November 15, 2021

Empire CM, Inc.
151 Kalmus Drive, Suite A202
Costa Mesa, California 92626

Project No. 33767.21

Attention: Mr. Brian King, Project Manager

Subject: Phase II Environmental Site Assessment, Proposed Crystal Cove Apartments, APN 484-030-028, SWC Alessandro Blvd. & Lasselle St., Moreno Valley, Riverside County, California

Reference: LOR Geotechnical Group, Inc., Phase I Environmental Site Assessment, Proposed Crystal Cove Apartments, APN 484-030-028, SWC Alessandro Blvd. & Lasselle St., Moreno Valley, Riverside County, California, LOR Project No. 33767.2, Dated October 8, 2021

Mr. King:

Per your request, LOR Geotechnical Group, Inc., ("LOR") has prepared this letter report to document our Phase II Environmental Site Assessment (ESA) to evaluate potential impacts to the subject site from the adjacent, offsite former newspaper operation to the west which involved the handling of photochemicals and/or generation of photoprocessing waste which may have included volatile organic compounds (VOCs). The conclusions and recommendations in our recently prepared Phase I ESA report, dated October 8, 2021, included a recommendation to perform a Phase II ESA (Soil Vapor Investigation) to verify the condition of the subsurface soil vapor beneath the subject site in order to evaluate the suitability of the proposed multi-family residential development.

The general scope of work for this Phase II ESA was previously outlined in our Proposal dated October 14, 2021. Five (5) soil boring locations were proposed along an alignment approximately 5 feet east of the west subject site boundary on an approximate 30-foot spacing. The maximum exploration depth was to be approximately 16 feet below the ground surface (bgs). In all five (5) soil borings, 5-, 10-, and 15-foot soil vapor probes were to be installed for soil vapor sampling and analysis. All of the collected soil vapor samples were to be analyzed for VOCs by United States Environmental Protection Agency (USEPA) Method 8260B.

PHASE II ENVIRONMENTAL SITE ASSESSMENT

Based on the above general scope of work, and with the concurrence of the client, a Phase II ESA was performed. Five (5) soil borings were advanced on an approximate 30-foot spacing and roughly coincident with the offsite building to the west. Soil vapor probes were installed in all five borings (SVP-1 through SVP-5) at depths including 5, 10, 14, and/or 15 feet bgs. The approximate locations of the soil vapor probes are shown on a recent color aerial image, Figure 1 (Attachment 1).

Color photographs taken during soil boring advancement, soil vapor probe installation, and soil vapor sampling activities, are provided in Attachment 2.

Soil Boring Advancement and Soil Vapor Probe Installation

Over three working days prior to field sampling activities, a visit was made to mark the subject site for Underground Service Alert of Southern California (USA), who was notified of planned boring activity to identify public subsurface utilities. In addition, the client was also notified in advance of planned onsite activities.

On October 22, 2021, Interphase Environmental, Inc., (Interphase) was contracted to advance five (5) soil borings to a maximum exploration depth of 16 feet bgs. Interphase utilized a truck-mounted, direct-push (Geoprobe® 6600) rig to advance the soil borings for soil vapor probe installation (SVP-1 through SVP-5). The soil borings were advanced and sampled utilizing a dual tube system to the maximum exploration depth. This push rod system has an outer diameter of 2.25 inches. Soil sample cores were collected from all borings to the total depth from a 4-foot long, clear plastic-lined, drive sampler, which was approximately 1 7/16 inches inner diameter. These soil cores were collected for soil logging purposes. Refusal within weathered bedrock was encountered in three of the soil borings at depths ranging from approximately 12 to 15 feet bgs, which necessitated the adjustment or omission of the deepest planned soil vapor probes at 15 feet bgs. All five (5) soil vapor probe locations had probes installed at 5 and 10 feet bgs. Two soil vapor probe locations, SVP-1 and SVP-2, had probes installed at 15 feet bgs. Two soil vapor probe locations, SVP-3 and SVP-5 had no deep probe installed. The soil vapor probe location at SVP-4 had a deep probe installed at 14 feet bgs.

The soil vapor probes installed were constructed of 1/4-inch Nylaflow® tubing and approximate 6-inch plastic filter inserts. The screens for the soil vapor probes were installed within one foot of Cemex Lapis Lustre® No. 3 Monterey sands, over which bentonite granules (Wyo-Ben, Inc. Enviroplug® No. 8) were placed and hydrated. The soil vapor probe tubing at the surface was cut in lengths that indicated which probe was the deepest, i.e., the longest tubing indicated the deeper probe, and the shorter tubing was for the shallowest probe. The tubing at the surface was also labeled with the probe depths on tape. The tubing at the surface was wrapped in plastic bags and placed beneath a sprinkler valve cover with bentonite (hydrated granules) placed around the cover to protect the probes prior to sample collection for analysis.

The soils encountered during boring advancement were silty sands and sandy silts overlying weathered tonalite bedrock encountered at depths ranging from approximately 9.5 to 15 feet bgs. No evidence of impacted soils or soil vapor was found.

Soil Vapor Sampling and Analytical Procedures

On November 10, 2021, Optimal Technology provided a California-certified mobile laboratory with laboratory analyst to collect and analyze soil vapor samples from the onsite probes installed on October 22, 2021. Soil vapor samples, plus a duplicate sample, were collected from ten of the thirteen soil vapor probes for analysis. Based on the analytical results from two soil vapor samples at each location, it was deemed unwarranted to sample the remaining three probes. Optimal Technology personnel collected the soil vapor samples and analyzed them in general accordance with the Advisory - Active Soil Gas Investigations (California Environmental Protection Agency et al., 2015). At each sampling location, an electric vacuum pump, set to draw 0.2 liters per minute of soil vapor, was attached to the probe, and purged 3 volumes prior to sample collection. Soil vapor samples were obtained in gas-tight syringes. Samples were immediately injected into the gas chromatograph following collection. New tubing was used at each sampling point to prevent cross contamination. All ten soil vapor samples collected, plus the duplicate, were analyzed for VOCs using USEPA Method 8260B (modified).

Laboratory Analytical Results

All ten soil vapor samples analyzed, plus the duplicate, had no reported concentrations above the laboratory reporting limits.

The analytical laboratory report for the soil vapor samples is provided in Attachment 3.

CONCLUSIONS AND RECOMMENDATIONS

We performed a Phase II ESA to assess the potential impacts to onsite subsurface soil vapor associated with the adjacent, offsite former newspaper operation to the west which involved the handling of photochemicals and/or generation of photoprocessing waste. Soils encountered during our assessment included silty sands and sandy silts overlying weathered tonalite bedrock. No obvious signs of impacts, including soil staining or chemical odor, were noted during soil boring advancement for soil vapor probe installation.

Based on the lack of reported concentrations of VOCs, there is no environmental impact to onsite soil vapor from the offsite former newspaper operation.

Based on the results of our Phase II ESA, it appears the subject site is suitable for unrestricted use with respect to the planned residential development. No further environmental site assessment is recommended.

STATEMENT OF QUALIFICATIONS

Mr. John Leuer is the President of LOR Geotechnical Group, Inc., (LOR), founded in 1988. As a cofounder and President of the company, Mr. Leuer has managed LOR through hundreds of Phase I Environmental Site Assessments, as well as numerous Phase II Environmental Site Assessments and remediation projects, primarily remedial excavation. Mr. Leuer has over 30 years experience in the geotechnical and environmental fields. Mr. Leuer has substantial experience coordinating projects for many city, county and state agencies, as well as in the public sector, gaining a reputation for being responsive to clients needs while providing strong technical expertise. LOR Geotechnical Group, Inc., is one of three firms that previously provided report review for underground storage tank closure for the County of San Bernardino, Fire Department Hazardous Materials Division.

Mr. Leuer holds a B.S. in Civil Engineering from Cal State University at Northridge. He is a registered Geotechnical and Civil Engineer in the State of California. Mr. Leuer is a member of the American Society of Civil Engineers.

Mr. Mathew L. Hunt has over 20 years experience in the environmental field. Mr. Hunt works under LOR Geotechnical Group's environmental operations and has conducted over 350 Phase I Environmental Site Assessments for the private and public sectors. The properties have ranged from agricultural to residential to commercial/industrial. In addition to his experience with environmental assessments for property transfers, he has worked on projects that require mitigation prior to development. Mr. Hunt is well versed in hazardous waste sampling and characterization methodologies in soil and groundwater regimes for groundwater monitoring, Phase II Environmental Site Assessment, and site remediation. Projects have ranged from leaking USTs at gasoline stations to commercial and government (including Superfund/CERCLA sites) projects involving metals, perchlorate, and solvents.

Mr. Hunt has a B.S. in soil science from California Polytechnic State University, San Luis Obispo and a M.S. in soil and water science from the University of California, Riverside.

LIMITATIONS

This report was prepared solely for the use and benefit of LOR's client, Empire CM, Inc., Fairbrook Communities, LLC, and their assigns, lenders, and affiliates. They may release this information to third parties, who may use and rely upon this information at their discretion. However, any use of or reliance upon this information by a party other than Empire CM, Inc., Fairbrook Communities, LLC, and their assigns, lenders, and affiliates, shall be solely at the risk of such third party and without legal recourse against LOR Geotechnical Group, Inc.; its subsidiaries and affiliates; or their respective employees, officers, or directors; regardless of whether the action in which recovery of damages is sought is based upon contract, statute, or otherwise.

The content and conclusions provided by LOR in this assessment are based on information collected during our investigation, which may include, but is not limited to, visual site inspections, interviews with the site owner, regulatory agencies and other pertinent individuals, a review of available public documents, and our professional judgement based on said information at the time of preparation of this document. Any surface or subsurface samples results and observations presented herein are considered to be representative of the area of investigation; however, soil conditions may vary between sample locations and may not necessarily apply to the general site as a whole. If future subsurface or other conditions are revealed which may vary from these findings, the newly-revealed conditions must be evaluated, and may invalidate the conclusions of this report.

This report has been prepared in accordance with generally accepted practices using standards of care and diligence normally practiced by recognized consulting firms performing services of a similar nature. LOR Geotechnical Group, Inc., is not responsible for the accuracy of information provided by other individuals or entities which is used in this report. This report presents our professional judgement based upon data and findings identified in this report, and the interpretation of such data based upon our experience and background, and no warranty, either expressed or implied, is made. The conclusions presented are based upon the current regulatory climate and may require revision if future regulatory changes occur.

TIME LIMITATIONS

The findings of this report are valid as of this date. Changes in the condition of a property can, however, occur with the passage of time, whether they be due to natural processes or the work of man on this or adjacent properties. In addition, changes in the Standards-of-Practice and/or Governmental Codes may occur. Due to such changes, the findings of this report may be invalidated wholly or in part by changes beyond our control. Therefore, this report should not be relied upon after a significant amount of time without a review by LOR Geotechnical Group, Inc., verifying the suitability of the conclusions and recommendations.

CLOSURE

We appreciate this opportunity to be of service and trust this letter report provides the information desired at this time. Should questions arise, please do not hesitate to contact this office. We can be reached by telephone at (951) 653-1760 or by email at mhunt@lorgeo.com or jleuer@lorgeo.com.

Respectfully submitted,
LOR Geotechnical Group, Inc.

Mathew L. Hunt
Environmental Scientist

John P. Leuer, CE 34996
President

MLH:JPL:ss

Distribution: Addressee (1), and PDF via email: bking@EmpireCMinc.com
Mr. Josh Gause, Empire CM, Inc., PDF via email: jgause@EmpireCMinc.com

Attachments:
1. Soil Vapor Probe Locations on Recent Color Aerial Image
2. Color Photographs Taken During Phase II ESA Field Activities
3. Laboratory Analytical Report for Soil Vapor Samples

REFERENCES

California Department of Toxic Substances Control, 2020, Human and Ecological Risk Office (HERO) Human Health Risk Assessment (HHRA) Note Number: 3, DTSC-modified Screening Levels (DTSC-SLs), Table 3: HHRA Note 3, June 2020, DTSC-Recommended Screening Levels for Ambient Air Analytes, June 2020.

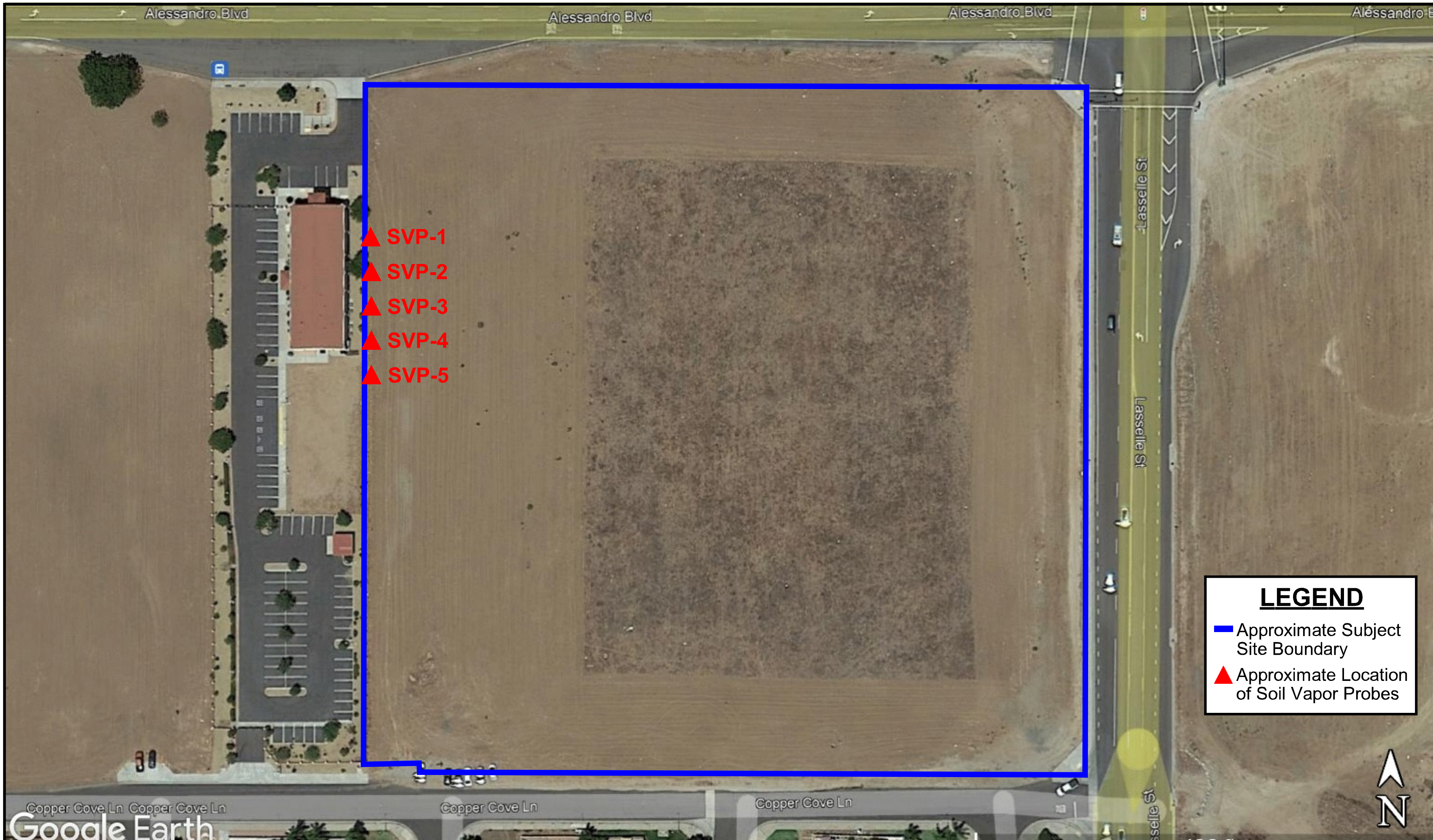
California Environmental Protection Agency, Department of Toxic Substances Control, Los Angeles Regional Water Quality Control Board, and San Francisco Regional Water Quality Control Board, 2015, Advisory: Active Soil Gas Investigations, July 2015.

USEPA, 2015, OSWER Technical Guide for Assessing and Mitigating the Vapor Intrusion Pathway from Subsurface Vapor Sources to Indoor Air, https://www.epa.gov/sites/production/files/2015-09/documents/oswer-vapor-intrusion-technical-guide-final.pdf, June 2015.

USEPA, 2021, Regional Screening Level (RSL) Summary Table (TR=1E-06, HQ=1), May 2021.

ATTACHMENT 1

Figure 1 - Soil Vapor Probe Locations on Recent Color Aerial Image



Aerial Image Source: Google Earth Pro Computer Program (Aerial Image Date: August 5, 2021)

SOIL VAPOR PROBE LOCATIONS ON RECENT COLOR AERIAL IMAGE

PROJECT:	Proposed Crystal Cove Apartments, Moreno Valley, CA	**PROJECT NO.:**	33767.21
CLIENT:	Empire CM, Inc.	**FIGURE:**	1
LOR GEOTECHNICAL GROUP, INC.		**DATE:**	November 2021
		SCALE:	1" ~ 120'

ATTACHMENT 2

Color Photographs Taken During Phase II ESA Field Activities

Photo 1 - The Interphase Environmental, Inc. direct-push rig is shown advancing the soil borehole at soil vapor probe location SVP-3 along the west side of the subject site, coincident with the offsite church building (location of former newspaper operation building) to the west.

Photo 2 - Soil vapor probe construction at location SVP-5 is shown. The deeper 10-foot soil vapor probe is already installed with the 5-foot probe due to be installed utilizing the plastic pipe shown in the borehole next to the 10-foot soil vapor probe tubing. Construction materials include sand, bentonite granules, water, plastic tubing, and plastic probe tip inserts.

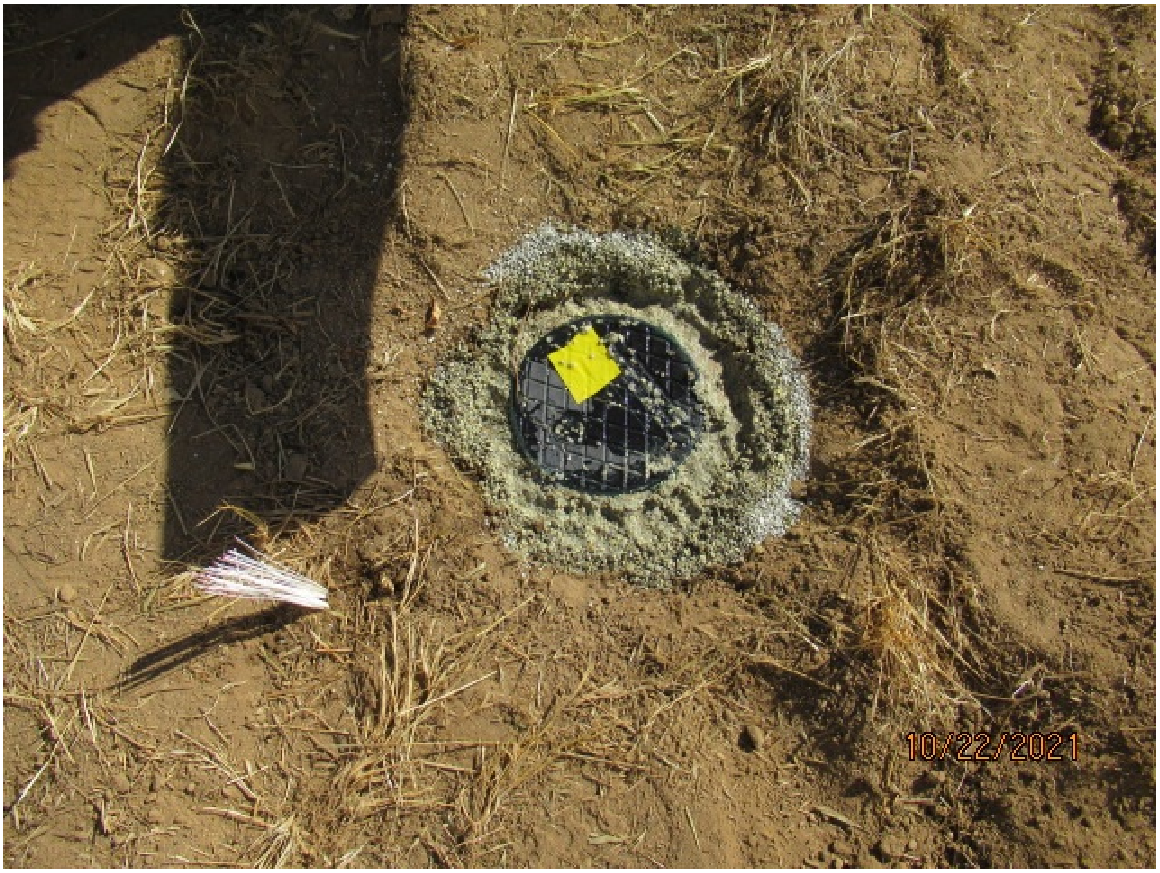


Photo 3 - View of the soil vapor probe location SVP-3 following soil vapor probe construction. The probe tubing at the surface is buried in a plastic bag beneath the black sprinkler valve cover which is surrounded by hydrated bentonite granules with a survey hub nearby to mark the location. These cover and marking procedures were implemented to help protect the soil vapor probes prior to soil vapor sample collection and analysis.

Photo 4 - An Optimal Technology mobile vacuum pump setup is shown connected to the 5-foot soil vapor probe at SVP-1 during purging, prior to sample collection and analysis. The shaving cream contains isobutane, a tracer compound for leak detection.

Photo 5 - Southwesterly view, looking towards the location at SVP-5. To the right is the Optimal Technology van, which includes a mobile laboratory. The soil vapor sample collection and analysis was performed by Optimal Technology personnel. The white truck to the left is coincident with and just east (left) of the location at SVP-3.

ATTACHMENT 3

Laboratory Analytical Report
for Soil Vapor Samples

November 11, 2021

Mr. Mathew Hunt
LOR Geotechnical Group, Inc.
6121 Quail Valley Court
Riverside, CA 92507

Dear Mr. Hunt:

This letter presents the results of the soil vapor investigation conducted by Optimal Technology (Optimal), for LOR Geotechnical Group, Inc. on November 10, 2021. The study was performed at the Southwest corner of Alessandro Blvd. & Lasselle St., Moreno Valley, California.

Optimal was contracted to perform a soil vapor survey at this site to screen for possible chlorinated solvents and aromatic hydrocarbons. The primary objective of this soil vapor investigation was to determine if soil vapor contamination is present in the subsurface soil.

Gas Sampling Method

At each sampling location, an electric vacuum pump set to draw 0.2 liters per minute (L/min) of soil vapor was attached to the existing well and purged prior to sample collection. Vapor samples were obtained in gas-tight syringes by drawing the sample through a luer-lock connection which connects the sampling probe and the vacuum pump. Samples were immediately injected into the gas chromatograph/purge and trap after collection. New tubing was used at each sampling point to prevent cross contamination.

All analyses were performed on a laboratory grade Agilent model 6890N gas chromatograph equipped with an Agilent model 5973N Mass Spectra Detector and Tekmar LSC 3100 Purge and Trap. A Restek column using helium as the carrier gas was used to perform all analysis. All results were collected on a personal computer utilizing Agilent's MS and chromatographic data collection and handling system.

Quality Assurance

5-Point Calibration
The initial five-point calibration consisted of 20, 50, 100, 200 and 500 ul injections of the calibration standard. A calibration factor on each analyte was generated using a best fit line method using the Agilent data system. If the r^2 factor generated from this line was not greater

than 0.990, an additional five-point calibration would have been performed. Method reporting limits were calculated to be 1-1000 micrograms per cubic meter (ug/m^3) for the individual compounds.

A daily calibration check was performed using a pre-mixed standard supplied by Scotty Analyzed Gases. The standard contained common halogenated solvents and aromatic hydrocarbons (see Table 1). The individual compound concentrations in the standards ranged between 0.025 nanograms per microliter (ng/ul) and 0.25 ng/ul.

TABLE 1

Acetone	Benzene	Bromobenzene	Bromochloromethane
Bromodichloromethane	Bromoform	Bromomethane	2-Butanone (MEK)
n-Butylbenzene	sec-Butylbenzene	tert-Butylbenzene	Carbon Tetrachloride
Chlorobenzene	Chloroethane	Chloroform	Chloromethane
2-Chlorotoluene	4-Chlorotoluene	Cyclohexane	Dibromochloromethane
1,2-Dibromo-3-chloropropane	1,2-Dibromoethane	Dibromomethane	1,2-Dichlorobenzene
1,3-Dichlorobenzene	1,4-Dichlorobenzene	Dichlorodifluoromethane	1,2-Dichloroethane
1,1-Dichloroethane	1,1-Dichloroethene	cis-1,2-Dichloroethene	trans-1,2-Dichloroethene
1,2-Dichloropropane	2,2-Dichloropropane	1,3-Dichloropropane	1,1-Dichloropropene
Ethylbenzene	Freon 113	Hexachlorobutadiene	Isopropylbenzene
p-Isopropyltoluene	Methylene Chloride	4-Methyl-2-Pentanone	Naphthalene
n-Propylbenzene	Styrene	1,1,1,2-Tetrachloroethane	1,1,2,2-Tetrachloroethane
Tetrachloroethene	Toluene	1,2,3-Trichlorobenzene	1,2,4-Trichlorobenzene
1,1,1-Trichloroethane	1,1,2-Trichloroethane	Trichloroethene	Trichlorofluoromethane
1,2,3-Trichloropropane	1,2,4-Trimethylbenzene	1,3,5-Trimethylbenzene	Vinyl Chloride
m/p-Xylene	o-Xylene	Diisopropyl Ether	Ethyl Tert Butyl Ether
MTBE	Tert-Amyl Methyl Ether	Tertiary Butyl Alcohol	Isobutane

Sample Replicates
A replicate analysis (duplicate) was run to evaluate the reproducibility of the sampling system and instrument. The difference between samples did not vary more than 20%.

Equipment Blanks
Blanks were run at the beginning of each workday and after calibrations. The blanks were collected using an ambient air sample. These blanks checked the septum, syringe, GC column, GC detector and the ambient air. Contamination was not found in any of the blanks analyzed during this investigation. Blank results are given along with the sample results.

Purge Volume
The standard purge volume of three volumes was purged in accordance with the July 2015 DTSC/RWQCB Advisory for Active Soil Gas Investigations.

Tracer Gas Leak Test
A tracer gas was applied to the soil gas probes at each point of connection in which ambient air could enter the sampling system. These points include the top of the sampling probe where the tubing meets the probe connection and the surface bentonite seals. Isobutane was used as the tracer gas. No Isobutane was found in any of the samples collected.

Shut-in Test
A shut-in test was conducted prior to purging or sampling each location to check for leaks in the above-ground sampling system. The system was evaluated to a minimum measured vacuum of 100 inches of water. The vacuum gauge was calibrated and sensitive enough to indicate a water pressure change of at least 0.5 inches.

Scope of Work

To achieve the objective of this investigation a total of 11 vapor samples were collected from 5 locations at the site. Sampling depths, vacuum readings, purge volume and sampling volumes are given on the analytical results page. All the collected vapor samples were analyzed on-site using Optimal's mobile laboratory.

Subsurface Conditions

Subsurface soil conditions offered sampling flows at 0-80" water vacuum.

Results

During this vapor investigation, none of the compounds listed in Table 1 above were detected above the listed reporting limits. A complete table of analytical results is included with this report.

Disclaimer

All conclusions presented in this letter are based solely on the information collected by the soil vapor survey conducted by Optimal Technology. Soil vapor testing is only a subsurface screening tool and does not represent actual contaminant concentrations in either the soil and/or groundwater. We enjoyed working with you on this project and look forward to future projects. If you have any questions, please contact me at (877) 764-5427.

Sincerely,

John Rice

John Rice
Project Manager

OPTIMAL TECHNOLOGY
Specializing in Environmental Field Services

SOIL VAPOR RESULTS

Site Name: SW corner of Alessandro Blvd. & Lasselle St., Moreno Valley, CA
Lab Name: Optimal Technology
Date: 11/10/21
Analyst: J. Rice **Collector:** J. Rice
Inst. ID: Agilent 6890N
Method: Modified EPA 8260B
Detector: Agilent 5973N Mass Spectrometer

SAMPLE ID	BLANK-1	SVP-1-5	SVP-1-15	SVP-2-5	SVP-2-15	SVP-3-5	SVP-3-10	SVP-4-5
Sampling Depth (Ft.)	N/A	5.0	15.0	5.0	15.0	5.0	10.0	5.0
Purge Volume (ml)	N/A	1,960	2,120	1,960	2,120	1,960	2,040	1,960
Vacuum (in. of Water)	N/A	0	0	0	0	0	0	0
Injection Volume (ul)	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000
Dilution Factor	1	1	1	1	1	1	1	1

COMPOUND	REP. LIMIT	CONC (ug/m^3)	CONC (ug/m^3)	CONC (ug/m^3)	CONC (ug/m^3)	CONC (ug/m^3)	CONC (ug/m^3)	CONC (ug/m^3)	CONC (ug/m^3)
Acetone	1000	ND	ND	ND	ND	ND	ND	ND	ND
Benzene	3	ND	ND	ND	ND	ND	ND	ND	ND
Bromobenzene	1000	ND	ND	ND	ND	ND	ND	ND	ND
Bromochloromethane	1000	ND	ND	ND	ND	ND	ND	ND	ND
Bromodichloromethane	2	ND	ND	ND	ND	ND	ND	ND	ND
Bromoform	80	ND	ND	ND	ND	ND	ND	ND	ND
Bromomethane	150	ND	ND	ND	ND	ND	ND	ND	ND
2-Butanone (MEK)	1000	ND	ND	ND	ND	ND	ND	ND	ND
n-Butylbenzene	1000	ND	ND	ND	ND	ND	ND	ND	ND
sec-Butylbenzene	1000	ND	ND	ND	ND	ND	ND	ND	ND
tert-Butylbenzene	1000	ND	ND	ND	ND	ND	ND	ND	ND
Carbon Tetrachloride	2	ND	ND	ND	ND	ND	ND	ND	ND
Chlorobenzene	1000	ND	ND	ND	ND	ND	ND	ND	ND
Chloroethane	1000	ND	ND	ND	ND	ND	ND	ND	ND
Chloroform	4	ND	ND	ND	ND	ND	ND	ND	ND
Chloromethane	1000	ND	ND	ND	ND	ND	ND	ND	ND
2-Chlorotoluene	1000	ND	ND	ND	ND	ND	ND	ND	ND
4-Chlorotoluene	1000	ND	ND	ND	ND	ND	ND	ND	ND
Cyclohexane	1000	ND	ND	ND	ND	ND	ND	ND	ND
Dibromochloromethane	1000	ND	ND	ND	ND	ND	ND	ND	ND
1,2-Dibromo-3-chloropropane	1	ND	ND	ND	ND	ND	ND	ND	ND
1,2-Dibromoethane	1	ND	ND	ND	ND	ND	ND	ND	ND
Dibromomethane	1000	ND	ND	ND	ND	ND	ND	ND	ND
1,2-Dichlorobenzene	1000	ND	ND	ND	ND	ND	ND	ND	ND
1,3-Dichlorobenzene	1000	ND	ND	ND	ND	ND	ND	ND	ND
1,4-Dichlorobenzene	8	ND	ND	ND	ND	ND	ND	ND	ND
Dichlorodifluoromethane	1000	ND	ND	ND	ND	ND	ND	ND	ND
1,2-Dichloroethane	3	ND	ND	ND	ND	ND	ND	ND	ND
1,1-Dichloroethane	50	ND	ND	ND	ND	ND	ND	ND	ND
1,1-Dichloroethene	1000	ND	ND	ND	ND	ND	ND	ND	ND
cis-1,2-Dichloroethene	200	ND	ND	ND	ND	ND	ND	ND	ND
trans-1,2-Dichloroethene	1000	ND	ND	ND	ND	ND	ND	ND	ND
1,2-Dichloropropane	9	ND	ND	ND	ND	ND	ND	ND	ND
2,2-Dichloropropane	1000	ND	ND	ND	ND	ND	ND	ND	ND
1,3-Dichloropropane	1000	ND	ND	ND	ND	ND	ND	ND	ND

Note: ND = Below Listed Reporting Limit

OPTIMAL TECHNOLOGY
Specializing in Environmental Field Services

SOIL VAPOR RESULTS

Site Name: SW corner of Alessandro Blvd. & Lasselle St., Moreno Valley, CA
Lab Name: Optimal Technology
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Analyst: J. Rice **Collector:** J. Rice
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SAMPLE ID		BLANK-1	SVP-1-5	SVP-1-15	SVP-2-5	SVP-2-15	SVP-3-5	SVP-3-10	SVP-4-5
Sampling Depth (Ft.)		N/A	5.0	15.0	5.0	15.0	5.0	10.0	5.0
Purge Volume (ml)		N/A	1,960	2,120	1,960	2,120	1,960	2,040	1,960
Vacuum (in. of Water)		N/A	0	0	0	0	0	0	0
Injection Volume (ul)		100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000
Dilution Factor		1	1	1	1	1	1	1	1
COMPOUND	**REP. LIMIT**	CONC (ug/m^3)	CONC (ug/m^3)	CONC (ug/m^3)	CONC (ug/m^3)	CONC (ug/m^3)	CONC (ug/m^3)	CONC (ug/m^3)	CONC (ug/m^3)
1,1-Dichloropropene	1000	ND	ND	ND	ND	ND	ND	ND	ND
Ethylbenzene	30	ND	ND	ND	ND	ND	ND	ND	ND
Freon 113	1000	ND	ND	ND	ND	ND	ND	ND	ND
Hexachlorobutadiene	4	ND	ND	ND	ND	ND	ND	ND	ND
Isopropylbenzene	1000	ND	ND	ND	ND	ND	ND	ND	ND
p-Isopropyltoluene	1000	ND	ND	ND	ND	ND	ND	ND	ND
Methylene Chloride	30	ND	ND	ND	ND	ND	ND	ND	ND
4-Methyl-2-Pentanone	1000	ND	ND	ND	ND	ND	ND	ND	ND
Naphthalene	2	ND	ND	ND	ND	ND	ND	ND	ND
n-Propylbenzene	1000	ND	ND	ND	ND	ND	ND	ND	ND
Styrene	1000	ND	ND	ND	ND	ND	ND	ND	ND
1,1,1,2-Tetrachloroethane	10	ND	ND	ND	ND	ND	ND	ND	ND
1,1,2,2-Tetrachloroethane	1	ND	ND	ND	ND	ND	ND	ND	ND
Tetrachloroethene (PCE)	10	ND	ND	ND	ND	ND	ND	ND	ND
Toluene	1000	ND	ND	ND	ND	ND	ND	ND	ND
1,2,3-Trichlorobenzene	1000	ND	ND	ND	ND	ND	ND	ND	ND
1,2,4-Trichlorobenzene	60	ND	ND	ND	ND	ND	ND	ND	ND
1,1,1-Trichloroethane	1000	ND	ND	ND	ND	ND	ND	ND	ND
1,1,2-Trichloroethane	5	ND	ND	ND	ND	ND	ND	ND	ND
Trichloroethene (TCE)	10	ND	ND	ND	ND	ND	ND	ND	ND
Trichlorofluoromethane	1000	ND	ND	ND	ND	ND	ND	ND	ND
1,2,3-Trichloropropane	10	ND	ND	ND	ND	ND	ND	ND	ND
1,2,4-Trimethylbenzene	1000	ND	ND	ND	ND	ND	ND	ND	ND
1,3,5-Trimethylbenzene	1000	ND	ND	ND	ND	ND	ND	ND	ND
Vinyl Chloride	1	ND	ND	ND	ND	ND	ND	ND	ND
m/p-Xylene	1000	ND	ND	ND	ND	ND	ND	ND	ND
o-Xylene	1000	ND	ND	ND	ND	ND	ND	ND	ND
Diisopropyl Ether (DIPE)	1000	ND	ND	ND	ND	ND	ND	ND	ND
Ethyl Tert Butyl Ether	1000	ND	ND	ND	ND	ND	ND	ND	ND
MTBE	350	ND	ND	ND	ND	ND	ND	ND	ND
Tert-Amyl Methyl Ether (TAME)	1000	ND	ND	ND	ND	ND	ND	ND	ND
Tertiary Butyl Alcohol	1000	ND	ND	ND	ND	ND	ND	ND	ND
Isobutane (Tracer Gas)	1000	ND	ND	ND	ND	ND	ND	ND	ND

Note: ND = Below Listed Reporting Limit

OPTIMAL TECHNOLOGY
Specializing in Environmental Field Services

SOIL VAPOR RESULTS

Site Name: SW corner of Alessandro Blvd. & Lasselle St., Moreno Valley, CA
Lab Name: Optimal Technology
Date: 11/10/21
Analyst: J. Rice **Collector:** J. Rice
Inst. ID: Agilent 6890N
Method: Modified EPA 8260B
Detector: Agilent 5973N Mass Spectrometer
Page: 3 of 4

SAMPLE ID	SVP-4-14	SVP-5-5	SVP-5-10	SVP-5-10 Dup				
Sampling Depth (Ft.)	14.0	5.0	10.0	10.0				
Purge Volume (ml)	2,105	1,960	2,040	2,040				
Vacuum (in. of Water)	80	0	0	0				
Injection Volume (ul)	100,000	100,000	100,000	100,000				
Dilution Factor	1	1	1	1				

COMPOUND	REP. LIMIT	CONC (ug/m^3)	CONC (ug/m^3)	CONC (ug/m^3)	CONC (ug/m^3)				
Acetone	1000	ND	ND	ND	ND				
Benzene	3	ND	ND	ND	ND				
Bromobenzene	1000	ND	ND	ND	ND				
Bromochloromethane	1000	ND	ND	ND	ND				
Bromodichloromethane	2	ND	ND	ND	ND				
Bromoform	80	ND	ND	ND	ND				
Bromomethane	150	ND	ND	ND	ND				
2-Butanone (MEK)	1000	ND	ND	ND	ND				
n-Butylbenzene	1000	ND	ND	ND	ND				
sec-Butylbenzene	1000	ND	ND	ND	ND				
tert-Butylbenzene	1000	ND	ND	ND	ND				
Carbon Tetrachloride	2	ND	ND	ND	ND				
Chlorobenzene	1000	ND	ND	ND	ND				
Chloroethane	1000	ND	ND	ND	ND				
Chloroform	4	ND	ND	ND	ND				
Chloromethane	1000	ND	ND	ND	ND				
2-Chlorotoluene	1000	ND	ND	ND	ND				
4-Chlorotoluene	1000	ND	ND	ND	ND				
Cyclohexane	1000	ND	ND	ND	ND				
Dibromochloromethane	1000	ND	ND	ND	ND				
1,2-Dibromo-3-chloropropane	1	ND	ND	ND	ND				
1,2-Dibromoethane	1	ND	ND	ND	ND				
Dibromomethane	1000	ND	ND	ND	ND				
1,2-Dichlorobenzene	1000	ND	ND	ND	ND				
1,3-Dichlorobenzene	1000	ND	ND	ND	ND				
1,4-Dichlorobenzene	8	ND	ND	ND	ND				
Dichlorodifluoromethane	1000	ND	ND	ND	ND				
1,2-Dichloroethane	3	ND	ND	ND	ND				
1,1-Dichloroethane	50	ND	ND	ND	ND				
1,1-Dichloroethene	1000	ND	ND	ND	ND				
cis-1,2-Dichloroethene	200	ND	ND	ND	ND				
trans-1,2-Dichloroethene	1000	ND	ND	ND	ND				
1,2-Dichloropropane	9	ND	ND	ND	ND				
2,2-Dichloropropane	1000	ND	ND	ND	ND				
1,3-Dichloropropane	1000	ND	ND	ND	ND				

Note: ND = Below Listed Reporting Limit

OPTIMAL TECHNOLOGY
Specializing in Environmental Field Services

SOIL VAPOR RESULTS

Site Name: SW corner of Alessandro Blvd. & Lasselle St., Moreno Valley, CA
Lab Name: Optimal Technology
Date: 11/10/21
Analyst: J. Rice **Collector:** J. Rice
Inst. ID: Agilent 6890N
Method: Modified EPA 8260B
Detector: Agilent 5973N Mass Spectrometer

SAMPLE ID	SVP-4-14	SVP-5-5	SVP-5-10	SVP-5-10 Dup				
Sampling Depth (Ft.)	14.0	5.0	10.0	10.0				
Purge Volume (ml)	2,105	1,960	2,040	2,040				
Vacuum (in. of Water)	80	0	0	0				
Injection Volume (ul)	100,000	100,000	100,000	100,000				
Dilution Factor	1	1	1	1				

COMPOUND	REP. LIMIT	CONC (ug/m^3)	CONC (ug/m^3)	CONC (ug/m^3)	CONC (ug/m^3)				
1,1-Dichloropropene	1000	ND	ND	ND	ND				
Ethylbenzene	30	ND	ND	ND	ND				
Freon 113	1000	ND	ND	ND	ND				
Hexachlorobutadiene	4	ND	ND	ND	ND				
Isopropylbenzene	1000	ND	ND	ND	ND				
p-Isopropyltoluene	1000	ND	ND	ND	ND				
Methylene Chloride	30	ND	ND	ND	ND				
4-Methyl-2-Pentanone	1000	ND	ND	ND	ND				
Naphthalene	2	ND	ND	ND	ND				
n-Propylbenzene	1000	ND	ND	ND	ND				
Styrene	1000	ND	ND	ND	ND				
1,1,1,2-Tetrachloroethane	10	ND	ND	ND	ND				
1,1,2,2-Tetrachloroethane	1	ND	ND	ND	ND				
Tetrachloroethene (PCE)	10	ND	ND	ND	ND				
Toluene	1000	ND	ND	ND	ND				
1,2,3-Trichlorobenzene	1000	ND	ND	ND	ND				
1,2,4-Trichlorobenzene	60	ND	ND	ND	ND				
1,1,1-Trichloroethane	1000	ND	ND	ND	ND				
1,1,2-Trichloroethane	5	ND	ND	ND	ND				
Trichloroethene (TCE)	10	ND	ND	ND	ND				
Trichlorofluoromethane	1000	ND	ND	ND	ND				
1,2,3-Trichloropropane	10	ND	ND	ND	ND				
1,2,4-Trimethylbenzene	1000	ND	ND	ND	ND				
1,3,5-Trimethylbenzene	1000	ND	ND	ND	ND				
Vinyl Chloride	1	ND	ND	ND	ND				
m/p-Xylene	1000	ND	ND	ND	ND				
o-Xylene	1000	ND	ND	ND	ND				
Diisopropyl Ether (DIPE)	1000	ND	ND	ND	ND				
Ethyl Tert Butyl Ether	1000	ND	ND	ND	ND				
MTBE	350	ND	ND	ND	ND				
Tert-Amyl Methyl Ether (TAME)	1000	ND	ND	ND	ND				
Tertiary Butyl Alcohol	1000	ND	ND	ND	ND				
Isobutane (Tracer Gas)	1000	ND	ND	ND	ND				

Note: ND = Below Listed Reporting Limit

1667 Cross Bridge Place, Thousand Oaks, CA 91362 • Toll Free (877) SOIL GAS (764-5427) • (818) 734-6230 • Fax (818) 734-6235

OPTIMAL TECHNOLOGY
Specializing in Environmental Field Services

CHAIN OF CUSTODY FORM

Site Name/Number		PO# / Project Ref#	
Site Address	**SW corner of Alessandro Blvd. & Lasselle St., Moreno Valley, CA**		
Company Name			
Contact Person(s):		Phone#	Email:
Comments:			

				TESTS REQUIRED (please mark with an "X")			
Sample Identification	Sampling Device	Date Collected	Time Collected	**Soil Gas Mod 8260B**	**Soil Gas Mod 8021B**	**Soil Gas Mod 8015**	**Notes**
BLANK-1	Syringe	11/10/21	8:10 AM	x			
SVP-1-5	Syringe	11/10/21	8:38 AM	x			
SVP-1-15	Syringe	11/10/21	9:00 AM	x			
SVP-2-5	Syringe	11/10/21	9:21 AM	x			
SVP-2-15	Syringe	11/10/21	9:43 AM	x			
SVP-3-5	Syringe	11/10/21	10:03 AM	x			
SVP-3-10	Syringe	11/10/21	10:25 AM	x			
SVP-4-5	Syringe	11/10/21	10:45 AM	x			
SVP-4-14	Syringe	11/10/21	11:04 AM	x			
SVP-5-5	Syringe	11/10/21	11:24 AM	x			
SVP-5-10	Syringe	11/10/21	11:44 AM	x			
SVP-5-10 Dup	Syringe	11/10/21	11:47 AM	x			

Collected & Tested by:

John Rice

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