Appendix I.2

Addendum to Phase I Environmental Site Assessment
Partner Engineering

PARTNER
Engineering and Science, Inc.

February 9, 2024

Mr. Andrew Van Tuyle
BH Properties
11111 Santa Monica Boulevard, Suite 600
Los Angeles, California 90025

Subject: **Addendum to Phase I Environmental Site Assessment**
Vacant Land – Summary of Hydraulic Lift Removal Activities
Southwest Corner of Monroe Street and 42nd Avenue
Indio, California 92203
Partner Project No. 22-388815.2

Dear Mr. Van Tuyle:

Partner Engineering and Science, Inc. (Partner) is pleased to provide this summary of observations and results to date of hydraulic lift removal activities that occurred at the abovementioned address (the "subject property") subsequent to the Phase I Environmental Site Assessment (Phase I).

Project Background

Partner completed the November 7, 2022 Phase I for the subject property on behalf of BH Properties. Based on the site reconnaissance and information reviewed, the subject property was found to be vacant land with portions of the subject property covered with remnant concrete-slabs from former onsite structures on an approximate 173.9 acre-lot. Remnants of former developments/structures were observed on APN 610-020-001 (81291 Avenue 42) that included several concrete pads that appear to have included a former residence and storage structures associated with farming and landscaping businesses. Additional remnants of former structures were also observed at the northeast corner of APN 610-020-013 that included two distinct concrete pads that appear to be a former residence and possible storage structure associated with a rural residence and farming activity. Several agricultural irrigation standpipes were observed throughout the subject property associated with historical uses. Site developments include chain-link fencing at the south property line along the I-10 Highway and some utility installations along Monroe Street and Clinton Street.

According to available historical sources, the subject property was formerly undeveloped natural land as early as 1932 with the exception of a residence and small agricultural plot (farm site) at the southeast corner of the property; utilized primarily for agricultural purposes between circa 1948 to 2005 during which time the property was also developed with some residential structures including a house, garage, and barn through 2005; occupied for various commercial/agricultural purposes between circa 1959 to 2005 and has consisted of vacant land since circa 2009 or 2012 to the present. Tenants on the subject property were identified as single-family residential listings (1986-1991); North Indio Farm (1974-1990), West Coast Turf (2001-2005); and Quest Landscape Construction contractors (2003-2008).

During the onsite reconnaissance, Partner observed several concrete pads at 81291 Avenue 42, one of which had a circular feature resembling a possible hydraulic lift piston. Based upon a review of historical sources, it is known that this portion of the subject property was previously utilized as a machine shop and as a mechanical/auto repair area. The hydraulic piston appeared to still be physically situated within the ground below the concrete pad. The presence of the potential below-ground hydraulic lift piston is considered a REC due to the possibility of unidentified releases to the subsurface in this location.

As a result of this finding, Partner recommended the following:

- The identified hydraulic lift should be removed under proper oversight, noting sampling to confirm the presence or absence of subsurface impacts may be warranted.

The current property owner, B.H. Indio Land, LLC, agreed to conduct this activity of hydraulic lift removal with Partner oversight as discussed below.

Scope of Work / Field Activities

Piston Removal Activities

On October 30, 2023, Partner obtained a temporary EPA ID (CAC003258673) on behalf of BH Properties to prepare for the hydraulic lift removal, previously mentioned and identified as a REC. The EPA ID is for waste manifest tracking purposes, which were later signed by BH Properties for authorization on November 9 2023.

On November 27, 2023, Partner oversaw the geophysical survey to investigate the existing concrete padded areas for any USTs or subsurface obstructions along with the hydraulic lift area. Besides the hydraulic lift, one anomaly was identified approximately 3-4 feet below ground surface (bgs) at a concrete pad located to the north-northeast of the hydraulic lift, with multiple capped/concrete filled pipes within the concrete pad surrounding the anomaly. Additionally, Partner oversaw the removal of the hydraulic piston as well as the excavation of the surrounding soils. Confirmation samples were collected from the excavation sidewalls, bottom, and stockpiles that included six soil samples analyzed for Total Petroleum Hydrocarbons (TPH), metals, volatile organic compounds (VOCs), semi-volatile organic compounds (SVOCs) and polychlorinated biphenyls (PCBs) depending on the location. The samples were transported in an iced cooler under chain-of-custody protocol to Jones Environmental, Inc. in Santa Fe Springs, California for analysis. The laboratory is state-certified under the Environmental Laboratory Accreditation Program (ELAP).

The hydraulic lift was successfully removed and destroyed offsite.

On January 4, 2024, Partner oversaw the backfilling of the hydraulic lift excavation pit with native soil and compacted along with the investigation and excavation of the anomaly area. The anomaly area was excavated and a plastic pipe encased in cement with rebar was discovered. No UST or other large obstructions were encountered. The anomaly was backfilled to grade and the equipment demobilized from the site. Field photographs are provided in the appendices.

Analytical Results

None of the analyzed soil samples contained detectable concentrations of TPH, VOCs, SVOCs or PCBs above their respective laboratory Reporting Limits (RLs). The laboratory RLs were below applicable screening levels.

Although some metals were detected in the SPPiston sample, none were at levels of concern or exceeded residential or commercial regional screening levels or were above typical background levels.

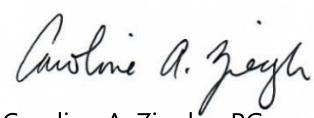
Conclusions

Partner performed oversight of the hydraulic lift removal activities to evaluate the presence or absence of subsurface impacts in the vicinity of the hydraulic lift identified as a REC in the November 2022 Phase I report. Based on the results of these field activities including removal and confirmation soil samples, with no evidence of a release, in the vicinity of the hydraulic lift, Partner anticipates no further assessment will be warranted for the hydraulic lift.

We appreciate the opportunity to provide these services. If you have any questions concerning this report, or if we can assist you in any other matter, please contact Misty Ponce at (818) 337-1203.

Sincerely,

Partner Engineering and Science, Inc.



Caroline A. Ziegler, PG
Senior Project Manager

Misty Ponce
Principal

Enclosed Attachments:

- Figure 1: Site Plan
- Appendix A: Hydraulic Lift Destruction Letter
- Appendix B: Geophysical Survey
- Appendix C: Hydraulic Lift Field Work Report
- Appendix D: Anomaly Field Work Report
- Appendix E: Manifests and COCs
- Appendix F: Laboratory Analysis

APPENDICES

PARTNER

CERTIFICATE OF DESTRUCTION

NIETO AND SONS TRUCKING, INC.
1281 BREA CANYON ROAD
BREA, CA 92821
(714) 990-6855

JOB SITE : **81291 Avenue 42**
Indio, CA 92203

DESCRIPTION : ***1 – Hoist***

HOIST HAS BEEN SCRAPPED,
CRUSHED AND DESTROYED
AT THE
SA RECYCLING
13200 EAST FRONTERA STREET
ANAHEIM, CA 92806

SIGNATURE : _____
BY : DAVE NIETO – NIETO AND SONS TRUCKING, INC.
DATE : 11 / 28 / 23

Please print or type.

Form Approved. OMB No. 2050-0039

UNIFORM HAZARDOUS WASTE MANIFEST	1. Generator ID Number	2. Page 1 of	3. Emergency Response Phone	4. Manifest Tracking Number
	CAC003258673	1	(714) 990-6855	017544977 FLE

GENERATOR

5. Generator's Name and Mailing Address
BH Indio Land, LLC
11111 Santa Monica Blvd.
Los Angeles, CA 90025
Generator's Phone: (310) 820-8888

Generator's Site Address (if different than mailing address)
BH Properties
LAT/LONG_USED
Indio, CA 92203

6. Transporter 1 Company Name: Nieto and Sons Trucking, Inc.
U.S. EPA ID Number: CAT080016116

7. Transporter 2 Company Name:
U.S. EPA ID Number:

8. Designated Facility Name and Site Address
World Oil Recycling
2000 N. Alameda Street
Compton, CA 90222
Facility's Phone: (310) 537-7100
U.S. EPA ID Number: CAT080013352

9a. HM	9b. U.S. DOT Description (including Proper Shipping Name, Hazard Class, ID Number, and Packing Group (if any))	10. Containers No.	10. Containers Type	11. Total Quantity	12. Unit Wt./Vol.	13. Waste Codes
X	1. UN1203, Gasoline Mixture, 3, PG II	001	TT	40	G	133
	2.					
	3.					
	4.					

14. Special Handling Instructions and Additional Information
Wear All Appropriate Protective Clothing
ERG #128

15. GENERATOR'S/OFFEROR'S CERTIFICATION: I hereby declare that the contents of this consignment are fully and accurately described above by the proper shipping name, and are classified, packaged, marked and labeled/placarded, and are in all respects in proper condition for transport according to applicable international and national governmental regulations. If export shipment and I am the Primary Exporter, I certify that the contents of this consignment conform to the terms of the attached EPA Acknowledgment of Consent.
I certify that the waste minimization statement identified in 40 CFR 262.27(a) (if I am a large quantity generator) or (b) (if I am a small quantity generator) is true.

Generator's/Offeror's Printed/Typed Name: x Brenda Hernandez
Signature: x
Month: 11 Day: 8 Year: 23

INT'L

16. International Shipments ☐ Import to U.S. ☐ Export from U.S. Port of entry/exit:
Transporter signature (for exports only): Date leaving U.S.:

TRANSPORTER

17. Transporter Acknowledgment of Receipt of Materials

Transporter 1 Printed/Typed Name: x
Signature: x
Month: 11 Day: 17 Year: 23

Transporter 2 Printed/Typed Name:
Signature:
Month: Day: Year:

DESIGNATED FACILITY

18. Discrepancy

18a. Discrepancy Indication Space ☐ Quantity ☐ Type ☐ Residue ☐ Partial Rejection ☐ Full Rejection

Manifest Reference Number:

18b. Alternate Facility (or Generator)
U.S. EPA ID Number:
Facility's Phone:

18c. Signature of Alternate Facility (or Generator)
Month: Day: Year:

19. Hazardous Waste Report Management Method Codes (i.e., codes for hazardous waste treatment, disposal, and recycling systems)

1.	2.	3.	4.
H039			

20. Designated Facility Owner or Operator: Certification of receipt of hazardous materials covered by the manifest except as noted in Item 18a

Printed/Typed Name: Manuel Machado
Signature:
Month: 12 Day: 07 Year: 23

EPA Form 8700-22 (Rev. 12-17) Previous editions are obsolete.

DESIGNATED FACILITY TO EPA's e-MANIFEST SYSTEM

SUBSURFACE INVESTIGATION TO LOCATE UNDERGROUND UTILITIES

COMMERCIAL PROPERTY
AVENUE 42 & CLINTON ST.
INDIO, CA

PREPARED BY: SOCAL LOCATORS (SCL)
14050 CHERRY AVE, SUITE R-172FONTANA, CA 92337
T: (909) 900-6504 / E: rick.socallocators@gmail.com

SCL PROJECT #: 123-3254
FIELD TECHNICIAN: JULIO RODRIGUEZ
FIELD INVESTIGATION PERFORMED: November 27, 2023
REPORT PREPARED: December 4, 2023

PREPARED FOR:
PARTNER ENGINEERING AND SCIENCE
24 EXECUTIVE PARK, SUITE 100
IRVINE, CA 92614
ATT: CHRIS CARSON
E: ccarson@partneresi.com
PO #22-388815

14050 Cherry Ave., Suite R-172
Fontana, California 92337
Phone: (909) 900-6504
rick.socallocators@gmail.com

December 4, 2023

Chris Carson
PARTNER ENGINEERING AND SCIENCE
24 Executive Park, Suite 100
Irvine, CA 92614
PO #22-388815

Subject: **SUBSURFACE INVESTIGATION**
Commercial Property

Dear Chris,

With your request and authorization, SoCal Locators has prepared this "Subsurface Investigation Report" for the commercial property, located at Avenue 42 & Clinton St., Indio, CA. The enclosed report presents our findings and conclusions regarding the utility locations.

Thank you for allowing "SCL" the opportunity to assist you with this project. Please do not hesitate to contact me at (909) 900-6504, should you have any questions or need additional information.

Best regards,

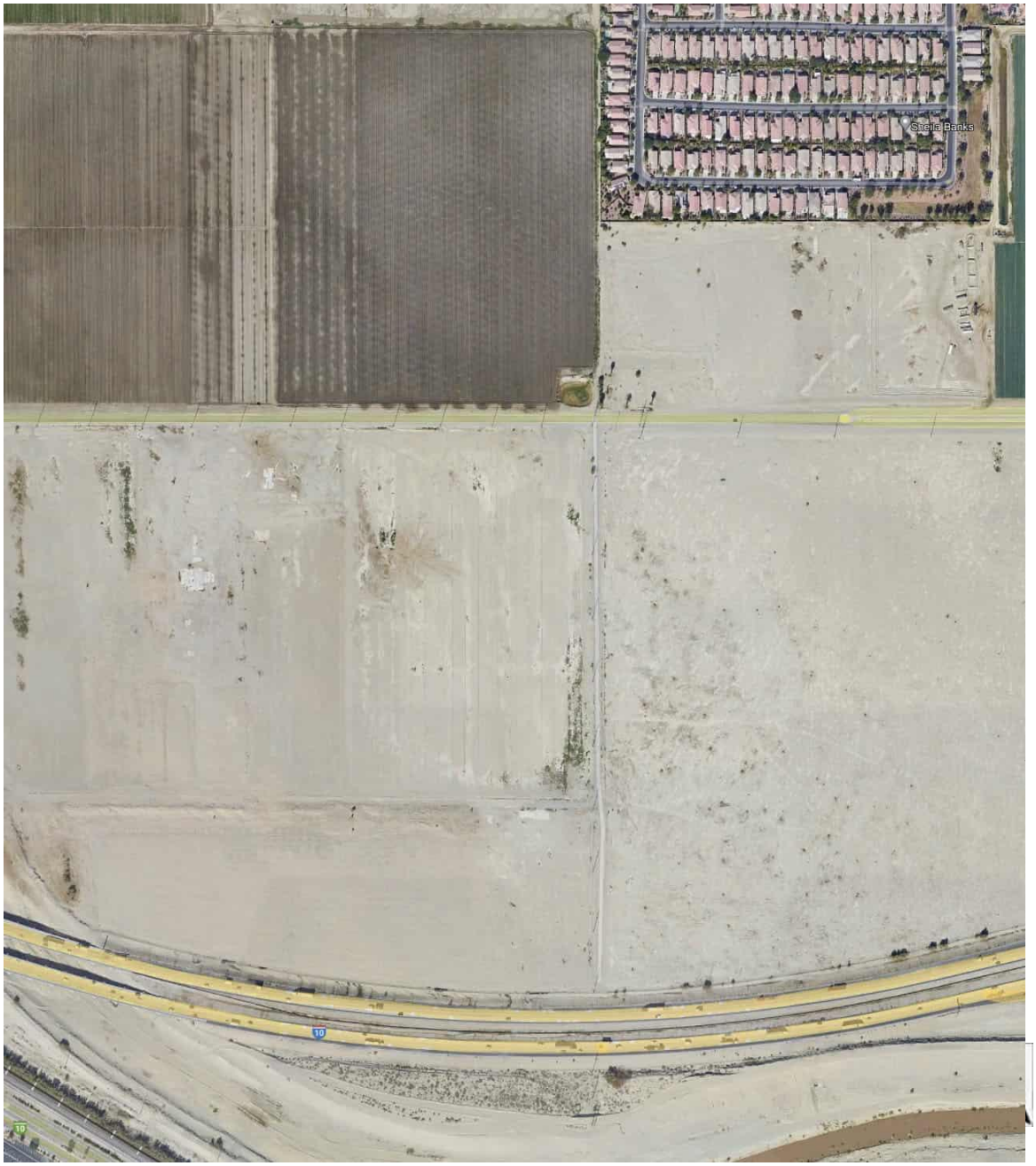
Rick Huerta
rick@socallocators@gmail.com
909.900.6504

14050 Cherry Ave., Suite R-172
Fontana, California 92337
Phone: (909) 900-6504
rick.socallocators@gmail.com

1. SITE LOCATION AND DESCRIPTION

The subject site is located at Avenue 42 and Clinton St. in the city of Indio, CA. This property is surrounded by open space.

Figure 1. Subject Site



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Phone: (909) 900-6504
rick.socallocators@gmail.com

2. PURPOSE AND SCOPE

SoCal Locators to perform a "Subsurface Investigation", using electromagnetic and ground penetrating radar (GPR) equipment in an attempt to evaluate if there USTs or any other subsurface obstructions in concrete areas. Located utilities are to be delineated with APWA color coded marking paint. Found anomalies with GPR will be delineated using white APWA marking paint.

Figure 2. Site/Areas of Interest

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3. THE PROCESS

Our process began with the "Electro-Magnetic" locating equipment to identify pipes or utilities throughout the work scoped areas. We swept all areas with the RD receiver to detect live power or radio frequency signals followed by connecting to any visible riser(s) or tracer wire(s) that may be in the area(s) provided that there is an exposed metallic surface(s). Locations are then marked and delineated with APWA marking paints and or flags on the surface. Depths cannot always be provided or accurate due to various types of soils.

Initial "Ground Penetrating Radar (GPR)" scans were then collected, data was evaluated and equipment was calibrated to ensure finding were confirmed and accurate. Based on these findings, a scanning strategy is formed, typically consisting of scanning the entire area in a grid with 5’ - 10’ scan spacings to locate any potential utilities and "Underground Storage Tanks (UST's)" that were not found with the pipe locator. The GPR data is interpreted in real time and anomalies in the data are located and marked on the surface using spray paint, flags, etc.,. Depths are dependent on the dielectric of the materials being scanned so depth accuracy can vary throughout a site.

4. EQUIPMENT

The GSSI UtilityScan SIR 3000 Ground Penetrating Radar unit with 400MHz antenna sends a dielectric signal into the earth, which registers with the density of the soil that it is penetrating. Any other material of varied density will either speed up the signal creating an inverted hyperbola or slow it down leaving a hyperbola trail. This is similar to a rock in a creek. The water bends around the rock leaving a tail wake. The GPR signal is not bending; however, it is sending back a continuous signal of the curvature of the anomaly or buried feature it encounters.

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GPR findings are not always accurate due to certain site conditions such as soil lithology, moisture, and soil make-up. These can limit the depth to which the GPR antenna can penetrate to locate buried features.

The RD8100 Electro-Magnetic Transmitter & Receiver has Inductive & Conductive capability to locate buried conductive underground utilities, such as copper, steel and galvanized metal water pipes, electrical lines, power lines, tele-communication lines, metal and steel gas lines, and metal and steel pipelines. The RD8100 features include multiple active frequencies to delineate actively the depth and location of the target utility or pipe. The RD8100 receiver has a peak and null gain feature that pinpoints the target utility or pipe in congested areas. The audible signal to noise feature makes it easy for the locating technician to determine accurately the location of a directly connected utility or pipe by sound.

According to Radio Detection, the specifications of the RD8100 include...
Sensitivity: 6E-15 Tesla 5µA at 1 meter (33kHz)Dynamic range: 140dB rms/√Hz
Selectivity: 120dB/Hz
Depth measurement precision: ± 3%Locate accuracy: ± 5% of depth

The Jameson Duct Hunter 300 Traceable Rodder uses the RD8100 transmitter to energize the rod which is pushed into underground pipe to emit signal that is picked up by the RD8100 receiver above ground. This allows an entire buried utility pipe to be traced and marked continuously from above ground by one man without digging. The rod’s ferrule attaches to a 512 MHz sonde, roller guide, or pulling eye. 5/16" diameter rod has 6" bend radius and is recommended for 2"- 4"conduit.

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The Schonstedt GA-52Cx Magnetic Locator detects iron and steel objects underground, such as USTs, buried oil wells and buried metal monitoring well lids. The Schonstedt GA-52Cx Magnetometer provides audio detection signals with frequencies that vary with gradient field intensity. The signals peak in frequency when the locator tip is held directly over the target.

5. LIMITATIONS

Please keep in mind that there are limitations to any subsurface investigation. The equipment may not achieve maximum effectiveness due to soil conditions, above ground obstructions, reinforced concrete, and a variety of other factors. No subsurface investigation or equipment can provide a complete image of what lies below. Our results should always be used in conjunction with as many methods as possible including consulting existing plans and drawings, exploratory excavation or potholing, visual inspection of above ground features, and utilization of services as One Call/811.

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6. FINDINGS

Our technician performed a subsurface investigation using Electro Magnetics and GPR to locate all known utilities in the provided project area to evaluate if there are USTs or any other subsurface obstructions in concrete areas. All found utilities were delineated using APWA color coded marking paint. All found anomalies using GPR were delineated using white marking paint.

Evaluated a total of (12) concrete pads. Also evaluated (1) concrete pad outside designated scope. Informed Mya about find and ran GPR.

Figure 3. – Area scanned

14050 Cherry Ave., Suite R-172
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Captured Pictures

Photo 1

Photo 2

Photo 3

Photo 4

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Captured Pictures

Photo 5

Photo 6

Photo 7

Photo 8

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Captured Pictures

Photo 9

Photo 10

Photo 11

Photo 12

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Captured Pictures

Photo 13

Photo 14

Photo 15

Photo 16

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Captured Pictures

Photo 17

Photo 18

Photo 19

Photo 20

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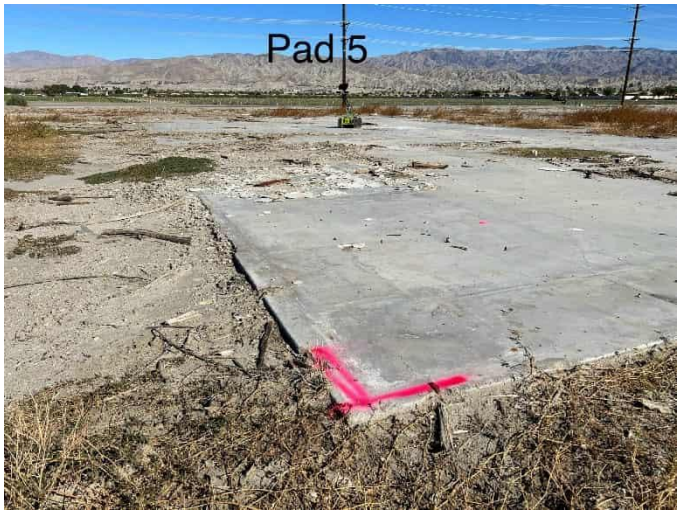
Captured Pictures

Photo 21

Photo 22

Photo 23

Photo 24



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Captured Pictures

Photo 25

Photo 26

Photo 27

Photo 28

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Captured Pictures

Photo 29

Photo 30

Photo 31

Photo 32

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Captured Pictures

Photo 33

Photo 34

Photo 35

Photo 36

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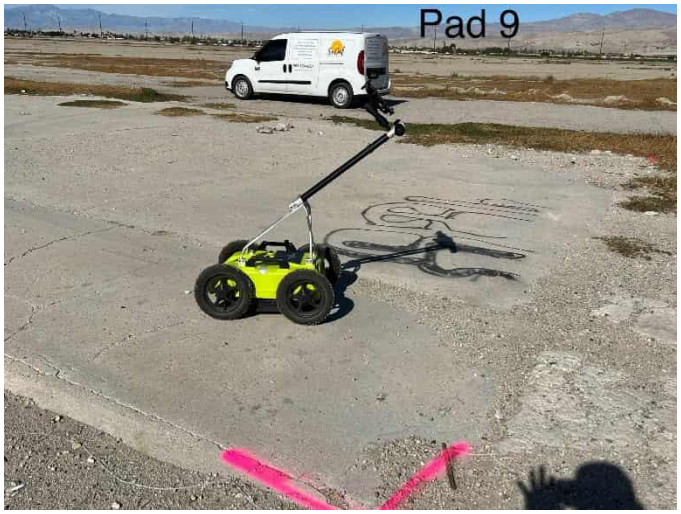
Captured Pictures

Photo 37

Photo 38

Photo 39

Photo 40



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Captured Pictures

Photo 41

Photo 42

Photo 43

Photo 44

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Captured Pictures

Photo 45

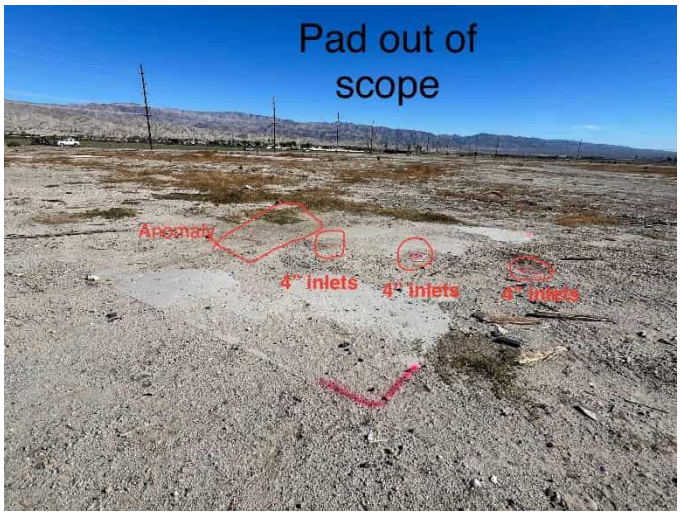


Photo 46

ENVIRONMENTAL SOLUTIONS GROUP - DAILY FIELD REPORT

Project Information

Project Number	ES22-388815
Project Task Number	ES22-388815
Client	
Project Name	Indio Land
Project Address	Indio, CA
Project Manager	Chris Carson
Project Assessor	Mya Maragay and Ben Shine

On-Site Information

Date	November 27, 2023
Client or Contractor Staff On-Site	StrongArm Nieto and Sons SoCal Locators
Contractor Activities/Equipment On-Site	StrongArm - Break concrete surrounding hydraulic piston, remove piston, excavate surround area to grab samples from sidewalls and bottom, secure excavation area with fence Nieto and Sons - Vacuum out any remaining hydraulic fluid inside the pump, take sample of hydraulic fluid for analysis, haul hydraulic piston for off-site disposal SoCal Locators - Scan concrete pads on the property for any utilities or anomalies, scan area around piston
Partner Staff On-Site	Mya Maragay and Ben Shine
Partner Equipment On-Site	PID

Photo Document of General On-Site Activities (1 Item)

Photo Document of General On-Site Activities - 1.

Sample Coordinates: 33.70235830512954, -117.76886281891123

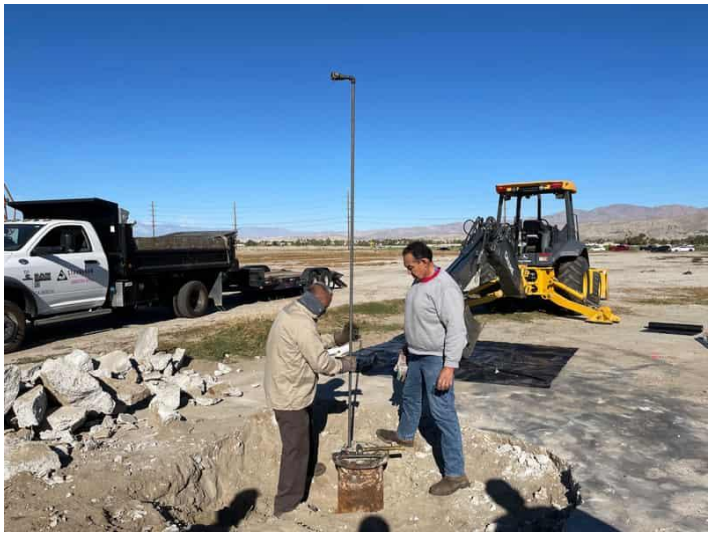
Photos









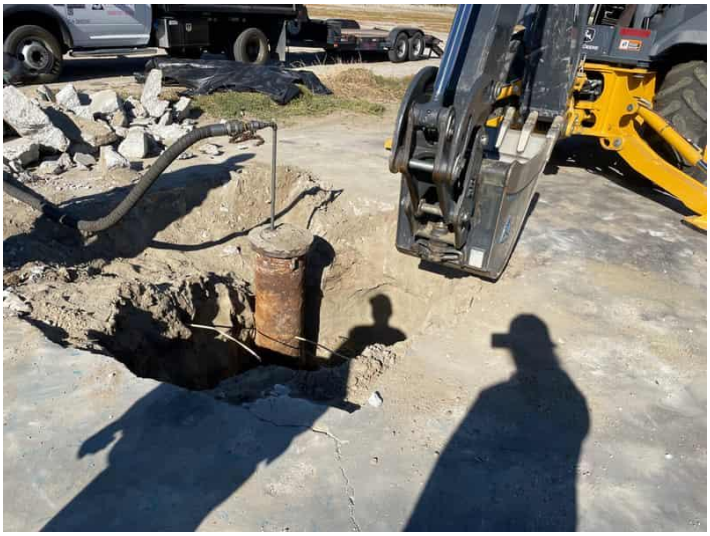








STRONGARM




DEERE


Ave 42
Ave 42
Ave 42
Ave 42
Piston location









Photo Description	

Partner Activities & Observations

Areas of Work Being Observed:	Hydraulic piston and concrete pads throughout site

Observation Details:	06:40 - Arrive on site, hold health and safety meeting with StrongArm and SoCal Locators and Ben. Have site walk through and go over general expectations for the day 07:10 - SoCal locators begins scanning concrete pad where the hydraulic piston is located. StrongArm unloads equipment and one leaves to buy spark plugs for saw cutter - One unknown utility is found to the north of the hydraulic piston 08:10 - StrongArm is cleared to begin breaking concrete around piston. SoCal Locators moved to scan other concrete pads south of piston 08:25 - Finish breaking concrete around piston, lay out plastic, and begin excavating soil (under 1166 monitoring) - Excavated a pipe that had no oil (StrongArm assumes that the lift was pressurized) 08:35 - Stop excavating because the excavator began leaking hydraulic fluid - laid out plastic beneath excavator to catch any liquid - Called repair company to come out and fix the leaking piece 09:25 - Nieto and Son's arrive on site — punched a hole in the top of the piston to pump out accessible fluid - Took a sample of the fluid to test for PCBs 09:48 - Attach vacuum truck to piston. Going to pump about 90% of the fluid out before removing the lift to reduce spillage during the removal - Repair man on site 09:35 - Excavator repaired and being excavating around the piston 10:15 - SoCal locators found an additional concrete pad on the northeast portion of the property 10:35 - Removed piston and continued to pump fluid horizontally - Removed a portion of the bottom wall (~1.5') to remove residual fluid from the interior of the piston - Piston length: 8 feet 11:10 - Resume excavation work to collect samples - Piston is drained and loaded onto a flatbed truck - Nieto and Son's signs manifests 11:35 - Finish collecting samples and begin to clean up site 12:35 - Fence placed around excavation, stockpile covered in plastic, concrete loaded onto StrongArm truck for local off-site disposal 01:15 - Demob
Monitoring Conducted & Results:	Refer to 1166 sheet.
Location Details:	Refer to site location map.

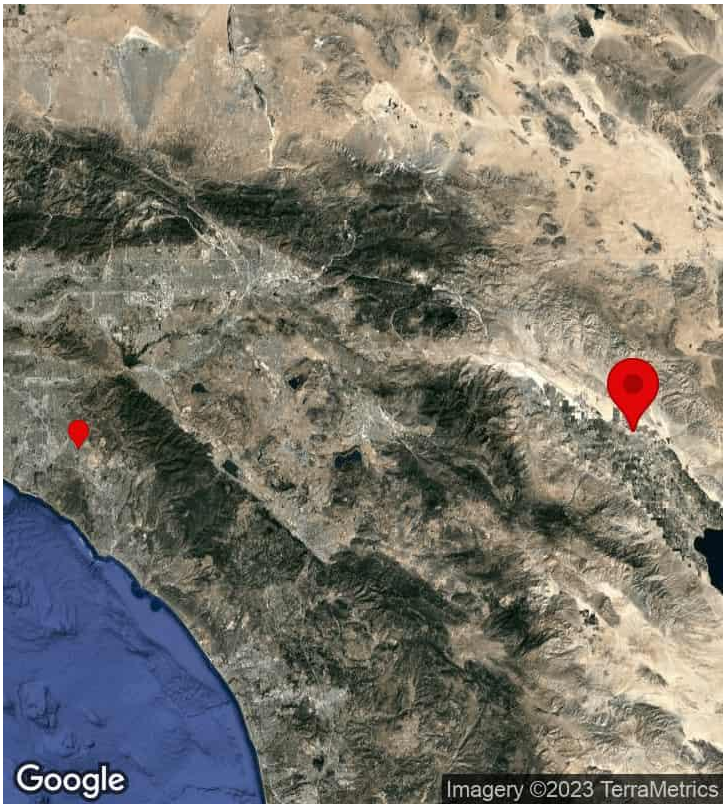
Follow-Up Activities

Follow-Up Activities Needed?	Yes
Follow-Up Activities Description	- Backfill of excavation and removal of fence

Staff Information

Staff / Hours Table

Samples



Samples Collected

Chain of Custody

Chain of Custody (Photo)

ENVIRONMENTAL SOLUTIONS GROUP - DAILY FIELD REPORT

Project Information

Project Number	ES22-388815
Project Task Number	ES22-388815, 2 - Field Sampling and Oversight
Client	BH Properties
Project Name	Indio Land
Project Address	Monroe and 42 Avenue, Indio, California 92203
Project Manager	Chris Carson
Project Assessor	Benjamin Shein

On-Site Information

Date	January 4, 2024
Client or Contractor Staff On-Site	Strongarm
Contractor Activities/Equipment On-Site	Excavation and Backfilling/Bobcat S590 & Mini Excavator, Portable Generator, Water Tank, Hose, Shovels, Broom, Pump
Partner Staff On-Site	Benjamin Shein
Partner Equipment On-Site	None

Photo Document of General On-Site Activities (13 Items)

Photo Document of General On-Site Activities - 1. Piston Removal Site Pre-Backfill Activities

Photos






Photo Description	Piston Removal Site Pre-Backfill Activities

Photo Document of General On-Site Activities - 2. Piston Excavation Pit and Soil Pre-Backfill Activities

Photos





Photo Description	Piston Excavation Pit and Soil Pre-Backfill Activities

Photo Document of General On-Site Activities - 3. Piston Excavation Pit Backfill and Compacting Activities

Photos


Bobcat












Bobcat
E32

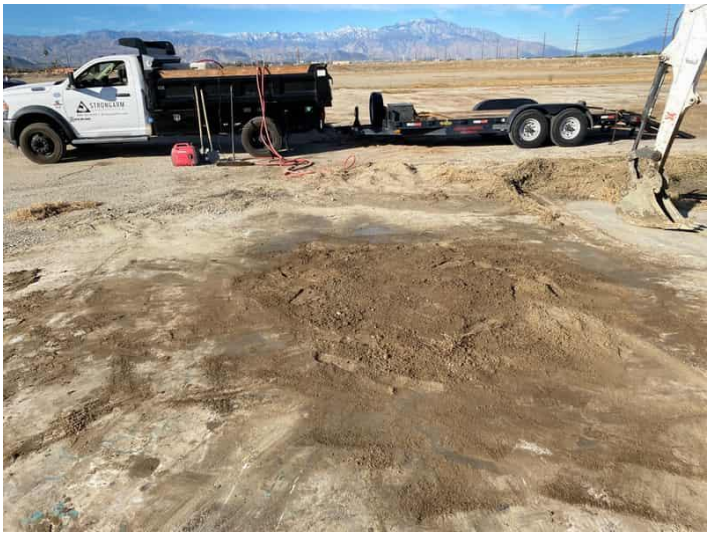


Photo Description	Piston Excavation Pit Backfill and Compacting Activities

Photo Document of General On-Site Activities - 4. Final View of Piston Excavation Pit Post-Backfill and Compact

Photos





Photo Description	Final View of Piston Excavation Pit Post-Backfill and Compact

Photo Document of General On-Site Activities - 5. Anomaly Site Pre-Excavation Activities

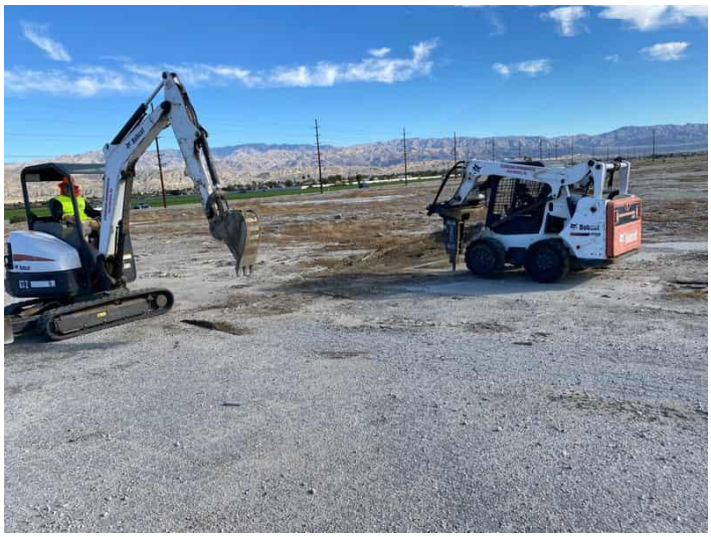
Photos

Photo Description	Anomaly Site Pre-Excavation Activities

Photo Document of General On-Site Activities - 6. Anomaly Site Excavation Activities

Photos







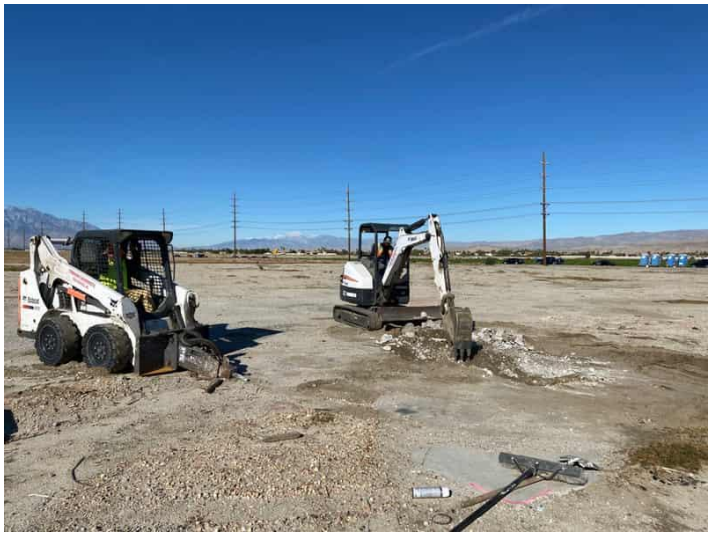



Photo Description	Anomaly Site Excavation Activities

Photo Document of General On-Site Activities - 7. Anomaly Post-Excavation

Photos





Photo Description	Anomaly Post-Excavation

Photo Document of General On-Site Activities - 8. Anomaly discovered inside Excavation Pit

Photos

Photo Description	Anomaly discovered inside Excavation Pit

Photo Document of General On-Site Activities - 9. Anomaly Site Backfill and Compacting Activities

Photos


Bobcat


Bobcat


Bobcat


Bobcat


Bobcat

Photo Description	Anomaly Site Backfill and Compacting Activities

Photo Document of General On-Site Activities - 10. Anomaly Site Post-Backfill and Compacting Activities

Photos

Photo Description	Anomaly Site Post-Backfill and Compacting Activities

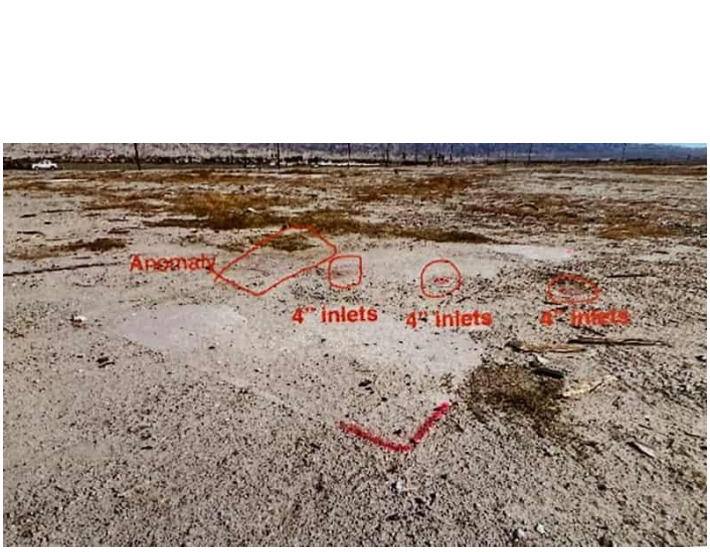
Photo Document of General On-Site Activities - 11. On-Site Field Equipment

Photos

Photo Description	On-Site Field Equipment

Photo Document of General On-Site Activities - 12. Site Plan(s)

Photos



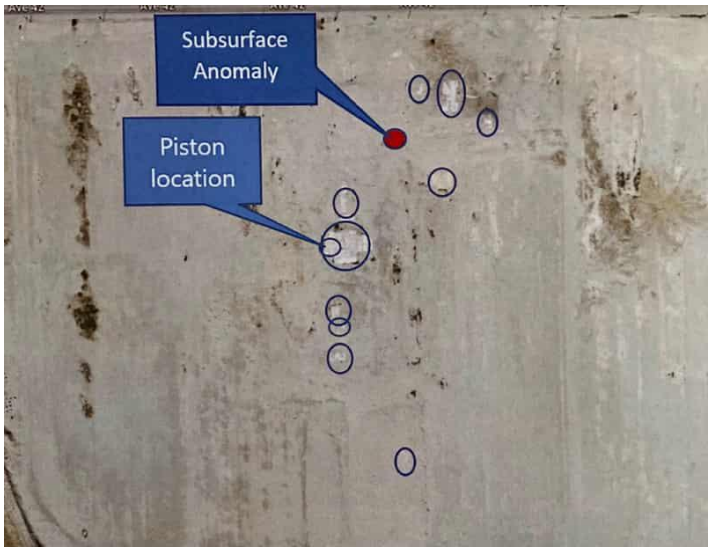
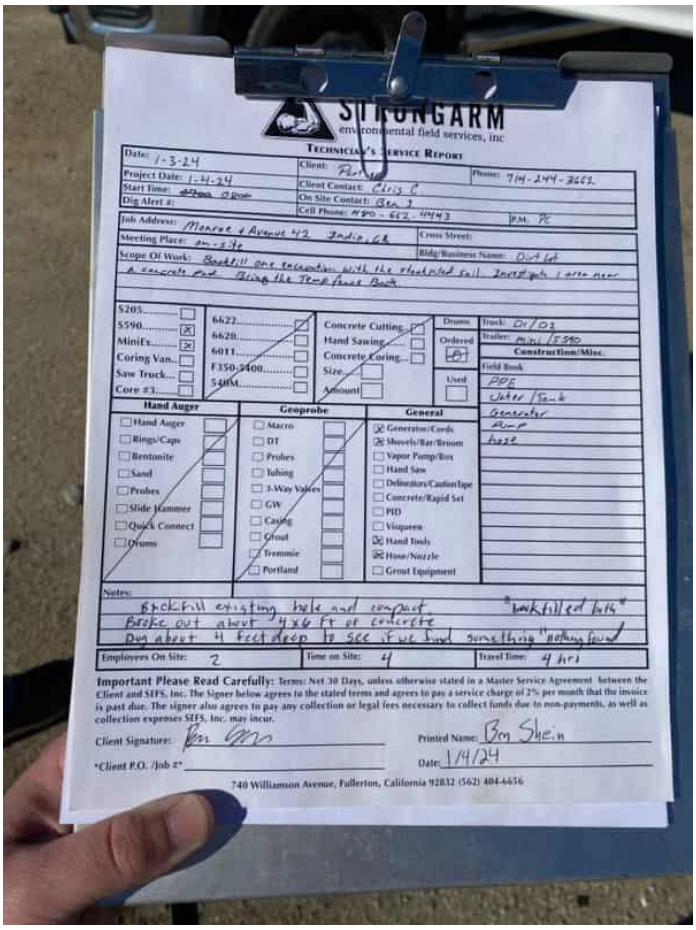


Photo Description	Site Plan(s)

Photo Document of General On-Site Activities - 13. Additional Documentation

Photos



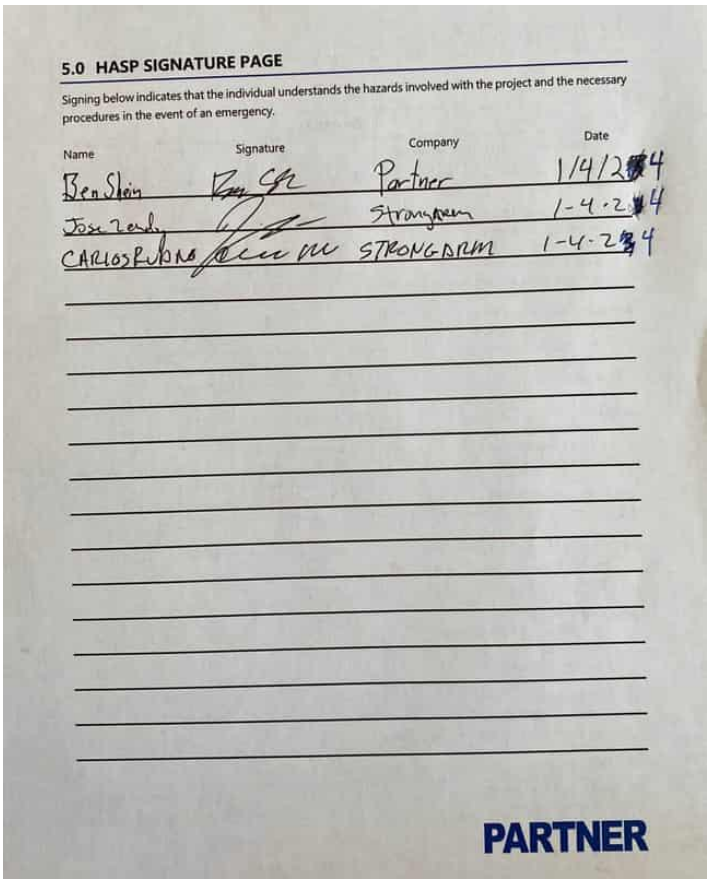


Photo Description	Additional Documentation

Partner Activities & Observations

Areas of Work Being Observed:	Piston Removal and Anomaly Sites

Observation Details:	7:55 AM- Arrived on-site. Strongarm was present prior to arrival) 8:03 AM- Gave HASP talk and reviewed scope of assessment/field work 8:08 AM- Strongarm begins unloading and setting up equipment 8:20 AM- Fence from piston excavation gets taken down and excavated soil gets uncovered/prepared for backfill activities 8:32 AM- Strongarm began watering Piston Excavation Pit and Excavated Soil 8:35 AM- Strongarm began backfilling activities. 1) water down soils 2) grab some soil from stockpile and dump into pit 3) compact soil with bobcat equipment arms 4) repeat until Piston Excavation Pit was full 9:26 AM- Strongarm completed backfilling of the Piston Excavation Pit and began compacting activities by driving over the filled pit eight times 9:28 AM- Compacting activities were finished and walked over to Anomaly site to observe and determine location 9:35 AM- Walked back to collect equipment and bring to Anomaly Site 9:40 AM- Began clearing Anomaly Site/Sweeping away soil and debris 9:49 AM- Anomaly drill site/square was outlined to prepare for drilling. Concrete layer needed to be drilled before Anomaly Site could be excavated 9:51 AM- Strongarm began drilling cement layer and created a cement stockpile adjoining to the Anomaly excavation pit 10:10 AM- Strongarm completed drilling cement layer 10:12 AM- Strongarm completed excavating cement layer and made cement stockpile 10:17 AM- Strongarm began excavating Anomaly site soil and creating a separate stockpile. Shortly after beginning excavation activities, a plastic pipe was discovered. The Soil Excavation pit was approximately 4 feet wide, 6 feet long, and 4-5 feet deep. Strongarm continued to drill below pipe and nothing was connected to pipe and beneath the pipe. 10:30 AM- The plastic pipe was removed from anomaly excavation pit. The plastic pipe was approximately 2-3 feet long and was filled with cement and rebar, encased in cement, and was found 1 feet > to 3 feet bgs. 10:36 AM- PVC Power line was discovered on western boundary of the pit. 10:42 AM- Strongarm began backfilling activities of the anomaly excavation pit. 10:50 AM- Strongarm finished backfilling activities and conducted compacting activities by driving over the pit four times. The soil from the stockpile was moved back into the Anomaly Excavation pit. The cement stockpile remained. 10:52 AM- Strongarm began cleaning up the Piston Excavation and Anomaly sites 11:06 AM- Paperwork was signed, Strongarm and Partner packed up and left the site
Monitoring Conducted & Results:	None
Location Details:	See Site Plan Photos

Follow-Up Activities

Follow-Up Activities Needed?	No

Staff Information

Staff / Hours Table (1 Item)

Staff / Hours Table - 1. Ben Shein

Staff	Ben Shein
Hours	8 (5- Travel; 3- Fieldwork)

Samples

Samples Collected

Chain of Custody

Chain of Custody (Photo)

None

JONES ENVIRONMENTAL, INC.

11007 Forest Pl.
Santa Fe Springs, CA 90670
(714) 449-9937
reports@jonesenv.com
www.jonesenv.com

Chain-of-Custody Record

Client: Partner Engineering and Science, Inc

Date: 11/27/2023

Project Name: Indio Land

Client Project #: FS22-388815

Project Address: 81291 Avenue 42, Indio, CA 92203

Email: ccarson@partneresi.com

Phone: (657) 950-5104

Report To: Chris Carson

Sampler: Mya M / Ben S.

Sample Container / Preservative Abbreviations

AS - Acetate Sleeve
SS - Stainless Steel Sleeve
BS - Brass Sleeve
G - Glass
AB - Amber Bottle
P - Plastic
SOBI - Sodium Bisulfate
MeOH - Methanol
HCl - Hydrochloric Acid
HNO3 - Nitric Acid
O - Other (See Notes)

Turnaround Time Requested:
- ☐ Immediate Attention - 200% (Advanced notice only)
- ☐ One Day TAT- 100% (Cut off time 11AM)
- ☐ Two Day TAT - 50% (Cut off time 12AM)
- ☐ Three Day TAT - 25% (Cut off time 1PM)
- ☐ Four Day TAT - 10% (Cut off time 2PM)
- X Normal - No Surcharge

Date needed by:

LAB USE ONLY

Jones Project #

Page 1 of 1

☐ EDF* - 10% Surcharge
*Global ID:

Temperature:
Cooler 1: ______ °C
Cooler 2: ______ °C
Cooler 3: ______ °C

Analysis Requested

Sample ID	Sample Collection Date	Sample Collection Time	Laboratory Sample ID	Preservative	Sample Container	Sample Matrix: Soil (S), Sludge (SL), Aqueous (A), Free Product (FP)	TPH-g/VOCs 8260B	TPH-d/mo 8015	CAM-17 Metals	SVOCs	PCBs							Number of Containers	Notes & Special Instructions
PistonB-8'	11/27/23	11:24			G	S		X		X	X							1	
PistonN-5'	|	11:27			|	|		X		X	X							1	
PistonE-6.5'	|	11:30			|	|		X		X	X							1	
PistonW-6'	|	11:33			|	|		X		X	X							1	
PistonS-1.5'	|	11:39			|	|		X		X	X							1	
SPPiston	|	11:30			|	|	X	X	X									4	Both SOBI VOAs reacted to soil + produced slight odor + fizz

Total Number of Containers: 9

Relinquished By (Signature)	Printed Name	Received By (Signature)	Printed Name
[signature]	Mya Manaday	[signature]	J. Watkins
Company: Partner ESI	Date: 11/28/23 Time:	Company: JEC	Date: 11/28 Time: 1200
Relinquished By (Signature)	Printed Name	Received By Laboratory (Signature)	Printed Name
Company	Date: Time	Company	Date Time

Client signature on this Chain of Custody form constitutes acknowledgement that the above analyses have been requested, and the information provided herein is correct and accurate.

Please print or type. Form Approved. OMB No. 2050-0039

UNIFORM HAZARDOUS WASTE MANIFEST

1. Generator ID Number	2. Page 1 of	3. Emergency Response Phone	4. Manifest Tracking Number
CAC003258673	1	(714) 990-6855	017544977 FLE

5. Generator's Name and Mailing Address
BH Indio Land, LLC
11111 Santa Monica Blvd.
Los Angeles, CA 90025
Generator's Phone: (310) 820-8888

Generator's Site Address (if different than mailing address)
BH Properties
LAT/LONG_USED
Indio, CA 92203

6. Transporter 1 Company Name: Nieto and Sons Trucking, Inc. — U.S. EPA ID Number: CAT080016116

7. Transporter 2 Company Name — U.S. EPA ID Number

8. Designated Facility Name and Site Address
World Oil Recycling
2000 N. Alameda Street
Compton, CA 90222
Facility's Phone: (310) 537-7100
U.S. EPA ID Number: CAT080013352

9a. HM	9b. U.S. DOT Description (including Proper Shipping Name, Hazard Class, ID Number, and Packing Group (if any))	10. Containers No.	10. Containers Type	11. Total Quantity	12. Unit Wt./Vol.	13. Waste Codes
X	1. UN1203, Gasoline Mixture, 3, PG II	001	TT	40	G	133
	2.					
	3.					
	4.					

14. Special Handling Instructions and Additional Information
Wear All Appropriate Protective Clothing ERG #128

15. **GENERATOR'S/OFFEROR'S CERTIFICATION:** I hereby declare that the contents of this consignment are fully and accurately described above by the proper shipping name, and are classified, packaged, marked and labeled/placarded, and are in all respects in proper condition for transport according to applicable international and national governmental regulations. If export shipment and I am the Primary Exporter, I certify that the contents of this consignment conform to the terms of the attached EPA Acknowledgment of Consent.
I certify that the waste minimization statement identified in 40 CFR 262.27(a) (if I am a large quantity generator) or (b) (if I am a small quantity generator) is true.

Generator's/Offeror's Printed/Typed Name: Brench Hernandez — Signature: [signature] — Month 11 Day [illegible] Year 23

16. International Shipments ☐ Import to U.S. ☐ Export from U.S. Port of entry/exit:
Transporter signature (for exports only): Date leaving U.S.:

17. Transporter Acknowledgment of Receipt of Materials
Transporter 1 Printed/Typed Name: [illegible] — Signature: [signature] — Month 11 Day 27 Year 23
Transporter 2 Printed/Typed Name — Signature — Month Day Year

18. Discrepancy
18a. Discrepancy Indication Space ☐ Quantity ☐ Type ☐ Residue ☐ Partial Rejection ☐ Full Rejection
Manifest Reference Number:
18b. Alternate Facility (or Generator) — U.S. EPA ID Number
Facility's Phone:
18c. Signature of Alternate Facility (or Generator) — Month Day Year

19. Hazardous Waste Report Management Method Codes (i.e., codes for hazardous waste treatment, disposal, and recycling systems)
1. 2. 3. 4.

20. Designated Facility Owner or Operator: Certification of receipt of hazardous materials covered by the manifest except as noted in Item 18a
Printed/Typed Name — Signature — Month Day Year

GENERATOR | INT'L | TRANSPORTER | DESIGNATED FACILITY

EPA Form 8700-22 (Rev. 12-17) Previous editions are obsolete. **GENERATOR'S INITIAL COPY**

STRONGARM

environmental field services, inc

Technician's Service Report

Date: 11-21-23	Client: [illegible]	Phone: 714-244-[illegible]
Project Date: 11-27-23	Client Contact: Chris C.	
Start Time: 0400	On Site Contact: Ben S.	
Dig Alert #: A232750613	Cell Phone: [illegible]	P.M. [illegible]

Job Address: Avenue 42 & Clinton St, Indio, CA	Cross Street:
Meeting Place: See map	Bldg/Business Name: Empty lot

Scope Of Work: Saw cut 10'x10' around the inground hoist. Break out concrete & load in truck. Excavate the soil & pull the hoist. Place on visqueen for [illegible]. [illegible] soil [illegible] & cover. Put temp fence around the excavation.

S205.......... ☐	6622.................. ☐	Concrete Cutting.. ☒	Drums	Truck: [illegible] + GW
S590.......... ☒	6620.................. ☐	Hand Sawing....... ☐	Ordered ☐	Trailer: S590
MiniEx........ ☐	6011.................. ☐	Concrete Coring... ☐		**Construction/Misc.**
Coring Van.. ☐	F350-5400......... ☐	Size...... ☐	Used ☐	Field Book
Saw Truck... ☐	540M................. ☐	Amount [illegible]		Temp Fence & Stands
Core #3....... ☐				PPE

Hand Auger	Geoprobe	General	Construction/Misc. (cont.)
☐ Hand Auger ☐	☐ Macro ☐	☐ Generator/Cords	Brooms
☐ Rings/Caps ☐	☐ DT ☐	☒ Shovels/Bar/Broom	Shovels
☐ Bentonite ☐	☐ Probes ☐	☐ Vapor Pump/Box	[illegible]
☐ Sand ☐	☐ Tubing ☐	☒ Hand Saw	[illegible]
☐ Probes ☐	☐ 3-Way Valves ☐	☒ Delineators/CautionTape	Hand Tools
☐ Slide Hammer ☐	☐ GW ☐	☐ Concrete/Rapid Set	
☐ Quick Connect ☐	☐ Casing ☐	☐ PID	
☐ Drums ☐	☐ Grout ☐	☒ Visqueen	REMOVED 1 HOIST
	☐ Tremmie ☐	☒ Hand Tools	[illegible] LOADED IT
	☐ Portland ☐	☐ Hose/Nozzle	AND HAULED AWAY
		☐ Grout Equipment	

Notes:
[illegible] Equipment will [illegible] @ 0400 Monday
[illegible]
Fill GW water tank for dust control

Employees On Site: RP, JZ	Time on Site: 7.0 Hrs	Travel Time: 5.0 Hrs

Important Please Read Carefully: Terms: Net 30 Days, unless otherwise stated in a Master Service Agreement between the Client and SEFS, Inc. The Signer below agrees to the stated terms and agrees to pay a service charge of 2% per month that the invoice is past due. The signer also agrees to pay any collection or legal fees necessary to collect funds due to non-payments, as well as collection expenses SEFS, Inc. may incur.

Client Signature: [signature] Printed Name: Mija Malcomy

Client P.O. /Job # 1322-388815 Date: 11/27/2023

740 Williamson Avenue, Fullerton, California 92832 (562) 404-6656

JONES ENVIRONMENTAL, INC.

714-449-9937
562-646-1611

11007 FOREST PLACE
SANTA FE SPRINGS, CA 90670
WWW.JONESENV.COM

06 December 2023

Chris Carson
Partner Engineering & Science, Inc.
24 Executive Park,
Irvine, CA

Re: Indio Land

Enclosed are the results of analyses for samples received by the laboratory on 11/28/23. If you have any questions concerning this report, please feel free to contact me.

Sincerely,

Colby Wakeman
Lab Director

JONES ENVIRONMENTAL, INC.

11007 FOREST PLACE
SANTA FE SPRINGS, CA 90670
714-449-9937 PHONE
562-646-1611 FAX

Partner Engineering & Science, Inc.	Project: Indio Land	
24 Executive Park,	Project Number: ES22-388815	Reported
Irvine, CA	Project Manager: Chris Carson	12/06/23 17:21

ANALYTICAL REPORT FOR SAMPLES

Sample ID	Laboratory ID	Matrix	Date Sampled	Date Received
PistonB-8	J233478-001	Soil	11/27/2023 11:24	11/28/2023 13:39
PistonN-5	J233478-002	Soil	11/27/2023 11:27	11/28/2023 13:39
PistonE-6.5	J233478-003	Soil	11/27/2023 11:30	11/28/2023 13:39
PistonW-6	J233478-004	Soil	11/27/2023 11:33	11/28/2023 13:39
PistonS-1.5	J233478-005	Soil	11/27/2023 11:39	11/28/2023 13:39
SPPiston	J233478-006	Soil	11/27/2023 11:30	11/28/2023 13:39

Jones Environmental, Inc.

Colby Wakeman
Lab Director

The results in this report apply to the samples analyzed in accordance with the chain of custody document. This analytical report must be reproduced in its entirety.

JONES ENVIRONMENTAL, INC.

11007 FOREST PLACE
SANTA FE SPRINGS, CA 90670
714-449-9937 PHONE
562-646-1611 FAX

Partner Engineering & Science, Inc.	Project: Indio Land	
24 Executive Park,	Project Number: ES22-388815	Reported
Irvine, CA	Project Manager: Chris Carson	12/06/23 17:21

DETECTIONS SUMMARY

Sample ID: PistonB-8 **Laboratory ID:** J233478-001

No Results Detected

Sample ID: PistonN-5 **Laboratory ID:** J233478-002

No Results Detected

Sample ID: PistonE-6.5 **Laboratory ID:** J233478-003

No Results Detected

Sample ID: PistonW-6 **Laboratory ID:** J233478-004

No Results Detected

Sample ID: PistonS-1.5 **Laboratory ID:** J233478-005

No Results Detected

Sample ID: SPPiston **Laboratory ID:** J233478-006

Analyte	Result	Reporting Limit	Units	Method	Notes
Barium, Ba	115	0.5	mg/kg	EPA 6010	
Cadmium, Cd	2.0	0.5	mg/kg	EPA 6010	
Chromium, Cr	15.6	0.5	mg/kg	EPA 6010	
Cobalt, Co	8.3	0.5	mg/kg	EPA 6010	
Copper, Cu	11.3	0.5	mg/kg	EPA 6010	
Lead, Pb	3.5	0.5	mg/kg	EPA 6010	
Nickel, Ni	8.0	0.5	mg/kg	EPA 6010	

Jones Environmental, Inc.

Colby Wakeman
Lab Director

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SANTA FE SPRINGS, CA 90670
714-449-9937 PHONE
562-646-1611 FAX

Partner Engineering & Science, Inc.	Project: Indio Land	
24 Executive Park,	Project Number: ES22-388815	Reported
Irvine, CA	Project Manager: Chris Carson	12/06/23 17:21

DETECTIONS SUMMARY

Sample ID: SPPiston **Laboratory ID:** J233478-006

Analyte	Result	Reporting Limit	Units	Method	Notes
Vanadium, V	35.2	0.5	mg/kg	EPA 6010	
Zinc, Zn	45.8	0.5	mg/kg	EPA 6010	
Toluene	1.1	1.0	µg/kg	EPA 8260	

JONES ENVIRONMENTAL, INC.

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SANTA FE SPRINGS, CA 90670
714-449-9937 PHONE
562-646-1611 FAX

Partner Engineering & Science, Inc.	Project: Indio Land	
24 Executive Park,	Project Number: ES22-388815	Reported
Irvine, CA	Project Manager: Chris Carson	12/06/23 17:21

PistonB-8
J233478-001(Soil)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Analyzed	Method	Notes
EPA 8270C Semivolatile Organics by GC/MS by EPA 8270								
Bis(2-chloroethyl) ether	ND	200	µg/kg	1	QC2312049	12/01/23	EPA 8270	
2-Chlorophenol	ND	200	µg/kg	"	"	"	"	
1,3-Dichlorobenzene	ND	200	µg/kg	"	"	"	"	
1,4-Dichlorobenzene	ND	200	µg/kg	"	"	"	"	
1,2-Dichlorobenzene	ND	200	µg/kg	"	"	"	"	
o-Cresol	ND	200	µg/kg	"	"	"	"	
m,p-Cresol	ND	200	µg/kg	"	"	"	"	
Hexachloroethane	ND	200	µg/kg	"	"	"	"	
Nitrobenzene	ND	200	µg/kg	"	"	"	"	
Isophorone	ND	200	µg/kg	"	"	"	"	
Bis(2-chloroethoxy) methane	ND	200	µg/kg	"	"	"	"	
1,2,4-Trichlorobenzene	ND	200	µg/kg	"	"	"	"	
Naphthalene	ND	200	µg/kg	"	"	"	"	
4-Chloroaniline	ND	200	µg/kg	"	"	"	"	
Hexachlorobutadiene	ND	200	µg/kg	"	"	"	"	
4-Chloro-3-methylphenol	ND	200	µg/kg	"	"	"	"	
2-Methylnaphthalene	ND	200	µg/kg	"	"	"	"	
1-Methylnaphthalene	ND	200	µg/kg	"	"	"	"	
2,4,6-Trichlorophenol	ND	200	µg/kg	"	"	"	"	
2,4,5-Trichlorophenol	ND	200	µg/kg	"	"	"	"	
2-Chloronaphthalene	ND	200	µg/kg	"	"	"	"	
Dimethylphthalate	ND	200	µg/kg	"	"	"	"	
Acenaphthalene	ND	200	µg/kg	"	"	"	"	
Acenaphthene	ND	200	µg/kg	"	"	"	"	
2,4-Dinitrotoluene	ND	200	µg/kg	"	"	"	"	
Dibenzofuran	ND	200	µg/kg	"	"	"	"	
2,3,4,5-Tetrachlorophenol	ND	200	µg/kg	"	"	"	"	
2,3,4,6-Tetrachlorophenol	ND	200	µg/kg	"	"	"	"	
Diethylphthalate	ND	200	µg/kg	"	"	"	"	
Fluorene	ND	200	µg/kg	"	"	"	"	
4-Chlorophenyl Phenyl Ether	ND	200	µg/kg	"	"	"	"	

Jones Environmental, Inc.

Colby Wakeman
Lab Director

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JONES ENVIRONMENTAL, INC.

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SANTA FE SPRINGS, CA 90670
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562-646-1611 FAX

Partner Engineering & Science, Inc.	Project: Indio Land	
24 Executive Park,	Project Number: ES22-388815	Reported
Irvine, CA	Project Manager: Chris Carson	12/06/23 17:21

PistonB-8
J233478-001(Soil)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Analyzed	Method	Notes
EPA 8270C Semivolatile Organics by GC/MS by EPA 8270								
Diphenylamine	ND	200	µg/kg	1	QC2312049	12/01/23	EPA 8270	
Azobenzene	ND	200	µg/kg	"	"	"	"	
4-Bromophenyl Phenyl Ether	ND	200	µg/kg	"	"	"	"	
Hexachlorobenzene	ND	200	µg/kg	"	"	"	"	
Phenanthrene	ND	200	µg/kg	"	"	"	"	
Anthracene	ND	200	µg/kg	"	"	"	"	
Carbazole	ND	200	µg/kg	"	"	"	"	
Di-n-butylphthalate	ND	200	µg/kg	"	"	"	"	
Fluoranthene	ND	200	µg/kg	"	"	"	"	
Pyrene	ND	200	µg/kg	"	"	"	"	
Benzyl Butyl Phthalate	ND	200	µg/kg	"	"	"	"	
Di(2-ethylhexyl) adipate	ND	200	µg/kg	"	"	"	"	
Benzo(a)anthracene	ND	200	µg/kg	"	"	"	"	
Chrysene	ND	200	µg/kg	"	"	"	"	
Di-n-octyl Phthalate	ND	200	µg/kg	"	"	"	"	
Benzo(b)fluoranthene	ND	200	µg/kg	"	"	"	"	
Benzo(k)fluoranthene	ND	200	µg/kg	"	"	"	"	
Benzo(a)pyrene	ND	200	µg/kg	"	"	"	"	
Indeno(1,2,3-cd)pyrene	ND	200	µg/kg	"	"	"	"	
Dibenz(a,h)anthracene	ND	200	µg/kg	"	"	"	"	
Benzo(g,h,i)perylene	ND	200	µg/kg	"	"	"	"	
Bis(2-ethylhexyl)phthalate	ND	200	µg/kg	"	"	"	"	
Surrogate: p-Terphenyl-d14	*98.29 %*	*60 - 140*						
Surrogate: 2-Fluorophenol	*75.29 %*	*30 - 130*						
Surrogate: 2-Fluorobiphenyl	*93.42 %*	*30 - 120*						
Polychlorinated Biphenyls (PCBs) by GC/ECD by EPA 8082								
Aroclor 1016	ND	50.0	µg/kg	1	QC2312072	12/01/23	EPA 8082	
Aroclor 1221	ND	50.0	µg/kg	"	"	"	"	
Aroclor 1232	ND	50.0	µg/kg	"	"	"	"	
Aroclor 1242	ND	50.0	µg/kg	"	"	"	"	
Aroclor 1248	ND	50.0	µg/kg	"	"	"	"	

Jones Environmental, Inc.

Colby Wakeman
Lab Director

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JONES ENVIRONMENTAL, INC.

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SANTA FE SPRINGS, CA 90670
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562-646-1611 FAX

Partner Engineering & Science, Inc.	Project: Indio Land	
24 Executive Park,	Project Number: ES22-388815	Reported
Irvine, CA	Project Manager: Chris Carson	12/06/23 17:21

PistonB-8
J233478-001(Soil)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Analyzed	Method	Notes
Polychlorinated Biphenyls (PCBs) by GC/ECD by EPA 8082								
Aroclor 1254	ND	50.0	µg/kg	1	QC2312072	12/01/23	EPA 8082	
Aroclor 1260	ND	50.0	µg/kg	"	"	"	"	
Aroclor 1262	ND	50.0	µg/kg	"	"	"	"	
Aroclor 1268	ND	50.0	µg/kg	"	"	"	"	
Surrogate: TCMX	*92.92 %*	*30 - 120*						
Surrogate: Decachlorobiphenyl	*111.71 %*	*30 - 120*						
TPHd TPHo by EPA 8015								
C13 - C22	ND	10.0	mg/kg	1	QC2312065	11/29/23	EPA 8015	
C23 - C40	ND	10.0	mg/kg	"	"	"	"	
Surrogate: Hexacosane	*76.51 %*	*50 - 140*						

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Lab Director

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JONES ENVIRONMENTAL, INC.

11007 FOREST PLACE
SANTA FE SPRINGS, CA 90670
714-449-9937 PHONE
562-646-1611 FAX

Partner Engineering & Science, Inc.	Project: Indio Land	
24 Executive Park,	Project Number: ES22-388815	Reported
Irvine, CA	Project Manager: Chris Carson	12/06/23 17:21

PistonN-5
J233478-002(Soil)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Analyzed	Method	Notes
EPA 8270C Semivolatile Organics by GC/MS by EPA 8270								
Bis(2-chloroethyl) ether	ND	200	µg/kg	1	QC2312049	12/01/23	EPA 8270	
2-Chlorophenol	ND	200	µg/kg	"	"	"	"	
1,3-Dichlorobenzene	ND	200	µg/kg	"	"	"	"	
1,4-Dichlorobenzene	ND	200	µg/kg	"	"	"	"	
1,2-Dichlorobenzene	ND	200	µg/kg	"	"	"	"	
o-Cresol	ND	200	µg/kg	"	"	"	"	
m,p-Cresol	ND	200	µg/kg	"	"	"	"	
Hexachloroethane	ND	200	µg/kg	"	"	"	"	
Nitrobenzene	ND	200	µg/kg	"	"	"	"	
Isophorone	ND	200	µg/kg	"	"	"	"	
Bis(2-chloroethoxy) methane	ND	200	µg/kg	"	"	"	"	
1,2,4-Trichlorobenzene	ND	200	µg/kg	"	"	"	"	
Naphthalene	ND	200	µg/kg	"	"	"	"	
4-Chloroaniline	ND	200	µg/kg	"	"	"	"	
Hexachlorobutadiene	ND	200	µg/kg	"	"	"	"	
4-Chloro-3-methylphenol	ND	200	µg/kg	"	"	"	"	
2-Methylnaphthalene	ND	200	µg/kg	"	"	"	"	
1-Methylnaphthalene	ND	200	µg/kg	"	"	"	"	
2,4,6-Trichlorophenol	ND	200	µg/kg	"	"	"	"	
2,4,5-Trichlorophenol	ND	200	µg/kg	"	"	"	"	
2-Chloronaphthalene	ND	200	µg/kg	"	"	"	"	
Dimethylphthalate	ND	200	µg/kg	"	"	"	"	
Acenaphthalene	ND	200	µg/kg	"	"	"	"	
Acenaphthene	ND	200	µg/kg	"	"	"	"	
2,4-Dinitrotoluene	ND	200	µg/kg	"	"	"	"	
Dibenzofuran	ND	200	µg/kg	"	"	"	"	
2,3,4,5-Tetrachlorophenol	ND	200	µg/kg	"	"	"	"	
2,3,4,6-Tetrachlorophenol	ND	200	µg/kg	"	"	"	"	
Diethylphthalate	ND	200	µg/kg	"	"	"	"	
Fluorene	ND	200	µg/kg	"	"	"	"	
4-Chlorophenyl Phenyl Ether	ND	200	µg/kg	"	"	"	"	

Jones Environmental, Inc.

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Lab Director

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Partner Engineering & Science, Inc.	Project: Indio Land	
24 Executive Park,	Project Number: ES22-388815	Reported
Irvine, CA	Project Manager: Chris Carson	12/06/23 17:21

PistonN-5
J233478-002(Soil)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Analyzed	Method	Notes
EPA 8270C Semivolatile Organics by GC/MS by EPA 8270								
Diphenylamine	ND	200	µg/kg	1	QC2312049	12/01/23	EPA 8270	
Azobenzene	ND	200	µg/kg	"	"	"	"	
4-Bromophenyl Phenyl Ether	ND	200	µg/kg	"	"	"	"	
Hexachlorobenzene	ND	200	µg/kg	"	"	"	"	
Phenanthrene	ND	200	µg/kg	"	"	"	"	
Anthracene	ND	200	µg/kg	"	"	"	"	
Carbazole	ND	200	µg/kg	"	"	"	"	
Di-n-butylphthalate	ND	200	µg/kg	"	"	"	"	
Fluoranthene	ND	200	µg/kg	"	"	"	"	
Pyrene	ND	200	µg/kg	"	"	"	"	
Benzyl Butyl Phthalate	ND	200	µg/kg	"	"	"	"	
Di(2-ethylhexyl) adipate	ND	200	µg/kg	"	"	"	"	
Benzo(a)anthracene	ND	200	µg/kg	"	"	"	"	
Chrysene	ND	200	µg/kg	"	"	"	"	
Di-n-octyl Phthalate	ND	200	µg/kg	"	"	"	"	
Benzo(b)fluoranthene	ND	200	µg/kg	"	"	"	"	
Benzo(k)fluoranthene	ND	200	µg/kg	"	"	"	"	
Benzo(a)pyrene	ND	200	µg/kg	"	"	"	"	
Indeno(1,2,3-cd)pyrene	ND	200	µg/kg	"	"	"	"	
Dibenz(a,h)anthracene	ND	200	µg/kg	"	"	"	"	
Benzo(g,h,i)perylene	ND	200	µg/kg	"	"	"	"	
Bis(2-ethylhexyl)phthalate	ND	200	µg/kg	"	"	"	"	
Surrogate: p-Terphenyl-d14	*89.72 %*	*60 - 140*						
Surrogate: 2-Fluorophenol	*82.73 %*	*30 - 130*						
Surrogate: 2-Fluorobiphenyl	*89.00 %*	*30 - 120*						
Polychlorinated Biphenyls (PCBs) by GC/ECD by EPA 8082								
Aroclor 1016	ND	50.0	µg/kg	1	QC2312072	12/01/23	EPA 8082	
Aroclor 1221	ND	50.0	µg/kg	"	"	"	"	
Aroclor 1232	ND	50.0	µg/kg	"	"	"	"	
Aroclor 1242	ND	50.0	µg/kg	"	"	"	"	
Aroclor 1248	ND	50.0	µg/kg	"	"	"	"	

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Partner Engineering & Science, Inc.	Project: Indio Land	
24 Executive Park,	Project Number: ES22-388815	Reported
Irvine, CA	Project Manager: Chris Carson	12/06/23 17:21

PistonN-5
J233478-002(Soil)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Analyzed	Method	Notes
Polychlorinated Biphenyls (PCBs) by GC/ECD by EPA 8082								
Aroclor 1254	ND	50.0	µg/kg	1	QC2312072	12/01/23	EPA 8082	
Aroclor 1260	ND	50.0	µg/kg	"	"	"	"	
Aroclor 1262	ND	50.0	µg/kg	"	"	"	"	
Aroclor 1268	ND	50.0	µg/kg	"	"	"	"	
Surrogate: TCMX	*90.91 %*	*30 - 120*						
Surrogate: Decachlorobiphenyl	*110.97 %*	*30 - 120*						
TPHd TPHo by EPA 8015								
C13 - C22	ND	10.0	mg/kg	1	QC2312065	11/29/23	EPA 8015	
C23 - C40	ND	10.0	mg/kg	"	"	"	"	
Surrogate: Hexacosane	*108.25 %*	*50 - 140*						

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Partner Engineering & Science, Inc.	Project: Indio Land	
24 Executive Park,	Project Number: ES22-388815	Reported
Irvine, CA	Project Manager: Chris Carson	12/06/23 17:21

PistonE-6.5
J233478-003(Soil)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Analyzed	Method	Notes
EPA 8270C Semivolatile Organics by GC/MS by EPA 8270								
Bis(2-chloroethyl) ether	ND	200	µg/kg	1	QC2312049	12/01/23	EPA 8270	
2-Chlorophenol	ND	200	µg/kg	"	"	"	"	
1,3-Dichlorobenzene	ND	200	µg/kg	"	"	"	"	
1,4-Dichlorobenzene	ND	200	µg/kg	"	"	"	"	
1,2-Dichlorobenzene	ND	200	µg/kg	"	"	"	"	
o-Cresol	ND	200	µg/kg	"	"	"	"	
m,p-Cresol	ND	200	µg/kg	"	"	"	"	
Hexachloroethane	ND	200	µg/kg	"	"	"	"	
Nitrobenzene	ND	200	µg/kg	"	"	"	"	
Isophorone	ND	200	µg/kg	"	"	"	"	
Bis(2-chloroethoxy) methane	ND	200	µg/kg	"	"	"	"	
1,2,4-Trichlorobenzene	ND	200	µg/kg	"	"	"	"	
Naphthalene	ND	200	µg/kg	"	"	"	"	
4-Chloroaniline	ND	200	µg/kg	"	"	"	"	
Hexachlorobutadiene	ND	200	µg/kg	"	"	"	"	
4-Chloro-3-methylphenol	ND	200	µg/kg	"	"	"	"	
2-Methylnaphthalene	ND	200	µg/kg	"	"	"	"	
1-Methylnaphthalene	ND	200	µg/kg	"	"	"	"	
2,4,6-Trichlorophenol	ND	200	µg/kg	"	"	"	"	
2,4,5-Trichlorophenol	ND	200	µg/kg	"	"	"	"	
2-Chloronaphthalene	ND	200	µg/kg	"	"	"	"	
Dimethylphthalate	ND	200	µg/kg	"	"	"	"	
Acenaphthalene	ND	200	µg/kg	"	"	"	"	
Acenaphthene	ND	200	µg/kg	"	"	"	"	
2,4-Dinitrotoluene	ND	200	µg/kg	"	"	"	"	
Dibenzofuran	ND	200	µg/kg	"	"	"	"	
2,3,4,5-Tetrachlorophenol	ND	200	µg/kg	"	"	"	"	
2,3,4,6-Tetrachlorophenol	ND	200	µg/kg	"	"	"	"	
Diethylphthalate	ND	200	µg/kg	"	"	"	"	
Fluorene	ND	200	µg/kg	"	"	"	"	
4-Chlorophenyl Phenyl Ether	ND	200	µg/kg	"	"	"	"	

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Partner Engineering & Science, Inc.	Project: Indio Land	
24 Executive Park,	Project Number: ES22-388815	Reported
Irvine, CA	Project Manager: Chris Carson	12/06/23 17:21

PistonE-6.5
J233478-003(Soil)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Analyzed	Method	Notes
EPA 8270C Semivolatile Organics by GC/MS by EPA 8270								
Diphenylamine	ND	200	µg/kg	1	QC2312049	12/01/23	EPA 8270	
Azobenzene	ND	200	µg/kg	"	"	"	"	
4-Bromophenyl Phenyl Ether	ND	200	µg/kg	"	"	"	"	
Hexachlorobenzene	ND	200	µg/kg	"	"	"	"	
Phenanthrene	ND	200	µg/kg	"	"	"	"	
Anthracene	ND	200	µg/kg	"	"	"	"	
Carbazole	ND	200	µg/kg	"	"	"	"	
Di-n-butylphthalate	ND	200	µg/kg	"	"	"	"	
Fluoranthene	ND	200	µg/kg	"	"	"	"	
Pyrene	ND	200	µg/kg	"	"	"	"	
Benzyl Butyl Phthalate	ND	200	µg/kg	"	"	"	"	
Di(2-ethylhexyl) adipate	ND	200	µg/kg	"	"	"	"	
Benzo(a)anthracene	ND	200	µg/kg	"	"	"	"	
Chrysene	ND	200	µg/kg	"	"	"	"	
Di-n-octyl Phthalate	ND	200	µg/kg	"	"	"	"	
Benzo(b)fluoranthene	ND	200	µg/kg	"	"	"	"	
Benzo(k)fluoranthene	ND	200	µg/kg	"	"	"	"	
Benzo(a)pyrene	ND	200	µg/kg	"	"	"	"	
Indeno(1,2,3-cd)pyrene	ND	200	µg/kg	"	"	"	"	
Dibenz(a,h)anthracene	ND	200	µg/kg	"	"	"	"	
Benzo(g,h,i)perylene	ND	200	µg/kg	"	"	"	"	
Bis(2-ethylhexyl)phthalate	ND	200	µg/kg	"	"	"	"	
Surrogate: p-Terphenyl-d14	*82.38 %*	*60 - 140*						
Surrogate: 2-Fluorophenol	*73.12 %*	*30 - 130*						
Surrogate: 2-Fluorobiphenyl	*81.33 %*	*30 - 120*						
Polychlorinated Biphenyls (PCBs) by GC/ECD by EPA 8082								
Aroclor 1016	ND	50.0	µg/kg	1	QC2312072	12/01/23	EPA 8082	
Aroclor 1221	ND	50.0	µg/kg	"	"	"	"	
Aroclor 1232	ND	50.0	µg/kg	"	"	"	"	
Aroclor 1242	ND	50.0	µg/kg	"	"	"	"	
Aroclor 1248	ND	50.0	µg/kg	"	"	"	"	

Jones Environmental, Inc.

Colby Wakeman
Lab Director

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Partner Engineering & Science, Inc.	Project: Indio Land	
24 Executive Park,	Project Number: ES22-388815	Reported
Irvine, CA	Project Manager: Chris Carson	12/06/23 17:21

PistonE-6.5
J233478-003(Soil)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Analyzed	Method	Notes
Polychlorinated Biphenyls (PCBs) by GC/ECD by EPA 8082								
Aroclor 1254	ND	50.0	µg/kg	1	QC2312072	12/01/23	EPA 8082	
Aroclor 1260	ND	50.0	µg/kg	"	"	"	"	
Aroclor 1262	ND	50.0	µg/kg	"	"	"	"	
Aroclor 1268	ND	50.0	µg/kg	"	"	"	"	
Surrogate: TCMX	*96.07 %*	*30 - 120*						
Surrogate: Decachlorobiphenyl	*119.74 %*	*30 - 120*						
TPHd TPHo by EPA 8015								
C13 - C22	ND	10.0	mg/kg	1	QC2312065	11/29/23	EPA 8015	
C23 - C40	ND	10.0	mg/kg	"	"	"	"	
Surrogate: Hexacosane	*80.64 %*	*50 - 140*						

Jones Environmental, Inc.

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Lab Director

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Partner Engineering & Science, Inc.	Project: Indio Land	
24 Executive Park,	Project Number: ES22-388815	Reported
Irvine, CA	Project Manager: Chris Carson	12/06/23 17:21

PistonW-6
J233478-004(Soil)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Analyzed	Method	Notes
EPA 8270C Semivolatile Organics by GC/MS by EPA 8270								
Bis(2-chloroethyl) ether	ND	200	µg/kg	1	QC2312049	12/01/23	EPA 8270	
2-Chlorophenol	ND	200	µg/kg	"	"	"	"	
1,3-Dichlorobenzene	ND	200	µg/kg	"	"	"	"	
1,4-Dichlorobenzene	ND	200	µg/kg	"	"	"	"	
1,2-Dichlorobenzene	ND	200	µg/kg	"	"	"	"	
o-Cresol	ND	200	µg/kg	"	"	"	"	
m,p-Cresol	ND	200	µg/kg	"	"	"	"	
Hexachloroethane	ND	200	µg/kg	"	"	"	"	
Nitrobenzene	ND	200	µg/kg	"	"	"	"	
Isophorone	ND	200	µg/kg	"	"	"	"	
Bis(2-chloroethoxy) methane	ND	200	µg/kg	"	"	"	"	
1,2,4-Trichlorobenzene	ND	200	µg/kg	"	"	"	"	
Naphthalene	ND	200	µg/kg	"	"	"	"	
4-Chloroaniline	ND	200	µg/kg	"	"	"	"	
Hexachlorobutadiene	ND	200	µg/kg	"	"	"	"	
4-Chloro-3-methylphenol	ND	200	µg/kg	"	"	"	"	
2-Methylnaphthalene	ND	200	µg/kg	"	"	"	"	
1-Methylnaphthalene	ND	200	µg/kg	"	"	"	"	
2,4,6-Trichlorophenol	ND	200	µg/kg	"	"	"	"	
2,4,5-Trichlorophenol	ND	200	µg/kg	"	"	"	"	
2-Chloronaphthalene	ND	200	µg/kg	"	"	"	"	
Dimethylphthalate	ND	200	µg/kg	"	"	"	"	
Acenaphthalene	ND	200	µg/kg	"	"	"	"	
Acenaphthene	ND	200	µg/kg	"	"	"	"	
2,4-Dinitrotoluene	ND	200	µg/kg	"	"	"	"	
Dibenzofuran	ND	200	µg/kg	"	"	"	"	
2,3,4,5-Tetrachlorophenol	ND	200	µg/kg	"	"	"	"	
2,3,4,6-Tetrachlorophenol	ND	200	µg/kg	"	"	"	"	
Diethylphthalate	ND	200	µg/kg	"	"	"	"	
Fluorene	ND	200	µg/kg	"	"	"	"	
4-Chlorophenyl Phenyl Ether	ND	200	µg/kg	"	"	"	"	

Jones Environmental, Inc.

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Lab Director

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Partner Engineering & Science, Inc.	Project: Indio Land	
24 Executive Park,	Project Number: ES22-388815	Reported
Irvine, CA	Project Manager: Chris Carson	12/06/23 17:21

PistonW-6
J233478-004(Soil)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Analyzed	Method	Notes
EPA 8270C Semivolatile Organics by GC/MS by EPA 8270								
Diphenylamine	ND	200	µg/kg	1	QC2312049	12/01/23	EPA 8270	
Azobenzene	ND	200	µg/kg	"	"	"	"	
4-Bromophenyl Phenyl Ether	ND	200	µg/kg	"	"	"	"	
Hexachlorobenzene	ND	200	µg/kg	"	"	"	"	
Phenanthrene	ND	200	µg/kg	"	"	"	"	
Anthracene	ND	200	µg/kg	"	"	"	"	
Carbazole	ND	200	µg/kg	"	"	"	"	
Di-n-butylphthalate	ND	200	µg/kg	"	"	"	"	
Fluoranthene	ND	200	µg/kg	"	"	"	"	
Pyrene	ND	200	µg/kg	"	"	"	"	
Benzyl Butyl Phthalate	ND	200	µg/kg	"	"	"	"	
Di(2-ethylhexyl) adipate	ND	200	µg/kg	"	"	"	"	
Benzo(a)anthracene	ND	200	µg/kg	"	"	"	"	
Chrysene	ND	200	µg/kg	"	"	"	"	
Di-n-octyl Phthalate	ND	200	µg/kg	"	"	"	"	
Benzo(b)fluoranthene	ND	200	µg/kg	"	"	"	"	
Benzo(k)fluoranthene	ND	200	µg/kg	"	"	"	"	
Benzo(a)pyrene	ND	200	µg/kg	"	"	"	"	
Indeno(1,2,3-cd)pyrene	ND	200	µg/kg	"	"	"	"	
Dibenz(a,h)anthracene	ND	200	µg/kg	"	"	"	"	
Benzo(g,h,i)perylene	ND	200	µg/kg	"	"	"	"	
Bis(2-ethylhexyl)phthalate	ND	200	µg/kg	"	"	"	"	
Surrogate: p-Terphenyl-d14	*88.85 %*	*60 - 140*						
Surrogate: 2-Fluorophenol	*74.42 %*	*30 - 130*						
Surrogate: 2-Fluorobiphenyl	*85.21 %*	*30 - 120*						
Polychlorinated Biphenyls (PCBs) by GC/ECD by EPA 8082								
Aroclor 1016	ND	50.0	µg/kg	1	QC2312072	12/01/23	EPA 8082	
Aroclor 1221	ND	50.0	µg/kg	"	"	"	"	
Aroclor 1232	ND	50.0	µg/kg	"	"	"	"	
Aroclor 1242	ND	50.0	µg/kg	"	"	"	"	
Aroclor 1248	ND	50.0	µg/kg	"	"	"	"	

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Partner Engineering & Science, Inc.	Project: Indio Land	
24 Executive Park,	Project Number: ES22-388815	Reported
Irvine, CA	Project Manager: Chris Carson	12/06/23 17:21

PistonW-6
J233478-004(Soil)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Analyzed	Method	Notes
Polychlorinated Biphenyls (PCBs) by GC/ECD by EPA 8082								
Aroclor 1254	ND	50.0	µg/kg	1	QC2312072	12/01/23	EPA 8082	
Aroclor 1260	ND	50.0	µg/kg	"	"	"	"	
Aroclor 1262	ND	50.0	µg/kg	"	"	"	"	
Aroclor 1268	ND	50.0	µg/kg	"	"	"	"	
Surrogate: TCMX	*89.36 %*	*30 - 120*						
Surrogate: Decachlorobiphenyl	*112.26 %*	*30 - 120*						
TPHd TPHo by EPA 8015								
C13 - C22	ND	10.0	mg/kg	1	QC2312065	11/29/23	EPA 8015	
C23 - C40	ND	10.0	mg/kg	"	"	"	"	
Surrogate: Hexacosane	*108.09 %*	*50 - 140*						

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JONES ENVIRONMENTAL, INC.

11007 FOREST PLACE
SANTA FE SPRINGS, CA 90670
714-449-9937 PHONE
562-646-1611 FAX

Partner Engineering & Science, Inc.	Project: Indio Land	
24 Executive Park,	Project Number: ES22-388815	Reported
Irvine, CA	Project Manager: Chris Carson	12/06/23 17:21

PistonS-1.5
J233478-005(Soil)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Analyzed	Method	Notes
EPA 8270C Semivolatile Organics by GC/MS by EPA 8270								
Bis(2-chloroethyl) ether	ND	200	µg/kg	1	QC2312049	12/01/23	EPA 8270	
2-Chlorophenol	ND	200	µg/kg	"	"	"	"	
1,3-Dichlorobenzene	ND	200	µg/kg	"	"	"	"	
1,4-Dichlorobenzene	ND	200	µg/kg	"	"	"	"	
1,2-Dichlorobenzene	ND	200	µg/kg	"	"	"	"	
o-Cresol	ND	200	µg/kg	"	"	"	"	
m,p-Cresol	ND	200	µg/kg	"	"	"	"	
Hexachloroethane	ND	200	µg/kg	"	"	"	"	
Nitrobenzene	ND	200	µg/kg	"	"	"	"	
Isophorone	ND	200	µg/kg	"	"	"	"	
Bis(2-chloroethoxy) methane	ND	200	µg/kg	"	"	"	"	
1,2,4-Trichlorobenzene	ND	200	µg/kg	"	"	"	"	
Naphthalene	ND	200	µg/kg	"	"	"	"	
4-Chloroaniline	ND	200	µg/kg	"	"	"	"	
Hexachlorobutadiene	ND	200	µg/kg	"	"	"	"	
4-Chloro-3-methylphenol	ND	200	µg/kg	"	"	"	"	
2-Methylnaphthalene	ND	200	µg/kg	"	"	"	"	
1-Methylnaphthalene	ND	200	µg/kg	"	"	"	"	
2,4,6-Trichlorophenol	ND	200	µg/kg	"	"	"	"	
2,4,5-Trichlorophenol	ND	200	µg/kg	"	"	"	"	
2-Chloronaphthalene	ND	200	µg/kg	"	"	"	"	
Dimethylphthalate	ND	200	µg/kg	"	"	"	"	
Acenaphthalene	ND	200	µg/kg	"	"	"	"	
Acenaphthene	ND	200	µg/kg	"	"	"	"	
2,4-Dinitrotoluene	ND	200	µg/kg	"	"	"	"	
Dibenzofuran	ND	200	µg/kg	"	"	"	"	
2,3,4,5-Tetrachlorophenol	ND	200	µg/kg	"	"	"	"	
2,3,4,6-Tetrachlorophenol	ND	200	µg/kg	"	"	"	"	
Diethylphthalate	ND	200	µg/kg	"	"	"	"	
Fluorene	ND	200	µg/kg	"	"	"	"	
4-Chlorophenyl Phenyl Ether	ND	200	µg/kg	"	"	"	"	

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Partner Engineering & Science, Inc.	Project: Indio Land	
24 Executive Park,	Project Number: ES22-388815	Reported
Irvine, CA	Project Manager: Chris Carson	12/06/23 17:21

PistonS-1.5
J233478-005(Soil)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Analyzed	Method	Notes
EPA 8270C Semivolatile Organics by GC/MS by EPA 8270								
Diphenylamine	ND	200	µg/kg	1	QC2312049	12/01/23	EPA 8270	
Azobenzene	ND	200	µg/kg	"	"	"	"	
4-Bromophenyl Phenyl Ether	ND	200	µg/kg	"	"	"	"	
Hexachlorobenzene	ND	200	µg/kg	"	"	"	"	
Phenanthrene	ND	200	µg/kg	"	"	"	"	
Anthracene	ND	200	µg/kg	"	"	"	"	
Carbazole	ND	200	µg/kg	"	"	"	"	
Di-n-butylphthalate	ND	200	µg/kg	"	"	"	"	
Fluoranthene	ND	200	µg/kg	"	"	"	"	
Pyrene	ND	200	µg/kg	"	"	"	"	
Benzyl Butyl Phthalate	ND	200	µg/kg	"	"	"	"	
Di(2-ethylhexyl) adipate	ND	200	µg/kg	"	"	"	"	
Benzo(a)anthracene	ND	200	µg/kg	"	"	"	"	
Chrysene	ND	200	µg/kg	"	"	"	"	
Di-n-octyl Phthalate	ND	200	µg/kg	"	"	"	"	
Benzo(b)fluoranthene	ND	200	µg/kg	"	"	"	"	
Benzo(k)fluoranthene	ND	200	µg/kg	"	"	"	"	
Benzo(a)pyrene	ND	200	µg/kg	"	"	"	"	
Indeno(1,2,3-cd)pyrene	ND	200	µg/kg	"	"	"	"	
Dibenz(a,h)anthracene	ND	200	µg/kg	"	"	"	"	
Benzo(g,h,i)perylene	ND	200	µg/kg	"	"	"	"	
Bis(2-ethylhexyl)phthalate	ND	200	µg/kg	"	"	"	"	
Surrogate: p-Terphenyl-d14	*97.15 %*	*60 - 140*						
Surrogate: 2-Fluorophenol	*83.59 %*	*30 - 130*						
Surrogate: 2-Fluorobiphenyl	*93.29 %*	*30 - 120*						
Polychlorinated Biphenyls (PCBs) by GC/ECD by EPA 8082								
Aroclor 1016	ND	50.0	µg/kg	1	QC2312072		EPA 8082	
Aroclor 1221	ND	50.0	µg/kg	"	"		"	
Aroclor 1232	ND	50.0	µg/kg	"	"		"	
Aroclor 1242	ND	50.0	µg/kg	"	"		"	
Aroclor 1248	ND	50.0	µg/kg	"	"		"	

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24 Executive Park,	Project Number: ES22-388815	Reported
Irvine, CA	Project Manager: Chris Carson	12/06/23 17:21

PistonS-1.5
J233478-005(Soil)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Analyzed	Method	Notes
Polychlorinated Biphenyls (PCBs) by GC/ECD by EPA 8082								
Aroclor 1254	ND	50.0	µg/kg	1	QC2312072		EPA 8082	
Aroclor 1260	ND	50.0	µg/kg	"	"		"	
Aroclor 1262	ND	50.0	µg/kg	"	"		"	
Aroclor 1268	ND	50.0	µg/kg	"	"		"	
Surrogate: TCMX	*78.59 %*	*30 - 120*						
Surrogate: Decachlorobiphenyl	*96.92 %*	*30 - 120*						
TPHd TPHo by EPA 8015								
C13 - C22	ND	10.0	mg/kg	1	QC2312065	11/29/23	EPA 8015	
C23 - C40	ND	10.0	mg/kg	"	"	"	"	
Surrogate: Hexacosane	*88.45 %*	*50 - 140*						

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24 Executive Park,	Project Number: ES22-388815	Reported
Irvine, CA	Project Manager: Chris Carson	12/06/23 17:21

SPPiston
J233478-006(Soil)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Analyzed	Method	Notes
EPA 6010B - CAM 17 Metals by ICP-OES by EPA 6010								
Silver, Ag	ND	0.5	mg/kg	1	QC2311417	11/29/23	EPA 6010	
Arsenic, As	ND	5.0	mg/kg	"	"	"	"	
Barium, Ba	115	0.5	mg/kg	"	"	"	"	
Beryllium, Be	ND	0.5	mg/kg	"	"	"	"	
Cadmium, Cd	2.0	0.5	mg/kg	"	"	"	"	
Cobalt, Co	8.3	0.5	mg/kg	"	"	"	"	
Chromium, Cr	15.6	0.5	mg/kg	"	"	"	"	
Copper, Cu	11.3	0.5	mg/kg	"	"	"	"	
Molybdenum, Mo	ND	0.5	mg/kg	"	"	"	"	
Nickel, Ni	8.0	0.5	mg/kg	"	"	"	"	
Lead, Pb	3.5	0.5	mg/kg	"	"	"	"	
Antimony, Sb	ND	5.0	mg/kg	"	"	"	"	
Selenium, Se	ND	5.0	mg/kg	"	"	"	"	
Thallium, Tl	ND	5.0	mg/kg	"	"	"	"	
Vanadium, V	35.2	0.5	mg/kg	"	"	"	"	
Zinc, Zn	45.8	0.5	mg/kg	"	"	"	"	
EPA 7471A - Mercury by Cold Vapor Atomic Absorption by EPA 7471								
Mercury, Hg	ND	0.020	mg/kg	1	QC2312010	11/29/23	EPA 7471	
TPHd TPHo by EPA 8015								
C13 - C22	ND	10.0	mg/kg	1	QC2312065	11/29/23	EPA 8015	
C23 - C40	ND	10.0	mg/kg	"	"	"	"	
Surrogate: Hexacosane	*97.23 %*	*50 - 140*						
Volatile Organic Compounds by EPA 8260								
Benzene	ND	1.0	µg/kg	1	QC2311415	11/29/23	EPA 8260	
Bromobenzene	ND	1.0	µg/kg	"	"	"	"	
Bromodichloromethane	ND	1.0	µg/kg	"	"	"	"	
Bromoform	ND	1.0	µg/kg	"	"	"	"	
n-Butylbenzene	ND	1.0	µg/kg	"	"	"	"	
sec-Butylbenzene	ND	1.0	µg/kg	"	"	"	"	
tert-Butylbenzene	ND	1.0	µg/kg	"	"	"	"	

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24 Executive Park,	Project Number: ES22-388815	Reported
Irvine, CA	Project Manager: Chris Carson	12/06/23 17:21

SPPiston
J233478-006(Soil)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Analyzed	Method	Notes
Volatile Organic Compounds by EPA 8260								
Carbon tetrachloride	ND	1.0	µg/kg	1	QC2311415	11/29/23	EPA 8260	
Chlorobenzene	ND	1.0	µg/kg	"	"	"	"	
Chloroform	ND	1.0	µg/kg	"	"	"	"	
2-Chlorotoluene	ND	1.0	µg/kg	"	"	"	"	
4-Chlorotoluene	ND	1.0	µg/kg	"	"	"	"	
Dibromochloromethane	ND	1.0	µg/kg	"	"	"	"	
1,2-Dibromo-3-chloropropane	ND	1.0	µg/kg	"	"	"	"	
1,2-Dibromoethane (EDB)	ND	1.0	µg/kg	"	"	"	"	
Dibromomethane	ND	1.0	µg/kg	"	"	"	"	
1,2- Dichlorobenzene	ND	1.0	µg/kg	"	"	"	"	
1,3-Dichlorobenzene	ND	1.0	µg/kg	"	"	"	"	
1,4-Dichlorobenzene	ND	1.0	µg/kg	"	"	"	"	
1,1-Dichloroethane	ND	1.0	µg/kg	"	"	"	"	
1,2-Dichloroethane	ND	1.0	µg/kg	"	"	"	"	
1,1-Dichloroethene	ND	1.0	µg/kg	"	"	"	"	
cis-1,2-Dichloroethene	ND	1.0	µg/kg	"	"	"	"	
trans-1,2-Dichloroethene	ND	1.0	µg/kg	"	"	"	"	
1,2-Dichloropropane	ND	1.0	µg/kg	"	"	"	"	
1,3-Dichloropropane	ND	1.0	µg/kg	"	"	"	"	
2,2-Dichloropropane	ND	1.0	µg/kg	"	"	"	"	
1,1-Dichloropropene	ND	1.0	µg/kg	"	"	"	"	
cis-1,3-Dichloropropene	ND	1.0	µg/kg	"	"	"	"	
trans-1,3-Dichloropropene	ND	1.0	µg/kg	"	"	"	"	
Ethylbenzene	ND	1.0	µg/kg	"	"	"	"	
Freon 11	ND	5.0	µg/kg	"	"	"	"	
Freon 12	ND	5.0	µg/kg	"	"	"	"	
Freon 113	ND	5.0	µg/kg	"	"	"	"	
Hexachlorobutadiene	ND	1.0	µg/kg	"	"	"	"	
Isopropylbenzene	ND	1.0	µg/kg	"	"	"	"	
4-Isopropyltoluene	ND	1.0	µg/kg	"	"	"	"	
Methylene chloride	ND	1.0	µg/kg	"	"	"	"	

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24 Executive Park,	Project Number: ES22-388815	Reported
Irvine, CA	Project Manager: Chris Carson	12/06/23 17:21

SPPiston
J233478-006(Soil)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Analyzed	Method	Notes
Volatile Organic Compounds by EPA 8260								
Naphthalene	ND	5.0	µg/kg	1	QC2311415	11/29/23	EPA 8260	
n-Propylbenzene	ND	1.0	µg/kg	"	"	"	"	
Styrene	ND	1.0	µg/kg	"	"	"	"	
1,1,1,2-Tetrachloroethane	ND	1.0	µg/kg	"	"	"	"	
1,1,2,2-Tetrachloroethane	ND	1.0	µg/kg	"	"	"	"	
Tetrachloroethene	ND	1.0	µg/kg	"	"	"	"	
Toluene	1.1	1.0	µg/kg	"	"	"	"	
1,2,3-Trichlorobenzene	ND	3.0	µg/kg	"	"	"	"	
1,2,4-Trichlorobenzene	ND	3.0	µg/kg	"	"	"	"	
1,1,1-Trichloroethane	ND	1.0	µg/kg	"	"	"	"	
1,1,2-Trichloroethane	ND	1.0	µg/kg	"	"	"	"	
Trichloroethene	ND	1.0	µg/kg	"	"	"	"	
1,2,3-Trichloropropane	ND	1.0	µg/kg	"	"	"	"	
1,2,4-Trimethylbenzene	ND	1.0	µg/kg	"	"	"	"	
1,3,5-Trimethylbenzene	ND	1.0	µg/kg	"	"	"	"	
Vinyl chloride	ND	1.0	µg/kg	"	"	"	"	
m+p-Xylene	ND	2.0	µg/kg	"	"	"	"	
o-Xylene	ND	1.0	µg/kg	"	"	"	"	
Methyl-tert-butylether	ND	5.0	µg/kg	"	"	"	"	
Ethyl-tert-butylether	ND	5.0	µg/kg	"	"	"	"	
Di-isopropylether	ND	5.0	µg/kg	"	"	"	"	
tert-amylmethylether	ND	5.0	µg/kg	"	"	"	"	
tert-Butylalcohol	ND	50.0	µg/kg	"	"	"	"	
Gasoline Range Organics (C4-C12)	ND	0.20	mg/kg	"	"	"	"	

Surrogate: Toluene-d8	*93.74 %*	*60 - 140*
Surrogate: Dibromofluoromethane	*119.85 %*	*60 - 140*
Surrogate: 4-Bromofluorobenzene	*82.26 %*	*60 - 140*

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24 Executive Park,	Project Number: ES22-388815	Reported
Irvine, CA	Project Manager: Chris Carson	12/06/23 17:21

EPA 6010B - CAM 17 Metals by ICP-OES by EPA 6010 - Quality Control

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	%REC Limits	Notes
Batch QC2311417 - EPA 6010										
CCV 1										
Barium, Ba	1.1	0.5	%	1		106	90 - 110		110	
Cobalt, Co	1.1	0.5	%	1		106	90 - 110		110	
Lead, Pb	1.1	0.5	%	1		110	90 - 110		110	
Selenium, Se	1.1	5.0	%	1		108	90 - 110		110	
Zinc, Zn	1.1	0.5	%	1		106	90 - 110		110	
LCS 1										
Barium, Ba	201	0.5	%	200		100	80 - 120			
Cobalt, Co	50.5	0.5	%	50		101	80 - 120			
Lead, Pb	48.0	0.5	%	50		96	80 - 120			
Selenium, Se	175	5.0	%	200		87	80 - 120			
Zinc, Zn	42.1	0.5	%	50		84	80 - 120			
LCSD 1										
Barium, Ba	207	0.5	%	200		103	80 - 120	2.89	120	
Cobalt, Co	52.2	0.5	%	50		104	80 - 120	3.45	120	
Lead, Pb	49.6	0.5	%	50		99	80 - 120	3.36	120	
Selenium, Se	180	5.0	%	200		90	80 - 120	2.77	120	
Zinc, Zn	43.4	0.5	%	50		87	80 - 120	3.16	120	
Method Blank 1										
Silver, Ag	ND	0.5	mg/kg							
Arsenic, As	ND	5.0	mg/kg							
Barium, Ba	ND	0.5	mg/kg							

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24 Executive Park,	Project Number: ES22-388815	Reported
Irvine, CA	Project Manager: Chris Carson	12/06/23 17:21

EPA 6010B - CAM 17 Metals by ICP-OES by EPA 6010 - Quality Control

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	%REC Limits	Notes
Batch QC2311417 - EPA 6010										
Method Blank 1										
Beryllium, Be	ND	0.5	mg/kg							
Cadmium, Cd	ND	0.5	mg/kg							
Cobalt, Co	ND	0.5	mg/kg							
Chromium, Cr	ND	0.5	mg/kg							
Copper, Cu	ND	0.5	mg/kg							
Molybdenum, Mo	ND	0.5	mg/kg							
Nickel, Ni	ND	0.5	mg/kg							
Lead, Pb	ND	0.5	mg/kg							
Antimony, Sb	ND	5.0	mg/kg							
Selenium, Se	ND	5.0	mg/kg							
Thallium, Tl	ND	5.0	mg/kg							
Vanadium, V	ND	0.5	mg/kg							
Zinc, Zn	ND	0.5	mg/kg							

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Irvine, CA	Project Manager: Chris Carson	12/06/23 17:21

EPA 7471A - Mercury by Cold Vapor Atomic Absorption by EPA 7471 - Quality Control

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	%REC Limits	Notes
Batch QC2312010 - EPA 7471										
CCV 1										
Mercury, Hg	5.124	0.020	%	5		102	80 - 120		120	
LCS 1										
Mercury, Hg	1.03	0.020	%	1		103	80 - 120			
LCSD 1										
Mercury, Hg	1.01	0.020	%	1		101	80 - 120	2.25	120	
Method Blank 1										
Mercury, Hg	ND	0.020	mg/kg							

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Irvine, CA	Project Manager: Chris Carson	12/06/23 17:21

TPHd TPHo by EPA 8015 - Quality Control

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	%REC Limits	Notes
Batch QC2312065 - EPA 8015										
CCV 1										
Diesel (C10 - C28)	892	10.0	%	1000		89	80 - 120		120	
LCS 1										
Diesel (C10 - C28)	346	10.0	%	500		69	60 - 140			
Surrogate: Hexacosane		*90.49 %*	*50 - 140*							
LCSD 1										
Diesel (C10 - C28)	349	10.0	%	500		70	60 - 140	0.99	140	
Surrogate: Hexacosane		*92.49 %*	*50 - 140*							
Method Blank 1										
C13 - C22	ND	10.0	mg/kg							
C23 - C40	ND	10.0	mg/kg							
Surrogate: Hexacosane		*123.63 %*	*50 - 140*							

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24 Executive Park,	Project Number: ES22-388815	Reported
Irvine, CA	Project Manager: Chris Carson	12/06/23 17:21

Polychlorinated Biphenyls (PCBs) by GC/ECD by EPA 8082 - Quality Control

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	%REC Limits	Notes
Batch QC2312072 - EPA 8082										
CCV 1										
Aroclor 1016	1180.0	50.0	%	1000		118	80 - 120		120	
Aroclor 1260	1170.0	50.0	%	1000		117	80 - 120		120	
LCS 1										
Aroclor 1016	586	50.0	%	500		117	50 - 120			
Aroclor 1260	584	50.0	%	500		117	50 - 120			
Surrogate: TCMX		*119.75 %*	*30 - 120*							
Surrogate: Decachlorobiphenyl		*119.31 %*	*30 - 120*							
LCSD 1										
Aroclor 1016	581	50.0	%	500		116	50 - 120	0.95	120	
Aroclor 1260	588	50.0	%	500		118	50 - 120	0.63	120	
Surrogate: TCMX		*109.97 %*	*30 - 120*							
Surrogate: Decachlorobiphenyl		*118.64 %*	*30 - 120*							
Method Blank 1										
Aroclor 1016	ND	50.0	µg/kg							
Aroclor 1221	ND	50.0	µg/kg							
Aroclor 1232	ND	50.0	µg/kg							
Aroclor 1242	ND	50.0	µg/kg							
Aroclor 1248	ND	50.0	µg/kg							
Aroclor 1254	ND	50.0	µg/kg							
Aroclor 1260	ND	50.0	µg/kg							
Aroclor 1262	ND	50.0	µg/kg							
Aroclor 1268	ND	50.0	µg/kg							

Jones Environmental, Inc.

Colby Wakeman
Lab Director

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JONES ENVIRONMENTAL, INC.

11007 FOREST PLACE
SANTA FE SPRINGS, CA 90670
714-449-9937 PHONE
562-646-1611 FAX

Partner Engineering & Science, Inc.	Project: Indio Land	
24 Executive Park,	Project Number: ES22-388815	Reported
Irvine, CA	Project Manager: Chris Carson	12/06/23 17:21

Polychlorinated Biphenyls (PCBs) by GC/ECD by EPA 8082 - Quality Control

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	%REC Limits	Notes
Batch QC2312072 - EPA 8082										
Method Blank 1										
Surrogate: TCMX		*118.67 %*	*30 - 120*							
Surrogate: Decachlorobiphenyl		*119.23 %*	*30 - 120*							

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Partner Engineering & Science, Inc.	Project: Indio Land	
24 Executive Park,	Project Number: ES22-388815	Reported
Irvine, CA	Project Manager: Chris Carson	12/06/23 17:21

Volatile Organic Compounds by EPA 8260 - Quality Control

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	%REC Limits	Notes
Batch QC2311415 - EPA 8260										
CCV 1										
Benzene	290	1.0	%	250		116	80 - 120		120	
Chlorobenzene	284	1.0	%	250		113	80 - 120		120	
1,1-Dichloroethene	276	1.0	%	250		111	80 - 120		120	
cis-1,2-Dichloroethene	292	1.0	%	250		117	80 - 120		120	
Ethylbenzene	293	1.0	%	250		117	80 - 120		120	
Tetrachloroethene	298	1.0	%	250		119	80 - 120		120	
Toluene	283	1.0	%	250		113	80 - 120		120	
1,1,1-Trichloroethane	291	1.0	%	250		116	80 - 120		120	
Trichloroethene	270	1.0	%	250		108	80 - 120		120	
1,2,4-Trimethylbenzene	280	1.0	%	250		112	80 - 120		120	
Vinyl chloride	278	1.0	%	250		111	80 - 120		120	
LCS 1										
Benzene	57.8	1.0	%	50		116	70 - 130			
Chlorobenzene	59.5	1.0	%	50		119	70 - 130			
1,1-Dichloroethene	51.5	1.0	%	50		103	60 - 140			
cis-1,2-Dichloroethene	53.7	1.0	%	50		107	70 - 130			
Ethylbenzene	53.7	1.0	%	50		107	70 - 130			
Tetrachloroethene	60.5	1.0	%	50		121	70 - 130			
Toluene	57.7	1.0	%	50		115	70 - 130			
1,1,1-Trichloroethane	56.4	1.0	%	50		113	70 - 130			
Trichloroethene	53.3	1.0	%	50		107	70 - 130			
1,2,4-Trimethylbenzene	48.6	1.0	%	50		97	70 - 130			
Vinyl chloride	37.4	1.0	%	50		75	60 - 140			
Surrogate: Toluene-d8		*98.52 %*	*60 - 140*							
Surrogate: Dibromofluoromethane		*112.92 %*	*60 - 140*							
Surrogate: 4-Bromofluorobenzene		*100.19 %*	*60 - 140*							
LCSD 1										
Benzene	59.9	1.0	%	50		120	70 - 130	3.64	130	
Chlorobenzene	61.3	1.0	%	50		123	70 - 130	3.08	130	
1,1-Dichloroethene	53.3	1.0	%	50		107	60 - 140	3.45	140	

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Partner Engineering & Science, Inc.	Project: Indio Land	
24 Executive Park,	Project Number: ES22-388815	Reported
Irvine, CA	Project Manager: Chris Carson	12/06/23 17:21

Volatile Organic Compounds by EPA 8260 - Quality Control

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	%REC Limits	Notes
Batch QC2311415 - EPA 8260										
LCSD 1										
cis-1,2-Dichloroethene	57.6	1.0	%	50		115	70 - 130	6.93	130	
Ethylbenzene	54.1	1.0	%	50		108	70 - 130	0.74	130	
Tetrachloroethene	61.1	1.0	%	50		122	70 - 130	1.06	130	
Toluene	60.6	1.0	%	50		121	70 - 130	4.81	130	
1,1,1-Trichloroethane	54.6	1.0	%	50		109	70 - 130	3.32	130	
Trichloroethene	59.0	1.0	%	50		118	70 - 130	10.08	130	
1,2,4-Trimethylbenzene	48.2	1.0	%	50		96	70 - 130	0.87	130	
Vinyl chloride	35.2	1.0	%	50		70	60 - 140	6.04	140	
Surrogate: Toluene-d8		*104.28 %*	*60 - 140*							
Surrogate: Dibromofluoromethane		*115.15 %*	*60 - 140*							
Surrogate: 4-Bromofluorobenzene		*101.19 %*	*60 - 140*							
Method Blank 1										
Benzene	ND	1.0	µg/kg							
Bromobenzene	ND	1.0	µg/kg							
Bromodichloromethane	ND	1.0	µg/kg							
Bromoform	ND	1.0	µg/kg							
n-Butylbenzene	ND	1.0	µg/kg							
sec-Butylbenzene	ND	1.0	µg/kg							
tert-Butylbenzene	ND	1.0	µg/kg							
Carbon tetrachloride	ND	1.0	µg/kg							
Chlorobenzene	ND	1.0	µg/kg							
Chloroform	ND	1.0	µg/kg							
2-Chlorotoluene	ND	1.0	µg/kg							
4-Chlorotoluene	ND	1.0	µg/kg							
Dibromochloromethane	ND	1.0	µg/kg							
1,2-Dibromo-3-chloropropane	ND	1.0	µg/kg							
1,2-Dibromoethane (EDB)	ND	1.0	µg/kg							
Dibromomethane	ND	1.0	µg/kg							
1,2- Dichlorobenzene	ND	1.0	µg/kg							
1,3-Dichlorobenzene	ND	1.0	µg/kg							
1,4-Dichlorobenzene	ND	1.0	µg/kg							
1,1-Dichloroethane	ND	1.0	µg/kg							
1,2-Dichloroethane	ND	1.0	µg/kg							
1,1-Dichloroethene	ND	1.0	µg/kg							
cis-1,2-Dichloroethene	ND	1.0	µg/kg							

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Lab Director

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Partner Engineering & Science, Inc.	Project: Indio Land	
24 Executive Park,	Project Number: ES22-388815	Reported
Irvine, CA	Project Manager: Chris Carson	12/06/23 17:21

Volatile Organic Compounds by EPA 8260 - Quality Control

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	%REC Limits	Notes
Batch QC2311415 - EPA 8260										
Method Blank 1										
trans-1,2-Dichloroethene	ND	1.0	µg/kg							
1,2-Dichloropropane	ND	1.0	µg/kg							
1,3-Dichloropropane	ND	1.0	µg/kg							
2,2-Dichloropropane	ND	1.0	µg/kg							
1,1-Dichloropropene	ND	1.0	µg/kg							
cis-1,3-Dichloropropene	ND	1.0	µg/kg							
trans-1,3-Dichloropropene	ND	1.0	µg/kg							
Ethylbenzene	ND	1.0	µg/kg							
Freon 11	ND	5.0	µg/kg							
Freon 12	ND	5.0	µg/kg							
Freon 113	ND	5.0	µg/kg							
Hexachlorobutadiene	ND	1.0	µg/kg							
Isopropylbenzene	ND	1.0	µg/kg							
4-Isopropyltoluene	ND	1.0	µg/kg							
Methylene chloride	ND	1.0	µg/kg							
Naphthalene	ND	5.0	µg/kg							
n-Propylbenzene	ND	1.0	µg/kg							
Styrene	ND	1.0	µg/kg							
1,1,1,2-Tetrachloroethane	ND	1.0	µg/kg							
1,1,2,2-Tetrachloroethane	ND	1.0	µg/kg							
Tetrachloroethene	ND	1.0	µg/kg							
Toluene	ND	1.0	µg/kg							
1,2,3-Trichlorobenzene	ND	3.0	µg/kg							
1,2,4-Trichlorobenzene	ND	3.0	µg/kg							
1,1,1-Trichloroethane	ND	1.0	µg/kg							
1,1,2-Trichloroethane	ND	1.0	µg/kg							
Trichloroethene	ND	1.0	µg/kg							
1,2,3-Trichloropropane	ND	1.0	µg/kg							
1,2,4-Trimethylbenzene	ND	1.0	µg/kg							
1,3,5-Trimethylbenzene	ND	1.0	µg/kg							
Vinyl chloride	ND	1.0	µg/kg							
m+p-Xylene	ND	2.0	µg/kg							
o-Xylene	ND	1.0	µg/kg							
Methyl-tert-butylether	ND	5.0	µg/kg							
Ethyl-tert-butylether	ND	5.0	µg/kg							
Di-isopropylether	ND	5.0	µg/kg							
tert-amylmethylether	ND	5.0	µg/kg							

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Lab Director

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SANTA FE SPRINGS, CA 90670
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Partner Engineering & Science, Inc.	Project: Indio Land	
24 Executive Park,	Project Number: ES22-388815	Reported
Irvine, CA	Project Manager: Chris Carson	12/06/23 17:21

Volatile Organic Compounds by EPA 8260 - Quality Control

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	%REC Limits	Notes
Batch QC2311415 - EPA 8260										
Method Blank 1										
tert-Butylalcohol	ND	50.0	µg/kg							
Gasoline Range Organics (C4-C12)	ND	0.20	mg/kg							
Surrogate: Toluene-d8		*94.03 %*	*60 - 140*							
Surrogate: Dibromofluoromethane		*113.81 %*	*60 - 140*							
Surrogate: 4-Bromofluorobenzene		*82.32 %*	*60 - 140*							

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Partner Engineering & Science, Inc.	Project: Indio Land	
24 Executive Park,	Project Number: ES22-388815	Reported
Irvine, CA	Project Manager: Chris Carson	12/06/23 17:21

EPA 8270C Semivolatile Organics by GC/MS by EPA 8270 - Quality Control

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	%REC Limits	Notes
Batch QC2312049 - EPA 8270										
CCV 1										
2-Chlorophenol	0.893	200	%	0.75		119	80 - 120		120	
1,4-Dichlorobenzene	0.898	200	%	0.75		120	80 - 120		120	
1,2,4-Trichlorobenzene	0.875	200	%	0.75		117	80 - 120		120	
4-Chloro-3-methylphenol	0.860	200	%	0.75		115	80 - 120		120	
Acenaphthene	0.896	200	%	0.75		119	80 - 120		120	
Pyrene	0.915	200	%	0.75		122	80 - 120		120	
LCS 1										
2-Chlorophenol	2.39	200	%	2.5		96	45 - 148			
1,4-Dichlorobenzene	1.16	200	%	1.25		93	33 - 149			
1,2,4-Trichlorobenzene	1.13	200	%	1.25		91	30 - 128			
4-Chloro-3-methylphenol	2.21	200	%	2.5		89	44 - 116			
Acenaphthene	1.11	200	%	1.25		89	36 - 130			
Pyrene	1.20	200	%	1.25		96	58 - 127			
Surrogate: p-Terphenyl-d14		*95.13 %*	*60 - 140*							
Surrogate: 2-Fluorophenol		*79.35 %*	*30 - 130*							
Surrogate: 2-Fluorobiphenyl		*91.22 %*	*30 - 120*							
LCSD 1										
2-Chlorophenol	2.49	200	%	2.5		100	70 - 130	3.98	130	
1,4-Dichlorobenzene	1.21	200	%	1.25		96	70 - 130	3.84	130	
1,2,4-Trichlorobenzene	1.15	200	%	1.25		92	70 - 130	1.78	130	
4-Chloro-3-methylphenol	2.28	200	%	2.5		91	70 - 130	2.92	130	
Acenaphthene	1.17	200	%	1.25		94	70 - 130	5.27	130	
Pyrene	1.23	200	%	1.25		98	70 - 130	2.55	130	
Surrogate: p-Terphenyl-d14		*100.57 %*	*60 - 140*							
Surrogate: 2-Fluorophenol		*84.78 %*	*30 - 130*							
Surrogate: 2-Fluorobiphenyl		*97.20 %*	*30 - 120*							
Method Blank 1										

Jones Environmental, Inc.

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Lab Director

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SANTA FE SPRINGS, CA 90670
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Partner Engineering & Science, Inc.	Project: Indio Land	
24 Executive Park,	Project Number: ES22-388815	Reported
Irvine, CA	Project Manager: Chris Carson	12/06/23 17:21

EPA 8270C Semivolatile Organics by GC/MS by EPA 8270 - Quality Control

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	%REC Limits	Notes
Batch QC2312049 - EPA 8270										
Method Blank 1										
Bis(2-chloroethyl) ether	ND	200	µg/kg							
2-Chlorophenol	ND	200	µg/kg							
1,3-Dichlorobenzene	ND	200	µg/kg							
1,4-Dichlorobenzene	ND	200	µg/kg							
1,2-Dichlorobenzene	ND	200	µg/kg							
o-Cresol	ND	200	µg/kg							
m,p-Cresol	ND	200	µg/kg							
Hexachloroethane	ND	200	µg/kg							
Nitrobenzene	ND	200	µg/kg							
Isophorone	ND	200	µg/kg							
Bis(2-chloroethoxy) methane	ND	200	µg/kg							
2,4-Dichlorophenol	ND	200	µg/kg							
1,2,4-Trichlorobenzene	ND	200	µg/kg							
Naphthalene	ND	200	µg/kg							
4-Chloroaniline	ND	200	µg/kg							
Hexachlorobutadiene	ND	200	µg/kg							
4-Chloro-3-methylphenol	ND	200	µg/kg							
2-Methylnaphthalene	ND	200	µg/kg							
1-Methylnaphthalene	ND	200	µg/kg							
Hexachlorocyclopentadiene	ND	200	µg/kg							
2,4,6-Trichlorophenol	ND	200	µg/kg							
2,4,5-Trichlorophenol	ND	200	µg/kg							
2-Chloronaphthalene	ND	200	µg/kg							
2-Nitroaniline	ND	200	µg/kg							
Dimethylphthalate	ND	200	µg/kg							
Acenaphthalene	ND	200	µg/kg							
3-Nitroaniline	ND	200	µg/kg							
Acenaphthene	ND	200	µg/kg							
2,4-Dinitrotoluene	ND	200	µg/kg							
Dibenzofuran	ND	200	µg/kg							
2,3,4,5-Tetrachlorophenol	ND	200	µg/kg							
2,3,4,6-Tetrachlorophenol	ND	200	µg/kg							
Diethylphthalate	ND	200	µg/kg							
Fluorene	ND	200	µg/kg							
4-Chlorophenyl Phenyl Ether	ND	200	µg/kg							
Diphenylamine	ND	200	µg/kg							
Azobenzene	ND	200	µg/kg							

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Colby Wakeman
Lab Director

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562-646-1611 FAX

Partner Engineering & Science, Inc.	Project: Indio Land	
24 Executive Park,	Project Number: ES22-388815	Reported
Irvine, CA	Project Manager: Chris Carson	12/06/23 17:21

EPA 8270C Semivolatile Organics by GC/MS by EPA 8270 - Quality Control

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	%REC Limits	Notes
Batch QC2312049 - EPA 8270										
Method Blank 1										
4-Bromophenyl Phenyl Ether	ND	200	µg/kg							
Hexachlorobenzene	ND	200	µg/kg							
Phenanthrene	ND	200	µg/kg							
Anthracene	ND	200	µg/kg							
Carbazole	ND	200	µg/kg							
Di-n-butylphthalate	ND	200	µg/kg							
Fluoranthene	ND	200	µg/kg							
Pyrene	ND	200	µg/kg							
Benzyl Butyl Phthalate	ND	200	µg/kg							
Di(2-ethylhexyl) adipate	ND	200	µg/kg							
Benzo(a)anthracene	ND	200	µg/kg							
Chrysene	ND	200	µg/kg							
Di-n-octyl Phthalate	ND	200	µg/kg							
Benzo(b)fluoranthene	ND	200	µg/kg							
Benzo(k)fluoranthene	ND	200	µg/kg							
Benzo(a)pyrene	ND	200	µg/kg							
Indeno(1,2,3-cd)pyrene	ND	200	µg/kg							
Dibenz(a,h)anthracene	ND	200	µg/kg							
Benzo(g,h,i)perylene	ND	200	µg/kg							
Bis(2-ethylhexyl)phthalate	ND	200	µg/kg							
Surrogate: p-Terphenyl-d14		*101.81 %*		*60 - 140*						
Surrogate: 2-Fluorophenol		*61.21 %*		*30 - 130*						
Surrogate: 2-Fluorobiphenyl		*91.96 %*		*30 - 120*						

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Partner Engineering & Science, Inc.	Project: Indio Land	
24 Executive Park,	Project Number: ES22-388815	Reported
Irvine, CA	Project Manager: Chris Carson	12/06/23 17:21

Notes and Definitions

DET	Analyte DETECTED
ND	Analyte NOT DETECTED at or above the reporting limit
RPD	Relative Percent Difference
E	Estimated Concentration; concentration exceeds calibration r
LCC	Leak Check Compound
1	Recovery outside of acceptable limits. LCS/LCSD recoveries and %RSD were within QC limits, therefore data was
SMS	Sample matrix prevented adequate surrogate recovery.
J	Value less than PQL but greater than
HHSR	High hydrocarbon concentration in this sample prevented adequate surrogate recovery.

Chain-of-Custody Record

JONES ENVIRONMENTAL, INC.
11007 Forest Pl.
Santa Fe Springs, CA 90670
(714) 449-9937
reports@jonesenv.com
www.jonesenv.com

Turnaround Time Requested:
- □ Immediate Attention - 200% (Advanced notice only)
- □ One Day TAT- 100% (Cut off time 11AM)
- □ Two Day TAT - 50% (Cut off time 12AM)
- □ Three Day TAT - 25% (Cut off time 1PM)
- □ Four Day TAT - 10% (Cut off time 2PM)
- X Normal - No Surcharge

Date needed by: _____

LAB USE ONLY
Jones Project # J233478
Page 1 of 1

□ EDF* - 10% Surcharge
*Global ID: _____

Temperature:
Cooler 1: 5.2°C °C
Cooler 2: _____ °C
Cooler 3: _____ °C

Client	Partner Engineering and Science, Inc.
Project Name	Indio Land
Project Address	81291 Avenue 42 Indio, CA 92203
Email	ccarson@partneresi.com
Phone	(657) 650-5104
Report To	Chris Carson
Sampler	Mya M. / Ben S.
Date	11/27/2023
Client Project #	ES22-388815

Sample Container / Preservative Abbreviations
AS - Acetate Sleeve
SS - Stainless Steel Sleeve
BS - Brass Sleeve
G - Glass
AB - Amber Bottle
P - Plastic
SOBI - Sodium Bisulfate
MeOH - Methanol
HCl - Hydrochloric Acid
HNO3 - Nitric Acid
O - Other (See Notes)

Analysis Requested

Sample ID	Sample Collection Date	Sample Collection Time	Laboratory Sample ID	Preservative	Sample Container	Sample Matrix: Soil (S), Sludge (SL), Aqueous (A), Free Product (FP)	TPH-g/VOCs 8260B	TPH-d/MO 8015	CAM-17 Metals	SVOCs	PCBs	Number of Containers	Notes & Special Instructions
PistonB-8'	11/27/23	11:24	-001		G	S		X		X	X	1	
PistonN-5'		11:27	-002					X		X	X	1	
PistonE-6.5'		11:30	-003					X		X	X	1	
PistonW-6'		11:33	-004					X		X	X	1	
PistonS-1.5'		11:39	-005					X		X	X	1	
SPPiston		11:30	-006				X	X	X			4	Bottom SOBI VOCs reacted to salt produced slight odor + fizz
												9	Total Number of Containers

Relinquished By (Signature)	Printed Name: Mya Maraggay	Received By (Signature)	Printed Name: J Watkins
Company: Partner ESI	Date: 11/28/23 Time:	Company: ESC	Date: 11/28 Time: 1200
Relinquished By (Signature)	Printed Name: J Watkins	Received By Laboratory (Signature)	Printed Name: Victoria P.
Company:	Date: 11/28 Time: 1242	Company: Jones	Date: 11/28/23 Time: 1242

Client signature on this Chain of Custody form constitutes acknowledgement that the above analyses have been requested, and the information provided herein is correct and accurate.

Login Report

Customer Name: Partner Engineering & Science, Inc.
Order ID: J233478
Purchase Order:
Order Date: 11/28/2023
Project ID: Indio Land
Comment:

Sample #: J233478-001 **Customer Sample #:** PistonB-8 **Site:**

Recv'd: ☑ **Collector:** **Date Collected:** 11/27/23 11:24 AM
Quantity: 1 **Matrix:** Soil **Date Received:** 11/28/23 1:39 PM
Comment:

Test	Test Group	Method	Due Date	Priority
PCBs		EPA 8082	12/6/2023	
SVOCs		EPA 8270	12/6/2023	
TPHd TPHo		EPA 8015	12/6/2023	
Volatile Organic Compounds		EPA 8260	12/6/2023	
6010	CAM-17	EPA 6010	12/6/2023	
CAM-17	CAM-17	N/A	12/6/2023	
Mercury, Hg	CAM-17	EPA 7471	12/6/2023	

Sample #: J233478-002 **Customer Sample #:** PistonN-5 **Site:**

Recv'd: ☑ **Collector:** **Date Collected:** 11/27/23 11:27 AM
Quantity: 1 **Matrix:** Soil **Date Received:** 11/28/23 1:39 PM
Comment:

Test	Test Group	Method	Due Date	Priority
PCBs		EPA 8082	12/6/2023	
SVOCs		EPA 8270	12/6/2023	
TPHd TPHo		EPA 8015	12/6/2023	
Volatile Organic Compounds		EPA 8260	12/6/2023	
6010	CAM-17	EPA 6010	12/6/2023	
CAM-17	CAM-17	N/A	12/6/2023	
Mercury, Hg	CAM-17	EPA 7471	12/6/2023	

Customer Name: Partner Engineering & Science, Inc. **Order ID:** J233478

Purchase Order: **Order Date:** 11/28/2023

Project ID: Indio Land

Comment:

Sample #: J233478-003 **Customer Sample #:** PistonE-6.5 **Site:**

Recv'd: ☑ **Collector:** **Date Collected:** 11/27/23 11:30 AM

Quantity: 1 **Matrix:** Soil **Date Received:** 11/28/23 1:39 PM

Comment:

Test	Test Group	Method	Due Date	Priority
PCBs		EPA 8082	12/6/2023	
SVOCs		EPA 8270	12/6/2023	
TPHd TPHo		EPA 8015	12/6/2023	
Volatile Organic Compounds		EPA 8260	12/6/2023	
6010	CAM-17	EPA 6010	12/6/2023	
CAM-17	CAM-17	N/A	12/6/2023	
Mercury, Hg	CAM-17	EPA 7471	12/6/2023	

Sample #: J233478-004 **Customer Sample #:** PistonW-6 **Site:**

Recv'd: ☑ **Collector:** **Date Collected:** 11/27/23 11:33 AM

Quantity: 1 **Matrix:** Soil **Date Received:** 11/28/23 1:39 PM

Comment:

Test	Test Group	Method	Due Date	Priority
PCBs		EPA 8082	12/6/2023	
SVOCs		EPA 8270	12/6/2023	
TPHd TPHo		EPA 8015	12/6/2023	
Volatile Organic Compounds		EPA 8260	12/6/2023	
6010	CAM-17	EPA 6010	12/6/2023	
CAM-17	CAM-17	N/A	12/6/2023	
Mercury, Hg	CAM-17	EPA 7471	12/6/2023	

Sample #: J233478-005 **Customer Sample #:** PistonS-1.5 **Site:**

Recv'd: ☑ **Collector:** **Date Collected:** 11/27/23 11:39 AM

Quantity: 1 **Matrix:** Soil **Date Received:** 11/28/23 1:39 PM

Comment:

Test	Test Group	Method	Due Date	Priority
PCBs		EPA 8082	12/6/2023	
SVOCs		EPA 8270	12/6/2023	
TPHd TPHo		EPA 8015	12/6/2023	
Volatile Organic Compounds		EPA 8260	12/6/2023	
6010	CAM-17	EPA 6010	12/6/2023	
CAM-17	CAM-17	N/A	12/6/2023	
Mercury, Hg	CAM-17	EPA 7471	12/6/2023	

Customer Name: Partner Engineering & Science, Inc. **Order ID:** J233478

Purchase Order: **Order Date:** 11/28/2023

Project ID: Indio Land

Comment:

Sample #: J233478-006 **Customer Sample #:** SPPiston **Site:**

Recv'd: ☑ **Collector:** **Date Collected:** 11/27/23 11:30 AM

Quantity: 1 **Matrix:** Soil **Date Received:** 11/28/23 1:39 PM

Comment:

Test	Test Group	Method	Due Date	Priority
PCBs		EPA 8082	12/6/2023	
SVOCs		EPA 8270	12/6/2023	
TPHd TPHo		EPA 8015	12/6/2023	
Volatile Organic Compounds		EPA 8260	12/6/2023	
6010	CAM-17	EPA 6010	12/6/2023	
CAM-17	CAM-17	N/A	12/6/2023	
Mercury, Hg	CAM-17	EPA 7471	12/6/2023	

SAMPLE CONDITION RECORD

1. Are the samples within correct temperature criteria? (0 - 6°C)	Yes
2. If not within temp. criteria, were samples received on ice?	N/A
3. If not within temp. criteria, were samples received chilled on same day of sampling?	N/A
4. Is the Chain of Custody (COC) received filled out completely?	Yes
5. Does the total number of containers received match COC?	Yes
6. Are the sample container label(s) consistent with COC?	Yes
7. Are the sample container(s) intact and in good condition?	Yes
8. Were the proper containers & sufficient volume for analyses requested on COC?	Yes
9. Was the proper preservative indicated on COC/container for analyses requested?	Yes
10. Are the containers for volatile analysis free of headspace? (EPA 8260 water)	N/A
EDF Requested	N/A