloroethene	<0.0050		µg/L	EPA 8260B	0.1	0.0050	0.010	02/12/21	12:26	KZ
Toluene	<0.0050		µg/L	EPA 8260B	0.1	0.0050	0.010	02/12/21	12:26	KZ
1,2,3-Trichlorobenzene	<0.0050		µg/L	EPA 8260B	0.1	0.0050	0.010	02/12/21	12:26	KZ

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CERTIFICATE OF ANALYSIS

2102-00112

PLACEWORKS
DENISE CLENDENING
2850 INLAND EMPIRE BLVD.
SUITE B
ONTARIO, CA 91764

Project: 20055 COLIMA RD., WALNUT, CA 91789

Date Reported	02/18/21
Date Received	02/12/21
Invoice No.	90974
Cust #	P135
Permit Number	
Customer P.O.	

Sample: 001 **SG-1-3** Date & Time Sampled: 02/12/21 @ 12:10
Sample Matrix: **Soil Vapor**
Purge Volume Sampled: **3**
.....continued

Analysis	Result	Qual	Units	Method	DF	MDL	RL	Date	Time	Tech
1,2,4-Trichlorobenzene	<0.0050		µg/L	EPA 8260B	0.1	0.0050	0.010	02/12/21	12:26	KZ
1,1,1-Trichloroethane	<0.0050		µg/L	EPA 8260B	0.1	0.0050	0.010	02/12/21	12:26	KZ
1,1,2-Trichloroethane	<0.0050		µg/L	EPA 8260B	0.1	0.0050	0.010	02/12/21	12:26	KZ
Trichloroethene	<0.0050		µg/L	EPA 8260B	0.1	0.0050	0.010	02/12/21	12:26	KZ
1,2,3-Trichloropropane	<0.0020		µg/L	EPA 8260B	0.1	0.0020	0.010	02/12/21	12:26	KZ
Trichlorofluoromethane	<0.0050		µg/L	EPA 8260B	0.1	0.0050	0.010	02/12/21	12:26	KZ
Trichlorotrifluoroethane	<0.0050		µg/L	EPA 8260B	0.1	0.0050	0.010	02/12/21	12:26	KZ
1,2,4-Trimethylbenzene	<0.0050		µg/L	EPA 8260B	0.1	0.0050	0.010	02/12/21	12:26	KZ
1,3,5-Trimethylbenzene	<0.0050		µg/L	EPA 8260B	0.1	0.0050	0.010	02/12/21	12:26	KZ
Vinyl Chloride	<0.0008		µg/L	EPA 8260B	0.1	0.0008	0.0050	02/12/21	12:26	KZ
m,p-Xylenes	***0.010***	J	µg/L	EPA 8260B	0.1	0.0100	0.020	02/12/21	12:26	KZ
o-Xylene	<0.0050		µg/L	EPA 8260B	0.1	0.0050	0.010	02/12/21	12:26	KZ
[VOC Vapor Sampling Tracer]										
Isopropanol (IPA)	<0.0500		µg/L	EPA 8260B	0.1	0.0500	0.10	02/12/21	12:26	KZ
[VOC Surrogates]										
Dibromofluoromethane	105		%REC	EPA 8260B			70-130	02/12/21	12:26	KZ
Toluene-D8	98		%REC	EPA 8260B			70-130	02/12/21	12:26	KZ
Bromofluorobenzene	94		%REC	EPA 8260B			70-130	02/12/21	12:26	KZ

Sample: 002 **SG-2-3** Date & Time Sampled: 02/12/21 @ 12:35
Sample Matrix: **Soil Vapor**
Purge Volume Sampled: **3**

[TPH Gasoline by GCMS]										
C4-C12	<0.6250		µg/L	LUFT GCMS	0.1	0.6250	1.3	02/12/21	12:47	KZ
[VOCs by GCMS]										
Acetone	<0.0500		µg/L	EPA 8260B	0.1	0.0500	0.10	02/12/21	12:47	KZ
t-Amyl Methyl Ether (TAME)	<0.0050		µg/L	EPA 8260B	0.1	0.0050	0.010	02/12/21	12:47	KZ
Benzene	<0.0024		µg/L	EPA 8260B	0.1	0.0024	0.010	02/12/21	12:47	KZ
Bromobenzene	<0.0050		µg/L	EPA 8260B	0.1	0.0050	0.010	02/12/21	12:47	KZ
Bromochloromethane	<0.0050		µg/L	EPA 8260B	0.1	0.0050	0.010	02/12/21	12:47	KZ

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CERTIFICATE OF ANALYSIS

2102-00112

PLACEWORKS
DENISE CLENDENING
2850 INLAND EMPIRE BLVD.
SUITE B
ONTARIO, CA 91764

Project: 20055 COLIMA RD., WALNUT, CA 91789

Date Reported 02/18/21
Date Received 02/12/21
Invoice No. 90974
Cust # P135
Permit Number
Customer P.O.

Sample: 002 **SG-2-3** Date & Time Sampled: 02/12/21 @ 12:35
Sample Matrix: **Soil Vapor**
Purge Volume Sampled: **3**
.....continued

Analysis	Result	Qual	Units	Method	DF	MDL	RL	Date	Time	Tech
Bromodichloromethane	<0.0050		µg/L	EPA 8260B	0.1	0.0050	0.010	02/12/21	12:47	KZ
Bromoform	<0.0050		µg/L	EPA 8260B	0.1	0.0050	0.010	02/12/21	12:47	KZ
Bromomethane	<0.0050		µg/L	EPA 8260B	0.1	0.0050	0.010	02/12/21	12:47	KZ
t-Butanol (TBA)	<0.0500		µg/L	EPA 8260B	0.1	0.0500	0.10	02/12/21	12:47	KZ
2-Butanone (MEK)	<0.0500		µg/L	EPA 8260B	0.1	0.0500	0.10	02/12/21	12:47	KZ
n-Butylbenzene	<0.0050		µg/L	EPA 8260B	0.1	0.0050	0.010	02/12/21	12:47	KZ
sec-Butylbenzene	<0.0050		µg/L	EPA 8260B	0.1	0.0050	0.010	02/12/21	12:47	KZ
tert-Butylbenzene	<0.0050		µg/L	EPA 8260B	0.1	0.0050	0.010	02/12/21	12:47	KZ
Carbon Disulfide	<0.0500		µg/L	EPA 8260B	0.1	0.0500	0.10	02/12/21	12:47	KZ
Carbon Tetrachloride	<0.0025		µg/L	EPA 8260B	0.1	0.0025	0.0050	02/12/21	12:47	KZ
Chlorobenzene	<0.0050		µg/L	EPA 8260B	0.1	0.0050	0.010	02/12/21	12:47	KZ
Chloroethane	<0.0050		µg/L	EPA 8260B	0.1	0.0050	0.010	02/12/21	12:47	KZ
Chloroform	<0.0050		µg/L	EPA 8260B	0.1	0.0050	0.010	02/12/21	12:47	KZ
Chloromethane	<0.0050		µg/L	EPA 8260B	0.1	0.0050	0.010	02/12/21	12:47	KZ
2-Chlorotoluene	<0.0050		µg/L	EPA 8260B	0.1	0.0050	0.010	02/12/21	12:47	KZ
4-Chlorotoluene	<0.0050		µg/L	EPA 8260B	0.1	0.0050	0.010	02/12/21	12:47	KZ
Dibromochloromethane	<0.0050		µg/L	EPA 8260B	0.1	0.0050	0.010	02/12/21	12:47	KZ
1,2-Dibromoethane (EDB)	<0.0020		µg/L	EPA 8260B	0.1	0.0020	0.010	02/12/21	12:47	KZ
1,2-Dibromo-3-Chloropropane	<0.0020		µg/L	EPA 8260B	0.1	0.0020	0.010	02/12/21	12:47	KZ
Dibromomethane	<0.0050		µg/L	EPA 8260B	0.1	0.0050	0.010	02/12/21	12:47	KZ
1,2-Dichlorobenzene	<0.0050		µg/L	EPA 8260B	0.1	0.0050	0.010	02/12/21	12:47	KZ
1,3-Dichlorobenzene	<0.0050		µg/L	EPA 8260B	0.1	0.0050	0.010	02/12/21	12:47	KZ
1,4-Dichlorobenzene	<0.0050		µg/L	EPA 8260B	0.1	0.0050	0.010	02/12/21	12:47	KZ
Dichlorodifluoromethane	<0.0050		µg/L	EPA 8260B	0.1	0.0050	0.010	02/12/21	12:47	KZ
1,1-Dichloroethane	<0.0050		µg/L	EPA 8260B	0.1	0.0050	0.010	02/12/21	12:47	KZ
1,2-Dichloroethane	<0.0050		µg/L	EPA 8260B	0.1	0.0050	0.010	02/12/21	12:47	KZ
1,1-Dichloroethene	<0.0050		µg/L	EPA 8260B	0.1	0.0050	0.010	02/12/21	12:47	KZ
cis-1,2-Dichloroethene	<0.0050		µg/L	EPA 8260B	0.1	0.0050	0.010	02/12/21	12:47	KZ
trans-1,2-Dichloroethene	<0.0050		µg/L	EPA 8260B	0.1	0.0050	0.010	02/12/21	12:47	KZ
1,2-Dichloropropane	<0.0050		µg/L	EPA 8260B	0.1	0.0050	0.010	02/12/21	12:47	KZ

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CERTIFICATE OF ANALYSIS

2102-00112

PLACEWORKS
DENISE CLENDENING
2850 INLAND EMPIRE BLVD.
SUITE B
ONTARIO, CA 91764

Project: 20055 COLIMA RD., WALNUT, CA 91789

Date Reported 02/18/21
Date Received 02/12/21
Invoice No. 90974
Cust # P135
Permit Number
Customer P.O.

Sample: 002 **SG-2-3** Date & Time Sampled: 02/12/21 @ 12:35
Sample Matrix: **Soil Vapor**
Purge Volume Sampled: **3**
.....continued

Analysis	Result	Qual	Units	Method	DF	MDL	RL	Date	Time	Tech
1,3-Dichloropropane	<0.0050		µg/L	EPA 8260B	0.1	0.0050	0.010	02/12/21	12:47	KZ
2,2-Dichloropropane	<0.0050		µg/L	EPA 8260B	0.1	0.0050	0.010	02/12/21	12:47	KZ
1,1-Dichloropropene	<0.0050		µg/L	EPA 8260B	0.1	0.0050	0.010	02/12/21	12:47	KZ
cis-1,3-Dichloropropene	<0.0050		µg/L	EPA 8260B	0.1	0.0050	0.010	02/12/21	12:47	KZ
trans-1,3-Dichloropropene	<0.0050		µg/L	EPA 8260B	0.1	0.0050	0.010	02/12/21	12:47	KZ
Diisopropyl Ether (DiPE)	<0.0050		µg/L	EPA 8260B	0.1	0.0050	0.010	02/12/21	12:47	KZ
Ethylbenzene	<0.0050		µg/L	EPA 8260B	0.1	0.0050	0.010	02/12/21	12:47	KZ
Ethyl-t-Butyl Ether (EtBE)	<0.0050		µg/L	EPA 8260B	0.1	0.0050	0.010	02/12/21	12:47	KZ
Hexachlorobutadiene	<0.0050		µg/L	EPA 8260B	0.1	0.0050	0.010	02/12/21	12:47	KZ
2-Hexanone	<0.0500		µg/L	EPA 8260B	0.1	0.0500	0.10	02/12/21	12:47	KZ
Isopropylbenzene	<0.0050		µg/L	EPA 8260B	0.1	0.0050	0.010	02/12/21	12:47	KZ
4-Isopropyltoluene	**0.010**		µg/L	EPA 8260B	0.1	0.0050	0.010	02/12/21	12:47	KZ
Methylene Chloride	<0.0050		µg/L	EPA 8260B	0.1	0.0050	0.01	02/12/21	12:47	KZ
4-Methyl-2-Pentanone (MIBK)	<0.0500		µg/L	EPA 8260B	0.1	0.0500	0.10	02/12/21	12:47	KZ
Methyl-t-butyl Ether (MtBE)	<0.0050		µg/L	EPA 8260B	0.1	0.0050	0.010	02/12/21	12:47	KZ
Naphthalene	<0.0032		µg/L	EPA 8260B	0.1	0.0032	0.0050	02/12/21	12:47	KZ
n-Propylbenzene	<0.0050		µg/L	EPA 8260B	0.1	0.0050	0.010	02/12/21	12:47	KZ
Styrene	<0.0050		µg/L	EPA 8260B	0.1	0.0050	0.010	02/12/21	12:47	KZ
1,1,1,2-Tetrachloroethane	<0.0050		µg/L	EPA 8260B	0.1	0.0050	0.010	02/12/21	12:47	KZ
1,1,2,2-Tetrachloroethane	<0.0050		µg/L	EPA 8260B	0.1	0.0050	0.010	02/12/21	12:47	KZ
Tetrachloroethene	**0.010**		µg/L	EPA 8260B	0.1	0.0050	0.010	02/12/21	12:47	KZ
Toluene	<0.0050		µg/L	EPA 8260B	0.1	0.0050	0.010	02/12/21	12:47	KZ
1,2,3-Trichlorobenzene	<0.0050		µg/L	EPA 8260B	0.1	0.0050	0.010	02/12/21	12:47	KZ
1,2,4-Trichlorobenzene	<0.0050		µg/L	EPA 8260B	0.1	0.0050	0.010	02/12/21	12:47	KZ
1,1,1-Trichloroethane	<0.0050		µg/L	EPA 8260B	0.1	0.0050	0.010	02/12/21	12:47	KZ
1,1,2-Trichloroethane	<0.0050		µg/L	EPA 8260B	0.1	0.0050	0.010	02/12/21	12:47	KZ
Trichloroethene	<0.0050		µg/L	EPA 8260B	0.1	0.0050	0.010	02/12/21	12:47	KZ
1,2,3-Trichloropropane	<0.0020		µg/L	EPA 8260B	0.1	0.0020	0.010	02/12/21	12:47	KZ
Trichlorofluoromethane	<0.0050		µg/L	EPA 8260B	0.1	0.0050	0.010	02/12/21	12:47	KZ
Trichlorotrifluoroethane	<0.0050		µg/L	EPA 8260B	0.1	0.0050	0.010	02/12/21	12:47	KZ

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CERTIFICATE OF ANALYSIS

2102-00112

PLACEWORKS
DENISE CLENDENING
2850 INLAND EMPIRE BLVD.
SUITE B
ONTARIO, CA 91764

Project: 20055 COLIMA RD., WALNUT, CA 91789

Date Reported	02/18/21
Date Received	02/12/21
Invoice No.	90974
Cust #	P135
Permit Number	
Customer P.O.	

Analysis	Result	Qual	Units	Method	DF	MDL	RL	Date	Time	Tech
Sample: 002 **SG-2-3**							Date & Time Sampled:	02/12/21	@	12:35
Sample Matrix: **Soil Vapor**										
Purge Volume Sampled: **3**										
.....continued										
1,2,4-Trimethylbenzene	<0.0050		µg/L	EPA 8260B	0.1	0.0050	0.010	02/12/21	12:47	KZ
1,3,5-Trimethylbenzene	<0.0050		µg/L	EPA 8260B	0.1	0.0050	0.010	02/12/21	12:47	KZ
Vinyl Chloride	<0.0008		µg/L	EPA 8260B	0.1	0.0008	0.0050	02/12/21	12:47	KZ
m,p-Xylenes	***0.010***	J	µg/L	EPA 8260B	0.1	0.0100	0.020	02/12/21	12:47	KZ
o-Xylene	<0.0050		µg/L	EPA 8260B	0.1	0.0050	0.010	02/12/21	12:47	KZ
[VOC Vapor Sampling Tracer]										
Isopropanol (IPA)	<0.0500		µg/L	EPA 8260B	0.1	0.0500	0.10	02/12/21	12:47	KZ
[VOC Surrogates]										
Dibromofluoromethane	103		%REC	EPA 8260B			70-130	02/12/21	12:47	KZ
Toluene-D8	97		%REC	EPA 8260B			70-130	02/12/21	12:47	KZ
Bromofluorobenzene	93		%REC	EPA 8260B			70-130	02/12/21	12:47	KZ
Sample: 003 **SG-3-5**							Date & Time Sampled:	02/12/21	@	13:10
Sample Matrix: **Soil Vapor**										
Purge Volume Sampled: **3**										
[TPH Gasoline by GCMS]										
C4-C12	**2.2**		µg/L	LUFT GCMS	0.1	0.6250	1.3	02/12/21	1:21	KZ
[VOCs by GCMS]										
Acetone	<0.0500		µg/L	EPA 8260B	0.1	0.0500	0.10	02/12/21	1:21	KZ
t-Amyl Methyl Ether (TAME)	<0.0050		µg/L	EPA 8260B	0.1	0.0050	0.010	02/12/21	1:21	KZ
Benzene	**0.020**		µg/L	EPA 8260B	0.1	0.0024	0.010	02/12/21	1:21	KZ
Bromobenzene	<0.0050		µg/L	EPA 8260B	0.1	0.0050	0.010	02/12/21	1:21	KZ
Bromochloromethane	<0.0050		µg/L	EPA 8260B	0.1	0.0050	0.010	02/12/21	1:21	KZ
Bromodichloromethane	<0.0050		µg/L	EPA 8260B	0.1	0.0050	0.010	02/12/21	1:21	KZ
Bromoform	<0.0050		µg/L	EPA 8260B	0.1	0.0050	0.010	02/12/21	1:21	KZ
Bromomethane	<0.0050		µg/L	EPA 8260B	0.1	0.0050	0.010	02/12/21	1:21	KZ
t-Butanol (TBA)	<0.0500		µg/L	EPA 8260B	0.1	0.0500	0.10	02/12/21	1:21	KZ
2-Butanone (MEK)	<0.0500		µg/L	EPA 8260B	0.1	0.0500	0.10	02/12/21	1:21	KZ
n-Butylbenzene	<0.0050		µg/L	EPA 8260B	0.1	0.0050	0.010	02/12/21	1:21	KZ
sec-Butylbenzene	<0.0050		µg/L	EPA 8260B	0.1	0.0050	0.010	02/12/21	1:21	KZ

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LA City#	10261
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CERTIFICATE OF ANALYSIS

2102-00112

PLACEWORKS
DENISE CLENDENING
2850 INLAND EMPIRE BLVD.
SUITE B
ONTARIO, CA 91764

Project: 20055 COLIMA RD., WALNUT, CA 91789

Date Reported	02/18/21
Date Received	02/12/21
Invoice No.	90974
Cust #	P135
Permit Number	
Customer P.O.	

Sample: 003 **SG-3-5** Date & Time Sampled: 02/12/21 @ 13:10
Sample Matrix: **Soil Vapor**
Purge Volume Sampled: **3**
.....continued

Analysis	Result	Qual	Units	Method	DF	MDL	RL	Date	Time	Tech
tert-Butylbenzene	<0.0050		µg/L	EPA 8260B	0.1	0.0050	0.010	02/12/21	1:21	KZ
Carbon Disulfide	<0.0500		µg/L	EPA 8260B	0.1	0.0500	0.10	02/12/21	1:21	KZ
Carbon Tetrachloride	<0.0025		µg/L	EPA 8260B	0.1	0.0025	0.0050	02/12/21	1:21	KZ
Chlorobenzene	<0.0050		µg/L	EPA 8260B	0.1	0.0050	0.010	02/12/21	1:21	KZ
Chloroethane	<0.0050		µg/L	EPA 8260B	0.1	0.0050	0.010	02/12/21	1:21	KZ
Chloroform	<0.0050		µg/L	EPA 8260B	0.1	0.0050	0.010	02/12/21	1:21	KZ
Chloromethane	<0.0050		µg/L	EPA 8260B	0.1	0.0050	0.010	02/12/21	1:21	KZ
2-Chlorotoluene	<0.0050		µg/L	EPA 8260B	0.1	0.0050	0.010	02/12/21	1:21	KZ
4-Chlorotoluene	<0.0050		µg/L	EPA 8260B	0.1	0.0050	0.010	02/12/21	1:21	KZ
Dibromochloromethane	<0.0050		µg/L	EPA 8260B	0.1	0.0050	0.010	02/12/21	1:21	KZ
1,2-Dibromoethane (EDB)	<0.0020		µg/L	EPA 8260B	0.1	0.0020	0.010	02/12/21	1:21	KZ
1,2-Dibromo-3-Chloropropane	<0.0020		µg/L	EPA 8260B	0.1	0.0020	0.010	02/12/21	1:21	KZ
Dibromomethane	<0.0050		µg/L	EPA 8260B	0.1	0.0050	0.010	02/12/21	1:21	KZ
1,2-Dichlorobenzene	<0.0050		µg/L	EPA 8260B	0.1	0.0050	0.010	02/12/21	1:21	KZ
1,3-Dichlorobenzene	<0.0050		µg/L	EPA 8260B	0.1	0.0050	0.010	02/12/21	1:21	KZ
1,4-Dichlorobenzene	<0.0050		µg/L	EPA 8260B	0.1	0.0050	0.010	02/12/21	1:21	KZ
Dichlorodifluoromethane	<0.0050		µg/L	EPA 8260B	0.1	0.0050	0.010	02/12/21	1:21	KZ
1,1-Dichloroethane	<0.0050		µg/L	EPA 8260B	0.1	0.0050	0.010	02/12/21	1:21	KZ
1,2-Dichloroethane	<0.0050		µg/L	EPA 8260B	0.1	0.0050	0.010	02/12/21	1:21	KZ
1,1-Dichloroethene	<0.0050		µg/L	EPA 8260B	0.1	0.0050	0.010	02/12/21	1:21	KZ
cis-1,2-Dichloroethene	<0.0050		µg/L	EPA 8260B	0.1	0.0050	0.010	02/12/21	1:21	KZ
trans-1,2-Dichloroethene	<0.0050		µg/L	EPA 8260B	0.1	0.0050	0.010	02/12/21	1:21	KZ
1,2-Dichloropropane	<0.0050		µg/L	EPA 8260B	0.1	0.0050	0.010	02/12/21	1:21	KZ
1,3-Dichloropropane	<0.0050		µg/L	EPA 8260B	0.1	0.0050	0.010	02/12/21	1:21	KZ
2,2-Dichloropropane	<0.0050		µg/L	EPA 8260B	0.1	0.0050	0.010	02/12/21	1:21	KZ
1,1-Dichloropropene	<0.0050		µg/L	EPA 8260B	0.1	0.0050	0.010	02/12/21	1:21	KZ
cis-1,3-Dichloropropene	<0.0050		µg/L	EPA 8260B	0.1	0.0050	0.010	02/12/21	1:21	KZ
trans-1,3-Dichloropropene	<0.0050		µg/L	EPA 8260B	0.1	0.0050	0.010	02/12/21	1:21	KZ
Diisopropyl Ether (DiPE)	<0.0050		µg/L	EPA 8260B	0.1	0.0050	0.010	02/12/21	1:21	KZ
Ethylbenzene	**0.010**		µg/L	EPA 8260B	0.1	0.0050	0.010	02/12/21	1:21	KZ

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CERTIFICATE OF ANALYSIS

2102-00112

PLACEWORKS
DENISE CLENDENING
2850 INLAND EMPIRE BLVD.
SUITE B
ONTARIO, CA 91764

Project: 20055 COLIMA RD., WALNUT, CA 91789

Date Reported	02/18/21
Date Received	02/12/21
Invoice No.	90974
Cust #	P135
Permit Number	
Customer P.O.	

Sample: 003 **SG-3-5** Date & Time Sampled: 02/12/21 @ 13:10
Sample Matrix: **Soil Vapor**
Purge Volume Sampled: **3**
.....continued

Analysis	Result	Qual	Units	Method	DF	MDL	RL	Date	Time	Tech
Ethyl-t-Butyl Ether (EtBE)	<0.0050		µg/L	EPA 8260B	0.1	0.0050	0.010	02/12/21	1:21	KZ
Hexachlorobutadiene	<0.0050		µg/L	EPA 8260B	0.1	0.0050	0.010	02/12/21	1:21	KZ
2-Hexanone	<0.0500		µg/L	EPA 8260B	0.1	0.0500	0.10	02/12/21	1:21	KZ
Isopropylbenzene	<0.0050		µg/L	EPA 8260B	0.1	0.0050	0.010	02/12/21	1:21	KZ
4-Isopropyltoluene	**0.080**		µg/L	EPA 8260B	0.1	0.0050	0.010	02/12/21	1:21	KZ
Methylene Chloride	<0.0050		µg/L	EPA 8260B	0.1	0.0050	0.01	02/12/21	1:21	KZ
4-Methyl-2-Pentanone (MIBK)	<0.0500		µg/L	EPA 8260B	0.1	0.0500	0.10	02/12/21	1:21	KZ
Methyl-t-butyl Ether (MtBE)	<0.0050		µg/L	EPA 8260B	0.1	0.0050	0.010	02/12/21	1:21	KZ
Naphthalene	<0.0032		µg/L	EPA 8260B	0.1	0.0032	0.0050	02/12/21	1:21	KZ
n-Propylbenzene	<0.0050		µg/L	EPA 8260B	0.1	0.0050	0.010	02/12/21	1:21	KZ
Styrene	<0.0050		µg/L	EPA 8260B	0.1	0.0050	0.010	02/12/21	1:21	KZ
1,1,1,2-Tetrachloroethane	<0.0050		µg/L	EPA 8260B	0.1	0.0050	0.010	02/12/21	1:21	KZ
1,1,2,2-Tetrachloroethane	<0.0050		µg/L	EPA 8260B	0.1	0.0050	0.010	02/12/21	1:21	KZ
Tetrachloroethene	<0.0050		µg/L	EPA 8260B	0.1	0.0050	0.010	02/12/21	1:21	KZ
Toluene	**0.070**		µg/L	EPA 8260B	0.1	0.0050	0.010	02/12/21	1:21	KZ
1,2,3-Trichlorobenzene	<0.0050		µg/L	EPA 8260B	0.1	0.0050	0.010	02/12/21	1:21	KZ
1,2,4-Trichlorobenzene	<0.0050		µg/L	EPA 8260B	0.1	0.0050	0.010	02/12/21	1:21	KZ
1,1,1-Trichloroethane	<0.0050		µg/L	EPA 8260B	0.1	0.0050	0.010	02/12/21	1:21	KZ
1,1,2-Trichloroethane	<0.0050		µg/L	EPA 8260B	0.1	0.0050	0.010	02/12/21	1:21	KZ
Trichloroethene	<0.0050		µg/L	EPA 8260B	0.1	0.0050	0.010	02/12/21	1:21	KZ
1,2,3-Trichloropropane	<0.0020		µg/L	EPA 8260B	0.1	0.0020	0.010	02/12/21	1:21	KZ
Trichlorofluoromethane	<0.0050		µg/L	EPA 8260B	0.1	0.0050	0.010	02/12/21	1:21	KZ
Trichlorotrifluoroethane	<0.0050		µg/L	EPA 8260B	0.1	0.0050	0.010	02/12/21	1:21	KZ
1,2,4-Trimethylbenzene	<0.0050		µg/L	EPA 8260B	0.1	0.0050	0.010	02/12/21	1:21	KZ
1,3,5-Trimethylbenzene	<0.0050		µg/L	EPA 8260B	0.1	0.0050	0.010	02/12/21	1:21	KZ
Vinyl Chloride	<0.0008		µg/L	EPA 8260B	0.1	0.0008	0.0050	02/12/21	1:21	KZ
m,p-Xylenes	**0.030**		µg/L	EPA 8260B	0.1	0.0100	0.020	02/12/21	1:21	KZ
o-Xylene	**0.010**		µg/L	EPA 8260B	0.1	0.0050	0.010	02/12/21	1:21	KZ
[VOC Vapor Sampling Tracer]										
Isopropanol (IPA)	<0.0500		µg/L	EPA 8260B	0.1	0.0500	0.10	02/12/21	1:21	KZ

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CERTIFICATE OF ANALYSIS

2102-00112

PLACEWORKS
DENISE CLENDENING
2850 INLAND EMPIRE BLVD.
SUITE B
ONTARIO, CA 91764

Project: 20055 COLIMA RD., WALNUT, CA 91789

Date Reported 02/18/21
Date Received 02/12/21
Invoice No. 90974
Cust # P135
Permit Number
Customer P.O.

Analysis	Result	Qual	Units	Method	DF	MDL	RL	Date	Time	Tech
Sample: 003 **SG-3-5**							Date & Time Sampled:	02/12/21	@	13:10
Sample Matrix: **Soil Vapor**										
Purge Volume Sampled: **3**										
.....continued										
[VOC Surrogates]										
Dibromofluoromethane	104		%REC	EPA 8260B			70-130	02/12/21	1:21	KZ
Toluene-D8	97		%REC	EPA 8260B			70-130	02/12/21	1:21	KZ
Bromofluorobenzene	94		%REC	EPA 8260B			70-130	02/12/21	1:21	KZ
Sample: 004 **SG-3-8.5**							Date & Time Sampled:	02/12/21	@	13:30
Sample Matrix: **Soil Vapor**										
Purge Volume Sampled: **3**										
[TPH Gasoline by GCMS]										
C4-C12	<0.6250		µg/L	LUFT GCMS	0.1	0.6250	1.3	02/12/21	1:42	KZ
[VOCs by GCMS]										
Acetone	<0.0500		µg/L	EPA 8260B	0.1	0.0500	0.10	02/12/21	1:42	KZ
t-Amyl Methyl Ether (TAME)	<0.0050		µg/L	EPA 8260B	0.1	0.0050	0.010	02/12/21	1:42	KZ
Benzene	<0.0024		µg/L	EPA 8260B	0.1	0.0024	0.010	02/12/21	1:42	KZ
Bromobenzene	<0.0050		µg/L	EPA 8260B	0.1	0.0050	0.010	02/12/21	1:42	KZ
Bromochloromethane	<0.0050		µg/L	EPA 8260B	0.1	0.0050	0.010	02/12/21	1:42	KZ
Bromodichloromethane	<0.0050		µg/L	EPA 8260B	0.1	0.0050	0.010	02/12/21	1:42	KZ
Bromoform	<0.0050		µg/L	EPA 8260B	0.1	0.0050	0.010	02/12/21	1:42	KZ
Bromomethane	<0.0050		µg/L	EPA 8260B	0.1	0.0050	0.010	02/12/21	1:42	KZ
t-Butanol (TBA)	<0.0500		µg/L	EPA 8260B	0.1	0.0500	0.10	02/12/21	1:42	KZ
2-Butanone (MEK)	<0.0500		µg/L	EPA 8260B	0.1	0.0500	0.10	02/12/21	1:42	KZ
n-Butylbenzene	<0.0050		µg/L	EPA 8260B	0.1	0.0050	0.010	02/12/21	1:42	KZ
sec-Butylbenzene	<0.0050		µg/L	EPA 8260B	0.1	0.0050	0.010	02/12/21	1:42	KZ
tert-Butylbenzene	<0.0050		µg/L	EPA 8260B	0.1	0.0050	0.010	02/12/21	1:42	KZ
Carbon Disulfide	<0.0500		µg/L	EPA 8260B	0.1	0.0500	0.10	02/12/21	1:42	KZ
Carbon Tetrachloride	<0.0025		µg/L	EPA 8260B	0.1	0.0025	0.0050	02/12/21	1:42	KZ
Chlorobenzene	<0.0050		µg/L	EPA 8260B	0.1	0.0050	0.010	02/12/21	1:42	KZ
Chloroethane	<0.0050		µg/L	EPA 8260B	0.1	0.0050	0.010	02/12/21	1:42	KZ
Chloroform	<0.0050		µg/L	EPA 8260B	0.1	0.0050	0.010	02/12/21	1:42	KZ
Chloromethane	<0.0050		µg/L	EPA 8260B	0.1	0.0050	0.010	02/12/21	1:42	KZ

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CERTIFICATE OF ANALYSIS

2102-00112

PLACEWORKS
DENISE CLENDENING
2850 INLAND EMPIRE BLVD.
SUITE B
ONTARIO, CA 91764

Project: 20055 COLIMA RD., WALNUT, CA 91789

Date Reported	02/18/21
Date Received	02/12/21
Invoice No.	90974
Cust #	P135
Permit Number	
Customer P.O.	

Sample: 004 **SG-3-8.5** Date & Time Sampled: 02/12/21 @ 13:30
Sample Matrix: **Soil Vapor**
Purge Volume Sampled: **3**
.....continued

Analysis	Result	Qual	Units	Method	DF	MDL	RL	Date	Time	Tech
2-Chlorotoluene	<0.0050		µg/L	EPA 8260B	0.1	0.0050	0.010	02/12/21	1:42	KZ
4-Chlorotoluene	<0.0050		µg/L	EPA 8260B	0.1	0.0050	0.010	02/12/21	1:42	KZ
Dibromochloromethane	<0.0050		µg/L	EPA 8260B	0.1	0.0050	0.010	02/12/21	1:42	KZ
1,2-Dibromoethane (EDB)	<0.0020		µg/L	EPA 8260B	0.1	0.0020	0.010	02/12/21	1:42	KZ
1,2-Dibromo-3-Chloropropane	<0.0020		µg/L	EPA 8260B	0.1	0.0020	0.010	02/12/21	1:42	KZ
Dibromomethane	<0.0050		µg/L	EPA 8260B	0.1	0.0050	0.010	02/12/21	1:42	KZ
1,2-Dichlorobenzene	<0.0050		µg/L	EPA 8260B	0.1	0.0050	0.010	02/12/21	1:42	KZ
1,3-Dichlorobenzene	<0.0050		µg/L	EPA 8260B	0.1	0.0050	0.010	02/12/21	1:42	KZ
1,4-Dichlorobenzene	<0.0050		µg/L	EPA 8260B	0.1	0.0050	0.010	02/12/21	1:42	KZ
Dichlorodifluoromethane	<0.0050		µg/L	EPA 8260B	0.1	0.0050	0.010	02/12/21	1:42	KZ
1,1-Dichloroethane	<0.0050		µg/L	EPA 8260B	0.1	0.0050	0.010	02/12/21	1:42	KZ
1,2-Dichloroethane	<0.0050		µg/L	EPA 8260B	0.1	0.0050	0.010	02/12/21	1:42	KZ
1,1-Dichloroethene	<0.0050		µg/L	EPA 8260B	0.1	0.0050	0.010	02/12/21	1:42	KZ
cis-1,2-Dichloroethene	<0.0050		µg/L	EPA 8260B	0.1	0.0050	0.010	02/12/21	1:42	KZ
trans-1,2-Dichloroethene	<0.0050		µg/L	EPA 8260B	0.1	0.0050	0.010	02/12/21	1:42	KZ
1,2-Dichloropropane	<0.0050		µg/L	EPA 8260B	0.1	0.0050	0.010	02/12/21	1:42	KZ
1,3-Dichloropropane	<0.0050		µg/L	EPA 8260B	0.1	0.0050	0.010	02/12/21	1:42	KZ
2,2-Dichloropropane	<0.0050		µg/L	EPA 8260B	0.1	0.0050	0.010	02/12/21	1:42	KZ
1,1-Dichloropropene	<0.0050		µg/L	EPA 8260B	0.1	0.0050	0.010	02/12/21	1:42	KZ
cis-1,3-Dichloropropene	<0.0050		µg/L	EPA 8260B	0.1	0.0050	0.010	02/12/21	1:42	KZ
trans-1,3-Dichloropropene	<0.0050		µg/L	EPA 8260B	0.1	0.0050	0.010	02/12/21	1:42	KZ
Diisopropyl Ether (DiPE)	<0.0050		µg/L	EPA 8260B	0.1	0.0050	0.010	02/12/21	1:42	KZ
Ethylbenzene	<0.0050		µg/L	EPA 8260B	0.1	0.0050	0.010	02/12/21	1:42	KZ
Ethyl-t-Butyl Ether (EtBE)	<0.0050		µg/L	EPA 8260B	0.1	0.0050	0.010	02/12/21	1:42	KZ
Hexachlorobutadiene	<0.0050		µg/L	EPA 8260B	0.1	0.0050	0.010	02/12/21	1:42	KZ
2-Hexanone	<0.0500		µg/L	EPA 8260B	0.1	0.0500	0.10	02/12/21	1:42	KZ
Isopropylbenzene	<0.0050		µg/L	EPA 8260B	0.1	0.0050	0.010	02/12/21	1:42	KZ
4-Isopropyltoluene	**0.010**		µg/L	EPA 8260B	0.1	0.0050	0.010	02/12/21	1:42	KZ
Methylene Chloride	<0.0050		µg/L	EPA 8260B	0.1	0.0050	0.01	02/12/21	1:42	KZ
4-Methyl-2-Pentanone (MIBK)	<0.0500		µg/L	EPA 8260B	0.1	0.0500	0.10	02/12/21	1:42	KZ

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CERTIFICATE OF ANALYSIS

2102-00112

PLACEWORKS
DENISE CLENDENING
2850 INLAND EMPIRE BLVD.
SUITE B
ONTARIO, CA 91764

Project: 20055 COLIMA RD., WALNUT, CA 91789

Date Reported	02/18/21
Date Received	02/12/21
Invoice No.	90974
Cust #	P135
Permit Number	
Customer P.O.	

Analysis	Result	Qual	Units	Method	DF	MDL	RL	Date	Time	Tech
Sample: 004 **SG-3-8.5**								Date & Time Sampled: 02/12/21	@	13:30
Sample Matrix: **Soil Vapor**										
Purge Volume Sampled: **3**										
.....continued										
Methyl-t-butyl Ether (MtBE)	<0.0050		µg/L	EPA 8260B	0.1	0.0050	0.010	02/12/21	1:42	KZ
Naphthalene	<0.0032		µg/L	EPA 8260B	0.1	0.0032	0.0050	02/12/21	1:42	KZ
n-Propylbenzene	<0.0050		µg/L	EPA 8260B	0.1	0.0050	0.010	02/12/21	1:42	KZ
Styrene	<0.0050		µg/L	EPA 8260B	0.1	0.0050	0.010	02/12/21	1:42	KZ
1,1,1,2-Tetrachloroethane	<0.0050		µg/L	EPA 8260B	0.1	0.0050	0.010	02/12/21	1:42	KZ
1,1,2,2-Tetrachloroethane	<0.0050		µg/L	EPA 8260B	0.1	0.0050	0.010	02/12/21	1:42	KZ
Tetrachloroethene	<0.0050		µg/L	EPA 8260B	0.1	0.0050	0.010	02/12/21	1:42	KZ
Toluene	<0.0050		µg/L	EPA 8260B	0.1	0.0050	0.010	02/12/21	1:42	KZ
1,2,3-Trichlorobenzene	<0.0050		µg/L	EPA 8260B	0.1	0.0050	0.010	02/12/21	1:42	KZ
1,2,4-Trichlorobenzene	<0.0050		µg/L	EPA 8260B	0.1	0.0050	0.010	02/12/21	1:42	KZ
1,1,1-Trichloroethane	<0.0050		µg/L	EPA 8260B	0.1	0.0050	0.010	02/12/21	1:42	KZ
1,1,2-Trichloroethane	<0.0050		µg/L	EPA 8260B	0.1	0.0050	0.010	02/12/21	1:42	KZ
Trichloroethene	<0.0050		µg/L	EPA 8260B	0.1	0.0050	0.010	02/12/21	1:42	KZ
1,2,3-Trichloropropane	<0.0020		µg/L	EPA 8260B	0.1	0.0020	0.010	02/12/21	1:42	KZ
Trichlorofluoromethane	<0.0050		µg/L	EPA 8260B	0.1	0.0050	0.010	02/12/21	1:42	KZ
Trichlorotrifluoroethane	<0.0050		µg/L	EPA 8260B	0.1	0.0050	0.010	02/12/21	1:42	KZ
1,2,4-Trimethylbenzene	<0.0050		µg/L	EPA 8260B	0.1	0.0050	0.010	02/12/21	1:42	KZ
1,3,5-Trimethylbenzene	<0.0050		µg/L	EPA 8260B	0.1	0.0050	0.010	02/12/21	1:42	KZ
Vinyl Chloride	<0.0008		µg/L	EPA 8260B	0.1	0.0008	0.0050	02/12/21	1:42	KZ
m,p-Xylenes	<0.0100		µg/L	EPA 8260B	0.1	0.0100	0.020	02/12/21	1:42	KZ
o-Xylene	<0.0050		µg/L	EPA 8260B	0.1	0.0050	0.010	02/12/21	1:42	KZ
[VOC Vapor Sampling Tracer]										
Isopropanol (IPA)	<0.0500		µg/L	EPA 8260B	0.1	0.0500	0.10	02/12/21	1:42	KZ
[VOC Surrogates]										
Dibromofluoromethane	102		%REC	EPA 8260B			70-130	02/12/21	1:42	KZ
Toluene-D8	97		%REC	EPA 8260B			70-130	02/12/21	1:42	KZ
Bromofluorobenzene	93		%REC	EPA 8260B			70-130	02/12/21	1:42	KZ
Sample: 005 **SG-4-5**								Date & Time Sampled: 02/12/21	@	14:00
Sample Matrix: **Soil Vapor**										

A & R Laboratories, Inc.

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CERTIFICATE OF ANALYSIS

2102-00112

PLACEWORKS
DENISE CLENDENING
2850 INLAND EMPIRE BLVD.
SUITE B
ONTARIO, CA 91764

Project: 20055 COLIMA RD., WALNUT, CA 91789

Date Reported 02/18/21
Date Received 02/12/21
Invoice No. 90974
Cust # P135
Permit Number
Customer P.O.

Sample: 005 **SG-4-5** Date & Time Sampled: 02/12/21 @ 14:00
Sample Matrix: **Soil Vapor**
Purge Volume Sampled: **3**

Analysis	Result	Qual	Units	Method	DF	MDL	RL	Date	Time	Tech
[TPH Gasoline by GCMS]										
C4-C12	<0.6250		µg/L	LUFT GCMS	0.1	0.6250	1.3	02/12/21	2:14	KZ
[VOCs by GCMS]										
Acetone	<0.0500		µg/L	EPA 8260B	0.1	0.0500	0.10	02/12/21	2:14	KZ
t-Amyl Methyl Ether (TAME)	<0.0050		µg/L	EPA 8260B	0.1	0.0050	0.010	02/12/21	2:14	KZ
Benzene	<0.0024		µg/L	EPA 8260B	0.1	0.0024	0.010	02/12/21	2:14	KZ
Bromobenzene	<0.0050		µg/L	EPA 8260B	0.1	0.0050	0.010	02/12/21	2:14	KZ
Bromochloromethane	<0.0050		µg/L	EPA 8260B	0.1	0.0050	0.010	02/12/21	2:14	KZ
Bromodichloromethane	<0.0050		µg/L	EPA 8260B	0.1	0.0050	0.010	02/12/21	2:14	KZ
Bromoform	<0.0050		µg/L	EPA 8260B	0.1	0.0050	0.010	02/12/21	2:14	KZ
Bromomethane	<0.0050		µg/L	EPA 8260B	0.1	0.0050	0.010	02/12/21	2:14	KZ
t-Butanol (TBA)	<0.0500		µg/L	EPA 8260B	0.1	0.0500	0.10	02/12/21	2:14	KZ
2-Butanone (MEK)	<0.0500		µg/L	EPA 8260B	0.1	0.0500	0.10	02/12/21	2:14	KZ
n-Butylbenzene	<0.0050		µg/L	EPA 8260B	0.1	0.0050	0.010	02/12/21	2:14	KZ
sec-Butylbenzene	<0.0050		µg/L	EPA 8260B	0.1	0.0050	0.010	02/12/21	2:14	KZ
tert-Butylbenzene	<0.0050		µg/L	EPA 8260B	0.1	0.0050	0.010	02/12/21	2:14	KZ
Carbon Disulfide	<0.0500		µg/L	EPA 8260B	0.1	0.0500	0.10	02/12/21	2:14	KZ
Carbon Tetrachloride	<0.0025		µg/L	EPA 8260B	0.1	0.0025	0.0050	02/12/21	2:14	KZ
Chlorobenzene	<0.0050		µg/L	EPA 8260B	0.1	0.0050	0.010	02/12/21	2:14	KZ
Chloroethane	<0.0050		µg/L	EPA 8260B	0.1	0.0050	0.010	02/12/21	2:14	KZ
Chloroform	<0.0050		µg/L	EPA 8260B	0.1	0.0050	0.010	02/12/21	2:14	KZ
Chloromethane	<0.0050		µg/L	EPA 8260B	0.1	0.0050	0.010	02/12/21	2:14	KZ
2-Chlorotoluene	<0.0050		µg/L	EPA 8260B	0.1	0.0050	0.010	02/12/21	2:14	KZ
4-Chlorotoluene	<0.0050		µg/L	EPA 8260B	0.1	0.0050	0.010	02/12/21	2:14	KZ
Dibromochloromethane	<0.0050		µg/L	EPA 8260B	0.1	0.0050	0.010	02/12/21	2:14	KZ
1,2-Dibromoethane (EDB)	<0.0020		µg/L	EPA 8260B	0.1	0.0020	0.010	02/12/21	2:14	KZ
1,2-Dibromo-3-Chloropropane	<0.0020		µg/L	EPA 8260B	0.1	0.0020	0.010	02/12/21	2:14	KZ
Dibromomethane	<0.0050		µg/L	EPA 8260B	0.1	0.0050	0.010	02/12/21	2:14	KZ
1,2-Dichlorobenzene	<0.0050		µg/L	EPA 8260B	0.1	0.0050	0.010	02/12/21	2:14	KZ
1,3-Dichlorobenzene	<0.0050		µg/L	EPA 8260B	0.1	0.0050	0.010	02/12/21	2:14	KZ
1,4-Dichlorobenzene	<0.0050		µg/L	EPA 8260B	0.1	0.0050	0.010	02/12/21	2:14	KZ

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CERTIFICATE OF ANALYSIS

2102-00112

PLACEWORKS
DENISE CLENDENING
2850 INLAND EMPIRE BLVD.
SUITE B
ONTARIO, CA 91764

Project: 20055 COLIMA RD., WALNUT, CA 91789

Date Reported	02/18/21
Date Received	02/12/21
Invoice No.	90974
Cust #	P135
Permit Number	
Customer P.O.	

Sample: 005 **SG-4-5** Date & Time Sampled: 02/12/21 @ 14:00
Sample Matrix: **Soil Vapor**
Purge Volume Sampled: **3**
.....continued

Analysis	Result	Qual	Units	Method	DF	MDL	RL	Date	Time	Tech
Dichlorodifluoromethane	<0.0050		µg/L	EPA 8260B	0.1	0.0050	0.010	02/12/21	2:14	KZ
1,1-Dichloroethane	<0.0050		µg/L	EPA 8260B	0.1	0.0050	0.010	02/12/21	2:14	KZ
1,2-Dichloroethane	<0.0050		µg/L	EPA 8260B	0.1	0.0050	0.010	02/12/21	2:14	KZ
1,1-Dichloroethene	<0.0050		µg/L	EPA 8260B	0.1	0.0050	0.010	02/12/21	2:14	KZ
cis-1,2-Dichloroethene	<0.0050		µg/L	EPA 8260B	0.1	0.0050	0.010	02/12/21	2:14	KZ
trans-1,2-Dichloroethene	<0.0050		µg/L	EPA 8260B	0.1	0.0050	0.010	02/12/21	2:14	KZ
1,2-Dichloropropane	<0.0050		µg/L	EPA 8260B	0.1	0.0050	0.010	02/12/21	2:14	KZ
1,3-Dichloropropane	<0.0050		µg/L	EPA 8260B	0.1	0.0050	0.010	02/12/21	2:14	KZ
2,2-Dichloropropane	<0.0050		µg/L	EPA 8260B	0.1	0.0050	0.010	02/12/21	2:14	KZ
1,1-Dichloropropene	<0.0050		µg/L	EPA 8260B	0.1	0.0050	0.010	02/12/21	2:14	KZ
cis-1,3-Dichloropropene	<0.0050		µg/L	EPA 8260B	0.1	0.0050	0.010	02/12/21	2:14	KZ
trans-1,3-Dichloropropene	<0.0050		µg/L	EPA 8260B	0.1	0.0050	0.010	02/12/21	2:14	KZ
Diisopropyl Ether (DiPE)	<0.0050		µg/L	EPA 8260B	0.1	0.0050	0.010	02/12/21	2:14	KZ
Ethylbenzene	<0.0050		µg/L	EPA 8260B	0.1	0.0050	0.010	02/12/21	2:14	KZ
Ethyl-t-Butyl Ether (EtBE)	<0.0050		µg/L	EPA 8260B	0.1	0.0050	0.010	02/12/21	2:14	KZ
Hexachlorobutadiene	<0.0050		µg/L	EPA 8260B	0.1	0.0050	0.010	02/12/21	2:14	KZ
2-Hexanone	<0.0500		µg/L	EPA 8260B	0.1	0.0500	0.10	02/12/21	2:14	KZ
Isopropylbenzene	<0.0050		µg/L	EPA 8260B	0.1	0.0050	0.010	02/12/21	2:14	KZ
4-Isopropyltoluene	<0.0050		µg/L	EPA 8260B	0.1	0.0050	0.010	02/12/21	2:14	KZ
Methylene Chloride	<0.0050		µg/L	EPA 8260B	0.1	0.0050	0.01	02/12/21	2:14	KZ
4-Methyl-2-Pentanone (MIBK)	<0.0500		µg/L	EPA 8260B	0.1	0.0500	0.10	02/12/21	2:14	KZ
Methyl-t-butyl Ether (MtBE)	<0.0050		µg/L	EPA 8260B	0.1	0.0050	0.010	02/12/21	2:14	KZ
Naphthalene	<0.0032		µg/L	EPA 8260B	0.1	0.0032	0.0050	02/12/21	2:14	KZ
n-Propylbenzene	<0.0050		µg/L	EPA 8260B	0.1	0.0050	0.010	02/12/21	2:14	KZ
Styrene	<0.0050		µg/L	EPA 8260B	0.1	0.0050	0.010	02/12/21	2:14	KZ
1,1,1,2-Tetrachloroethane	<0.0050		µg/L	EPA 8260B	0.1	0.0050	0.010	02/12/21	2:14	KZ
1,1,2,2-Tetrachloroethane	<0.0050		µg/L	EPA 8260B	0.1	0.0050	0.010	02/12/21	2:14	KZ
Tetrachloroethene	<0.0050		µg/L	EPA 8260B	0.1	0.0050	0.010	02/12/21	2:14	KZ
Toluene	<0.0050		µg/L	EPA 8260B	0.1	0.0050	0.010	02/12/21	2:14	KZ
1,2,3-Trichlorobenzene	<0.0050		µg/L	EPA 8260B	0.1	0.0050	0.010	02/12/21	2:14	KZ

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CERTIFICATE OF ANALYSIS

2102-00112

PLACEWORKS
DENISE CLENDENING
2850 INLAND EMPIRE BLVD.
SUITE B
ONTARIO, CA 91764

Project: 20055 COLIMA RD., WALNUT, CA 91789

Date Reported	02/18/21
Date Received	02/12/21
Invoice No.	90974
Cust #	P135
Permit Number	
Customer P.O.	

Sample: 005 **SG-4-5** Date & Time Sampled: 02/12/21 @ 14:00
Sample Matrix: **Soil Vapor**
Purge Volume Sampled: **3**

.....continued

Analysis	Result	Qual	Units	Method	DF	MDL	RL	Date	Time	Tech
1,2,4-Trichlorobenzene	<0.0050		µg/L	EPA 8260B	0.1	0.0050	0.010	02/12/21	2:14	KZ
1,1,1-Trichloroethane	<0.0050		µg/L	EPA 8260B	0.1	0.0050	0.010	02/12/21	2:14	KZ
1,1,2-Trichloroethane	<0.0050		µg/L	EPA 8260B	0.1	0.0050	0.010	02/12/21	2:14	KZ
Trichloroethene	<0.0050		µg/L	EPA 8260B	0.1	0.0050	0.010	02/12/21	2:14	KZ
1,2,3-Trichloropropane	<0.0020		µg/L	EPA 8260B	0.1	0.0020	0.010	02/12/21	2:14	KZ
Trichlorofluoromethane	<0.0050		µg/L	EPA 8260B	0.1	0.0050	0.010	02/12/21	2:14	KZ
Trichlorotrifluoroethane	<0.0050		µg/L	EPA 8260B	0.1	0.0050	0.010	02/12/21	2:14	KZ
1,2,4-Trimethylbenzene	<0.0050		µg/L	EPA 8260B	0.1	0.0050	0.010	02/12/21	2:14	KZ
1,3,5-Trimethylbenzene	<0.0050		µg/L	EPA 8260B	0.1	0.0050	0.010	02/12/21	2:14	KZ
Vinyl Chloride	<0.0008		µg/L	EPA 8260B	0.1	0.0008	0.0050	02/12/21	2:14	KZ
m,p-Xylenes	***0.010***	J	µg/L	EPA 8260B	0.1	0.0100	0.020	02/12/21	2:14	KZ
o-Xylene	<0.0050		µg/L	EPA 8260B	0.1	0.0050	0.010	02/12/21	2:14	KZ
[VOC Vapor Sampling Tracer]										
Isopropanol (IPA)	<0.0500		µg/L	EPA 8260B	0.1	0.0500	0.10	02/12/21	2:14	KZ
[VOC Surrogates]										
Dibromofluoromethane	106		%REC	EPA 8260B			70-130	02/12/21	2:14	KZ
Toluene-D8	96		%REC	EPA 8260B			70-130	02/12/21	2:14	KZ
Bromofluorobenzene	93		%REC	EPA 8260B			70-130	02/12/21	2:14	KZ

Sample: 006 **SG-4-10** Date & Time Sampled: 02/12/21 @ 14:25
Sample Matrix: **Soil Vapor**
Purge Volume Sampled: **3**

[TPH Gasoline by GCMS]										
C4-C12	<0.6250		µg/L	LUFT GCMS	0.1	0.6250	1.3	02/12/21	2:36	KZ
[VOCs by GCMS]										
Acetone	<0.0500		µg/L	EPA 8260B	0.1	0.0500	0.10	02/12/21	2:36	KZ
t-Amyl Methyl Ether (TAME)	<0.0050		µg/L	EPA 8260B	0.1	0.0050	0.010	02/12/21	2:36	KZ
Benzene	<0.0024		µg/L	EPA 8260B	0.1	0.0024	0.010	02/12/21	2:36	KZ
Bromobenzene	<0.0050		µg/L	EPA 8260B	0.1	0.0050	0.010	02/12/21	2:36	KZ
Bromochloromethane	<0.0050		µg/L	EPA 8260B	0.1	0.0050	0.010	02/12/21	2:36	KZ

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CERTIFICATE OF ANALYSIS

2102-00112

PLACEWORKS
DENISE CLENDENING
2850 INLAND EMPIRE BLVD.
SUITE B
ONTARIO, CA 91764

Project: 20055 COLIMA RD., WALNUT, CA 91789

Date Reported	02/18/21
Date Received	02/12/21
Invoice No.	90974
Cust #	P135
Permit Number	
Customer P.O.	

Sample: 006 **SG-4-10** Date & Time Sampled: 02/12/21 @ 14:25
Sample Matrix: **Soil Vapor**
Purge Volume Sampled: **3**
.....continued

Analysis	Result	Qual	Units	Method	DF	MDL	RL	Date	Time	Tech
Bromodichloromethane	<0.0050		µg/L	EPA 8260B	0.1	0.0050	0.010	02/12/21	2:36	KZ
Bromoform	<0.0050		µg/L	EPA 8260B	0.1	0.0050	0.010	02/12/21	2:36	KZ
Bromomethane	<0.0050		µg/L	EPA 8260B	0.1	0.0050	0.010	02/12/21	2:36	KZ
t-Butanol (TBA)	<0.0500		µg/L	EPA 8260B	0.1	0.0500	0.10	02/12/21	2:36	KZ
2-Butanone (MEK)	<0.0500		µg/L	EPA 8260B	0.1	0.0500	0.10	02/12/21	2:36	KZ
n-Butylbenzene	<0.0050		µg/L	EPA 8260B	0.1	0.0050	0.010	02/12/21	2:36	KZ
sec-Butylbenzene	<0.0050		µg/L	EPA 8260B	0.1	0.0050	0.010	02/12/21	2:36	KZ
tert-Butylbenzene	<0.0050		µg/L	EPA 8260B	0.1	0.0050	0.010	02/12/21	2:36	KZ
Carbon Disulfide	<0.0500		µg/L	EPA 8260B	0.1	0.0500	0.10	02/12/21	2:36	KZ
Carbon Tetrachloride	<0.0025		µg/L	EPA 8260B	0.1	0.0025	0.0050	02/12/21	2:36	KZ
Chlorobenzene	<0.0050		µg/L	EPA 8260B	0.1	0.0050	0.010	02/12/21	2:36	KZ
Chloroethane	<0.0050		µg/L	EPA 8260B	0.1	0.0050	0.010	02/12/21	2:36	KZ
Chloroform	<0.0050		µg/L	EPA 8260B	0.1	0.0050	0.010	02/12/21	2:36	KZ
Chloromethane	<0.0050		µg/L	EPA 8260B	0.1	0.0050	0.010	02/12/21	2:36	KZ
2-Chlorotoluene	<0.0050		µg/L	EPA 8260B	0.1	0.0050	0.010	02/12/21	2:36	KZ
4-Chlorotoluene	<0.0050		µg/L	EPA 8260B	0.1	0.0050	0.010	02/12/21	2:36	KZ
Dibromochloromethane	<0.0050		µg/L	EPA 8260B	0.1	0.0050	0.010	02/12/21	2:36	KZ
1,2-Dibromoethane (EDB)	<0.0020		µg/L	EPA 8260B	0.1	0.0020	0.010	02/12/21	2:36	KZ
1,2-Dibromo-3-Chloropropane	<0.0020		µg/L	EPA 8260B	0.1	0.0020	0.010	02/12/21	2:36	KZ
Dibromomethane	<0.0050		µg/L	EPA 8260B	0.1	0.0050	0.010	02/12/21	2:36	KZ
1,2-Dichlorobenzene	<0.0050		µg/L	EPA 8260B	0.1	0.0050	0.010	02/12/21	2:36	KZ
1,3-Dichlorobenzene	<0.0050		µg/L	EPA 8260B	0.1	0.0050	0.010	02/12/21	2:36	KZ
1,4-Dichlorobenzene	<0.0050		µg/L	EPA 8260B	0.1	0.0050	0.010	02/12/21	2:36	KZ
Dichlorodifluoromethane	<0.0050		µg/L	EPA 8260B	0.1	0.0050	0.010	02/12/21	2:36	KZ
1,1-Dichloroethane	<0.0050		µg/L	EPA 8260B	0.1	0.0050	0.010	02/12/21	2:36	KZ
1,2-Dichloroethane	<0.0050		µg/L	EPA 8260B	0.1	0.0050	0.010	02/12/21	2:36	KZ
1,1-Dichloroethene	<0.0050		µg/L	EPA 8260B	0.1	0.0050	0.010	02/12/21	2:36	KZ
cis-1,2-Dichloroethene	<0.0050		µg/L	EPA 8260B	0.1	0.0050	0.010	02/12/21	2:36	KZ
trans-1,2-Dichloroethene	<0.0050		µg/L	EPA 8260B	0.1	0.0050	0.010	02/12/21	2:36	KZ
1,2-Dichloropropane	<0.0050		µg/L	EPA 8260B	0.1	0.0050	0.010	02/12/21	2:36	KZ

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CERTIFICATE OF ANALYSIS

2102-00112

PLACEWORKS
DENISE CLENDENING
2850 INLAND EMPIRE BLVD.
SUITE B
ONTARIO, CA 91764

Project: 20055 COLIMA RD., WALNUT, CA 91789

Date Reported	02/18/21
Date Received	02/12/21
Invoice No.	90974
Cust #	P135
Permit Number	
Customer P.O.	

Sample: 006 **SG-4-10** Date & Time Sampled: 02/12/21 @ 14:25
Sample Matrix: **Soil Vapor**
Purge Volume Sampled: **3**
.....continued

Analysis	Result	Qual	Units	Method	DF	MDL	RL	Date	Time	Tech
1,3-Dichloropropane	<0.0050		µg/L	EPA 8260B	0.1	0.0050	0.010	02/12/21	2:36	KZ
2,2-Dichloropropane	<0.0050		µg/L	EPA 8260B	0.1	0.0050	0.010	02/12/21	2:36	KZ
1,1-Dichloropropene	<0.0050		µg/L	EPA 8260B	0.1	0.0050	0.010	02/12/21	2:36	KZ
cis-1,3-Dichloropropene	<0.0050		µg/L	EPA 8260B	0.1	0.0050	0.010	02/12/21	2:36	KZ
trans-1,3-Dichloropropene	<0.0050		µg/L	EPA 8260B	0.1	0.0050	0.010	02/12/21	2:36	KZ
Diisopropyl Ether (DiPE)	<0.0050		µg/L	EPA 8260B	0.1	0.0050	0.010	02/12/21	2:36	KZ
Ethylbenzene	<0.0050		µg/L	EPA 8260B	0.1	0.0050	0.010	02/12/21	2:36	KZ
Ethyl-t-Butyl Ether (EtBE)	<0.0050		µg/L	EPA 8260B	0.1	0.0050	0.010	02/12/21	2:36	KZ
Hexachlorobutadiene	<0.0050		µg/L	EPA 8260B	0.1	0.0050	0.010	02/12/21	2:36	KZ
2-Hexanone	<0.0500		µg/L	EPA 8260B	0.1	0.0500	0.10	02/12/21	2:36	KZ
Isopropylbenzene	<0.0050		µg/L	EPA 8260B	0.1	0.0050	0.010	02/12/21	2:36	KZ
4-Isopropyltoluene	<0.0050		µg/L	EPA 8260B	0.1	0.0050	0.010	02/12/21	2:36	KZ
Methylene Chloride	<0.0050		µg/L	EPA 8260B	0.1	0.0050	0.01	02/12/21	2:36	KZ
4-Methyl-2-Pentanone (MIBK)	<0.0500		µg/L	EPA 8260B	0.1	0.0500	0.10	02/12/21	2:36	KZ
Methyl-t-butyl Ether (MtBE)	<0.0050		µg/L	EPA 8260B	0.1	0.0050	0.010	02/12/21	2:36	KZ
Naphthalene	<0.0032		µg/L	EPA 8260B	0.1	0.0032	0.0050	02/12/21	2:36	KZ
n-Propylbenzene	<0.0050		µg/L	EPA 8260B	0.1	0.0050	0.010	02/12/21	2:36	KZ
Styrene	<0.0050		µg/L	EPA 8260B	0.1	0.0050	0.010	02/12/21	2:36	KZ
1,1,1,2-Tetrachloroethane	<0.0050		µg/L	EPA 8260B	0.1	0.0050	0.010	02/12/21	2:36	KZ
1,1,2,2-Tetrachloroethane	<0.0050		µg/L	EPA 8260B	0.1	0.0050	0.010	02/12/21	2:36	KZ
Tetrachloroethene	<0.0050		µg/L	EPA 8260B	0.1	0.0050	0.010	02/12/21	2:36	KZ
Toluene	<0.0050		µg/L	EPA 8260B	0.1	0.0050	0.010	02/12/21	2:36	KZ
1,2,3-Trichlorobenzene	<0.0050		µg/L	EPA 8260B	0.1	0.0050	0.010	02/12/21	2:36	KZ
1,2,4-Trichlorobenzene	<0.0050		µg/L	EPA 8260B	0.1	0.0050	0.010	02/12/21	2:36	KZ
1,1,1-Trichloroethane	<0.0050		µg/L	EPA 8260B	0.1	0.0050	0.010	02/12/21	2:36	KZ
1,1,2-Trichloroethane	<0.0050		µg/L	EPA 8260B	0.1	0.0050	0.010	02/12/21	2:36	KZ
Trichloroethene	<0.0050		µg/L	EPA 8260B	0.1	0.0050	0.010	02/12/21	2:36	KZ
1,2,3-Trichloropropane	<0.0020		µg/L	EPA 8260B	0.1	0.0020	0.010	02/12/21	2:36	KZ
Trichlorofluoromethane	<0.0050		µg/L	EPA 8260B	0.1	0.0050	0.010	02/12/21	2:36	KZ
Trichlorotrifluoroethane	<0.0050		µg/L	EPA 8260B	0.1	0.0050	0.010	02/12/21	2:36	KZ

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CERTIFICATE OF ANALYSIS

2102-00112

PLACEWORKS
DENISE CLENDENING
2850 INLAND EMPIRE BLVD.
SUITE B
ONTARIO, CA 91764

Project: 20055 COLIMA RD., WALNUT, CA 91789

Date Reported	02/18/21
Date Received	02/12/21
Invoice No.	90974
Cust #	P135
Permit Number	
Customer P.O.	

Analysis	Result	Qual	Units	Method	DF	MDL	RL	Date	Time	Tech
Sample: 006 **SG-4-10**							Date & Time Sampled:	02/12/21	@	14:25
Sample Matrix: **Soil Vapor**										
Purge Volume Sampled: **3**										
.....continued										
1,2,4-Trimethylbenzene	<0.0050		µg/L	EPA 8260B	0.1	0.0050	0.010	02/12/21	2:36	KZ
1,3,5-Trimethylbenzene	<0.0050		µg/L	EPA 8260B	0.1	0.0050	0.010	02/12/21	2:36	KZ
Vinyl Chloride	<0.0008		µg/L	EPA 8260B	0.1	0.0008	0.0050	02/12/21	2:36	KZ
m,p-Xylenes	<0.0100		µg/L	EPA 8260B	0.1	0.0100	0.020	02/12/21	2:36	KZ
o-Xylene	<0.0050		µg/L	EPA 8260B	0.1	0.0050	0.010	02/12/21	2:36	KZ
[VOC Vapor Sampling Tracer]										
Isopropanol (IPA)	<0.0500		µg/L	EPA 8260B	0.1	0.0500	0.10	02/12/21	2:36	KZ
[VOC Surrogates]										
Dibromofluoromethane	103		%REC	EPA 8260B			70-130	02/12/21	2:36	KZ
Toluene-D8	96		%REC	EPA 8260B			70-130	02/12/21	2:36	KZ
Bromofluorobenzene	93		%REC	EPA 8260B			70-130	02/12/21	2:36	KZ
Sample: 007 **SG-5-3**							Date & Time Sampled:	02/12/21	@	14:45
Sample Matrix: **Soil Vapor**										
Purge Volume Sampled: **3**										
[TPH Gasoline by GCMS]										
C4-C12	<0.6250		µg/L	LUFT GCMS	0.1	0.6250	1.3	02/12/21	2:58	KZ
[VOCs by GCMS]										
Acetone	<0.0500		µg/L	EPA 8260B	0.1	0.0500	0.10	02/12/21	2:58	KZ
t-Amyl Methyl Ether (TAME)	<0.0050		µg/L	EPA 8260B	0.1	0.0050	0.010	02/12/21	2:58	KZ
Benzene	<0.0024		µg/L	EPA 8260B	0.1	0.0024	0.010	02/12/21	2:58	KZ
Bromobenzene	<0.0050		µg/L	EPA 8260B	0.1	0.0050	0.010	02/12/21	2:58	KZ
Bromochloromethane	<0.0050		µg/L	EPA 8260B	0.1	0.0050	0.010	02/12/21	2:58	KZ
Bromodichloromethane	<0.0050		µg/L	EPA 8260B	0.1	0.0050	0.010	02/12/21	2:58	KZ
Bromoform	<0.0050		µg/L	EPA 8260B	0.1	0.0050	0.010	02/12/21	2:58	KZ
Bromomethane	<0.0050		µg/L	EPA 8260B	0.1	0.0050	0.010	02/12/21	2:58	KZ
t-Butanol (TBA)	<0.0500		µg/L	EPA 8260B	0.1	0.0500	0.10	02/12/21	2:58	KZ
2-Butanone (MEK)	<0.0500		µg/L	EPA 8260B	0.1	0.0500	0.10	02/12/21	2:58	KZ
n-Butylbenzene	<0.0050		µg/L	EPA 8260B	0.1	0.0050	0.010	02/12/21	2:58	KZ
sec-Butylbenzene	<0.0050		µg/L	EPA 8260B	0.1	0.0050	0.010	02/12/21	2:58	KZ

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CERTIFICATE OF ANALYSIS

2102-00112

PLACEWORKS
DENISE CLENDENING
2850 INLAND EMPIRE BLVD.
SUITE B
ONTARIO, CA 91764

Project: 20055 COLIMA RD., WALNUT, CA 91789

Date Reported	02/18/21
Date Received	02/12/21
Invoice No.	90974
Cust #	P135
Permit Number	
Customer P.O.	

Sample: 007 **SG-5-3** Date & Time Sampled: 02/12/21 @ 14:45
Sample Matrix: **Soil Vapor**
Purge Volume Sampled: **3**
.....continued

Analysis	Result	Qual	Units	Method	DF	MDL	RL	Date	Time	Tech
tert-Butylbenzene	<0.0050		µg/L	EPA 8260B	0.1	0.0050	0.010	02/12/21	2:58	KZ
Carbon Disulfide	<0.0500		µg/L	EPA 8260B	0.1	0.0500	0.10	02/12/21	2:58	KZ
Carbon Tetrachloride	<0.0025		µg/L	EPA 8260B	0.1	0.0025	0.0050	02/12/21	2:58	KZ
Chlorobenzene	<0.0050		µg/L	EPA 8260B	0.1	0.0050	0.010	02/12/21	2:58	KZ
Chloroethane	<0.0050		µg/L	EPA 8260B	0.1	0.0050	0.010	02/12/21	2:58	KZ
Chloroform	<0.0050		µg/L	EPA 8260B	0.1	0.0050	0.010	02/12/21	2:58	KZ
Chloromethane	<0.0050		µg/L	EPA 8260B	0.1	0.0050	0.010	02/12/21	2:58	KZ
2-Chlorotoluene	<0.0050		µg/L	EPA 8260B	0.1	0.0050	0.010	02/12/21	2:58	KZ
4-Chlorotoluene	<0.0050		µg/L	EPA 8260B	0.1	0.0050	0.010	02/12/21	2:58	KZ
Dibromochloromethane	<0.0050		µg/L	EPA 8260B	0.1	0.0050	0.010	02/12/21	2:58	KZ
1,2-Dibromoethane (EDB)	<0.0020		µg/L	EPA 8260B	0.1	0.0020	0.010	02/12/21	2:58	KZ
1,2-Dibromo-3-Chloropropane	<0.0020		µg/L	EPA 8260B	0.1	0.0020	0.010	02/12/21	2:58	KZ
Dibromomethane	<0.0050		µg/L	EPA 8260B	0.1	0.0050	0.010	02/12/21	2:58	KZ
1,2-Dichlorobenzene	<0.0050		µg/L	EPA 8260B	0.1	0.0050	0.010	02/12/21	2:58	KZ
1,3-Dichlorobenzene	<0.0050		µg/L	EPA 8260B	0.1	0.0050	0.010	02/12/21	2:58	KZ
1,4-Dichlorobenzene	<0.0050		µg/L	EPA 8260B	0.1	0.0050	0.010	02/12/21	2:58	KZ
Dichlorodifluoromethane	<0.0050		µg/L	EPA 8260B	0.1	0.0050	0.010	02/12/21	2:58	KZ
1,1-Dichloroethane	<0.0050		µg/L	EPA 8260B	0.1	0.0050	0.010	02/12/21	2:58	KZ
1,2-Dichloroethane	<0.0050		µg/L	EPA 8260B	0.1	0.0050	0.010	02/12/21	2:58	KZ
1,1-Dichloroethene	<0.0050		µg/L	EPA 8260B	0.1	0.0050	0.010	02/12/21	2:58	KZ
cis-1,2-Dichloroethene	<0.0050		µg/L	EPA 8260B	0.1	0.0050	0.010	02/12/21	2:58	KZ
trans-1,2-Dichloroethene	<0.0050		µg/L	EPA 8260B	0.1	0.0050	0.010	02/12/21	2:58	KZ
1,2-Dichloropropane	<0.0050		µg/L	EPA 8260B	0.1	0.0050	0.010	02/12/21	2:58	KZ
1,3-Dichloropropane	<0.0050		µg/L	EPA 8260B	0.1	0.0050	0.010	02/12/21	2:58	KZ
2,2-Dichloropropane	<0.0050		µg/L	EPA 8260B	0.1	0.0050	0.010	02/12/21	2:58	KZ
1,1-Dichloropropene	<0.0050		µg/L	EPA 8260B	0.1	0.0050	0.010	02/12/21	2:58	KZ
cis-1,3-Dichloropropene	<0.0050		µg/L	EPA 8260B	0.1	0.0050	0.010	02/12/21	2:58	KZ
trans-1,3-Dichloropropene	<0.0050		µg/L	EPA 8260B	0.1	0.0050	0.010	02/12/21	2:58	KZ
Diisopropyl Ether (DiPE)	<0.0050		µg/L	EPA 8260B	0.1	0.0050	0.010	02/12/21	2:58	KZ
Ethylbenzene	<0.0050		µg/L	EPA 8260B	0.1	0.0050	0.010	02/12/21	2:58	KZ

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CERTIFICATE OF ANALYSIS

2102-00112

PLACEWORKS
DENISE CLENDENING
2850 INLAND EMPIRE BLVD.
SUITE B
ONTARIO, CA 91764

Project: 20055 COLIMA RD., WALNUT, CA 91789

Date Reported	02/18/21
Date Received	02/12/21
Invoice No.	90974
Cust #	P135
Permit Number	
Customer P.O.	

Sample: 007 **SG-5-3** Date & Time Sampled: 02/12/21 @ 14:45
Sample Matrix: **Soil Vapor**
Purge Volume Sampled: **3**
.....continued

Analysis	Result	Qual	Units	Method	DF	MDL	RL	Date	Time	Tech
Ethyl-t-Butyl Ether (EtBE)	<0.0050		µg/L	EPA 8260B	0.1	0.0050	0.010	02/12/21	2:58	KZ
Hexachlorobutadiene	<0.0050		µg/L	EPA 8260B	0.1	0.0050	0.010	02/12/21	2:58	KZ
2-Hexanone	<0.0500		µg/L	EPA 8260B	0.1	0.0500	0.10	02/12/21	2:58	KZ
Isopropylbenzene	<0.0050		µg/L	EPA 8260B	0.1	0.0050	0.010	02/12/21	2:58	KZ
4-Isopropyltoluene	<0.0050		µg/L	EPA 8260B	0.1	0.0050	0.010	02/12/21	2:58	KZ
Methylene Chloride	<0.0050		µg/L	EPA 8260B	0.1	0.0050	0.01	02/12/21	2:58	KZ
4-Methyl-2-Pentanone (MIBK)	<0.0500		µg/L	EPA 8260B	0.1	0.0500	0.10	02/12/21	2:58	KZ
Methyl-t-butyl Ether (MtBE)	<0.0050		µg/L	EPA 8260B	0.1	0.0050	0.010	02/12/21	2:58	KZ
Naphthalene	<0.0032		µg/L	EPA 8260B	0.1	0.0032	0.0050	02/12/21	2:58	KZ
n-Propylbenzene	<0.0050		µg/L	EPA 8260B	0.1	0.0050	0.010	02/12/21	2:58	KZ
Styrene	<0.0050		µg/L	EPA 8260B	0.1	0.0050	0.010	02/12/21	2:58	KZ
1,1,1,2-Tetrachloroethane	<0.0050		µg/L	EPA 8260B	0.1	0.0050	0.010	02/12/21	2:58	KZ
1,1,2,2-Tetrachloroethane	<0.0050		µg/L	EPA 8260B	0.1	0.0050	0.010	02/12/21	2:58	KZ
Tetrachloroethene	<0.0050		µg/L	EPA 8260B	0.1	0.0050	0.010	02/12/21	2:58	KZ
Toluene	<0.0050		µg/L	EPA 8260B	0.1	0.0050	0.010	02/12/21	2:58	KZ
1,2,3-Trichlorobenzene	<0.0050		µg/L	EPA 8260B	0.1	0.0050	0.010	02/12/21	2:58	KZ
1,2,4-Trichlorobenzene	<0.0050		µg/L	EPA 8260B	0.1	0.0050	0.010	02/12/21	2:58	KZ
1,1,1-Trichloroethane	<0.0050		µg/L	EPA 8260B	0.1	0.0050	0.010	02/12/21	2:58	KZ
1,1,2-Trichloroethane	<0.0050		µg/L	EPA 8260B	0.1	0.0050	0.010	02/12/21	2:58	KZ
Trichloroethene	<0.0050		µg/L	EPA 8260B	0.1	0.0050	0.010	02/12/21	2:58	KZ
1,2,3-Trichloropropane	<0.0020		µg/L	EPA 8260B	0.1	0.0020	0.010	02/12/21	2:58	KZ
Trichlorofluoromethane	<0.0050		µg/L	EPA 8260B	0.1	0.0050	0.010	02/12/21	2:58	KZ
Trichlorotrifluoroethane	<0.0050		µg/L	EPA 8260B	0.1	0.0050	0.010	02/12/21	2:58	KZ
1,2,4-Trimethylbenzene	<0.0050		µg/L	EPA 8260B	0.1	0.0050	0.010	02/12/21	2:58	KZ
1,3,5-Trimethylbenzene	<0.0050		µg/L	EPA 8260B	0.1	0.0050	0.010	02/12/21	2:58	KZ
Vinyl Chloride	<0.0008		µg/L	EPA 8260B	0.1	0.0008	0.0050	02/12/21	2:58	KZ
m,p-Xylenes	***0.010***	J	µg/L	EPA 8260B	0.1	0.0100	0.020	02/12/21	2:58	KZ
o-Xylene	<0.0050		µg/L	EPA 8260B	0.1	0.0050	0.010	02/12/21	2:58	KZ
[VOC Vapor Sampling Tracer]										
Isopropanol (IPA)	<0.0500		µg/L	EPA 8260B	0.1	0.0500	0.10	02/12/21	2:58	KZ

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CERTIFICATE OF ANALYSIS

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PLACEWORKS
DENISE CLENDENING
2850 INLAND EMPIRE BLVD.
SUITE B
ONTARIO, CA 91764

Project: 20055 COLIMA RD., WALNUT, CA 91789

Date Reported	02/18/21
Date Received	02/12/21
Invoice No.	90974
Cust #	P135
Permit Number	
Customer P.O.	

Analysis	Result	Qual	Units	Method	DF	MDL	RL	Date	Time	Tech
Sample: 007 **SG-5-3**						Date & Time Sampled:		02/12/21	@	14:45
Sample Matrix: **Soil Vapor**										
Purge Volume Sampled: **3**										
.....continued										
[VOC Surrogates]										
Dibromofluoromethane	105		%REC	EPA 8260B			70-130	02/12/21	2:58	KZ
Toluene-D8	97		%REC	EPA 8260B			70-130	02/12/21	2:58	KZ
Bromofluorobenzene	93		%REC	EPA 8260B			70-130	02/12/21	2:58	KZ
Sample: 008 **SG-5-3DUP**						Date & Time Sampled:		02/12/21	@	14:45
Sample Matrix: **Soil Vapor**										
Purge Volume Sampled: **3**										
[TPH Gasoline by GCMS]										
C4-C12	<0.6250		µg/L	LUFT GCMS	0.1	0.6250	1.3	02/12/21	3:20	KZ
[VOCs by GCMS]										
Acetone	<0.0650		µg/L	EPA 8260B	0.1	0.0650	0.13	02/12/21	3:20	KZ
t-Amyl Methyl Ether (TAME)	<0.0065		µg/L	EPA 8260B	0.1	0.0065	0.013	02/12/21	3:20	KZ
Benzene	<0.0031		µg/L	EPA 8260B	0.1	0.0031	0.013	02/12/21	3:20	KZ
Bromobenzene	<0.0065		µg/L	EPA 8260B	0.1	0.0065	0.013	02/12/21	3:20	KZ
Bromochloromethane	<0.0065		µg/L	EPA 8260B	0.1	0.0065	0.013	02/12/21	3:20	KZ
Bromodichloromethane	<0.0065		µg/L	EPA 8260B	0.1	0.0065	0.013	02/12/21	3:20	KZ
Bromoform	<0.0065		µg/L	EPA 8260B	0.1	0.0065	0.013	02/12/21	3:20	KZ
Bromomethane	<0.0065		µg/L	EPA 8260B	0.1	0.0065	0.013	02/12/21	3:20	KZ
t-Butanol (TBA)	<0.0650		µg/L	EPA 8260B	0.1	0.0650	0.13	02/12/21	3:20	KZ
2-Butanone (MEK)	<0.0650		µg/L	EPA 8260B	0.1	0.0650	0.13	02/12/21	3:20	KZ
n-Butylbenzene	<0.0065		µg/L	EPA 8260B	0.1	0.0065	0.013	02/12/21	3:20	KZ
sec-Butylbenzene	<0.0065		µg/L	EPA 8260B	0.1	0.0065	0.013	02/12/21	3:20	KZ
tert-Butylbenzene	<0.0065		µg/L	EPA 8260B	0.1	0.0065	0.013	02/12/21	3:20	KZ
Carbon Disulfide	<0.0650		µg/L	EPA 8260B	0.1	0.0650	0.13	02/12/21	3:20	KZ
Carbon Tetrachloride	<0.0033		µg/L	EPA 8260B	0.1	0.0033	0.0065	02/12/21	3:20	KZ
Chlorobenzene	<0.0065		µg/L	EPA 8260B	0.1	0.0065	0.013	02/12/21	3:20	KZ
Chloroethane	<0.0065		µg/L	EPA 8260B	0.1	0.0065	0.013	02/12/21	3:20	KZ
Chloroform	<0.0065		µg/L	EPA 8260B	0.1	0.0065	0.013	02/12/21	3:20	KZ
Chloromethane	<0.0065		µg/L	EPA 8260B	0.1	0.0065	0.013	02/12/21	3:20	KZ

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LA City#	10261
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CERTIFICATE OF ANALYSIS

2102-00112

PLACEWORKS
DENISE CLENDENING
2850 INLAND EMPIRE BLVD.
SUITE B
ONTARIO, CA 91764

Project: 20055 COLIMA RD., WALNUT, CA 91789

Date Reported	02/18/21
Date Received	02/12/21
Invoice No.	90974
Cust #	P135
Permit Number	
Customer P.O.	

Sample: 008 **SG-5-3DUP** Date & Time Sampled: 02/12/21 @ 14:45
Sample Matrix: **Soil Vapor**
Purge Volume Sampled: **3**
.....continued

Analysis	Result	Qual	Units	Method	DF	MDL	RL	Date	Time	Tech
2-Chlorotoluene	<0.0065		µg/L	EPA 8260B	0.1	0.0065	0.013	02/12/21	3:20	KZ
4-Chlorotoluene	<0.0065		µg/L	EPA 8260B	0.1	0.0065	0.013	02/12/21	3:20	KZ
Dibromochloromethane	<0.0065		µg/L	EPA 8260B	0.1	0.0065	0.013	02/12/21	3:20	KZ
1,2-Dibromoethane (EDB)	<0.0026		µg/L	EPA 8260B	0.1	0.0026	0.013	02/12/21	3:20	KZ
1,2-Dibromo-3-Chloropropane	<0.0026		µg/L	EPA 8260B	0.1	0.0026	0.013	02/12/21	3:20	KZ
Dibromomethane	<0.0065		µg/L	EPA 8260B	0.1	0.0065	0.013	02/12/21	3:20	KZ
1,2-Dichlorobenzene	<0.0065		µg/L	EPA 8260B	0.1	0.0065	0.013	02/12/21	3:20	KZ
1,3-Dichlorobenzene	<0.0065		µg/L	EPA 8260B	0.1	0.0065	0.013	02/12/21	3:20	KZ
1,4-Dichlorobenzene	<0.0065		µg/L	EPA 8260B	0.1	0.0065	0.013	02/12/21	3:20	KZ
Dichlorodifluoromethane	<0.0065		µg/L	EPA 8260B	0.1	0.0065	0.013	02/12/21	3:20	KZ
1,1-Dichloroethane	<0.0065		µg/L	EPA 8260B	0.1	0.0065	0.013	02/12/21	3:20	KZ
1,2-Dichloroethane	<0.0065		µg/L	EPA 8260B	0.1	0.0065	0.013	02/12/21	3:20	KZ
1,1-Dichloroethene	<0.0065		µg/L	EPA 8260B	0.1	0.0065	0.013	02/12/21	3:20	KZ
cis-1,2-Dichloroethene	<0.0065		µg/L	EPA 8260B	0.1	0.0065	0.013	02/12/21	3:20	KZ
trans-1,2-Dichloroethene	<0.0065		µg/L	EPA 8260B	0.1	0.0065	0.013	02/12/21	3:20	KZ
1,2-Dichloropropane	<0.0065		µg/L	EPA 8260B	0.1	0.0065	0.013	02/12/21	3:20	KZ
1,3-Dichloropropane	<0.0065		µg/L	EPA 8260B	0.1	0.0065	0.013	02/12/21	3:20	KZ
2,2-Dichloropropane	<0.0065		µg/L	EPA 8260B	0.1	0.0065	0.013	02/12/21	3:20	KZ
1,1-Dichloropropene	<0.0065		µg/L	EPA 8260B	0.1	0.0065	0.013	02/12/21	3:20	KZ
cis-1,3-Dichloropropene	<0.0065		µg/L	EPA 8260B	0.1	0.0065	0.013	02/12/21	3:20	KZ
trans-1,3-Dichloropropene	<0.0065		µg/L	EPA 8260B	0.1	0.0065	0.013	02/12/21	3:20	KZ
Diisopropyl Ether (DiPE)	<0.0065		µg/L	EPA 8260B	0.1	0.0065	0.013	02/12/21	3:20	KZ
Ethylbenzene	<0.0065		µg/L	EPA 8260B	0.1	0.0065	0.013	02/12/21	3:20	KZ
Ethyl-t-Butyl Ether (EtBE)	<0.0065		µg/L	EPA 8260B	0.1	0.0065	0.013	02/12/21	3:20	KZ
Hexachlorobutadiene	<0.0065		µg/L	EPA 8260B	0.1	0.0065	0.013	02/12/21	3:20	KZ
2-Hexanone	<0.0650		µg/L	EPA 8260B	0.1	0.0650	0.13	02/12/21	3:20	KZ
Isopropylbenzene	<0.0065		µg/L	EPA 8260B	0.1	0.0065	0.013	02/12/21	3:20	KZ
4-Isopropyltoluene	<0.0065		µg/L	EPA 8260B	0.1	0.0065	0.013	02/12/21	3:20	KZ
Methylene Chloride	<0.0065		µg/L	EPA 8260B	0.1	0.0065	0.01	02/12/21	3:20	KZ
4-Methyl-2-Pentanone (MIBK)	<0.0650		µg/L	EPA 8260B	0.1	0.0650	0.13	02/12/21	3:20	KZ

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CERTIFICATE OF ANALYSIS

2102-00112

PLACEWORKS
DENISE CLENDENING
2850 INLAND EMPIRE BLVD.
SUITE B
ONTARIO, CA 91764

Project: 20055 COLIMA RD., WALNUT, CA 91789

Date Reported	02/18/21
Date Received	02/12/21
Invoice No.	90974
Cust #	P135
Permit Number	
Customer P.O.	

Sample: 008 **SG-5-3DUP** Date & Time Sampled: 02/12/21 @ 14:45
Sample Matrix: **Soil Vapor**
Purge Volume Sampled: **3**
.....continued

Analysis	Result	Qual	Units	Method	DF	MDL	RL	Date	Time	Tech
Methyl-t-butyl Ether (MtBE)	<0.0065		µg/L	EPA 8260B	0.1	0.0065	0.013	02/12/21	3:20	KZ
Naphthalene	<0.0042		µg/L	EPA 8260B	0.1	0.0042	0.0065	02/12/21	3:20	KZ
n-Propylbenzene	<0.0065		µg/L	EPA 8260B	0.1	0.0065	0.013	02/12/21	3:20	KZ
Styrene	<0.0065		µg/L	EPA 8260B	0.1	0.0065	0.013	02/12/21	3:20	KZ
1,1,1,2-Tetrachloroethane	<0.0065		µg/L	EPA 8260B	0.1	0.0065	0.013	02/12/21	3:20	KZ
1,1,2,2-Tetrachloroethane	<0.0065		µg/L	EPA 8260B	0.1	0.0065	0.013	02/12/21	3:20	KZ
Tetrachloroethene	<0.0065		µg/L	EPA 8260B	0.1	0.0065	0.013	02/12/21	3:20	KZ
Toluene	<0.0065		µg/L	EPA 8260B	0.1	0.0065	0.013	02/12/21	3:20	KZ
1,2,3-Trichlorobenzene	<0.0065		µg/L	EPA 8260B	0.1	0.0065	0.013	02/12/21	3:20	KZ
1,2,4-Trichlorobenzene	<0.0065		µg/L	EPA 8260B	0.1	0.0065	0.013	02/12/21	3:20	KZ
1,1,1-Trichloroethane	<0.0065		µg/L	EPA 8260B	0.1	0.0065	0.013	02/12/21	3:20	KZ
1,1,2-Trichloroethane	<0.0065		µg/L	EPA 8260B	0.1	0.0065	0.013	02/12/21	3:20	KZ
Trichloroethene	<0.0065		µg/L	EPA 8260B	0.1	0.0065	0.013	02/12/21	3:20	KZ
1,2,3-Trichloropropane	<0.0026		µg/L	EPA 8260B	0.1	0.0026	0.013	02/12/21	3:20	KZ
Trichlorofluoromethane	<0.0065		µg/L	EPA 8260B	0.1	0.0065	0.013	02/12/21	3:20	KZ
Trichlorotrifluoroethane	<0.0065		µg/L	EPA 8260B	0.1	0.0065	0.013	02/12/21	3:20	KZ
1,2,4-Trimethylbenzene	<0.0065		µg/L	EPA 8260B	0.1	0.0065	0.013	02/12/21	3:20	KZ
1,3,5-Trimethylbenzene	<0.0065		µg/L	EPA 8260B	0.1	0.0065	0.013	02/12/21	3:20	KZ
Vinyl Chloride	<0.0010		µg/L	EPA 8260B	0.1	0.0010	0.0065	02/12/21	3:20	KZ
m,p-Xylenes	<0.0130		µg/L	EPA 8260B	0.1	0.0130	0.026	02/12/21	3:20	KZ
o-Xylene	<0.0065		µg/L	EPA 8260B	0.1	0.0065	0.013	02/12/21	3:20	KZ
[VOC Vapor Sampling Tracer]										
Isopropanol (IPA)	<0.0650		µg/L	EPA 8260B	0.1	0.0650	0.13	02/12/21	3:20	KZ
[VOC Surrogates]										
Dibromofluoromethane	105		%REC	EPA 8260B			70-130	02/12/21	3:20	KZ
Toluene-D8	97		%REC	EPA 8260B			70-130	02/12/21	3:20	KZ
Bromofluorobenzene	93		%REC	EPA 8260B			70-130	02/12/21	3:20	KZ

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Respectfully Submitted: Ken Zheng

Ken Zheng - President

QUALIFIERS

B = Detected in the associated Method Blank at a concentration above the routine RL.
B1 = BOD dilution water is over specifications . The reported result may be biased high.
D = Surrogate recoveries are not calculated due to sample dilution.
E = Estimated value; Value exceeds calibration level of instrument.
H = Analyte was prepared and/or analyzed outside of the analytical method holding time
I = Matrix Interference.
J = Analyte concentration detected between RL and MDL.
Q = One or more quality control criteria did not meet specifications. See Comments for further explanation.
S = Customer provided specification limit exceeded.

ABBREVIATIONS

DF = Dilution Factor
RL = Reporting Limit, Adjusted by DF
MDL = Method Detection Limit, Adjusted by DF
Qual = Qualifier
Tech = Technician

As regulatory limits change frequently, A & R Laboratories advises the recipient of this report to confirm such limits with the appropriate federal, state, or local authorities before acting in reliance on the regulatory limits provided.

For any feedback concerning our services, please contact Jenny Jiang, Project Manager at 951.779.0310. You may also contact Ken Zheng, President at office@arlaboratories.com.

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QUALITY CONTROL DATA REPORT

PLACEWORKS
ONTARIO, CA 91764

2102-00112

Date Reported	**02/18/2021**
Date Received	**02/12/2021**
Date Sampled	**02/12/2021**
Invoice No.	**90974**
Customer #	**P135**
Customer P.O.	

Project: 20055 COLIMA RD., WALNUT, CA 91789

Method # EPA 8260B
QC Reference # 94396 **Date Analyzed:** 2/12/2021 **Technician:** KZ
Samples 001 002 003 004 005 006 007 008

Results

	LCS %REC	LCS %DUP	LCS %RPD	BLKSRR% REC
1,1-Dichloroethene	123	102	18.2	
Benzene	111	105	5.1	
Bromofluorobenzene				95
Chlorobenzene	109	104	4.8	
Dibromofluoromethan				105
Toluene	115	111	4.0	
Toluene-D8				97
Trichloroethene	101	96	4.5	

Control Ranges

LCS %REC	LCS %RPD	BLKSRR%REC
70 - 130	0 - 25	
70 - 130	0 - 25	
		50 - 150
70 - 130	0 - 25	
		50 - 150
70 - 130	0 - 25	
		50 - 150
70 - 130	0 - 25	

Method # LUFT GCMS
QC Reference # 94459 **Date Analyzed:** 2/12/2021 **Technician:** KZ
Samples 001 002 003 004 005 006 007 008

Results

	LCS %REC	LCS %DUP	LCS %RPD
C4-C12	82	82	0.3

Control Ranges

LCS %REC	LCS %RPD
70 - 130	0 - 25

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QUALITY CONTROL DATA REPORT

PLACEWORKS

2102-00112

Date Reported 02/18/2021
Date Received 02/12/2021
Date Sampled 02/12/2021

Project: 20055 COLIMA RD., WALNUT, CA 91789

Method blank results

Ref	Test Name	Result	Qualif	Units	MDL
94396	Acetone	<0.0650		µg/L	0.0650
	t-Amyl Methyl Ether (TAME)	<0.0065		µg/L	0.0065
	Benzene	<0.0031		µg/L	0.0031
	Bromobenzene	<0.0065		µg/L	0.0065
	Bromochloromethane	<0.0065		µg/L	0.0065
	Bromodichloromethane	<0.0065		µg/L	0.0065
	Bromoform	<0.0065		µg/L	0.0065
	Bromomethane	<0.0065		µg/L	0.0065
	t-Butanol (TBA)	<0.0650		µg/L	0.0650
	2-Butanone (MEK)	<0.0650		µg/L	0.0650
	n-Butylbenzene	<0.0065		µg/L	0.0065
	sec-Butylbenzene	<0.0065		µg/L	0.0065
	tert-Butylbenzene	<0.0065		µg/L	0.0065
	Carbon Disulfide	<0.0650		µg/L	0.0650
	Carbon Tetrachloride	<0.0033		µg/L	0.0033
	Chlorobenzene	<0.0065		µg/L	0.0065
	Chloroethane	<0.0065		µg/L	0.0065
	Chloroform	<0.0065		µg/L	0.0065
	Chloromethane	<0.0065		µg/L	0.0065
	2-Chlorotoluene	<0.0065		µg/L	0.0065
	4-Chlorotoluene	<0.0065		µg/L	0.0065
	Dibromochloromethane	<0.0065		µg/L	0.0065
	1,2-Dibromoethane (EDB)	<0.0026		µg/L	0.0026
	1,2-Dibromo-3-Chloropropane	<0.0026		µg/L	0.0026
	Dibromomethane	<0.0065		µg/L	0.0065
	1,2-Dichlorobenzene	<0.0065		µg/L	0.0065
	1,3-Dichlorobenzene	<0.0065		µg/L	0.0065
	1,4-Dichlorobenzene	<0.0065		µg/L	0.0065
	Dichlorodifluoromethane	<0.0065		µg/L	0.0065
	1,1-Dichloroethane	<0.0065		µg/L	0.0065
	1,2-Dichloroethane	<0.0065		µg/L	0.0065
	1,1-Dichloroethene	<0.0065		µg/L	0.0065
	cis-1,2-Dichloroethene	<0.0065		µg/L	0.0065
	trans-1,2-Dichloroethene	<0.0065		µg/L	0.0065
	1,2-Dichloropropane	<0.0065		µg/L	0.0065
	1,3-Dichloropropane	<0.0065		µg/L	0.0065
	2,2-Dichloropropane	<0.0065		µg/L	0.0065
	1,1-Dichloropropene	<0.0065		µg/L	0.0065
	cis-1,3-Dichloropropene	<0.0065		µg/L	0.0065
	trans-1,3-Dichloropropene	<0.0065		µg/L	0.0065
	Diisopropyl Ether (DiPE)	<0.0065		µg/L	0.0065
	Ethylbenzene	<0.0065		µg/L	0.0065
	Ethyl-t-Butyl Ether (EtBE)	<0.0065		µg/L	0.0065
	Hexachlorobutadiene	<0.0065		µg/L	0.0065
	2-Hexanone	<0.0650		µg/L	0.0650
	Isopropylbenzene	<0.0065		µg/L	0.0065
	4-Isopropyltoluene	<0.0065		µg/L	0.0065
	Methylene Chloride	<0.0065		µg/L	0.0065
	4-Methyl-2-Pentanone (MIBK)	<0.0650		µg/L	0.0650
	Methyl-t-butyl Ether (MtBE)	<0.0065		µg/L	0.0065
	Naphthalene	<0.0042		µg/L	0.0042
	n-Propylbenzene	<0.0065		µg/L	0.0065
	Styrene	<0.0065		µg/L	0.0065
	1,1,1,2-Tetrachloroethane	<0.0065		µg/L	0.0065
	1,1,2,2-Tetrachloroethane	<0.0065		µg/L	0.0065
	Tetrachloroethene	<0.0065		µg/L	0.0065
	Toluene	<0.0065		µg/L	0.0065
	1,2,3-Trichlorobenzene	<0.0065		µg/L	0.0065
	1,2,4-Trichlorobenzene	<0.0065		µg/L	0.0065
	1,1,1-Trichloroethane	<0.0065		µg/L	0.0065
	1,1,2-Trichloroethane	<0.0065		µg/L	0.0065
	Trichloroethene	<0.0065		µg/L	0.0065
	1,2,3-Trichloropropane	<0.0026		µg/L	0.0026
	Trichlorofluoromethane	<0.0065		µg/L	0.0065
	Trichlorotrifluoroethane	<0.0065		µg/L	0.0065
	1,2,4-Trimethylbenzene	<0.0065		µg/L	0.0065
	1,3,5-Trimethylbenzene	<0.0065		µg/L	0.0065
	Vinyl Chloride	<0.0010		µg/L	0.0010
	m,p-Xylenes	<0.0130		µg/L	0.0130
	o-Xylene	<0.0065		µg/L	0.0065
	Isopropanol (IPA)	<0.0650		µg/L	0.0650
94459	C4-C12	<0.6500		µg/L	0.6500

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QUALITY CONTROL DATA REPORT

2102-00112

PLACEWORKS

Date Reported	**02/18/2021**
Date Received	**02/12/2021**
Date Sampled	**02/12/2021**

Project: 20055 COLIMA RD., WALNUT, CA 91789

Respectfully Submitted: Ken Zheng

Ken Zheng - President

For any feedback concerning our services, please contact Jenny Jiang, Project Manager at 951.779.0310. You may also contact Ken Zheng, President at office@arlaboratories.com.

ARL

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E-mail: office@arlaboratories.com

CHAIN OF CUSTODY

A & R Work Order #: 2102-112

Client Name: Placeworks
E-mail: DCLENDENING@PLACEWORKS.COM
Address: 2850 Inland Empire BLVd., Suite B, Ontario
Report Attention: Mike Watson | Phone #: 909-989-4447 | Fax: #
Sampled By: KZ
Project No./ Name:
Project Site: 20055 Colima Rd., Walnut, CA 91789

☐ Chilled ☒ Intact ☐ Seal

Turn Around Time Requested: ☐ Rush 8 12 24 48 Hours ☐ Normal MOBILE

Lab # (Lab use)	Client Sample ID	Sample Collection Date	Sample Collection Time	Matrix Type	Sample Preserve	No., type* & size of container	EPA8260B (VOCs & Oxygenates)	EPA8260B(BTEX & Oxygenates)	LUFT / 8015 (Gasoline)	LUFT / 8015 (Diesel)	EPA8081A (Organochlorine Pesticides)	EPA 8082 (PCBs)	EPA 8015M (Carbon Chain C4-C40)	EPA 6010B/7000 (CAM 17 Metals)	Micro: Plate Cnt., Coliform, E-Coli	Remarks
-1	SG-1-3	2/12/21	12:10	Air		250mL G	X		X							3 PV
-2	SG-2-3'	↓	12:35	↓		↓	↓		↓							
-3	SG-3-5		13:10													
-4	↓ -8.5		13:30													
-5	SG-4-5		14:00													
-6	↓ -10		14:25													
-7	SG-5-3		14:45													
-8	SG-5-3 DUP	↓	14:45	↓		↓										

*corrected per client 2/12/21

Relinquished By	Company	Date	Time	Received By	Company	Date	Time
[signature]	PLACEWORKS	2/12/21	15:30	[signature]	ARL	2/12/21	15:30
Relinquished By	Company	Date	Time	Received By	Company	Date	Time

Note: Samples are discarded 30 days after results are reported unless other arrangements are made.

Matrix Code: DW=Drinking Water; GW=Ground Water; WW=Waste Water; SD=Solid Waste; SL=Sludge; SS=Soil/Sediment; AR=Air; PP=Pure Product

Preservative Code: IC=Ice; HC=HCl; HN=HNO_3; SH=NaOH; ST=$Na_2S_2O_3$; HS=H_2SO_4

* Sample Container Types: T=Tedlar Air Bag; G=Glass Container; ST= Steel Tube; B= Brass Tube; P=Plastic Bottle; V=VOA Vial; E= EnCore

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FDA#	2030513
LA City#	10261
ELAP#'s	2789
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CASE NARRATIVE

Authorized Signature Name / Title (print)	Ken Zheng, President
Signature / Date	Ken Zheng, President 02/21/2021 23:01:44
Laboratory Job No. (Certificate of Analysis No.)	2102-00124
Project Name / No.	ROYAL VISTA GOLF CLUB, WALNUT, CA PDI-04
Dates Sampled (from/to)	02/12/21 To 02/12/21
Dates Received (from/to)	02/12/21 To 02/12/21
Dates Reported (from/to)	02/21/21 To 2/21/2021
Chains of Custody Received	Yes

Comments:

Subcontracting

Organic Analyses

No analyses sub-contracted

Inorganic Analyses

No analyses sub-contracted

Sample Condition(s)

All samples intact

Positive Results (Organic Compounds)

Sample	Analyte	Result	Qual	Units	RL	Sample	Analyte	Result	Qual	Units	RL
SG-1@5.0'	C13-C22	**135**		mg/Kg	10	SG-1@5.0'	C4-C12	**0.33**		mg/Kg	0.20
SG-3@0.5'	4,4'-DDD	**0.11**		mg/Kg	0.0020	SG-3@0.5'	4,4'-DDE	**0.19**		mg/Kg	0.0020
SG-3@0.5'	4,4'-DDT	**0.21**		mg/Kg	0.0020	SG-3@0.5'	Chlordane	**0.23**		mg/Kg	0.010
SG-3@0.5'	Dieldrin	**0.024**		mg/Kg	0.0020	SG-4@0.5'	4,4'-DDE	**0.0029**		mg/Kg	0.0020
SG-4@0.5'	C13-C22	**39**		mg/Kg	10	SG-5@0.5'	C23-C40	**74**		mg/Kg	20
SG-5@5.0'	C23-C40	**52**		mg/Kg	20	B-2@0.5	4,4'-DDE	**0.012**		mg/Kg	0.0020
B-3@0.5	4,4'-DDE	**0.060**		mg/Kg	0.0020						

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CERTIFICATE OF ANALYSIS

2102-00124

PLACEWORKS
DENISE CLENDENING
2850 INLAND EMPIRE BLVD.
SUITE B
ONTARIO, CA 91764

Project: ROYAL VISTA GOLF CLUB, WALNUT, CA

Date Reported	02/21/21
Date Received	02/12/21
Invoice No.	90990
Cust #	P135
Permit Number	
Customer P.O.	PDI-04

Analysis	Result	Qual	Units	Method	DF	RL	Date	Tech
Sample: 001 **SG-1@0.5'**					Date & Time Sampled:		02/12/21 @	8:30
Sample Matrix: **Soil**								
[TPH Gasoline (C4-C12)]								
Closed System P&T TPHg Soil	Complete			EPA 5035	1.0		02/16/21	JEN
C4-C12	<0.20		mg/Kg	LUFT GC/MS	1.0	0.20	02/16/21	JEN
[Extractable Hydrocarbons]								
Extraction	Complete			EPA 3550B	1.0		02/17/21	JEN
C13-C22	<10		mg/Kg	EPA 8015M	1.0	10	02/17/21	JEN
C23-C40	<20		mg/Kg	EPA 8015M	1.0	20	02/17/21	JEN
[Surrogate]								
o-Terphenyl (OTP)	78		%REC	EPA 8015M		50-150	02/17/21	JEN
[PCBs]								
Ultrasonic Extraction	Complete			EPA 3550B	1.0		02/16/21	JEN
Aroclor 1016	<0.050		mg/Kg	EPA 8082	1.0	0.050	02/16/21	JEN
Aroclor 1221	<0.050		mg/Kg	EPA 8082	1.0	0.050	02/16/21	JEN
Aroclor 1232	<0.050		mg/Kg	EPA 8082	1.0	0.050	02/16/21	JEN
Aroclor 1242	<0.050		mg/Kg	EPA 8082	1.0	0.050	02/16/21	JEN
Aroclor 1248	<0.050		mg/Kg	EPA 8082	1.0	0.050	02/16/21	JEN
Aroclor 1254	<0.050		mg/Kg	EPA 8082	1.0	0.050	02/16/21	JEN
Aroclor 1260	<0.050		mg/Kg	EPA 8082	1.0	0.050	02/16/21	JEN
[Surrogates]								
Tetrachloro-m-xylene	90		%REC	EPA 8081A/8082		50-150	02/16/21	JEN
Decachlorobiphenyl	79		%REC	EPA 8081A/8082		50-150	02/16/21	JEN
[Pesticides]								
Ultrasonic Extraction	Complete			EPA 3550	1.0		02/16/21	JEN
Aldrin	<0.0020		mg/Kg	EPA 8081A	1.0	0.0020	02/16/21	JEN
alpha-BHC	<0.0020		mg/Kg	EPA 8081A	1.0	0.0020	02/16/21	JEN
beta-BHC	<0.0020		mg/Kg	EPA 8081A	1.0	0.0020	02/16/21	JEN
delta-BHC	<0.0020		mg/Kg	EPA 8081A	1.0	0.0020	02/16/21	JEN
gamma-BHC	<0.0020		mg/Kg	EPA 8081A	1.0	0.0020	02/16/21	JEN
Chlordane	<0.010		mg/Kg	EPA 8081A	1.0	0.010	02/16/21	JEN
4,4'-DDD	<0.0020		mg/Kg	EPA 8081A	1.0	0.0020	02/16/21	JEN
4,4'-DDE	<0.0020		mg/Kg	EPA 8081A	1.0	0.0020	02/16/21	JEN
4,4'-DDT	<0.0020		mg/Kg	EPA 8081A	1.0	0.0020	02/16/21	JEN

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CERTIFICATE OF ANALYSIS

2102-00124

PLACEWORKS
DENISE CLENDENING
2850 INLAND EMPIRE BLVD.
SUITE B
ONTARIO, CA 91764

Project: ROYAL VISTA GOLF CLUB, WALNUT, CA

Date Reported	02/21/21
Date Received	02/12/21
Invoice No.	90990
Cust #	P135
Permit Number	
Customer P.O.	PDI-04

Sample: 001 **SG-1@0.5'** Date & Time Sampled: 02/12/21 @ 8:30
Sample Matrix: **Soil**
.....continued

Analysis	Result	Qual	Units	Method	DF	RL	Date	Tech
Dieldrin	<0.0020		mg/Kg	EPA 8081A	1.0	0.0020	02/16/21	JEN
Endosulfan I	<0.00020		mg/Kg	EPA 8081A	1.0	0.0020	02/16/21	JEN
Endosulfan II	<0.0020		mg/Kg	EPA 8081A	1.0	0.0020	02/16/21	JEN
Endosulfan Sulfate	<0.0020		mg/Kg	EPA 8081A	1.0	0.0020	02/16/21	JEN
Endrin	<0.0020		mg/Kg	EPA 8081A	1.0	0.0020	02/16/21	JEN
Endrin Aldehyde	<0.0020		mg/Kg	EPA 8081A	1.0	0.0020	02/16/21	JEN
Endrin ketone	<0.0020		mg/Kg	EPA 8081A	1.0	0.0020	02/16/21	JEN
Heptachlor	<0.0020		mg/Kg	EPA 8081A	1.0	0.0020	02/16/21	JEN
Heptachlor Epoxide	<0.0020		mg/Kg	EPA 8081A	1.0	0.0020	02/16/21	JEN
Methoxychlor	<0.010		mg/Kg	EPA 8081A	1.0	0.010	02/16/21	JEN
Toxaphene	<0.050		mg/Kg	EPA 8081A	1.0	0.050	02/16/21	JEN
[Surrogates]								
Tetrachloro-m-xylene	90		%REC	EPA 8081A/8082		50-150	02/16/21	JEN
Decachlorobiphenyl	79		%REC	EPA 8081A/8082		50-150	02/16/21	JEN
[Metals Title 22 no Hg]								
Metals Acid Digestion	Complete			EPA 3050B	1.0		02/16/21	TLB
Antimony	<1.00		mg/Kg	EPA 6010B	1.0	1.00	02/16/21	TLB
Arsenic	**1.77**		mg/Kg	EPA 6010B	1.0	1.00	02/16/21	TLB
Barium	**76.0**		mg/Kg	EPA 6010B	1.0	0.500	02/16/21	TLB
Beryllium	<0.500		mg/Kg	EPA 6010B	1.0	0.500	02/16/21	TLB
Cadmium	<0.500		mg/Kg	EPA 6010B	1.0	0.500	02/16/21	TLB
Chromium	**6.93**		mg/Kg	EPA 6010B	1.0	0.500	02/16/21	TLB
Cobalt	**3.33**		mg/Kg	EPA 6010B	1.0	0.500	02/16/21	TLB
Copper	**5.72**		mg/Kg	EPA 6010B	1.0	0.500	02/16/21	TLB
Lead	**5.33**		mg/Kg	EPA 6010B	1.0	0.500	02/16/21	TLB
Molybdenum	**0.954**		mg/Kg	EPA 6010B	1.0	0.500	02/16/21	TLB
Nickel	**5.29**		mg/Kg	EPA 6010B	1.0	0.500	02/16/21	TLB
Selenium	<1.00		mg/Kg	EPA 6010B	1.0	1.00	02/16/21	TLB
Silver	<1.00		mg/Kg	EPA 6010B	1.0	1.00	02/16/21	TLB
Thallium	<1.00		mg/Kg	EPA 6010B	1.0	1.00	02/16/21	TLB
Vanadium	**20.0**		mg/Kg	EPA 6010B	1.0	0.500	02/16/21	TLB

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2102-00124

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2850 INLAND EMPIRE BLVD.
SUITE B
ONTARIO, CA 91764

Project: ROYAL VISTA GOLF CLUB, WALNUT, CA

Date Reported	02/21/21
Date Received	02/12/21
Invoice No.	90990
Cust #	P135
Permit Number	
Customer P.O.	PDI-04

Analysis	Result	Qual	Units	Method	DF	RL	Date	Tech
Sample: 001 **SG-1@0.5'**					Date & Time Sampled:		02/12/21 @	8:30
Sample Matrix: **Soil**								
.....continued								
Zinc	**28.1**		mg/Kg	EPA 6010B	1.0	5.00	02/16/21	TLB
[Mercury]								
Mercury Digestion	Complete			EPA 7471A	1.0		02/17/21	KZ
Mercury	<0.20		mg/Kg	EPA 7471A	1.0	0.20	02/17/21	KZ
Sample: 002 **SG-1@5.0'**					Date & Time Sampled:		02/12/21 @	8:33
Sample Matrix: **Soil**								
[TPH Gasoline (C4-C12)]								
Closed System P&T TPHg Soil	Complete			EPA 5035	1.0		02/16/21	JEN
C4-C12	**0.33**		mg/Kg	LUFT GC/MS	1.0	0.20	02/16/21	JEN
[Extractable Hydrocarbons]								
Extraction	Complete			EPA 3550B	1.0		02/17/21	JEN
C13-C22	**135**		mg/Kg	EPA 8015M	1.0	10	02/17/21	JEN
C23-C40	<20		mg/Kg	EPA 8015M	1.0	20	02/17/21	JEN
[Surrogate]								
o-Terphenyl (OTP)	80		%REC	EPA 8015M		50-150	02/17/21	JEN
Sample: 003 **SG-2@0.5'**					Date & Time Sampled:		02/12/21 @	9:30
Sample Matrix: **Soil**								
[TPH Gasoline (C4-C12)]								
Closed System P&T TPHg Soil	Complete			EPA 5035	1.0		02/16/21	JEN
C4-C12	<0.20		mg/Kg	LUFT GC/MS	1.0	0.20	02/16/21	JEN
[Extractable Hydrocarbons]								
Extraction	Complete			EPA 3550B	1.0		02/17/21	JEN
C13-C22	<10		mg/Kg	EPA 8015M	1.0	10	02/17/21	JEN
C23-C40	<20		mg/Kg	EPA 8015M	1.0	20	02/17/21	JEN
[Surrogate]								
o-Terphenyl (OTP)	75		%REC	EPA 8015M		50-150	02/17/21	JEN
[PCBs]								
Ultrasonic Extraction	Complete			EPA 3550B	1.0		02/16/21	JEN
Aroclor 1016	<0.050		mg/Kg	EPA 8082	1.0	0.050	02/16/21	JEN
Aroclor 1221	<0.050		mg/Kg	EPA 8082	1.0	0.050	02/16/21	JEN

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PLACEWORKS
DENISE CLENDENING
2850 INLAND EMPIRE BLVD.
SUITE B
ONTARIO, CA 91764

Date Reported 02/21/21
Date Received 02/12/21
Invoice No. 90990
Cust # P135
Permit Number
Customer P.O. PDI-04

Project: ROYAL VISTA GOLF CLUB, WALNUT, CA

Analysis	Result	Qual	Units	Method	DF	RL	Date	Tech
Sample: 003 **SG-2@0.5'**					Date & Time Sampled:		02/12/21 @	9:30
Sample Matrix: **Soil**								
.....continued								
Aroclor 1232	<0.050		mg/Kg	EPA 8082	1.0	0.050	02/16/21	JEN
Aroclor 1242	<0.050		mg/Kg	EPA 8082	1.0	0.050	02/16/21	JEN
Aroclor 1248	<0.050		mg/Kg	EPA 8082	1.0	0.050	02/16/21	JEN
Aroclor 1254	<0.050		mg/Kg	EPA 8082	1.0	0.050	02/16/21	JEN
Aroclor 1260	<0.050		mg/Kg	EPA 8082	1.0	0.050	02/16/21	JEN
[Surrogates]								
Tetrachloro-m-xylene	87		%REC	EPA 8081A/8082		50-150	02/16/21	JEN
Decachlorobiphenyl	79		%REC	EPA 8081A/8082		50-150	02/16/21	JEN
[Pesticides]								
Ultrasonic Extraction	Complete			EPA 3550	1.0		02/16/21	JEN
Aldrin	<0.0020		mg/Kg	EPA 8081A	1.0	0.0020	02/16/21	JEN
alpha-BHC	<0.0020		mg/Kg	EPA 8081A	1.0	0.0020	02/16/21	JEN
beta-BHC	<0.0020		mg/Kg	EPA 8081A	1.0	0.0020	02/16/21	JEN
delta-BHC	<0.0020		mg/Kg	EPA 8081A	1.0	0.0020	02/16/21	JEN
gamma-BHC	<0.0020		mg/Kg	EPA 8081A	1.0	0.0020	02/16/21	JEN
Chlordane	<0.010		mg/Kg	EPA 8081A	1.0	0.010	02/16/21	JEN
4,4'-DDD	<0.0020		mg/Kg	EPA 8081A	1.0	0.0020	02/16/21	JEN
4,4'-DDE	<0.0020		mg/Kg	EPA 8081A	1.0	0.0020	02/16/21	JEN
4,4'-DDT	<0.0020		mg/Kg	EPA 8081A	1.0	0.0020	02/16/21	JEN
Dieldrin	<0.0020		mg/Kg	EPA 8081A	1.0	0.0020	02/16/21	JEN
Endosulfan I	<0.00020		mg/Kg	EPA 8081A	1.0	0.0020	02/16/21	JEN
Endosulfan II	<0.0020		mg/Kg	EPA 8081A	1.0	0.0020	02/16/21	JEN
Endosulfan Sulfate	<0.0020		mg/Kg	EPA 8081A	1.0	0.0020	02/16/21	JEN
Endrin	<0.0020		mg/Kg	EPA 8081A	1.0	0.0020	02/16/21	JEN
Endrin Aldehyde	<0.0020		mg/Kg	EPA 8081A	1.0	0.0020	02/16/21	JEN
Endrin ketone	<0.0020		mg/Kg	EPA 8081A	1.0	0.0020	02/16/21	JEN
Heptachlor	<0.0020		mg/Kg	EPA 8081A	1.0	0.0020	02/16/21	JEN
Heptachlor Epoxide	<0.0020		mg/Kg	EPA 8081A	1.0	0.0020	02/16/21	JEN
Methoxychlor	<0.010		mg/Kg	EPA 8081A	1.0	0.010	02/16/21	JEN
Toxaphene	<0.050		mg/Kg	EPA 8081A	1.0	0.050	02/16/21	JEN
[Surrogates]								

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2102-00124

PLACEWORKS
DENISE CLENDENING
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ONTARIO, CA 91764

Project: ROYAL VISTA GOLF CLUB, WALNUT, CA

Date Reported	02/21/21
Date Received	02/12/21
Invoice No.	90990
Cust #	P135
Permit Number	
Customer P.O.	PDI-04

Analysis	Result	Qual	Units	Method	DF	RL	Date	Tech
Sample: 003 **SG-2@0.5'**					Date & Time Sampled:		02/12/21 @	9:30
Sample Matrix: **Soil**								
.....continued								
Tetrachloro-m-xylene	87		%REC	EPA 8081A/8082		50-150	02/16/21	JEN
Decachlorobiphenyl	79		%REC	EPA 8081A/8082		50-150	02/16/21	JEN
[Metals Title 22 no Hg]								
Metals Acid Digestion	Complete			EPA 3050B	1.0		02/16/21	TLB
Antimony	<1.00		mg/Kg	EPA 6010B	1.0	1.00	02/16/21	TLB
Arsenic	**1.51**		mg/Kg	EPA 6010B	1.0	1.00	02/16/21	TLB
Barium	**38.8**		mg/Kg	EPA 6010B	1.0	0.500	02/16/21	TLB
Beryllium	<0.500		mg/Kg	EPA 6010B	1.0	0.500	02/16/21	TLB
Cadmium	<0.500		mg/Kg	EPA 6010B	1.0	0.500	02/16/21	TLB
Chromium	**4.44**		mg/Kg	EPA 6010B	1.0	0.500	02/16/21	TLB
Cobalt	**1.44**		mg/Kg	EPA 6010B	1.0	0.500	02/16/21	TLB
Copper	**8.37**		mg/Kg	EPA 6010B	1.0	0.500	02/16/21	TLB
Lead	**7.42**		mg/Kg	EPA 6010B	1.0	0.500	02/16/21	TLB
Molybdenum	**2.38**		mg/Kg	EPA 6010B	1.0	0.500	02/16/21	TLB
Nickel	**4.51**		mg/Kg	EPA 6010B	1.0	0.500	02/16/21	TLB
Selenium	<1.00		mg/Kg	EPA 6010B	1.0	1.00	02/16/21	TLB
Silver	<1.00		mg/Kg	EPA 6010B	1.0	1.00	02/16/21	TLB
Thallium	<1.00		mg/Kg	EPA 6010B	1.0	1.00	02/16/21	TLB
Vanadium	**13.2**		mg/Kg	EPA 6010B	1.0	0.500	02/16/21	TLB
Zinc	**28.9**		mg/Kg	EPA 6010B	1.0	5.00	02/16/21	TLB
[Mercury]								
Mercury Digestion	Complete			EPA 7471A	1.0		02/17/21	KZ
Mercury	<0.20		mg/Kg	EPA 7471A	1.0	0.20	02/17/21	KZ
Sample: 004 **SG-2@5.0'**					Date & Time Sampled:		02/12/21 @	9:33
Sample Matrix: **Soil**								
[TPH Gasoline (C4-C12)]								
Closed System P&T TPHg Soil	Complete			EPA 5035	1.0		02/16/21	JEN
C4-C12	<0.20		mg/Kg	LUFT GC/MS	1.0	0.20	02/16/21	JEN
[Extractable Hydrocarbons]								
Extraction	Complete			EPA 3550B	1.0		02/17/21	JEN

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2102-00124

PLACEWORKS
DENISE CLENDENING
2850 INLAND EMPIRE BLVD.
SUITE B
ONTARIO, CA 91764

Project: ROYAL VISTA GOLF CLUB, WALNUT, CA

Date Reported	02/21/21
Date Received	02/12/21
Invoice No.	90990
Cust #	P135
Permit Number	
Customer P.O.	PDI-04

Analysis	Result	Qual	Units	Method	DF	RL	Date	Tech
Sample: 004 **SG-2@5.0'**					Date & Time Sampled:		02/12/21 @	9:33
Sample Matrix: **Soil**								
.....continued								
C13-C22	<10		mg/Kg	EPA 8015M	1.0	10	02/17/21	JEN
C23-C40	<20		mg/Kg	EPA 8015M	1.0	20	02/17/21	JEN
[Surrogate]								
o-Terphenyl (OTP)	83		%REC	EPA 8015M		50-150	02/17/21	JEN
Sample: 005 **SG-3@0.5'**					Date & Time Sampled:		02/12/21 @	10:20
Sample Matrix: **Soil**								
[TPH Gasoline (C4-C12)]								
Closed System P&T TPHg Soil	Complete			EPA 5035	1.0		02/16/21	JEN
C4-C12	<0.20		mg/Kg	LUFT GC/MS	1.0	0.20	02/16/21	JEN
[Extractable Hydrocarbons]								
Extraction	Complete			EPA 3550B	1.0		02/17/21	JEN
C13-C22	<10		mg/Kg	EPA 8015M	1.0	10	02/17/21	JEN
C23-C40	<20		mg/Kg	EPA 8015M	1.0	20	02/17/21	JEN
[Surrogate]								
o-Terphenyl (OTP)	75		%REC	EPA 8015M		50-150	02/17/21	JEN
[PCBs]								
Ultrasonic Extraction	Complete			EPA 3550B	1.0		02/16/21	JEN
Aroclor 1016	<0.050		mg/Kg	EPA 8082	1.0	0.050	02/16/21	JEN
Aroclor 1221	<0.050		mg/Kg	EPA 8082	1.0	0.050	02/16/21	JEN
Aroclor 1232	<0.050		mg/Kg	EPA 8082	1.0	0.050	02/16/21	JEN
Aroclor 1242	<0.050		mg/Kg	EPA 8082	1.0	0.050	02/16/21	JEN
Aroclor 1248	<0.050		mg/Kg	EPA 8082	1.0	0.050	02/16/21	JEN
Aroclor 1254	<0.050		mg/Kg	EPA 8082	1.0	0.050	02/16/21	JEN
Aroclor 1260	<0.050		mg/Kg	EPA 8082	1.0	0.050	02/16/21	JEN
[Surrogates]								
Tetrachloro-m-xylene	93		%REC	EPA 8081A/8082		50-150	02/16/21	JEN
Decachlorobiphenyl	85		%REC	EPA 8081A/8082		50-150	02/16/21	JEN
[Pesticides]								
Ultrasonic Extraction	Complete			EPA 3550	1.0		02/16/21	JEN
Aldrin	<0.0020		mg/Kg	EPA 8081A	1.0	0.0020	02/16/21	JEN

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CERTIFICATE OF ANALYSIS

2102-00124

PLACEWORKS
DENISE CLENDENING
2850 INLAND EMPIRE BLVD.
SUITE B
ONTARIO, CA 91764

Project: ROYAL VISTA GOLF CLUB, WALNUT, CA

Date Reported	02/21/21
Date Received	02/12/21
Invoice No.	90990
Cust #	P135
Permit Number	
Customer P.O.	PDI-04

Sample: 005 **SG-3@0.5'** Date & Time Sampled: 02/12/21 @ 10:20
Sample Matrix: **Soil**
.....continued

Analysis	Result	Qual	Units	Method	DF	RL	Date	Tech
alpha-BHC	<0.0020		mg/Kg	EPA 8081A	1.0	0.0020	02/16/21	JEN
beta-BHC	<0.0020		mg/Kg	EPA 8081A	1.0	0.0020	02/16/21	JEN
delta-BHC	<0.0020		mg/Kg	EPA 8081A	1.0	0.0020	02/16/21	JEN
gamma-BHC	<0.0020		mg/Kg	EPA 8081A	1.0	0.0020	02/16/21	JEN
Chlordane	**0.23**		mg/Kg	EPA 8081A	1.0	0.010	02/16/21	JEN
4,4'-DDD	**0.11**		mg/Kg	EPA 8081A	1.0	0.0020	02/16/21	JEN
4,4'-DDE	**0.19**		mg/Kg	EPA 8081A	1.0	0.0020	02/16/21	JEN
4,4'-DDT	**0.21**		mg/Kg	EPA 8081A	1.0	0.0020	02/16/21	JEN
Dieldrin	**0.024**		mg/Kg	EPA 8081A	1.0	0.0020	02/16/21	JEN
Endosulfan I	<0.00020		mg/Kg	EPA 8081A	1.0	0.0020	02/16/21	JEN
Endosulfan II	<0.0020		mg/Kg	EPA 8081A	1.0	0.0020	02/16/21	JEN
Endosulfan Sulfate	<0.0020		mg/Kg	EPA 8081A	1.0	0.0020	02/16/21	JEN
Endrin	<0.0020		mg/Kg	EPA 8081A	1.0	0.0020	02/16/21	JEN
Endrin Aldehyde	<0.0020		mg/Kg	EPA 8081A	1.0	0.0020	02/16/21	JEN
Endrin ketone	<0.0020		mg/Kg	EPA 8081A	1.0	0.0020	02/16/21	JEN
Heptachlor	<0.0020		mg/Kg	EPA 8081A	1.0	0.0020	02/16/21	JEN
Heptachlor Epoxide	<0.0020		mg/Kg	EPA 8081A	1.0	0.0020	02/16/21	JEN
Methoxychlor	<0.010		mg/Kg	EPA 8081A	1.0	0.010	02/16/21	JEN
Toxaphene	<0.050		mg/Kg	EPA 8081A	1.0	0.050	02/16/21	JEN
[Surrogates]								
Tetrachloro-m-xylene	93		%REC	EPA 8081A/8082		50-150	02/16/21	JEN
Decachlorobiphenyl	85		%REC	EPA 8081A/8082		50-150	02/16/21	JEN
[Metals Title 22 no Hg]								
Metals Acid Digestion	Complete			EPA 3050B	1.0		02/16/21	TLB
Antimony	<1.00		mg/Kg	EPA 6010B	1.0	1.00	02/16/21	TLB
Arsenic	**2.01**		mg/Kg	EPA 6010B	1.0	1.00	02/16/21	TLB
Barium	**70.2**		mg/Kg	EPA 6010B	1.0	0.500	02/16/21	TLB
Beryllium	<0.500		mg/Kg	EPA 6010B	1.0	0.500	02/16/21	TLB
Cadmium	**0.518**		mg/Kg	EPA 6010B	1.0	0.500	02/16/21	TLB
Chromium	**8.58**		mg/Kg	EPA 6010B	1.0	0.500	02/16/21	TLB
Cobalt	**3.13**		mg/Kg	EPA 6010B	1.0	0.500	02/16/21	TLB

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2102-00124

PLACEWORKS
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SUITE B
ONTARIO, CA 91764

Project: ROYAL VISTA GOLF CLUB, WALNUT, CA

Date Reported 02/21/21
Date Received 02/12/21
Invoice No. 90990
Cust # P135
Permit Number
Customer P.O. PDI-04

Analysis	Result	Qual	Units	Method	DF	RL	Date	Tech
Sample: 005 **SG-3@0.5'**					Date & Time Sampled:		02/12/21 @	10:20
Sample Matrix: **Soil**								
.....continued								
Copper	**9.15**		mg/Kg	EPA 6010B	1.0	0.500	02/16/21	TLB
Lead	**24.6**		mg/Kg	EPA 6010B	1.0	0.500	02/16/21	TLB
Molybdenum	**1.53**		mg/Kg	EPA 6010B	1.0	0.500	02/16/21	TLB
Nickel	**8.65**		mg/Kg	EPA 6010B	1.0	0.500	02/16/21	TLB
Selenium	<1.00		mg/Kg	EPA 6010B	1.0	1.00	02/16/21	TLB
Silver	<1.00		mg/Kg	EPA 6010B	1.0	1.00	02/16/21	TLB
Thallium	<1.00		mg/Kg	EPA 6010B	1.0	1.00	02/16/21	TLB
Vanadium	**18.5**		mg/Kg	EPA 6010B	1.0	0.500	02/16/21	TLB
Zinc	**63.8**		mg/Kg	EPA 6010B	1.0	5.00	02/16/21	TLB
[Mercury]								
Mercury Digestion	Complete			EPA 7471A	1.0		02/17/21	KZ
Mercury	<0.20		mg/Kg	EPA 7471A	1.0	0.20	02/17/21	KZ
Sample: 006 **SG-3@5.0'**					Date & Time Sampled:		02/12/21 @	9:33
Sample Matrix: **Soil**								
[TPH Gasoline (C4-C12)]								
Closed System P&T TPHg Soil	Complete			EPA 5035	1.0		02/16/21	JEN
C4-C12	<0.20		mg/Kg	LUFT GC/MS	1.0	0.20	02/16/21	JEN
[Extractable Hydrocarbons]								
Extraction	Complete			EPA 3550B	1.0		02/17/21	JEN
C13-C22	<10		mg/Kg	EPA 8015M	1.0	10	02/17/21	JEN
C23-C40	<20		mg/Kg	EPA 8015M	1.0	20	02/17/21	JEN
[Surrogate]								
o-Terphenyl (OTP)	74		%REC	EPA 8015M		50-150	02/17/21	JEN
Sample: 007 **SG-4@0.5'**					Date & Time Sampled:		02/12/21 @	11:02
Sample Matrix: **Soil**								
[TPH Gasoline (C4-C12)]								
Closed System P&T TPHg Soil	Complete			EPA 5035	1.0		02/16/21	JEN
C4-C12	<0.20		mg/Kg	LUFT GC/MS	1.0	0.20	02/16/21	JEN
[Extractable Hydrocarbons]								
Extraction	Complete			EPA 3550B	1.0		02/17/21	JEN

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Project: ROYAL VISTA GOLF CLUB, WALNUT, CA

Date Reported	02/21/21
Date Received	02/12/21
Invoice No.	90990
Cust #	P135
Permit Number	
Customer P.O.	PDI-04

Sample: 007 **SG-4@0.5'** Date & Time Sampled: 02/12/21 @ 11:02
Sample Matrix: **Soil**
.....continued

Analysis	Result	Qual	Units	Method	DF	RL	Date	Tech
C13-C22	**39**		mg/Kg	EPA 8015M	1.0	10	02/17/21	JEN
C23-C40	<20		mg/Kg	EPA 8015M	1.0	20	02/17/21	JEN
[Surrogate]								
o-Terphenyl (OTP)	74		%REC	EPA 8015M		50-150	02/17/21	JEN
[PCBs]								
Ultrasonic Extraction	Complete			EPA 3550B	1.0		02/16/21	JEN
Aroclor 1016	<0.050		mg/Kg	EPA 8082	1.0	0.050	02/16/21	JEN
Aroclor 1221	<0.050		mg/Kg	EPA 8082	1.0	0.050	02/16/21	JEN
Aroclor 1232	<0.050		mg/Kg	EPA 8082	1.0	0.050	02/16/21	JEN
Aroclor 1242	<0.050		mg/Kg	EPA 8082	1.0	0.050	02/16/21	JEN
Aroclor 1248	<0.050		mg/Kg	EPA 8082	1.0	0.050	02/16/21	JEN
Aroclor 1254	<0.050		mg/Kg	EPA 8082	1.0	0.050	02/16/21	JEN
Aroclor 1260	<0.050		mg/Kg	EPA 8082	1.0	0.050	02/16/21	JEN
[Surrogates]								
Tetrachloro-m-xylene	97		%REC	EPA 8081A/8082		50-150	02/16/21	JEN
Decachlorobiphenyl	104		%REC	EPA 8081A/8082		50-150	02/16/21	JEN
[Pesticides]								
Ultrasonic Extraction	Complete			EPA 3550	1.0		02/16/21	JEN
Aldrin	<0.0020		mg/Kg	EPA 8081A	1.0	0.0020	02/16/21	JEN
alpha-BHC	<0.0020		mg/Kg	EPA 8081A	1.0	0.0020	02/16/21	JEN
beta-BHC	<0.0020		mg/Kg	EPA 8081A	1.0	0.0020	02/16/21	JEN
delta-BHC	<0.0020		mg/Kg	EPA 8081A	1.0	0.0020	02/16/21	JEN
gamma-BHC	<0.0020		mg/Kg	EPA 8081A	1.0	0.0020	02/16/21	JEN
Chlordane	<0.010		mg/Kg	EPA 8081A	1.0	0.010	02/16/21	JEN
4,4'-DDD	<0.0020		mg/Kg	EPA 8081A	1.0	0.0020	02/16/21	JEN
4,4'-DDE	**0.0029**		mg/Kg	EPA 8081A	1.0	0.0020	02/16/21	JEN
4,4'-DDT	<0.0020		mg/Kg	EPA 8081A	1.0	0.0020	02/16/21	JEN
Dieldrin	<0.0020		mg/Kg	EPA 8081A	1.0	0.0020	02/16/21	JEN
Endosulfan I	<0.00020		mg/Kg	EPA 8081A	1.0	0.0020	02/16/21	JEN
Endosulfan II	<0.0020		mg/Kg	EPA 8081A	1.0	0.0020	02/16/21	JEN
Endosulfan Sulfate	<0.0020		mg/Kg	EPA 8081A	1.0	0.0020	02/16/21	JEN

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2102-00124

PLACEWORKS
DENISE CLENDENING
2850 INLAND EMPIRE BLVD.
SUITE B
ONTARIO, CA 91764

Project: ROYAL VISTA GOLF CLUB, WALNUT, CA

Date Reported	02/21/21
Date Received	02/12/21
Invoice No.	90990
Cust #	P135
Permit Number	
Customer P.O.	PDI-04

Sample: 007 **SG-4@0.5'** Date & Time Sampled: 02/12/21 @ 11:02
Sample Matrix: **Soil**
.....continued

Analysis	Result	Qual	Units	Method	DF	RL	Date	Tech
Endrin	<0.0020		mg/Kg	EPA 8081A	1.0	0.0020	02/16/21	JEN
Endrin Aldehyde	<0.0020		mg/Kg	EPA 8081A	1.0	0.0020	02/16/21	JEN
Endrin ketone	<0.0020		mg/Kg	EPA 8081A	1.0	0.0020	02/16/21	JEN
Heptachlor	<0.0020		mg/Kg	EPA 8081A	1.0	0.0020	02/16/21	JEN
Heptachlor Epoxide	<0.0020		mg/Kg	EPA 8081A	1.0	0.0020	02/16/21	JEN
Methoxychlor	<0.010		mg/Kg	EPA 8081A	1.0	0.010	02/16/21	JEN
Toxaphene	<0.050		mg/Kg	EPA 8081A	1.0	0.050	02/16/21	JEN
[Surrogates]								
Tetrachloro-m-xylene	97		%REC	EPA 8081A/8082		50-150	02/16/21	JEN
Decachlorobiphenyl	104		%REC	EPA 8081A/8082		50-150	02/16/21	JEN
[Metals Title 22 no Hg]								
Metals Acid Digestion	Complete			EPA 3050B	1.0		02/16/21	TLB
Antimony	<1.00		mg/Kg	EPA 6010B	1.0	1.00	02/16/21	TLB
Arsenic	**2.31**		mg/Kg	EPA 6010B	1.0	1.00	02/16/21	TLB
Barium	**41.8**		mg/Kg	EPA 6010B	1.0	0.500	02/16/21	TLB
Beryllium	<0.500		mg/Kg	EPA 6010B	1.0	0.500	02/16/21	TLB
Cadmium	<0.500		mg/Kg	EPA 6010B	1.0	0.500	02/16/21	TLB
Chromium	**8.77**		mg/Kg	EPA 6010B	1.0	0.500	02/16/21	TLB
Cobalt	**3.30**		mg/Kg	EPA 6010B	1.0	0.500	02/16/21	TLB
Copper	**10.4**		mg/Kg	EPA 6010B	1.0	0.500	02/16/21	TLB
Lead	**15.6**		mg/Kg	EPA 6010B	1.0	0.500	02/16/21	TLB
Molybdenum	**0.799**		mg/Kg	EPA 6010B	1.0	0.500	02/16/21	TLB
Nickel	**7.69**		mg/Kg	EPA 6010B	1.0	0.500	02/16/21	TLB
Selenium	<1.00		mg/Kg	EPA 6010B	1.0	1.00	02/16/21	TLB
Silver	<1.00		mg/Kg	EPA 6010B	1.0	1.00	02/16/21	TLB
Thallium	<1.00		mg/Kg	EPA 6010B	1.0	1.00	02/16/21	TLB
Vanadium	**20.8**		mg/Kg	EPA 6010B	1.0	0.500	02/16/21	TLB
Zinc	**27.5**		mg/Kg	EPA 6010B	1.0	5.00	02/16/21	TLB
[Mercury]								
Mercury Digestion	Complete			EPA 7471A	1.0		02/17/21	KZ
Mercury	<0.20		mg/Kg	EPA 7471A	1.0	0.20	02/17/21	KZ

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ONTARIO, CA 91764

Project: ROYAL VISTA GOLF CLUB, WALNUT, CA

Date Reported	02/21/21
Date Received	02/12/21
Invoice No.	90990
Cust #	P135
Permit Number	
Customer P.O.	PDI-04

Analysis	Result	Qual	Units	Method	DF	RL	Date	Tech
Sample: 008 **SG-3@5.0'**					Date & Time Sampled:		02/12/21 @ 11:05	
Sample Matrix: **Soil**								
[TPH Gasoline (C4-C12)]								
Closed System P&T TPHg Soil	Complete			EPA 5035	1.0		02/16/21	JEN
C4-C12	<0.20		mg/Kg	LUFT GC/MS	1.0	0.20	02/16/21	JEN
[Extractable Hydrocarbons]								
Extraction	Complete			EPA 3550B	1.0		02/17/21	JEN
C13-C22	<10		mg/Kg	EPA 8015M	1.0	10	02/17/21	JEN
C23-C40	<20		mg/Kg	EPA 8015M	1.0	20	02/17/21	JEN
[Surrogate]								
o-Terphenyl (OTP)	75		%REC	EPA 8015M		50-150	02/17/21	JEN
Sample: 009 **SG-5@0.5'**					Date & Time Sampled:		02/12/21 @ 11:58	
Sample Matrix: **Soil**								
[TPH Gasoline (C4-C12)]								
Closed System P&T TPHg Soil	Complete			EPA 5035	1.0		02/16/21	JEN
C4-C12	<0.20		mg/Kg	LUFT GC/MS	1.0	0.20	02/16/21	JEN
[Extractable Hydrocarbons]								
Extraction	Complete			EPA 3550B	1.0		02/17/21	JEN
C13-C22	<10		mg/Kg	EPA 8015M	1.0	10	02/17/21	JEN
C23-C40	**74**		mg/Kg	EPA 8015M	1.0	20	02/17/21	JEN
[Surrogate]								
o-Terphenyl (OTP)	103		%REC	EPA 8015M		50-150	02/17/21	JEN
[PCBs]								
Ultrasonic Extraction	Complete			EPA 3550B	1.0		02/16/21	JEN
Aroclor 1016	<0.050		mg/Kg	EPA 8082	1.0	0.050	02/16/21	JEN
Aroclor 1221	<0.050		mg/Kg	EPA 8082	1.0	0.050	02/16/21	JEN
Aroclor 1232	<0.050		mg/Kg	EPA 8082	1.0	0.050	02/16/21	JEN
Aroclor 1242	<0.050		mg/Kg	EPA 8082	1.0	0.050	02/16/21	JEN
Aroclor 1248	<0.050		mg/Kg	EPA 8082	1.0	0.050	02/16/21	JEN
Aroclor 1254	<0.050		mg/Kg	EPA 8082	1.0	0.050	02/16/21	JEN
Aroclor 1260	<0.050		mg/Kg	EPA 8082	1.0	0.050	02/16/21	JEN
[Surrogates]								

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CERTIFICATE OF ANALYSIS

2102-00124

PLACEWORKS
DENISE CLENDENING
2850 INLAND EMPIRE BLVD.
SUITE B
ONTARIO, CA 91764

Project: ROYAL VISTA GOLF CLUB, WALNUT, CA

Date Reported	02/21/21
Date Received	02/12/21
Invoice No.	90990
Cust #	P135
Permit Number	
Customer P.O.	PDI-04

Sample: 009 **SG-5@0.5'** Date & Time Sampled: 02/12/21 @ 11:58
Sample Matrix: **Soil**
.....continued

Analysis	Result	Qual	Units	Method	DF	RL	Date	Tech
Tetrachloro-m-xylene	91		%REC	EPA 8081A/8082		50-150	02/16/21	JEN
Decachlorobiphenyl	81		%REC	EPA 8081A/8082		50-150	02/16/21	JEN
[Pesticides]								
Ultrasonic Extraction	Complete			EPA 3550	1.0		02/16/21	JEN
Aldrin	<0.0020		mg/Kg	EPA 8081A	1.0	0.0020	02/16/21	JEN
alpha-BHC	<0.0020		mg/Kg	EPA 8081A	1.0	0.0020	02/16/21	JEN
beta-BHC	<0.0020		mg/Kg	EPA 8081A	1.0	0.0020	02/16/21	JEN
delta-BHC	<0.0020		mg/Kg	EPA 8081A	1.0	0.0020	02/16/21	JEN
gamma-BHC	<0.0020		mg/Kg	EPA 8081A	1.0	0.0020	02/16/21	JEN
Chlordane	<0.010		mg/Kg	EPA 8081A	1.0	0.010	02/16/21	JEN
4,4'-DDD	<0.0020		mg/Kg	EPA 8081A	1.0	0.0020	02/16/21	JEN
4,4'-DDE	<0.0020		mg/Kg	EPA 8081A	1.0	0.0020	02/16/21	JEN
4,4'-DDT	<0.0020		mg/Kg	EPA 8081A	1.0	0.0020	02/16/21	JEN
Dieldrin	<0.0020		mg/Kg	EPA 8081A	1.0	0.0020	02/16/21	JEN
Endosulfan I	<0.00020		mg/Kg	EPA 8081A	1.0	0.0020	02/16/21	JEN
Endosulfan II	<0.0020		mg/Kg	EPA 8081A	1.0	0.0020	02/16/21	JEN
Endosulfan Sulfate	<0.0020		mg/Kg	EPA 8081A	1.0	0.0020	02/16/21	JEN
Endrin	<0.0020		mg/Kg	EPA 8081A	1.0	0.0020	02/16/21	JEN
Endrin Aldehyde	<0.0020		mg/Kg	EPA 8081A	1.0	0.0020	02/16/21	JEN
Endrin ketone	<0.0020		mg/Kg	EPA 8081A	1.0	0.0020	02/16/21	JEN
Heptachlor	<0.0020		mg/Kg	EPA 8081A	1.0	0.0020	02/16/21	JEN
Heptachlor Epoxide	<0.0020		mg/Kg	EPA 8081A	1.0	0.0020	02/16/21	JEN
Methoxychlor	<0.010		mg/Kg	EPA 8081A	1.0	0.010	02/16/21	JEN
Toxaphene	<0.050		mg/Kg	EPA 8081A	1.0	0.050	02/16/21	JEN
[Surrogates]								
Tetrachloro-m-xylene	91		%REC	EPA 8081A/8082		50-150	02/16/21	JEN
Decachlorobiphenyl	81		%REC	EPA 8081A/8082		50-150	02/16/21	JEN
[Metals Title 22 no Hg]								
Metals Acid Digestion	Complete			EPA 3050B	1.0		02/16/21	TLB
Antimony	<1.00		mg/Kg	EPA 6010B	1.0	1.00	02/16/21	TLB
Arsenic	**1.75**		mg/Kg	EPA 6010B	1.0	1.00	02/16/21	TLB

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CERTIFICATE OF ANALYSIS

2102-00124

PLACEWORKS
DENISE CLENDENING
2850 INLAND EMPIRE BLVD.
SUITE B
ONTARIO, CA 91764

Project: ROYAL VISTA GOLF CLUB, WALNUT, CA

Date Reported	02/21/21
Date Received	02/12/21
Invoice No.	90990
Cust #	P135
Permit Number	
Customer P.O.	PDI-04

Analysis	Result	Qual	Units	Method	DF	RL	Date	Tech
Sample: 009 **SG-5@0.5'**					Date & Time Sampled:		02/12/21 @	11:58
Sample Matrix: **Soil**								
.....continued								
Barium	**64.1**		mg/Kg	EPA 6010B	1.0	0.500	02/16/21	TLB
Beryllium	<0.500		mg/Kg	EPA 6010B	1.0	0.500	02/16/21	TLB
Cadmium	<0.500		mg/Kg	EPA 6010B	1.0	0.500	02/16/21	TLB
Chromium	**6.19**		mg/Kg	EPA 6010B	1.0	0.500	02/16/21	TLB
Cobalt	**2.48**		mg/Kg	EPA 6010B	1.0	0.500	02/16/21	TLB
Copper	**4.61**		mg/Kg	EPA 6010B	1.0	0.500	02/16/21	TLB
Lead	**4.48**		mg/Kg	EPA 6010B	1.0	0.500	02/16/21	TLB
Molybdenum	**0.708**		mg/Kg	EPA 6010B	1.0	0.500	02/16/21	TLB
Nickel	**4.68**		mg/Kg	EPA 6010B	1.0	0.500	02/16/21	TLB
Selenium	<1.00		mg/Kg	EPA 6010B	1.0	1.00	02/16/21	TLB
Silver	<1.00		mg/Kg	EPA 6010B	1.0	1.00	02/16/21	TLB
Thallium	<1.00		mg/Kg	EPA 6010B	1.0	1.00	02/16/21	TLB
Vanadium	**16.7**		mg/Kg	EPA 6010B	1.0	0.500	02/16/21	TLB
Zinc	**53.1**		mg/Kg	EPA 6010B	1.0	5.00	02/16/21	TLB
[Mercury]								
Mercury Digestion	Complete			EPA 7471A	1.0		02/17/21	KZ
Mercury	<0.20		mg/Kg	EPA 7471A	1.0	0.20	02/17/21	KZ
Sample: 010 **SG-5@5.0'**					Date & Time Sampled:		02/12/21 @	12:01
Sample Matrix: **Soil**								
[TPH Gasoline (C4-C12)]								
Closed System P&T TPHg Soil	Complete			EPA 5035	1.0		02/16/21	JEN
C4-C12	<0.20		mg/Kg	LUFT GC/MS	1.0	0.20	02/16/21	JEN
[Extractable Hydrocarbons]								
Extraction	Complete			EPA 3550B	1.0		02/17/21	JEN
C13-C22	<10		mg/Kg	EPA 8015M	1.0	10	02/17/21	JEN
C23-C40	**52**		mg/Kg	EPA 8015M	1.0	20	02/17/21	JEN
[Surrogate]								
o-Terphenyl (OTP)	95		%REC	EPA 8015M		50-150	02/17/21	JEN
Sample: 011 **B-1@0.5**					Date & Time Sampled:		02/12/21 @	13:25
Sample Matrix: **Soil**								

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2102-00124

PLACEWORKS
DENISE CLENDENING
2850 INLAND EMPIRE BLVD.
SUITE B
ONTARIO, CA 91764

Project: ROYAL VISTA GOLF CLUB, WALNUT, CA

Date Reported	02/21/21
Date Received	02/12/21
Invoice No.	90990
Cust #	P135
Permit Number	
Customer P.O.	PDI-04

Analysis	Result	Qual	Units	Method	DF	RL	Date	Tech
Sample: 011 **B-1@0.5**					Date & Time Sampled:		02/12/21 @	13:25
Sample Matrix: **Soil**								
[Pesticides]								
Ultrasonic Extraction	Complete			EPA 3550	1.0		02/16/21	JEN
Aldrin	<0.0020		mg/Kg	EPA 8081A	1.0	0.0020	02/16/21	JEN
alpha-BHC	<0.0020		mg/Kg	EPA 8081A	1.0	0.0020	02/16/21	JEN
beta-BHC	<0.0020		mg/Kg	EPA 8081A	1.0	0.0020	02/16/21	JEN
delta-BHC	<0.0020		mg/Kg	EPA 8081A	1.0	0.0020	02/16/21	JEN
gamma-BHC	<0.0020		mg/Kg	EPA 8081A	1.0	0.0020	02/16/21	JEN
Chlordane	<0.010		mg/Kg	EPA 8081A	1.0	0.010	02/16/21	JEN
4,4'-DDD	<0.0020		mg/Kg	EPA 8081A	1.0	0.0020	02/16/21	JEN
4,4'-DDE	<0.0020		mg/Kg	EPA 8081A	1.0	0.0020	02/16/21	JEN
4,4'-DDT	<0.0020		mg/Kg	EPA 8081A	1.0	0.0020	02/16/21	JEN
Dieldrin	<0.0020		mg/Kg	EPA 8081A	1.0	0.0020	02/16/21	JEN
Endosulfan I	<0.00020		mg/Kg	EPA 8081A	1.0	0.0020	02/16/21	JEN
Endosulfan II	<0.0020		mg/Kg	EPA 8081A	1.0	0.0020	02/16/21	JEN
Endosulfan Sulfate	<0.0020		mg/Kg	EPA 8081A	1.0	0.0020	02/16/21	JEN
Endrin	<0.0020		mg/Kg	EPA 8081A	1.0	0.0020	02/16/21	JEN
Endrin Aldehyde	<0.0020		mg/Kg	EPA 8081A	1.0	0.0020	02/16/21	JEN
Endrin ketone	<0.0020		mg/Kg	EPA 8081A	1.0	0.0020	02/16/21	JEN
Heptachlor	<0.0020		mg/Kg	EPA 8081A	1.0	0.0020	02/16/21	JEN
Heptachlor Epoxide	<0.0020		mg/Kg	EPA 8081A	1.0	0.0020	02/16/21	JEN
Methoxychlor	<0.010		mg/Kg	EPA 8081A	1.0	0.010	02/16/21	JEN
Toxaphene	<0.050		mg/Kg	EPA 8081A	1.0	0.050	02/16/21	JEN
[Surrogates]								
Tetrachloro-m-xylene	91		%REC	EPA 8081A/8082		50-150	02/16/21	JEN
Decachlorobiphenyl	83		%REC	EPA 8081A/8082		50-150	02/16/21	JEN
Sample: 012 **B-2@0.5**					Date & Time Sampled:		02/12/21 @	13:36
Sample Matrix: **Soil**								
[Pesticides]								
Ultrasonic Extraction	Complete			EPA 3550	1.0		02/16/21	JEN
Aldrin	<0.0020		mg/Kg	EPA 8081A	1.0	0.0020	02/16/21	JEN
alpha-BHC	<0.0020		mg/Kg	EPA 8081A	1.0	0.0020	02/16/21	JEN

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2102-00124

PLACEWORKS
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2850 INLAND EMPIRE BLVD.
SUITE B
ONTARIO, CA 91764

Project: ROYAL VISTA GOLF CLUB, WALNUT, CA

Date Reported	02/21/21
Date Received	02/12/21
Invoice No.	90990
Cust #	P135
Permit Number	
Customer P.O.	PDI-04

Analysis	Result	Qual	Units	Method	DF	RL	Date	Tech
Sample: 012 **B-2@0.5**					Date & Time Sampled:		02/12/21 @	13:36
Sample Matrix: **Soil**								
.....continued								
beta-BHC	<0.0020		mg/Kg	EPA 8081A	1.0	0.0020	02/16/21	JEN
delta-BHC	<0.0020		mg/Kg	EPA 8081A	1.0	0.0020	02/16/21	JEN
gamma-BHC	<0.0020		mg/Kg	EPA 8081A	1.0	0.0020	02/16/21	JEN
Chlordane	<0.010		mg/Kg	EPA 8081A	1.0	0.010	02/16/21	JEN
4,4'-DDD	<0.0020		mg/Kg	EPA 8081A	1.0	0.0020	02/16/21	JEN
4,4'-DDE	**0.012**		mg/Kg	EPA 8081A	1.0	0.0020	02/16/21	JEN
4,4'-DDT	<0.0020		mg/Kg	EPA 8081A	1.0	0.0020	02/16/21	JEN
Dieldrin	<0.0020		mg/Kg	EPA 8081A	1.0	0.0020	02/16/21	JEN
Endosulfan I	<0.00020		mg/Kg	EPA 8081A	1.0	0.0020	02/16/21	JEN
Endosulfan II	<0.0020		mg/Kg	EPA 8081A	1.0	0.0020	02/16/21	JEN
Endosulfan Sulfate	<0.0020		mg/Kg	EPA 8081A	1.0	0.0020	02/16/21	JEN
Endrin	<0.0020		mg/Kg	EPA 8081A	1.0	0.0020	02/16/21	JEN
Endrin Aldehyde	<0.0020		mg/Kg	EPA 8081A	1.0	0.0020	02/16/21	JEN
Endrin ketone	<0.0020		mg/Kg	EPA 8081A	1.0	0.0020	02/16/21	JEN
Heptachlor	<0.0020		mg/Kg	EPA 8081A	1.0	0.0020	02/16/21	JEN
Heptachlor Epoxide	<0.0020		mg/Kg	EPA 8081A	1.0	0.0020	02/16/21	JEN
Methoxychlor	<0.010		mg/Kg	EPA 8081A	1.0	0.010	02/16/21	JEN
Toxaphene	<0.050		mg/Kg	EPA 8081A	1.0	0.050	02/16/21	JEN
[Surrogates]								
Tetrachloro-m-xylene	89		%REC	EPA 8081A/8082		50-150	02/16/21	JEN
Decachlorobiphenyl	83		%REC	EPA 8081A/8082		50-150	02/16/21	JEN
Sample: 013 **B-3@0.5**					Date & Time Sampled:		02/12/21 @	13:48
Sample Matrix: **Soil**								
[Pesticides]								
Ultrasonic Extraction	Complete			EPA 3550	1.0		02/16/21	JEN
Aldrin	<0.0020		mg/Kg	EPA 8081A	1.0	0.0020	02/16/21	JEN
alpha-BHC	<0.0020		mg/Kg	EPA 8081A	1.0	0.0020	02/16/21	JEN
beta-BHC	<0.0020		mg/Kg	EPA 8081A	1.0	0.0020	02/16/21	JEN
delta-BHC	<0.0020		mg/Kg	EPA 8081A	1.0	0.0020	02/16/21	JEN
gamma-BHC	<0.0020		mg/Kg	EPA 8081A	1.0	0.0020	02/16/21	JEN

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CERTIFICATE OF ANALYSIS

2102-00124

PLACEWORKS
DENISE CLENDENING
2850 INLAND EMPIRE BLVD.
SUITE B
ONTARIO, CA 91764

Project: ROYAL VISTA GOLF CLUB, WALNUT, CA

Date Reported	02/21/21
Date Received	02/12/21
Invoice No.	90990
Cust #	P135
Permit Number	
Customer P.O.	PDI-04

Sample: 013 **B-3@0.5** Date & Time Sampled: 02/12/21 @ 13:48
Sample Matrix: **Soil**
.....continued

Analysis	Result	Qual	Units	Method	DF	RL	Date	Tech
Chlordane	<0.010		mg/Kg	EPA 8081A	1.0	0.010	02/16/21	JEN
4,4'-DDD	<0.0020		mg/Kg	EPA 8081A	1.0	0.0020	02/16/21	JEN
4,4'-DDE	**0.060**		mg/Kg	EPA 8081A	1.0	0.0020	02/16/21	JEN
4,4'-DDT	<0.0020		mg/Kg	EPA 8081A	1.0	0.0020	02/16/21	JEN
Dieldrin	<0.0020		mg/Kg	EPA 8081A	1.0	0.0020	02/16/21	JEN
Endosulfan I	<0.00020		mg/Kg	EPA 8081A	1.0	0.0020	02/16/21	JEN
Endosulfan II	<0.0020		mg/Kg	EPA 8081A	1.0	0.0020	02/16/21	JEN
Endosulfan Sulfate	<0.0020		mg/Kg	EPA 8081A	1.0	0.0020	02/16/21	JEN
Endrin	<0.0020		mg/Kg	EPA 8081A	1.0	0.0020	02/16/21	JEN
Endrin Aldehyde	<0.0020		mg/Kg	EPA 8081A	1.0	0.0020	02/16/21	JEN
Endrin ketone	<0.0020		mg/Kg	EPA 8081A	1.0	0.0020	02/16/21	JEN
Heptachlor	<0.0020		mg/Kg	EPA 8081A	1.0	0.0020	02/16/21	JEN
Heptachlor Epoxide	<0.0020		mg/Kg	EPA 8081A	1.0	0.0020	02/16/21	JEN
Methoxychlor	<0.010		mg/Kg	EPA 8081A	1.0	0.010	02/16/21	JEN
Toxaphene	<0.050		mg/Kg	EPA 8081A	1.0	0.050	02/16/21	JEN
[Surrogates]								
Tetrachloro-m-xylene	84		%REC	EPA 8081A/8082		50-150	02/16/21	JEN
Decachlorobiphenyl	73		%REC	EPA 8081A/8082		50-150	02/16/21	JEN

Respectfully Submitted: Ken Zheng

Ken Zheng - Lab Director

A & R Laboratories, Inc.

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QUALIFIERS

B = Detected in the associated Method Blank at a concentration above the routine RL.
B1 = BOD dilution water is over specifications . The reported result may be biased high.
D = Surrogate recoveries are not calculated due to sample dilution.
E = Estimated value; Value exceeds calibration level of instrument.
H = Analyte was prepared and/or analyzed outside of the analytical method holding time
I = Matrix Interference.
J = Analyte concentration detected between RL and MDL.
Q = One or more quality control criteria did not meet specifications. See Comments for further explanation.
S = Customer provided specification limit exceeded.

ABBREVIATIONS

DF = Dilution Factor
RL = Reporting Limit, Adjusted by DF
MDL = Method Detection Limit, Adjusted by DF
Qual = Qualifier
Tech = Technician

As regulatory limits change frequently, A & R Laboratories advises the recipient of this report to confirm such limits with the appropriate federal, state, or local authorities before acting in reliance on the regulatory limits provided.

For any feedback concerning our services, please contact Jenny Jiang, Project Manager at 951.779.0310. You may also contact Ken Zheng, President at office@arlaboratories.com.

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QUALITY CONTROL DATA REPORT

2102-00124

PLACEWORKS
ONTARIO, CA 91764

Date Reported	**02/21/2021**
Date Received	**02/12/2021**
Date Sampled	**02/12/2021**
Invoice No.	**90990**
Customer #	**P135**
Customer P.O.	**PDI-04**

Project: ROYAL VISTA GOLF CLUB, WALNUT, CA

Method # EPA 6010B
QC Reference # 94428 **Date Analyzed:** 2/16/2021 **Technician:** TLB
Samples 001 003 005 007 009

Results

	LCS %REC	LCS %DUP	LCS %RPD	SPIKE %REC	SPIKE %DUP	SPIKE %RPD
Antimony	104	104	0.5	98	98	0.2
Arsenic	102	101	1.3	90	90	0.5
Barium	101	102	0.6	85	87	0.6
Beryllium	105	106	1.4	109	111	1.2
Cadmium	101	100	1.4	87	87	0.0
Chromium	99	100	0.9	83	84	0.8
Cobalt	102	101	1.1	92	91	0.2
Copper	100	100	0.3	93	92	0.9
Lead	102	102	0.2	87	88	0.7
Molybdenum	104	104	0.3	104	104	0.1
Nickel	102	102	0.6	91	91	0.0
Selenium	103	102	0.8	84	83	0.5
Silver	100	99	0.4	85	84	0.8
Thallium	108	96	12.1	96	77	15.9
Vanadium	101	101	0.1	98	97	0.3
Zinc	101	100	1.2	82	82	0.0

Control Ranges

LCS %REC	LCS %RPD	SPIKE %RPD
75 - 125	0 - 20	0 - 20
75 - 125	0 - 20	0 - 20
75 - 125	0 - 20	0 - 20
75 - 125	0 - 20	0 - 20
75 - 125	0 - 20	0 - 20
75 - 125	0 - 20	0 - 20
75 - 125	0 - 20	0 - 20
75 - 125	0 - 20	0 - 20
75 - 125	0 - 20	0 - 20
75 - 125	0 - 20	0 - 20
75 - 125	0 - 20	0 - 20
75 - 125	0 - 20	0 - 20
75 - 125	0 - 20	0 - 20
75 - 125	0 - 20	0 - 20
75 - 125	0 - 20	0 - 20

Method # EPA 7471A
QC Reference # 94449 **Date Analyzed:** 2/17/2021 **Technician:** KZ
Samples 001 003 005 007 009

Results

	LCS %REC	LCS %DUP	LCS %RPD	SPIKE %REC	SPIKE %DUP	SPIKE %RPD
Mercury	85	97	12	94	85	9

Control Ranges

LCS %REC	LCS %RPD	SPIKE %RPD
75 - 125	0 - 25	0 - 25

Method # EPA 8015M
QC Reference # 94471 **Date Analyzed:** 2/17/2021 **Technician:** JEN
Samples 001 002 003 004 005 006 007 008 009 010

Results

	LCS %REC	SPIKE %REC	SPIKE %DUP	SPIKE %RPD
C13-C22	90	88	90	2

Control Ranges

LCS %REC	SPIKE %RPD
70 - 130	0 - 25

Method # EPA 8081A
QC Reference # 94437 **Date Analyzed:** 2/16/2021 **Technician:** JEN
Samples 001 003 005 007 009 011 012 013

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QUALITY CONTROL DATA REPORT

PLACEWORKS

2102-00124

Date Reported 02/21/2021
Date Received 02/12/2021
Date Sampled 02/12/2021

Project: ROYAL VISTA GOLF CLUB, WALNUT, CA

Method # EPA 8081A
QC Reference # 94437 **Date Analyzed:** 2/16/2021 **Technician:** JEN
Samples 001 003 005 007 009 011 012 013

Results

	LCS %REC	LCS %DUP	LCS %RPD	Control Ranges LCS %REC	Control Ranges LCS %RPD
4,4'-DDT	99	96	3	50 - 130	0 - 30
Aldrin	94	105	11	50 - 140	0 - 30
Dieldrin	84	81	3	70 - 130	0 - 30
Endrin	103	114	11	70 - 150	0 - 30
gamma-BHC	103	120	17	50 - 150	0 - 30
Heptachlor	79	100	21	50 - 150	0 - 30

Method # EPA 8081A/8082
QC Reference # 94437 **Date Analyzed:** 2/16/2021 **Technician:** JEN
Samples 001 003 005 007 009 011 012 013

No QC recoveries reported.

QC Reference # 94508 **Date Analyzed:** 2/16/2021 **Technician:** JEN
Samples 001 003 005 007 009

No QC recoveries reported.

Method # EPA 8082
QC Reference # 94508 **Date Analyzed:** 2/16/2021 **Technician:** JEN
Samples 001 003 005 007 009

No QC recoveries reported.

Method # LUFT GC/MS
QC Reference # 94461 **Date Analyzed:** 2/16/2021 **Technician:** JEN
Samples 001 002 003 004 005 006 007 008 009 010

Results

	LCS %REC	LCS %DUP	LCS %RPD	Control Ranges LCS %REC	Control Ranges LCS %RPD
C4-C12	118	116	2	70 - 130	0 - 25

No method blank results were above reporting limit

Respectfully Submitted: Ken Zheng

Ken Zheng - President

For any feedback concerning our services, please contact Jenny Jiang, Project Manager at 951.779.0310. You may also contact Ken Zheng, President at office@arlaboratories.com.

ARL

A & R Laboratories
1650 S. Grove Ave., Ste C, Ontario, CA 91761
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E-mail: office@arlaboratories.com

CHAIN OF CUSTODY

A & R Work Order #: 2102-00124 Page 1 of 2

Client Name: PLACEWORKS
E-mail: DCLENDENING@PLACEWORKS.COM
Address: 2950 INLAND EMPIRE BLVD ONTARIO CA 91764
Report Attention: Denise Phone #: 909 989 4949 Fax: #
Sampled By: M. Watson
Project No./ Name: PDI-04
Project Site: ROYAL VISTA GOLF CLUB WALNUT, CA

☒ Chilled ☒ Intact ☐ Seal

Turn Around Time Requested: ☐ Rush 8 12 24 48 Hours ☒ Normal

Lab # (Lab use)	Client Sample ID	Sample Collection Date	Sample Collection Time	Matrix Type	Sample Preserve	No., type* & size of container	EPA8260B (VOCs & Oxygenates)	EPA8260B(BTEX & Oxygenates)	LUFT / 8015 (Gasoline)	LUFT / 8015 (Diesel)	EPA8081A (Organochlorine Pesticides)	EPA 8082 (PCBs)	EPA 8015M (Carbon Chain C4-C40)	EPA 6010B/7000 (CAM 17 Metals)	Micro: Plate Cnt., Coliform, E-Coli						HOLD	Remarks
1	SG-1@0.5'	2/12/21	0830	~~Soil~~	ice	1 brass tube					X	X	X	X								
2	SG-1@5.0'		0833	Soil									X									
	SG-1@10.0'		0836																		X	
	SG-1@15.0'		0840																		X	
3	SG-2@0.5'		0930								X	X	X	X								
4	SG-2@5.0'		0933										X									
	SG-2@10.0'		0940																		X	
	SG-2@15.0'		0945																		X	
5	SG-3@0.5'		1020								X	X	X	X								
6	SG-3@5.0'		1022										X									
	SG-3@10.0'		1024																		X	
	SG-3@15.0'		1027																		X	
7	SG-4@0.5'		1102								X	X	X	X								
8	SG-4@5.0'		1105										X									
	SG-4@10.0'		1108																		X	

Relinquished By	Company	Date	Time	Received By	Company	Date	Time
[signature]	PLACEWORKS	2/12/21	1530	[signature]	ARL	2/12/21	15:30
Relinquished By	Company	Date	Time	Received By	Company	Date	Time

Note: Samples are discarded 30 days after results are reported unless other arrangements are made.

Matrix Code: DW=Drinking Water; GW=Ground Water; WW=Waste Water; SD=Solid Waste; SL=Sludge; SS=Soil/Sediment; AR=Air; PP=Pure Product

Preservative Code: IC=Ice; HC=HCl; HN=HNO_3; SH=NaOH; ST=$Na_2S_2O_3$; HS=H_2SO_4

* Sample Container Types: T=Tedlar Air Bag; G=Glass Container; ST= Steel Tube; B= Brass Tube; P=Plastic Bottle; V=VOA Vial; E= EnCore

ARL

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E-mail: office@arlaboratories.com

CHAIN OF CUSTODY

A & R Work Order #: 202-00124

Client Name: PLACEWORKS
E-mail: DCLENDENING@PLACEWORKS.COM
Address: 2850 INLAND EMPIRE BL #B ONTARIO CA 91764
Report Attention: DENISE
Phone # / Fax #: 909 989 4949
Sampled By: M. Watson
Project No./ Name: PDI-04
Project Site: ROYAL VISTA GOLF CLUB WALNUT, CA

☒ Chilled
☒ Intact
☐ Seal

Turn Around Time Requested
☐ Rush 8 12 24 48 Hours
☐ Normal

Lab # (Lab use)	Client Sample ID	Sample Collection Date	Sample Collection Time	Matrix Type	Sample Preserve	No., type* & size of container	EPA8260B (VOCs & Oxygenates)	EPA8260B(BTEX & Oxygenates)	LUFT / 8015 (Gasoline)	LUFT / 8015 (Diesel)	EPA8081A (Organochlorine Pesticides)	EPA 8082 (PCBs)	EPA 8015M (Carbon Chain C4-C40)	EPA 6010B/7000 (CAM 17 Metals)	Micro: Plate Cnt., Coliform, E-Coli						HOLD	Remarks
	SG-4@15.0'	2/12/21	1112	Soil	ice	1 Celcode sleeve															X	
9	SG-5@0.5'		1158								X	X	X	X								
10	SG-5@5.0'		1201										X									
	SG-5@10.0'		1205																		X	
	SG-5@15.0'		1210																		X	
11	B-1@0.5'		1325								X											
	B-1@2.5'		1327																		X	
12	B-2@0.5'		1336								X											
	B-2@2.5'		1338																		X	
13	B-3@0.5'		1348								X											
	B-3@2.5'		1350																		X	

Relinquished By	Company	Date	Time	Received By	Company	Date	Time
[illegible]	PLACEWORKS	2/12/21	1530	[illegible]	ARL	2/12/21	15:30
Relinquished By	Company	Date	Time	Received By	Company	Date	Time

Note: Samples are discarded 30 days after results are reported unless other arrangements are made.

Matrix Code: DW=Drinking Water; GW=Ground Water; WW=Waste Water; SD=Solid Waste; SL=Sludge; SS=Soil/Sediment; AR=Air; PP=Pure Product

Preservative Code: IC=Ice; HC=HCl; HN=HNO_3; SH=NaOH; ST=$Na_2S_2O_3$; HS=H_2SO_4

* Sample Container Types: T=Tedlar Air Bag; G=Glass Container; ST= Steel Tube; B= Brass Tube; P=Plastic Bottle; V=VOA Vial; E= EnCore

ARL

Sample Acceptance Checklist

CLIENT: Placeworks WORK ORDER NUMBER: 2102-0012A

Temperature:(Criteria:0.0°C-6.0°C)

Sample Temp.(w/CF) °C(w/CF) 3.7°C

- [ ] Sample(s) outside temprature criteria: PM contacted by :
- [ ] Sample(s) outside temprature criteria, but received on ice/chilled on same day of sampling.
- [ ] Sample(s) received at ambient temprature; placed on ice for transport by courier.

Ambient Temprature [ ] Air [ ] Filter

CUSTODY SEAL:

Cooler	[ ]	Present and Intact	[ ]	Present and Not Intact	[✓]	Not Present
Sample(s)	[ ]	Present and Intact	[ ]	Present and Not Intact	[✓]	Not Present

Sample Condition:	Yes	No	N/A
Was a COC received	✓		
Were sample IDs present?	✓		
Were sampling dates & times present?	✓		
Was a relingquished signature present?	✓		
Were the tests required clearly indicated?	✓		
Were all samples sealed in plastic bags?		✓	
Did all bottle labels agree with COC? (ID, dates and times)	✓		
Were correct containers used for the tests required?	✓		
Was a sufficient amount of samples sent for tests indicated?	✓		
Was there headspace in VOA vials?			✓
Were the containers labeled with correct preservatives?			✓

Explanations/Comments:

Notification:

For discrepancies, how was the Project Manager notified? Verbal

Verbal: PM Initials: _____ Data/Time: _____

Email: Send to: _____ Data/Time: _____

Project Manager's response:

Completed By: _____ Date: 2-12-21

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CASE NARRATIVE

Authorized Signature Name / Title (print)	Ken Zheng, President
Signature / Date	Ken Zheng, President 02/22/2021 14:36:05
Laboratory Job No. (Certificate of Analysis No.)	2102-00123
Project Name / No.	ROYAL VISTA GOLF CLUB, WALNUT, CA PDI-04
Dates Sampled (from/to)	02/12/21 To 02/12/21
Dates Received (from/to)	02/12/21 To 02/12/21
Dates Reported (from/to)	02/22/21 To 2/22/2021
Chains of Custody Received	Yes

Comments:

Subcontracting

Organic Analyses

No analyses sub-contracted

Sample Condition(s)

All samples intact

Positive Results (Organic Compounds)

None

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CERTIFICATE OF ANALYSIS

2102-00123

PLACEWORKS
DENISE CLENDENING
2850 INLAND EMPIRE BLVD.
SUITE B
ONTARIO, CA 91764

Project: ROYAL VISTA GOLF CLUB, WALNUT, CA

Date Reported	02/22/21
Date Received	02/12/21
Invoice No.	91009
Cust #	P135
Permit Number	
Customer P.O.	PDI-04

Sample: 001 **GW-1** Date & Time Sampled: 02/12/21 @ 12:45
Sample Matrix: **Aqueous**

Analysis	Result	Qual	Units	Method	DF	RL	Date	Tech
[TPH Gasoline (C4-C12)]								
C4-C12	<100		µg/L	LUFT GC/MS	1.0	100	02/16/21	JEN
[Extractable Hydrocarbons]								
Extraction	Complete			EPA 3510C	1.0		02/17/21	JEN
C13-C22	<0.40		mg/L	EPA 8015M	1.0	0.40	02/17/21	JEN
C23-C40	<0.80		mg/L	EPA 8015M	1.0	0.80	02/17/21	JEN
[Surrogate]								
o-Terphenyl (OTP)	71		%REC	EPA 8015M		50-150	02/17/21	JEN
[Pesticides]								
Sep Funnel LLE	Complete			EPA 3510C	1.0		02/16/21	JEN
Aldrin	<0.050		µg/L	EPA 8081A	1.0	0.050	02/16/21	JEN
alpha-BHC	<0.050		µg/L	EPA 8081A	1.0	0.050	02/16/21	JEN
beta-BHC	<0.050		µg/L	EPA 8081A	1.0	0.050	02/16/21	JEN
delta-BHC	<0.050		µg/L	EPA 8081A	1.0	0.050	02/16/21	JEN
gamma-BHC	<0.050		µg/L	EPA 8081A	1.0	0.050	02/16/21	JEN
Chlordane	<0.50		µg/L	EPA 8081A	1.0	0.50	02/16/21	JEN
4,4'-DDD	<0.050		µg/L	EPA 8081A	1.0	0.050	02/16/21	JEN
4,4'-DDE	<0.050		µg/L	EPA 8081A	1.0	0.050	02/16/21	JEN
4,4'-DDT	<0.050		µg/L	EPA 8081A	1.0	0.050	02/16/21	JEN
Dieldrin	<0.050		µg/L	EPA 8081A	1.0	0.050	02/16/21	JEN
Endosulfan I	<0.050		µg/L	EPA 8081A	1.0	0.050	02/16/21	JEN
Endosulfan II	<0.050		µg/L	EPA 8081A	1.0	0.050	02/16/21	JEN
Endosulfan Sulfate	<0.10		µg/L	EPA 8081A	1.0	0.10	02/16/21	JEN
Endrin	<0.050		µg/L	EPA 8081A	1.0	0.050	02/16/21	JEN
Endrin Aldehyde	<0.10		µg/L	EPA 8081A	1.0	0.10	02/16/21	JEN
Endrin Ketone	<0.50		µg/L	EPA 8081A	1.0	0.50	02/16/21	JEN
Heptachlor	<0.050		µg/L	EPA 8081A	1.0	0.050	02/16/21	JEN
Heptachlor Epoxide	<0.050		µg/L	EPA 8081A	1.0	0.050	02/16/21	JEN
Methoxychlor	<0.50		µg/L	EPA 8081A	1.0	0.50	02/16/21	JEN
Toxaphene	<0.50		µg/L	EPA 8081A	1.0	0.50	02/16/21	JEN
[Surrogates]								
Tetrachloro-m-xylene	85		%REC	EPA 8081A/8082		50-150	02/16/21	JEN

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CERTIFICATE OF ANALYSIS

2102-00123

PLACEWORKS
DENISE CLENDENING
2850 INLAND EMPIRE BLVD.
SUITE B
ONTARIO, CA 91764

Project: ROYAL VISTA GOLF CLUB, WALNUT, CA

Date Reported	02/22/21
Date Received	02/12/21
Invoice No.	91009
Cust #	P135
Permit Number	
Customer P.O.	PDI-04

Sample: 001 **GW-1** Date & Time Sampled: 02/12/21 @ 12:45
Sample Matrix: **Aqueous**
.....continued

Analysis	Result	Qual	Units	Method	DF	RL	Date	Tech
Decachlorobiphenyl	76		%REC	EPA 8081A/8082		50-150	02/16/21	JEN
[VOCs by GCMS]								
Acetone	<100		µg/L	EPA 8260B	1.0	100	02/16/21	JEN
t-Amyl Methyl Ether (TAME)	<1.0		µg/L	EPA 8260B	1.0	1.0	02/16/21	JEN
Benzene	<0.50		µg/L	EPA 8260B	1.0	0.50	02/16/21	JEN
Bromobenzene	<1.0		µg/L	EPA 8260B	1.0	1.0	02/16/21	JEN
Bromochloromethane	<1.0		µg/L	EPA 8260B	1.0	1.0	02/16/21	JEN
Bromodichloromethane	<0.50		µg/L	EPA 8260B	1.0	0.50	02/16/21	JEN
Bromoform	<0.50		µg/L	EPA 8260B	1.0	0.50	02/16/21	JEN
Bromomethane	<2.0		µg/L	EPA 8260B	1.0	2.0	02/16/21	JEN
t-Butanol (TBA)	<25		µg/L	EPA 8260B	1.0	25	02/16/21	JEN
2-Butanone (MEK)	<12.5		µg/L	EPA 8260B	1.0	12.5	02/16/21	JEN
n-Butylbenzene	<1.0		µg/L	EPA 8260B	1.0	1.0	02/16/21	JEN
sec-Butylbenzene	<1.0		µg/L	EPA 8260B	1.0	1.0	02/16/21	JEN
tert-Butylbenzene	<1.0		µg/L	EPA 8260B	1.0	1.0	02/16/21	JEN
Carbon Disulfide	<10		µg/L	EPA 8260B	1.0	10	02/16/21	JEN
Carbon Tetrachloride	<0.50		µg/L	EPA 8260B	1.0	0.50	02/16/21	JEN
Chlorobenzene	<0.50		µg/L	EPA 8260B	1.0	0.50	02/16/21	JEN
Chloroethane	<0.50		µg/L	EPA 8260B	1.0	0.50	02/16/21	JEN
Chloroform	<0.50		µg/L	EPA 8260B	1.0	0.50	02/16/21	JEN
Chloromethane	<2.0		µg/L	EPA 8260B	1.0	2.0	02/16/21	JEN
2-Chlorotoluene	<0.50		µg/L	EPA 8260B	1.0	0.50	02/16/21	JEN
4-Chlorotoluene	<0.50		µg/L	EPA 8260B	1.0	0.50	02/16/21	JEN
Dibromochloromethane	<0.50		µg/L	EPA 8260B	1.0	0.50	02/16/21	JEN
1,2-Dibromoethane (EDB)	<0.50		µg/L	EPA 8260B	1.0	0.50	02/16/21	JEN
1,2-Dibromo-3-Chloropropane	<10		µg/L	EPA 8260B	1.0	10	02/16/21	JEN
Dibromomethane	<0.50		µg/L	EPA 8260B	1.0	0.50	02/16/21	JEN
1,2-Dichlorobenzene	<0.50		µg/L	EPA 8260B	1.0	0.50	02/16/21	JEN
1,3-Dichlorobenzene	<0.50		µg/L	EPA 8260B	1.0	0.50	02/16/21	JEN
1,4-Dichlorobenzene	<0.50		µg/L	EPA 8260B	1.0	0.50	02/16/21	JEN
Dichlorodifluoromethane	<0.50		µg/L	EPA 8260B	1.0	0.50	02/16/21	JEN

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CERTIFICATE OF ANALYSIS

2102-00123

PLACEWORKS
DENISE CLENDENING
2850 INLAND EMPIRE BLVD.
SUITE B
ONTARIO, CA 91764

Project: ROYAL VISTA GOLF CLUB, WALNUT, CA

Date Reported	02/22/21
Date Received	02/12/21
Invoice No.	91009
Cust #	P135
Permit Number	
Customer P.O.	PDI-04

Sample: 001 **GW-1** Date & Time Sampled: 02/12/21 @ 12:45
Sample Matrix: **Aqueous**
.....continued

Analysis	Result	Qual	Units	Method	DF	RL	Date	Tech
1,1-Dichloroethane	<0.50		µg/L	EPA 8260B	1.0	0.50	02/16/21	JEN
1,2-Dichloroethane	<0.50		µg/L	EPA 8260B	1.0	0.50	02/16/21	JEN
1,1-Dichloroethene	<0.50		µg/L	EPA 8260B	1.0	0.50	02/16/21	JEN
cis-1,2-Dichloroethene	<0.50		µg/L	EPA 8260B	1.0	0.50	02/16/21	JEN
trans-1,2-Dichloroethene	<0.50		µg/L	EPA 8260B	1.0	0.50	02/16/21	JEN
1,2-Dichloropropane	<0.50		µg/L	EPA 8260B	1.0	0.50	02/16/21	JEN
1,3-Dichloropropane	<0.50		µg/L	EPA 8260B	1.0	0.50	02/16/21	JEN
2,2-Dichloropropane	<0.50		µg/L	EPA 8260B	1.0	0.50	02/16/21	JEN
1,1-Dichloropropene	<0.50		µg/L	EPA 8260B	1.0	0.50	02/16/21	JEN
cis-1,3-Dichloropropene	<0.50		µg/L	EPA 8260B	1.0	0.50	02/16/21	JEN
trans-1,3-Dichloropropene	<0.50		µg/L	EPA 8260B	1.0	0.50	02/16/21	JEN
Diisopropyl Ether (DiPE)	<1.0		µg/L	EPA 8260B	1.0	1.0	02/16/21	JEN
Ethylbenzene	<0.50		µg/L	EPA 8260B	1.0	0.50	02/16/21	JEN
Ethyl-t-Butyl Ether (EtBE)	<1.0		µg/L	EPA 8260B	1.0	1.0	02/16/21	JEN
Hexachlorobutadiene	<0.50		µg/L	EPA 8260B	1.0	0.50	02/16/21	JEN
2-Hexanone	<12.5		µg/L	EPA 8260B	1.0	12.5	02/16/21	JEN
Isopropylbenzene	<0.50		µg/L	EPA 8260B	1.0	0.50	02/16/21	JEN
4-Isopropyltoluene	<0.50		µg/L	EPA 8260B	1.0	0.50	02/16/21	JEN
Methylene Chloride	<1.0		µg/L	EPA 8260B	1.0	1.0	02/16/21	JEN
4-Methyl-2-Pentanone (MIBK)	<12.5		µg/L	EPA 8260B	1.0	12.5	02/16/21	JEN
Methyl-t-butyl Ether (MtBE)	<1.0		µg/L	EPA 8260B	1.0	1.0	02/16/21	JEN
Naphthalene	<0.50		µg/L	EPA 8260B	1.0	0.50	02/16/21	JEN
n-Propylbenzene	<0.50		µg/L	EPA 8260B	1.0	0.50	02/16/21	JEN
Styrene	<0.50		µg/L	EPA 8260B	1.0	0.50	02/16/21	JEN
1,1,1,2-Tetrachloroethane	<0.50		µg/L	EPA 8260B	1.0	0.50	02/16/21	JEN
1,1,2,2-Tetrachloroethane	<1.0		µg/L	EPA 8260B	1.0	1.0	02/16/21	JEN
Tetrachloroethene	<0.50		µg/L	EPA 8260B	1.0	0.50	02/16/21	JEN
Toluene	<0.50		µg/L	EPA 8260B	1.0	0.50	02/16/21	JEN
1,2,3-Trichlorobenzene	<0.50		µg/L	EPA 8260B	1.0	0.50	02/16/21	JEN
1,2,4-Trichlorobenzene	<0.50		µg/L	EPA 8260B	1.0	0.50	02/16/21	JEN
1,1,1-Trichloroethane	<0.50		µg/L	EPA 8260B	1.0	0.50	02/16/21	JEN

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LA City#	10261
ELAP#'s	2789
	2790
	2122

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CERTIFICATE OF ANALYSIS

2102-00123

PLACEWORKS
DENISE CLENDENING
2850 INLAND EMPIRE BLVD.
SUITE B
ONTARIO, CA 91764

Project: ROYAL VISTA GOLF CLUB, WALNUT, CA

Date Reported	02/22/21
Date Received	02/12/21
Invoice No.	91009
Cust #	P135
Permit Number	
Customer P.O.	PDI-04

Analysis	Result	Qual	Units	Method	DF	RL	Date	Tech
Sample: 001 **GW-1**					Date & Time Sampled:		02/12/21 @	12:45
Sample Matrix: **Aqueous**								
.....continued								
1,1,2-Trichloroethane	<0.50		µg/L	EPA 8260B	1.0	0.50	02/16/21	JEN
Trichloroethene	<0.50		µg/L	EPA 8260B	1.0	0.50	02/16/21	JEN
1,2,3-Trichloropropane	<0.50		µg/L	EPA 8260B	1.0	0.50	02/16/21	JEN
Trichlorofluoromethane	<0.50		µg/L	EPA 8260B	1.0	0.50	02/16/21	JEN
Trichlorotrifluoroethane	<0.5		µg/L	EPA 8260B	1.0	0.5	02/16/21	JEN
1,2,4-Trimethylbenzene	<0.50		µg/L	EPA 8260B	1.0	0.50	02/16/21	JEN
1,3,5-Trimethylbenzene	<0.50		µg/L	EPA 8260B	1.0	0.50	02/16/21	JEN
Vinyl Chloride	<0.50		µg/L	EPA 8260B	1.0	0.50	02/16/21	JEN
m,p-Xylenes	<1.0		µg/L	EPA 8260B	1.0	1.0	02/16/21	JEN
o-Xylene	<0.50		µg/L	EPA 8260B	1.0	0.50	02/16/21	JEN
[VOC Surrogates]								
Dibromofluoromethane	97		%REC	EPA 8260B		70-130	02/16/21	JEN
Toluene-D8	106		%REC	EPA 8260B		70-130	02/16/21	JEN
Bromofluorobenzene	91		%REC	EPA 8260B		70-130	02/16/21	JEN

Respectfully Submitted: Ken Zheng

Ken Zheng - Lab Director

QUALIFIERS

B = Detected in the associated Method Blank at a concentration above the routine RL.
B1 = BOD dilution water is over specifications . The reported result may be biased high.
D = Surrogate recoveries are not calculated due to sample dilution.
E = Estimated value; Value exceeds calibration level of instrument.
H = Analyte was prepared and/or analyzed outside of the analytical method holding time
I = Matrix Interference.
J = Analyte concentration detected between RL and MDL.
Q = One or more quality control criteria did not meet specifications. See Comments for further explanation.
S = Customer provided specification limit exceeded.

ABBREVIATIONS

DF = Dilution Factor
RL = Reporting Limit, Adjusted by DF
MDL = Method Detection Limit, Adjusted by DF
Qual = Qualifier
Tech = Technician

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As regulatory limits change frequently, A & R Laboratories advises the recipient of this report to confirm such limits with the appropriate federal, state, or local authorities before acting in reliance on the regulatory limits provided.

For any feedback concerning our services, please contact Jenny Jiang, Project Manager at 951.779.0310. You may also contact Ken Zheng, President at office@arlaboratories.com.

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QUALITY CONTROL DATA REPORT

2102-00123

PLACEWORKS
ONTARIO, CA 91764

Date Reported	**02/22/2021**
Date Received	**02/12/2021**
Date Sampled	**02/12/2021**
Invoice No.	**91009**
Customer #	**P135**
Customer P.O.	**PDI-04**

Project: ROYAL VISTA GOLF CLUB, WALNUT, CA

Method # EPA 8015M
QC Reference # 94503 **Date Analyzed:** 2/17/2021 **Technician:** JEN
Samples 001

Results

	LCS %REC	LCS %DUP	LCS %RPD
C13-C22	103	101	2

Control Ranges

LCS %REC	LCS %RPD
70 - 130	0 - 25

Method # EPA 8081A
QC Reference # 94509 **Date Analyzed:** 2/16/2021 **Technician:** JEN
Samples 001

Results

	LCS %REC	LCS %DUP	LCS %RPD
4,4'-DDT	107	97	10
Aldrin	101	98	3
Dieldrin	89	89	0
Endrin	124	117	7
gamma-BHC	119	116	3
Heptachlor	92	90	2

Control Ranges

LCS %REC	LCS %RPD
50 - 130	0 - 30
50 - 140	0 - 30
70 - 130	0 - 30
70 - 150	0 - 30
50 - 150	0 - 30
50 - 150	0 - 30

Method # EPA 8081A/8082
QC Reference # 94509 **Date Analyzed:** 2/16/2021 **Technician:** JEN
Samples 001

No QC recoveries reported.

Method # EPA 8260B
QC Reference # 94537 **Date Analyzed:** 2/16/2021 **Technician:** JEN
Samples 001

Results

	LCS %REC
1,1-Dichloroethene	107
Benzene	103
Chlorobenzene	94
Toluene	94
Trichloroethene	99

Control Ranges

LCS %REC
50 - 150
50 - 150
50 - 150
50 - 150
50 - 150

Method # LUFT GC/MS
QC Reference # 94538 **Date Analyzed:** 2/16/2021 **Technician:** JEN
Samples 001

Results

	LCS %REC	LCS %DUP	LCS %RPD
C4-C12	121	127	6

Control Ranges

LCS %REC	LCS %RPD
70 - 130	0 - 25

No method blank results were above reporting limit

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QUALITY CONTROL DATA REPORT

2102-00123

PLACEWORKS

Date Reported **02/22/2021**
Date Received **02/12/2021**
Date Sampled **02/12/2021**

Project: ROYAL VISTA GOLF CLUB, WALNUT, CA

Respectfully Submitted: Ken Zheng

Ken Zheng - President

For any feedback concerning our services, please contact Jenny Jiang, Project Manager at 951.779.0310. You may also contact Ken Zheng, President at office@arlaboratories.com.

ARL

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CHAIN OF CUSTODY

A & R Work Order #: 2102-00123

Page 1 of 1

Client Name: PLACEWORKS
E-mail: DCLENDENING@PLACEWORKS.COM
Address: 2850 INLAND EMPIRE BLVD ONTARIO CA 91764
Report Attention: Denise | Phone # / Fax #: 909 989 4449 | Sampled By: M. Watson
Project No./ Name: PDI-04 | Project Site: ROYAL VISTA GOLF CLUB WALNUT, CA

☒ Chilled
☒ Intact
☐ Seal

Turn Around Time Requested
☐ Rush 8 12 24 48 Hours
☒ Normal

Lab # (Lab use)	Client Sample ID	Sample Collection Date	Sample Collection Time	Matrix Type	Sample Preserve	No., type* & size of container	EPA8260B (VOCs & Oxygenates)	EPA8260B(BTEX & Oxygenates)	LUFT / 8015 (Gasoline)	LUFT / 8015 (Diesel)	EPA8081A (Organochlorine Pesticides)	EPA 8082 (PCBs)	EPA 8015M (Carbon Chain C4-C40)	EPA 6010B/7000 (CAM 17 Metals)	Micro: Plate Cnt., Coliform, E-Coli	Remarks
1	GW-1	2/12/21	1245	Ground Water	ICE	3 VOAs 1 amber	X				X		X			

Relinquished By	Company	Date	Time	Received By	Company	Date	Time
[signature]	PLACEWORKS	2/12/21	1530	[signature]	ARL	2/12/21	15:30
Relinquished By	Company	Date	Time	Received By	Company	Date	Time

Note: Samples are discarded 30 days after results are reported unless other arrangements are made.

Matrix Code: DW=Drinking Water; GW=Ground Water; WW=Waste Water; SD=Solid Waste; SL=Sludge; SS=Soil/Sediment; AR=Air; PP=Pure Product

Preservative Code: IC=Ice; HC=HCl; HN=HNO_3; SH=NaOH; ST=$Na_2S_2O_3$; HS=H_2SO_4

* Sample Container Types: T=Tedlar Air Bag; G=Glass Container; ST= Steel Tube; B= Brass Tube; P=Plastic Bottle; V=VOA Vial; E= EnCore

ARL

Sample Acceptance Checklist

CLIENT: Placeworks WORK ORDER NUMBER: 2102-00123

Temperature:(Criteria:0.0°C-6.0°C)

Sample Temp.(w/CF) °C(w/CF) 3.7°C

☐ Sample(s) outside temprature criteria: PM contacted by :

☐ Sample(s) outside temprature criteria, but received on ice/chilled on same day of sampling.

☐ Sample(s) received at ambient temprature; placed on ice for transport by courier.

Ambient Temprature ☐ Air ☐ Filter

CUSTODY SEAL:

Cooler	☐	Present and Intact	☐	Present and Not Intact	✓	Not Present
Sample(s)	☐	Present and Intact	☐	Present and Not Intact	✓	Not Present

Sample Condition:	Yes	No	N/A
Was a COC received	✓		
Were sample IDs present?	✓		
Were sampling dates & times present?	✓		
Was a relingquished signature present?	✓		
Were the tests required clearly indicated?	✓		
Were all samples sealed in plastic bags?		✓	
Did all bottle labels agree with COC? (ID, dates and times)	✓		
Were correct containers used for the tests required?	✓		
Was a sufficient amount of samples sent for tests indicated?	✓		
Was there headspace in VOA vials?		✓	
Were the containers labeled with correct preservatives?	✓		

Explanations/Comments:

Notification:

For discrepancies, how was the Project Manager notified? Verbal

Verbal: PM Initials: _____ Data/Time: _____

Email: Send to: _____ Data/Time: _____

Project Manager's response:

Completed By: _____ Date: 2.12.21

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