

**PHASE I/PHASE II
ENVIRONMENTAL SITE ASSESSMENT REPORT**

**5355 East Airport Drive
Ontario, California**

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Farallon PN: 1071-080 (Task 2)

**For:
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ENVIRONMENTAL PROFESSIONALS' STATEMENT

We declare that, to the best of our professional knowledge and belief, we meet the definition of Environmental Professional as established in Part 312.10 of Title 40 of the Code of Federal Regulations (40 CFR 312.10) and we have the specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the subject property. We have developed and performed all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR 312.

Name Brant Rotnem
Title Staff Geologist

Name Kathy Lehnus, L.E.P., P.G.
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Title Principal Environmental Scientist



EXECUTIVE SUMMARY

Farallon Consulting, L.L.C. (Farallon) has prepared this Phase I/Phase II Environmental Site Assessment (Phase I/II ESA) Report for the property at 5355 East Airport Drive in Ontario, California (herein referred to as the Site). The Phase I/II ESA was conducted by Brant Rotnem and was reviewed and approved by Kathy Lehnus and Scott Allin. All are experienced Environmental Professionals in the field of Phase I/II ESAs and related environmental investigations.

This Phase I/II ESA Report was prepared for Prologis, L.P., and its subsidiaries, affiliates, related parties (specifically including any 1031 exchange entities), successors, and assigns (Prologis) in accordance the letter regarding Proposal for Phase I Environmental Site Assessment and Media Management Plan dated December 10, 2021, from Kathy Lehnus and Scott Allin of Farallon to Julia Smith of Prologis; and the letter regarding Proposal for Subsurface Investigation, 5355 East Airport Drive, Ontario, California dated February 14, 2022, from Kathy Lehnus and Scott Allin of Farallon to Julia Smith of Prologis. The scope of work for this Phase I/II ESA is consistent with ASTM International Standard E1527-13 and E1527-21, *Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process* (ASTM E1527-13 and -21). ASTM E1527-13 is intended to assist the user in satisfying one of the requirements to qualify for protection from potential liability under the Comprehensive Environmental Response, Compensation, and Liability Act as the innocent landowner, contiguous property owner, or bona fide prospective purchaser. ASTM E1527-13 constitutes “all appropriate inquiry” into the previous ownership, uses, and environmental conditions of a property consistent with good commercial or customary practice, as defined in Section 9601(35)(B) of Title 42 of the U.S. Code.

There were no deviations from ASTM E1527-13 or -21 during this Phase I/II ESA, with the exception of additional environmental services requested by Prologis. Limiting conditions encountered during the Phase I/II ESA were the presence of vehicles parked on exterior portions of the Site that prevented Farallon from observing the entire ground surface of the Site, and the presence of equipment in the Site buildings that prevented Farallon from observing the entire interior floor surfaces. Based on information obtained from the Site representative, historical records, previous reports, and data obtained during the subsurface investigation conducted in March 2022, these limiting conditions are not expected to alter the conclusions of this report.

The purpose of the Phase I/II ESA was to identify, as practicable, recognized environmental conditions on the Site or proximate to the Site that have caused and/or may cause an adverse environmental condition. This Phase I/II ESA Report provides the results of investigation into past and present ownership and uses of the Site, consistent with good commercial and/or customary practice.

The Site consists of two parcels totaling 14.2 acres: Assessor Parcel No. 0238-052-20 (Eastern Parcel), and Assessor Parcel No. 0238-052-29 (Western Parcel). The Site is occupied by George Verhoeven Grain Inc. (dba Verhoeven Grain Inc.) and The Scoular Company, grain processing companies. Operations consist of the processing of raw grain, which is received by truck or by rail from the rail line north of the Site. The exact location of the rail line and associated spurs with



respect to the northern Site boundary could not be confirmed in available files. The raw materials are off-loaded, weighed, and transported to grain storage silos or other storage areas either by an underground auger conveyance or by dedicated on-Site vehicles. Raw grain processing operations occur at the grain mill Area, located in the north-central portion of the Site. After production, the processed grain is weighed, packaged, and loaded onto trucks for distribution.

The Site includes five buildings on the Eastern Parcel, consisting of Building A, used for office and warehouse space; Building B, used for facility maintenance with a vehicle repair shop; Building C, used as a warehouse; and Buildings D and E, used for grain storage. In addition, an office trailer with a small hazardous materials storage area is present on the southern portion of the Western Parcel. On-Site buildings are reportedly connected to septic systems; septic tanks are reportedly located southeast of Building E and potentially east of Building B, and one septic system is reportedly located on the western portion of the Site (location unknown). In 2016, a suspected septic system appears to have been located with ground-penetrating radar north of Building A, which could be in addition to or instead of previously reported septic systems. A vehicle wash-down area with sump leading to an empty 10,000-gallon wash water aboveground storage tank (AST) is located north of Building B; this system is no longer used. Historical features associated with previous operations on the Site include two former “fuel storage” 12,000-gallon underground storage tanks (USTs) at the grain mill area, one former 12,000-gallon diesel UST east of Building C, and a former UST area containing an unspecified number of former USTs west of Building B. These USTs are discussed further below. Access to the Site is gained from East Airport Drive, south of the Site. According to the San Bernardino County Assessor’s Office, the Site owner is Prologis Exchange 5355.

Historically, the Site was used as agricultural or grazing land from at least the late 1930s to the early 1970s. By 1973, the Eastern Parcel was developed with small grain storage silos and other features associated with milling operations in the grain mill area. In the 1975 aerial photograph, grain appeared to be stockpiled in the southwestern portion of the Site in Buildings A through C. By 1985, the grain storage structures, Buildings D and E, were developed. By 2002, the Site appeared in its existing configuration. The 2002 aerial photograph shows grain processing operations had expanded at the Site to the Western Parcel, which included the development of three large grain storage silos. The Site has been occupied by Verhoeven Grain Inc. from 1973 to the present; Chino Grain and Milling, Inc. in 1985; Coast Grain Company between 1990 and 2003; The Scoular Company between 2004 and the present; and JD Heistell and Company in 2009.

Adjacent properties at the time of Farallon’s site reconnaissance included a rail line to the north followed by industrial buildings occupied by home furnishing businesses Emser Tile at 5300 Shea Center Drive and Dorel Home Furnishings at 5400 Shea Center Drive; Praxair, Inc. to the east at 5735 East Airport Drive; East Airport Drive to the south followed by industrial buildings occupied by distribution businesses K-Mart Distributions at 5600 East Airport Drive and XPO Logistics, Inc. at 5200 East Airport Drive; and a Verizon facility to the west at 5351 East Airport Drive.

Historically, adjacent properties consisted primarily of undeveloped and/or agricultural land. Railroad tracks were present on the north-adjacent property from at least the early 1900s through the 1960s, when the east-adjacent property was developed with the existing industrial facility. By



the early 1990s, the south-adjacent property was developed with an industrial building. By the early 2000s, the west- and north-adjacent properties were developed with industrial buildings and have remained relatively unchanged through the present.

A brine disposal pond owned by the Union Pacific Railroad Company and used by the Coast Grain Company for boiler blow-down water was installed in 1969 and removed in 1998 to allow for the addition of a rail line north of the grain mill area. According to the letter regarding Approval of Closure Report for the Brine Disposal Pond, Coast Grain Company, Ontario, California dated September 24, 1999, from the Santa Ana Regional Water Quality Control Board (Water Board), the closure of the pond included the removal of approximately 7,500 cubic yards of salt-contaminated soil and placement of a 40-mil high-density polyethylene liner. Miscellaneous analytical data available in the Water Board file indicated that soil was analyzed for pH, with no elevated readings noted. Based on mapping provided in the Water Board file, the pond was located south of the Southern Pacific Railroad Main Line between two sets of rail spurs; it appears to be just north of the current property line. However, a survey would be required to understand the northern property line in relation to the former brine disposal pond; this is considered a data gap for this report.

The EDR Radius Map Report with GeoCheck prepared for the Site by Environmental Data Resources, Inc. (EDR) dated December 9, 2021 (EDR Report) identified the Site address in several databases. The Site listings generally relate to hazardous material management, air quality permit requirements associated with grain processing equipment and operations, and historical USTs. Database listings did not indicate records of a release at the Site. Farallon searched the California State Water Resources Control Board online GeoTracker database and the California Department of Toxic Substances Control online EnviroStor database for records related to the Site, but found no listings.

Farallon reviewed a Phase I ESA report dated August 18, 2016, and a Phase II Subsurface Investigation report dated August 16, 2016, prepared by Partner Engineering and Science, Inc. (Partner) for the Site (Partner 2016 Phase I Report and Partner 2016 Phase II Report, respectively). According to the Partner 2016 Phase I Report, as many as five petroleum USTs were formerly in use at the Site, which was considered a recognized environmental condition, along with truck maintenance operations, ASTs, a vehicle wash-down area, conveyor belts, and at least one septic system. According to the Partner 2016 Phase II Report, 26 borings were advanced at depths between 1 and 25 feet below ground surface for the collection of soil and/or soil gas samples. Soil samples were analyzed for total petroleum hydrocarbons (TPH) carbon chain C6-C40 by U.S. Environmental Protection Agency (EPA) Method 8015C and volatile organic compounds (VOCs) by EPA Method 8260B; and soil gas samples were analyzed for VOCs by EPA Methods TO-15 and 8260B. No detectable concentrations of VOCs or TPH carbon chain C6-C40 were present in soil samples. Analytical results of soil gas samples indicated detections of VOCs including tetrachloroethene, trichloroethene, toluene, ethylbenzene, and xylenes. The concentrations of these detectable results were less than the residential and commercial/industrial calculated soil gas screening levels (SGSL) at the time of the report beneath and west of Building B; however, concentrations of tetrachloroethene (PCE) detected in soil vapor samples collected from beneath



and west of Building B exceed current commercial/industrial calculated SGSLs. Additionally, in comparison with the “low level” ethylbenzene SGSL, the ethylbenzene concentration in one soil vapor sample from this area exceeded the calculated soil gas commercial/industrial screening level of 163 micrograms per cubic meter.

The EDR Report identified several facilities adjacent or proximate to the Site in the regulatory databases. Several of these facilities have known or suspected releases of hazardous substances to soil and/or groundwater. Based on their current regulatory status, depth to groundwater, topographic location relative to the Site, and/or relative distance from the Site, these facilities do not represent recognized environmental conditions in connection with the Site.

Prologis provided Farallon with a *Preliminary Site Plan – Scheme 01, 5355 E. Airport Drive, City of Ontario* by RGA Office of Architectural Design dated November 16, 2021, which depicted a proposed building on the northern and central portions of the Site. In March 2022, Farallon conducted soil and soil vapor sampling at the Site to assess former UST areas and septic systems, and the new building footprint for the potential for vapor intrusion issues. The scope of work for the Phase II ESA portion of this assessment included the advancement of 12 borings and installation of 10 temporary soil vapor probe locations with single- or multi-depth nested vapor points for the collection of soil and soil vapor samples. The Phase II ESA portion of this assessment was conducted on March 4 and 11, 2022.

No TPH or VOCs were detected exceeding laboratory detection limits in the soil samples collected from the Site. Low concentrations of naturally occurring metals including barium, cadmium, cobalt, chromium, copper, nickel, lead, vanadium, and zinc were detected in two soil samples submitted for analysis; these concentrations were considerably less than screening levels.

Based on subslab soil vapor data, soil vapor beneath the slab at Building B contains PCE exceeding calculated screening levels. PCE is present west of Building B at concentrations exceeding current calculated industrial screening levels using the 0.03 attenuation factor, but less than screening levels using the less conservative attenuation factors. PCE was also detected in soil vapor in central and eastern portions of the Site at concentrations less than the calculated screening levels in the shallow zones that were assessed. One concentration of PCE was detected exceeding calculated screening levels in a deeper soil vapor sample collected from the vicinity of two former 12,000-gallon USTs north of the grain mill area; the shallow soil vapor sample collected from this boring did not contain PCE exceeding calculated screening levels. The extent of PCE in soil vapor was not fully characterized.

Based on review of the Site history, including subsurface investigation reports, interviews with persons knowledgeable about the Site, reconnaissance of the Site, review of regulatory agency lists, and the completion of subsurface investigation at the Site, this Phase I/II ESA identified the following recognized environmental condition in connection with the Site:

- PCE impacts potentially associated with the use and storage of hazardous materials at Building B could contribute to vapor intrusion conditions on the Site.



In addition, Farallon identified the following historical recognized environmental conditions in association with the Site:

- Previous environmental reports note that one or more USTs were historically located west of Building B. Farallon was not able to find information regarding the UST in regulatory files, but did find some information regarding three to four diesel and unleaded gasoline USTs ranging in capacity from 4,000 to 10,000 gallons at unspecified locations at the Site preceding the presence of the three known 12,000-gallon USTs (noted in the grain mill area and southeast of Building C). In 2016, Partner conducted a subsurface investigation in this area and did not identify evidence of a petroleum release.
- In 2002, Tank Specialists of California removed a 12,000-gallon diesel steel UST and fuel dispenser mapped southeast of Building C. According to the letter regarding Soil Sampling Following the Removal of an Underground Storage Tank – Coast Grain Co., 5355 E. Airport Drive, Ontario, California dated December 18, 2002, from Advanced GeoEnvironmental, Inc., three confirmatory soil samples were collected beneath the bottom of the UST after removal, and soil samples were collected from stockpiles. The soil samples were analyzed for TPH as diesel; benzene, toluene, ethylbenzene, and xylenes; and methyl tertiary-butyl ether. Minor petroleum impacts were noted in stockpiled soil (800 milligrams per kilogram of TPH as diesel), which was reportedly used as backfill for the excavation. No constituents of concern were detected in the confirmatory soil samples collected from beneath the UST. Advanced GeoEnvironmental, Inc. recommended that San Bernardino County Fire Department (SBCFD) Hazardous Materials Division issue closure of the UST; and the letter regarding Removal of One Underground Storage Tank at Coast Grain Inc., Located at 5355 E. Airport Drive, Ontario, California dated January 8, 2002, from SBCFD was issued indicating that further investigation was not warranted.
- Based on sampling conducted as part of this Phase I/II ESA, no release was found in connection with the two 12,000-gallon “fuel storage” USTs historically located at the grain mill, which were removed from the Site in 1998. A No Further Action determination issued by SBCFD indicated that residual impacts were present, although “below that which is generally considered a problem.”

The vehicle wash-down area located north of Building B was used for washing trucks (including molasses transportation trucks) and is no longer used. According to Site personnel, only truck exteriors were washed (not engines). Given the nature of use and that wash water was routed to an AST, with no discharge, the vehicle wash-down area is considered a de minimis condition for the Site. No release was found in the vicinity of the septic tanks located east of Building B, which provides a disposal pathway for a building that is known to have used chlorinated solvents and vehicular fluids.

Because two or three potential on-Site septic systems on the Western Parcel, located north of Building A and southeast of Building E, appear to be used for domestic sewer, with limited hazardous material use in the proximity that could be introduced to the septic systems as a release pathway, the presence of those septic systems is considered a de minimis condition for the Site. Additionally, the presence of petroleum ASTs with secondary containment and/or no evidence of



leaking, rail spurs within or along the northern property boundary, transformers with no evidence of leaking, and underground grain conveyance systems are considered de minimis conditions for the Site. Further, based on the location and nature of use (boiler blow-down), the former brine pond located in the vicinity of the northern property line is also considered a de minimis condition for the Site.

At the request of Prologis, Farallon has included additional opinions and recommendations for the Site beyond those specified in ASTM E1527-13 and -21 for de minimis and recognized environmental conditions.

Based on the findings from this Phase I/II ESA, Farallon recommends preparation of a Media Management Plan for use during Site redevelopment to address any unexpected impacts to soil associated with historical activities at the Site, and to address any issues related to the former brine pond, underground grain conveyance systems, septic systems, and former USTs at the Site. Additionally, because PCE has been documented in soil vapor in the vicinity of Building B at concentrations exceeding calculated screening levels, and PCE was detected in shallow soil vapor at concentrations less than the calculated RSLs in other soil gas samples collected at the Site, the potential for vapor intrusion into the planned new Site building should be addressed. Additional investigation and characterization are recommended to delineate and design mitigation measures for PCE in soil vapor that may impact indoor air in the future building.



1.0 INTRODUCTION

This Phase I/II Environmental Site Assessment (Phase I/II ESA) Report was prepared by Farallon Consulting, L.L.C. (Farallon) for the property at 5355 East Airport Drive in Ontario, California (herein referred to as the Site) (Figure 1). This section discusses the project authorization, and the qualifications of the Environmental Professionals conducting and reviewing the Phase I/II ESA work. Also included in this section are the project purpose, objective, scope of services, deviations, limiting conditions, and data gaps.

1.1 PROJECT AUTHORIZATION

This Phase I/II ESA Report was prepared for Prologis, L.P., and its subsidiaries, affiliates, related parties (specifically including any 1031 exchange entities), successors, and assigns (Prologis) in accordance with the letter regarding Proposal for Phase I Environmental Site Assessment and Media Management Plan dated December 10, 2021, from Kathy Lehnus and Scott Allin of Farallon to Julia Smith of Prologis; and the letter regarding Proposal for Subsurface Investigation, 5355 East Airport Drive, Ontario, California dated February 14, 2022, from Kathy Lehnus and Scott Allin of Farallon to Julia Smith of Prologis. The scope of work for this Phase I/II ESA is consistent with ASTM International Standard E1527-13 and E1527-21, *Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process* (ASTM E1527-13 and -21).

1.2 PROFESSIONAL QUALIFICATIONS

The Phase I/II ESA was conducted by Brant Rotnem and was reviewed and approved by Kathy Lehnus and Scott Allin. All have an understanding of surface and subsurface environmental conditions and the processes used to evaluate these conditions, and the ability to develop opinions regarding conditions indicative of a release or threatened release of hazardous substances and petroleum products. These Environmental Professionals have developed and performed all appropriate inquiry, in conformance with the standards and practices set forth in Part 312 of Title 40 of the Code of Federal Regulations. The professional qualifications of Brant Rotnem, Kathy Lehnus, and Scott Allin are provided in Appendix A.

1.3 PROJECT PURPOSE AND OBJECTIVE

The purpose of the Phase I/II ESA was to identify, as practicable, recognized environmental conditions on the Site and within the appropriate study area that have caused and/or may cause an adverse environmental impact. ASTM E1527-13 is intended to permit a user to satisfy one of the requirements to qualify for protection from potential liability under the Comprehensive Environmental Response, Compensation, and Liability Act as the innocent landowner, contiguous property owner, or bona fide prospective purchaser. ASTM E1527-13 constitutes “all appropriate inquiry” into the previous ownership, uses, and environmental conditions of a property consistent with good commercial or customary practice, as defined in Section 9601(35)(B) of Title 42 of the U.S. Code.



The objective of the Phase I/II ESA was to perform an appropriate inquiry into past and present ownership and uses of the Site, consistent with good commercial and/or customary practice. This Phase I/II ESA Report is to be used as a risk management tool to meet all appropriate inquiry requirements and the Comprehensive Environmental Response, Compensation, and Liability Act liability defense. The Phase I/II ESA does not guarantee that there are no impacts to the Site.

For the purpose of this Phase I/II ESA Report, the term “recognized environmental condition” is defined as the presence or likely presence of any hazardous substance or petroleum product in, on, or at the Site due to releases to the environment, under conditions indicative of a release to the environment, or under conditions that pose a material threat of a future release to the environment. The term is not intended to include “de minimis conditions” that generally do not present a threat to human health or the environment and that generally would not be the subject of an enforcement action if brought to the attention of the applicable governmental agencies.

The term “controlled recognized environmental condition” is defined as a recognized environmental condition resulting from a past release of a hazardous substance or petroleum product that has been addressed to the satisfaction of the applicable regulatory authority, with hazardous substances or petroleum products allowed to remain in-place subject to implementation of required controls.

The term “historical recognized environmental condition” is defined as a past release of any hazardous substance or petroleum product that has occurred in connection with the Site and has been addressed to the satisfaction of the applicable regulatory authority, without subjecting the Site to any required controls.

1.4 PROJECT SCOPE OF SERVICES

This Phase I/II ESA Report was prepared for Prologis, L.P., and its subsidiaries, affiliates, related parties (specifically including any 1031 exchange entities), successors, and assigns (Prologis) in accordance with the letter regarding Proposal for Phase I Environmental Site Assessment and Media Management Plan dated December 10, 2021, from Kathy Lehnus and Scott Allin of Farallon to Julia Smith of Prologis; and the letter regarding Proposal for Subsurface Investigation, 5355 East Airport Drive, Ontario, California dated February 14, 2022, from Kathy Lehnus and Scott Allin of Farallon to Julia Smith of Prologis. In addition, this work was conducted in accordance with the *Master Services Agreement* between Prologis and Farallon dated August 4, 2011.

The scope of work for this Phase I/II ESA included a records review, literature research and review, site reconnaissance, interviews with individuals familiar with the Site, interviews with local governmental officials, an investigation of soil and soil vapor, and preparation of this report.

At the request of Prologis, Farallon provided additional environmental services and recommendations for further action based on the findings of the Phase I/II ESA. These services are considered non-scope items and are not required to satisfy ASTM E1527-13 and -21.



1.5 DEVIATIONS

There were no deviations from ASTM E1527-13 or -21 during this Phase I/II ESA, with the exception of additional environmental services requested by Prologis.

1.6 LIMITING CONDITIONS

Limiting conditions encountered during this Phase I/II ESA were the presence of vehicles parked on exterior portions of the Site that prevented Farallon from observing the entire ground surface of the Site, and the presence of equipment in the Site buildings that prevented Farallon from observing the entire interior floor surfaces. Based on information obtained from the Site representative, historical records, previous reports, and data obtained during the subsurface investigation conducted in March 2022, these limiting conditions are not expected to alter the conclusions of this report.

1.7 DATA GAPS

Data gaps may affect the ability to identify recognized environmental conditions and Farallon's ability to render opinions and conclusions for presentation in the Phase I/II ESA Report. The following data gap was identified during this Phase I/II ESA:

- George Verhoeven Grain Inc., dba Verhoeven Grain Inc. (Verhoeven), receives raw grain via a rail line north of the Site. The exact location of the rail line in relation to the northern property line has not been established in available records; part of the rail line could be located on portions of the Site. This constitutes a data gap for the Site. A land survey would be required to determine whether the rail spurs and/or a former brine pond in the area are present on the Site. If found to be located on the Site, further evaluation regarding the possible environmental issues related to rail lines, transportation of materials, and brine water disposal should be assessed.

Farallon did not identify other data gaps during this Phase I/II ESA.



2.0 SITE OVERVIEW

This section includes an overview of the Site location, improvements, and operations. A description of adjacent and surrounding land use also is provided.

2.1 SITE LOCATION

The Site is approximately 0.5 mile west of the intersection of Etiwanda Avenue and East Airport Drive, located at 5355 East Airport Drive in Ontario, San Bernardino County, California (Figure 1). The location is in an industrial area approximately 40 miles east of downtown Los Angeles and approximately 7 miles south of the San Bernardino Mountains. The nearest residential community is 1.8 mile southeast of the Site.

2.2 SITE DESCRIPTION

The Site consists of two parcels totaling 14.2 acres: Assessor Parcel No. 0238-052-20 (Eastern Parcel), and Assessor Parcel No. 0238-052-29 (Western Parcel).

The Eastern Parcel is occupied by Verhoeven, a grain processing company, and contains grain storage silos, a grain mill area, and five buildings. An office and warehouse building, referred to as “Building A,” is located on the southern portion of the Site. The warehouse portion on the northeastern side of Building A contains a service shop for the repair of machinery related to the grain mill. Wastes stored in this area include motor oil, hydraulic oil, and gear oil, primarily related to tractor and forklift operation. A maintenance and repair shop, referred to as “Building B,” is present on the eastern portion of the Site, and is used for light tractor and forklift service. New and waste vehicle fluids are stored in a hazardous substance storage area on the southwestern interior border of Building B. Additional structures on the Eastern Parcel consist of a warehouse referred to as “Building C” on the north-central portion, used for assorted storage; and two grain storage structures on the southeastern and southwestern portions of the parcel, referred to as Buildings D and E. The property is primarily asphalt-paved, with some gravel-paved areas on the western portion of the parcel. Access to the Site is gained from East Airport Drive, south of the Site.

The Western Parcel is occupied by The Scoular Company (Scoular), a corn storage and distribution facility. The Scoular portion of the Site contains exterior grain storage, with an office trailer that contains a small hazardous substance storage area on secondary containment used for the storage of lubrication oils and greases for equipment.

A vehicle wash-down area is present on the northeastern portion of the Site, and three to four septic systems are associated with the Site: two or three on the Eastern Parcel, and one on the Western Parcel. The location of the septic system on the Western Parcel could not be determined from the records reviewed. Additionally, aboveground storage tanks (ASTs) and three areas with former underground storage tank (USTs) are associated with the Site (detailed in Section 4.5).



Figure 2 presents a general plan map of the Site; additional details pertaining to the Site are provided in Section 8.2, Site Reconnaissance Observations. Site photographs are presented in Appendix B.

2.3 SITE OPERATIONS

According to the San Bernardino County Assessor's Office, the Site owner is Prologis Exchange 5355. Verhoeven has operated the Eastern Parcel as a grain processing facility since development in 1973. Raw grain, including corn and barley, is received at the facility via a rail line north of the Site (Assessor Parcel No. 0238-052-22) and distributed via conveyor belt from grain silos to Scoular on the Western Parcel; the exact location of the rail line in relation to the northern property line has not been established in the records reviewed. Raw grain product is transferred via conveyor from the Western Parcel or transloaded from rail cars via underground piping to four large storage silos in the grain mill on the Eastern Parcel.

In the grain mill, the raw grain is fed through a cleaner silo, which removes chaff, cobb pieces, and other excess matter with a water wash. The cleaned grain is gravity-fed through steam jackets, which use natural-gas-fired, boiler-generated steam to soften the product before fan-drying. After processing, the product is stored in silos for off-Site transfer via truck.

In addition to product processing at the grain mill, operations at Verhoeven consist of light tractor and forklift service in Building B. A 4- to 5-foot-deep repair pit is located in Building B that is not in use by Verhoeven. Service on tractors and forklifts includes minor repairs with use of a petroleum-based parts cleaner, and tire changes. The fleet of grain distribution trucks is not serviced on the Site, with the exception of oil changes performed by an external service technician, who reportedly collects and removes the waste oil from the Site.

A bermed truck-washing area equipped with an underground sump leading to an empty 10,000-gallon wash water AST is located north of Building B. Personnel reported that it is no longer in use, only truck exteriors were washed in this area, and no undercarriage/chassis or engine washing was conducted on the Site.

Scoular operates the Western Parcel as a grain storage and distribution facility. Raw grain product is brought onto the Site via rail to the north, and either off-loaded into trucks for direct distribution, or transloaded via underground piping to one of three grain storage silos. The storage silos use hydraulic augers to transfer the grain onto a conveyor system for processing at the Verhoeven grain mill. In addition to the storage silos, the Scoular parcel is developed with a mobile office trailer and a gravel-paved yard.

At the time of the site reconnaissance, Farallon observed hazardous materials in the warehouse in the northeastern portion of Building A, an aboveground fueling area northeast of Building A (consisting of two 250-gallon diesel ASTs and one 220-gallon hydraulic oil AST), and in Building B. Materials stored in these areas consisted of diesel, motor oil, waste oil, gasoline, grease, lubricant, gear oil, transmission oil, and parts cleaning solution. Hazardous materials consisting of



lubricating oils and greases for equipment were also stored in the office trailer on the Western Parcel.

Historical features associated with previous operations on the Site include two former petroleum 12,000-gallon USTs at the grain mill area, one former 12,000-gallon diesel UST east of Building C, and a former UST Area west of Building B. Historical operations, features, and reported septic systems are discussed further in Section 4.5. Figure 2 presents the locations of on-Site buildings and historical features.

2.4 ADJACENT AND SURROUNDING LAND USE

Adjacent properties at the time of Farallon's site reconnaissance included a rail line to the north followed by industrial buildings occupied by home furnishing businesses Emser Tile at 5300 Shea Center Drive and Dorel Home Furnishings at 5400 Shea Center Drive; Praxair, Inc. to the east at 5735 East Airport Drive; East Airport Drive to the south followed by industrial buildings occupied by distribution businesses K-Mart Distributions at 5600 East Airport Drive and XPO Logistics, Inc. at 5200 East Airport Drive; and a Verizon facility to the west at 5351 East Airport Drive.

No visual evidence of recognized environmental conditions was observed on abutting or nearby properties during the site reconnaissance. Observations were restricted to areas readily observable from the Site.



3.0 PHYSICAL SETTING

The physical setting of the Site, including topography, geology, and hydrogeology, is described in this section. Farallon's assessment of sensitive receptors in the area also is discussed.

3.1 TOPOGRAPHY

Farallon reviewed the U.S. Geological Survey (USGS) topographic maps for Guasti, California, dated 2018 and provided by Environmental Data Resources, Inc. (EDR). The maps depict the Site at an elevation of approximately 980 feet above mean sea level. Site topography slopes gently to the south. Regional topography generally is sloped to the south.

3.2 GEOLOGY AND HYDROGEOLOGY

The Site is situated within the San Bernadino Valley of the Peninsular Ranges Geomorphic Province in Southern California. The Peninsular Range Province extends into lower California, and is bounded by the Colorado Desert to the east, the Pacific Ocean to the west and the San Gabriel and San Bernardino mountains to the north. The San Bernardino Mountains are located approximately 7 miles north of the Site. According to *The EDR Radius Map Report with GeoCheck* prepared for the Site by EDR dated December 9, 2021 (EDR Report), surface soil at the Site consists primarily of Delhi fine sand, which is somewhat excessively well drained.

According to the *Phase II Subsurface Investigation Report* dated August 16, 2016 by Partner Engineering and Science, Inc. (Partner) for the Site (Partner 2016 Phase II Report), soil beneath the Site generally consists of very fine grained, silty sand from the surface to depths of approximately 20 feet below ground surface (bgs) and transitions to very fine to coarse grained, poorly graded sand between depths of 20 and 25 feet bgs. Groundwater was not encountered during Partner's investigation.

Soil encountered during the Phase II ESA investigation portion of this scope of work was described as silty fine to medium sand to a total explored depth of 10 feet bgs, with an apparent coarse sand and gravel layer at 10 feet bgs (and as shallow as 5 feet bgs on the eastern portion of the Site at boring SB-2). Boring logs are attached in Appendix F. Groundwater was not encountered during drilling.

Site-specific groundwater direction and depth information was not available in the records reviewed. Based on information obtained from the California State Water Resources Control Board GeoTracker database (GeoTracker database) and topographic interpretation, groundwater beneath the Site is anticipated at a depth of approximately 250 bgs and is estimated to flow to the south.



3.3 OIL AND GAS RECORDS

According to the California Department of Conservation, Geologic Energy Management Division Well Finder online database, there are no permitted oil or gas wells on the Site or at adjacent properties.

3.4 SENSITIVE RECEPTORS

Farallon conducted a limited assessment of sensitive receptors on or in the vicinity of the Site that was confined to visually apparent features such as surface water bodies (e.g., low-lying wet areas, streams, ponds) and residential and recreational areas. Farallon's assessment of sensitive receptors included a review of readily ascertainable information relating to the presence of private, semiprivate, public, and industrial water-supply wells.

According to the EDR Report, a groundwater monitoring well maintained by the San Bernardino County Water Resources Division is located between 0.125 and 0.25 mile of the Site, and groundwater monitoring wells maintained by the San Bernardino County Water Resources Division and Department of Public Health are located within 0.25 and 0.5 mile of the Site. In addition, a public drinking water well is located within 0.25 and 0.5 mile of the Site. No wetlands are mapped on the Site, and the Site is not mapped in a floodplain. The major water body nearest the Site was identified as the Santa Ana River, located approximately 6 miles south of the Site.



4.0 USER-PROVIDED INFORMATION

Farallon understands that the user of this report, Prologis, is seeking to follow the standards set forth in ASTM E1527-13 and -21 to complete an environmental assessment of the Site. The user has specific responsibilities for fulfilling ASTM E1527-13 and -21 requirements to help identify the possibility of recognized environmental conditions in connection with the Site. These responsibilities do not require the technical expertise of an Environmental Professional, and were not performed by the Environmental Professional who conducted the Phase I ESA at the Site.

To facilitate fulfillment of the ASTM E1527-13 and -21 requirements identified below, Farallon provided Prologis with a copy of the *Phase I ESA User Questionnaire* (User Questionnaire) to complete. The User Questionnaire is provided in Appendix C of this Phase I ESA Report.

4.1 TITLE AND LIEN RECORDS

Prologis indicated that it was not aware of environmental liens against the Site.

4.2 EXPERIENCE AND SPECIALIZED KNOWLEDGE

Prologis indicated that it has no experience or specialized knowledge regarding the Site.

4.3 COMMONLY KNOWN INFORMATION

Prologis indicated that it is not aware of commonly known information that would lead to identification of recognized environmental conditions in connection with the Site.

4.4 PHASE I ENVIRONMENTAL SITE ASSESSMENT REPORT USERS

Prologis will rely on this Phase I ESA Report.

4.5 PREVIOUS ENVIRONMENTAL STUDIES

Farallon was provided with the following environmental documents prepared for the Site:

- *Phase I Environmental Site Assessment Report, The Scoular Company, 5355 East Airport Drive, Ontario, California 91761* dated August 18, 2016, prepared by Partner Engineering and Science, Inc. (Partner 2016 Phase I Report); and
- *Phase II Subsurface Investigation Report, 5355 East Airport Drive, Ontario, California 91761* dated August 16, 2016, prepared by Partner (Partner 2016 Phase II Report).

At the time of the Partner 2016 Phase I Report, the Site was developed as it is today and occupied by grain processing companies. Facility features and operations included the same buildings and grain processing equipment and procedures discussed in Section 2.3. Other features observed at the Site included bulk storage silos, a vehicle wash-down area with associated sheds in the northeastern portion of the Site, two subsurface grain conveyance systems in the northern portion



of the Site, and two maintenance areas within the office and warehouse building (Building A) and truck repair shop building (Building B). The maintenance area inside the truck repair shop (Building B) included a subsurface service pit for vehicle repairs; this pit was not observed during the Site visit due to the presence of stored equipment, but reported by the Site contact to be 4 feet wide by 25 to 30 feet long and between 4 and 5 feet deep. Domestic wastewater was reportedly disposed of by one or two septic systems. Information regarding the construction and locations of the septic systems was not provided from Site contacts. However, locations of the septic systems were speculated, based on previous reports, as being southeast of Building E and east of Building B. In 2016, a suspected septic system appears to have been located with ground-penetrating radar north of Building A, which could be in addition to or instead of previously reported septic system locations. Partner observed hazardous substances and petroleum products at the Site in hazardous material storage areas within Buildings A or B, which included antifreeze, motor oil, waste motor oil, grease, and waste grease. Three ASTs were located outside the northeastern corner of Building A, including one 85-gallon AST containing hydraulic oil, and two 250-gallon ASTs containing diesel fuel.

Previous investigations discussed in the Partner 2016 Phase I Report included four previous Phase I ESAs, three of which were prepared by Terracon Consultants, Inc. (Terracon), dated May 3, 2016, January 19, 2010, and May 5, 2009; and one of which was prepared by SECOR International Incorporated (SECOR), dated October 8, 2003 (SECOR 2003 Phase I Report). Only one of these reports was attached for Farallon's review: the 2016 Phase I Report by Terracon. Terracon did not identify recognized environmental conditions or controlled recognized environmental conditions in connection with the Site; however, a historical recognized environmental condition associated with total petroleum hydrocarbon (TPH) concentrations remaining in-place from a former UST was identified, based on a review of SECOR's 2003 Phase I Report. The SECOR 2003 Phase I Report was not included as an attachment in Terracon's report. The following information regarding SECOR's observations and findings was summarized in the Terracon 2016 Phase I Report. According to Terracon, SECOR did not identify recognized environmental conditions or historical recognized environmental conditions but noted several environmental concerns, including former USTs, the use of petroleum-impacted material as backfill following the removal of a UST, septic systems, and various wastewater and stormwater violations.

SECOR reported that four USTs were removed from the Site, including two 12,000-gallon USTs located north of the mill area, one 12,000-gallon UST located east of the former vegetable oil processing area, and one UST of unknown size located west of the former truck shop building (assumed as present-day Building B). This area was screened with ground-penetrating radar by Partner in 2016, and an assumed UST grave was identified beneath the overhang west of Building B.

Based on SECOR's review of records maintained by the San Bernardino County Fire Department (SBCFD), two 12,000-gallon USTs located north of the mill area were removed in 1989, and a letter issued by SBCFD on September 4, 1998 indicated "contamination remaining in the excavation is below that which is generally considered a problem and further investigation is not warranted." SECOR reported previous investigations were completed by Grisanti and Associates.



Soil samples were collected in the vicinity of a 12,000-gallon diesel UST located east of the “former vegetable oil processing” center, which was speculated by Partner to be located in the northern-central portion of the Site. Analytical results of soil samples indicated concentrations of TPH as diesel (TPH-d) up to 4,500 parts per million at a depth of 16 feet bgs. The 12,000-gallon diesel UST was removed in December 2002 and was granted regulatory closure from SBCFD on January 8, 2003.

During SECOR’s site reconnaissance, a former fueling island was reportedly observed west of the truck repair shop (Building B). According to SECOR, no records were available regarding this former UST. However, an undated permit application for two 4,000-gallon diesel USTs was found on file with SBCFD. Additionally, a permit to operate five USTs, dated February 25, 1988, included a handwritten note indicating that the “number of tanks was amended from five to four per signed-off job card.” In 2002, this area was investigated by Grisanti and Associates, who found concentrations of TPH-d at 11 parts per million at a depth of 15 feet bgs, and no detectable concentrations at a depth of 20 feet bgs. Farallon assumes that these tank graves were the anomalies identified by Partner under the Building B awning in 2016.

Based on a review of Santa Ana Regional Water Quality Control Board, SECOR found that stormwater discharge from the Site exceeded discharge permit limits in 2001 for pH, total suspended solids, oil and grease, total organic carbon, total Kjeldahl nitrogen, biological oxygen demand, copper, and/or zinc. A violation was issued by the Santa Ana Regional Water Quality Control Board in 2001 for the absence of a Storm Water Pollution Prevention Plan and a Storm Water Management Plan.

The Partner 2016 Phase I findings identified four recognized environmental conditions, two historical recognized environmental conditions, and four environmental issues. The four recognized environmental conditions relate to the statuses of a fourth or fifth UST located on the Site, based on conflicting database information and a lack of historical records available regarding the status and location of the USTs; surficial degradation and staining of asphalt around two 250-gallon diesel fuel ASTs; staining and historical use of petroleum products and hazardous materials in maintenance areas within Buildings A and B; and potential impacts associated with the vehicle wash-down area and drainage system, based on reported violations relating to wastewater runoff, poor housekeeping, and an anonymous complaint regarding the routine pouring of used oil into a drain in the vicinity of the vehicle wash-down area. The two historical recognized environmental conditions identified related to the following: the two former 12,000-gallon diesel USTs, which were removed in 1989 and received a No Further Action (NFA) determination issued by SBCFD; and one former 12,000-gallon diesel UST and associated dispenser, which were removed in 2002 and received an NFA determination issued by SBCFD. The four environmental issues identified relate to unknown locations of two on-Site septic systems; grain processing equipment and subsurface grain conveyance systems requiring lubrication oil; railroad spurs extending onto the Site that may have impacted the Site with pesticides, herbicides, and oils from rail line maintenance and/or construction; and potential asbestos-containing materials associated with the age of the buildings. Recommendations regarding these findings included a limited subsurface investigation to determine the presence or absence of soil and/or groundwater contamination due to the historical



use of the Site, and an operation and maintenance program to be implemented to safely manage the suspect asbestos-containing materials at the Site.

The Partner 2016 Phase II Report investigation completed at the Site included an assessment to identify former on-Site USTs or associated features, reported septic systems, and soil and soil gas sampling to assess for indications of a release from historical Site activities. A geophysical survey was completed to identify USTs remaining in-place, backfilled tankholds, septic tanks, and/or associated features, and to clear boring locations of utilities. One large anomaly, indicative of a backfilled excavation, was located under the western canopy of Building B, which generally corresponded to the location of the former USTs. There were no large metallic features identified, so Partner concluded that the USTs in this area had been removed. One large anomaly resembling a septic system was located north of Building A.

As part of the soil and soil gas investigation, 26 borings were advanced between depths of 1 and 25 feet bgs for the collection of soil and/or soil gas samples. Soil samples were analyzed for TPH carbon chain C6-C40 (TPH-cc) by U.S. Environmental Protection Agency (EPA) Method 8015C and volatile organic compounds (VOCs) by EPA Method 8260B; and soil gas samples were analyzed for VOCs by EPA Methods TO-15 and 8260B. No detectable concentrations of VOCs or TPH-cc were present in soil samples. Analytical results of soil gas samples indicated detections of VOCs including tetrachloroethene (PCE), trichloroethene, toluene, ethylbenzene, and xylenes. The concentrations of these detectable results were less than the residential and commercial/industrial calculated soil gas screening levels (SGSLs) at the time of the report. Partner concluded that there did not appear to be a discernable vapor intrusion condition to the Site, and the detections of VOCs in soil gas did not represent a threat to human health or the environment. Partner recommended no further investigation with respect to the on-Site grain handling facility at the time of the report.

Although the reported concentrations were less than regulatory criteria at the time of the report, the California Department of Toxic Substances Control *Human Health Risk Assessment Note Number 3* was updated in April 2020 to include the use of a more conservative attenuation factor of 0.03 in SGSL calculations. The 0.03 attenuation factor can be used to develop “low” level screening levels and can be used in conjunction with previously approved attenuation factors published in 2011 (known as “high” level screening levels). In comparison with the “low level” PCE SGSL, the PCE concentrations in soil vapor samples collected from five locations in 2016 exceeded the calculated soil gas commercial/industrial screening level of 67 micrograms per cubic meter ($\mu\text{g}/\text{m}^3$). Additionally, in comparison with the “low level” ethylbenzene SGSL, the ethylbenzene concentration in one soil vapor sample exceeded the calculated soil gas commercial/industrial screening level of 163 $\mu\text{g}/\text{m}^3$. These samples were located within and adjacent to Building B at a depth of 5 feet bgs.

No other reports were provided to Farallon for review.



5.0 SITE BACKGROUND AND HISTORY

Farallon reviewed the following historical sources as part of this Phase I/II ESA:

- Aerial photographs of the Ontario, California area dated 1938, 1948, 1953, 1959, 1966, 1975, 1985, 1990, 1994, 2002, 2005, 2009, 2012, and 2016 obtained from EDR;
- Cole Information Services, GTE, and Haines and Digital Business Directories of Ontario, California dated 1985, 1990, 1995, 1999, 2003, 2004, 2008, 2009, 2014, and 2017 obtained from EDR; and
- USGS topographic maps of Guasti, California dated 1897, 1900, 1903, 1941, 1944, 1953, 1954, 1966, 1973, 1976, 1981, 2012, 2015, and 2018 obtained from EDR.

A search for fire insurance maps resulted in notification that there was no coverage for the Site.

Farallon is not responsible for the accuracy or completeness of the historical sources reviewed. The historical sources documented were reasonably ascertainable and practically reviewable during this Phase I ESA. Historical sources are provided in Appendix D.

5.1 SITE

Topographic maps between 1897 and 1903 did not include significant detail regarding the Site. The Site was used as agricultural or grazing land from at least the late 1930s to the early 1970s. By 1973, the Eastern Parcel was developed with small grain storage silos and other features associated with milling operations in the grain mill area. In the 1975 aerial photograph, grain appeared to be stockpiled in the southwestern portion of the Site in Buildings A through C. Based on 1953, 1966, and 1981 topographic maps, Airport Drive was previously known as “Slover Avenue.” By 1985, the grain storage structures, Buildings D and E, were developed. By 2002, the Site appeared in its existing configuration. The 2002 aerial photograph shows grain processing operations had expanded at the Site to the Western Parcel, which included the development of three large grain storage silos. The Site has been occupied by Verhoeven from 1973 to the present; Chino Grain and Milling, Inc. in 1985; Coast Grain Company between 1990 and 2003; Scoular between 2004 and the present; and JD Heistell and Company in 2009.

Additional information regarding the Site history is provided in Section 6.1, On-Site Listings, and Section 7.0, Interviews.

5.2 ADJACENT PROPERTIES

The Site is bound by industrial properties to the north beyond the railroad tracks, industrial properties to the east and west, and industrial properties to the south across East Airport Drive.

Adjacent properties consisted primarily of undeveloped and/or agricultural land. Railroad tracks were present on the north-adjacent property from at least the early 1900s through the 1960s, when the east-adjacent property was developed with the existing industrial facility. By the early 1990s,



the south-adjacent property was developed with an industrial building. By the early 2000s, the west- and north-adjacent properties were developed with industrial buildings and have remained relatively unchanged through the present.

Additional information regarding adjacent properties is provided in Section 6.2, Adjacent and Other Facility Listings.



6.0 REGULATORY REVIEW

EDR conducted a review of environmental regulatory agency database listings to identify reported environmental issues related to the Site and facilities in the Site vicinity. Farallon used the greater of each approximate minimum search distance from the Site for each of the referenced federal and state environmental databases, as specified in ASTM E1527-13 and -21.

Farallon reviewed the results from the EDR Report prepared for the Site to note reported facilities in the vicinity of the Site that were considered to have a potential to adversely impact the Site (i.e., are known to have resulted in or are expected to result in a recognized environmental condition). Reported facilities identified in the EDR Report were evaluated with respect to the nature and extent of a given release, the distance of the reported facility from the Site, the stratigraphy of soil, the expected soil permeability, and the location of a reported facility with respect to known or expected local and/or regional groundwater flow direction.

The descriptions of the databases searched, the complete database names for the abbreviations used in this Phase I/II ESA Report, and the associated search distances from the Site are provided in the EDR Report presented in Appendix E.

6.1 ON-SITE LISTINGS

JD Heiskell Holdings LLC, former occupant of the Site, was identified on HAZNET, HWTS, CA FID UST, EMI, CIWQS, CERS, and WDS databases. The listings relate to hazardous material management, air quality permits, records of USTs, and industrial stormwater permits associated with livestock feed manufacturing operations. Hazardous wastes listed as being disposed of between 2003 and 2010 consisted of waste oil and mixed oil, aqueous solution with total organic residues less than 10 percent, other organic solvents, and asbestos-containing waste. No violations were identified in the listings. The listings for the USTs did not provide new information regarding contents, locations, and removal dates of the first-generation USTs.

George Verhoeven Grain Inc., located on the Site, was identified on FINDS, ECHO, RCRA NonGen/NLR, EMI, and CIWQS databases. George Verhoeven Grain Inc. was identified in the CERS, AST, CERS HAZ WASTE, CERS TANKS, NPDES, and San Bern. Co. Permit databases (listed in the EDR Report under “Coast Grain Inc.”) The listings relate to hazardous material management, air quality permits, ASTs, and industrial stormwater permits associated with grain processing operations. The CERS TANKS listings indicated records of aboveground petroleum storage. No other information regarding ASTs was provided in the EDR database listings. The CERS listing indicated some administrative violations during inspections; however, there were no violations indicating a spill or a release occurred at the Site.



The Scoular Company, located on the Site, was identified as “John Powell,” a manager of Scoular, based on information obtained online, in the HAZNET and HWTS databases. The listings related to hazardous material management between 2006 and 2010. Hazardous wastes in the listing included other organic solids, waste oil and mixed oil, unspecified aqueous solution, and unspecified organic liquid mixture. No violations were identified in the listings.

Coast Grain Inc./Coast Grain Company, former occupant of the Site, was identified on UST, CERS HAZ WASTE, SWEEPS UST, WDS, EMI, HAZNET, and HWTS databases. The listings related to records of USTs, industrial stormwater permits, air quality permits, and hazardous waste management associated with grain processing operations. The SWEEPS UST listing indicated the Site had five registered USTs. No specific information regarding the ASTs or USTs, including tank capacity, contents, or status, was provided in the listings. See Sections 4.5 and 7.3 for further discussion regarding USTs at the Site. Hazardous wastes in the listing between 2002 and 2003 included tank bottom waste with halogenated organics.

G&R Transportation, a freight shipping and trucking company, according to online resources, was listed as being associated with the Site address and identified in the HAULERS database. No pertinent information or violations were identified in the listing. No current or historical information regarding tenants at the Site has indicated G&R Transportation occupied the Site, and this listing may be incorrectly associated with the Site.

Farallon searched the GeoTracker database and the California Department of Toxic Substances Control online EnviroStor database (EnviroStor database) for records related to the Site, but found no listings. Additional information regarding the Site is provided in Section 7.5, Interview with Regional Water Quality Control Board.

6.2 ADJACENT AND OTHER FACILITY LISTINGS

Reported facilities within 0.25 mile up-gradient, 0.125 mile cross-gradient, or adjacent down-gradient of the Site with respect to the assumed groundwater flow direction are considered to have a potential to have impacted the Site. Facilities that were listed in the EDR Report but not identified as a reported facility (e.g., a facility listed as a hazardous waste generator but not as having had a release), and facilities that were listed as “Closed” were not considered to have a potential to have impacted the Site.

Praxair, Inc./Union Carbide Corp./Linde Inc./Kenan Advantage Group/Old Dominion Freight Line, at 5735 and 5705 East Airport Drive, east-adjacent to and cross-gradient of the Site with respect to assumed groundwater flow direction, were identified in the San Bern. Co. Permit, HIST UST, EMI, RCRA NonGen/NLR, UST, RCRA-SQG, LUST, CERS HAZ WASTE, CERS TANKS, TRIS, Cortese, NPDES, CIWQS, CERS, HWTS, AST, SWEEPS UST, CA FID UST, HIST CORTESE, NPDES, WDS, and/or CPS-SLIC databases. The listings relate to records of ASTs, USTs, industrial stormwater permits and discharge, air quality permits, hazardous materials management, and a leaking UST case that was granted case closure status in 1988. The LUST listing under Union Carbide Corp indicated solvents from a leaking UST had impacted soil. The listing indicated a case closure status as of September 7, 1988. HIST UST listings associated with



Union Carbide Corporation indicate the facility has or had between two and 18 registered USTs on the property. One HIST UST listing indicated two 1,000-gallon USTs used for waste were installed in 1975. The other HIST UST listing indicated 18 USTs or subsurface features were registered at the property, including four 10,000-gallon USTs and one 12,000-gallon UST used for diesel fuel; eight unlined concrete or carbon steel sumps used for sulfuric acid, chlorpyrifos (chromate), silica, sodium hydroxide, sodium bichromate, and/or waste oil; one 1,000-gallon UST used for waste oil; one 8,000-gallon UST used for unleaded fuel; one 6,000-gallon UST used for motor oil; and two 500-gallon USTs used for waste oil. No information regarding the status of the USTs or subsurface features was provided in the listings. Hazardous wastes in listings included ignitable waste, corrosive waste, reactive waste, chromium, lead, and spent nonhalogenated solvents. No other listing except for the one associated with the leaking UST case indicated a release had occurred at the property. A number of administrative violations associated with inspections were indicated in the San Bern. Co. Permit database listings. No information was provided in the violation listings that indicated a release had occurred at the property. Based on the status, depth to groundwater, and location of the property at a cross-gradient direction from the Site, no evidence was found to indicate that this property represents a recognized environmental condition in connection with the Site.

K-Mart Distribution Center/Ontario Distribution Center/Costco Wholesale/Costco Logistics, at 5600 East Airport Drive, located beyond Airport Drive, south-adjacent to and down-gradient of the Site with respect to assumed groundwater flow direction, was identified in the LUST, SWEEPS UST, HIST UST, Cortese, HIST CORTESE, CERS, CA FID UST, EMI, NPDES, WDS, CIWQS, RCRA NonGen/NLR, AST, HAZNET, San Bern. Co. Permit, HWTS, RCRA-SQG, and RCRA-LQG databases. The listings relate to records of USTs, ASTs, industrial stormwater permits, hazardous materials management, and a leaking UST case. According to the SWEEPS UST and HIST UST listings, three USTs were installed on the property, including two 15,000-gallon diesel USTs and one 2,000-gallon unleaded fuel UST. Information obtained from the GeoTracker database indicated a leaking UST containing diesel fuel impacted soil at the property in 1992. The case was granted case closure status in 1993. Based on the status, depth to groundwater, and location of the property at a down-gradient direction from the Site, this property does not represent a recognized environmental condition in connection with the Site.

6.3 UNMAPPABLE LISTINGS

EDR identified six facilities as “unplottable” that EDR was unable to map due to inaccurate or inadequate address information. Farallon did not identify any of the unplottable facilities in the immediate vicinity of the Site. Therefore, the unplottable facilities located do not represent a recognized environmental condition in connection with the Site.



7.0 INTERVIEWS

Farallon conducted interviews with individuals familiar with the Site and contacted relevant local governmental agencies to obtain additional Site information. The responses from the parties contacted are provided below.

7.1 INTERVIEW WITH SITE REPRESENTATIVE

During the site reconnaissance, Farallon interviewed Randy Verhoeven of Verhoeven, and Steve Schennum of Scoular on January 13, 2022. The following information was obtained from this interview:

- No known USTs are present at the Site;
- Hazardous materials on the Site generally consist of diesel fuel, hydraulic fluid, gear oil, transmission oil, waste oil, and cleaning solvent;
- Utilities and natural gas are provided by the local municipality and gas company; and
- The maintenance area inside the truck repair shop (Building B) included a subsurface service pit for vehicle repairs; this pit was not observed during the Site visit due to the presence of stored equipment, but reported by the Site contact to be 4 feet wide by 25 to 30 feet long and between 4 and 5 feet deep.

Randy Verhoeven and Steve Schennum stated that they had not been made aware of any pending, threatened, or past:

- Litigation relevant to hazardous substances or petroleum products in, on, or from the Site;
- Administrative proceedings relevant to hazardous substances or petroleum products in, on, or from the Site; or
- Notices from a governmental entity regarding violations of environmental laws or liability relating to hazardous substances or petroleum products.

7.2 INTERVIEW WITH CITY

Farallon submitted a written information request to the City of Ontario on December 23, 2021 to inquire whether records of inspections, notices of violations and/or reported hazardous spills, building files, permits, wastewater discharge permits, and/or USTs for the Site were on file. On January 26, 2022, the City of Ontario provided Farallon with over 150 pages of files for the Site address related to building permits, City fire department inspections (for signage/fire safety violations), stormwater, and tenant improvement information. No information related to processing or storage locations, septic systems, or hazardous material use for the Site was found in the file.



7.3 INTERVIEW WITH THE COUNTY

Farallon submitted a written information request for records from SBCFD on December 16, 2021. SBCFD is the Certified Unified Program Agency for San Bernardino County, and maintains most records pertaining to hazardous substance use, storage, and waste generation; USTs and ASTs; hazardous substance inspections, and unauthorized releases. SBCFD allowed Farallon to copy files for Cast Grain Milling, Verhoeven, and Scoular at the Site addresses. In general, files were related to generator/handler information, USTs, and permit information. Pertinent files are summarized below.

Cast Grain Milling

In the letter regarding Removal of Two Underground Storage Tanks at 5355 Airport, Ontario dated September 4, 1998, from SBCFD, it was noted that a July 25, 1989 Babcock & Sons, Inc. report was reviewed by SBCFD and that contamination remaining after excavation is “below that which is generally considered a problem and further investigation is not warranted.” No further information was in the file regarding the USTs and locations; however, Farallon has determined that SBCFD is likely referring to the two 12,000-gallon fueling USTs noted in previous reports as formerly located north of the grain mill.

A 2001 SBCFD inspection indicated similar quantities of automotive fluids and oils generated as wastes at the Site. It was also noted that a “parts washer” was present in the “Vehicle Maintenance Division,” but the solvent used was not noted. It was also noted that molasses silos were in use at the Site, and a molasses storage tank was noted in the vicinity of the truck-washing area (containing molasses truck rinse water used as pig feed). A hazardous waste inventory dated 2001 noted perchloroethylene and trichloroethylene related to the parts washer, but volumes and locations were not noted.

In 2002, Tank Specialists of California removed a 12,000-gallon diesel steel UST and fuel dispenser mapped southeast of Building C. According to the letter regarding Soil Sampling Following the Removal of an Underground Storage Tank – Coast Grain Co., 5355 E. Airport Drive, Ontario, California dated December 18, 2002, from Advanced GeoEnvironmental, Inc., three confirmatory soil samples were collected beneath the bottom of the UST after removal, and soil samples were collected from stockpiles. The soil samples were analyzed for TPH-d; benzene, toluene, ethylbenzene, and xylenes; and methyl tertiary-butyl ether. Minor petroleum impacts were noted in stockpiled soil (800 milligrams per kilogram of TPH-d), which was reportedly used as backfill for the excavation. No constituents of concern were detected in the confirmatory soil samples collected from beneath the UST. Advanced GeoEnvironmental, Inc. recommended that SBCFD Hazardous Materials Division issue closure of the UST, and the letter regarding Removal of One Underground Storage Tank at Coast Grain Inc., Located at 5355 E. Airport Drive, Ontario, California dated January 8, 2002, from SBCFD was issued indicating that further investigation was not warranted. Farallon considers this UST a historical recognized environmental condition for the Site.

George Verhoeven Grain Inc.



Generator files dated 2016 through 2019 were maintained with SBCFD that noted the use and generation of automotive fluids and wastes on the Site. Violations were noted as requiring the completion of a Spill Prevention, Control, and Countermeasure plan and a business plan. Hazardous waste inventories noted oils and welding gases; no solvents were noted.

The Scoular Company

Generator files dated 2010 were maintained with SBCFD that noted the use and generation of automotive fluids and wastes on the Site. No violations were noted. Operations were noted as discontinued in 2011 (although Farallon noted Scoular active at the Site during the 2022 site reconnaissance).

7.4 INTERVIEW WITH SOUTH COAST AIR QUALITY MANAGEMENT DISTRICT

Farallon accessed online records available from South Coast Air Quality Management District on January 26, 2022. South Coast Air Quality Management District maintains records for five facilities associated with the Site address: Chino Grain & Milling Inc. (ID 3037); Coast Grain Company (ID 52930); Unicorn, LLC (ID 131542); George Verhoeven Grain Inc. (ID 163123); and The Scoular Company (ID 17251). A summary of the files is provided below.

Chino Grain & Milling Inc. (ID 3037)

The online file indicates that the Chino Grain & Milling Inc. facility is out of business, and contained equipment for storage and dispensing of gasoline and milling operations including amine regeneration, livestock feed rolling, cyclone, bulk loading of trucks, and livestock feed pelletizing. No violations were noted, and no documents could be found related to the storage or dispensing of gasoline in the online files.

Coast Grain Company (ID 52930)

The online file indicates that the Chino Grain Company facility was sold, and contained equipment for livestock feed rolling, cyclone, bulk loading of trucks, livestock feed pelletizing, storage tank livestock feed, service station storage and dispensing of gasoline, afterburner, boiler, baghouse, and emission reduction. No violations were noted, and no documents could be found related to the storage or dispensing of gasoline in the online files.

Unicorn, LLC (ID 131542)

The online file indicates that the Unicorn LLC facility was sold, and contained equipment for railroad car unloading grains. No violations were noted.

George Verhoeven Grain Inc. (ID 163123)

The online file indicates that the Verhoeven facility was active, and contained equipment for livestock feed rolling, cyclone, bulk loading of trucks, and a boiler. One violation was noted on September 4, 2012 that was in compliance by September 19, 2012; the nature of the violation was not captured in the record.



The Scoular Company (ID 17251)

The online file indicates that the Scoular facility was active, and contained equipment for rail car unloading. No violations were noted.

7.5 INTERVIEW WITH REGIONAL WATER QUALITY CONTROL BOARD

Farallon received files available from the Santa Ana Regional Water Quality Control Board (Water Board) on December 27, 2021. Water Board records included information regarding a former brine disposal pond associated with the boilers at the grain mill area. A summary of files is provided below.

A brine disposal pond owned by the Union Pacific Railroad Company and used by the Coast Grain Company for boiler blow-down water was installed in 1969 and removed in 1998 to allow for the addition of a rail line north of the grain mill area. According to the letter regarding Approval of Closure Report for the Brine Disposal Pond, Coast Grain Company, Ontario, California dated September 24, 1999, from the Water Board, the closure of the pond included the removal of approximately 7,500 cubic yards of salt-contaminated soil and placement of a 40-mil high-density polyethylene liner. Miscellaneous analytical data available in the Water Board file indicated that soil was analyzed for pH, with no elevated readings noted. Based on mapping provided in the Water Board file, the pond was located south of the Southern Pacific Railroad Main Line between two sets of rail spurs; it appears to be just north of the current property line. However, a survey would be required to understand the northern property line in relation to the former brine disposal pond. Based on the location and nature of use (boiler blow-down), and the location of the former brine pond in the vicinity of the northern property line, this is considered a data gap for this report. In the event that the former brine pond is located off-Site, it would be considered a de minimis condition for the Site.



8.0 SITE RECONNAISSANCE

Farallon conducted a site reconnaissance on January 13, 2022 to observe the Site for physical evidence of recognized environmental conditions. The methodology used for the site reconnaissance and the observations made during the reconnaissance are discussed below. A description of the Site is provided in Section 2.2, Site Description. Photographs taken during the site reconnaissance are presented in Appendix B.

8.1 SITE RECONNAISSANCE METHODOLOGY

Farallon completed a walk around the entire perimeter of the Site and viewed interior operations.

There were no deviations from ASTM E1527-13 or -21 during the Phase I ESA, with the exception of additional environmental services requested by Prologis.

Limiting conditions encountered during this Phase I ESA were the presence of active and decommissioned equipment and vehicles on exterior portions of the Site that prevented Farallon from observing the entire ground surface of the Site, and the presence of equipment in the Site buildings that prevented Farallon from observing entire interior floor surfaces. Based on information obtained from the Site representative, historical records, previous reports, and data obtained during the subsurface investigation conducted in March 2022, these limiting conditions are not expected to alter the conclusions of this report.

8.2 SITE RECONNAISSANCE OBSERVATIONS

Weather conditions at the time of the reconnaissance were overcast, with a temperature of approximately 70 degrees Fahrenheit. No weather-related Site-access restrictions were encountered during the reconnaissance. Operations at the Site at the time of the reconnaissance were observed to be consistent with operations as described in Section 2.3, Site Operations.

8.2.1 Interior Observations

Farallon's observations of the interior of the Site buildings during the site reconnaissance are documented in the table below. Comments pertaining to notable interior observations follow in Section 8.2.2. Photographs taken during the site reconnaissance are provided in Appendix B.

INTERIOR OBSERVATIONS	YES	NO
Odor		X
Heating/Cooling System	X	
Drain(s) and/or Sump(s)		X
Staining and/or Corrosion		X
Storage Tank(s), Vent Pipe(s), Fuel Port(s), and/or Fill Pipe(s)		X



INTERIOR OBSERVATIONS	YES	NO
Clarifier(s)		X
Discharge Area		X
Drum(s) and/or Other Container(s)		X
Pool(s) of Liquid		X
Automobile Lift(s)		X
Monitoring Well(s)		X
Hazardous Material(s) and/or Petroleum Product(s)	X	
Hazardous Waste	X	
Other	X	

8.2.2 Interior Observation Comments

Heating/Cooling System

The Site buildings are primarily unconditioned. Electrical window air-conditioning units were observed in select office/administrative areas.

A natural-gas-powered boiler unit is present within the grain mill, and provides steam for the steam jackets. The grain mill is also equipped with a fan-cooled cooling area. No other heating systems were observed in the buildings.

Hazardous Material(s) and/or Petroleum Product(s)

Hazardous substances stored within the Building A warehouse on the Eastern Parcel included small quantities of oils and automotive fluids. The materials were observed to be stored on pallets, with no staining or other evidence of a significant release.

Hazardous substances stored within Building B on the Eastern Parcel included two 55-gallon used oil drums; two 25-gallon grease carts; and a parts washer attached to a 55-gallon drum of Shellsol D43, a petroleum hydrocarbon-based mineral spirit. The materials were observed to be stored on pallets, with no staining or other evidence of a significant release.

Hazardous substances within a fire cabinet in the Western Parcel office trailer included two 5-gallon gasoline canisters. Additional materials stored outside of the fire cabinet included ten 5-gallon pails containing truck lubricants, gear oil, and hydraulic oil; one 25-gallon grease cart; and one 5-gallon pail containing grease. The materials were observed to be stored on pallets, with no staining or other evidence of a significant release.



Hazardous Waste

Hazardous wastes stored within the Building A warehouse on the Eastern Parcel included four 55-gallon drums of waste oil, five 25-gallon drums of waste oil, and approximately 20 five-gallon waste oil pails. The materials were observed to be stored on pallets, with no staining or other evidence of a significant release.

Other

The maintenance area inside the truck repair shop (Building B) included a subsurface service pit for vehicle repairs; this pit was not observed during the Site visit due to the presence of stored equipment, but reported by the Site contact to be 4 feet wide by 25 to 30 feet long and between 4 and 5 feet deep.

8.2.3 Exterior Observations

Farallon's observations of the exterior of the Site during the site reconnaissance are documented in the table below. Comments pertaining to notable exterior observations follow in Section 8.2.4. Photographs taken during the site reconnaissance are provided in Appendix B.

EXTERIOR OBSERVATIONS	YES	NO
Odor		X
Staining and/or Corrosion	X	
Storage Tank(s), Vent Pipe(s), and/or Fuel Port(s)	X	
Drum(s) and/or Other Container(s)		X
Pool(s) of Liquid		X
Hazardous Material(s) and/or Petroleum Product(s)		X
Hazardous Waste		X
Pit(s), Pond(s), and/or Lagoon(s)		X
Stressed Vegetation		X
Solid (Nonhazardous) Waste—Evidence of Dumping		X
Wastewater		X
Domestic Water	X	
Water Well(s)		X
Septic/Sewer System	X	
Stormwater	X	
Transformer(s)	X	



EXTERIOR OBSERVATIONS	YES	NO
Significant Amount of Fill Material		X
Other	X	

8.2.4 Exterior Observation Comments

Staining and/or Corrosion

Farallon observed incidental petroleum staining on several areas of the Site, generally near petroleum product storage areas. No drains, sumps, clarifiers, or other potential subsurface conduits were observed in these areas. The staining is considered de minimis and does not constitute a recognized environmental condition.

Storage Tank(s), Vent Pipe(s), and/or Fuel Port(s)

Four ASTs were present on the Site:

- Two 250-gallon, reportedly double-walled diesel ASTs within secondary containment. These ASTs are located on the northeastern exterior border of Building A and are used for fueling tractors and forklift equipment. One of the ASTs is used by Verhoeven, and the other by Scoular.
- One 220-gallon, reportedly double-walled hydraulic oil AST located on the northeastern exterior border of Building A. This AST is used to provide new hydraulic oil for equipment operation and maintenance.
- One 499-gallon, single-walled propane AST located east of Building C.

The ASTs were observed to be in good condition with de minimis staining to nearby concrete pads, and no evidence of a significant release.

Domestic Water

Domestic water is supplied to the Site buildings by the City of Ontario.

Septic/Sewer System

Sanitary sewage generated at the Site discharges to three or four on-Site septic systems, two or three of which are located on the Eastern Parcel and one of which is located on the Western Parcel. The estimated locations of the septic tanks and leach fields on the Eastern Parcel are identified on Figure 2. Property personnel on the Western Parcel were unaware of the location of the septic systems.

Because on-Site septic systems appear to be used for domestic sewer, with limited hazardous material use in the proximity that could be introduced to the septic systems as a release pathway, the presence of the septic systems at Building E, Building A, and on the Western Parcel is considered a de minimis condition for the Site. Because the septic system east of Building B is



connected to a building that has been subject to the use and release of chlorinated solvents, this septic system is considered a recognized environmental condition in connection with the Site.

Stormwater

Stormwater is removed from the Site via direct permeation through gravel-paved surfaces, and via concrete swale and paved surfaces to Airport Boulevard.

Transformer(s)

Three pad-mounted transformers were observed on the Site on the Western Parcel. No staining or leakage was observed in the vicinity of the transformers. Based on the good condition of the equipment, the transformers are not expected to represent a significant environmental concern.

An underground grain conveyance system is located within the grain mill area. Details of the underground system, including how grain is moved or whether hydraulic systems are present, was not provided to Farallon.

The presence of transformers, with no evidence or report of leaking, and underground grain conveyance systems are considered de minimis conditions for the Site. In the event that the conveyance systems are hydraulic and determined to have leaked, this conclusion should be reevaluated.

Other

The Eastern Parcel is equipped with a vehicle wash-down area with sump north of Building B, which is asphalt-paved and bermed, and was previously used for truck washing. Property personnel report that truck exteriors were washed in this area on an infrequent basis, and no undercarriage/chassis or engine washing was conducted on the Site. The wash area is equipped with a lined sump connected to an approximately 10,000-gallon AST via underground piping. The AST was empty at the time of the Site visit. Personnel report that the water tank has not been used in at least 11 years. Given the nature of use and that wash water was routed to an AST with no discharge, the vehicle wash-down area is considered a de minimis condition for the Site.

Rail spurs are present along the northern property boundary. Based on available mapping, it cannot be confirmed whether the rail spurs are located on the Site or to the north, which is a data gap for this report. Because of the nature of the conveyance of the rail spurs (for moving grain), the presence of rail spurs within or along the northern property boundary is considered a de minimis condition for the Site. If the spurs are determined to be on the Site, this conclusion should be reevaluated, as creosote and oils in rail spurs can lead to surficial releases to soil.



9.0 ADDITIONAL ENVIRONMENTAL SERVICES

At the request of Prologis, Farallon conducted environmental services in addition to those specified in ASTM E1527-13 and -21. These services are considered non-scope items, and are not required to satisfy ASTM E1527-13 and -21.

9.1 WETLANDS

Wetlands are defined jointly by EPA and the U.S. Army Corps of Engineers as “those areas that are inundated or saturated by surface or groundwater for a duration and frequency sufficient to support and under normal circumstances do support a prevalence of vegetation adapted for life in saturated soil conditions.” According to the EDR Report, wetlands are not present on the Site.

9.2 ASBESTOS

In June 1978, EPA initiated a ban on the use of asbestos-containing material in spray application products such as structural fireproofing and acoustic ceilings, pipe lagging, joint compounds, and spackles. Based on the construction date of the Site buildings of approximately 1973, asbestos-containing materials may be present at the Site.

9.3 LEAD-BASED PAINT

In 1978, EPA initiated a ban on the manufacture and use of lead-based paints. Based on the construction date of the Site buildings of approximately 1973, lead-based paint may be present at the Site.

9.4 WATER SUPPLY/LEAD IN DRINKING WATER

Based on the Site buildings’ construction date of approximately 1973, it is possible that lead solder was used during construction of plumbing fixtures.

9.5 RADON

Radon is a colorless, tasteless, radioactive gas with an EPA-specified action level of 4.0 picocuries per liter of air. Radon gas has a short half-life of 3.8 days. The health risk potential of radon is associated with its rate of accumulation within confined areas, particularly those near or in the ground such as basements, where vapors can readily transfer from the ground to indoor air through foundation cracks or other pathways.

According to the EDR Report, the Site is in EPA Radon Zone 2, with predicted average indoor screening levels of between 2.0 and 4.0 picocuries per liter. The EPA zone designation reflects the average short-term radon measurement that can be expected to be measured in a building without implementation of radon-control methods. Based on the EPA designation, radon is unlikely to pose an environmental concern to Site occupants.



9.6 WATER INTRUSION

Farallon inspected visually accessible building materials for evidence of water damage during the site reconnaissance. No visible evidence of water-damaged building materials was observed. Farallon did not detect high-humidity areas in the buildings that would suggest moisture concerns.



10.0 PHASE II ESA

In March 2022, Farallon conducted soil and soil vapor sampling at the Site to assess former UST areas and septic systems, and the new building footprint for the potential for vapor intrusion issues. The scope of work for the Phase II ESA portion of this assessment included the advancement of 12 borings and installation of 10 temporary soil vapor probe locations with single- or multi-depth nested vapor points for the collection of soil and soil vapor samples.

The general scope of work was proposed and authorized in the letter regarding Proposal for Subsurface Investigation, 5355 East Airport Drive, Ontario, California dated February 14, 2022, from Kathy Lehnus and Scott Allin of Farallon to Julia Smith of Prologis.

Sample locations are provided on Figures 2 and 3, with limited analytical data presented on Figure 3. Sampling rationale and analytical data from the sampling are included in Tables 1 through 5.

10.1 PERMITTING

No permitting was required for this work.

10.2 HEALTH AND SAFETY

Prior to conducting field investigation activities, a health and safety plan compliant with the requirements of the Occupational Safety and Health Act of 1970 and 8 CCR 3203 was prepared. Additionally, in accordance with Farallon health and safety policy, personal protection equipment precautions related to COVID-19 were implemented for field personnel during field activities.

Prior to commencement of drilling activities, Farallon marked the proposed boring locations at the Site and contacted Dig Alert for public utility notice. Farallon also engaged a private utility location service to screen the proposed boring locations for utilities that may be encountered during advancement with hand tools and direct-push drilling.

10.3 GEOPHYSICAL SURVEY

Farallon oversaw the completion of a geophysical survey at several areas at the Site to attempt to locate former UST areas and reported septic tank areas. No underground structures were found in the survey areas, with the exception of two connected septic tanks northeast of Building B: one north of the building and one east of the building. A vapor point was advanced at the northern septic tank (SVP-10). The septic system east of the building was not accessible (in fenced area). It could not be determined whether the two septic tanks were connected.

10.4 BORING LOCATIONS AND SAMPLING RATIONALE

Borings SB-1 and SVP-1 were advanced in the vicinity of the two former 12,000-gallon petroleum USTs on the northern portion of the Site to confirm conditions at the former USTs and assess soil vapor beneath the proposed building footprint. Borings SVP-2, SVP-3, and SVP-4 were advanced



on the central portion of the Site to assess soil vapor beneath the proposed building footprint. Borings SB-2 and SVP-5 were advanced in the vicinity of the former 12,000-gallon petroleum USTs on the central-eastern portion of the Site to confirm conditions at the former UST and assess soil vapor beneath the proposed building footprint. Boring SVP-6 was advanced at the vehicle wash-down area with sump to assess this area and the soil vapor beneath the proposed building footprint. Borings SVP-7, SVP-8, and SVP-9 were advanced west of Building B, and sub-slab points SS-1 and SS-2 were advanced beneath Building B to assess former PCE impacts encountered in soil vapor in these areas. Boring SVP-10 was advanced to the northwest of Building B to assess the likely location of the septic system associated with the building. Boring locations and rationale are presented in Table 1.

10.5 BORING ADVANCEMENT AND SOIL SAMPLING

For health and safety reasons, the borings were advanced using a hand auger to a depth of 5 feet bgs and subsequently completed to target (or attainable) depths with a direct-push drill rig. Concrete and asphalt coverings were cored prior to advancing the borings. Soil encountered during the investigation was described as silty fine to medium sand to a total explored depth of 10 feet bgs, with an apparent coarse sand and gravel layer at 10 feet bgs (and as shallow as 5 feet bgs on the eastern portion of the Site at boring SB-2). Groundwater was not encountered during drilling.

The soils were visually inspected and screened by a Farallon Scientist using a photoionization detector and were described and logged using the United Soil Classification System (Modified). No elevated photoionization detector readings or visual or olfactory evidence of a release were documented during the sampling activities.

Select soil samples were submitted under standard chain-of-custody protocols to Jones Environmental, Inc. of Santa Fe Springs, California for analysis of VOCs by EPA Method 8260 and TPH as gasoline (TPH-g) by EPA Method 8015M using EPA Method 5035 for preservation. In addition, select soil samples were analyzed for the presence of TPH as diesel (TPH-d) and TPH as oil (TPH-o) by EPA Method 8015M, and for California Administration Manual metals by EPA Method 6010B. The full soil sampling schedule is provided in Table 1.

10.6 SOIL VAPOR PROBE CONSTRUCTION AND SAMPLING

A total of 14 soil temporary soil vapor probes were installed in 10 soil vapor borings at locations SVP-1 through SVP-10. In general, soil vapor probes were installed at a depth of 4 feet bgs throughout the proposed building footprint, with some deeper probes installed at depths of 8 and 10 feet bgs to assess targeted deeper potential source areas. Soil vapor probe final installation depths are provided in Table 1.

On March 11, 2022, soil gas probe installation was performed in accordance with the *Advisory: Active Soil Gas Investigations* dated July 2015, prepared by the California Environmental Protection Agency (Soil Gas Advisory). The probes consisted of an Airstone microporous vapor implant (or equivalent) connected to 0.25-inch-outside-diameter Nylaflow tubing, finished at the surface with temporary plugs. The annulus around the vapor implant was backfilled with



approximately 0.5 foot of screen-washed No. 3 sand, followed by 6 inches of hydrated granular bentonite to create a seal from the top of the sand to near surface.

The soil gas probes were allowed to equilibrate for 1 week prior to sample collection. Farallon contracted with Jones Environmental Inc. of Santa Fe Springs, California to perform soil gas sampling and analyze samples with its on-Site mobile laboratory. Prior to sample collection, a shut-in test was conducted in accordance with Section 4.2.1 of the Soil Gas Advisory; purging was conducted in accordance with Section 4.2.3 of the Soil Gas Advisory.

The soil vapor samples were collected into glass syringes at a rate of no more than 200 milliliters per minute. A mixture of n-pentane, n-hexane, and n-heptane was used as tracer compounds, which was applied to rags and set at each sample fitting during sample collection; the tracer compounds were not detected in the sub-slab soil vapor samples.

10.7 SUMMARY OF SOIL SAMPLING RESULTS

Soil analytical results are summarized below with a comparison with the Los Angeles Regional Water Quality Control Board Maximum Soil Screening Levels for properties with groundwater at a depth greater than 150 feet bgs (for TPH in soil), and with the California Department of Toxic Substances Control (DTSC) CA-Modified Regional Screening Levels (RSLs) and EPA RSLs (in the event that DTSC CA-Modified RSLs are not available) for industrial soil (for metals in soil). Soil sampling results are summarized as follows:

- No TPH or VOCs were detected exceeding laboratory detection limits in the soil samples collected from the Site.
- Low concentrations of naturally occurring metals including barium, cadmium, cobalt, chromium, copper, nickel, lead, vanadium, and zinc were detected in two soil samples submitted for analysis (location SVP-6 from depths of 4 and 8 feet bgs). These concentrations were considerably less than screening levels.

Soil analytical results are tabulated in Tables 2 through 4. Soil analytical reports are attached in Appendix G.

10.8 SUMMARY OF SOIL VAPOR SAMPLING RESULTS

Soil vapor analytical results from the Phase II ESA are summarized below. These results were compared with DTSC calculated SGSLs using CA-Modified RSLs or EPA RSLs for indoor air with an attenuation factor of 0.03 or 0.001 for commercial/industrial settings, with an attenuation factor of 0.05 used for sub-slab soil vapor samples.

- PCE was detected in several of the soil vapor samples collected from the Site, as indicated below:
 - PCE was detected in sub-slab soil vapor at concentrations of 220 and 170 $\mu\text{g}/\text{m}^3$, exceeding calculated screening levels.



- PCE was detected at concentrations ranging between 24 and 247 $\mu\text{g}/\text{m}^3$ in soil gas samples collected from the soil vapor borings west and northwest of Building B (SVP-5, SVP-7, SVP-8, and SVP-9). The concentrations of PCE in soil vapor samples exceeded the calculated screening level using the 0.03 attenuation factor (but were less than the less conservative attenuation factor) in three of the four samples at the targeted 4-foot investigation zone.
 - PCE was detected in shallow soil vapor in central and eastern portions of the planned building slab area at concentrations less than calculated screening levels.
 - The soil vapor sample collected from a depth of 10 feet bgs at SVP-1 at the two former 12,000-gallon diesel USTs at the grain mill area contained PCE at a concentration of 157 $\mu\text{g}/\text{m}^3$, exceeding the calculated screening level using the 0.03 attenuation factor (but less than the less conservative attenuation factor). Shallow soil vapor from this area contained PCE at considerably less concentrations than the calculated screening level using the 0.03 attenuation factor.
- A trace concentration of dichlorodifluoromethane was detected exceeding laboratory reporting limits in soil vapor sample SVP-10-8; however, this concentration (60 $\mu\text{g}/\text{m}^3$) did not exceed the Industrial SGSL and was not found in other samples.
 - Low concentrations of toluene were detected at concentrations exceeding laboratory reporting limits in the soil vapor samples collected at the Site; however, none of these concentrations exceeded the Industrial SGSL for toluene (as high as 1,300,000 $\mu\text{g}/\text{m}^3$). The maximum toluene concentration was reported as 106 $\mu\text{g}/\text{m}^3$.
 - No other VOCs were detected at concentrations exceeding laboratory reporting limits.

The results for the soil gas samples are considered valid because the tracer compounds were not detected in the samples.

Based on the sampling results, PCE has been documented in soil vapor in the vicinity of Building B at concentrations exceeding screening levels, and PCE is also present in central and eastern portions of the Site in shallow zones at concentrations less than calculated screening levels.

Soil vapor analytical results are summarized in Table 5. Soil vapor analytical reports are attached in Appendix G.

10.9 WASTE HANDLING DISPOSAL

Soil cuttings and decontamination water were accumulated into one 55-gallon drum. The drum was sampled and is currently being profiled for disposal. Waste disposal information can be forwarded when available.



11.0 SUMMARY AND CONCLUSIONS

Farallon conducted a Phase I/II ESA for 5355 East Airport Drive in Ontario, California in conformance with the scope and limitations of ASTM E1527-13 and -21. Any exceptions to or deletions from this practice are described in Section 1.5, Deviations.

The Phase I ESA indicated that the Site consists of two parcels totaling 14.2 acres: Assessor Parcel No. 0238-052-20 (Eastern Parcel), and Assessor Parcel No. 0238-052-29 (Western Parcel). The Site is occupied by George Verhoeven Grain Inc. (dba Verhoeven Grain Inc.) and The Scoular Company, grain processing companies. Operations consist of the processing of raw grain, which is received by truck or by rail from the rail line north of the Site. The exact location of the rail line and associated spurs with respect to the northern Site boundary could not be confirmed in available files. Former petroleum USTs in two areas, former and active septic systems, and a vehicle maintenance garage (Building B) were found in association with the Site during the Phase I ESA portion of this assessment.

According to the Partner 2016 Phase II Report, 26 borings were advanced at depths between 1 and 25 feet bgs for the collection of soil and/or soil gas samples. Analytical results of soil gas samples indicated detections of VOCs including tetrachloroethene, trichloroethene, toluene, ethylbenzene, and xylenes. The concentrations of these detectable results were less than the residential and commercial/industrial calculated SGSLs at the time of the report beneath and west of Building B. However, the concentrations of PCE detected in five of the six soil gas samples contained PCE exceeding current commercial/industrial calculated SGSLs; these samples were collected from beneath and west of building B. Additionally, in comparison with the “low level” ethylbenzene SGSL, the ethylbenzene concentration in one soil vapor sample from this area exceeded the calculated soil gas commercial/industrial screening level of $163 \mu\text{g}/\text{m}^3$.

In March 2022, Farallon conducted soil and soil vapor sampling at the Site to assess former UST areas and septic systems, and the new building footprint for the potential for vapor intrusion issues. No underground structures were found in the survey, with the exception of the two septic tanks northeast of Building B. The scope of work for the Phase II ESA portion of this assessment included the advancement of 12 soil borings and installation of 10 temporary soil vapor probe locations with single- or multi-depth nested vapor points and two sub-slab soil vapor sampling points for the collection of soil and/or soil vapor samples. The Phase II ESA portion of this assessment was conducted on March 4 and 11, 2022.

No TPH or VOCs were detected exceeding laboratory detection limits in the soil samples collected from the Site. Low concentrations of naturally occurring metals including barium, cadmium, cobalt, chromium, copper, nickel, lead, vanadium, and zinc were detected in two soil samples submitted for analysis; these concentrations were considerably less than screening levels.

Based on sub-slab soil vapor data, soil vapor beneath the slab at Building B contains PCE exceeding calculated screening levels. PCE is present west of Building B at concentrations exceeding current calculated industrial screening levels using the 0.03 attenuation factor, but less than screening levels using the less conservative attenuation factors. PCE was also detected in



shallow soil vapor in the central and eastern portions of the Site at concentrations less than calculated screening levels in the shallow zones assessed. One concentration of PCE was detected exceeding calculated screening levels in the deeper sample collected from the vicinity of the two former 12,000-gallon USTs north of the grain mill area; the shallow soil vapor collected from this boring did not contain PCE exceeding calculated screening levels. The extent of PCE in soil vapor was not fully characterized.

Based on review of the Site history, including subsurface investigation reports, interviews with persons knowledgeable about the Site, reconnaissance of the Site, review of regulatory agency lists, and the completion of subsurface investigation at the Site, this Phase I/II ESA identified the following recognized environmental condition in connection with the Site:

- PCE impacts potentially associated with the use and storage of hazardous materials at Building B could contribute to vapor intrusion conditions on the Site.

In addition, Farallon identified the following historical recognized environmental conditions in association with the Site:

- Previous environmental reports note that one or more USTs were historically located west of Building B. Farallon was not able to find information regarding the UST in regulatory files, but did find some information regarding three to four diesel and unleaded gasoline USTs ranging in capacity from 4,000 to 10,000 gallons at unspecified locations at the Site preceding the presence of the three known 12,000-gallon USTs (noted in the grain mill area and southeast of Building C). In 2016, Partner conducted a subsurface investigation in this area and did not identify evidence of a petroleum release.
- In 2002, Tank Specialists of California removed a 12,000-gallon diesel steel UST and fuel dispenser mapped southeast of Building C. According to the letter regarding Soil Sampling Following the Removal of an Underground Storage Tank – Coast Grain Co., 5355 E. Airport Drive, Ontario, California dated December 18, 2002, from Advanced GeoEnvironmental, Inc., three confirmatory soil samples were collected beneath the bottom of the UST after removal, and soil samples were collected from stockpiles. The soil samples were analyzed for TPH as diesel; benzene, toluene, ethylbenzene, and xylenes; and methyl tertiary-butyl ether. Minor petroleum impacts were noted in stockpiled soil (800 milligrams per kilogram of TPH as diesel), which was reportedly used as backfill for the excavation. No constituents of concern were detected in the confirmatory soil samples collected from beneath the UST. Advanced GeoEnvironmental, Inc. recommended that SBCFD Hazardous Materials Division issue closure of the UST; and the letter regarding Removal of One Underground Storage Tank at Coast Grain Inc., Located at 5355 E. Airport Drive, Ontario, California dated January 8, 2002, from SBCFD was issued indicating that further investigation was not warranted.
- Based on sampling conducted as part of this Phase I/II ESA, no release was found in connection with the two 12,000-gallon “fuel storage” USTs historically located at the grain mill, which were removed from the Site in 1998. A No Further Action determination issued by SBCFD indicated that residual impacts were present, although “below that which is



generally considered a problem.” PCE was detected in a shallow soil vapor sample collected from this area at a concentration less than calculated screening levels.

The vehicle wash-down area located north of Building B was used for washing trucks (including molasses transportation trucks) and is no longer used. According to Site personnel, only truck exteriors were washed (not engines). Given the nature of use and that wash water was routed to an AST, with no discharge, the vehicle wash-down area is considered a de minimis condition for the Site. No release was found in the vicinity of the septic tanks located east of Building B, which provides a disposal pathway for a building that is known to have used chlorinated solvents and vehicular fluids.

Because two or three potential on-Site septic systems on the Western Parcel, located north of Building A and southeast of Building E, appear to be used for domestic sewer, with limited hazardous material use in the proximity that could be introduced to the septic systems as a release pathway, the presence of those septic systems is considered a de minimis condition for the Site. Additionally, the presence of petroleum ASTs with secondary containment and/or no evidence of leaking, rail spurs within or along the northern property boundary, transformers with no evidence of leaking, and underground grain conveyance systems are considered de minimis conditions for the Site. Further, based on the location and nature of use (boiler blow-down), the former brine pond located in the vicinity of the northern property line is also considered a de minimis condition for the Site.

At the request of Prologis, Farallon has included additional opinions and recommendations for the Site beyond those specified in ASTM E1527-13 and -21 for de minimis and recognized environmental conditions.

Based on the findings from this Phase I/II ESA, Farallon recommends preparation of a Media Management Plan for use during Site redevelopment to address any unexpected impacts to soil associated with historical activities at the Site, and to address any issues related to the former brine pond, underground grain conveyance systems, septic systems, and former USTs at the Site. Additionally, because PCE has been documented in soil vapor in the vicinity of Building B at concentrations exceeding calculated screening levels, and PCE was detected at concentrations in shallow soil vapor less than the calculated RSLs in other soil gas samples collected at the Site, the potential for vapor intrusion issues into the planned new Site building should be addressed. Additional investigation and characterization are recommended to delineate and design mitigation measures for PCE in soil vapor that may impact indoor air in the future building.



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13.0 LIMITATIONS

13.1 GENERAL LIMITATIONS

The conclusions contained in this report/assessment are based on professional opinions with regard to the subject matter. These opinions have been arrived at in accordance with currently accepted hydrogeologic and engineering standards and practices applicable to this location. The conclusions contained herein are subject to the following inherent limitations:

- **Accuracy of Information.** Farallon obtained, reviewed, and evaluated certain information used in this report/assessment from sources that were believed to be reliable. Farallon's conclusions, opinions, and recommendations are based in part on such information. Farallon's services did not include verification of its accuracy or authenticity. Should the information upon which Farallon relied prove to be inaccurate or unreliable, Farallon reserves the right to amend or revise its conclusions, opinions, and/or recommendations.
- **Reconnaissance and/or Characterization.** Farallon performed a reconnaissance and/or characterization of the Site that is the subject of this report/assessment to document current conditions. Farallon focused on areas deemed more likely to exhibit hazardous materials conditions. Contamination may exist in other areas of the Site that were not investigated or were inaccessible. Site activities beyond Farallon's control could change at any time after the completion of this report/assessment.

For the foregoing reasons, Farallon cannot and does not warrant or guarantee that the Site is free of hazardous or potentially hazardous substances or conditions, or that latent or undiscovered conditions will not become evident in the future. Farallon's observations, findings, and opinions can be considered valid only as of the date of the report.

This report/assessment has been prepared in accordance with the contract for services between Farallon and Prologis, Inc. and currently accepted industry standards. No other warranties, representations, or certifications are made.

13.2 LIMITATION ON RELIANCE BY THIRD PARTIES

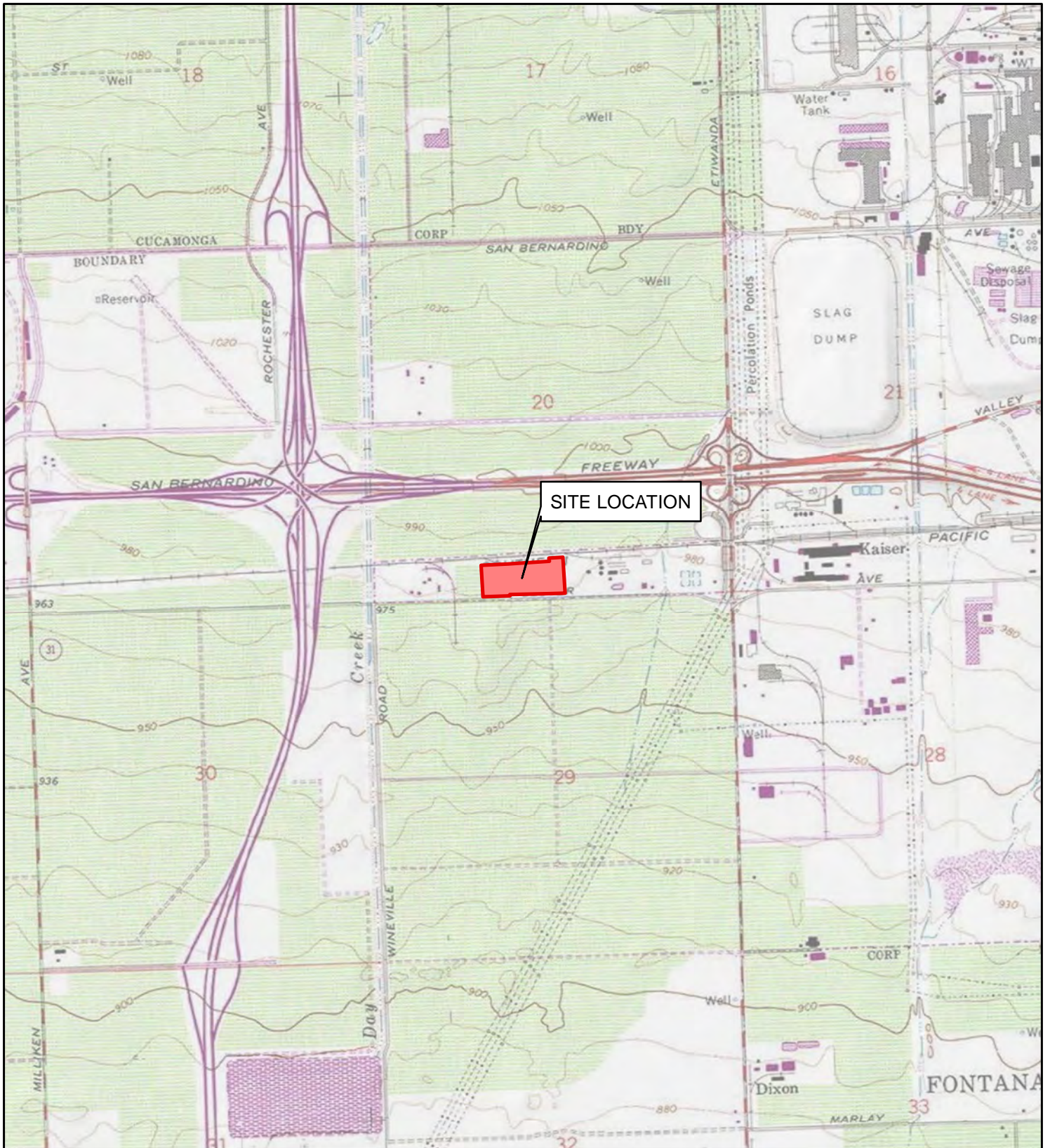
Reliance by third parties is prohibited. This report/assessment has been prepared for the exclusive use of Prologis, Inc. to address the unique needs of Prologis, Inc. at the Site at a specific point in time.

This is not a general grant of reliance. No one other than Prologis, Inc. may rely on this report unless Farallon agrees in advance to such reliance in writing. Any unauthorized use, interpretation, or reliance on this report/assessment is at the sole risk of that party, and Farallon will have no liability for such unauthorized use, interpretation, or reliance.

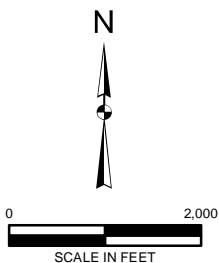
FIGURES

**PHASE I/PHASE II
ENVIRONMENTAL SITE ASSESSMENT REPORT
5355 East Airport Drive
Ontario, California**

Farallon PN: 1071-080 (Task 2)



REFERENCE: 7.5 MINUTE USGS QUADRANGLE GUASTI, CALIFORNIA, DATED 2013




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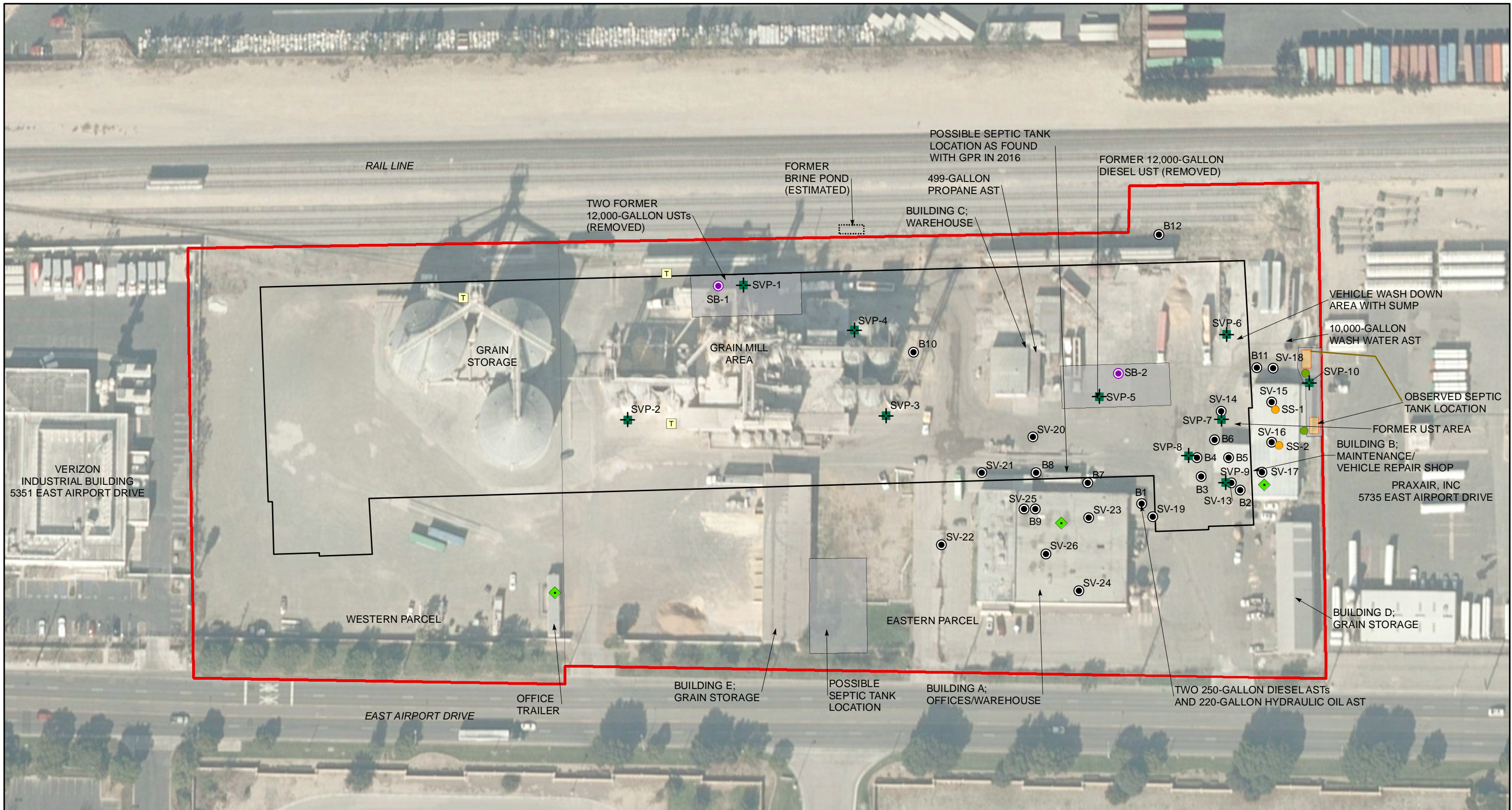
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FIGURE 1
SITE VICINITY MAP
5355 EAST AIRPORT DRIVE
ONTARIO, CALIFORNIA

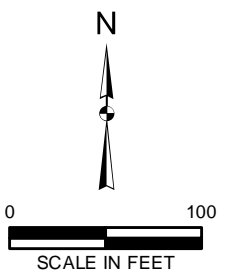


- LEGEND**
- + SOIL VAPOR PROBE (FARALLON, 2022)
 - GRAB SAMPLE (FARALLON, 2022)
 - BORING (FARALLON, 2022)
 - BORING (PARTNER, 2016)
 - ◆ HAZARDOUS MATERIALS STORAGE AREA
 - SEPTIC TANK
 - T TRANSFORMER

- FORMER SITE FEATURE
- OBSERVED TANK LOCATION
- GROUND-PENETRATING RADAR SCAN AREA
- PROPOSED BUILDING FOOTPRINT
- SITE BOUNDARY
- SAN BERNARDINO COUNTY PARCEL BOUNDARY

GPR SURVEY AREA - 2022 (NO UST FOUND)
 GPR = GROUND-PENETRATING RADAR
 UST = UNDERGROUND STORAGE TANK
 AST = ABOVEGROUND STORAGE TANK

NOTES:
 1. ALL LOCATIONS ARE APPROXIMATE.
 2. FIGURES WERE PRODUCED IN COLOR.
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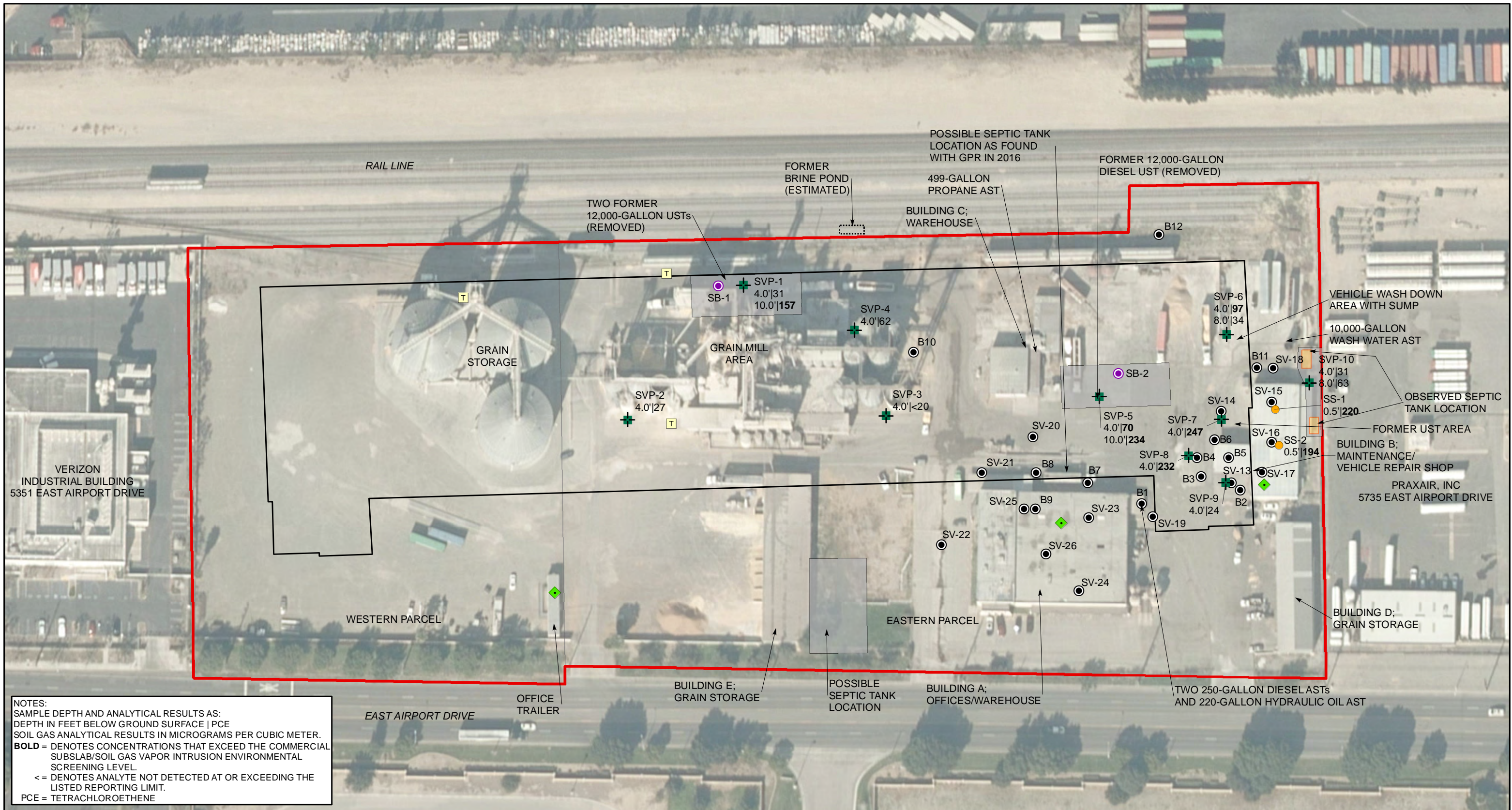
FIGURE 2

SITE PLAN AND SAMPLING LOCATIONS

5355 EAST AIRPORT DRIVE

ONTARIO, CALIFORNIA

FARALLON PN: 1071-080-002

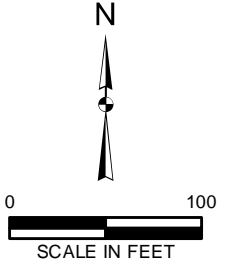


NOTES:
 SAMPLE DEPTH AND ANALYTICAL RESULTS AS:
 DEPTH IN FEET BELOW GROUND SURFACE | PCE
 SOIL GAS ANALYTICAL RESULTS IN MICROGRAMS PER CUBIC METER.
BOLD = DENOTES CONCENTRATIONS THAT EXCEED THE COMMERCIAL
 SUBSLAB/SOIL GAS VAPOR INTRUSION ENVIRONMENTAL
 SCREENING LEVEL.
 <= DENOTES ANALYTE NOT DETECTED AT OR EXCEEDING THE
 LISTED REPORTING LIMIT.
 PCE = TETRACHLOROETHENE

- LEGEND**
- + SOIL VAPOR PROBE (FARALLON, 2022)
 - GRAB SAMPLE (FARALLON, 2022)
 - BORING (FARALLON, 2022)
 - BORING (PARTNER, 2016)
 - ◆ HAZARDOUS MATERIALS STORAGE AREA
 - T TRANSFORMER
 - FORMER SITE FEATURE
 - PROPOSED BUILDING FOOTPRINT
 - OBSERVED TANK LOCATION
 - GROUND-PENETRATING RADAR SCAN AREA
 - SITE BOUNDARY
 - SAN BERNARDINO COUNTY PARCEL BOUNDARY

GPR SURVEY AREA - 2022 (NO UST FOUND)
 GPR = GROUND-PENETRATING RADAR
 UST = UNDERGROUND STORAGE TANK
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NOTES:
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Drawn By: jjones Checked By: KL Date: 3/24/2022

FIGURE 3

PCE IN SOIL VAPOR
 5355 EAST AIRPORT DRIVE
 ONTARIO, CALIFORNIA

FARALLON PN: 1071-080-002

Disc Reference:
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TABLES

**PHASE I/PHASE II
ENVIRONMENTAL SITE ASSESSMENT REPORT
5355 East Airport Drive
Ontario, California**

Farallon PN: 1071-080 (Task 2)

**Table 1
Sampling Rationale
5355 East Airport Road
Ontario, California
Farallon PN: 1071-080-002**

Sample ID	Location	Rationale	Matrix Sampled	Boring Depth (feet bgs)	Sample Depth and Analysis (feet bgs)		
SB-1	Former 12,000-gallon petroleum USTs (two)*	To assess former USTs and assess the potential for soil vapor under the future building	Soil	10	10 feet VOCs, TPH		
SVP-1			Soil		10 feet VOCs, TPH		
			Soil Vapor		4 feet VOCs, TPH-g 10 feet VOCs, TPH-g		
SVP-2	Planned New Building Footprint	Assess the potential for soil vapor under the future building	Soil	4	4 feet VOCs, TPH-g		
SVP-3			Soil Vapor		4 feet VOCs, TPH-g		
			SVP-4	Soil	4	4 feet VOCs, TPH-g	
Soil Vapor				4 feet VOCs, TPH-g			
SB-2			Former 12,000-gallon diesel UST east of Building C	To assess the former UST and assess the potential for soil vapor under the future building	Soil	10	10 feet VOCs, TPH
SVP-5					Soil		10 feet VOCs, TPH
	Soil Vapor	4 feet VOCs, TPH-g 10 feet VOCs, TPH-g					
SVP-6	Vehicle wash-down area with sump	To assess the vehicle wash-down area with sump and assess the potential for soil vapor under the future building	Soil	8	4 feet VOCs, TPH, Metals 8 feet VOCs, TPH, Metals		
			Soil Vapor		4 feet VOCs, TPH-g 8 feet VOCs, TPH-g		
SVP-7	Former PCE impacts	Assess the potential for soil vapor under the future building	Soil	4	4 feet VOCs, TPH		
			Soil Vapor		4 feet VOCs, TPH-g		
SVP-8	Former PCE impacts	Assess the potential for soil vapor under the future building	Soil	4	4 feet VOCs, TPH		
			Soil Vapor		4 feet VOCs, TPH-g		
SVP-9	Former PCE impacts	Assess the potential for soil vapor under the future building	Soil	4	4 feet VOCs, TPH		
			Soil Vapor		4 feet VOCs, TPH-g		
SVP-10	Building B Septic System	Assess the Building B Septic System	Soil	8	8 feet VOCs, TPH		
			Soil Vapor		4 feet VOCs, TPH-g 8 feet VOCs, TPH-g		
SS-1	Former PCE impacts	Assess current subslab conditions under Building B and to assess the potential for soil vapor under the future building	Soil Vapor	SS	0.5 foot VOCs, TPH-g		
SS-2	Former PCE impacts		Soil Vapor	SS	0.5 foot VOCs, TPH-g		

NOTES:
SS = subslab
TPH = total petroleum hydrocarbons
TPH-g = total petroleum hydrocarbons as gasoline
UST = underground storage tank

VOCs = volatile organic compounds
bgs = below ground surface
PCE = tetrachloroethene

Table 2
Summary of Volatile Organic Compounds in Soil
5355 East Airport Road
Ontario, California
Farallon PN: 1071-080-002

Sample Location	Sample Identification	Sample Depth (feet) ¹	Sample Date	Analytical Results (micrograms per kilogram) ²					
				Tetrachloroethene	Benzene	Toluene	Ethylbenzene	Total Xylenes	Other VOCs
SB-1	SB-1-10'	10.0	3/4/2022	< 1.0	< 1.0	< 1.0	< 1.0	< 3.0	ND
SB-2	SB-1-10'	10.0	3/4/2022	< 1.0	< 1.0	< 1.0	< 1.0	< 3.0	ND
SVP-1	SVP-1-10'	10.0	3/4/2022	< 1.0	< 1.0	< 1.0	< 1.0	< 3.0	ND
SVP-2	SVP-2-4'	4.0	3/4/2022	< 1.0	< 1.0	< 1.0	< 1.0	< 3.0	ND
SVP-3	SVP-3-4'	4.0	3/4/2022	< 1.0	< 1.0	< 1.0	< 1.0	< 3.0	ND
SVP-4	SVP-4-4'	4.0	3/4/2022	< 1.0	< 1.0	< 1.0	< 1.0	< 3.0	ND
SVP-5	SVP-5-10'	10.0	3/4/2022	< 1.0	< 1.0	< 1.0	< 1.0	< 3.0	ND
SVP-6	SVP-6-4'	4.0	3/4/2022	< 1.0	< 1.0	< 1.0	< 1.0	< 3.0	ND
	SVP-6-8'	8.0	3/4/2022	< 1.0	< 1.0	< 1.0	< 1.0	< 3.0	ND
SVP-7	SVP-7-4'	4.0	3/4/2022	< 1.0	< 1.0	< 1.0	< 1.0	< 3.0	ND
SVP-8	SVP-8-4'	4.0	3/4/2022	< 1.0	< 1.0	< 1.0	< 1.0	< 3.0	ND
SVP-9	SVP-9-4'	4.0	3/4/2022	< 1.0	< 1.0	< 1.0	< 1.0	< 3.0	ND
SVP-10	SVP-10-8'	8.0	3/4/2022	< 1.0	< 1.0	< 1.0	< 1.0	< 3.0	ND
Commercial/Industrial Soil RSL³				2,700	1,400	5.3E+06	25,000	2.5E+06	NA

NOTES:

Results in **bold** and highlighted **yellow** denote concentrations exceeding applicable RSLs for the current property use (industrial/commercial).

< denotes analyte not detected at or exceeding the reporting limit listed.

¹Depth in feet below ground surface.

²Analyzed by U.S. Environmental Protection Agency (EPA) Method 8260B. Only detected VOCs shown in table; see lab report for full list of analytes.

³June 2020 Department of Toxic Substances Control (DTSC) Regional Screening Levels (RSLs). If DTSC RSLs do not exist, April 2020 EPA RSLs were used and noted in blue text.

NA = not applicable

ND = not detected above the laboratory reporting limit

NE = not established

RSL = Regional Screening Level

VOCs = volatile organic compounds

Table 3
Summary of Total Petroleum Hydrocarbons in Soil
5355 East Airport Road
Ontario, California
Farallon PN: 1071-080-002

Sample Location	Sample Identification	Sample Depth (feet) ¹	Sample Date	Analytical Results (milligrams per kilogram) ²		
				TPH-g (C4 - C12)	TPH-d (C13 - C22)	TPH-o (C23 - C40)
SB-1	SB-1-10'	10.0	3/4/2022	< 0.20	< 10.0	< 10.0
SB-2	SB-1-10'	10.0	3/4/2022	< 0.20	< 10.0	< 10.0
SVP-1	SVP-1-10'	10.0	3/4/2022	< 0.20	< 10.0	< 10.0
SVP-2	SVP-2-4'	4.0	3/4/2022	< 0.20	---	---
SVP-3	SVP-3-4'	4.0	3/4/2022	< 0.20	---	---
SVP-4	SVP-4-4'	4.0	3/4/2022	< 0.20	---	---
SVP-5	SVP-5-10'	10.0	3/4/2022	< 0.20	< 10.0	< 10.0
SVP-6	SVP-6-4'	4.0	3/4/2022	< 0.20	< 10.0	< 10.0
	SVP-6-8'	8.0	3/4/2022	< 0.20	< 10.0	< 10.0
SVP-7	SVP-7-4'	4.0	3/4/2022	< 0.20	< 10.0	< 10.0
SVP-8	SVP-8-4'	4.0	3/4/2022	< 0.20	< 10.0	< 10.0
SVP-9	SVP-9-4'	4.0	3/4/2022	< 0.20	< 10.0	< 10.0
SVP-10	SVP-10-8'	8.0	3/4/2022	< 0.20	< 10.0	< 10.0
MSSL (< 20 feet Above Groundwater)³				100	100	1,000
MSSL (20-150 feet Above Groundwater)³				500	1,000	10,000
MSSL (> 150 feet Above Groundwater)³				1,000	10,000	50,000

NOTES:

Results in **bold** and highlighted **yellow** denote concentrations exceeding applicable RSLs for the current property use (industrial/commercial).

< denotes analyte not detected at or exceeding the reporting limit listed.

--- denotes sample not analyzed.

¹Depth in feet below ground surface.

²Analyzed by U.S. Environmental Protection Agency (EPA) Method 8015M.

³Los Angeles Regional Water Quality Control Board April 27, 2004 MSSLs for groundwater at depths of less than 20 feet, 20 to 150 feet, and greater than 150 feet below ground surface.

C = carbon range (number of carbons)

MSSL = maximum soil screening level

TPH-d = total petroleum hydrocarbons as diesel

TPH-g = total petroleum hydrocarbons as gasoline

TPH-o = total petroleum hydrocarbons as oil

Table 4
Summary of Metals in Soil
5355 East Airport Road
Ontario, California
Farallon PN: 1071-080-002

Sample Location	Sample Identification	Sample Depth (feet) ¹	Sample Date	Analytical Results (milligrams per kilogram) ²									
				Barium	Cadmium	Chromium	Cobalt	Copper	Lead	Nickel	Vanadium	Zinc	Other Metals
SVP-6	SVP-6-4'	4.0	3/4/2022	61.2	0.9	8.2	5.2	5.9	1.1	5.2	24.6	26.5	ND
	SVP-6-8'	8.0	3/4/2022	59.6	0.9	8.5	5.2	6.0	1.2	5.2	23.1	27.0	ND
Residential Soil RSL³				15,000	2,100	NE	23	3,100	80	15,000	390	23,000	Various
Industrial Soil RSL³				220,000	9,300	NE	350	47,000	320	64,000	1,000	350,000	Various

NOTES:

Results in **bold** and highlighted **yellow** denote concentrations exceeding applicable RSLs for the current property use (industrial/commercial).

< denotes analyte not detected at or exceeding the reporting limit listed.

--- denotes sample not analyzed.

¹Depth in feet below ground surface.

²California Administrative Manual (CAM) Priority Pollutant List (PPL) 17 metals analyzed by U.S. Environmental Protection Agency (EPA) Method 6010B by 3050B; mercury analyzed by EPA Method 7471A.

³June 2020 Department of Toxic Substances Control (DTSC) Regional Screening Levels (RSLs). If DTSC RSLs do not exist, May 2020 EPA RSLs were used and noted in blue text.

Table 5
Summary of Volatile Organic Compounds in Soil Vapor
5355 East Airport Road
Ontario, California
Farallon PN: 1071-080-002

Sample Location	Sample Identification	Sample Depth (feet) ¹	Sample Date	AF	Analytical Results (micrograms per cubic meter) ²				
					PCE	Dichloro difluoro-methane	Toluene	TPH-g	Other VOCs
Sub-slab Samples									
SS-1	SS-1	0.5	3/11/2022	---	220	< 40	< 20	< 5,000	ND
SS-2	SS-2	0.5	3/11/2022	---	194	< 40	< 20	< 5,000	ND
Industrial SGSL For Sub-Slab³				0.05	40	8800	26000	50000	Varies
Soil Vapor Samples									
SVP-1	SVP-1-4'	4.0	3/11/2022	---	31	< 40	21	< 5,000	ND
	SVP-1-10'	10.0	3/11/2022	---	157	< 40	21	< 5,000	ND
SVP-2	SVP-2-4'	4.0	3/11/2022	---	27	< 40	34	< 5,000	ND
SVP-3	SVP-3-4'	4.0	3/11/2022	---	< 20	< 40	78	< 5,000	ND
	SVP-3-4'REP	4.0	3/11/2022	---	< 20	< 40	45	< 5,000	ND
SVP-4	SVP-4-4'	4.0	3/11/2022	---	62	< 40	80	< 5,000	ND
	SVP-4-4'REP	4.0	3/11/2022	---	57	< 40	46	< 5,000	ND
SVP-5	SVP-5-4'	4.0	3/11/2022	---	70	< 40	83	< 5,000	ND
	SVP-5-10'	10.0	3/11/2022	---	234	< 40	< 20	< 5,000	ND
SVP-6	SVP-6-4'	4.0	3/11/2022	---	97	< 40	106	< 5,000	ND
	SVP-6-8'	8.0	3/11/2022	---	34	< 40	65	< 5,000	ND
SVP-7	SVP-7-4'	4.0	3/11/2022	---	247	< 40	91	< 5,000	ND
SVP-8	SVP-8-4'	4.0	3/11/2022	---	232	< 40	89	< 5,000	ND
SVP-9	SVP-9-4'	4.0	3/11/2022	---	24	< 40	87	< 5,000	ND
SVP-10	SVP-10-4'	4.0	3/11/2022	---	31	< 40	60	< 5,000	ND
	SVP-10-8'	8.0	3/11/2022	---	63	60	47	< 5,000	ND
Industrial SGSL For Soil Vapor³				0.001	2000	440000	1,300,000	2,600,000	Varies
Calculated SGSL with 2015 Attenuation Factor (Industrial)³				0.03	67	14667	43,333	86,667	Varies

NOTES:

Results in **bold** denote concentrations detected above the laboratory reporting limit. Results in **bold** and highlighted **yellow** denote concentrations exceeding applicable RSLs for the current property use (industrial/commercial).
 < denotes analyte not detected at or exceeding the reporting limit listed.
 --- denotes not applicable

¹Depth in feet below ground surface.

²Analyzed by U.S. Environmental Protection Agency (EPA) Method 8260B. Only detected VOCs shown in table; see lab report for full list of analytes.

³Calculated soil gas screening levels (SGSLs) were derived by dividing the April 2020 Department of Toxic Substances Control (DTSC) or June 2021 EPA Regional Screening Levels (shown in blue) for VOCs, and January 2019 SFBWQCB Environmental Screening Levels (ESLs) for TPH-g for indoor air by the noted attenuation factor.

ND = not detected at or above the laboratory reporting limit
 PCE = Tetrachloroethylene
 AF = Attenuation Factor

APPENDIX A
PROFESSIONAL QUALIFICATIONS

PHASE I/PHASE II
ENVIRONMENTAL SITE ASSESSMENT REPORT
5355 East Airport Drive
Ontario, California

Farallon PN: 1071-080 (Task 2)

BRANT ROTNEM
Staff Geologist

BA Environmental Policy
13 years' experience

Brant Rotnem is an Environmental Professional with over 13 years of experience in the environmental consulting industry. Professional experience includes project management, site inspection in support of environmental due diligence, and preparation of over 1,000 Phase I Environmental Site Assessment Reports. Brant also has prepared Transaction Screen Analyses, Limited Environmental Site Assessments, database reviews, peer reviews, and additional due diligence scopes.

KATHY LEHNUS, L.E.P., P.G.
Senior Geologist

BSc Environmental Science
MSc Applied Geology
24 years' experience

Kathy Lehnus has 24 years of experience in the environmental consulting industry. Her professional experience includes conducting Phase I and Phase II Environmental Site Assessments, managing investigation and remediation projects led by the California Department of Toxic Substances Control and California Regional Water Quality Control Boards, investigating environmental impacts on investment portfolios, and providing oversight for soil and groundwater assessments. Kathy's key skills include preparation of investigation and remediation work plans, regulatory navigation, and project quality and process improvement, including developing new policies and updating standard operating procedures.

SCOTT ALLIN, R.E.P.A.
Principal Environmental Scientist

BS Physical Science (Hydrology)
30 years' experience

Scott Allin has 30 years of project and program management experience in the evaluation and reporting of environmental liability associated with the sale or Brownfield redevelopment of impaired properties. He has supported the needs of developers and others in the acquisition of Cost Cap and Finite Risk environmental insurance to manage long-term environmental risks. He has provided clients with value-added due diligence services for single properties and large multimillion-dollar mixed-use portfolios, both nationally and internationally. Scott has provided guidance for evaluating environmental risks during complex mergers and acquisitions; and management services for implementation of remedial actions, asbestos abatement, environmental audit programs, and environmentally sensitive property improvements.

APPENDIX B
SITE PHOTOGRAPHS

PHASE I/PHASE II
ENVIRONMENTAL SITE ASSESSMENT REPORT
5355 East Airport Drive
Ontario, California

Farallon PN: 1071-080 (Task 2)

SITE PHOTOGRAPHS

Phase I Environmental Site Assessment Report

5355 East Airport Drive

Ontario, California

Farallon PN: 1071-080 (Task 2)

Photograph 1: Verhoeven grain mill.

Photograph 2: Wash water storage tank by truck-washing area.

Photograph 3: Bermed truck-washing area by Building B.

Photograph 4: Sump in truck-washing area.

Photograph 5: Diesel fueling area by Building A.

Photograph 6: Former underground storage tank area by Building B.

Photograph 7: Former underground storage tank area by Verhoeven Building C.

Photograph 8: Former underground storage tank area north of grain mill.

Photograph 9: Hydraulic augers at Scoular grain storage silos.

Photograph 10: Scoular grain storage silos.

Photograph 11: Septic tank location by Building A.

Photograph 12: Rail transloading area.

Photograph 13: Railway offloading area.

Photograph 14: Scoular hazardous materials storage area.

Photograph 15: Verhoeven equipment service area in Building A.

Photograph 16: Hazardous materials storage in Verhoeven equipment service area in Building A.

Photograph 17: Automotive service area in Verhoeven Building B.

Photograph 18: Parts washing equipment in Building B.

Photograph 19: Waste oil storage in Building B.



SITE PHOTOGRAPHS (continued)
Phase I Environmental Site Assessment Report
5355 East Airport Drive
Ontario, California



Photograph 1: Verhoeven grain mill.



Photograph 2: Wash water storage tank by truck-washing area.



SITE PHOTOGRAPHS (continued)
Phase I Environmental Site Assessment Report
5355 East Airport Drive
Ontario, California



Photograph 3: Bermed truck-washing area by Building B.



Photograph 4: Sump in truck-washing area.



SITE PHOTOGRAPHS (continued)
Phase I Environmental Site Assessment Report
5355 East Airport Drive
Ontario, California



Photograph 5: Diesel fueling area by Building A.



Photograph 6: Former underground storage tank area by Building B.



SITE PHOTOGRAPHS (continued)
Phase I Environmental Site Assessment Report
5355 East Airport Drive
Ontario, California



Photograph 7: Former underground storage tank area by Verhoeven Building C.



Photograph 8: Former underground storage tank area north of grain mill.



SITE PHOTOGRAPHS (continued)
Phase I Environmental Site Assessment Report
5355 East Airport Drive
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Photograph 9: Hydraulic augers at Scoular grain storage silos.



Photograph 10: Scoular grain storage silos.



SITE PHOTOGRAPHS (continued)
Phase I Environmental Site Assessment Report
5355 East Airport Drive
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Photograph 11: Septic tank location by Building A.



Photograph 12: Rail transloading area.



SITE PHOTOGRAPHS (continued)
Phase I Environmental Site Assessment Report
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Photograph 13: Railway offloading area.



Photograph 14: Scouler hazardous materials storage area.



SITE PHOTOGRAPHS (continued)
Phase I Environmental Site Assessment Report
5355 East Airport Drive
Ontario, California



Photograph 15: Verhoeven equipment service area in Building A.



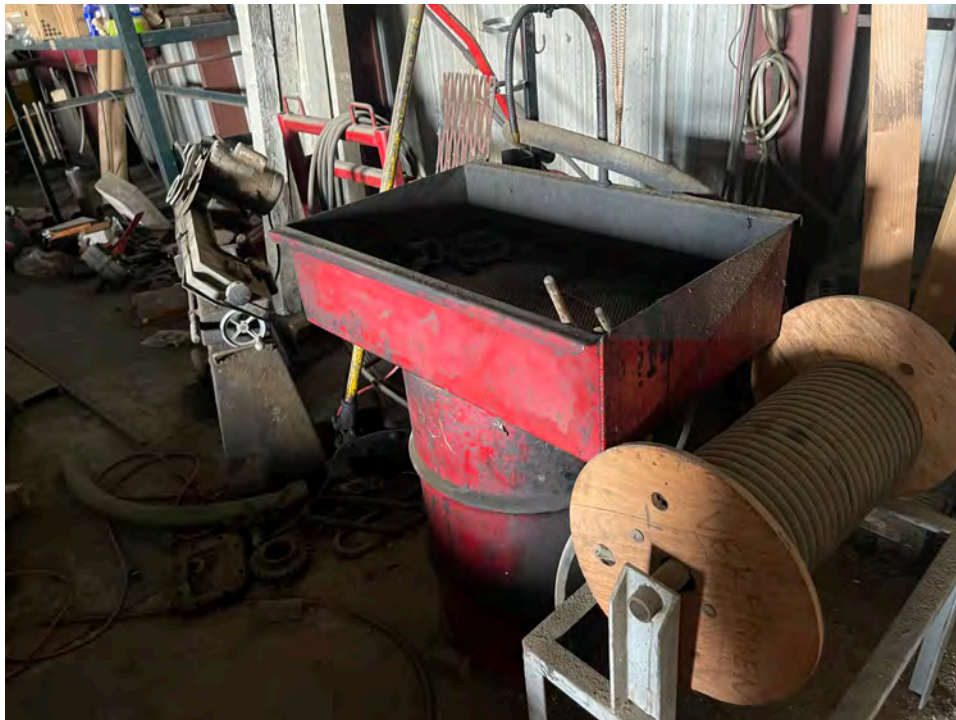
Photograph 16: Hazardous materials storage in Verhoeven equipment service area in Building A.



SITE PHOTOGRAPHS (continued)
Phase I Environmental Site Assessment Report
5355 East Airport Drive
Ontario, California



Photograph 17: Automotive service area in Verhoeven Building B.



Photograph 18: Parts washing equipment in Building B.



SITE PHOTOGRAPHS (continued)
Phase I Environmental Site Assessment Report
5355 East Airport Drive
Ontario, California



Photograph 19: Waste oil storage in Building B.

**APPENDIX C
USER QUESTIONNAIRE**

PHASE I/PHASE II
ENVIRONMENTAL SITE ASSESSMENT REPORT
5355 East Airport Drive
Ontario, California

Farallon PN: 1071-080 (Task 2)

PHASE I ENVIRONMENTAL SITE ASSESSMENT USER QUESTIONNAIRE

To qualify for one of the Landowner Liability Protections (LLPs) offered by the Small Business Liability Relief and Brownfields Revitalization Act of 2001, the Phase I Environmental Site Assessment (Phase I ESA) Report user must provide the following information (if available) to the environmental professional (Farallon Consulting, L.L.C.). Failure to provide this information could result in the determination that "all appropriate inquiry" has not been completed.

Date: December 15, 2021

■ PROJECT/SITE INFORMATION

Client Name: Prologis		Client Telephone: 415-394-9000	
Client Address: Pier 1, Bay 1, San Francisco, CA 94111			
Asset #:		Project/Site Name:	
Project Street Address: 5355 East Airport Drive			
City: Ontario	County: California	State: CA	Zip:

Why is this Phase I ESA required?

Property Transaction:

Sale
 Purchase
 Exchange
 Other

Comments:

Needed for entitlements associated with redevelopment

■ PROPERTY USE & SPECIFICATIONS

<input type="checkbox"/> Single-Family Residential	<input type="checkbox"/> Vacant or Undeveloped Land
<input type="checkbox"/> Multi-Family Residential #Units:	<input type="checkbox"/> Agricultural (<i>Specify type</i>):
<input type="checkbox"/> Commercial Office	<input checked="" type="checkbox"/> Industrial (<i>Specify type</i>): Grain processing
<input type="checkbox"/> Commercial Retail	<input type="checkbox"/> Other (<i>Specify type</i>): Military Base

Provide a general Site description: See provided Phase I/II

Legal description/plat plan/boundary survey available?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Already provided
Current Property Status:	<input type="checkbox"/> Vacant	<input checked="" type="checkbox"/> Occupied	<input type="checkbox"/> Improved <input type="checkbox"/> Unimproved
Total Property Size: 14.2 acres	Original Construction Date: 1973		
Total # of Buildings: Multiple	Was Construction Phased?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No <input type="checkbox"/> Unknown
Total Sq. Ft. of Buildings: Multiple	Date(s) of Renovation(s)/Phases:		
Does Site have an undeveloped area equal to 1 acre or more?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	
Are any bodies of water on or immediately adjacent to the Site?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	If Yes, describe:
Comments:			

Potable water source at Site?	<input type="checkbox"/> On-Site well	<input checked="" type="checkbox"/> Utility (<i>Specify provider</i>) NA
Wastewater discharge at Site?	<input checked="" type="checkbox"/> Septic Tank/Drainfield	<input type="checkbox"/> Sanitary Sewer <input type="checkbox"/> Other (<i>Specify</i>):

Building plans available at the Site? Yes No Unknown Already provided

■ OWNERS

Current Owner(s): Prologis Entity

Previous Owner(s):

■ OCCUPANTS/TENANTS

Current Occupant(s)/Tenant(s) and operations: Verhoeven Grain Company and Scoular Company

Previous Occupant(s)/Tenant(s) and operations: Farmland

■ PREVIOUS PROPERTY USES

Describe previous use(s) of the Site: Farmland

■ PREVIOUS INVESTIGATIONS

Has any previous environmental investigation been conducted at Site? Yes No Unknown

If Yes, note type and describe: Phase I ESA Asbestos Lead Paint Lead in Water

Radon Wetlands Indoor Air UST/AST Other (*Specify type below*)

Comments:

see Phase I and II provided

■ ON-SITE ENVIRONMENTAL CONDITIONS

Are you aware of any of the following environmental conditions at the Site, either current or former?

Environmental Condition/Issue	Response	Comment if Yes Response
Aboveground Storage Tank	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	see phase I
Underground Storage Tank	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	removed
Hazardous/Toxic Substance	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	see phase I
Stored Chemical	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	see phase I
Chemical Spill/Release	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	NA
Dump Area/Landfill	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	NA
Waste Treatment System	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	NA
Wastewater Discharge	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	NA
Air Stack/Vent/Odor	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	NA
Indoor Air Quality Complaint	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	NA

Floor Drain/Sump	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	see phase I
Pit, Pond, Lagoon	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	NA
Stained Soil/Vegetation Impact	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	NA

Other specialized knowledge of an environmental condition or issue at the Site?
 NA

■ ADDITIONAL ON-SITE ENVIRONMENTAL CONDITIONS

Are you aware of any of the following environmental conditions on the Site, either current or former?

Environmental Condition/Issue	Response	Comment if Yes Response
Pesticide/Herbicide Use	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	NA
Polychlorinated Biphenyls	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	NA
Electrical Transformer	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	NA
Hydraulic Lift	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	NA
Elevator	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	NA
Drycleaner Business	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	NA
Asbestos	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	NA
Lead Paint	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	NA
Lead Piping/Lead in Water	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	NA
Elevated Radon Level	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	NA
Fluorescent Light Fixture	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	NA
Wetland, Flooding	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	NA
Unique Wildlife Species	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	NA
Archeological Resource	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	NA
Historic/National Landmark	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	NA
Oil/Gas Well	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	NA
Water Well	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	NA
Environmental Cleanup	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	NA
Environmental Permit	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	NA

■ OFF-SITE ENVIRONMENTAL CONDITIONS

On adjoining property, are there any: Gasoline Stations? Yes No Drycleaners? Yes No

Are you aware of any other environmental conditions or concerns on adjacent or nearby properties?
 Yes No

Comments
 I am not aware of any other environmental conditions or concerns on adjacent or nearby properties.

(1) Environmental cleanup liens that have been filed or recorded against the Site (Part 312.25 of Title 40 of the Code of Federal Regulations [40 CFR 312.25])

Are you aware of any environmental cleanup liens against the Site that have been filed or recorded under federal, tribal, state, or local law?

I am not aware of any environmental cleanup liens against the Site.

(2) Activity and land use limitations that are in place at the Site or that have been filed or recorded in a registry (40 CFR 312.26)

Are you aware of any activity and land use limitation (such as engineering controls, land use restrictions, or institutional controls) that are in place at the Site and/or have been filed or recorded in a registry under federal, tribal, state, or local law?

I am not aware of any activity and land use limitation.

(3) Specialized knowledge or experience of the person seeking to qualify for the LLP (40 CFR 312.28)

As the user of the Phase I ESA Report, do you have any specialized knowledge or experience related to the Site or nearby properties? For example, are you involved in the same line of business as the current or former occupant(s) of the Site or an adjoining property so that you would have specialized knowledge of the chemicals and processes used by this type of business?

No, I have no specialized knowledge of the Site.

(4) Relationship of the purchase price to the fair market value of the Site if it were not contaminated (40 CFR 312.29)

Does the purchase price being paid for this Site reasonably reflect the fair market value of the Site? If you conclude that there is a difference between the purchase price and the fair market value, have you considered whether the lower purchase price is because contamination is known or believed to be present at the Site?

I have no knowledge of the purchase price being discounted for environmental conditions

(5) Commonly known or reasonably ascertainable information about the property (40 CFR 312.30)

Are you aware of commonly known or reasonably ascertainable information about the Site that would help Farallon Consulting, L.L.C. to identify conditions indicative of a chemical or other release or threatened release? For example, as user of the Phase I ESA Report:

Do you know the past use(s) of the Site? (If yes, please specify.) No.

Do you know of a specific chemical(s) present at the Site, or present at one time? (If yes, please specify.) No.

Do you know of a chemical and/or other spill(s) or release(s) that have taken place at the Site? (If yes, please specify.) No.

Do you know of any environmental cleanup(s) that have taken place at the Site? (If yes, please specify.) No.

(6) The degree of obviousness of the presence or likely presence of contamination at the Site, and the ability to detect the contamination by appropriate investigation (40 CFR 312.31)

As the user of the Phase I ESA Report, based on your knowledge and experience related to the Site, is there any obvious indicator(s) that point to the presence or likely presence of contamination at the Site? (If yes, please specify.)

No.

Identify all parties who will rely on the Phase I ESA Report, including:

Name of Business: Prologis

Name of Contact: Julia Smith

Address: Pier 1, Bay 1, San Francisco, CA

Telephone Number: 415-733-9411

E-mail Address: julias4@prologis.com

Has any party that will rely on the Phase I ESA Report required services beyond the standard ASTM E1527-05? (For example, an asbestos, lead-based paint, lead in drinking water, or wetlands investigation) (If yes, please specify.) Visual or desk top survey for lead-based paint, lead in drinking water, wetlands, radon gas, and water intrusion. Provide recommendations for further assessment as warranted

Who is the Site contact, and how can the contact be reached?

Name of Business: See previously provided contact information

Name of Contact:

Address:

Telephone Number:

E-mail Address: See previously provided contact information

Are there any special terms and conditions that must be agreed upon by Farallon Consulting, L.L.C.?
(If yes, please specify.)

No

APPENDIX D
HISTORICAL DOCUMENTATION

PHASE I/PHASE II
ENVIRONMENTAL SITE ASSESSMENT REPORT
5355 East Airport Drive
Ontario, California

Farallon PN: 1071-080 (Task 2)



5355 East Airport Drive

5355 East Airport Drive

Ontario, CA 91761

Inquiry Number: 6782886.8

December 09, 2021

The EDR Aerial Photo Decade Package



6 Armstrong Road, 4th floor
Shelton, CT 06484
Toll Free: 800.352.0050
www.edrnet.com

EDR Aerial Photo Decade Package

12/09/21

Site Name:

5355 East Airport Drive
5355 East Airport Drive
Ontario, CA 91761
EDR Inquiry # 6782886.8

Client Name:

Farallon Consulting, LLC
4380 South Macadam Avenue, Suite 500
Portland, OR 97239
Contact: Amanda Garcia



Environmental Data Resources, Inc. (EDR) Aerial Photo Decade Package is a screening tool designed to assist environmental professionals in evaluating potential liability on a target property resulting from past activities. EDR's professional researchers provide digitally reproduced historical aerial photographs, and when available, provide one photo per decade.

Search Results:

<u>Year</u>	<u>Scale</u>	<u>Details</u>	<u>Source</u>
2016	1"=500'	Flight Year: 2016	USDA/NAIP
2012	1"=500'	Flight Year: 2012	USDA/NAIP
2009	1"=500'	Flight Year: 2009	USDA/NAIP
2005	1"=500'	Flight Year: 2005	USDA/NAIP
2002	1"=500'	Acquisition Date: January 01, 2002	USGS/DOQQ
1994	1"=500'	Acquisition Date: June 01, 1994	USGS/DOQQ
1990	1"=500'	Flight Date: August 29, 1990	USDA
1985	1"=500'	Flight Date: July 28, 1985	USDA
1975	1"=500'	Flight Date: August 01, 1975	USGS
1966	1"=500'	Flight Date: April 16, 1966	USGS
1959	1"=500'	Flight Date: October 15, 1959	USDA
1953	1"=500'	Flight Date: February 02, 1953	USDA
1948	1"=500'	Flight Date: July 10, 1948	USGS
1938	1"=500'	Flight Date: May 27, 1938	USDA

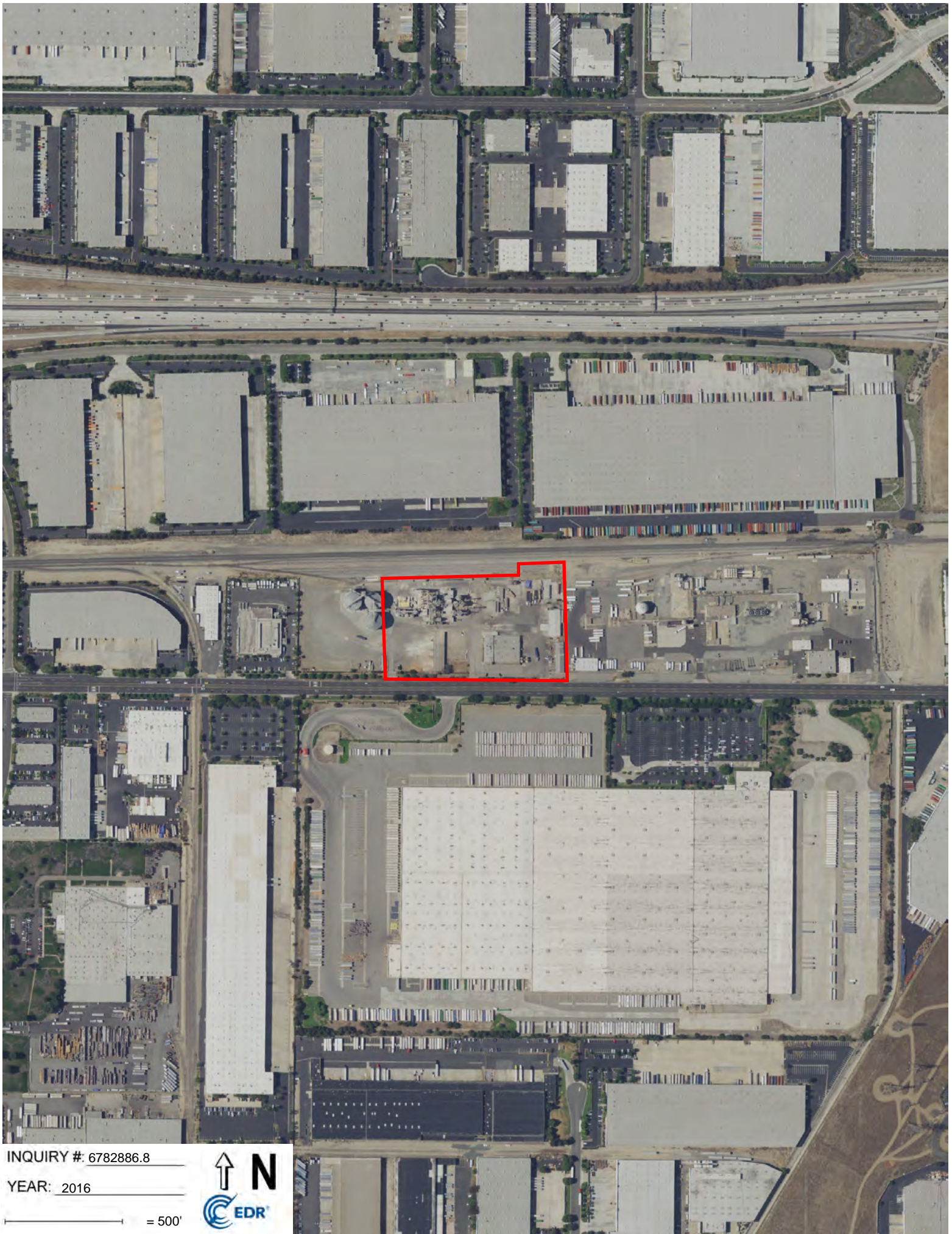
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INQUIRY #: 6782886.8

YEAR: 2016

— = 500'





INQUIRY #: 6782886.8

YEAR: 2012

— = 500'



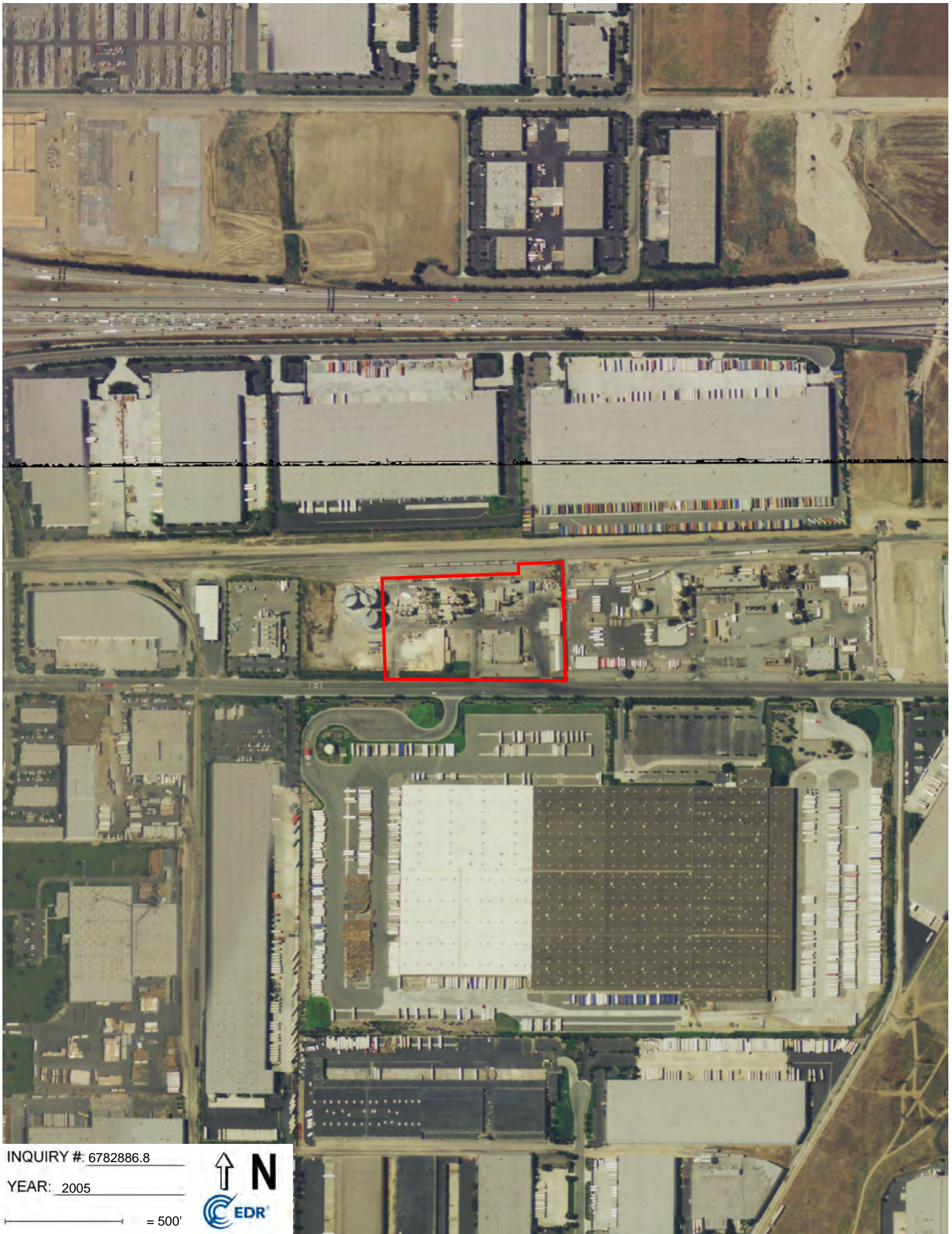


INQUIRY #: 6782886.8

YEAR: 2009

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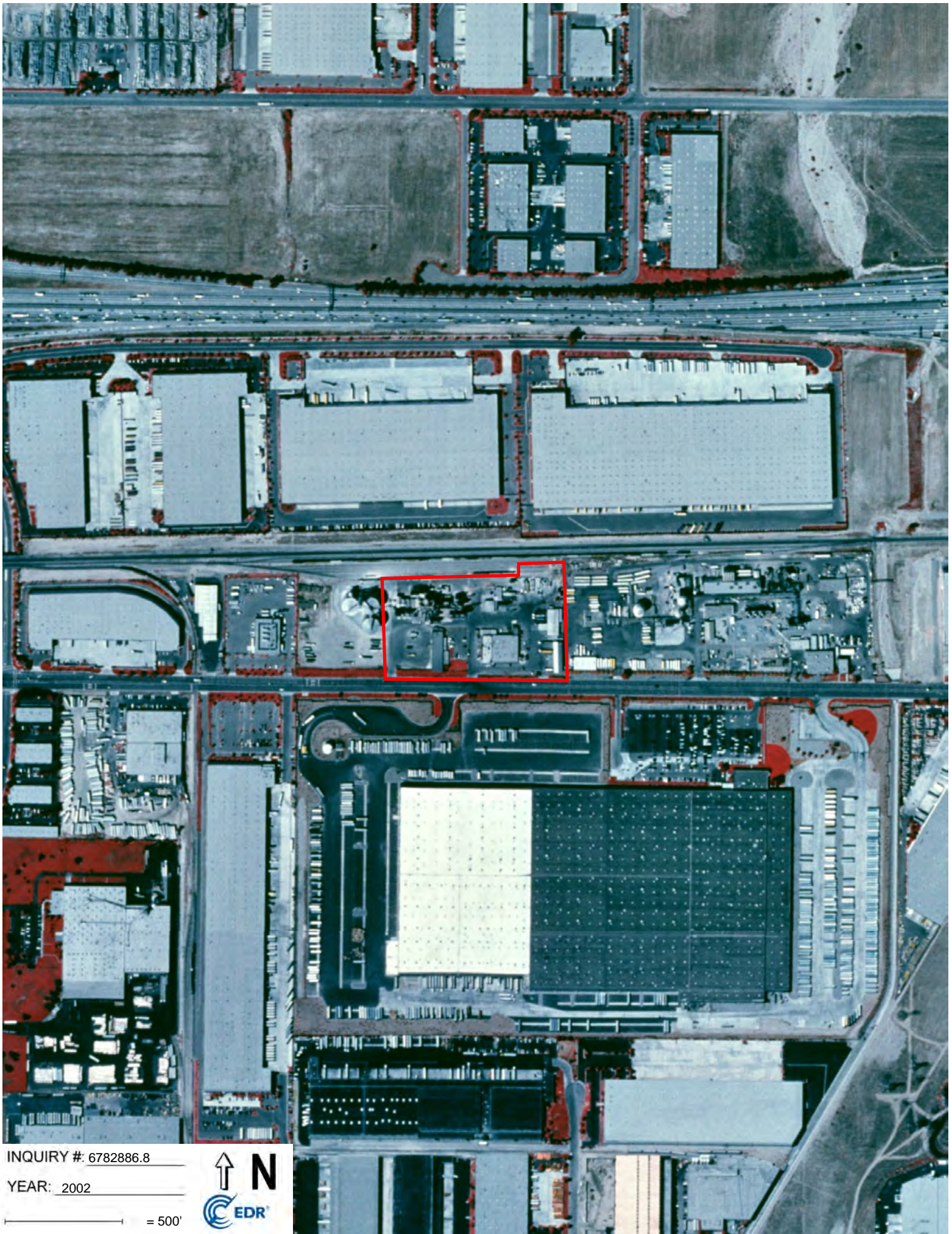


INQUIRY #: 6782886.8

YEAR: 2005

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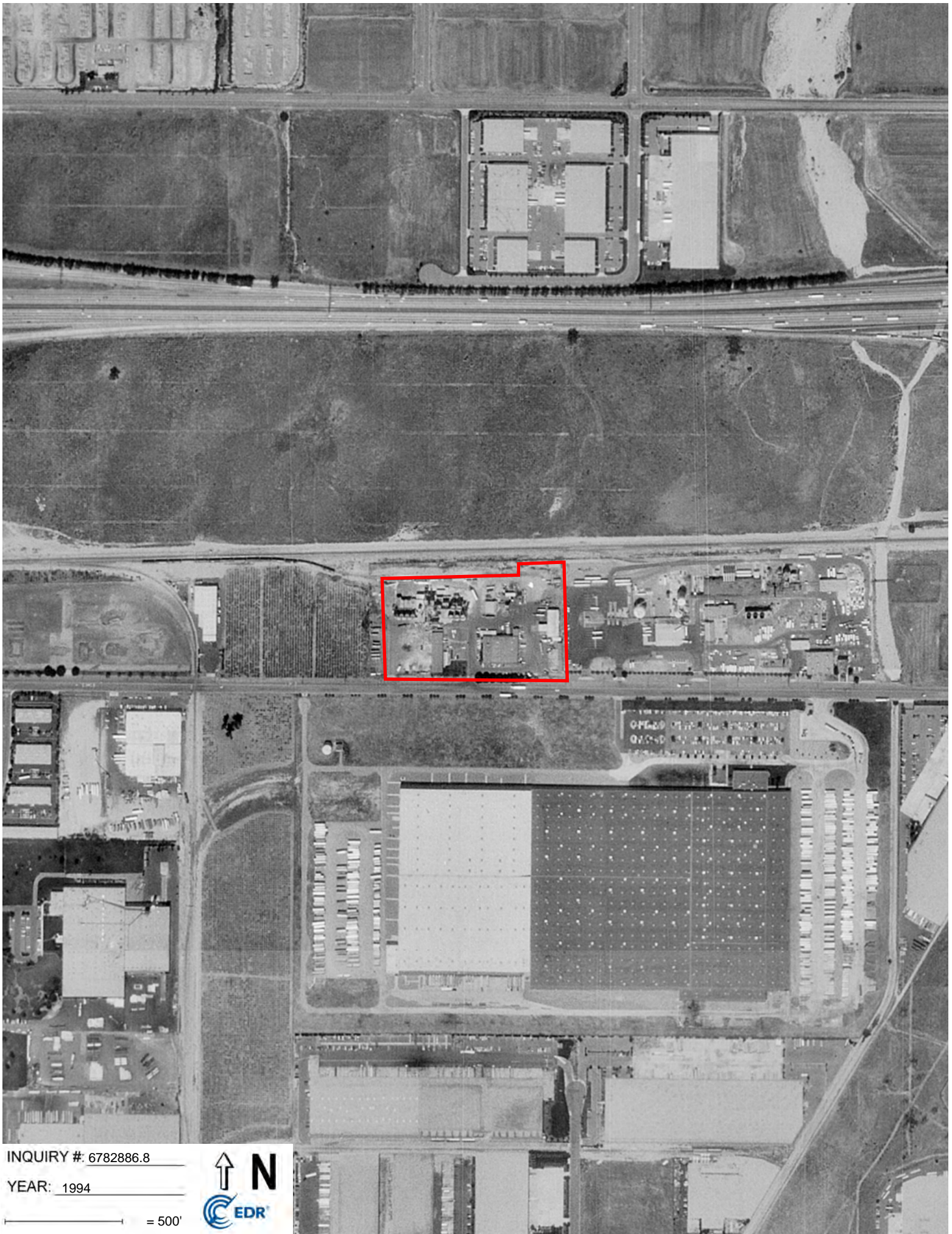


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YEAR: 2002

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INQUIRY #: 6782886.8

YEAR: 1994

— = 500'



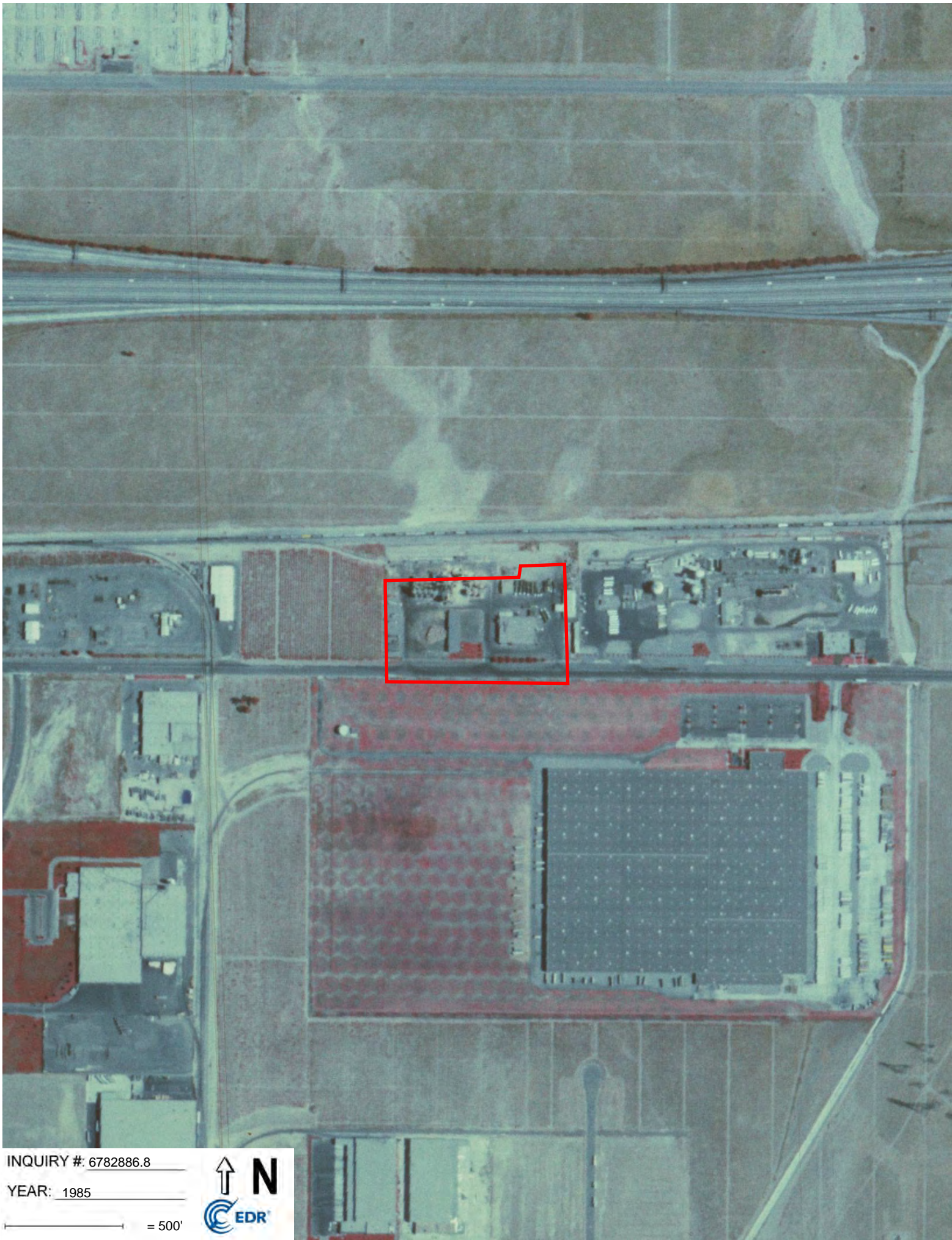


INQUIRY #: 6782886.8

YEAR: 1990

— = 500'





INQUIRY #: 6782886.8

YEAR: 1985

— = 500'





INQUIRY #: 6782886.8

YEAR: 1975

— = 500'





INQUIRY #: 6782886.8

YEAR: 1966

— = 500'



15-59



INQUIRY #: 6782886.8

YEAR: 1959

— = 500'





INQUIRY #: 6782886.8

YEAR: 1953

— = 500'





INQUIRY #: 6782886.8

YEAR: 1948

— = 500'





INQUIRY #: 6782886.8

YEAR: 1938

— = 500'



5355 East Airport Drive

5355 East Airport Drive

Ontario, CA 91761

Inquiry Number: 6782886.5

December 10, 2021

The EDR-City Directory Abstract

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SECTION

Executive Summary

Findings

City Directory Images

Thank you for your business.

Please contact EDR at 1-800-352-0050
with any questions or comments.

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This Report contains certain information obtained from a variety of public and other sources reasonably available to Environmental Data Resources, Inc. It cannot be concluded from this Report that coverage information for the target and surrounding properties does not exist from other sources. **NO WARRANTY EXPRESSED OR IMPLIED, IS MADE WHATSOEVER IN CONNECTION WITH THIS REPORT. ENVIRONMENTAL DATA RESOURCES, INC. SPECIFICALLY DISCLAIMS THE MAKING OF ANY SUCH WARRANTIES, INCLUDING WITHOUT LIMITATION, MERCHANTABILITY OR FITNESS FOR A PARTICULAR USE OR PURPOSE. ALL RISK IS ASSUMED BY THE USER. IN NO EVENT SHALL ENVIRONMENTAL DATA RESOURCES, INC. BE LIABLE TO ANYONE, WHETHER ARISING OUT OF ERRORS OR OMISSIONS, NEGLIGENCE, ACCIDENT OR ANY OTHER CAUSE, FOR ANY LOSS OR DAMAGE, INCLUDING, WITHOUT LIMITATION, SPECIAL, INCIDENTAL, CONSEQUENTIAL, OR EXEMPLARY DAMAGES. ANY LIABILITY ON THE PART OF ENVIRONMENTAL DATA RESOURCES, INC. IS STRICTLY LIMITED TO A REFUND OF THE AMOUNT PAID FOR THIS REPORT.** Purchaser accepts this Report "AS IS". Any analyses, estimates, ratings, environmental risk levels or risk codes provided in this Report are provided for illustrative purposes only, and are not intended to provide, nor should they be interpreted as providing any facts regarding, or prediction or forecast of, any environmental risk for any property. Only a Phase I Environmental Site Assessment performed by an environmental professional can provide information regarding the environmental risk for any property. Additionally, the information provided in this Report is not to be construed as legal advice.

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EXECUTIVE SUMMARY

DESCRIPTION

Environmental Data Resources, Inc.'s (EDR) City Directory Abstract is a screening tool designed to assist environmental professionals in evaluating potential liability on a target property resulting from past activities. EDR's City Directory Abstract includes a search and abstract of available city directory data. For each address, the directory lists the name of the corresponding occupant at five year intervals.

Business directories including city, cross reference and telephone directories were reviewed, if available, at approximately five year intervals for the years spanning 1922 through 2017. This report compiles information gathered in this review by geocoding the latitude and longitude of properties identified and gathering information about properties within 660 feet of the target property.

A summary of the information obtained is provided in the text of this report.

RECORD SOURCES

EDR's Digital Archive combines historical directory listings from sources such as Cole Information and Dun & Bradstreet. These standard sources of property information complement and enhance each other to provide a more comprehensive report.

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RESEARCH SUMMARY

The following research sources were consulted in the preparation of this report. An "X" indicates where information was identified in the source and provided in this report.

<u>Year</u>	<u>Source</u>	<u>TP</u>	<u>Adjoining</u>	<u>Text Abstract</u>	<u>Source Image</u>
2017	Cole Information Services	X	-	X	-
	Cole Information Services	X	X	X	-
2014	Cole Information Services	X	-	X	-
	Cole Information Services	X	X	X	-
2009	Cole Information Services	X	X	X	-
2008	Haines Company, Inc.	-	X	X	-
	Haines Company, Inc.	X	X	X	-
2004	Cole Information Services	X	X	X	-
2003	Haines & Co Publishers	-	X	X	-
	Haines & Co Publishers	X	X	X	-

EXECUTIVE SUMMARY

<u>Year</u>	<u>Source</u>	<u>TP</u>	<u>Adjoining</u>	<u>Text Abstract</u>	<u>Source Image</u>
2002	Cole Information Services	-	-	-	-
1999	Cole Information Services	X	-	X	-
	Cole Information Services	X	X	X	-
1996	GTE	-	-	-	-
1995	GTE Directories	-	-	X	-
	GTE Directories	X	-	X	-
1994	Cole Information Services	-	-	-	-
	Cole Information Services	-	X	X	-
1991	GTE California Incorporated	-	-	-	-
1990	GTE	-	X	X	-
	GTE	X	X	X	-
1985	GTE	-	X	X	-
	GTE	X	X	X	-
1981	General Telephone Company of California	-	-	-	-
1980	GTE General Telephone Company of California	-	X	X	-
1975	Pacific Telephone Co	-	-	-	-
1970	General Telephone Company of California	-	-	-	-
1965	GTE	-	-	-	-
1964	Luskey Brothers & Co	-	-	-	-
1961	Luskey Brothers & Co Publishers	-	-	-	-
1960	Luskey Brothers & Co Publishers	-	-	-	-
1956	General Telephone Company Publishers	-	-	-	-
1955	Luskey Brothers Co Publishers	-	-	-	-
1951	Los Angeles Directory Co Publishers	-	-	-	-
1950	The Pacific Telephone and Telegraph Co	-	-	-	-
1949	San Bernardino Directory Co. Publishers	-	-	-	-
1946	Los Angeles Directory Company Publishers	-	-	-	-
1945	Southern California Telephone Company	-	-	-	-
1942	San Bernardino Directory Co Publisher	-	-	-	-
1941	Associated Telephone Company Limited	-	-	-	-
1940	Los Angeles Directory Co.	-	-	-	-
1938	Los Angeles Directory Co.	-	-	-	-
1936	San Bernardino Directory Co Publisher	-	-	-	-
1934	Los Angeles Directory Co.	-	-	-	-
1931	Los Angeles Directory Co.	-	-	-	-
1930	San Bernardino Directory Co Publisher	-	-	-	-

EXECUTIVE SUMMARY

<u>Year</u>	<u>Source</u>	<u>TP</u>	<u>Adjoining</u>	<u>Text Abstract</u>	<u>Source Image</u>
1926	Los Angeles Directory Co.	-	-	-	-
1923	Los Angeles Directory Company	-	-	-	-
1922	R.L. Polk & Co Publishers	-	-	-	-

EXECUTIVE SUMMARY

SELECTED ADDRESSES

The following addresses were selected by the client, for EDR to research. An "X" indicates where information was identified.

<u>Address</u>	<u>Type</u>	<u>Findings</u>
5351 E. Airport Drive	Client Entered	X
5200 E. Airport Drive	Client Entered	X
5705 E. Airport Drive	Client Entered	X
5600 E. Airport Drive	Client Entered	X
5200 Shea Center Drive	Client Entered	X
5300 Shea Center Drive	Client Entered	X
5400 Shea Center Drive	Client Entered	X
5355 East A Street	Client Entered	X
5355 Slover Avenue	Client Entered	

FINDINGS

TARGET PROPERTY INFORMATION

ADDRESS

5355 East Airport Drive
Ontario, CA 91761

FINDINGS DETAIL

Target Property research detail.

AIRPORT DR

5355 AIRPORT DR

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1999	COAST GRAIN COMPANY BAG FEED SALES	Cole Information Services
	COAST GRAIN COMPANY CITRUS DIVISION	Cole Information Services

AIRPORT DR E

5355 AIRPORT DR E

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2003	COAST GRAIN CO MAIN OFC	Haines & Co Publishers

E AIRPORT DR

5355 E AIRPORT DR

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2017	THE SCOULAR COMPANY	Cole Information Services
	VERHOEVEN GEO GRAIN INC	Cole Information Services
2014	THE SCOULAR COMPANY	Cole Information Services
	VERHOEVEN GEO GRAIN INC	Cole Information Services
2009	J D HEISKELL & CO	Cole Information Services
	THE SCOULAR CO	Cole Information Services
	TXI RIVERSIDE CEMENT	Cole Information Services
2008	J B HEISKELL & COMPANY	Haines Company, Inc.
	SCOULAR COMPANY THE	Haines Company, Inc.
2004	SCOULAR CO	Cole Information Services
1995	COAST GRAIN CO	GTE Directories

FINDINGS

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1990	COAST GRAIN CO	GTE
	No Charge Ask Opr For	GTE
1985	CHINO GRAIN 8 MLNG INC	GTE

E AIRPRT DR

5355 E AIRPRT DR

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1999	COAST GRAIN COMPANY	Cole Information Services

East A Street

5355 East A Street

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2008	J B HEISKELL & COMPANY	Haines Company, Inc.
	SCOLAR COMPANY THE	Haines Company, Inc.
2003	COAST GRAIN CO MAIN OFC	Haines & Co Publishers
1995	COAST GRAIN CO	GTE Directories
1990	COAST GRAIN CO	GTE
	No Charge Ask Opr For	GTE
1985	CHINO GRAIN 8 MLNG INC	GTE

Slover Avenue

5355 Slover Avenue

<u>Year</u>	<u>Uses</u>	<u>Source</u>
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FINDINGS

ADJOINING PROPERTY DETAIL

The following Adjoining Property addresses were researched for this report. Detailed findings are provided for each address.

AIRPORT DR

5600 AIRPORT DR

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1999	KMART DISTRIBUTION	Cole Information Services
1994	KMART DISTRIBUTION	Cole Information Services

E AIRPORT DR

5200 E AIRPORT DR

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2017	NEW BREED	Cole Information Services
	NEW BREED LEASING CORP	Cole Information Services
2014	NEW BREED LEASING CORP	Cole Information Services
	OCCUPANT UNKNOWN	Cole Information Services
	NEW BREED	Cole Information Services
2009	BREED NEW	Cole Information Services
2004	ESTYLE INC	Cole Information Services
	NEW BREED LOGISTICS & REPAIR	Cole Information Services
	BREED NEW	Cole Information Services
1999	BREED NEW	Cole Information Services

5351 E AIRPORT DR

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2009	CELLCO PARTNERSHIP	Cole Information Services
	VERIZON WIRELESS	Cole Information Services
	CELLCO PARTNERSHIP	Cole Information Services
	VERIZON WIRELESS	Cole Information Services
2008	OLSEN H C CONSTRUCTION	Haines Company, Inc.
2004	VERIZON WIRELESS	Cole Information Services
	VERIZON WIRELESS	Cole Information Services

FINDINGS

5600 E AIRPORT DR

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2017	KMART	Cole Information Services
2014	KMART DISTRIBUTION	Cole Information Services
2004	KMART DISTRIBUTION CTR	Cole Information Services

5705 E AIRPORT DR

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2017	JACK B KELLEY INC	Cole Information Services
2014	JACK B KELLEY INC	Cole Information Services
2009	JACK B KELLEY	Cole Information Services
	USF BESTWAY CORP	Cole Information Services

E. Airport Drive

5200 E Airport Drive

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2008	NEW BREED	Haines Company, Inc.
	NEW BREED LEASING CORP	Haines Company, Inc.
2003	NEW BREED	Haines & Co Publishers
	NEW BREED LEASING CORP	Haines & Co Publishers

5351 E Airport Drive

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2008	OLSEN H C CONSTRUCTION	Haines Company, Inc.

5600 E Airport Drive

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2008	KMART DISTRIBUTION	Haines Company, Inc.
2003	KMART DISTRIBUTION	Haines & Co Publishers
1985	K MART DISTRIBUTION	GTE
1980	+ K MART CORP	GTE General Telephone Company of California
	t M H E CONTRACTING	GTE General Telephone Company of California

FINDINGS

5705 E. Airport Drive

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2008	JACK B KELLEY INC	Haines Company, Inc.
2003	REF CHEM	Haines & Co Publishers
1990	LINDE DIV UNION CARBIDE CORP	GTE
	Service Center	GTE
	UNION CARBIDE CORP	GTE
	Service Center	GTE
1985	UNION CARBIDE CORP	GTE

SHEA CENTER DR

5200 SHEA CENTER DR

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2017	RESTORATION HARDWARE	Cole Information Services
	CAL X TRANS INC	Cole Information Services
	COOPER LIGHTING INC	Cole Information Services
2014	AEOLUS DOWN INC	Cole Information Services
	COOPER LIGHTING INC	Cole Information Services
2009	COOPER LIGHTING INC	Cole Information Services
2004	GULF SOUTH MED SUPPLY	Cole Information Services
	COOPER LIGHTING	Cole Information Services

5300 SHEA CENTER DR

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2017	EMSER TILE LLC	Cole Information Services
2014	EMSER TILE LLC FAX LINE	Cole Information Services
	EMSER TILE LLC	Cole Information Services
2009	EMSER TILE LLC	Cole Information Services
	UPS WORLDWIDE LOGISTICS INC	Cole Information Services
2004	ALDWORTH	Cole Information Services

5400 SHEA CENTER DR

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2017	AMERIWOOD INDUSTRIES	Cole Information Services
2014	AMERIWOOD INDUSTRIES	Cole Information Services

FINDINGS

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2009	DOREL JUVENILE GROUP	Cole Information Services

Shea Center Drive

5200 Shea Center Drive

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2008	COOPER LIGHTING INC	Haines Company, Inc.

5300 Shea Center Drive

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2008	EMSER TILE LLC	Haines Company, Inc.
	EMSER TILE LLC	Haines Company, Inc.

5400 Shea Center Drive

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2008	DOREL JUVENILE GROUP	Haines Company, Inc.

FINDINGS

ADJOINING PROPERTY: ADDRESSES NOT IDENTIFIED IN RESEARCH SOURCE

The following Adjoining Property addresses were researched for this report, and the addresses were not identified in research source.

<u>Address Researched</u>	<u>Address Not Identified in Research Source</u>
5200 E AIRPORT DR	2008, 2003, 2002, 1996, 1995, 1994, 1991, 1990, 1985, 1981, 1980, 1975, 1970, 1965, 1964, 1961, 1960, 1956, 1955, 1951, 1950, 1949, 1946, 1945, 1942, 1941, 1940, 1938, 1936, 1934, 1931, 1930, 1926, 1923, 1922
5200 E. Airport Drive	2017, 2014, 2009, 2004, 2002, 1999, 1996, 1995, 1994, 1991, 1990, 1985, 1981, 1980, 1975, 1970, 1965, 1964, 1961, 1960, 1956, 1955, 1951, 1950, 1949, 1946, 1945, 1942, 1941, 1940, 1938, 1936, 1934, 1931, 1930, 1926, 1923, 1922
5200 SHEA CENTER DR	2008, 2003, 2002, 1999, 1996, 1995, 1994, 1991, 1990, 1985, 1981, 1980, 1975, 1970, 1965, 1964, 1961, 1960, 1956, 1955, 1951, 1950, 1949, 1946, 1945, 1942, 1941, 1940, 1938, 1936, 1934, 1931, 1930, 1926, 1923, 1922
5200 Shea Center Drive	2017, 2014, 2009, 2004, 2003, 2002, 1999, 1996, 1995, 1994, 1991, 1990, 1985, 1981, 1980, 1975, 1970, 1965, 1964, 1961, 1960, 1956, 1955, 1951, 1950, 1949, 1946, 1945, 1942, 1941, 1940, 1938, 1936, 1934, 1931, 1930, 1926, 1923, 1922
5300 SHEA CENTER DR	2008, 2003, 2002, 1999, 1996, 1995, 1994, 1991, 1990, 1985, 1981, 1980, 1975, 1970, 1965, 1964, 1961, 1960, 1956, 1955, 1951, 1950, 1949, 1946, 1945, 1942, 1941, 1940, 1938, 1936, 1934, 1931, 1930, 1926, 1923, 1922
5300 Shea Center Drive	2017, 2014, 2009, 2004, 2003, 2002, 1999, 1996, 1995, 1994, 1991, 1990, 1985, 1981, 1980, 1975, 1970, 1965, 1964, 1961, 1960, 1956, 1955, 1951, 1950, 1949, 1946, 1945, 1942, 1941, 1940, 1938, 1936, 1934, 1931, 1930, 1926, 1923, 1922
5351 E AIRPORT DR	2017, 2014, 2008, 2003, 2002, 1999, 1996, 1995, 1994, 1991, 1990, 1985, 1981, 1980, 1975, 1970, 1965, 1964, 1961, 1960, 1956, 1955, 1951, 1950, 1949, 1946, 1945, 1942, 1941, 1940, 1938, 1936, 1934, 1931, 1930, 1926, 1923, 1922
5351 E AIRPORT DR	2017, 2014, 2009, 2004, 2003, 2002, 1999, 1996, 1995, 1994, 1991, 1990, 1985, 1981, 1980, 1975, 1970, 1965, 1964, 1961, 1960, 1956, 1955, 1951, 1950, 1949, 1946, 1945, 1942, 1941, 1940, 1938, 1936, 1934, 1931, 1930, 1926, 1923, 1922
5351 E AIRPORT DR	2017, 2014, 2008, 2003, 2002, 1999, 1996, 1995, 1994, 1991, 1990, 1985, 1981, 1980, 1975, 1970, 1965, 1964, 1961, 1960, 1956, 1955, 1951, 1950, 1949, 1946, 1945, 1942, 1941, 1940, 1938, 1936, 1934, 1931, 1930, 1926, 1923, 1922
5351 E. Airport Drive	2017, 2014, 2009, 2004, 2003, 2002, 1999, 1996, 1995, 1994, 1991, 1990, 1985, 1981, 1980, 1975, 1970, 1965, 1964, 1961, 1960, 1956, 1955, 1951, 1950, 1949, 1946, 1945, 1942, 1941, 1940, 1938, 1936, 1934, 1931, 1930, 1926, 1923, 1922
5400 SHEA CENTER DR	2008, 2004, 2003, 2002, 1999, 1996, 1995, 1994, 1991, 1990, 1985, 1981, 1980, 1975, 1970, 1965, 1964, 1961, 1960, 1956, 1955, 1951, 1950, 1949, 1946, 1945, 1942, 1941, 1940, 1938, 1936, 1934, 1931, 1930, 1926, 1923, 1922
5400 Shea Center Drive	2017, 2014, 2009, 2004, 2003, 2002, 1999, 1996, 1995, 1994, 1991, 1990, 1985, 1981, 1980, 1975, 1970, 1965, 1964, 1961, 1960, 1956, 1955, 1951, 1950, 1949, 1946, 1945, 1942, 1941, 1940, 1938, 1936, 1934, 1931, 1930, 1926, 1923, 1922
5600 AIRPORT DR	2017, 2014, 2009, 2008, 2004, 2003, 2002, 1996, 1995, 1991, 1990, 1985, 1981, 1980, 1975, 1970, 1965, 1964, 1961, 1960, 1956, 1955, 1951, 1950, 1949, 1946, 1945, 1942, 1941, 1940, 1938, 1936, 1934, 1931, 1930, 1926, 1923, 1922
5600 E AIRPORT DR	2009, 2008, 2003, 2002, 1999, 1996, 1995, 1994, 1991, 1990, 1985, 1981, 1980, 1975, 1970, 1965, 1964, 1961, 1960, 1956, 1955, 1951, 1950, 1949, 1946, 1945, 1942, 1941, 1940, 1938, 1936, 1934, 1931, 1930, 1926, 1923, 1922

FINDINGS

Address Researched

5600 E. Airport Drive

5705 E AIRPORT DR

5705 E. Airport Drive

Address Not Identified in Research Source

2017, 2014, 2009, 2004, 2002, 1999, 1996, 1995, 1994, 1991, 1990, 1981, 1975, 1970, 1965, 1964, 1961, 1960, 1956, 1955, 1951, 1950, 1949, 1946, 1945, 1942, 1941, 1940, 1938, 1936, 1934, 1931, 1930, 1926, 1923, 1922

2008, 2004, 2003, 2002, 1999, 1996, 1995, 1994, 1991, 1990, 1985, 1981, 1980, 1975, 1970, 1965, 1964, 1961, 1960, 1956, 1955, 1951, 1950, 1949, 1946, 1945, 1942, 1941, 1940, 1938, 1936, 1934, 1931, 1930, 1926, 1923, 1922

2017, 2014, 2009, 2004, 2002, 1999, 1996, 1995, 1994, 1991, 1981, 1980, 1975, 1970, 1965, 1964, 1961, 1960, 1956, 1955, 1951, 1950, 1949, 1946, 1945, 1942, 1941, 1940, 1938, 1936, 1934, 1931, 1930, 1926, 1923, 1922

TARGET PROPERTY: ADDRESS NOT IDENTIFIED IN RESEARCH SOURCE

The following Target Property addresses were researched for this report, and the addresses were not identified in the research source.

Address Researched

5355 East Airport Drive

Address Not Identified in Research Source

2002, 1996, 1994, 1991, 1981, 1980, 1975, 1970, 1965, 1964, 1961, 1960, 1956, 1955, 1951, 1950, 1949, 1946, 1945, 1942, 1941, 1940, 1938, 1936, 1934, 1931, 1930, 1926, 1923, 1922

5355 East Airport Drive

5355 East Airport Drive

Ontario, CA 91761

Inquiry Number: 6782886.4

December 09, 2021

EDR Historical Topo Map Report

with QuadMatch™



6 Armstrong Road, 4th floor
Shelton, CT 06484
Toll Free: 800.352.0050
www.edrnet.com

EDR Historical Topo Map Report

12/09/21

Site Name:

5355 East Airport Drive
5355 East Airport Drive
Ontario, CA 91761
EDR Inquiry # 6782886.4

Client Name:

Farallon Consulting, LLC
4380 South Macadam Avenue, Suite 500
Portland, OR 97239
Contact: Amanda Garcia



EDR Topographic Map Library has been searched by EDR and maps covering the target property location as provided by Farallon Consulting, LLC were identified for the years listed below. EDR's Historical Topo Map Report is designed to assist professionals in evaluating potential liability on a target property resulting from past activities. EDR's Historical Topo Map Report includes a search of a collection of public and private color historical topographic maps, dating back to the late 1800s.

Search Results:**Coordinates:**

P.O.#	1071-080-002	Latitude:	34.063461 34° 3' 48" North
Project:	1071-080-002	Longitude:	-117.533485 -117° 32' 1" West
		UTM Zone:	Zone 11 North
		UTM X Meters:	450770.22
		UTM Y Meters:	3769320.82
		Elevation:	983.00' above sea level

Maps Provided:

2018	1953
2015	1944
2012	1941
1981	1903
1976	1900
1973	1897
1966	
1954	

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Topo Sheet Key

This EDR Topo Map Report is based upon the following USGS topographic map sheets.

2018 Source Sheets



Guasti
2018
7.5-minute, 24000

2015 Source Sheets



Guasti
2015
7.5-minute, 24000

2012 Source Sheets



Guasti
2012
7.5-minute, 24000

1981 Source Sheets



Guasti
1981
7.5-minute, 24000
Aerial Photo Revised 1978

Topo Sheet Key

This EDR Topo Map Report is based upon the following USGS topographic map sheets.

1976 Source Sheets



ONTARIO
1976
15-minute, 50000

1973 Source Sheets



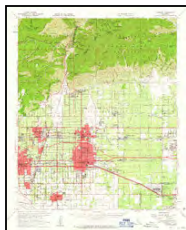
Guasti
1973
7.5-minute, 24000
Aerial Photo Revised 1973

1966 Source Sheets



Guasti
1966
7.5-minute, 24000
Aerial Photo Revised 1966

1954 Source Sheets



Ontario
1954
15-minute, 62500
Aerial Photo Revised 1952

Topo Sheet Key

This EDR Topo Map Report is based upon the following USGS topographic map sheets.

1953 Source Sheets



Guasti
1953
7.5-minute, 24000
Aerial Photo Revised 1952

1944 Source Sheets



CUCAMONGA
1944
15-minute, 50000

1941 Source Sheets



GUASTI VICINITY
1941
7.5-minute, 31680

1903 Source Sheets



Cucamonga
1903
15-minute, 62500

Topo Sheet Key

This EDR Topo Map Report is based upon the following USGS topographic map sheets.

1900 Source Sheets

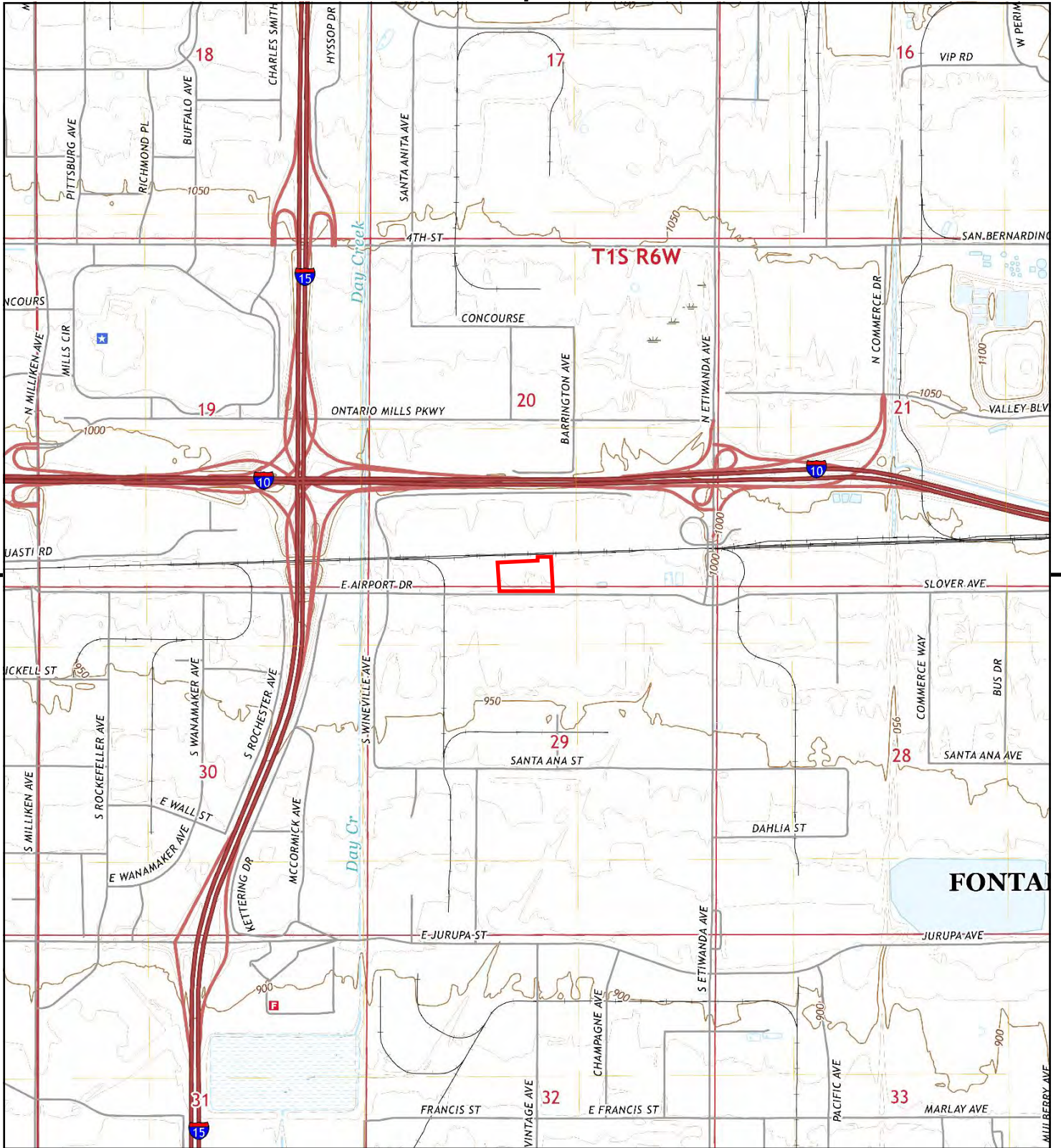


Cucamonga
1900
15-minute, 62500

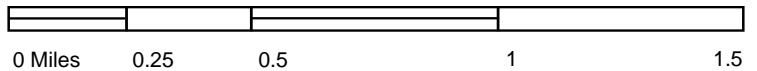
1897 Source Sheets



Cucamonga
1897
15-minute, 62500



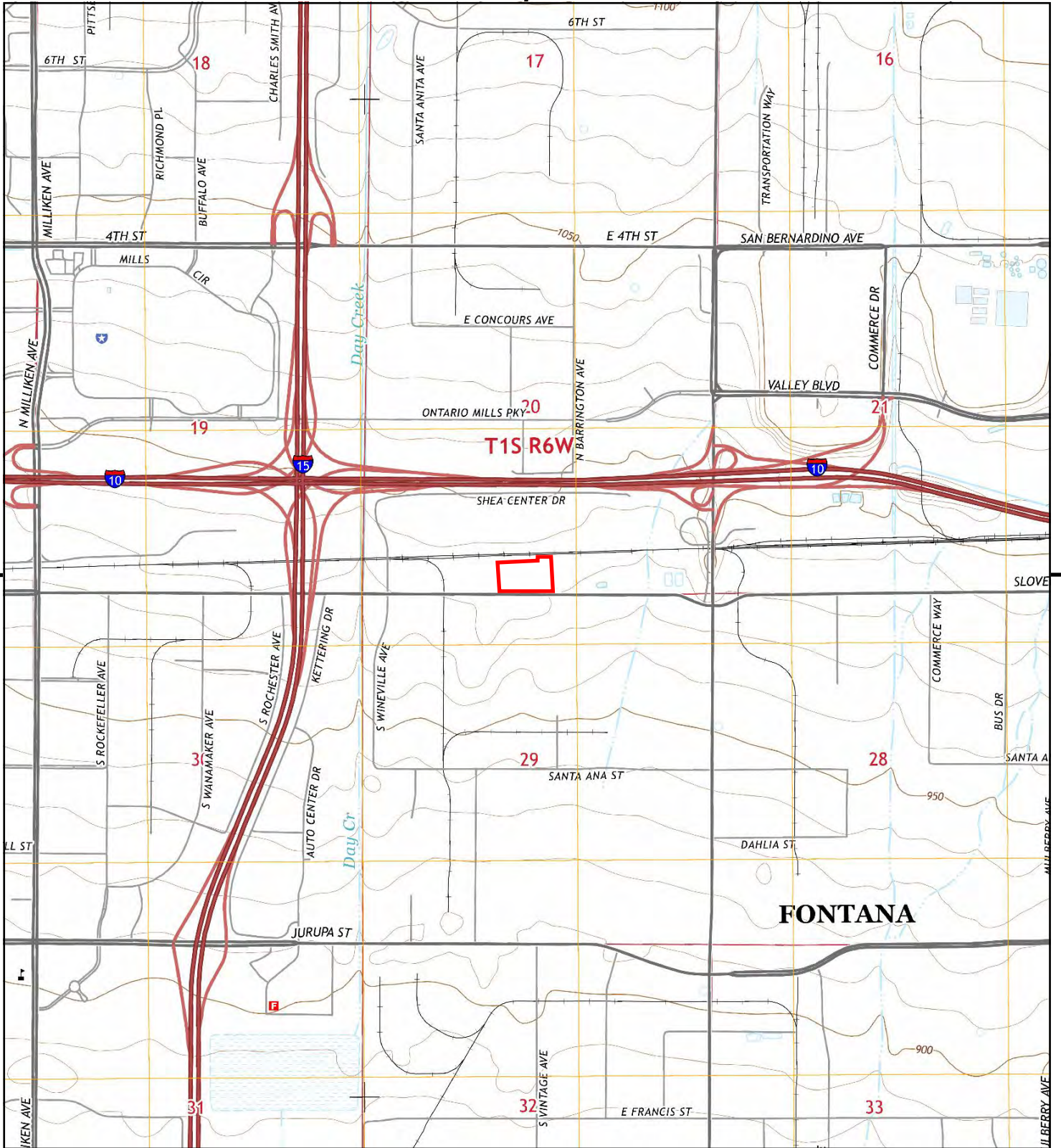
This report includes information from the following map sheet(s).



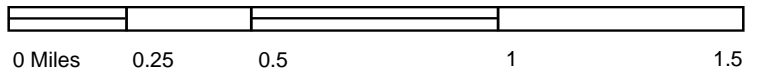
TP, Guasti, 2018, 7.5-minute

SITE NAME: 5355 East Airport Drive
ADDRESS: 5355 East Airport Drive
 Ontario, CA 91761
CLIENT: Farallon Consulting, LLC





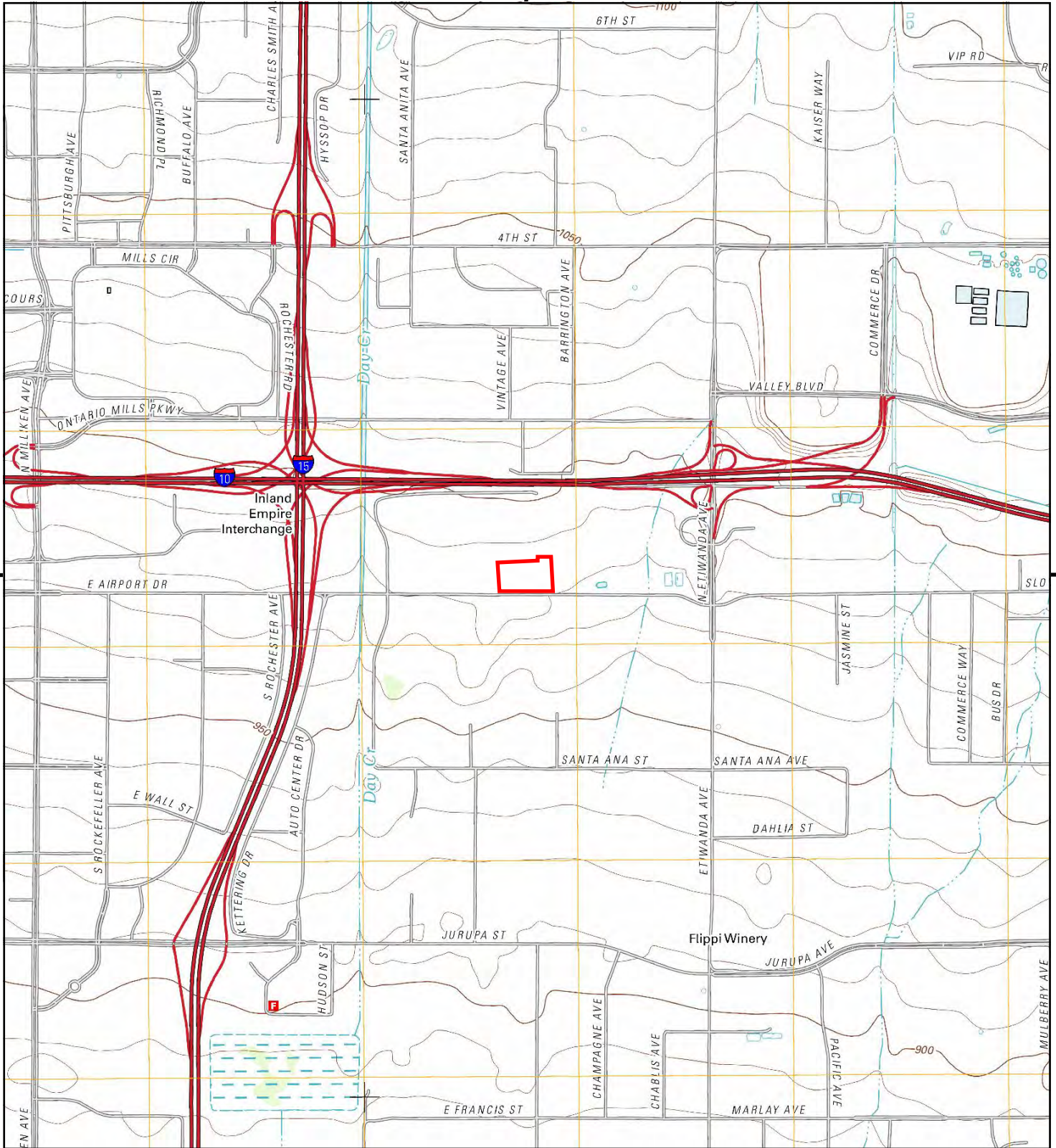
This report includes information from the following map sheet(s).



TP, Guasti, 2015, 7.5-minute

SITE NAME: 5355 East Airport Drive
 ADDRESS: 5355 East Airport Drive
 Ontario, CA 91761
 CLIENT: Farallon Consulting, LLC





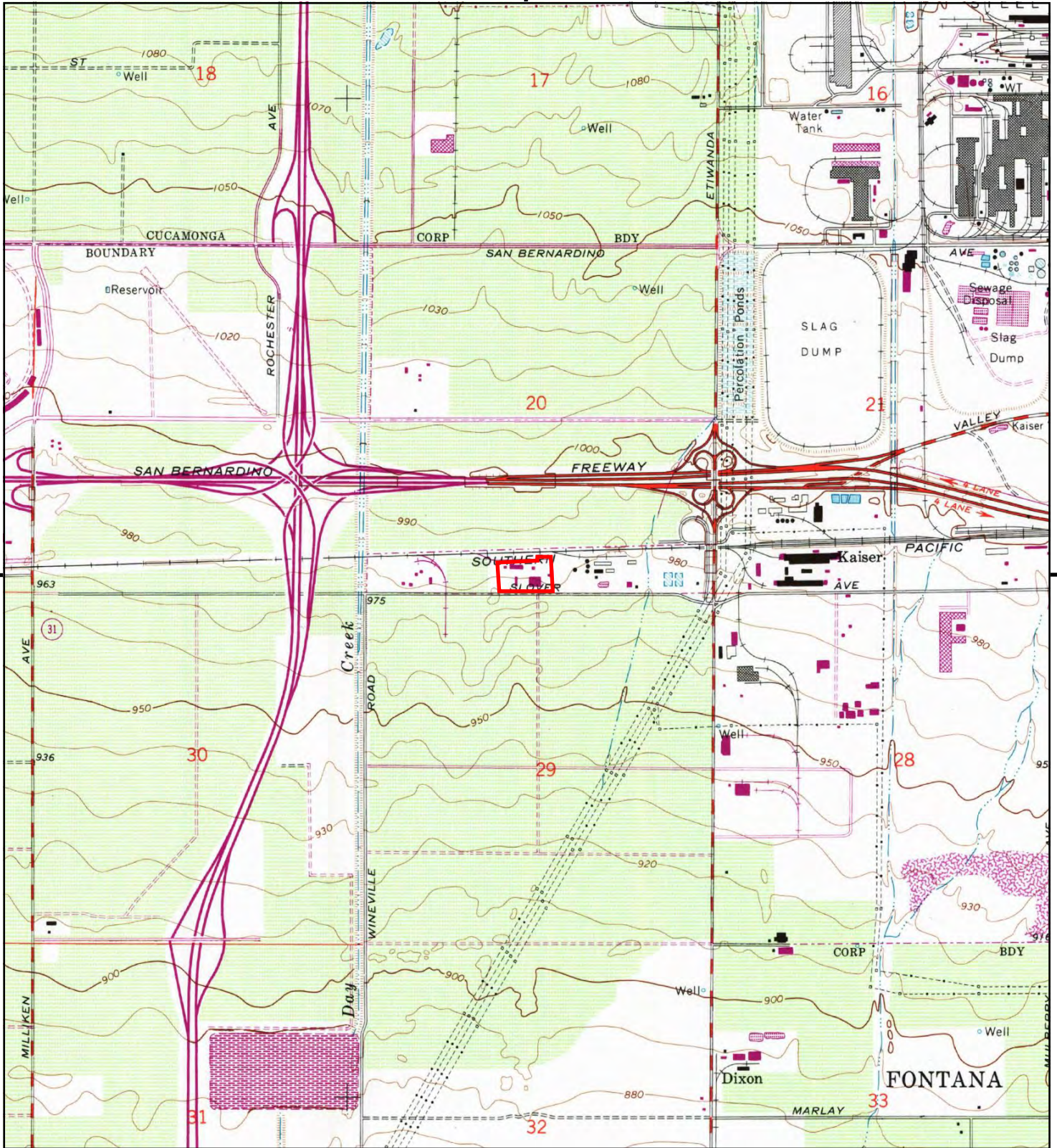
This report includes information from the following map sheet(s).



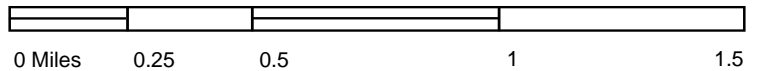
TP, Guasti, 2012, 7.5-minute

SITE NAME: 5355 East Airport Drive
ADDRESS: 5355 East Airport Drive
 Ontario, CA 91761
CLIENT: Farallon Consulting, LLC





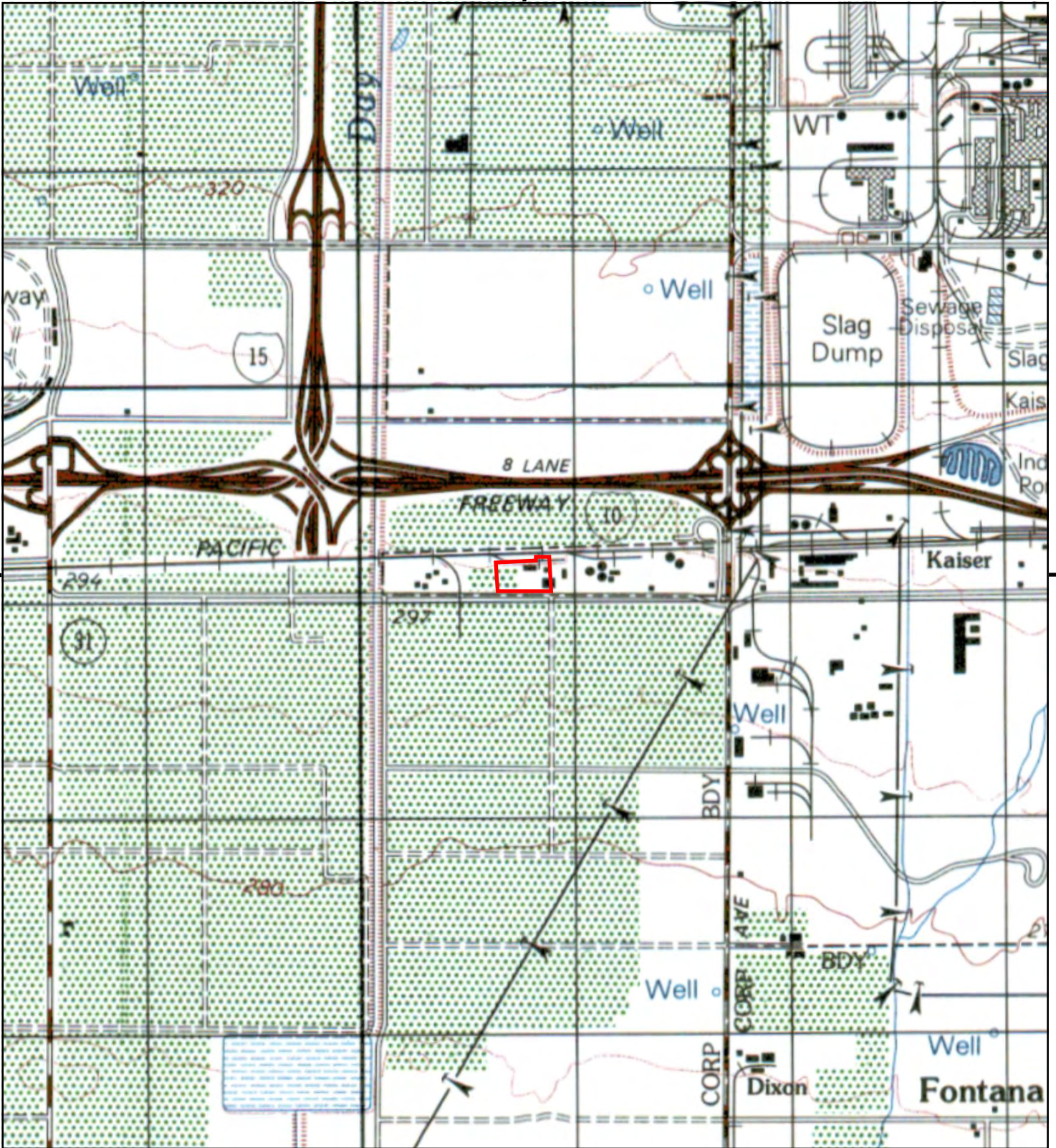
This report includes information from the following map sheet(s).



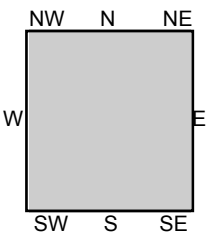
TP, Guasti, 1981, 7.5-minute

SITE NAME: 5355 East Airport Drive
 ADDRESS: 5355 East Airport Drive
 Ontario, CA 91761
 CLIENT: Farallon Consulting, LLC





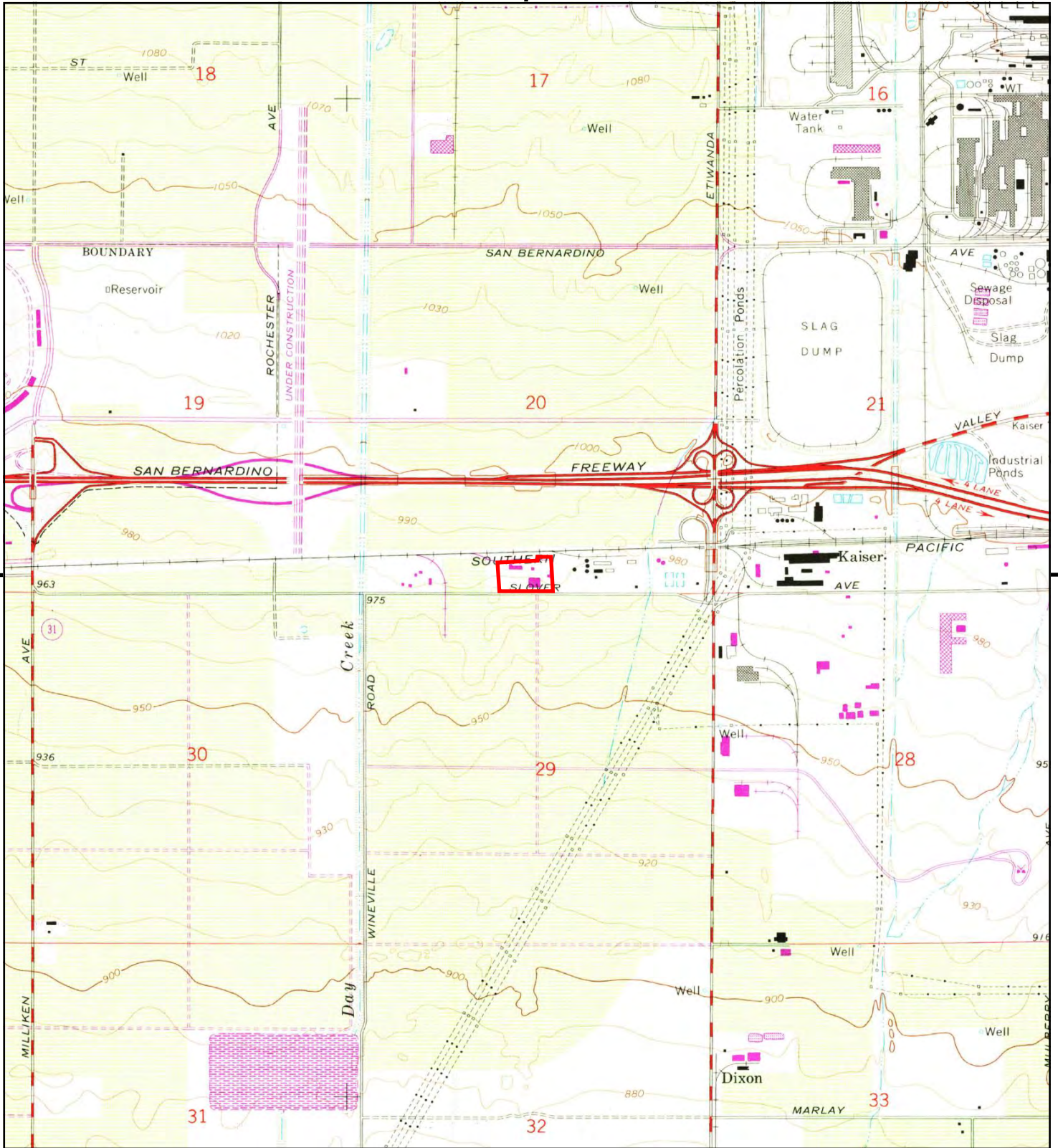
This report includes information from the following map sheet(s).



TP, ONTARIO, 1976, 15-minute

SITE NAME: 5355 East Airport Drive
ADDRESS: 5355 East Airport Drive
Ontario, CA 91761
CLIENT: Farallon Consulting, LLC





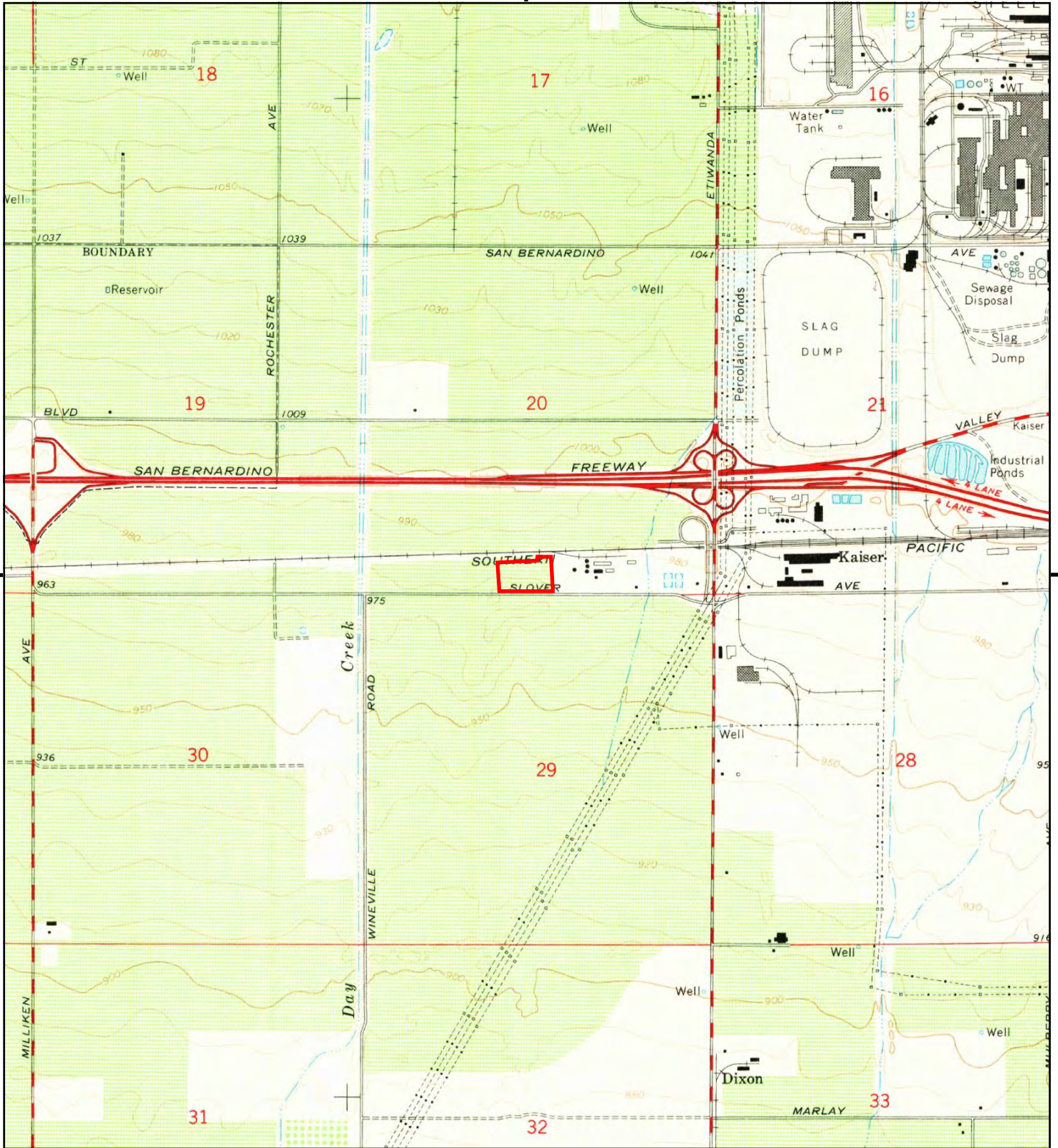
This report includes information from the following map sheet(s).



TP, Guasti, 1973, 7.5-minute

SITE NAME: 5355 East Airport Drive
ADDRESS: 5355 East Airport Drive
 Ontario, CA 91761
CLIENT: Farallon Consulting, LLC





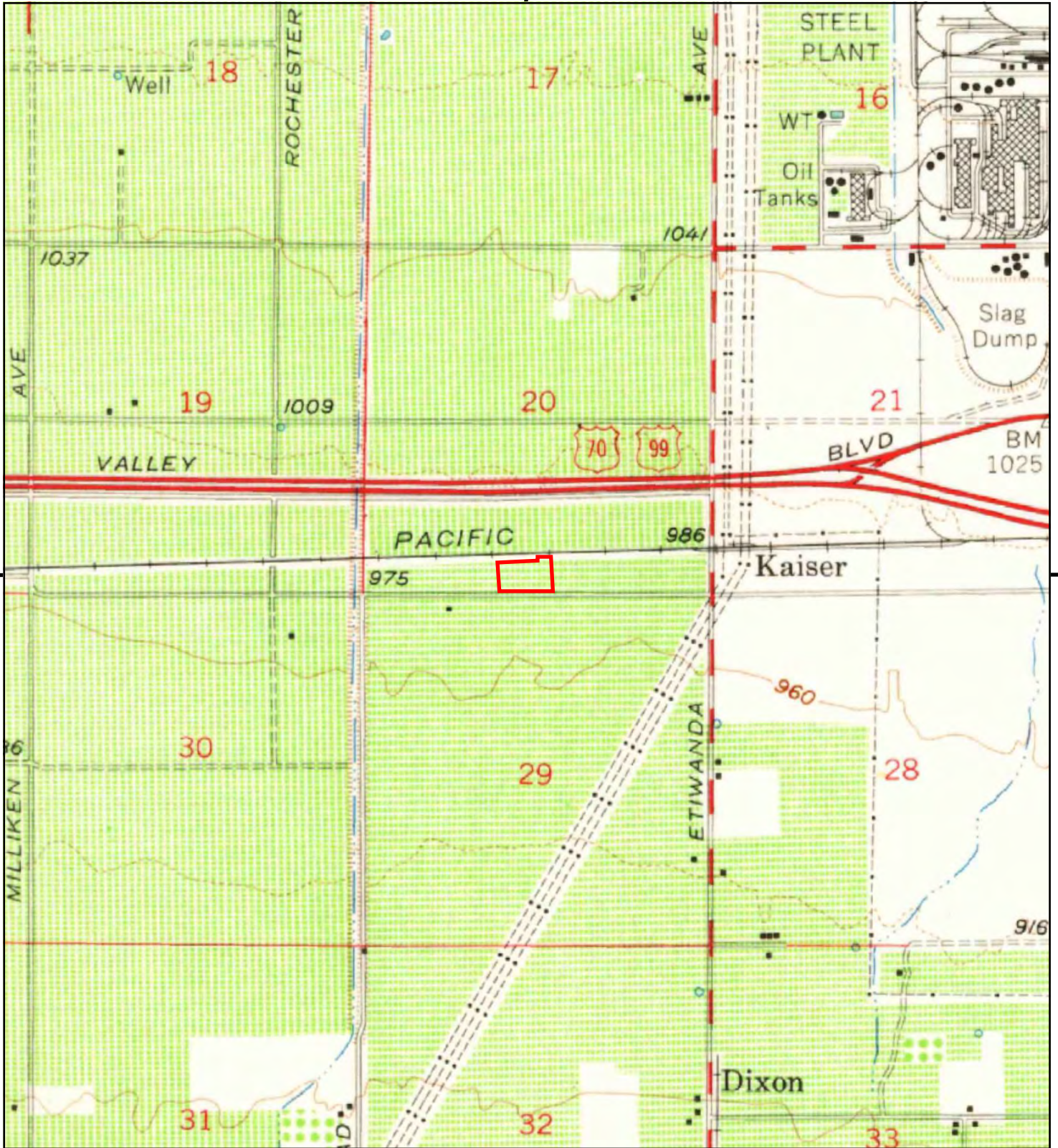
This report includes information from the following map sheet(s).



TP, Guasti, 1966, 7.5-minute

SITE NAME: 5355 East Airport Drive
ADDRESS: 5355 East Airport Drive
 Ontario, CA 91761
CLIENT: Farallon Consulting, LLC





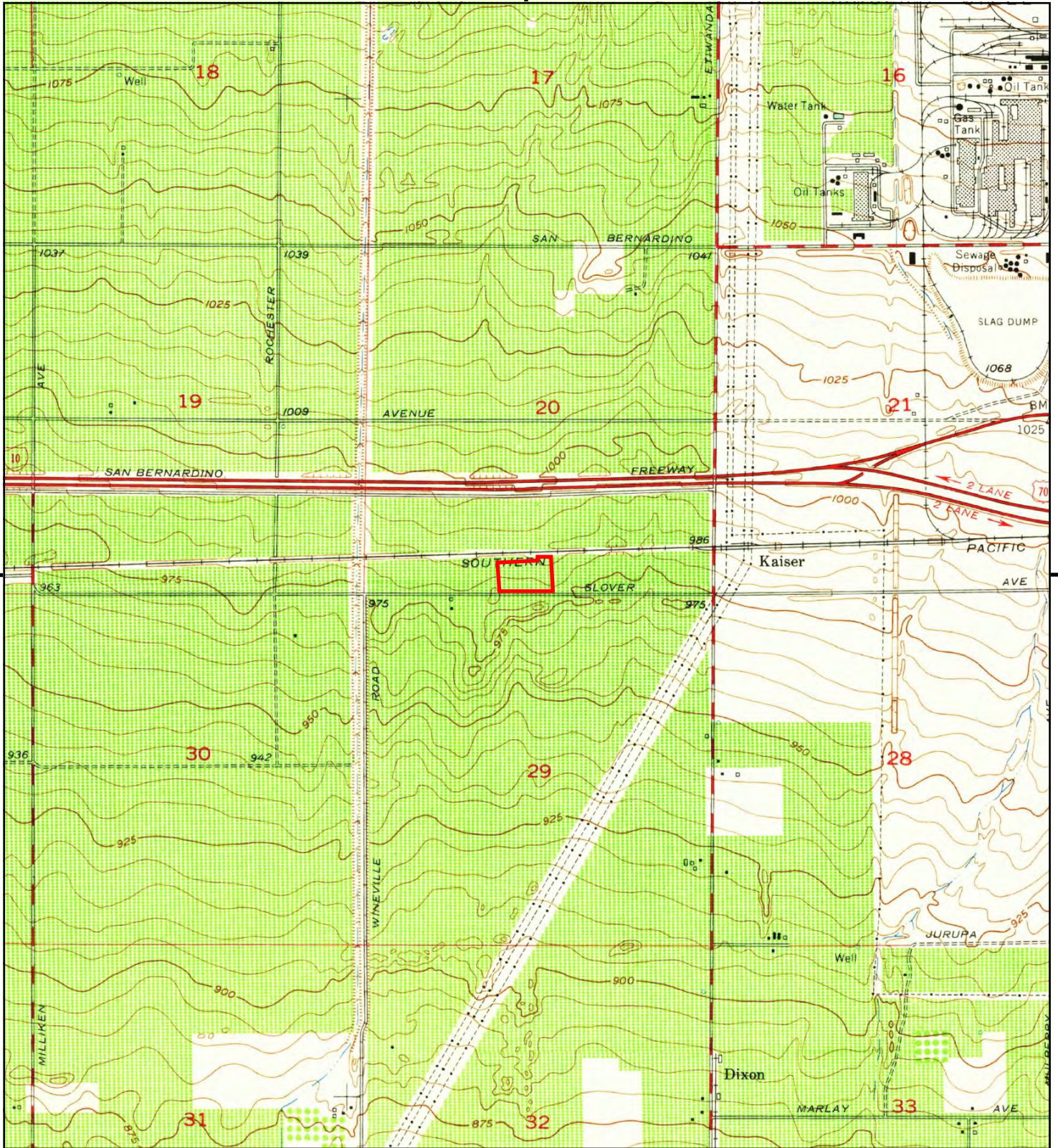
This report includes information from the following map sheet(s).



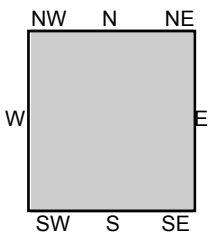
TP, Ontario, 1954, 15-minute

SITE NAME: 5355 East Airport Drive
 ADDRESS: 5355 East Airport Drive
 Ontario, CA 91761
 CLIENT: Farallon Consulting, LLC





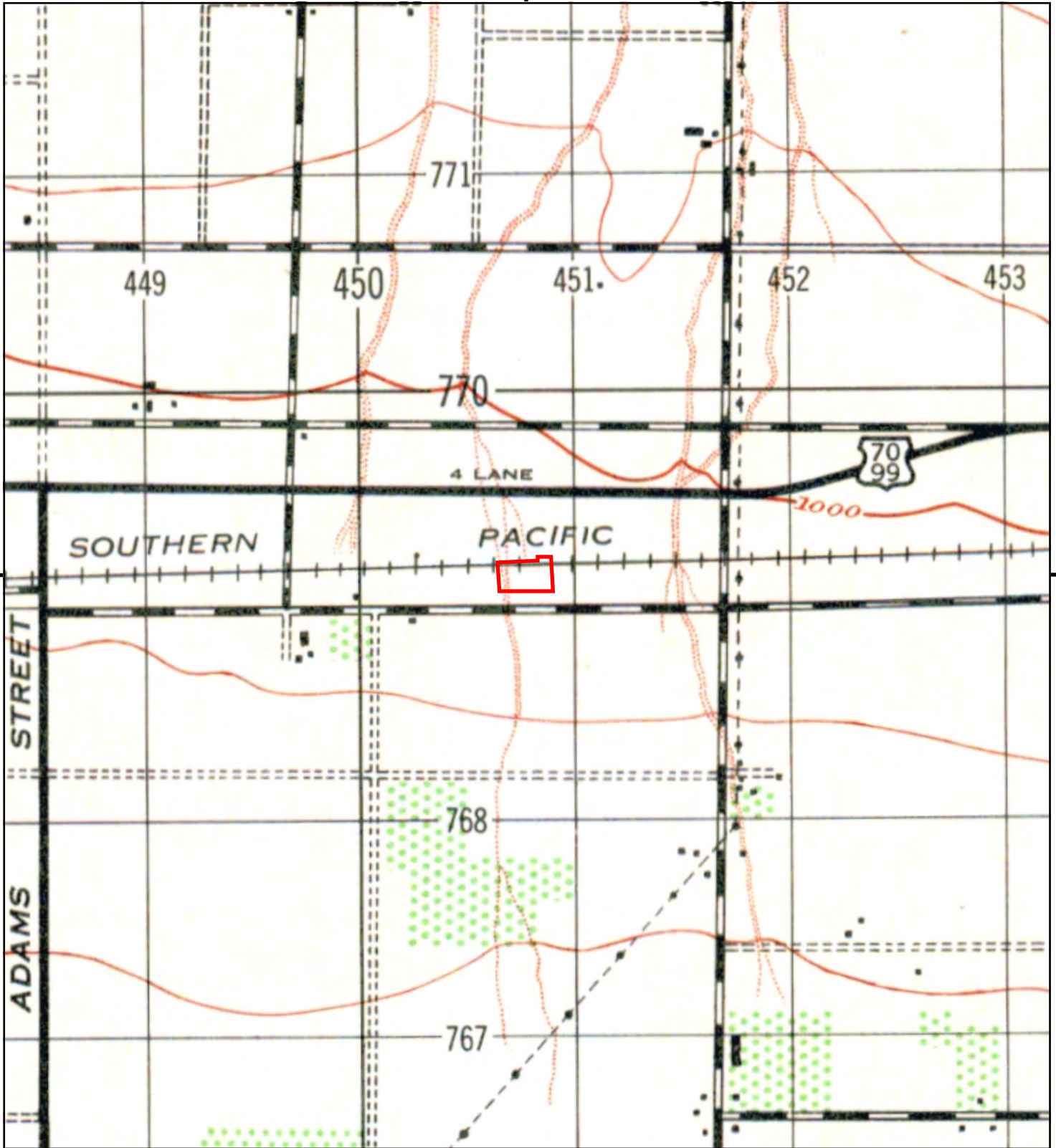
This report includes information from the following map sheet(s).



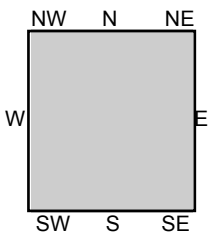
TP, Guasti, 1953, 7.5-minute

SITE NAME: 5355 East Airport Drive
ADDRESS: 5355 East Airport Drive
 Ontario, CA 91761
CLIENT: Farallon Consulting, LLC





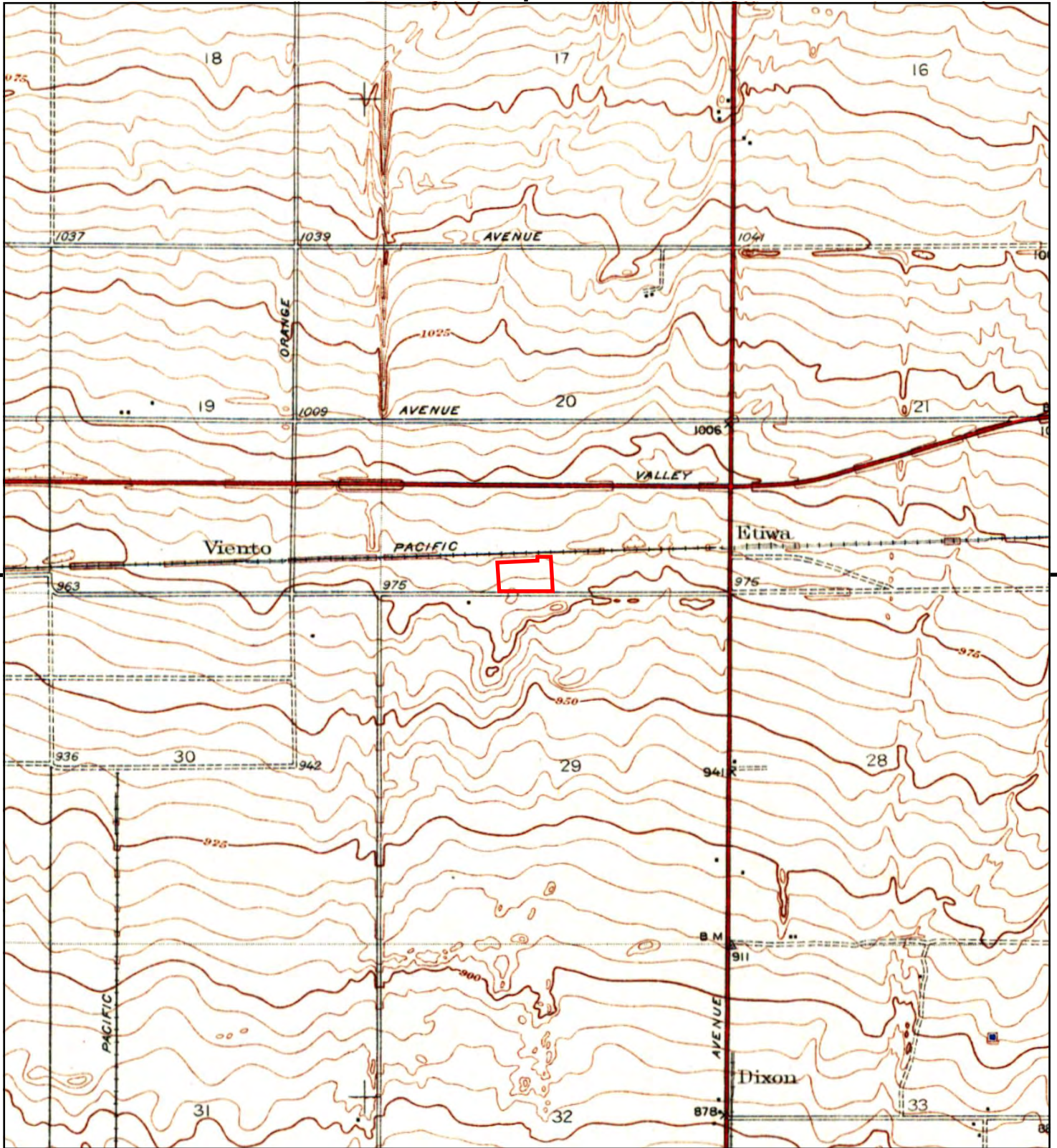
This report includes information from the following map sheet(s).



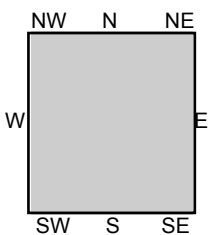
TP, CUCAMONGA, 1944, 15-minute

SITE NAME: 5355 East Airport Drive
 ADDRESS: 5355 East Airport Drive
 Ontario, CA 91761
 CLIENT: Farallon Consulting, LLC





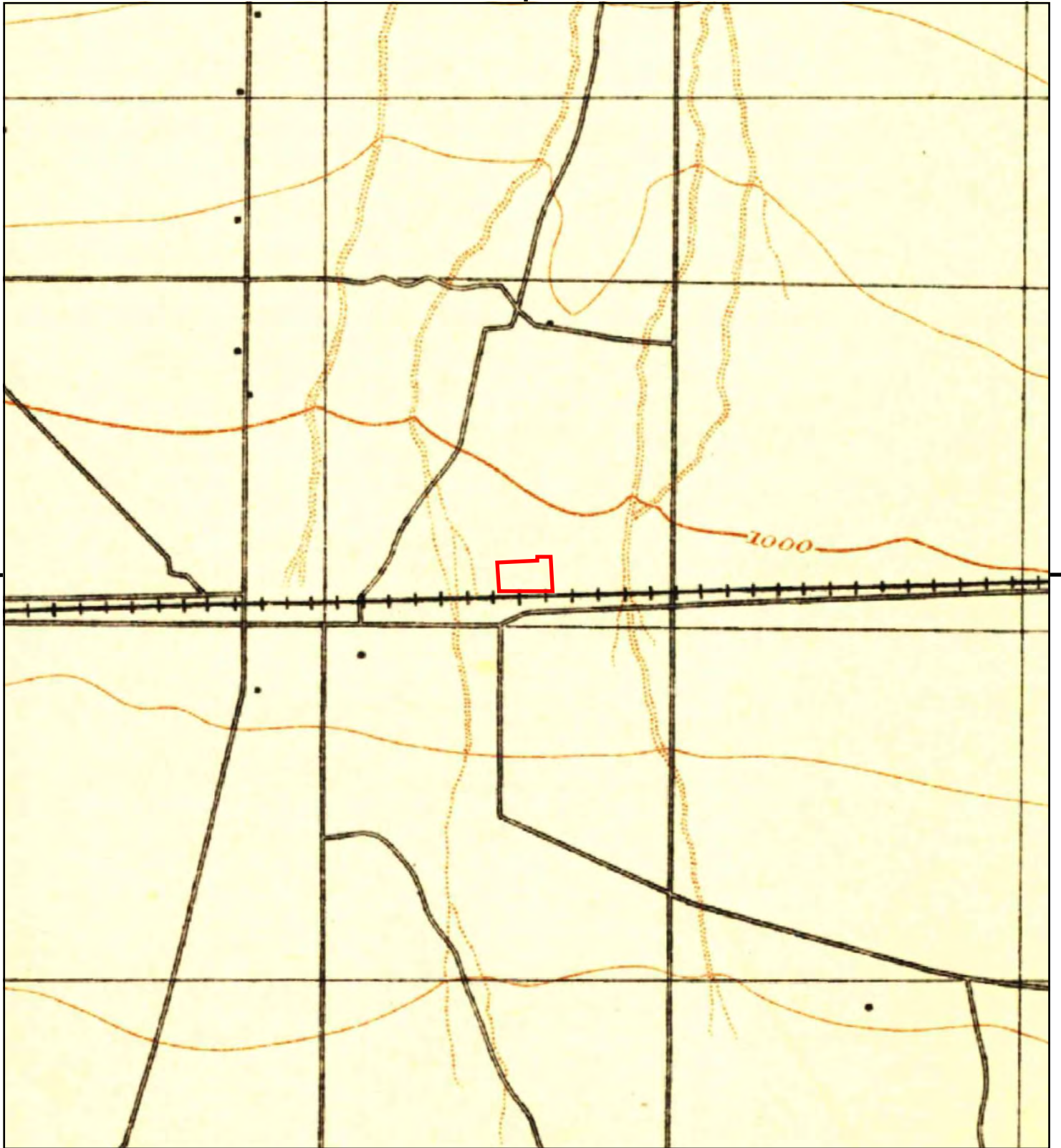
This report includes information from the following map sheet(s).



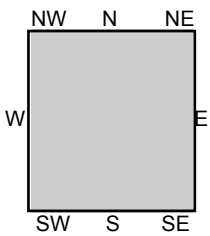
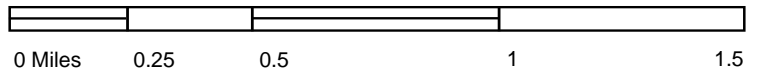
TP, GUASTI VICINITY, 1941, 7.5-minute

SITE NAME: 5355 East Airport Drive
 ADDRESS: 5355 East Airport Drive
 Ontario, CA 91761
 CLIENT: Farallon Consulting, LLC





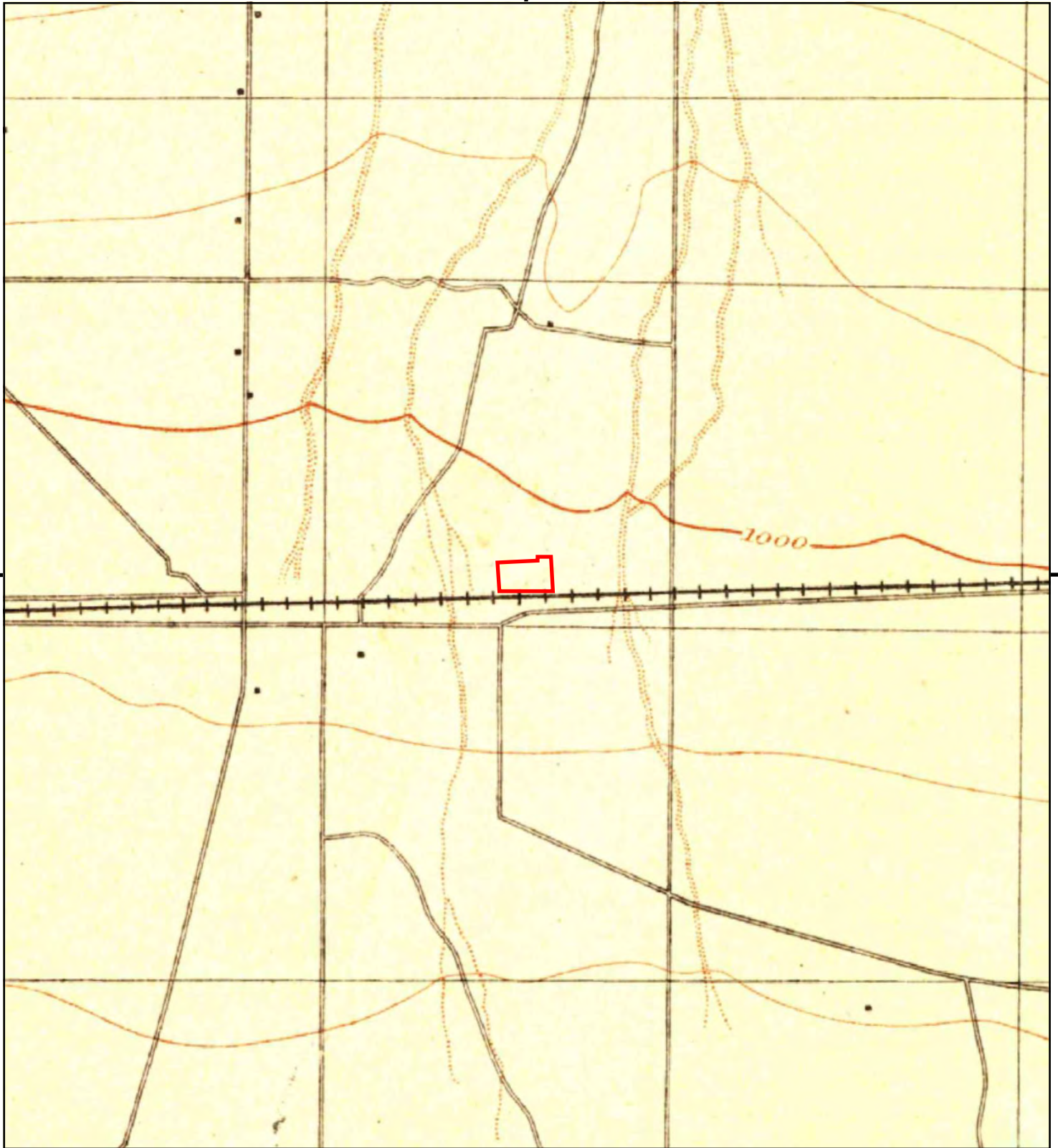
This report includes information from the following map sheet(s).



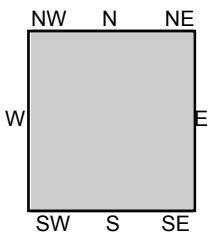
TP, Cucamonga, 1903, 15-minute

SITE NAME: 5355 East Airport Drive
ADDRESS: 5355 East Airport Drive
Ontario, CA 91761
CLIENT: Farallon Consulting, LLC





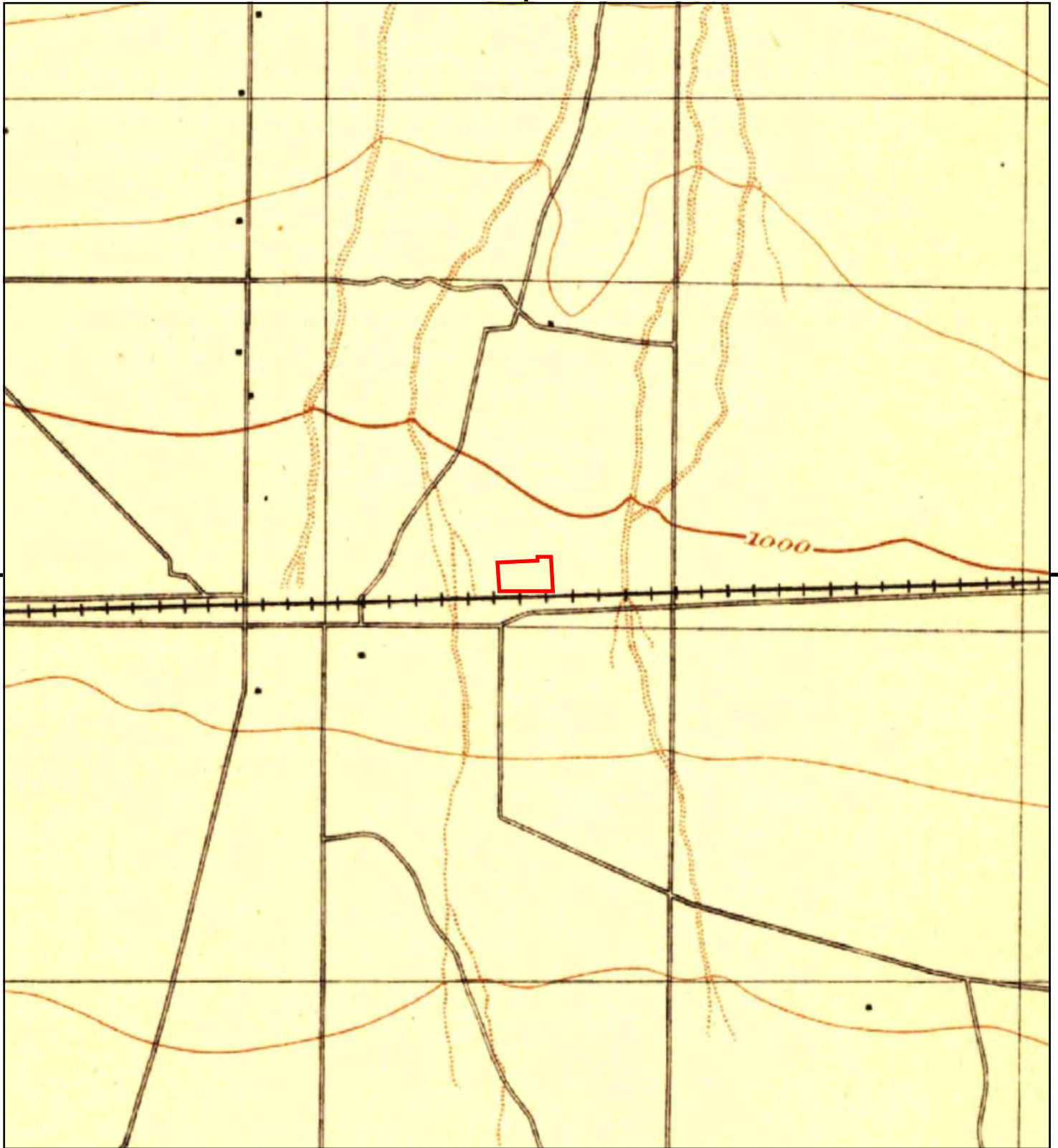
This report includes information from the following map sheet(s).



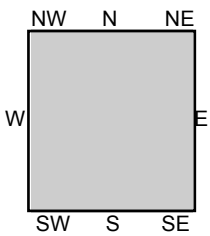
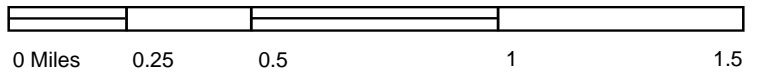
TP, Cucamonga, 1900, 15-minute

SITE NAME: 5355 East Airport Drive
ADDRESS: 5355 East Airport Drive
Ontario, CA 91761
CLIENT: Farallon Consulting, LLC





This report includes information from the following map sheet(s).



TP, Cucamonga, 1897, 15-minute

SITE NAME: 5355 East Airport Drive
ADDRESS: 5355 East Airport Drive
Ontario, CA 91761
CLIENT: Farallon Consulting, LLC



5355 East Airport Drive

5355 East Airport Drive

Ontario, CA 91761

Inquiry Number: 6782886.3

December 09, 2021

Certified Sanborn® Map Report



6 Armstrong Road, 4th floor
Shelton, CT 06484
Toll Free: 800.352.0050
www.edrnet.com

Certified Sanborn® Map Report

12/09/21

Site Name:

5355 East Airport Drive
5355 East Airport Drive
Ontario, CA 91761
EDR Inquiry # 6782886.3

Client Name:

Farallon Consulting, LLC
4380 South Macadam Avenue, Suite 500
Portland, OR 97239
Contact: Amanda Garcia



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Certified Sanborn Results:

Certification # 6351-4FE0-BBFD
PO # 1071-080-002
Project 1071-080-002



Sanborn® Library search results

Certification #: 6351-4FE0-BBFD

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- Library of Congress
- University Publications of America
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The Sanborn Library LLC Since 1866™

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UGST PERMIT(S) CANNOT PROCESSED WITHOUT A COMPLETED APPLICATION FOR EACH TANK.

THIS FORM MUST BE RETURNED WITH YOUR REMITTANCE

Department of Environmental Health Services
 Hazardous Waste & Toxics Control
 385 N. Arrowhead Avenue
 San Bernardino, CA 92415-0160

STATE ID NUMBER

APPLICATION FOR PERMIT TO OPERATE UNDERGROUND STORAGE TANK

<input type="checkbox"/> 01 NEW PERMIT	<input type="checkbox"/> 05 RENEWED PERMIT	<input type="checkbox"/>	DELETE FROM FILE (NO FEE)
<input type="checkbox"/> 02 CONDITIONAL PERMIT	<input type="checkbox"/> 06 AMENDED PERMIT	<input type="checkbox"/>	
COAST GRAIN MILLING 5355 EAST AIRPORT DR ONTARIO, CA. 91761			CITY ONLY <input type="checkbox"/> 02 STATE <input type="checkbox"/> 03 LOCAL
STATE		ZIP	

8 SETS of plans

II FACILITY

FACILITY NAME		DEALER/FOREMAN/SUPERVISOR	
STREET ADDRESS		NEAREST CROSS STREET	
CITY	COUNTY	ZIP	
MAILING ADDRESS	CITY	STATE	ZIP
PHONE W/AREA CODE	TYPE OF BUSINESS <input type="checkbox"/> 01 GASOLINE STATION <input type="checkbox"/> 02 OTHER		
NUMBER OF CONTAINERS	RURAL AREAS ONLY :	TOWNSHIP	SECTION

III 24 HOUR EMERGENCY CONTACT PERSON

DAYS: NAME (LAST NAME FIRST) AND PHONE W/AREA CODE	NIGHTS: NAME (LAST NAME FIRST) AND PHONE W/AREA CODE
--	--

COMPLETE THE FOLLOWING ON A SEPARATE FORM FOR EACH CONTAINER

IV DESCRIPTION

A. <input type="checkbox"/> 01 TANK <input type="checkbox"/> 04 OTHER:	CONTAINER NUMBER <i>4 West</i>
B. MANUFACTURER (IF APPROPRIATE):	YEAR MFG: C. YEAR INSTALLED <input checked="" type="checkbox"/> UNKNOWN
D. CONTAINER CAPACITY: <i>4000</i> GALLONS <input type="checkbox"/> UNKNOWN	E. DOES THE CONTAINER STORE: <input type="checkbox"/> 01 WASTE <input checked="" type="checkbox"/> 02 PRODUCT
F. DOES THE CONTAINER STORE MOTOR VEHICLE FUEL OR WASTE OIL ? <input type="checkbox"/> 01 YES <input type="checkbox"/> 02 NO IF YES CHECK APPROPRIATE BOX(ES): <input type="checkbox"/> 01 UNLEADED <input type="checkbox"/> 02 REGULAR <input type="checkbox"/> 03 PREMIUM <input checked="" type="checkbox"/> 04 DIESEL <input type="checkbox"/> 05 WASTE OIL <input type="checkbox"/> 06 OTHER	

V CONTAINER CONSTRUCTION

A. THICKNESS OF PRIMARY CONTAINMENT:	<input type="checkbox"/> GAUGE <input type="checkbox"/> INCHES <input type="checkbox"/> CM <input checked="" type="checkbox"/> UNKNOWN
B. <input type="checkbox"/> 01 VAULTED (LOCATED IN AN UNDERGROUND VAULT) <input checked="" type="checkbox"/> 02 NON-VAULTED <input type="checkbox"/> 03 UNKNOWN	
C. <input type="checkbox"/> 01 DOUBLE WALLED <input checked="" type="checkbox"/> 02 SINGLE WALLED <input type="checkbox"/> 03 LINED	
D. <input type="checkbox"/> 01 CARBON STEEL <input type="checkbox"/> 02 STAINLESS STEEL <input type="checkbox"/> 03 FIBERGLASS <input type="checkbox"/> 04 POLYVINYL CHLORIDE <input type="checkbox"/> 05 CONCRETE <input type="checkbox"/> 06 ALUMINUM <input type="checkbox"/> 07 STEEL CLAD <input type="checkbox"/> 08 BRONZE <input type="checkbox"/> 09 COMPOSITE <input type="checkbox"/> 10 NON-METALLIC <input checked="" type="checkbox"/> 12 UNKNOWN <input type="checkbox"/> 13 OTHER:	

CONTAINER CONSTRUCTION

E. 01 RUBBER LINING 02 ALKYL LINING 03 EPOXY LINING 04 PHENOLIC LINING 05 GLASS LINING
 07 UNLINED 08 UNKNOWN 09 OTHER:

F. 01 POLYETHYLENE WRAP 02 VINYL WRAPPING 03 CATHODIC PROTECTION 04 UNKNOWN 05 NONE
 06 TAR OR ASPHALT 09 OTHER:

VI PIPING

A. ABOVEGROUND PIPING: 01 DOUBLE-WALLED PIPE 02 CONCRETE-LINED TRENCH 03 GRAVITY
(CHECK APPROPRIATE BOX(ES)) 04 PRESSURE 05 SUCTION 06 UNKNOWN 07 NONE

B. UNDERGROUND PIPING: 01 DOUBLE-WALLED PIPE 02 CONCRETE-LINED TRENCH 03 GRAVITY
(CHECK APPROPRIATE BOX(ES)) 04 PRESSURE 05 SUCTION 06 UNKNOWN 07 NONE

VII LEAK DETECTION

01 VISUAL 02 STOCK INVENTORY 04 VAPOR SHIFF WELLS 05 SENSOR INSTRUMENT
 06 GROUND WATER MONITORING WELLS 07 PRESSURE TEST 09 NONE 10 OTHER:

VIII CHEMICAL COMPOSITION OF MATERIALS STORED IN UNDERGROUND CONTAINERS

IF YOU CHECKED YES TO IV-F YOU ARE NOT REQUIRED TO COMPLETE THIS SECTION

CURRENTLY STORED	PREVIOUSLY STORED	DELETE	CASE (IF KNOWN)	CHEMICAL (DO NOT USE COMMERCIAL NAME)
<input type="checkbox"/> 01	<input type="checkbox"/> 02	<input type="checkbox"/> 03		
<input type="checkbox"/> 01	<input type="checkbox"/> 02	<input type="checkbox"/> 03		
<input type="checkbox"/> 01	<input type="checkbox"/> 02	<input type="checkbox"/> 03		
<input type="checkbox"/> 01	<input type="checkbox"/> 02	<input type="checkbox"/> 03		
<input type="checkbox"/> 01	<input type="checkbox"/> 02	<input type="checkbox"/> 03		
<input type="checkbox"/> 01	<input type="checkbox"/> 02	<input type="checkbox"/> 03		
<input type="checkbox"/> 01	<input type="checkbox"/> 02	<input type="checkbox"/> 03		
<input type="checkbox"/> 01	<input type="checkbox"/> 02	<input type="checkbox"/> 03		
<input type="checkbox"/> 01	<input type="checkbox"/> 02	<input type="checkbox"/> 03		
<input type="checkbox"/> 01	<input type="checkbox"/> 02	<input type="checkbox"/> 03		
<input type="checkbox"/> 01	<input type="checkbox"/> 02	<input type="checkbox"/> 03		
<input type="checkbox"/> 01	<input type="checkbox"/> 02	<input type="checkbox"/> 03		
<input type="checkbox"/> 01	<input type="checkbox"/> 02	<input type="checkbox"/> 03		
<input type="checkbox"/> 01	<input type="checkbox"/> 02	<input type="checkbox"/> 03		
<input type="checkbox"/> 01	<input type="checkbox"/> 02	<input type="checkbox"/> 03		

IS CONTAINER LOCATED ON AN AGRICULTURAL FARM? 01 YES 02 NO

THIS FORM HAS BEEN COMPLETED UNDER THE PENALTY OF PERJURY AND, TO THE BEST OF MY KNOWLEDGE, IS TRUE AND CORRECT.

PERSON FILING (SIGNATURE)

PHONE W/AREA CODE

FOR LOCAL AGENCY USE ONLY

ADMINISTRATING AGENCY		CITY CODE	COUNTY CODE	
CONTACT PERSON			PHONE W/AREA CODE	
DATE OF LAST INSPECTION	IN COMPLIANCE <input type="checkbox"/> 01 YES <input type="checkbox"/> 02 NO	PERMIT APPROVAL DATE	TRANSACTION DATE	LOCAL PERMIT ID #

UGST PERMIT(S) CANNOT : PROCESSED WITHOUT A COMPL ID APPLICATION
FOR EACH TANK.

THIS FORM MUST BE
RETURNED WITH
YOUR REMITTANCE

Department of Environmental Health Services
Hazardous Waste & Toxics Control
385 N. Arrowhead Avenue
San Bernardino, CA 92415-0160

STATE ID NUMBER

APPLICATION FOR PERMIT TO OPERATE UNDERGROUND STORAGE TANK

<input type="checkbox"/> 01 NEW PERMIT	<input type="checkbox"/> 05 RENEWED PERMIT	<input type="checkbox"/> 07 TANK CLOSED	<input type="checkbox"/> 09 DELETE FROM FILE (NO FEE)
<input type="checkbox"/> 02 CONDITIONAL PERMIT	<input type="checkbox"/> 06 AMENDED PERMIT	<input type="checkbox"/> 08 MINOR CHANGE (NO SURCHARGE)	

COAST GRAIN MILLING 5355 EAST AIRPORT DR ONTARIO, CA. 91761		PUBLIC AGENCY ONLY <input type="checkbox"/> 01 FED <input type="checkbox"/> 02 STATE <input type="checkbox"/> 03 LOCAL	
	STATE	ZIP	

II FACILITY

FACILITY NAME		DEALER/FOREMAN/SUPERVISOR	
STREET ADDRESS		NEAREST CROSS STREET	
CITY		COUNTY	ZIP
MAILING ADDRESS		CITY	STATE ZIP
PHONE W/AREA CODE	TYPE OF BUSINESS <input type="checkbox"/> 01 GASOLINE STATION <input type="checkbox"/> 02 OTHER		
NUMBER OF CONTAINERS	RURAL AREAS ONLY :	TOWNSHIP	RANGE SECTION

III 24 HOUR EMERGENCY CONTACT PERSON

DAY: NAME (LAST NAME FIRST) AND PHONE W/AREA CODE	NIGHT: NAME (LAST NAME FIRST) AND PHONE W/AREA CODE
---	---

COMPLETE THE FOLLOWING ON A SEPARATE FORM FOR EACH CONTAINER

IV DESCRIPTION

A. <input type="checkbox"/> 01 TANK <input type="checkbox"/> 04 OTHER:	CONTAINER NUMBER <u>3 EAST</u>	
B. MANUFACTURER (IF APPROPRIATE):	YEAR MFG:	C. YEAR INSTALLED <input checked="" type="checkbox"/> UNKNOWN
D. CONTAINER CAPACITY: <u>4000</u> GALLONS <input type="checkbox"/> UNKNOWN	E. DOES THE CONTAINER STORE: <input type="checkbox"/> 01 WASTE <input checked="" type="checkbox"/> 02 PRODUCT	
F. DOES THE CONTAINER STORE MOTOR VEHICLE FUEL OR WASTE OIL ? <input type="checkbox"/> 01 YES <input type="checkbox"/> 02 NO IF YES CHECK APPROPRIATE BOX(ES): <input type="checkbox"/> 01 UNLEADED <input type="checkbox"/> 02 REGULAR <input type="checkbox"/> 03 PREMIUM <input checked="" type="checkbox"/> 04 DIESEL <input type="checkbox"/> 05 WASTE OIL <input type="checkbox"/> 06 OTHER		

V CONTAINER CONSTRUCTION

A. THICKNESS OF PRIMARY CONTAINMENT:	<input type="checkbox"/> GAUGE <input type="checkbox"/> INCHES <input type="checkbox"/> CM <input checked="" type="checkbox"/> UNKNOWN
B. <input type="checkbox"/> 01 VAULTED (LOCATED IN AN UNDERGROUND VAULT) <input checked="" type="checkbox"/> 02 NON-VAULTED <input type="checkbox"/> 03 UNKNOWN	
C. <input type="checkbox"/> 01 DOUBLE WALLED <input checked="" type="checkbox"/> 02 SINGLE WALLED <input type="checkbox"/> 03 LINED	
D. <input type="checkbox"/> 01 CARBON STEEL <input type="checkbox"/> 02 STAINLESS STEEL <input type="checkbox"/> 03 FIBERGLASS <input type="checkbox"/> 04 POLYVINYL CHLORIDE <input type="checkbox"/> 05 CONCRETE <input type="checkbox"/> 06 ALUMINUM <input type="checkbox"/> 07 STEEL CLAD <input type="checkbox"/> 08 BRONZE <input type="checkbox"/> 09 COMPOSITE <input type="checkbox"/> 10 NON-METALLIC <input checked="" type="checkbox"/> 12 UNKNOWN <input type="checkbox"/> 13 OTHER:	

CONTAINER CONSTRUCTION

E. 01 RUBBER LINED 02 ALKYL LINING 03 EPOXY LINING 04 PHENOLIC LINING 05 GLASS LINING
 07 UNLINED 08 UNKNOWN 09 OTHER:

F. 01 POLYETHYLENE WRAP 02 VINYL WRAPPING 03 CATHODIC PROTECTION 04 UNKNOWN 05 NONE
 06 TAP OR ASPHALT 09 OTHER:

VI PIPING

A. ABOVEGROUND PIPING: 01 DOUBLE-WALLED PIPE 02 CONCRETE-LINED TRENCH 03 GRAVITY
(CHECK APPROPRIATE BOX(ES)) 04 PRESSURE 05 SUCTION 06 UNKNOWN 07 NONE

B. UNDERGROUND PIPING: 01 DOUBLE-WALLED PIPE 02 CONCRETE-LINED TRENCH 03 GRAVITY
(CHECK APPROPRIATE BOX(ES)) 04 PRESSURE 05 SUCTION 06 UNKNOWN 07 NONE

VII LEAK DETECTION

01 VISUAL 02 STOCK INVENTORY 04 VAPOR SNIFF WELLS 05 SENSOR INSTRUMENT
 06 GROUND WATER MONITORING WELLS 07 PRESSURE TEST 09 NONE 10 OTHER:

VIII CHEMICAL COMPOSITION OF MATERIALS STORED IN UNDERGROUND CONTAINERS

IF YOU CHECKED YES TO IV-F YOU ARE NOT REQUIRED TO COMPLETE THIS SECTION

CURRENTLY STOPPED	PREVIOUSLY STOPPED	DELETE	CASE (IF KNOWN)	CHEMICAL (DO NOT USE COMMERCIAL NAME)
<input type="checkbox"/> 01	<input type="checkbox"/> 02	<input type="checkbox"/> 03		
<input type="checkbox"/> 01	<input type="checkbox"/> 02	<input type="checkbox"/> 03		
<input type="checkbox"/> 01	<input type="checkbox"/> 02	<input type="checkbox"/> 03		
<input type="checkbox"/> 01	<input type="checkbox"/> 02	<input type="checkbox"/> 03		
<input type="checkbox"/> 01	<input type="checkbox"/> 02	<input type="checkbox"/> 03		
<input type="checkbox"/> 01	<input type="checkbox"/> 02	<input type="checkbox"/> 03		
<input type="checkbox"/> 01	<input type="checkbox"/> 02	<input type="checkbox"/> 03		
<input type="checkbox"/> 01	<input type="checkbox"/> 02	<input type="checkbox"/> 03		
<input type="checkbox"/> 01	<input type="checkbox"/> 02	<input type="checkbox"/> 03		
<input type="checkbox"/> 01	<input type="checkbox"/> 02	<input type="checkbox"/> 03		
<input type="checkbox"/> 01	<input type="checkbox"/> 02	<input type="checkbox"/> 03		
<input type="checkbox"/> 01	<input type="checkbox"/> 02	<input type="checkbox"/> 03		
<input type="checkbox"/> 01	<input type="checkbox"/> 02	<input type="checkbox"/> 03		
<input type="checkbox"/> 01	<input type="checkbox"/> 02	<input type="checkbox"/> 03		
<input type="checkbox"/> 01	<input type="checkbox"/> 02	<input type="checkbox"/> 03		
<input type="checkbox"/> 01	<input type="checkbox"/> 02	<input type="checkbox"/> 03		

IS CONTAINER LOCATED ON AN AGRICULTURAL FARM? 01 YES 02 NO

THIS FORM HAS BEEN COMPLETED UNDER THE PENALTY OF PERJURY AND, TO THE BEST OF MY KNOWLEDGE, IS TRUE AND CORRECT.

PERSON FILING (SIGNATURE)

PHONE W/AREA CODE

FOR LOCAL AGENCY USE ONLY

ADMINISTRATING AGENCY

CITY CODE

COUNTY CODE

CONTACT PERSON

PHONE W/AREA CODE

DATE OF LAST INSPECTION

IN COMPLIANCE

01 YES 02 NO

PERMIT APPROVAL DATE

TRANSACTION DATE

LOCAL PERMIT ID #

UGST PERMIT(S) CANNOT BE PROCESSED WITHOUT A COMPLETED APPLICATION FOR EACH TANK.

THIS FORM MUST BE RETURNED WITH YOUR REMITTANCE

Department of Environmental Health Services
 Hazardous Waste & Toxics Control
 385 N. Arrowhead Avenue
 San Bernardino, CA 92415-0160

STATE ID NUMBER

APPLICATION FOR PERMIT TO OPERATE UNDERGROUND STORAGE TANK

<input type="checkbox"/> 01 NEW PERMIT	<input checked="" type="checkbox"/> 05 RENEWED PERMIT	<input type="checkbox"/> 07 TANK CLOSED	<input type="checkbox"/> 09 DELETE FROM FILE (NO FEE)
<input type="checkbox"/> 02 CONDITIONAL PERMIT	<input type="checkbox"/> 06 AMENDED PERMIT	<input type="checkbox"/> 08 MINOR CHANGE (NO SURCHARGE)	

I		COAST GRAIN MILLING	EC AGENCY ONLY	
NA	5355 EAST AIRPORT DR		<input type="checkbox"/> 01 FED	<input type="checkbox"/> 02 STATE
ST	ONTARIO, CA 91761		<input type="checkbox"/> 03 LOCAL	
			STATE	ZIP

II FACILITY

FACILITY NAME COAST GRAIN MILLING		DEALER/FOREMAN/SUPERVISOR CARL ALLEN		
STREET ADDRESS 5355 EAST AIRPORT DR.		NEAREST CROSS STREET ETIWANDA		
CITY ONTARIO, CA	ZIP 91761	COUNTY SAN BERNARDINO	ZIP 91761	
MAILING ADDRESS P.O. Box 3610		CITY ONTARIO	STATE CA	ZIP 91761
PHONE W/AREA CODE 714-9839766	TYPE OF BUSINESS <input type="checkbox"/> 01 GASOLINE STATION <input checked="" type="checkbox"/> 02 OTHER			
NUMBER OF CONTAINERS 4	RURAL AREAS ONLY :	TOWNSHIP	RANGE	SECTION

III 24 HOUR EMERGENCY CONTACT PERSON

DAY: NAME (LAST NAME FIRST) AND PHONE W/AREA CODE MARTINEZ LEONARD 714-9839766	NIGHT: NAME (LAST NAME FIRST) AND PHONE W/AREA CODE LATIMER DWAIN 714-9839766
---	--

COMPLETE THE FOLLOWING ON A SEPARATE FORM FOR EACH CONTAINER

IV DESCRIPTION

A. <input type="checkbox"/> 01 TANK <input type="checkbox"/> 04 OTHER:	CONTAINER NUMBER 1 North		
B. MANUFACTURER (IF APPROPRIATE):	YEAR MFG:	C. YEAR INSTALLED <input checked="" type="checkbox"/> UNKNOWN	
D. CONTAINER CAPACITY: 10000 GALLONS <input type="checkbox"/> UNKNOWN	E. DOES THE CONTAINER STORE: <input type="checkbox"/> 01 WASTE <input checked="" type="checkbox"/> 02 PRODUCT		
F. DOES THE CONTAINER STORE MOTOR VEHICLE FUEL OR WASTE OIL? <input checked="" type="checkbox"/> 01 YES <input type="checkbox"/> 02 NO IF YES CHECK APPROPRIATE BOX(ES): <input checked="" type="checkbox"/> 01 UNLEADED <input type="checkbox"/> 02 REGULAR <input type="checkbox"/> 03 PREMIUM <input type="checkbox"/> 04 DIESEL <input type="checkbox"/> 05 WASTE OIL <input type="checkbox"/> 06 OTHER			

V CONTAINER CONSTRUCTION

A. THICKNESS OF PRIMARY CONTAINMENT:	<input type="checkbox"/> GAUGE <input type="checkbox"/> INCHES <input type="checkbox"/> CM <input checked="" type="checkbox"/> UNKNOWN
B. <input type="checkbox"/> 01 VAULTED (LOCATED IN AN UNDERGROUND VAULT) <input checked="" type="checkbox"/> 02 NON-VAULTED <input type="checkbox"/> 03 UNKNOWN	
C. <input type="checkbox"/> 01 DOUBLE WALLED <input checked="" type="checkbox"/> 02 SINGLE WALLED <input type="checkbox"/> 03 LINED	
D. <input type="checkbox"/> 01 CARBON STEEL <input type="checkbox"/> 02 STAINLESS STEEL <input type="checkbox"/> 03 FIBERGLASS <input type="checkbox"/> 04 POLYVINYL CHLORIDE <input type="checkbox"/> 05 CONCRETE <input type="checkbox"/> 06 ALUMINUM <input type="checkbox"/> 07 STEEL CLAD <input type="checkbox"/> 08 BRONZE <input type="checkbox"/> 09 COMPOSITE <input type="checkbox"/> 10 NON-METALLIC <input checked="" type="checkbox"/> 12 UNKNOWN <input type="checkbox"/> 13 OTHER:	

STATE ID NUMBER

CONTAINER CONSTRUCTION

E. () 01 RUBBER LINED () 02 ALKYL LINING () 03 EPOXY LINING () 04 PHENOLIC LINING () 05 GLASS LINING () 07 UNLINED () 08 UNKNOWN () 09 OTHER:

F. () 01 POLYETHYLENE WRAP () 02 VINYL WRAPPING () 03 CATHODIC PROTECTION () 04 UNKNOWN () 05 NONE () 06 TAP OR ASPHALT () 09 OTHER:

VI PIPING

A. ABOVEGROUND PIPING: () 01 DOUBLE-WALLED PIPE () 02 CONCRETE-LINED TRENCH () 03 GRAVITY (CHECK APPROPRIATE BOX(ES)) () 04 PRESSURE () 05 SUCTION () 06 UNKNOWN () 07 NONE

B. UNDERGROUND PIPING: () 01 DOUBLE-WALLED PIPE () 02 CONCRETE-LINED TRENCH () 03 GRAVITY (CHECK APPROPRIATE BOX(ES)) () 04 PRESSURE () 05 SUCTION () 06 UNKNOWN () 07 NONE

VII LEAK DETECTION

() 01 VISUAL () 02 STOCK INVENTORY () 04 VAPOR SHIFF WELLS () 05 SENSOR INSTRUMENT () 06 GROUND WATER MONITORING WELLS () 07 PRESSURE TEST () 09 NONE () 10 OTHER:

VIII CHEMICAL COMPOSITION OF MATERIALS STORED IN UNDERGROUND CONTAINERS
IF YOU CHECKED YES TO IV-F YOU ARE NOT REQUIRED TO COMPLETE THIS SECTION

CURRENTLY STORED	PREVIOUSLY STORED	DELETE	CASE (IF KNOWN)	CHEMICAL (DO NOT USE COMMERCIAL NAME)
() 01	() 02	() 03		
() 01	() 02	() 03		
() 01	() 02	() 03		
() 01	() 02	() 03		
() 01	() 02	() 03		
() 01	() 02	() 03		
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() 01	() 02	() 03		
() 01	() 02	() 03		
() 01	() 02	() 03		
() 01	() 02	() 03		
() 01	() 02	() 03		
() 01	() 02	() 03		
() 01	() 02	() 03		

IS CONTAINER LOCATED ON AN AGRICULTURAL FARM? () 01 YES () 02 NO

THIS FORM HAS BEEN COMPLETED UNDER THE PENALTY OF PERJURY AND, TO THE BEST OF MY KNOWLEDGE, IS TRUE AND CORRECT.

PERSON FILING (SIGNATURE)	PHONE W/AREA CODE
---------------------------	-------------------

FOR LOCAL AGENCY USE ONLY

ADMINISTRATING AGENCY		CITY CODE	COUNTY CODE
CONTACT PERSON		PHONE W/AREA CODE	
DATE OF LAST INSPECTION	IN COMPLIANCE () 01 YES () 02 NO	PERMIT APPROVAL DATE	TRANSACTION DATE
			LOCAL PERMIT ID #

UGST PERMIT(S) CANNOT BE PROCESSED WITHOUT A COMPLETED APPLICATION FOR EACH TANK.

THIS FORM MUST BE RETURNED WITH YOUR REMITTANCE

Department of Environmental Health Services
 Hazardous Waste & Toxics Control
 385 N. Arrowhead Avenue
 San Bernardino, CA 92415-0160

STATE ID NUMBER

APPLICATION FOR PERMIT TO OPERATE UNDERGROUND STORAGE TANK

<input type="checkbox"/> 01 NEW PERMIT	<input type="checkbox"/> 05 RENEWED PERMIT	<input type="checkbox"/> 07 TANK CLOSED	<input type="checkbox"/> 09 DELETE FROM FILE (NO FEE)
<input type="checkbox"/> 02 CONDITIONAL PERMIT	<input type="checkbox"/> 06 AMENDED PERMIT	<input type="checkbox"/> 08 MINOR CHANGE (NO SURCHARGE)	

COAST GRAIN MILLING 5355 EAST AIRPORT DR ONTARIO, CA. 91761		PUBLIC AGENCY ONLY <input type="checkbox"/> 01 FED <input type="checkbox"/> 02 STATE <input type="checkbox"/> 03 LOCAL	
	STATE	ZIP	

II FACILITY

FACILITY NAME		DEALER/FOREMAN/SUPERVISOR	
STREET ADDRESS		NEAREST CROSS STREET	
CITY	COUNTY	ZIP	
MAILING ADDRESS	CITY	STATE	ZIP
PHONE W/AREA CODE	TYPE OF BUSINESS <input type="checkbox"/> 01 GASOLINE STATION <input type="checkbox"/> 02 OTHER		
NUMBER OF CONTAINERS	RURAL AREAS ONLY :	TOWNSHIP	RANGE SECTION

III 24 HOUR EMERGENCY CONTACT PERSON

DAYS: NAME (LAST NAME FIRST) AND PHONE W/AREA CODE	NIGHTS: NAME (LAST NAME FIRST) AND PHONE W/AREA CODE
--	--

COMPLETE THE FOLLOWING ON A SEPARATE FORM FOR EACH CONTAINER

IV DESCRIPTION

A. <input type="checkbox"/> 01 TANK <input type="checkbox"/> 04 OTHER:	CONTAINER NUMBER <u>2 South</u>
B. MANUFACTURER (IF APPROPRIATE):	YEAR MFG: C. YEAR INSTALLED <input checked="" type="checkbox"/> UNKNOWN
D. CONTAINER CAPACITY: <u>10000</u> GALLONS <input type="checkbox"/> UNKNOWN	E. DOES THE CONTAINER STORE: <input type="checkbox"/> 01 WASTE <input checked="" type="checkbox"/> 02 PRODUCT
F. DOES THE CONTAINER STORE MOTOR VEHICLE FUEL OR WASTE OIL? <input checked="" type="checkbox"/> 01 YES <input type="checkbox"/> 02 NO IF YES CHECK APPROPRIATE BOX(ES): <input type="checkbox"/> 01 UNLEADED <input type="checkbox"/> 02 REGULAR <input type="checkbox"/> 03 PREMIUM <input checked="" type="checkbox"/> 04 DIESEL <input type="checkbox"/> 05 WASTE OIL <input type="checkbox"/> 06 OTHER	

V CONTAINER CONSTRUCTION

A. THICKNESS OF PRIMARY CONTAINMENT: <input type="checkbox"/> GAUGE <input type="checkbox"/> INCHES <input type="checkbox"/> CM <input checked="" type="checkbox"/> UNKNOWN
B. <input type="checkbox"/> 01 VAULTED (LOCATED IN AN UNDERGROUND VAULT) <input checked="" type="checkbox"/> 02 NON-VAULTED <input type="checkbox"/> 03 UNKNOWN
C. <input type="checkbox"/> 01 DOUBLE WALLED <input checked="" type="checkbox"/> 02 SINGLE WALLED <input type="checkbox"/> 03 LINED
D. <input type="checkbox"/> 01 CARBON STEEL <input type="checkbox"/> 02 STAINLESS STEEL <input type="checkbox"/> 03 FIBERGLASS <input type="checkbox"/> 04 POLYVINYL CHLORIDE <input type="checkbox"/> 05 CONCRETE <input type="checkbox"/> 06 ALUMINUM <input type="checkbox"/> 07 STEEL CLAD <input type="checkbox"/> 08 BRONZE <input type="checkbox"/> 09 COMPOSITE <input type="checkbox"/> 10 NON-METALLIC <input checked="" type="checkbox"/> 12 UNKNOWN <input type="checkbox"/> 13 OTHER:

STATE ID NUMBER

CONTAINER CONSTRUCTION

E. 01 RUBBER LINED 02 ALKYL LINING 03 EPOXY LINING 04 PHENOLIC LINING 05 GLASS LINING
 07 UNLINED 08 UNKNOWN 09 OTHER:

F. 01 POLYETHYLENE WRAP 02 VINYL WRAPPING 03 CATHODIC PROTECTION 04 UNKNOWN 05 NONE
 06 TAP OR ASPHALT 09 OTHER:

VI PIPING

A. ABOVEGROUND PIPING: 01 DOUBLE-WALLED PIPE 02 CONCRETE-LINED TRENCH 03 GRAVITY
(CHECK APPROPRIATE BOX(ES)) 04 PRESSURE 05 SUCTION 06 UNKNOWN 07 NONE

B. UNDERGROUND PIPING: 01 DOUBLE-WALLED PIPE 02 CONCRETE-LINED TRENCH 03 GRAVITY
(CHECK APPROPRIATE BOX(ES)) 04 PRESSURE 05 SUCTION 06 UNKNOWN 07 NONE

VII LEAK DETECTION

01 VISUAL 02 STOCK INVENTORY 04 VAPOR SNIFF WELLS 05 SENSOR INSTRUMENT
 06 GROUND WATER MONITORING WELLS 07 PRESSURE TEST 09 NONE 10 OTHER:

VIII CHEMICAL COMPOSITION OF MATERIALS STORED IN UNDERGROUND CONTAINERS
IF YOU CHECKED YES TO IV-F YOU ARE NOT REQUIRED TO COMPLETE THIS SECTION

CURRENTLY STORED	PREVIOUSLY STORED	DELETE	CASE (IF KNOWN)	CHEMICAL (DO NOT USE COMMERCIAL NAME)
<input type="checkbox"/> 01	<input type="checkbox"/> 02	<input type="checkbox"/> 03		
<input type="checkbox"/> 01	<input type="checkbox"/> 02	<input type="checkbox"/> 03		
<input type="checkbox"/> 01	<input type="checkbox"/> 02	<input type="checkbox"/> 03		
<input type="checkbox"/> 01	<input type="checkbox"/> 02	<input type="checkbox"/> 03		
<input type="checkbox"/> 01	<input type="checkbox"/> 02	<input type="checkbox"/> 03		
<input type="checkbox"/> 01	<input type="checkbox"/> 02	<input type="checkbox"/> 03		
<input type="checkbox"/> 01	<input type="checkbox"/> 02	<input type="checkbox"/> 03		
<input type="checkbox"/> 01	<input type="checkbox"/> 02	<input type="checkbox"/> 03		
<input type="checkbox"/> 01	<input type="checkbox"/> 02	<input type="checkbox"/> 03		
<input type="checkbox"/> 01	<input type="checkbox"/> 02	<input type="checkbox"/> 03		
<input type="checkbox"/> 01	<input type="checkbox"/> 02	<input type="checkbox"/> 03		
<input type="checkbox"/> 01	<input type="checkbox"/> 02	<input type="checkbox"/> 03		

IS CONTAINER LOCATED ON AN AGRICULTURAL FARM? 01 YES 02 NO

THIS FORM HAS BEEN COMPLETED UNDER THE PENALTY OF PERJURY AND, TO THE BEST OF MY KNOWLEDGE, IS TRUE AND CORRECT.

PERSON FILING (SIGNATURE) _____ PHONE N/AREA CODE _____

FOR LOCAL AGENCY USE ONLY

ADMINISTRATING AGENCY		CITY CODE		COUNTY CODE	
CONTACT PERSON			PHONE N/AREA CODE		
DATE OF LAST INSPECTION	IN COMPLIANCE <input type="checkbox"/> 01 YES <input type="checkbox"/> 02 NO	PERMIT APPROVAL DATE	TRANSACTION DATE	LOCAL PERMIT ID #	



HAZARDOUS MATERIALS DIVISION
FIELD SERVICES • ENVIRONMENTAL PROTECTION
385 North Arrowhead Avenue, Second Floor • San Bernardino, CA 92415-0153
(909) 387-3080 • Fax (909) 387-4323

RICHARD W. SEWELL
Fire Chief
County Fire Warden

September 4, 1998

ELMER J. WOOD, INC
PO BOX 1528
RIVERSIDE, CA 92507

**SUBJECT: REMOVAL OF TWO UNDERGROUND STORAGE TANKS AT
5355 AIRPORT, ONTARIO**

The Department has reviewed the report dated July 25, 1989, submitted by Babcock & Sons, Inc. for the facility at the subject address. The results indicate that contamination remaining in the excavation is below that which is generally considered a problem and further investigation is not warranted at this time.

It is important to note that this does not constitute a release of liability for contamination remaining on site or contamination not detected. Should site conditions change, the Department may require further investigation and remedial action.

If you have any questions, please call (909) 387-3082.

**SUSAN WILLIAMS, REHS
Hazardous Materials Field Services**

SW/jc



CUPA

San Bernardino County Fire Department

HAZARDOUS MATERIALS DIVISION • FIELD SERVICES/ENVIRONMENTAL PROTECTION

385 N. Arrowhead Ave, 2nd Floor, San Bernardino, CA 92415-0153 • (909) 387-3080 FAX (909) 387-4323



HAZARDOUS WASTE GENERATOR AND HAZARDOUS MATERIALS HANDLER INSPECTION REPORT

Facility Name: COAST Grain Inc Date: 11-15-01
Street Address: 5355 E. Airport DRIVE Est. No: 87013578
City: ONTARIO Zip Code: 91761 EPA ID No: CAD981380165
Facility Contact: Leonard Martinez Phone No. (909) 390-9766 Number of Employees: 7

Refer to Title 19 and Title 22 of the California Code of Regulations (CCR), Chapter 6.5 of the Health and Safety Code (CHSC) and Division 3 of Title 2 of the San Bernardino County Code (CC). The following code sections are either in Violation (V) of, or in Compliance (C) with, the applicable laws and regulations, or compliance is not applicable, not addressed or unknown (N).

Table with columns for GENERAL REQUIREMENTS FOR GENERATORS, STORAGE AND LABELING REQUIREMENTS, HAZARDOUS WASTE RECORDS AND MANIFESTS, MANAGEMENT OF USED OIL AND BATTERIES, and DISPOSAL AND TRANSPORTATION. Includes an INSPECTION NARRATIVE section with handwritten text: 'Coast Grain is a feed mfg plant. Grain products are mixed & ground then flaked, or pelleted, bagged and prepared for distribution. Facility process is same as indicated in the inspection report from this Department conducted 7/98. Facility has one underground storage tank - certification of monitoring system was conducted 10/01. Necessary repairs have been made to UST system'

NOTICE OF VIOLATION: THE VIOLATIONS NOTED ABOVE MUST BE CORRECTED WITHIN 30 DAYS. FAILURE TO COMPLY MAY RESULT IN LEGAL ACTION. THE CERTIFICATE OF COMPLIANCE SHALL BE SUBMITTED WITHIN THE TIME PERIOD NOTED ABOVE.

Inspector: Kathleen M Brundage Received by: cert mail Title:
DISTRIBUTION: White - File Canary - Facility Pink - Inspector



CUPA

San Bernardino County Fire Department

HAZARDOUS MATERIALS DIVISION • FIELD SERVICES/ENVIRONMENTAL PROTECTION

385 N. Arrowhead Ave., 2nd Floor, San Bernardino, CA 92415-0153 • (909) 387-3080 FAX (909) 387-4323



SUPPLEMENTAL INSPECTION REPORT

FACILITY NAME:

Coast Grain

FACILITY LOCATION:

5355 E. Airport Drive, Ont

Wastes generated from this location:

- 2- 55 gallon drums waste oil (in Fabrication)
- 1- 220 gallon aboveground tank - waste oil
- 2- 30 gallon drums - waste antifreeze
- 1- 55 gallon drum - oil soaked absorbent
- 1- 55 gallon drum - waste oil filters

Golden west is contracted for all hazardous waste hauling and disposal activities. Manifests were available at the time of the inspection.

Materials stored onsite include:

Fabrication Dept:

- 4- 55 gallon drum oil, lubricants, etc
- several 5 gallon containers oil
- 5- 30 gallon drums grease

Fats/Oil Division: (which has been shut down)

- 1- aboveground tank for diesel - currently empty, 5000 gallon

Vehicle Maintenance Division:

- 1- 220 gallon aboveground tank (AST) - oil
- 1- 55 gallon drum anti freeze
- 1- 55 " " transmission fluid
- 1- 55 " " absorbent - new
- parts washers / OX ACE WELDING UNITS
- 1- 55 gallon drum of unknown material/waste, was

Kathleen Brundage
Inspector

Cert mail
Received By

11-15-01

Date

Title



SUPPLEMENTAL INSPECTION REPORT

FACILITY NAME:

Coast Grain

FACILITY LOCATION:

5355 E. Airport., Ontario

Stored outside the south door in vehicle maintenance area.

2-55 gallon drums of cleaner containing potassium hydroxide
 1-55 gallon drum of cleaner containing hydrofluoric acid

Paclease is contracted by Coast Grain for on site fleet servicing. Records for disposal are in Paclease name operating under Coast Grain permits.

Mission Uniforms Services rags and uniforms.

Stored to the north of the vehicle maintenance bay is the washdown area and molassas storage tanks. This area has a sump which collects wash water from the grain + molassas trucks. This wash down is collected and used as pig feed. Molassas is stored in 5 silo style aboveground storage tanks.

Around the facility are numerous empty 55 gallon drums. Located at the end of the RR spur were 3-55gallon drums propylene glycol + 1-55gallon blue poly drum containing an unknown substance

Kathleen Brundage
 Inspector

cert mail
 Received By

11-15-01
 Date

 Title



SUPPLEMENTAL INSPECTION REPORT

FACILITY NAME: <u>Coast Grain</u>	FACILITY LOCATION: <u>5355 Airport Dr., Ontario</u>
--------------------------------------	--

Facility has recently been purchased. At the time of the inspection, the new name, etc. had not been disclosed. Operations are to remain the same.

The following issues need to be addressed for compliance with hazardous material + hazardous waste regulation:

- ① Update Business Emergency Contingency Plan with new operators / name / emergency contacts; (# 203 on 1st pg of report)
- ② Hazardous waste storage containers must be properly labeled with hazardous waste labels. A sample label is included with this report; (# 110, 111, 112)
- ③ Hazardous waste storage areas must be inspected at least weekly to insure that container integrity is intact, that debris does not accumulate, and containers are properly labeled + accumulation time allowances are not exceeded; (# 118)
- ④ Aboveground storage tanks for hazardous waste must be inspected on a daily basis.

Implement an inspection program for #3 + 4. Sample inspection sheets are included with this report.

Kathleen Brundage
 Inspector

11-15-01

Date

cert. mail
 Received By

Title



SUPPLEMENTAL INSPECTION REPORT

FACILITY NAME:

FACILITY LOCATION:

Coast Grain, Inc

5355 Airport Dr., Ontario

⑤ All misc. containers/55 gallon drums stored throughout the facility need to be identified & properly labeled. If these containers store a waste, these must be managed properly & hauled to an appropriate disposal facility.

If you have any questions regarding this report or compliance requirements, please contact this office at (909) 387-3080.

Kathleen Brundage
 Inspector

Cert mail
 Received By

11-15-01
 Date

 Title

CUPA

San Bernardino County Fire Department • HAZARDOUS MATERIALS DIVISION
 385 N. Arrowhead Ave., 2nd Floor, San Bernardino, CA 92415-0153 • (909) 387-4631 FAX (909) 387-4323

HAZARDOUS MATERIALS INVENTORY FORM - Chemical Description MATERIAL WASTE
 One page per item. Indicate if material OR waste (Do not combine material and waste on one form) MAKE COPIES OF THIS FORM AS NEEDED.
 ATTACH A MATERIAL SAFETY DATA SHEET (MSDS) IF THE MATERIAL IS NOT LISTED IN APPENDIX I OF THIS GUIDE.

I. FACILITY INFORMATION

ESTABLISHMENT # 87013578 (This number is on your CUPA permit.) ITEM NUMBER 12

FACILITY ID # 36001013578 FACILITY MAP # 203 GRID COORDINATE(S) B4 204

BUSINESS NAME Coast Grain Co

BUSINESS SITE ADDRESS 5355 E Airport Dr Ontario Ca 91761

II. CHEMICAL INFORMATION

CHEMICAL NAME Solvent 205 TRADE SECRET NO 206 Do not disclose trade secrets here. Contact this Dept for trade secret filing instructions. If EPCRA, follow EPA procedures

COMMON NAME 207 EHS* YES NO 208

CAS# 209 EHS = Extremely Hazardous Substance (Appdx B) *If EHS is "YES", all amounts MUST be in pounds

HAZARDOUS MATERIAL TYPE (Check one item only) a. PURE b. MIXTURE c. WASTE 211 RADIOACTIVE? Yes No CURIES 213

PHYSICAL STATE (Check one item only) a. SOLID b. LIQUID c. GAS d. DUST LARGEST CONTAINER SIZE 215

FED HAZARD CATEGORIES a. FIRE b. REACTIVE c. PRESSURE RELEASE d. ACUTE HEALTH e. CHRONIC HEALTH 216

AVERAGE AMOUNT 40 217 MAXIMUM AMOUNT 40 218 ANNUAL WASTE AMOUNT 219 STATE WASTE CODE 220

UNITS* a. GALLONS b. CUBIC FEET c. POUNDS d. TONS E. OTHER: 221 DAYS ON SITE 365 222

STORAGE CONTAINER (Check all that apply) a. ABOVEGROUND TANK e. PLASTIC/NONMETALLIC DRUM i. FIBER DRUM m. GLASS BOTTLE q. RAIL CAR 223
 b. UNDERGROUND TANK f. CAN j. BAG n. PLASTIC BOTTLE r. OTHER Parts Washer
 c. TANK INSIDE BUILDING g. CARBOY k. BOX o. TOTE BIN
 d. STEEL DRUM h. SILO l. CYLINDER p. TANK WAGON

STORAGE PRESSURE a. AMBIENT b. ABOVE AMBIENT c. BELOW AMBIENT 224

STORAGE TEMPERATURE a. AMBIENT b. ABOVE AMBIENT c. BELOW AMBIENT d. CRYOGENIC 225

%WT	COMPOSITION (LIST ALL COMPONENTS, HAZARDOUS FIRST)	EHS	CAS #
1. 226	<u>Perchloroethylene</u> 227	<input type="checkbox"/> YES <input type="checkbox"/> NO 228	<u>127 18-4</u> 229
2. 230	<u>Benzene</u> 231	<input type="checkbox"/> YES <input type="checkbox"/> NO 232	<u>71 43-2</u> 233
3. 234	<u>Trichloroethylene</u> 235	<input type="checkbox"/> YES <input type="checkbox"/> NO 236	<u>79 01-6</u> 237
4. 238	<u>Methylene Chloride</u> 239	<input type="checkbox"/> YES <input type="checkbox"/> NO 240	<u>75 09-2</u> 241
5. 242	<u>Dichloro Benzene</u> 243	<input type="checkbox"/> YES <input type="checkbox"/> NO 244	<u>106 46 7</u> 245

If more hazardous components are present at greater than 1% by weight if non-carcinogenic, or 0.1% by weight if carcinogenic, attach additional sheets

NOTES (Trade names/synonyms or other information relevant to the substances listed) 246

if EPCRA, Owner/Operator please sign here

Date: 12-11-01

1
O *file*
COUNTY FIRE DEPARTMENT



**COUNTY OF SAN BERNARDINO
ECONOMIC DEVELOPMENT
AND PUBLIC SERVICES GROUP**

**OFFICE OF THE FIRE MARSHAL
HAZARDOUS MATERIALS DIVISION
620 South "E" Street • San Bernardino, CA 92415-0153
(909) 386-8401 • Fax (909) 386-8460**

**PETER R. HILLS
Fire Chief
County Fire Warden**

January 8, 2002

**COAST GRAIN INC
5355 E AIRPORT DRIVE
ONTARIO, CALIFORNIA 91761**

ATTENTION: JOHN STELLINGWORTH

**SUBJECT: REMOVAL OF ONE UNDERGROUND STORAGE TANK
AT COAST GRAIN INC, LOCATED AT 5355 E. AIRPORT DRIVE,
ONTARIO, CALIFORNIA**

The Department has reviewed the report submitted by Tank Specialists of California for the facility at the above address. The results of the soil sampling activity conducted on December 5, 2002 indicate that further investigation is not warranted at this time.

It is important to note that this cannot be construed as a release of liability for the site or declaration that the site is free from contamination. Should further projects or environmental investigations reveal additional contaminants on site, you will be responsible and held liable for the investigation and remedial actions.

If you have any questions, please call me at (909) 386-8419.

Catherine B. Richards

**CATHERINE B. RICHARDS, R.E.H.S.
ENVIRONMENTAL HEALTH SPECIALIST II
HAZARDOUS MATERIALS DIVISION
SITE REMEDIATION/LOCAL OVERSIGHT PROGRAM**

CBR/ldd

cc: Dave Hopper, Tank Specialists of California

**JOHN P. MICHAELSON
County Administrative Officer
JOHN GOSS
Assistant County Administrator
Economic Development and
Public Services Group**

Board of Supervisors
BILL FORTMIS First District DENNIS HANSENBERGER Third District
JON D. WICKLE Second District FRED AGUIAR Fourth District
JERRY SAVES Fifth District

Advanced GeoEnvironmental, Inc.



18 December 2002
AGE Project No. SB 603G7.1024

Mr. Dave Hopper
Tank Specialists of California
12425 Mills Avenue, Suite A7
Chino, California 91710-2084

**Subject: Soil Sampling Following the Removal of an Underground Storage Tank -
Coast Grain Co., 5355 E. Airport Drive, Ontario, California**


Dear Mr. Hopper:

In accordance with your request, *Advanced* GeoEnvironmental, Inc. has collected soil samples following the removal of an underground storage tank system at the referenced address. The enclosed report describes the procedures and findings of this sampling program for review by the regulatory agency.

The opportunity to provide this service is greatly appreciated. If you have any questions regarding this matter, please feel free to call our office at (714) 996-5151.

Sincerely,

***Advanced* GeoEnvironmental, Inc.**


Robert D. Loeffler
Project Geologist
California Registered Geologist No. 6709

Enclosures

cc: (4) addressee

Soil Sampling Following the Removal of an Underground Storage Tank
Coast Grain Co.
5355 E. Airport Drive, Ontario, California

1.0. INTRODUCTION

Advanced GeoEnvironmental, Inc. (AGE) was retained by Tank Specialists of California (TSC) to collect and analyze soil samples following the removal of a 12,000-gallon diesel fuel underground storage tank (UST) and associated piping and dispenser at the above referenced address. The site is located in an industrial area of low to moderate topographic relief at an estimated elevation of 980-feet above mean sea level (Figure 1 - *Location Map, 7.5 Guasti Quadrangle, USGS Topographic Series, photorevised, 1981*).

1.1. UNDERGROUND STORAGE TANK

The UST was north of the main office building and was used for the storage of diesel fuel. The UST was a 12,000-gallon double-walled steel and fiberglass tank. A dispenser was 5 feet northwest of the UST. The location of the UST and the immediately surrounding features are depicted on Figure 2 - *Site Plan*.

1.2. HYDROGEOLOGY INFORMATION

According to a report titled *Chino Basin, Optimum Basin Management Program – Initial State of the Basin Report (draft)*, released by the Chino Basin Watermaster in January 2002, the depth to ground water in the vicinity of the site is estimated to be 305-feet below surface grade (bsg). Ground water is inferred to flow in a southwesterly direction. Ground water was not encountered during tank removal activities.

2.0. SAMPLING AND ANALYTICAL PROCEDURES

The UST was removed by TSC on 05 December 2002. Prior to removal, the UST was triple-rinsed by Able Environmental and the rinseate was subsequently transported to an appropriate recycling facility. Following the removal, the UST was transported to an appropriate recycling facility. TSC will attach the rinseate manifest and tank destruction certificate. The UST removal was witnessed by Ms. Catherine Richards of the San Bernardino County Fire Department – Hazardous Materials Division (SBCFD-HMD).

Soil sampling was conducted by Mr. Robert Loeffler, California Registered Geologist No. 6709. Three soil samples were collected from depths of 2 to 3 feet below the removed UST, utilizing either a hand auger or the backhoe bucket (samples T-1 through

T-3; Figure 2). A total of four soil samples were collected from two spoils piles from depths of 1 foot below the surface utilizing a shovel (samples SP1 through SP4; Figure 2). Due to undermining, the soil underlying the former fuel dispenser location collapsed into the excavation and therefore was not sampled. The soil sample locations are depicted on Figure 2.

Each soil sample was compacted into a glass jar, which was completely filled to eliminate headspace prior to sealing with a Teflon-lined threaded cap. The samples were labeled and placed in a chilled container. The soil sampling procedures were witnessed by Ms. Richards of the SBCFD-HMD.

The samples were transported under chain-of-custody to Cal-Tech Environmental Laboratories (CTEL), a state-certified laboratory. All samples were analyzed for total petroleum hydrocarbons as diesel fuel (TPH-d) and purgeable aromatic compounds (benzene, toluene, ethylbenzene and xylenes: BTE&X) with methyl tertiary butyl ether (MTBE) in accordance with EPA methods 8015-modified for diesel fuel and 8021B.

3.0. FINDINGS

Slight hydrocarbon odors were noted in samples SP3 and SP4. No odors or soil discoloration were noted in the remaining samples.

TPH-d was detected in samples SP3 and SP4 at 800 mg/kg and 230 mg/kg, respectively. Trace concentrations of benzene and MTBE were detected in sample SP3 at 0.025 mg/kg and 0.018 mg/kg, respectively. TPH-d, BTE&X and MTBE were not detected in the remaining samples.

The analytical results are summarized in Table 1. The analytical report (CTEL Project No. CT178-0212034) and chain-of-custody forms are attached.

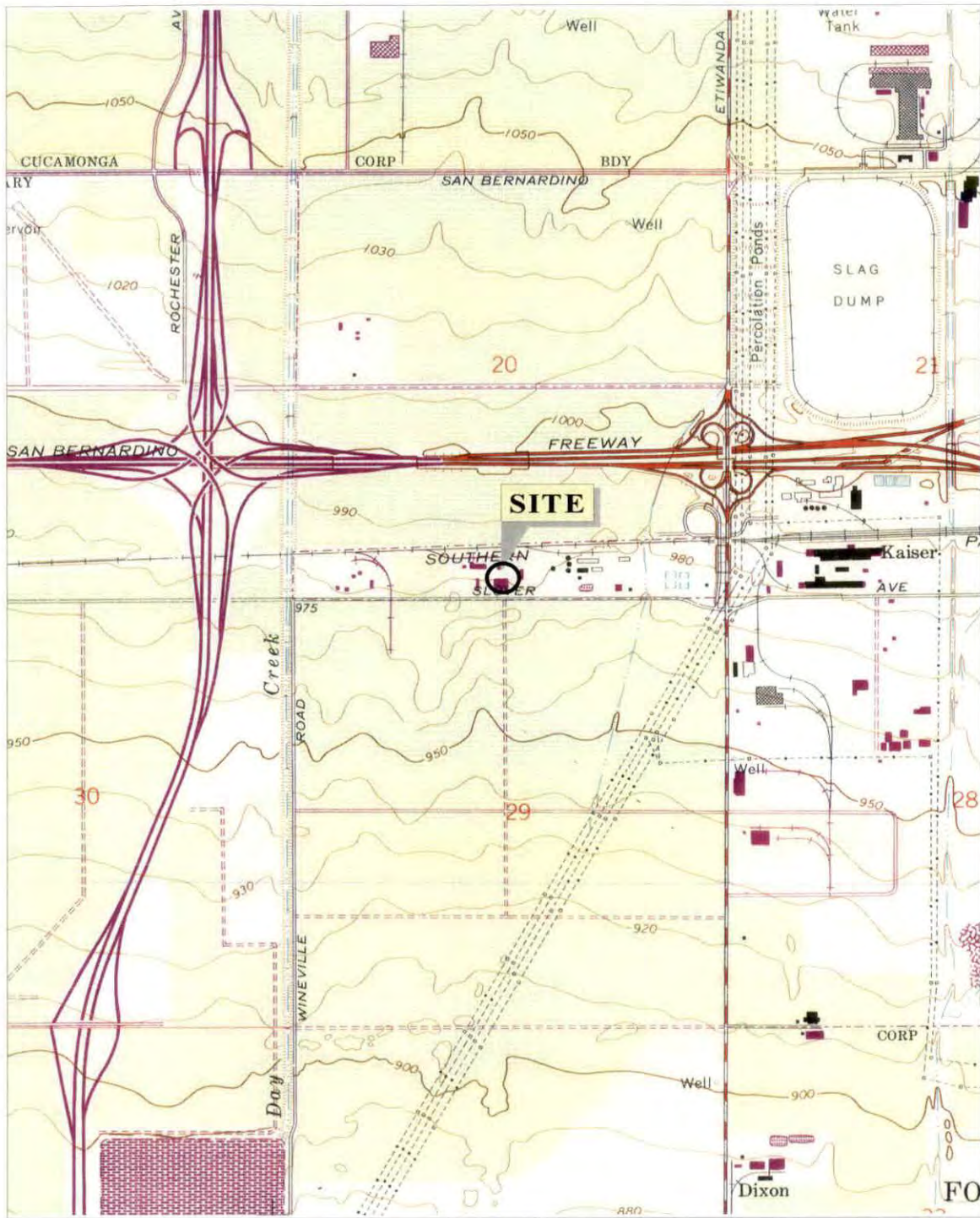
4.0. CONCLUSIONS AND RECOMMENDATIONS

Field observations and analytical results indicate that a minor release of hydrocarbons was detected in one spoils pile that is represented by samples SP3 and SP4. Hydrocarbons were not detected under the former UST. It is our understanding that the spoils piles were used as backfill. Only trace concentrations of benzene and MTBE were detected in the one spoils pile sample and the TPH-d concentrations were generally low (< 1,000 mg/kg). Based on the concentrations detected and the depth to ground water

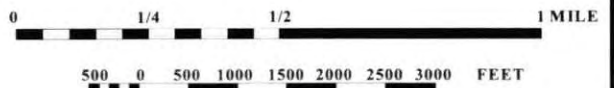
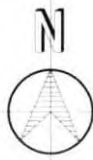
(approximately 305 feet bsg), AGE recommends that the SBCFD-HMD consider granting closure for this site.

5.0. LIMITATIONS

Our professional services were performed using that degree of care and skill ordinarily exercised by environmental consultants practicing in this or similar localities. The findings were mainly based upon analytical results provided by independent laboratories. Interpretations of the subsurface conditions at the site for the purpose of this investigation are made from a limited number of available data points (i.e. soil samples) and subsurface conditions may vary away from these data points. Based on the fact that AGE did not witness the soil sampling of the remote fill port, AGE does not warranty any soil sampling in this area. No other warranty, expressed or implied, is made as to the professional recommendations contained in this report.



Reference:
 7.5 - Minute Guasti Quadrangle
 USGS Topographic Series, Photorevised 1981



Advanced
 GeoEnvironmental, Inc.



FIGURE 1 - LOCATION MAP

Coast Grain Co.
 5355 E. Airport Drive
 Ontario, California

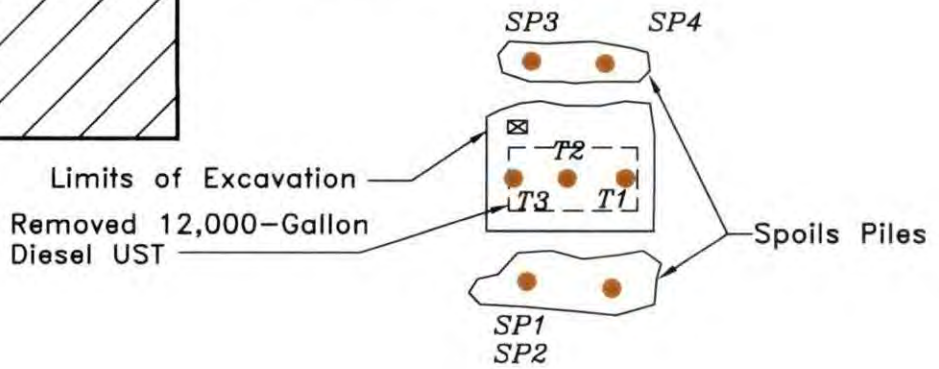
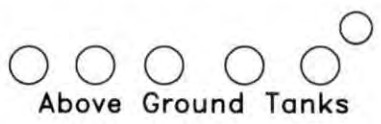
Project No.:
 SB 603G7.1024

Date:
 18 December 2002

LEGEND

- ☒ Former Dispenser
- T2 Sample Location
- Sample Location

0 40 80
SCALE IN FEET



<p>Advanced GeoEnvironmental, Inc.</p>	<p>FIGURE 2 - SITE PLAN</p> <p>Coast Grain Co. 5355 E. Airport Drive Ontario, California</p>	<p>Project No.: SB 603G7.1024</p>
		<p>Date: 18 December 2002</p>

TABLE 1
SOIL SAMPLE ANALYTICAL RESULTS

Coast Grain Co.
05 December 2002

Sample ID	TPH-d (8015m) mg/kg	Purgeable Aromatic Hydrocarbons with MTBE (8021B) mg/kg				
		Benzene	Toluene	Ethylbenzene	Xylenes	MTBE
T-1	ND	ND	ND	ND	ND	ND
T-2	ND	ND	ND	ND	ND	ND
T-3	ND	ND	ND	ND	ND	ND
SP1	ND	ND	ND	ND	ND	ND
SP2	ND	ND	ND	ND	ND	ND
SP3	800	0.025	ND	ND	ND	0.018
SP4	230	ND	ND	ND	ND	ND

CAL TECH Environmental Laboratories



6814 Rosecrans Avenue. Paramount, CA 90723-3146
 Telephone: (562) 272-2700 Fax: (562) 272-2789

ANALYTICAL RESULTS*

CTEL Project No: CT178-0212034
Client Name: Advanced Geo Environmental, Inc.
 3315 E. Miraloma Ave., Suite 117
 Anaheim, CA 92806
Attention: MR. Robert Loeffler

Phone: (714) 996-5151
Fax: (714) 996-5182

Project ID:
Project Name: Coast Grain, Ontario, CA

Date Sampled: 12/05/02 @ 09:00 am
Date Received: 12/06/02 @ 09:40 am
Date Analyzed: 12/09/02

Matrix: Soil

Laboratory ID	0212-034-1	0212-034-2	0212-034-3	Method	Units:	Detection Limit
Client Sample ID:	SP1	SP2	SP3			
Dilution	1	1	1			
MTBE	ND	ND	0.018	SW846 8021	mg/Kg	0.005
Benzene	ND	ND	0.025	SW846 8021	mg/Kg	0.005
Toluene	ND	ND	ND	SW846 8021	mg/Kg	0.005
Ethylbenzene	ND	ND	ND	SW846 8021	mg/Kg	0.005
Total Xylene	ND	ND	ND	SW846 8021	mg/Kg	0.01
TPH - Diesel	ND	ND	800	EPA 8015M	mg/Kg	10

ND = Not Detected at the indicated Detection Limit

Client Project No.
Client Name:

CT178-0212034
Advanced Geo Environmental, Inc.
3315 E. Miraloma Ave., Suite 117
Anaheim, CA 92806

Phone: (714) 996-5151
Fax: (714) 996-5182

Attention:

MR. Robert Loeffler

Project ID:
Project Name:

Coast Grain, Ontario, CA

Date Sampled:
Date Received:
Date Analyzed:

12/05/02 @ 09:00 am
12/06/02 @ 09:40 am
12/09/02

Matrix: Soil

Laboratory ID:
Client Sample ID:

0212-034-4
SP4

0212-034-5
T-1

0212-034-6
T-2

Method

Units:

Detection
Limit

Dilution

1

1

1

MTBE	ND	ND	ND	SW846 8021	mg/Kg	0.005
Benzene	ND	ND	ND	SW846 8021	mg/Kg	0.005
Toluene	ND	ND	ND	SW846 8021	mg/Kg	0.005
Ethylbenzene	ND	ND	ND	SW846 8021	mg/Kg	0.005
Total Xylene	ND	ND	ND	SW846 8021	mg/Kg	0.01

TPH - Diesel	230	ND	ND	EPA 8015M	mg/Kg	10
--------------	-----	----	----	-----------	-------	----

ND = Not Detected at the indicated Detection Limit

CEEL Project No: CT178-0212034
Client Name: Advanced Geo Environmental, Inc.
 3315 E. Miraloma Ave., Suite 117
 Anaheim, CA 92806
Attention: MR. Robert Loeffler

Phone: (714) 996-5151
Fax: (714) 996-5182

Project ID:
Project Name: Coast Grain, Ontario, CA

Date Sampled: 12/05/02 @ 09:07 am
Date Received: 12/06/02 @ 09:40 am
Date Analyzed: 12/09/02

Matrix: Soil

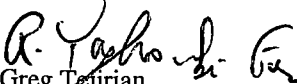
Laboratory ID: 0212-034-7
Client Sample ID: T-3
Dilution: 1

Method **Units:** **Detection Limit**

MTBE	ND	SW846 8021	mg/Kg	0.005
Benzene	ND	SW846 8021	mg/Kg	0.005
Toluene	ND	SW846 8021	mg/Kg	0.005
Ethylbenzene	ND	SW846 8021	mg/Kg	0.005
Total Xylene	ND	SW846 8021	mg/Kg	0.01

TPH - Diesel	ND	EPA 8015M	mg/Kg	10
--------------	----	-----------	-------	----

ND = Not Detected at the indicated Detection Limit


 Greg Tejrjian
 Laboratory Director

*The results are base upon the sample received.

Cal Tech Environmental Laboratories, Inc. ELAP ID #: 2424

CAL TECH Environmental Laboratories



6814 Rosecrans Avenue, Paramount, CA 90723-3146
 Telephone: (562) 272-2700 Fax: (562) 272-2789

Lab Job No. 12-034 Page 1 of 1

Chain of Custody Record

Client: Advanced GeoEnvironmental, Inc.
 Contact: ROBERT LOEFFLER
 Address: 3315 East Miraloma Avenue #117
Anaheim, CA 92806
 Project: COAST GRAIN, ONTARIO, CA
 Sampled By: ROBERT LOEFFLER
 Name/Signature:

Phone: (714) 996-5157
 Fax: (714) 996-5182

Turn Around Time _____
 Rush _____
 Normal X

BILLING: TANK SPECIALISTS OF CALIFORNIA

Lab ID Number	Field ID	Date/Time Sampled	Bottle Type	No.	Preserv.	Matrix	Analyses Requested										Comments		
							8015m-DIGEST	8021B w/ATRE											
1	SP1	12/5/02	GLASS	1		SOIL	X	X											
2	SP2	12/5/02	GLASS	1		SOIL	X	X											
3	SP3	12/5/02	GLASS	1		SOIL	X	X											
4	SP4	12/5/02	GLASS	1		SOIL	X	X											
5	T-1	12/5/02	GLASS	1		SOIL	X	X											
6	T-2	12/5/02	GLASS	1		SOIL	X	X											
7	T-3	12/5/02	GLASS	1		SOIL	X	X											

Relinquished:

Dispatched: _____

Date / Time: 12/6/02/9:40AM Received: _____
 Date / Time: _____ Carrier: _____

I hereby authorize the performance of the above indicated tests.

Date / Time: 12-6-02/9:40am Received by lab: R. Loeffler
 Custody seal(s) in tact upon receipt by lab? YES NO NONE

FACILITY INSPECTION

INSPECTION DATE: June 12, 1997 TIME: 8:00 A.M.

INSPECTOR: AES 

FACILITY NAME: Coast Grain Company (brine pond)

TELEPHONE NO.: (909) 390-9766 FAX (909) 390-1081

FACILITY LOCATION: 5355 Airport Drive
(mail - P.O. Box 3610)
Ontario, CA 91761

FACILITY REPRESENTATIVES: Leonard Martinez, Barry Koca

WEATHER CONDITIONS: Overcast

PURPOSE OF INSPECTION: To evaluate an existing brine disposal pond and characterize the industrial discharge from this facility.

OBSERVATIONS:

Site Operation

This is an industrial facility that supplies cattle and swine feed to local ranch owners. Prior to sale as feed, various grains are treated on site with steam, to remove weed seed and enhance starch conversion. The facility utilizes the City of Ontario water supply, which is routed through an onsite water softener (Bruner unit) to two boilers. The boilers are used to produce the steam, and the boiler blowdown (brine) is discharged to 2 concrete sumps for temporary storage. When the sumps are full, the brine is pumped into an underground pipe, which discharges to an unlined evaporation pond approximately 100 feet long by 25 feet wide.

I observed the operation of the boilers and appurtenances, including the water softener, water storage units, pipes, sumps, pump, and evaporation pond (see sketch and photographs).

Boiler Room

The water softener and storage tanks appear to be very old, with no evidence of cleaning or maintenance. Site representatives stated that the water softener was rebuilt during the past year by Quest Company. No one is under contract to routinely regenerate the water softener; site crew periodically adds bags of salt to the unit. I noted that bags of salt are stored on a pallet next to the water softener in the boiler room. The boilers were operating during the inspection, and blowdown was discharged to a drain opening in the floor of the building. There was also a puddle of yellow, cloudy liquid adjacent to the air tank (air comes from a compressor). Mr. Koca suggested the puddle could be condensation formed as a result of the warm temperature in the boiler room and the cool air in the tank. He also suggested that the yellow material could be mold. I did not collect a sample from the puddle.

Sumps and Pump

I observed 2 sump locations outside, north of the boiler room. The sumps were covered with metal panels. Site representatives indicated that the sumps are made of concrete, and boiler blowdown liquid drains by gravity through a pipe from the southern sump to the northern sump. An automatic switch, triggered by a float, activates a pump which routes the brine from the northern sump, through a pipe and into the brine pond. The pump was leaking profusely onto native soil adjacent to the northern sump.

Brine Pond

The boiler blowdown discharges to a brine pond at the north end of the facility, just south of the railroad embankment. There is no liner under the pond. I collected three samples from the pond, and submitted them to the lab, under standard chain of custody procedures, for evaluation of priority pollutant metals (+aluminum), standard mineral analysis, and total petroleum hydrocarbon determination.

Mr. Martinez estimates that the pond has been used since 1969. However, Coast Grain Co. recently obtained approval from the railroad to construct an additional railroad line over the existing brine pond. Mr. Martinez has agreed that, prior to any grading or soil removal in the pond area, Coast Grain Co. will submit a workplan to our staff for evaluation of soils under the pond, and also to obtain background soil data from borings outside of the influence of the pond.

FOLLOW-UP:

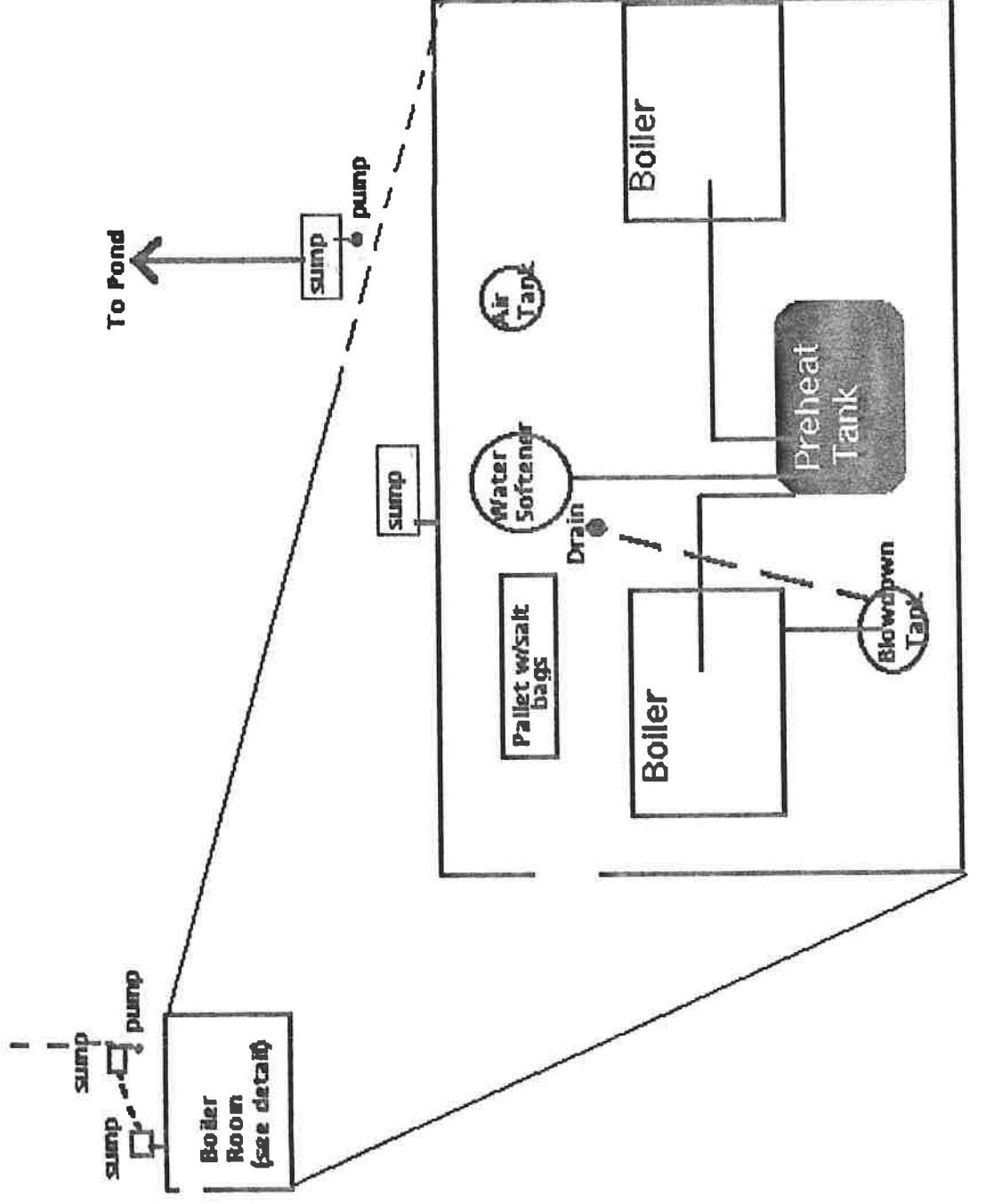
I called Mr. R. Harrell, field representative for Cherokee Chemical Co., to discuss chemical data from his periodic analysis of boiler discharge water at the facility. I ascertained from that conversation that discharge from the water softener likely flows into the blowdown sump and drain system and then into the brine pond. It would appear that the actual discharge to the pond has not been previously analyzed.

Mr. Koca called to advise me that their consultant, RMA Group - Rancho Cucamonga, is accepting the soil characterization project. Mr. Koca agreed that, pending the analytical results for the samples I collected from the pond, RMA would propose 3 sampling points and the appropriate laboratory analyses for the soil samples. I told Mr. Koca that I understood the pond characterization and closure is their highest priority, because of the planned railroad project. However, a second phase of evaluation will be necessary for the sump and pump areas adjacent to the boiler room. He agreed to authorize the evaluation of all such areas.

I offered to discuss the brine discharge options for Coast Grain Co. with Mark Adelson of our Surveillance Section, because Mr. Martinez may wish to route the plant's discharge to the SARI line. I also explained to Mr. Koca that Coast Grain Co. must make provisions for management and disposal of the brine waste during the characterization and closure of the pond.

Existing Railroad Tracks

Brine Pond





GEOTECHNICAL CONSULTANTS

**GENERAL EARTHWORK
AND
GRADING SPECIFICATIONS**

**GEOTECHNICAL CONSULTANTS**

Coast Grain Company
Ontario, CA
March 10, 1998

**GENERAL EARTHWORK
AND
GRADING SPECIFICATIONS**

1.00 GENERAL DESCRIPTION

1.01 Introduction

These specifications present our general recommendations for earthwork and grading as shown on the approved grading plans for the subject project. These specifications shall cover all clearing and grubbing, removal of existing structures, preparation of land to be filled, filling of the land, spreading, compaction and control of the fill, and all subsidiary work necessary to complete the grading of the filled areas to conform with the lines, grades and slopes as shown on the approved plans.

1.02 Laboratory Standard

The laboratory standard used to establish the maximum density and optimum moisture shall be ASTM D1557. Method D shall be used if the amount of material passing the 3/4 inch size exceeds 10% by weight; otherwise, method C shall be used.

The sand cone method, ASTM D1556 or other test method as considered appropriate by the geotechnical consultant shall determine the in-situ density of earth materials (field compaction tests).

Relative compaction is defined, for purposes of these specifications, as the ratio of the in-place density to the maximum density as determined in the previously mentioned laboratory standard.

2.00 CLEARING

2.01 Surface Clearing

All structures marked for removal, timber, logs, trees, brush and other rubbish shall be removed and disposed of off the site. Any trees to be removed shall be pulled in such a manner so as to remove as much of the root system as possible.

All unsuitable materials, such as diesel contaminated soils, shall be disposed of properly.

**GEOTECHNICAL CONSULTANTS**

Coast Grain Company
Ontario, C.A
March 10, 1998

2.02 Sub-Surface Removals

A thorough search should be made for possible underground storage tanks and/or septic tanks and cesspools. If found, tanks should be removed and cesspools pumped dry.

Any concrete irrigation lines shall be crushed in place and all metal underground lines shall be removed from the site.

2.03 Backfill of Cavities

All cavities created or exposed during clearing and grubbing operations or by previous use of the site shall be cleared of deleterious material and backfilled with native soils or other materials approved by the soil engineer. Said backfill shall be compacted to a minimum of 90% relative compaction.

3.00 ORIGINAL GROUND PREPARATION**3.01 Stripping of Vegetation**

After the site has been properly cleared, all vegetation and topsoil containing the root systems of former vegetation shall be stripped from areas to be graded. Materials removed in this stripping process may be used as fill in areas designated by the soil engineer, provided the vegetation is mixed with a sufficient amount of soil to assure that no appreciable settlement or other detriment will occur due to decaying of the organic matter. Soil materials containing more than 3% organic shall not be used as structural fill

3.02 Removals of Non-Engineered Fills

Any non-engineered fills encountered during grading shall be completely removed and the underlying ground shall be prepared in accordance to the recommendations for original ground preparation contained in this section. After cleansing of any organic matter, the fill material may be used for engineered fill.

**GEOTECHNICAL CONSULTANTS**

Coast Grain Company
Ontario, CA
March 10, 1998

3.03 Overexcavation of Fill Areas

The existing ground in all areas determined to be satisfactory for the support of fills shall be scarified to a minimum depth of 6 inches. Scarification shall continue until the soils are broken down and free from lumps or clods and until the scarified zone is uniform. The moisture content of the scarified zone shall be adjusted to within 2% of optimum moisture. The scarified zone shall then be uniformly compacted to 90% relative compaction.

Where fill material is to be placed on ground with slopes steeper than 5 (horizontal) to 1 (vertical) the sloping ground shall be benched. The lowermost bench shall be a minimum of 15 feet wide, shall be a minimum of 2 feet deep, and shall expose firm material as determined by the geotechnical consultant. Other benches shall be excavated to firm material as determined by the geotechnical consultant and shall have a minimum width of 4 feet.

Existing ground that is determined to be unsatisfactory for the support of fills shall be overexcavated in accordance to the recommendations contained in the geotechnical report of which these general specifications are a part.

4.00 FILL MATERIALS**4.01 General**

Materials for the fill shall be free from vegetable matter and other deleterious substances, shall not contain rocks or lumps of a greater dimension than is recommended by the geotechnical consultant, and shall be approved by the geotechnical consultant. Soils of poor gradation, expansion, or strength properties shall be placed in areas designated by the geotechnical consultant or shall be mixed with other soils providing satisfactory fill material.

4.02 Oversize Material

Oversize material, rock or other irreducible material with a maximum dimension greater than 12 inches, shall not be placed in fills, unless the geotechnical consultant specifically approves the location, materials, and disposal methods. Oversize material shall be placed in such a manner that nesting of oversize material does not occur and in such a manner that the oversize material is completely surrounded by fill material compacted to a minimum of 90% relative compaction. Oversize material shall not be placed within 10 feet of finished grade without the approval of the geotechnical consultant.

**GEOTECHNICAL CONSULTANTS**

Coast Grain Company
Ontario, CA
March 10, 1998

4.03 Import

Material imported to the site shall conform to the requirements of section 4.01 of these specifications. Potential import material shall be approved by the geotechnical consultant prior to importation to the subject site.

5.00 PLACING AND SPREADING OF FILL**5.01 Fill Lifts**

The selected fill material shall be placed in nearly horizontal layers which when compacted will not exceed approximately 6 inches in thickness. Thicker lifts may be placed if testing indicates the compaction procedures are such that the required compaction is being achieved and the geotechnical consultant approves their use.

Each layer shall be spread evenly and shall be thoroughly blade mixed during the spreading to insure uniformity of material in each layer.

5.02 Fill Moisture

When the moisture content of the fill material is below that recommended by the soils engineer, water shall then be added until the moisture content is as specified to assure thorough bonding during the compacting process. When the moisture content of the fill material is above that recommended by the soils engineer, the fill material shall be aerated by blading or other satisfactory methods until the moisture content is as specified.

5.03 Fill Compaction

After each layer has been placed, mixed, and spread evenly, it shall be thoroughly compacted to not less than 90% relative compaction. Compaction shall be by sheepsfoot rollers, multiple-wheel pneumatic tired rollers, or other types approved by the soil engineer.

Rolling shall be accomplished while the fill material is at the specified moisture content. Rolling of each layer shall be continuous over its entire area and the roller shall make sufficient trips to insure that the desired density has been obtained.

**GEOTECHNICAL CONSULTANTS**

Coast Grain Company
Ontario, CA
March 10, 1998

5.04 Fill Slopes

Fill slopes shall be compacted by means of sheepsfoot rollers or other suitable equipment. Compacting of the slopes may be done progressively in increments of 3 to 4 feet in fill height. At the completion of grading, the slope face shall be compacted to a minimum of 90% relative compaction. This may require track rolling or rolling with a grid roller attached to a tractor mounted side-boom.

Slopes may be over filled and cut back in such a manner that the exposed slope faces are compacted to a minimum of 90% relative compaction.

The fill operation shall be continued in six inch (6") compacted layers, or as specified above, until the fill has been brought to the finished slopes and grades as shown on the accepted plans.

5.05 Compaction Testing

Field density tests of the compaction of each layer of fill shall be made by the geotechnical consultant. Density tests shall be made at locations selected by the geotechnical consultant.

Frequency of field density tests shall be not less than one test for each 2.0 feet of fill height and at least every one thousand cubic yards of fill. Where fill slopes exceed four feet in height, their finished faces shall be tested at a frequency of one test for each 1000 square feet of slope face.

Where sheepsfoot rollers are used, the soil may be disturbed to a depth of several inches. Density reading shall be taken in the compacted material below the disturbed surface. When these readings indicate that the density of any layer of fill or portion thereof is below the required density, the particular layer or portion shall be reworked until the required density has been obtained.

6.00 EXCAVATIONS**6.01 General**

The geotechnical consultant shall examine excavations and cut slopes. If determined necessary by the geotechnical consultant, further excavation or overexcavation and refilling of overexcavated areas shall be performed, and/or remedial grading of cut slopes shall be performed.

**GEOTECHNICAL CONSULTANTS**

Coast Grain Company
Ontario, CA
March 10, 1998

6.02 Fill-Over-Cut Slopes

Where fill-over-cut slopes are to be graded, the cut portion of the slope shall be made and approved by the geotechnical consultant prior to placement of materials for construction of the fill portion of the slope.

7.00 TRENCH BACKFILL**7.01 General**

Trench backfill within street right of ways shall be compacted to 90% relative compaction as determined by the ASTM D1557 test method. Backfill may be jetted as a means of initial compaction, however, mechanical compaction will be required to obtain the required percentage of relative compaction. If trenches are jetted, there must be a suitable delay for drainage of excess water before mechanical compaction is applied.

8.00 SEASONAL LIMITS**8.01 General**

No fill material shall be placed, spread or rolled while it is frozen or thawing or during unfavorable weather conditions. When the work is interrupted by heavy rain, fill operations shall not be resumed until field tests by the soils engineer indicate that the moisture content and density of the fill are as previously specified.

9.00 SUPERVISION**9.01 Prior to Grading**

The site shall be observed by the geotechnical consultant upon completion of clearing and grubbing, prior to the preparation of any original ground for preparation of fill.

The supervisor of the grading contractor and the field representative of the geotechnical consultant shall have a meeting and discuss the geotechnical aspects of the earthwork prior to commencement of grading.



GEOTECHNICAL CONSULTANTS

Coast Grain Company
Ontario, CA
March 10, 1998

9.02 During Grading

Site preparation of all areas to receive fill shall be tested and approved by the geotechnical consultant prior to the placement of any fill.

The geotechnical consultant or his representative shall observe the fill and compaction operations so that he can provide an opinion regarding the conformance of the work to the recommendations contained in this report.

COAST GRAIN COMPANY
 P.O. Box 51469
 5355 East Airport Dr.
 Ontario, CA 91761-8604

PLOT PLAN

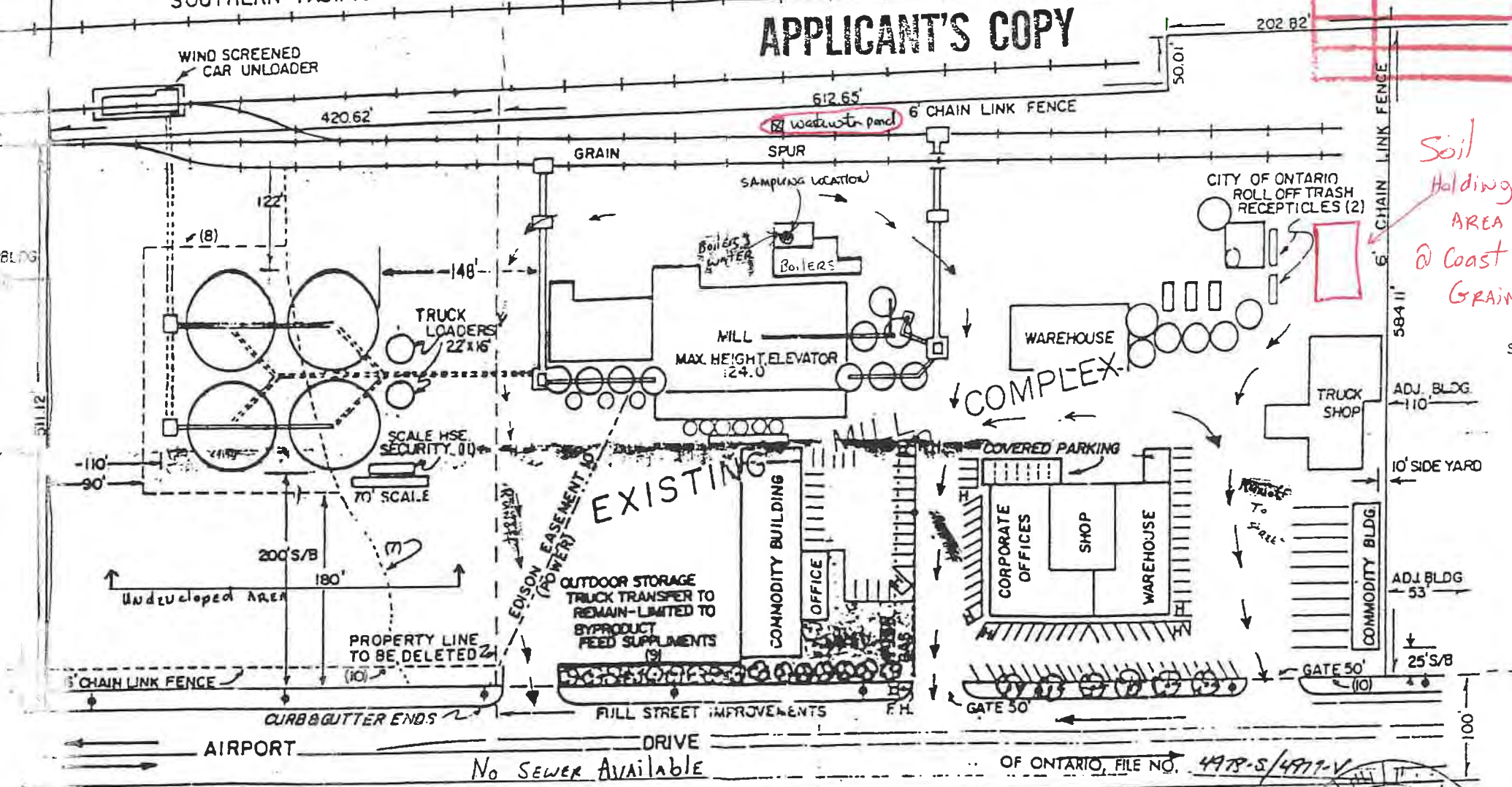
APPROVAL OF PLANS FOR INDUSTRIAL WASTEWATER DISCHARGE
 Sanitation Dist. No. 21 Charles W. Carry, Chief Engr. & Gen'l. Mgr.
 Date 10-30-97 Sanit. Dist. Ind. Wste. Permit No. 14609
 Approval is contingent upon continuing compliance with all applicable Ordinance requirements and with
 Corrections shown in red on the drawings
 Sanit. Dist. Letter of this date 10-30-97
 File No. 21-00.05 00/97-14609
 Reviewed by A-J Checked by MPV
 Approved by [Signature]
 For Charles W. Carry, Chief Engr. & Gen'l. Mgr.
 Permit for sewer connection must be obtained separately

SANTA ANA REGION	
REC'D	DATE
	MAR 12 1998
DBL	3/13
AES	

← Unicorn Parcel →
 West Boundary

SOUTHERN PACIFIC RAIL ROAD MAIN LINE

APPLICANT'S COPY



OF ONTARIO, FILE NO. 4978-S/4979-V



COAST GRAIN COMPANY

Post Office Box 51469, Ontario, CA 91761-8604
(909) 390-9766 FAX (909) 390-9779

Santa Ann RWQCB
Ms. Ann Sturdivant
3737 Main St.
Riverside, CA 92501

August 13, 1998

Dear Ms. Sturdivant:

Listed below for your approval are the issues we discussed to satisfy the Water Quality Board and the Union Pacific Railroad regarding the "Brine Pond" clean up site.

1. As in the 2/25/98 Addendum, the upper 2 feet of the Brine Pond will be removed and placed on a concrete or lined surface and be covered until removed from the property. The protocol in testing this pile for Saturation Extract Conductivity will be one (1) representative sample per 60 cubic yards and sampled by RMA's employee. This soil will be moved to the proper landfill site based on the test results. The Brine Pond area will be staked prior to soil excavation to maintain area control and potential contamination of other local soil. RMA Group will visually monitor the site remediation and make notes on a daily basis.
2. Approved 40 mil HDPE liner will be installed at the bottom of this area at a width of 160 feet on an east/west basis and 60 feet on a north/south basis. The bottom area size allows us to excavate down to the proper depth with sloping side walls and edges to prevent a cave in during the liner installation. The liner installation will meet your quality assurance/quality control measures as approved in our last submittal to you.
3. Clean soil will be brought back to fill over the liner and compacted back up to finished grade at 90% compaction or greater according to Union Pacific Railroad standards.
4. Soil removed from the pond site will be stored on an 8 mil liner. Estimates are 7500 yards of soil to be removed. The testing protocol for this pile will be one representative sample per 500 yards of removed soil. The sampling to be completed by RMA Group and tested for Sat. Ext. as required. Soil test results will determine tis end use (Does not include the top two feet of brine pond soil).
5. A letter from the UPSP Railroads Environmental Dept. is enclosed stating their approval and understanding of the Brine Pond remediation site.
6. I will send you an updated status of the "Brine Water Pump Site" as to the minor changes we have made during the tank retaining area construction.

Please contact me with questions or concerns regarding this information. I look forward to completing this project by Septmeber 1, 1998. Thanks for your help.

Best Regards,

Barry Koca

898brine

SANTA ANA REGION	
REC'D	DATE
	AUG 19 1998
DBL	8/20
AES	

UNION PACIFIC RAILROAD COMPANY

K. R. (KEN) WELCH
Assistant Vice President
Environmental Management



G. (GLENN) THOMAS
Director-Environmental Operations South
S. W. (STEVE) BERKI
Director-Environmental Operations-Central
L. A. (LANNY) SCHMID
Director-Environmental Operations-West
B. A. (BROCK) NELSON
Director-Environmental Operations-North
R. L. (RICK) EADES
Director-Environmental Site Remediation

Mailing Address:
Room 930
1416 Dodge Street
Omaha, Nebraska 68179
Fax No. (402) 271-4461

File: Lease #
MP____, _____ Sub
Coast Grain Company

August 11, 1998



Ann Sturdivant
Santa Ana Regional Water Quality Board
3737 Main Street
Suite 500 Riverside, CA 92501-3339

Dear Ms. Sturdivant:

Refer to the Brine Pond closure proposal for the site at Coast Grain Company, 5355 East Airport Drive, City of Ontario, CA. Union Pacific Railroad Company is agreeable to Coast Grain Company's proposal to perform partial remediation and on-site closure of the pond.

Union Pacific understands that Coast Grain will excavate and remove from the site all contaminated soils to a depth no less than 12.5 feet at bottom of the tie and center of track in an area 60 feet wide by 160 feet long. Coast Grain shall grade the excavation such that with the inclusion of a 40 mil HDPE liner, or better, all rainwater will be intercepted by the liner and shed away from the remaining contamination. Coast Grain shall then backfill and compact with uncontaminated soil.

Union Pacific has no plans to perform subsurface work in this area including grading or installation of pipelines.

A copy of this proposal will be kept on the Coast Grain Company lease file at Union Pacific with understanding that should Coast Grain vacate the site Coast Grain is responsible for final remediation, if determined to be required.

Respectfully Yours,

J.T. Gorley
Manager Environmental Field Operations

cc: Richard J. Zadina - Please place a copy of this letter on the Coast Grain lease agreement file. It will serve as our record that the contamination is not to be disturbed.



California Regional Water Quality Control Board

Santa Ana Region



Gray Davis
Governor

Winston H. Hickox
Secretary for
Environmental
Protection

Internet Address: <http://www.swrcb.ca.gov>
3737 Main Street, Suite 500, Riverside, California 92501-3339
Phone (909) 782-4130 ☎ FAX (909) 781-6288

September 24, 1999

Mr. Barry Koca
By-Products and Transportation Manager
Coast Grain Company, Citrus Division
P. O. Box 3610
Ontario, CA 91761

APPROVAL OF CLOSURE REPORT FOR THE BRINE DISPOSAL POND, COAST GRAIN COMPANY, ONTARIO, CALIFORNIA

Dear Mr. Koca:

We have reviewed the final report regarding closure of the brine disposal pond at the Coast Grain site. The pond site is owned by the Union Pacific Railroad Company (UP), and is adjacent to the boiler room at the Coast Grain facility. The pond was used for disposal of boiler blowdown water until 1997. The closure project included removal and disposal of approximately 7,500 cubic yards of salt-contaminated soil, placement of a 40 mil, high-density polyethylene (HDPE) liner, and backfill of the excavation using select sand and clean soil. The boiler blowdown water has been re-routed to discharge into a temporary storage tank with secondary containment. When the tank is full, the brine is discharged to the Santa Ana River Interceptor (SARI) line, under permit from the Chino Basin Municipal Water district.

The closure report includes a copy of the August 11, 1998 letter from Jim Gorley of UP, assuring that there shall be no further excavation or development of the section of railway property encompassing the former pond site. It is our understanding that copies of Mr. Gorley's letter will remain in permanent files at both the Coast Grain office, and the UP office in Omaha, Nebraska.

Based on the information you have provided, and our staff's May 6, 1999 inspection of the former brine disposal area, the brine pond closure project is deemed complete. If you have any questions regarding this letter, please call me at (909) 782-4904.

Sincerely,

Ann E. Sturdivant
Associate Engineering Geologist

cc: Jim T. Gorley, Manager, Environmental Field Operations, Union Pacific Railroad Co., Room 930, 1416 Dodge Street, Omaha, NE 68179

AES/coastgr/pond-clo.doc

California Environmental Protection Agency

PARTNER

Engineering and Science, Inc.



PHASE I ENVIRONMENTAL SITE ASSESSMENT REPORT

The Scoular Company

5355 East Airport Drive
Ontario, California 91761

Report Date: August 18, 2016
Partner Project No. 16-163550.1



Prepared for:

Prologis

Pier 1, Bay 1
San Francisco, CA 94111

August 18, 2016

Janet Frentzel
Prologis
Pier 1, Bay 1
San Francisco, CA 94111

Subject: Phase I Environmental Site Assessment
The Scoular Company
5355 East Airport Drive
Ontario, California 91761
Partner Project No. 16-163550.1

Dear Ms. Frentzel:

Partner Engineering and Science, Inc. (Partner) is pleased to provide the results of the *Phase I Environmental Site Assessment* (Phase I ESA) report of the abovementioned address (the "subject property"). This assessment was performed in general conformance with the scope and limitations as detailed in the ASTM Practice E1527-13 Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process.

This assessment included a site reconnaissance as well as research and interviews with representatives of the public, property ownership, site manager, and regulatory agencies. An assessment was made, conclusions stated, and recommendations outlined.

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

Sincerely,



Misty Vazquez Ponce
Principal

EXECUTIVE SUMMARY

Partner Engineering and Science, Inc. (Partner) has performed a Phase I Environmental Site Assessment (ESA) in general accordance with the scope of work and limitations of ASTM Standard Practice E1527-13, the Environmental Protection Agency Standards and Practices for All Appropriate Inquiries (AAI) (40 CFR Part 312) and as set forth by the Master Services Agreement between Prologis and Partner dated April 18, 2013 for the property located at 5355 East Airport Drive in the City of Ontario, San Bernardino County, California (the "subject property"). The Phase I Environmental Site Assessment is designed to provide Prologis with an assessment concerning environmental conditions (limited to those issues identified in the report) as they exist at the subject property.

Property Description

The subject property is located on the north side of East Airport Drive, approximately 2,700 feet west of the intersection of Etiwanda Avenue and Airport Drive, and southeast of the Interstates 10 and 15 Interchange. The subject property is located within a mixed commercial and industrial area of the City of Ontario in San Bernardino County. Please refer to the table below for further description of the subject property:

Subject Property Data

Address:	5355 East Airport Drive, Ontario, California
Historical Address:	Before development Airport Drive was known as "Slover Avenue"
Property Use:	Commercial/Industrial
Land Acreage (Ac):	14.2 Ac
Number of Buildings:	5
Number of Floors:	1
Gross Building Area (SF):	17,000 square foot (SF) (Office/Warehouse); 7,000 SF (Truck Repair Shop); 1,600 SF (Warehouse); 3,600 SF (Grain Storage-East); and 9,000 (Grain Storage-West)*
Net Rentable Area (SF):	See above
Date of Construction:	Between 1965 and 1973
Assessor's Parcel Numbers (APNs):	0238-052-020 (Parcel A); 0238-052-022 (Parcel B); 0238-052-029 (Parcel C)
Type of Construction:	<u>Office/Warehouse</u> - Wood-Framed (Offices & Maintenance Area) <u>Truck Repair Shop</u> - Concrete Block (Maintenance Building) <u>Warehouse</u> - Concrete Block (Warehouse) <u>Grain Storage-East</u> - Wood-Framed Corrugated Metal (Retail Grain Distribution) <u>Grain Storage-West</u> - Wood-Framed Corrugated Metal (Wholesale Grain Distribution)
Current Tenants:	The Scoular Company, with a sub-lease on the subject property to Verhoeven Grain Company
Site Assessment Performed By:	Janet Tentler of Partner
Site Assessment Conducted On:	June 29, 2016

*Square footage was estimated from Google Earth

The subject property is a grain processing facility that has been in operation since at least 1973. Onsite operations consist of loading and unloading of multiple types of grain from trucks or the adjacent railyard and storing, milling, and processing for bulk and retail sale. Grain from the adjacent rail yard is off-loaded from the southern-most adjacent railroad spur and transported in an underground grain screw conveyor system to the centrally-located grain mill for processing, or to the grain silos for storage. The raw materials are steamed, rolled, and flattened into finish products. In addition to the current structures, the subject property is also improved with bulk storage silos, a vehicle wash-down area, and associated sheds. Maintenance areas are located within the Office/Warehouse and Truck Repair Shop buildings. One service pit was observed within the Truck Repair Shop building, in the maintenance area.

According to available historical sources, the subject property was formerly undeveloped as early as 1938; developed as agricultural land between 1938 and circa 1970; and developed with the current structures circa 1973. Previous owners have included Robertson Farm's Company (1946-1956) and Southern Pacific Grain Company (1956-1976), although aerial photographs indicate that no buildings/operations were present/conducted on the site until circa 1973. Since building construction, the following occupants have been located at the subject property: United Dairyman's Association (1976-1978), Chino Grain Company (1978-1985); Coast Grain Company (1985-2003); J.B. Heiskell & Co. (2008); The Scoular Company (2006-Present); and Verhoeven Grain Company (2008-Present).

The immediately surrounding properties consist of commercial warehouses to the north across the railroad tracks (Emser Tile Company at 5300 Shea Center Drive and Dorel Juvenile Group at 5400 Shea Center Drive); Kmart Distribution Center (5600 East Airport Drive) to the south across Airport Drive; Praxair (5735 East Airport Drive) to the east; and a commercial building to the west (5351 East Airport Drive).

According to a nearby investigation report (on GeoTracker), a well located approximately 4 miles to the east of the subject property contained groundwater at approximately 300 feet below ground surface (bgs). Based on topography is anticipated to flow toward the south.

Findings

A *recognized environmental condition (REC)* refers to the presence or likely presence of any hazardous substances or petroleum products in, on, or at a property: due to release to the environment; under conditions indicative of a release to the environment; or under conditions that pose a material threat of a future release to the environment. The following was identified during the course of this assessment:

- Based on information provided in the Environmental Data Resources, Inc. (EDR) regulatory database report, five former petroleum underground storage tanks (USTs) were located at the subject property since 1988; however, there are inconsistencies on the number and status of the USTs found in other documentation. Partner was able to identify removal/closure records for three of the USTs. Regulatory closure letters address the removal of the three 12,000-gallon diesel USTs (discussed as HRECs below). Separately, at least one UST was suspected to be adjacent to west of the Truck Repair Building. Partner observed evidence of concrete cuts for a possible fuel dispenser in this area. Records for the fifth possible UST were not clear. Based on

the lack of information regarding the status of at least two former suspect USTs at this facility, the former USTs are considered a REC.

- The subject property is currently equipped with two 250-gallon aboveground storage tanks (ASTs) containing diesel fuel. The original installation date is unknown. Diesel fuel is used to maintain the yard equipment, such as the front-end loaders, forklifts, and the bobcats. Minor to moderate staining was observed on the asphalt surface immediately surrounding the ASTs. The asphalt appeared to be in fair to poor condition with cracks observed in the area of the staining. Based on the lack of information regarding the age and installation dates of these ASTs at this facility and site observations, the ASTs are considered a REC.
- Maintenance areas and storage of automotive-related fluids such as motor oil, waste motor oil, and antifreeze was observed in the two central buildings (Office/Warehouse and Truck Repair Shop). Petroleum staining was observed on the concrete floor within these buildings and the condition of the concrete floor was pitted in some areas. In addition, minor staining was observed adjacent to a parts washer. Based on the long-term use of these buildings for maintenance, the usage of petroleum products and hazardous materials and evidence of staining, the historical operations in these areas are considered a REC.
- A former vehicle wash-down area was observed north of the Truck Repair Shop. Partner observed a sump and pump in this area, however, were reportedly no longer in use. According to the site contact, when the vehicle wash-down area was in use, water would collect into the associated sump and "wastewater was pumped into a tank and then stored in 55-gallon drums for off-site disposal." Previous reports indicated a violation was issued by the Regional Water Quality Control Board (RWQCB), which included truck wash water flowing into the parking lot.

According to an inspection report from the RWQCB based on an inspection conducted on August 16, 2001, it was noted that housekeeping at the subject property was poor and that boiler blow-down water was being used for dust control. In April 2001, the RWQCB received an anonymous complaint stating that employees at the subject property were routinely pouring used oil into a drain located outside of the Truck Repair Shop. The RWQCB re-inspected the subject property and was told that water from the truck wash down area discharges through a filter and is pumped from a sump into a 2,810-gallon AST. Employees at the subject property stated that the tank had never been emptied. The subject property was cited with several violations at the time including: truck wash water flowing into the parking lot; storm water exceedances (December 2001); and condensate from the boiler room at the mill discharging onto the ground. Based on the use of this area as a truck wash and reported violations for past housekeeping practices, the historical operations in this area are considered a REC.

A controlled recognized environmental condition (CREC) refers to a REC resulting from a past release of hazardous substances or petroleum products that has been addressed to the satisfaction of the applicable regulatory authority, with hazardous substances or petroleum products allowed to remain in place subject to the implementation of required controls.

- Partner did not identify controlled recognized environmental conditions during the course of this assessment.

A *historical recognized environmental condition (HREC)* refers to a past release of any hazardous substances or petroleum products that has occurred in connection with the property and has been addressed to the satisfaction of the applicable regulatory authority or meeting unrestricted use criteria established by a regulatory authority, without subjecting the property to any required controls. The following was identified during the course of this assessment:

- Two 12,000 gallon USTs identified as containing diesel were removed from the subject property in July 1989; available file information maps these USTs north of the mill building. In a letter dated September 4, 1998 by the San Bernardino County Fire Department, Hazardous Materials Division (SBCFD), a report prepared by Babcock & Sons, Inc. and dated July 25, 1989 was reviewed by the SBCFD. The letter indicated the "contamination remaining in the excavation is below that which is generally considered a problem and further investigation is not warranted at this time." Based on the reported sampling conducted subsequent issuance of a No Further Action (NFA) letter by SBCFD, the two former 12,000 gallon USTs removed in 1989 are considered an HREC.
- One 12,000 gallon diesel fuel UST and associated dispenser was removed from the area north of the main office/warehouse building in December 2002. Confirmation sampling was conducted beneath the UST and the stockpiled soil which was re-used for backfill of the excavation. Residual petroleum impacts were identified in the stockpiled soil. The SBCFD issued an NFA letter on January 8, 2003 for the removal of the UST and associated dispenser. Based on the removal and subsequent issue of the NFA, the former 12,000 gallon diesel UST located north of the main office building (east of the "former vegetable oil processing center") is considered an HREC.

An *environmental issue* refers to environmental concerns identified by Partner, which do not qualify as RECs; however, warrant further discussion. The following was identified during the course of this assessment:

- The site contact indicated sanitary discharges from the restrooms in the office/warehouse and truck repair shop buildings are directed to on-site septic systems. The site contact was not aware of where the septic systems were located and Partner did not observe any evidence of the septic system during the site visit. Previous reports identified two potential areas of the septic systems on a site figure; however, the prior reports also indicated the location of the septic systems were unknown. No service sinks or floor drains, other than those located in the restrooms, were observed on the subject property. Septic systems are typically of environmental concern due to the potential discharge of petroleum products or hazardous substances; however, since there were no floor drains or evidence of discharges to the septic systems other than for domestic use, the septic system(s) do not appear to be a significant environmental concern.
- The grain processing mill has been in operation since circa 1973. The processing equipment within the mill and underground conveyor systems require lubrication oil; however, no leaking or

other indications of a release were observed during the site reconnaissance. Based on site observations, the equipment use does not appear to be a significant environmental concern.

- The area north of the subject property includes several railroad lines, including rail road spurs which extend onto the subject property. Railroad lines may be of environmental concern due to the use of pesticides, herbicides and oils used for the maintenance of the rail lines, regulated railroad bedding material (slag, gravel, etc.) or chemicals leaching from treated railroad crossties. Based on the commercial nature of the subject property, the presence of the rail lines do not appear to be a significant environmental concern.
- Due to the age of the subject property buildings, there is a potential that asbestos-containing material (ACM) is present. Overall, suspect ACMs were observed in good condition and do not pose a health and safety concern to the occupants of the subject property at this time.

Conclusions, Opinions and Recommendations

Partner has performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E1527-13 of 5355 East Airport Drive in the City of Ontario, San Bernardino County, California (the "subject property"). Any exceptions to, or deletions from, this practice are described in Section 1.5 of this report.

This assessment has revealed evidence of recognized environmental conditions and/or environmental issues in connection with the subject property. Based on the conclusions of this assessment, Partner recommends the following:

- A limited subsurface investigation should be conducted in order to determine the presence or absence of soil and/or groundwater contamination due to the historical use of the subject property.
- An Operations and Maintenance (O&M) Program should be implemented in order to safely manage the suspect ACMs located at the subject property.

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- Appendix A** Site Photographs
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1.0 INTRODUCTION

Partner Engineering and Science, Inc. (Partner) has performed a Phase I Environmental Site Assessment (ESA) in general conformance with the scope and limitations of ASTM Standard Practice E1527-13 and the Environmental Protection Agency Standards and Practices for All Appropriate Inquiries (AAI) (40 CFR Part 312) and as set forth by the Master Services Agreement between Prologis and Partner dated April 18, 2013 for the property located at 5355 East Airport Drive in the City of Ontario, San Bernardino County, California (the "subject property"). Any exceptions to, or deletions from, this scope of work are described in the report.

1.1 Purpose

The purpose of this ESA is to identify existing or potential Recognized Environmental Conditions (as defined by ASTM Standard E1527-13) affecting the subject property that: 1) constitute or result in a material violation or a potential material violation of any applicable environmental law; 2) impose any material constraints on the operation of the subject property or require a material change in the use thereof; 3) require clean-up, remedial action or other response with respect to Hazardous Substances or Petroleum Products on or affecting the subject property under any applicable environmental law; 4) may affect the value of the subject property; and 5) may require specific actions to be performed with regard to such conditions and circumstances. The information contained in the ESA Report will be used by Client to: 1) evaluate its legal and financial liabilities for transactions related to foreclosure, purchase, sale, loan origination, loan workout or seller financing; 2) evaluate the subject property's overall development potential, the associated market value and the impact of applicable laws that restrict financial and other types of assistance for the future development of the subject property; and/or 3) determine whether specific actions are required to be performed prior to the foreclosure, purchase, sale, loan origination, loan workout or seller financing of the subject property.

This ESA was performed to permit the *User* to satisfy one of the requirements to qualify for the innocent landowner, contiguous property owner, or bona fide prospective purchaser limitations on scope of Comprehensive Environmental Response, Compensation and Liability Act (CERCLA) (42 U.S.C. §9601) liability (hereinafter, the "*landowner liability protections*," or "*LLPs*"). ASTM Standard E1527-13 constitutes "*all appropriate inquiry* into the previous ownership and uses of the *property* consistent with good commercial or customary practice" as defined at 42 U.S.C. §9601(35)(B).

1.2 Scope of Work

The scope of work for this ESA is in general accordance with the requirements of ASTM Standard E1527-13. This assessment included: 1) a property and adjacent site reconnaissance; 2) interviews with key personnel; 3) a review of historical sources; 4) a review of regulatory agency records; and 5) a review of a regulatory database report provided by a third-party vendor. Partner contacted local agencies, such as environmental health departments, fire departments, and building departments in order to determine any current and/or former hazardous substances usage, storage, and/or releases of hazardous substances on the subject property. Additionally, Partner researched information on the presence of activity and use limitations (AULs) at these agencies. As defined by ASTM E1527-13, AULs are the legal or physical

restrictions or limitations on the use of, or access to, a site or facility: 1) to reduce or eliminate potential exposure to hazardous substances or petroleum products in the soil or groundwater on the subject property; or 2) to prevent activities that could interfere with the effectiveness of a response action, in order to ensure maintenance of a condition of no significant risk to public health or the environment. These legal or physical restrictions, which may include institutional and/or engineering controls (IC/ECs), are intended to prevent adverse impacts to individuals or populations that may be exposed to hazardous substances and petroleum products in the soil or groundwater on the property.

If requested by Client, this report may also include the identification, discussion of, and/or limited sampling of asbestos-containing materials (ACMs), lead-based paint (LBP), mold, and/or radon.

1.3 Limitations

Partner warrants that the findings and conclusions contained herein were accomplished in accordance with the methodologies set forth in the Scope of Work. These methodologies are described as representing good commercial and customary practice for conducting an ESA of a property for the purpose of identifying recognized environmental conditions. There is a possibility that even with the proper application of these methodologies there may exist on the subject property conditions that could not be identified within the scope of the assessment or which were not reasonably identifiable from the available information. Partner believes that the information obtained from the record review and the interviews concerning the subject property is reliable. However, Partner cannot and does not warrant or guarantee that the information provided by these other sources is accurate or complete. The conclusions and findings set forth in this report are strictly limited in time and scope to the date of the evaluations. The conclusions presented in the report are based solely on the services described therein, and not on scientific tasks or procedures beyond the scope of agreed-upon services or the time and budgeting restraints imposed by the Client. No other warranties are implied or expressed.

Some of the information provided in this report is based upon personal interviews, and research of available documents, records, and maps held by the appropriate government and private agencies. This report is subject to the limitations of historical documentation, availability, and accuracy of pertinent records, and the personal recollections of those persons contacted.

This practice does not address requirements of any state or local laws or of any federal laws other than the all appropriate inquiry provisions of the LLPs. Further, this report does not intend to address all of the safety concerns, if any, associated with the subject property.

Environmental concerns, which are beyond the scope of a Phase I ESA as defined by ASTM include the following: ACMs, LBP, radon, and lead in drinking water. These issues may affect environmental risk at the subject property and may warrant discussion and/or assessment; however, are considered non-scope issues. If specifically requested by the Client, these non-scope issues are discussed in Section 6.3.

1.4 User Reliance

Prologis engaged Partner to perform this assessment in accordance with an agreement governing the nature, scope, and purpose of the work as well as other matters critical to the engagement. All reports,

both verbal and written, are for the sole use and benefit of Prologis. Either verbally or in writing, third parties may come into possession of this report or all or part of the information generated as a result of this work. In the absence of a written agreement with Partner granting such rights, no third parties shall have rights of recourse or recovery whatsoever under any course of action against Partner, its officers, employees, vendors, successors or assigns. Any such unauthorized user shall be responsible to protect, indemnify and hold Partner, Client and their respective officers, employees, vendors, successors and assigns harmless from any and all claims, damages, losses, liabilities, expenses (including reasonable attorneys' fees) and costs attributable to such Use. Unauthorized use of this report shall constitute acceptance of and commitment to these responsibilities, which shall be irrevocable and shall apply regardless of the cause of action or legal theory pled or asserted. Additional legal penalties may apply.

This report has been completed under specific Terms and Conditions relating to scope, relying parties, limitations of liability, indemnification, dispute resolution, and other factors relevant to any reliance on this report. Any parties relying on this report do so having accepted the Terms and Conditions for which this report was completed.

1.5 Limiting Conditions

The findings and conclusions contain all of the limitations inherent in these methodologies that are referred to in ASTM E1527-13.

Specific limitations and exceptions to this ESA are more specifically set forth below:

- Interviews with past or current owners, operators, and occupants were not reasonably ascertainable and thus constitute a data gap. Based on information obtained from other historical sources (as discussed in Section 3.0), this data gap is not expected to alter the findings of this assessment.

2.0 SITE DESCRIPTION

2.1 Site Location and Legal Description

The subject property at 5355 East Airport Drive in Ontario, California is located on the north side of Airport Drive, west of the intersection of Etiwanda Avenue and Airport Drive, and southeast of the Interstates 10 and 15 Interchange. The subject property is located within a mixed commercial and industrial area of the City of Ontario in San Bernardino County. According to the San Bernardino County Assessor, the subject property is legally described as San Bernardino County APNs 0238-052-020/022/029, a portion of Lot 3, Block 20, Tract 2244, and ownership is currently vested in The Scoular Company since 2006.

Please refer to Figure 1: Site Location Map, Figure 2: Site Plan, Figure 3: Topographic Map, and Appendix A: Site Photographs for the location and site characteristics of the subject property.

2.2 Current Property Use

The subject property is currently occupied by The Scoular Company with a sub-lease on the property to Verhoeven Grain Company for commercial/industrial use. The subject property is used as a grain-handling facility that has been in operation since at least 1973. Onsite operations consist of loading and unloading of multiple types of grain from trucks or the adjacent railyard and storing, milling, and processing for bulk and retail sale. Grain from the adjacent rail yard is off-loaded from the southern-most adjacent railroad spur and transported in an underground grain screw conveyor system to the centrally-located grain mill for processing, or to the grain silos for storage. The raw materials are steamed, rolled, and flattened into finish products. In addition to the current structures, the subject property is also improved with bulk storage silos, a vehicle wash-down area, and associated sheds. Maintenance areas are located within the Office/Warehouse and Truck Repair Shop buildings. One service pit was observed within the Truck Repair Shop building, in the maintenance area.

The subject property has landscaping on the southern boundary, along Airport Drive.

The subject property is designated for commercial/industrial development by the City of Ontario.

The subject property was identified as a Facility & Manifest Data (HazNet), Underground Storage Tank (UST), Emissions Inventory Data (EMI), Facility Index System (FINDS), Enforcement and Compliance History Information (ECHO), Statewide Environmental and Evaluation Planning System, Underground Storage Tank (SWEEPS UST), National Pollutant Discharge Elimination System (NPDES), Waste Discharge System (WDS), and San Bernardino County Permit site in the regulatory database report, as further discussed in Section 4.2.

2.3 Current Use of Adjacent Properties

The subject property is located within a mixed commercial/industrial area of San Bernardino County. During the vicinity reconnaissance, Partner observed the following land use on properties in the immediate vicinity of the subject property:

Immediately Surrounding Properties

- North:** Railroad tracks beyond which is Emser Tile (5300 Shea Center Drive) and Dorel Juvenile Group (5400 Shea Center Drive)
- South:** Airport Drive beyond which is the Kmart Distribution Center (5600 East Airport Drive)
- East:** Praxair (5705/5735 East Airport Drive)
- West:** A commercial business (5351 East Airport Drive)

The adjacent property to the east, Praxair, was identified as an active Aboveground Storage Tank (AST), NPDES, Spills, Leaks, Investigation & Cleanup Cost Recovery (SLIC), UST, Resource Conservation and Recovery Act-Small Quantity Generator (RCRA-SQG), Waste Discharge System (WDS), and San Bernardino County Permit site in the regulatory database report, as further discussed in Section 4.2.

2.4 Physical Setting Sources

2.4.1 Topography

The United States Geological Survey (USGS) *Guasti, California* Quadrangle 7.5-minute series topographic map was reviewed for this ESA. According to the contour lines on the topographic map, the subject property is located at approximately 980 feet above mean sea level (MSL). The contour lines in the area of the subject property indicate the area is sloping toward the south. The subject property is depicted on the 1981 map as developed with the existing structures.

A copy of the 1981 topographic map is included as Figure 3 of this report.

2.4.2 Hydrology

The direction of groundwater in the vicinity of the subject property is inferred to flow toward the south based on topographic map interpretation. A small unnamed creek is located approximately 0.25 miles and geographically east of the subject property. No settling ponds, lagoons, surface impoundments, wetlands, or natural catch basins were observed at the subject property during this assessment.

According to available information, a public water system operated by the Ontario Municipal Utilities Company serves the subject property vicinity. According to 2015 Urban Water Management Plan, the sources of public water for the City of Ontario is purchased through the Metropolitan Water District and the State of California via the California Aqueduct system. Public drinking water is sourced from surface water bodies. Therefore, groundwater beneath the subject property does not appear to be used for public drinking water. In addition, no irrigation wells or private drinking water wells were observed at the subject property. Therefore, it can be concluded that groundwater beneath the subject property is not used for domestic purposes.

Information specific to the subject property regarding the depth to groundwater and direction of groundwater flow was not available for the subject area. According to a nearby investigation report (on GeoTracker), groundwater was measured in a well located approximately 4 miles to the east of the subject property at approximately 300 feet below ground surface (bgs).

2.4.3 Geology/Soils

The subject property is located in the Upper Santa Ana Valley, which is bounded on the north by the San Gabriel Mountains and the Cucamonga fault, to the east by the Colton-Rialto fault, to the west by the Puente Hills and Chino fault, to the southwest by the Chino Hills, and to the south by the Chino fault and Santa Ana River. The subject property is situated approximately eight to nine miles north-northwest of the Santa Ana River. The water-bearing sediment in the vicinity of the subject property consist of quaternary alluvium, comprised of alluvial-fan and fluvial deposits.

Based on information obtained from the USDA Natural Resources Conservation Service Web Soil Survey online database, the subject property is mapped as Tujunga (TuB) Loamy Sand. The Tujunga series consists of very deep, somewhat excessively drained soils that formed in alluvium from granitic sources. Tujunga soils are on alluvial fans and flood plains, including urban areas. Slopes range from 0 to 5 percent.

2.4.4 Flood Zone Information

Partner performed a review of the Flood Insurance Rate Map, published by the Federal Emergency Management Agency. According to Community Panel Number 06071C8636, dated February 18, 2015, the subject property appears to be located outside of the 100- and 500-year flood plain.

A copy of the reviewed flood map is included in Appendix B of this report.

3.0 HISTORICAL INFORMATION

Partner obtained historical use information about the subject property from a variety of sources. A chronological listing of the historical data found is summarized in the table below:

Historical Use Information		
Period/Date	Source	Description/Use
1897-1938	Topographic Maps	Undeveloped/Native land
1938-1966	Aerial Photographs, Topographic Maps	Agricultural land
1973-Present	Aerial Photographs, Building Records, City Directories, Interviews, Onsite Observations, Previous Phase I ESA	Commercial /Industrial

According to available historical sources, the subject property was formerly undeveloped as early as 1938; developed as agricultural land between 1938 and circa 1970; and developed with the current structures circa 1973. Previous owners have included Robertson Farm’s Company (1946-1956) and Southern Pacific Grain Company (1956-1976), although aerial photographs confirm that no operations were on the site until circa 1973. Since building construction the following occupants have been at the subject property: United Dairyman’s Association (1976-1978), Chino Grain Company (1978-1985); Coast Grain Company (1985-2003); J.B. Heiskell & Co. (2008); The Scoular Company (2006-Present); and Verhoeven Grain Company (2008-Present).

3.1 Aerial Photograph Review

Partner obtained available aerial photographs of the subject property and surrounding area from Environmental Data Resources (EDR) on July 1, 2016. The following observations were noted to be visible on the subject property and adjacent properties during the aerial photograph review:

Date:	1938, 1948, 1953, 1959	Scale:	1"=500'
Subject Property:	Agricultural land		
North:	Railroad tracks visible to the north with agricultural land located beyond		
South:	Airport Drive, also known as Slover Avenue, with agricultural land visible beyond		
East:	Agricultural land		
West:	Agricultural land		

Date:	1966	Scale:	1"=500'
Subject Property:	No significant changes visible		
North:	No significant changes visible		
South:	No significant changes visible		
East:	A large commercial property is visible to the east		
West:	No significant changes visible		

Date:	1975	Scale:	1"=500'
Subject Property:	Developed with several buildings and miscellaneous structures. The western portion of the subject property remains agricultural land.		
North:	No significant changes visible		
South:	No significant changes visible		
East:	The commercial property to the east has increased in size		
West:	Developed with a small commercial property several lots to the west		

Date:	1985	Scale:	1"=500'
Subject Property:	The grain storage building is visible on the south-central portion of the subject property.		
North:	No significant changes visible		
South:	Several commercial structures are visible		
East:	The commercial property to the east has continued to increase in size		
West:	A slight increase in commercial development		

Date:	1990, 1994	Scale:	1"=500'
Subject Property:	No significant changes visible; the western portion of the subject property remains depicted as agricultural land		
North:	An increase in commercial development		
South:	An increase in commercial development		
East:	An increase in commercial development		
West:	An increase in commercial development		

Date:	2005, 2009	Scale:	1"=500'
Subject Property:	The subject property appears to be fully developed as observed during the site reconnaissance		
North:	The properties to the north are fully developed		
South:	The properties to the south are fully developed		
East:	The properties to the east are fully developed		
West:	The properties to the west are fully developed		

Date:	2010, 2012	Scale:	1"=500'
Subject Property:	No significant changes visible		
North:	No significant changes visible		
South:	No significant changes visible		
East:	No significant changes visible		
West:	No significant changes visible		

Copies of aerial photographs are included in Appendix B of this report.

3.2 Fire Insurance Maps

Sanborn map coverage was not available for the subject property.

A copy of the "No Coverage" letter is attached in Appendix B.

3.3 City Directories

Partner reviewed historical city directories obtained from EDR on July 1, 2016 for past names and businesses that were listed for the subject property and adjacent properties. The findings are presented in the following table:

City Directory Search for 5355 East Airport Drive (Subject Property)

Year(s)	Occupant Listed
1985	Chino Grain
1990-2003	Coast Grain
2008	JB Heiskell & Co, The Scoular Company
2013	Verhoeven Grain Company, The Scoular Company

According to the city directory review, the subject property has been occupied by a grain processing company since at least 1985. Prior to 1973, the subject property was occupied by agricultural land.

Environmental concerns associated with current and previous use are discussed in Section 4.2.

City Directory Search for Adjacent Properties

Year(s)	Occupant Listed
2008	HC Olsen Construction (5351 East Airport Drive)
2013	Jack B. Kelley (5705 East Airport Drive)
2008-13	EMSER Tile (5300 Shea Center Drive)
2008	Dorel Juvenile Group (5400 Shea Center Drive)

Based on the city directory review, no environmentally sensitive listings were identified for the adjacent property addresses. However, the address for the neighboring property, Praxair, was not identified in the city directory search as Praxair, only as Jack B. Kelley in 2013.

Copies of reviewed city directories are included in Appendix B of this report.

3.4 Historical Topographic Maps

Partner reviewed historical topographic maps obtained from EDR. The subject property boundary has been added by EDR and was unable to be altered by Partner; the actual property boundary extends several hundred feet to the west. No pits, ponds, lagoons, or areas of obvious fill were observed in the mapping. The following observations were noted to be depicted on the subject property and adjacent properties during the topographic map review:

Date: 1897, 1900, 1903

Subject Property:	The subject property is depicted as undeveloped
North:	Railroad tracks are depicted to the immediate north
South:	Undeveloped land
East:	Undeveloped land
West:	Undeveloped land

Date: 1953, 1954

Subject Property: No significant changes are depicted
North: Developed with agricultural land; railroad tracks are depicted to the immediate north
South: No significant changes are depicted
East: No significant changes are depicted
West: No significant changes are depicted

Date: 1966

Subject Property: No significant changes are depicted
North: No significant changes are depicted
South: High power electrical lines are depicted to the south
East: Commercial structures are depicted to the immediate east
West: No significant changes are depicted

Date: 1973

Subject Property: Four industrial-type buildings are depicted on the subject property (as they appear today)
North: No significant changes we are depicted.
South: No significant changes are depicted; the south adjacent street is identified as Slover Avenue
East: No significant changes are depicted
West: Several new commercial structures are depicted to the west

Date: 1981

Subject Property: Four industrial-type buildings and several smaller structures are depicted on the subject property
North: No significant changes are depicted
South: No significant changes are depicted
East: An increase in development is depicted to the east and several new structures are depicted in close vicinity of the subject property
West: Interstate 15 is now depicted farther west

Date: 2012

Subject Property: The topographic map provides detail on roadways and waterways; no structures are identified
North, South, East and West: The topographic map provides detail on roadways and waterways; no structures are identified

Copies of reviewed topographic maps are included in Appendix B of this report.

4.0 REGULATORY RECORDS REVIEW

4.1 Regulatory Agencies

4.1.1 State Department

Regulatory Agency Data

Name of Agency:	Regional Water Quality Control Board (RWQCB), Santa Ana River Basin
Point of Contact:	August Lucas
Agency Address:	3737 Main Street, Suite 500, Riverside, California
Agency Phone Number:	(951) 781-4499
Date of Contact:	June 29, 2016
Method of Communication:	Faxed Request
Summary of Communication:	A review of RWQCB files was performed by Partner on July 11, 2016. The RWQCB files for the subject property address indicate that a brine blow-down pond was historically utilized north of the subject property within the area of the railroad spurs (which appears to be off site). The boiler brine pond was used reportedly as a water softener drainage basin from the on-site boiler facilities. The Union Pacific Railroad closed the pond to use the area for additional service tracks. The Closure Report, dated August 11, 1998, stated that Coast Grain would excavate and remove contaminated soils to a depth 12.5 feet at the bottom of the tie and center track in an area 60 feet wide by 160 feet long. Closure of the off-site brine pond was granted to Coast Grain Company with deed restrictions by the RWQCB on September 24, 1999. The closure project included removal and disposal of approximately 7,500 cubic yards of salt-contaminated soil, placement of a 40-mil, high-density polyethylene (HDPE) liner, and backfill of the excavation using select sand and clean soil. No documents were found regarding violations, complaints, or property inspections.

A copy of pertinent documents is included in Appendix B of this report.

4.1.2 County Department of Public Health, Division of Environmental Health Services

Regulatory Agency Data

Name of Agency:	San Bernardino County, Department of Public Health, Division of Environmental Health Services (SBCEHS)
Point of Contact:	Claudia Remos
Agency Address:	351 North Mountain View Avenue, San Bernardino, California
Agency Phone Number:	(800) 442-2283
Date of Contact:	July 26, 2016
Method of Communication:	Telephone
Summary of Communication:	According to SBCEHS, they no longer keep records for USTs for petroleum products and have released their records to the San Bernardino County Fire Department, Hazardous Materials Division (described below).

4.1.3 County Fire Department

Regulatory Agency Data

Name of Agency: San Bernardino County Fire Department, Hazardous Materials Division (SBCFD)

Point of Contact: Maria Molina

Agency Address: 620 South E Street, San Bernardino, California

Agency Phone Number: (909) 386-8468

Date of Contact: July 1, 2016

Method of Communication: Faxed Request

Summary of Communication: Partner reviewed SBCFD files on July 19, 2016. Miscellaneous documents were reviewed dated from 1987 to 2003. The documents included a 1987 proposal to install a 12,000-gallon diesel UST provided by Barney's Incorporated, although further handwritten notes in this file indicated a 13,000-gallon UST was delivered in February 1988 (potentially a misrepresentation of the 12,000-gallon tank), a "holiday" test was conducted in February 1988 with approval to backfill and pressure testing was conducted in March 1988. The documents also included a tank disposal form for the removal of two 12,000-gallon USTs and analytical data from July 1989. Based on these documents, a 12,000- or 13,000-gallon diesel UST was installed at the subject property in 1988 and appears to be related to the two USTs removed and sampled in July 1989 as discussed below.

In a letter dated September 4, 1998 by the SBCFD, a report prepared by Babcock & Sons, Inc. and dated July 25, 1989 was reviewed by the SBCFD. The letter indicated the "contamination remaining in the excavation is below that which is generally considered a problem and further investigation is not warranted at this time." The attachment to the letter included a permit issued in July 1989 for the removal of two USTs identified as containing fuel.

In January 1988, conditional approval was granted from the SBCEHS division for the installation of four USTs. The USTs were described as single-walled and included two 4,000 gallon diesel, one 10,000 gallon unleaded, and one 10,000 gallon diesel. No evidence was presented in the file that indicated that these tanks were installed.

In 1999, conditional approval was granted by the SBCFD for the modification of UST system to install monitoring and leak detection. Also included in the documents was an NFA letter issued by the SBCFD for the sampling conducted in March 1999 at the dispenser which was conducted in conjunction with upgrades undertaken in 1998.

Fuel System Closure Documents provided Tank Specialists of California were included in the SBCFD files. A permit was issued in December 2002 for the removal of one 12,000-gallon UST. A letter report prepared by Advanced GeoEnvironmental, Inc. (AGE) for Tank

Regulatory Agency Data

Specialists of California and dated December 18, 2002 was included in the documents. The letter indicated a 12,000 gallon diesel UST was removed from the area north of the main office building. A dispenser was noted as 5 feet northwest of the UST. AGE collected three soil samples beneath for former UST cavity and four samples from the stockpiled soil. AGE noted the soils beneath the former fuel dispenser location collapsed into the excavation and were not sampled. The analytical results of the stockpile exhibited concentrations of TPH-d of 230 parts per million (ppm) and 800 ppm and trace concentrations of benzene and methyl tert butyl ether (MTBE). No further detections were reported above the laboratory reporting limits. AGE concluded minor impacts of petroleum were encountered in one of the soil stockpiles. AGE indicated the soil stockpiles were used as backfill for the excavation. The SBCFD granted an NFA for December 2002 removal of this 12,000-gallon UST. The date of the letter is January 8, 2002; however, the body of the report identified the December 5, 2002 sampling event. The attachment to this letter included a typewritten note which indicated the soil stockpile was backfilled into the UST excavation and covered with asphalt. A handwritten initial and date of January 7, 2003 is located beneath the note.

A copy of pertinent documents is included in Appendix B of this report.

4.1.4 City Fire Department

Regulatory Agency Data

Name of Agency:	Ontario City Fire Department
Point of Contact:	Counter Personnel
Agency Address:	303 East B Street, Ontario, California
Agency Phone Number:	(909) 395-2000
Date of Contact:	June 29, 2016
Method of Communication:	In Person
Summary of Communication:	No records for USTs are kept with the City of Ontario Fire Department. The Ontario Fire Department referred Partner to the San Bernardino County Fire Department, Hazardous Materials Division.

4.1.5 Air Pollution Control Agency

Regulatory Agency Data

Name of Agency:	South Coast Air Quality Management District (SCAQMD)
Point of Contact:	Lisa Ramos
Agency Address:	21865 Copley Drive, Diamond Bar, California
Agency Phone Number:	(909) 396-3700
Date of Contact:	July 1, 2016
Method of Communication:	Online
Summary of Communication:	The subject property maintains a permit to operate for a rail receiving hopper, a hopper train receiving station, bucket elevator, grain elevator, overhead load tank, three silos with a 330,000-bushel capacity each, three clean-out screw conveyors, two transfer conveyors, and one baghouse.

A copy of pertinent documents is included in Appendix B of this report.

4.1.6 Department of Toxic Substances Control

Regulatory Agency Data

Name of Agency:	California Department of Toxic Substances Control (DTSC) – Cypress
Point of Contact:	Jone Barrio
Agency Address:	5796 Corporate Avenue, Cypress, California
Agency Phone Number:	(714) 484-5337
Date of Contact:	June 28, 2016
Method of Communication:	Faxed Request/Email
Summary of Communication:	Partner received a no records response from the DTSC dated July 5, 2016.

A copy of pertinent documents is included in Appendix B of this report.

4.1.7 Building Department

Regulatory Agency Data

Name of Agency:	Ontario Building Department
Point of Contact:	Counter Personnel
Agency Address:	303 East B Street, Ontario, California
Agency Phone Number:	(909) 395-2000
Date of Contact:	June 29, 2016
Method of Communication:	In Person
Summary of Communication:	A summary of records was available for review, detailed in the following table.

Building Records Reviewed for 5355 East Airport Drive

Year(s)	Owner/Applicant	Description
5-1-87	Coast Grain	499-gallon Propane Tank
1-28-93	Coast Grain	Grain Transfer Pit
9-13-93	Richard Spaeth	Grain Elevator
5-1-97	Coast Grain	Three Grain Silos

A copy of pertinent document is included in Appendix B of this report.

4.1.8 Planning Department

Regulatory Agency Data

Name of Agency:	Ontario Planning Department
Point of Contact:	Counter Personnel
Agency Address:	303 East B Street, Ontario, California
Agency Phone Number:	(909) 395-2000
Date of Contact:	July 8, 2016
Method of Communication:	Online
Summary of Communication:	Partner review the City of Ontario's Land Use Plan LU-01. The Land Use Plan indicates that the subject property is zoned as industrial land.

4.1.9 Oil & Gas Exploration

Regulatory Agency Data

Name of Agency:	California Division of Oil, Gas and Geothermal Resources (DOGGR)
Point of Contact:	Internet Search
Agency Address:	5816 Corporate Avenue, Suite 200, Cypress, California
Agency Phone Number:	(714) 816-6847
Date of Contact:	June 28, 2016
Method of Communication:	Online
Summary of Communication:	According to DOGGR, no oil or gas wells are located on or adjacent to the subject property.

A copy of pertinent documents is included in Appendix B of this report.

4.1.10 Assessor's Office

Regulatory Agency Data

Name of Agency:	San Bernardino County Assessor
Point of Contact:	Online Search
Agency Address:	222 West Hospitality Lane, San Bernardino, California
Agency Phone Number:	(909) 387-8307
Date of Contact:	June 28, 2016
Method of Communication:	Online
Summary of Communication:	According to records reviewed, the subject property is identified by Assessor Parcel Numbers (APNs) 0238-052-020/022/029 and are currently owned by the Scouler Company. No records regarding square footage or building and utility information for the subject property was on file with the San Bernardino County Assessor.

A copy of the current assessor parcel map is included in Appendix B of this report.

4.2 Mapped Database Records Search

Information from standard federal, state, county, and city environmental record sources was provided by EDR. Data from governmental agency lists are updated and integrated into one database, which is updated as these data are released. The information contained in this report was compiled from publicly

available sources and the locations of the sites are plotted utilizing a geographic information system, which geocodes the site addresses. The accuracy of the geocoded locations is approximately +/-300 feet.

Using the ASTM definition of migration, Partner considers the migration of hazardous substances or petroleum products in any form onto the subject property during the evaluation of each site listed on the radius report, which includes solid, liquid, and vapor.

4.2.1 Regulatory Database Summary

Radius Report Data				
Database	Search Radius (mile)	Subject Property	Adjacent Properties	Sites of Concern
Federal NPL or Delisted NPL Site	1.00	N	N	N
Federal CERCLIS Site	0.50	N	N	N
Federal CERCLIS-NFRAP Site	0.50	N	N	N
Federal RCRA CORRACTS Facility	1.00	N	N	N
Federal RCRA TSD Facility	0.50	N	N	N
Federal RCRA Generators Site (LQG, SQG, CESQG)	0.25	N	Y	N
Federal IC/EC Registries	0.50	N	N	N
Federal ERNS Site	Subject Property	N	N	N
State/Tribal Equivalent NPL	1.00	N	N	N
State/Tribal Equivalent CERCLIS	1.00	N	N	N
State/Tribal Landfill/Solid Waste Disposal Site	0.50	N	N	N
State/Tribal Leaking Storage Tank Site	0.50	N	Y	N
State/Tribal Registered Storage Tank Sites (UST/AST)	0.25	Y	Y	N
State/Tribal Voluntary Cleanup Sites (VCP)	0.50	N	N	N
State/Tribal Spills	0.50	N	N	N
Federal Brownfield Sites	0.50	N	N	N
State Brownfield Sites	0.50	N	N	N
EDR MGP	Varies	N	N	N
EDR US Hist Auto Station	Varies	N	N	N
EDR US Hist Cleaners	Varies	N	N	N
WDS	Subject Property	Y	N	N
CAFID UST	Varies	Y	Y	N
EMI	Subject Property	Y	N	N
HazNet	Subject Property	Y	N	N
FINDS	Subject Property	Y	N	N
ECHO	Subject Property	Y	N	N
SWEEPS UST	Varies	Y	Y	N
NPDES	Subject Property	Y	N	N
San Bernardino County Permit	Subject Property	Y	N	N

4.2.2 Subject Property Listings

The subject property was identified as a HazNet, UST, EMI, FINDS, ECHO, Statewide Environmental and Evaluation Planning System, Underground Storage Tank (SWEEPS UST), NPDES, WDS, and San Bernardino County Permit site in the regulatory database report, as discussed below:

- The subject property, identified as Coast Grain, JB Heiskell, and John Powell at 5355 East Airport Drive, is identified as a small quantity generator (SQG) of hazardous waste as indicated on the HazNet, ECHO, FINDS, NPDES, WDS, and the San Bernardino County Permits listings.
- The subject property is listed with five underground storage tanks (USTs) as indicated on the UST and SWEEPS UST listing.
- The subject property is identified as having emissions requiring a Permit to Operate and registration with the South Coast Air Quality Management District (SCAQMD) as indicated by the EMI and FINDS listings.

No listings of reported spills or violations have been reported.

4.2.3 Adjacent Property Listings

Adjacent properties to the north, east, south, and west were reported in numerous databases, as described below:

- The property identified as Praxair at 5735 East Airport Drive, is located adjacent to the east of the subject property. This site is identified as a LUST, AST, EMI, Statewide Environmental and Evaluation Planning System, Underground Storage Tank (SWEEPS UST), Historical UST (HIST UST), CA FID UST, Historical Waste Cortese (HIST Cortese), RCRA-SQG, NPDES and San Bernardino County Permit site in the regulatory database report. The LUST database listing indicated a release of diesel fuel was reported in 1987, which reportedly impacted soil only. The site also has registered ASTs as indicated by the AST database listing. The site is a registered UST site as indicated by the SWEEPS UST, Hist UST, and CA FID UST listings. The EMI indicates that it is registered with the SCAQMD. This facility is a hazardous waste generator as indicated by the Hist Cortese, RCRA-SQG NPDES, and the San Bernardino County listings. The LUST details are not reported; however, the site was closed by the lead agency in 1988. Based on the site closure, lack of reported violations, and cross-gradient location of this site, this listing is not expected to represent a significant environmental concern and it is unlikely that a regulatory file review for this site would alter the findings of this assessment.
- The property identified as Emser Tile at 5300 Shea Center Drive, is located adjacent to the north of the subject property. This site is on the San Bernardino County Permit listing. Further details are not reported. Based on the database listing, this listing is not expected to represent a significant environmental concern at this time and it is unlikely that a regulatory file review for this site would alter the findings of this assessment.
- The property, identified as Verizon at 5351 East Airport Drive, is located adjacent to the west of the subject property. This site is on the AST and San Bernardino County Permit listings. Further

details are not reported. Based on the database listing, this listing is not expected to represent a significant environmental concern and it is unlikely that a regulatory file review for this site would alter the findings of this assessment.

- The property, identified as Kmart at 5600 East Airport Drive, is located adjacent to the south of the subject property, across East Airport Drive. This site reported a release of diesel fuel in 1992, which reportedly impacted soil only. The details are not reported; however, the site was closed by the lead agency in 1993. Based on the site closure and downgradient location of this site, this listing is not expected to represent a significant environmental concern and it is unlikely that a regulatory file review for this site would alter the findings of this assessment.

Based on the findings, vapor migration is not expected to represent a significant environmental concern at this time.

4.2.4 Sites of Concern Listings

No additional sites of concern were identified in the database report that warrant discussion in this section.

Based on the findings, vapor migration is not expected to represent a significant environmental concern at this time.

4.2.5 Orphan Listings

There are nine unmappable "orphan" listings are identified in the regulatory database report. Based on the limited description given in the EDR report, it does not appear that any of the orphan listings are related to the subject property or immediately nearby properties.

A copy of the regulatory database report is included in Appendix C of this report.

5.0 USER PROVIDED INFORMATION AND INTERVIEWS

In order to qualify for one of the *Landowner Liability Protections (LLPs)* offered by the Small Business Liability Relief and Brownfields Revitalization Act of 2001 (the *Brownfields Amendments*), the *User* must conduct the following inquiries required by 40 CFR 312.25, 312.28, 312.29, 312.30, and 312.31. The *User* should provide the following information to the *environmental professional*. Failure to provide this information could result in a determination that *all appropriate inquiries* is not complete. The *User* is asked to provide information or knowledge of the following:

- Review Title and Judicial Records for Environmental Liens and AULs
- Specialized Knowledge or Experience of the User
- Actual Knowledge of the User
- Reason for Significantly Lower Purchase Price
- Commonly Known or *Reasonably Ascertainable* information
- Degree of Obviousness
- Reason for Preparation of this Phase I ESA

Fulfillment of these user responsibilities is key to qualification for the identified defenses to CERCLA liability. Partner requested our Client to provide information to satisfy User Responsibilities as identified in Section 6 of the ASTM guidance.

Pursuant to ASTM E1527-13, Partner requested the following site information from Prologis (User of this report).

User Responsibilities

Item	Provided By User	Not Provided By User	Discussed Below	Does Not Apply
Environmental Pre-Survey Questionnaire		X		
Title Records, Environmental Liens, and AULs		X		
Specialized Knowledge		X		
Actual Knowledge		X		
Valuation Reduction for Environmental Issues		X		
Identification of Key Site Manager	Section 5.1.3			
Reason for Performing Phase I ESA	Section 1.1			
Prior Environmental Reports	X			
Other		X		

5.1 Interviews

5.1.1 Interview with Owner

The owner of the subject property since 2006, identified as The Scoular Company, was not available to be interviewed at the time of the assessment.

5.1.2 Interview with Report User

Please refer to Section 5.2 below for information requested from the Report User. The information requested was not received prior to the issuance of this report. It is understood that the Report User would not have knowledge of the property that would significantly impact our ability to satisfy the objectives of this assessment. The lack of this information is not considered to represent a significant data gap.

5.1.3 Interview with Key Site Manager

Mr. Caskey, facility manager, indicated that he had no information pertaining to any pending, threatened, or past litigation relevant to hazardous substances or petroleum products in, on, or from the subject property; any pending, threatened, or past administrative proceedings relevant to hazardous substances or petroleum products in, on, or from the subject property; or any notices from a governmental entity regarding any possible violation of environmental laws or possible liability relating to hazardous substances or petroleum products.

According to Mr. Caskey, the subject property was developed in circa 1973 for commercial/industrial use. Prior to that, the subject property was developed agriculturally as early as 1938. Mr. Caskey further stated that there are no USTs, clarifiers, oil/water separators, or groundwater monitoring wells on the subject property to the best of his knowledge.

5.1.4 Interviews with Past Owners, Operators and Occupants

Interviews with past owners, operators, and occupants were not reasonably ascertainable and thus constitute a data gap.

5.1.5 Interview with Others

As the subject property is not an abandoned property as defined in ASTM 1527-13, interview with others were not performed.

5.2 User Provided Information

5.2.1 Title Records, Environmental Liens, and AULs

Partner received an Environmental Lien and AUL Search report from EDR on June 27, 2016. No record of environmental liens or AUL were identified in the report; the report included a deed from 2003 when The Scoular Company took ownership of the subject property.

5.2.2 Specialized Knowledge

No specialized knowledge of environmental conditions associated with the subject property was provided by the User at the time of the assessment.

5.2.3 Actual Knowledge of the User

No actual knowledge of any environmental lien or AULs encumbering the subject property or in connection with the subject property was provided by the User at the time of the assessment.

5.2.4 Valuation Reduction for Environmental Issues

No knowledge of valuation reductions associated with the subject property was provided by the User at the time of the assessment.

5.2.5 Commonly Known or Reasonably Ascertainable Information

The User did not provide information that is commonly known or *reasonably ascertainable* within the local community about the subject property at the time of the assessment.

5.2.6 Previous Reports and Other Provided Documentation

Partner was provided with a Phase I ESA prepared by Terracon Consultants, Inc. (Terracon) and dated May 3, 2016.

Terracon did not identify any RECs or CRECs; however, an HREC associated with TPH concentrations in soil remaining in place associated with former USTs was identified. Following is a discussion of the pertinent information contained in the Terracon report.

Terracon conducted two previous Phase I ESAs dated May 5, 2009 and January 19, 2010. In addition, Terracon reviewed a Phase I ESA report prepared by SECOR International Incorporated (SECOR) and dated October 8, 2003. The report prepared by SECOR was not included as an attachment to the Terracon report and all information summarized from the SECOR report was obtained from Terracon's summary.

SECOR Report Summary

SECOR did not identify any RECs or HRECs; however, several items of environmental concern were identified, which included former USTs, use of petroleum impacted backfill for a tank excavation, septic systems and a history of wastewater and stormwater violations.

Four USTs were removed from the subject property including two 12,000-gallon USTs north of the mill, one 12,000-gallon UST east of the former vegetable oil processing area and one UST of unknown size west of the former truck shop building.

Records reviewed by SECOR at the SBCFD indicated two 12,000-gallon USTs were removed in 1989 and an NFA issued on September 4, 1998. These two USTs were mapped north of the mill. This information confirms what was previously discussed by Partner in Section 4.1.3.

SECOR reported that soil sampling was conducted by another firm in July 2002 in the vicinity of a 12,000-gallon UST located east of the "former vegetable oil processing" center (estimated by Partner to be the Warehouse building on the northern-central portion of the subject property). Soil analytical results identified concentrations of TPH-d of up to 4,500 parts per million (ppm) at 16 feet bgs. The 12,000-gallon diesel UST was removed in December 2002 and received regulatory closure from the SBCFD on

January 8, 2003. This information confirms what was previously discussed by Partner in Section 4.1.3 and referenced as north of the main office building.

According to SECOR, there was no documentation available from the SBCFD that indicated a UST was located west of the Truck Repair Shop. However, at the time of SECOR's site reconnaissance, SECOR reported to have observed a former fueling island in the vicinity of the fourth suspected UST location. Grisanti and Associates sampled this area in 2002 and found TPH-d at a concentration of 11 ppm at 15 feet bgs and no detectable TPH-d at 20 bgs.

SECOR reviewed an undated permit applications on file with the SBCFD for two 4,000-gallon diesel USTs; however, information regarding the location, use, or decommissioning of the USTs was not available. Partner was not able to confirm that these USTs were installed at the subject property.

According to SECOR, a permit dated 1988 to operate five USTs with a hand-written note in the file dated February 25, 1988 indicating that "number of tanks was amended from five to four per signed-off job card."

Terracon also reported that SECOR did not find information regarding size, construction, or location of drain fields associated with the two on-site septic systems. SECOR concluded a septic system located east of the Truck Repair Shop may have historically received truck wash water.

SECOR also performed a file review at the Santa Ana RWQCB and found that storm water discharge from the subject property exceeded the discharge permit benchmark values in 2001 for the following parameters: pH; total suspended solids; oil and grease; total organic carbon; total Kjeldahl nitrogen; biological oxygen demand; and copper. In 2002, the storm water discharge exceeded the benchmark values to total suspended solids, oil and grease, biological oxygen demand, and zinc. A violation was noted by the RWQCB on August 16, 2001 for the absence of a Storm Water Pollution Prevention Plan (SWPPP) and Storm Water Management Plan.

According to an inspection report from the RWQCB based on an inspection conducted on August 16, 2001, it was noted that housekeeping at the subject property was poor and that boiler blow-down water was being used for dust control. In April 2001, the RWQCB received an anonymous complaint stating that employees at the subject property were routinely pouring used oil into a drain located outside of Truck Repair Shop. The RWQCB re-inspected the subject property and was told that water from the truck wash down area discharges through a filter and is pumped from a sump into a 2,810-gallon AST. Employees at the subject property stated that the tank had never been emptied. The subject property was cited with several violations at the time including: truck wash water flowing into the parking lot; storm water exceedances (December 2001); and condensate from the boiler room at the mill discharging onto the ground.

No further previous reports or other pertinent documentation were provided to Partner for review during the course of this assessment.

6.0 SITE RECONNAISSANCE

The weather at the time of the site visit was sunny and clear. Refer to Section 1.5 for limitations encountered during the field reconnaissance and Sections 2.1 and 2.2 for subject property operations. The table below provides the site assessment details:

Site Assessment Data

Site Assessment Performed By: Janet Tentler
Site Assessment Conducted On: June 29, 2016

The table below provides the subject property personnel interviewed during the field reconnaissance:

Site Visit Personnel for 5355 East Airport Drive (Subject Property)

Name	Title/Role	Contact Number	Site Walk* Yes/No
Jeff Caskey, The Scoular Company	Facility Manager	(909) 390-9566	Yes

* Accompanied Partner during the field reconnaissance activities and provided information pertaining to the current operations and maintenance of the subject property.

Onsite operations consist of loading and unloading of multiple types of grain from the adjacent railyard, storing, milling, and processing the grain for bulk and retail sale. Grain is off-loaded from the southern-most railroad spur from the adjacent railyard. Grain is carried from the track in an underground grain screw conveyor system to the mill for processing or to the grain silos for storage. In addition to the current structures, the subject property is also improved with bulk storage silos, a vehicle wash-down area, milling facilities, and two maintenance areas. The maintenance areas are located within the Office/Warehouse and Truck Repair Buildings. One service pit was observed within the Truck Repair Shop, in the maintenance area.

Environmental concerns were identified during the onsite reconnaissance related to former USTs, the storage, use, and generation of hazardous substances as further discussed in Sections 6.1 and 6.2.

6.1 General Site Characteristics

6.1.1 Solid Waste Disposal

Solid waste generated at the subject property is disposed of in commercial dumpsters located within the central portion on the subject property. The City of Ontario removes solid waste from the subject property. According to property personnel, only household trash is collected in the on-site solid waste dumpsters. No evidence of illegal dumping of solid waste was observed during the Partner site reconnaissance.

6.1.2 Sewage Discharge and Disposal

Sanitary discharges from the subject property are directed to two on-site septic systems, as further discussed in Section 6.1.7.

6.1.3 Surface Water Drainage

Storm water is removed from the subject property primarily by sheet flow action across the paved surfaces towards storm water drains in the public right of way. Site storm water from roofs, landscaped areas, and paved areas is directed to on-site concrete swales, which drain to the public right of way.

The subject property does not appear to be a designated wetland area, based on information obtained from the United States Department of Agriculture. No surface impoundments, wetlands, natural catch basins, settling ponds, or lagoons are located on the subject property. No drywells were identified on the subject property.

6.1.4 Source of Heating and Cooling

Heating and cooling systems as well as domestic hot water equipment are fueled by electricity provided by Southern California Edison (SCE). The mechanical system is comprised of a split system with a central unit rooftop-mounted packaged electric HVAC units. Hot water is provided by individual natural gas hot water heaters.

6.1.5 Wells and Cisterns

No aboveground evidence of wells or cisterns was observed during the site reconnaissance. Two underground grain transfer conveyors were noted within the northern portion of the subject property. The grain is off-loaded from the southern-most track from within the adjacent railyard and is carried from the track in an underground grain screw conveyor system to the mill for processing or to the grain silos for storage. The conveyor is equipped with metal plates that cover the openings during inclement weather conditions.

6.1.6 Wastewater

Domestic wastewater generated at the subject property is disposed by means of two septic systems. One vehicle wash-down area was observed north of the Truck Repair Shop; however, the vehicle wash-down area is no longer utilized. A sump and pump was observed in this area, but were also reported as no longer in use. When the vehicle wash-down area was in use, water would collect in the associated sump and reportedly wastewater was stored in a tank and transferred to 55-gallon drums for off-site disposal. No hazardous material or waste storage is located within the vicinity of the vehicle wash-down area. No industrial process is currently performed at the subject property.

6.1.7 Septic Systems

According to Mr. Caskey, the restrooms in the Office/Warehouse and Truck Repair Buildings are thought to be connected to one or two septic systems. No evidence of any septic systems was observed during the site reconnaissance. Furthermore, Mr. Caskey did not know the construction or location of the septic system. Based on previous reports (see Section 5.2.6), there may be two septic systems located on the subject property, one west of the Office/Warehouse Building and one east of the Truck Repair Shop.

6.1.8 Additional Site Observations

No additional general site characteristics were observed during the site reconnaissance.

6.2 Potential Environmental Hazards

6.2.1 Hazardous Substances and Petroleum Products Used or Stored at the Site

Partner identified hazardous substances used, stored, and/or generated on the subject property as noted in the following table:

Hazardous Substances and/or Petroleum Products Noted Onsite				
Substance	Container Size	Location	Nature of Use	Disposal Method
Antifreeze	10 x 5-gallon containers	Northeast Corner of Office/Warehouse	Auto Repair Activities	N/A
Motor Oil	10 x 55-gallon drums	Maintenance Area, Truck Repair Shop	Routine Maintenance	N/A
Waste Motor Oil	10 x 55-gallon drums	Maintenance Area, Truck Repair Shop	Routine Maintenance	Asbury Environmental
Grease	10 x 5-gallon containers	Maintenance Area, Truck Repair Shop	Routine Maintenance	N/A
Waste Grease	1 x 55-gallon drum	Maintenance Area, Truck Repair Shop	Routine Maintenance	Asbury Environmental
Diesel Fuel	2 x 250-gallon ASTs	Northeast Corner of Office/Warehouse	Fueling of yard vehicles	N/A
Parts Washer	1 x 55-gallon drum	Maintenance Area, Truck Repair Shop	Routine Maintenance	Asbury Environmental
Hydraulic Oil	1 x 85-gallon AST	Northeast Corner of Office/Warehouse	Routine Maintenance	N/A
Propane	1x499-gallon tank	Near Warehouse building	To power forklifts and pallet jacks	N/A

The majority of the materials appeared to be properly labeled and stored at the time of the assessment. Several of the containers were observed on secondary containment pallets. The containers observed were generally in good condition with no leaking and minor staining observed on the containers. Based on site observations, the above materials do not expect to be of significant environmental concern for the subject property. See Section 6.2.3 for further discussion of staining.

6.2.2 Aboveground & Underground Hazardous Substance or Petroleum Product Storage Tanks (ASTs/USTs)

Partner observed two 250-gallon aboveground storage tanks (ASTs) for the storage of diesel fuel on the subject property. The ASTs are located on the northeast corner of the main office/warehouse building. According to Mr. Caskey, the ASTs were installed previous to his arrival in 2012 and are equipped with secondary containment. Mr. Caskey indicated the diesel fuel is used to maintain the yard equipment, such as the front-end loaders, forklifts, and the bobcats. Minor to moderate staining was observed on the asphalt immediately surrounding the ASTs, and cracks in the pavement were observed.

Partner also observed numerous larger (10,000-gallon plus) ASTs and silos for the grain milling operations, which reportedly contained grains, water, and food grade oil with molasses. No petroleum products or hazardous substances were stored within these ASTs and silos.

Mr. Caskey thought the USTs were located beneath the canopy adjacent to Truck Repair Shop. Partner observed concrete cuts in this area which appeared to be from a former dispenser island.

6.2.3 Evidence of Releases

Minor to moderate staining was observed on the asphalt immediately surrounding the two 250-gallon ASTs. The asphalt was in poor condition with cracks observed in the area of the staining. Minor to moderate petroleum staining was also observed on the concrete floor in the maintenance areas in the office/warehouse building and truck repair shop. Minor staining was also observed on the concrete floor near the parts washer in the truck repair shop. The concrete floor appeared to be pitted in some of the areas. No drains were observed in these areas. Based on site observations, releases of petroleum products or hazardous materials may have adversely impacted the subject property.

6.2.4 Polychlorinated Biphenyls (PCBs)

Older transformers and other electrical equipment could contain PCBs at a level that subjects them to regulation by the U.S. EPA. PCBs in electrical equipment are controlled by United States Environmental Protection Agency regulations 40 CFR, Part 761. Under the regulations, there are three categories into which electrical equipment can be classified: 1) Less than 50 parts per million (ppm) of PCBs – “Non-PCB;” 2) 50 ppm-500 ppm – “PCB-Contaminated;” and, 3) Greater than 500 ppm – “PCB-Containing.” The manufacture, process, or distribution in commerce or use of any PCB in any manner other than in a totally enclosed manner was prohibited after January 1, 1977.

The on-site reconnaissance addressed indoor and outdoor transformers that may contain PCBs. Two pad-mounted transformers were observed on the subject property. The transformers were labeled indicating no PCB content. No staining or leakage was observed in the vicinity of the transformers. Based on the good condition of the equipment, the transformer is/transformers are not expected to represent a significant environmental concern.

Additionally, no other current potential PCB-containing equipment (interior transformers, oil-filled switches, hoists, lifts, dock levelers, hydraulic elevators, balers, etc.) was observed on the subject property during Partner’s reconnaissance. Mr. Caskey reported that the grain elevators and conveyors are currently pneumatic, although this may not have been the case since its original construction, no records of former equipment were available for review as part of this Phase I ESA.

6.2.5 Strong, Pungent or Noxious Odors

No strong, pungent, or noxious odors were evident during the site reconnaissance.

6.2.6 Pools of Liquid

No pools of liquid were observed on the subject property during the site reconnaissance.

6.2.7 Drains, Sumps and Clarifiers

No drains, sumps, or clarifiers, other than those associated with storm water removal, were observed on the subject property during the site reconnaissance.

6.2.8 Pits, Ponds and Lagoons

One pit was observed within Truck Repair Shop, in the maintenance area. The pit was used for the servicing of equipment. No ponds or lagoons were observed on the subject property.

6.2.9 Stressed Vegetation

No stressed vegetation was observed on the subject property.

6.2.10 Additional Potential Environmental Hazards

No additional environmental hazards, including landfill activities or radiological hazards, were observed.

6.3 Non-ASTM Services

6.3.1 Asbestos-Containing Materials (ACMs)

Asbestos is the name given to a number of naturally occurring, fibrous silicate minerals mined for their useful properties such as thermal insulation, chemical and thermal stability, and high tensile strength. The Occupational Safety and Health Administration (OSHA) regulation 29 CFR 1926.1101 requires certain construction materials to be *presumed* to contain asbestos, for purposes of this regulation. All thermal system insulation (TSI), surfacing material, and asphalt/vinyl flooring that are present in a building constructed prior to 1981 and have not been appropriately tested are "presumed asbestos-containing material" (PACM).

The subject property buildings were constructed prior to 1973. Partner has conducted a limited, visual evaluation of accessible areas for the presence of suspect ACMs at the subject property. The objective of this visual survey was to note the presence and condition of suspect ACM observed. Please refer to the table below for identified suspect ACMs:

Suspect ACMs

Suspect ACM	Location	Friable Yes/No	Physical Condition
Drywall Systems	Office Area (Office/Warehouse Building)	No	Good
Linoleum	Office Area (Office/Warehouse Building)	No	Good
Floor Tile and Carpet Mastic	Office Area (Office/Warehouse Building)	No	Good
Baseboard Mastic	Office Area (Office/Warehouse Building)	No	Good
Ceiling Tiles	Office Area (Office/Warehouse Building)	No	Good
Spray-Applied Insulation	AST – (food grade oil)	Yes	Good
Insulated Piping	AST – (food grade oil)	No	Good

The limited visual survey consisted of noting observable materials (materials which were readily accessible and visible during the course of the site reconnaissance) that are commonly known to potentially contain

asbestos. This activity was not designed to discover all sources of suspect ACM, PACM, or asbestos at the site; or to comply with any regulations and/or laws relative to planned disturbance of building materials such as renovation or demolition, or any other regulatory purpose. Rather, it is intended to give the User an indication if significant (significant due to quantity, accessibility, or condition) potential sources of ACM or PACM are present at the subject property. Additional sampling, assessment, and evaluation will be warranted for any other use.

Partner was not provided building plans or specifications for review, which may have been useful in determining areas likely to have used ACM.

According to the US EPA, ACM and PACM that is intact and in good condition can, in general, be managed safely in-place under an Operations and Maintenance (O&M) Program until removal is dictated by renovation, demolition, or deteriorating material condition. Prior to any disturbance of the construction materials within this facility, a comprehensive ACM survey is recommended.

6.3.2 Lead-Based Paint (LBP)

Lead is a highly toxic metal that affects virtually every system of the body. LBP is defined as any paint, varnish, stain, or other applied coating that has 1 mg/cm² (or 5,000 µg/g or 0.5% by weight) or more of lead. Congress passed the Residential Lead-Based Paint Hazard Reduction Act of 1992, also known as "Title X," to protect families from exposure to lead from paint, dust, and soil. Under Section 1017 of Title X, intact LBP on most walls and ceilings is not considered a "hazard," although the condition of the paint should be monitored and maintained to ensure that it does not become deteriorated. Further, Section 1018 of this law directed the Housing and Urban Development (HUD) and the US EPA to require the disclosure of known information on LBP and LBP hazards before the sale or lease of most housing built before 1978.

Based on the age of the subject property buildings (pre-1978), there is a potential that LBP is present. Interior and exterior painted surfaces were observed in good condition and therefore not expected to represent a "hazard," although the condition of the paint should be monitored and maintained to ensure that it does not become deteriorated.

6.3.3 Radon

Radon is a colorless, odorless, naturally occurring, radioactive, inert, gaseous element formed by radioactive decay of radium (Ra) atoms. The US EPA has prepared a map to assist National, State, and local organizations to target their resources and to implement radon-resistant building codes. The map divides the country into three Radon Zones, according to the table below:

EPA Radon Zones		
EPA Zones	Average Predicted Radon Levels	Potential
Zone 1	Exceed 4.0 pCi/L	Highest
Zone 2	Between 2.0 and 4.0 pCi/L	Moderate
Zone 3	Less than 2.0 pCi/L	Low

Radon sampling was not conducted as part of this assessment. Review of the U.S. EPA Map of Radon Zones places the subject property in Zone 2. Based upon the radon zone classification, radon is not considered to be a significant environmental concern.

6.3.4 Lead in Drinking Water

According to available information, a public water system operated by the Ontario Municipal Utilities Company serves the subject property vicinity. According to the City of Ontario and the 2015 Urban Water Management Plan, water supplied to the subject property is in compliance with all State and Federal regulations pertaining to drinking water standards, including lead and copper. Water sampling was not conducted to verify water quality.

6.3.5 Mold

Molds are microscopic organisms found virtually everywhere, indoors and outdoors. Mold will grow and multiply under the right conditions, needing only sufficient moisture (e.g., in the form of very high humidity, condensation, or water from a leaking pipe, etc.) and organic material (e.g., ceiling tile, drywall, paper, or natural fiber carpet padding).

Partner observed accessible, interior areas for the subject property buildings for significant evidence of mold growth with the exceptions detailed in Section 1.5 of this report; however, this ESA should not be used as a mold survey or inspection. Additionally, this limited assessment was not designed to assess all areas of potential mold growth that may be affected by mold growth on the subject property. Rather, it is intended to give the client an indication as to whether or not conspicuous (based on observed areas) mold growth is present at the subject property. This evaluation did not include a review of pipe chases, mechanical systems, or areas behind enclosed walls and ceilings.

No obvious indications of water damage or mold growth were observed during Partner's visual assessment of the buildings.

6.4 Adjacent Property Reconnaissance

The adjacent property reconnaissance consisted of observing the adjacent properties from the subject property premises.

6.4.1 Hazardous Substances and Petroleum Products Used or Stored at the Site

The neighboring property to the east, Praxair, was observed to store petroleum products at their location. No obvious signs of spills or leaking containers was observed during the time of the site reconnaissance.

6.4.2 ASTs/USTs for Hazardous Substances or Petroleum Products

The neighboring property to the east, Praxair, was observed to contain multiple ASTs at their location. No obvious signs of spills or leaking containers was observed during the time of the site reconnaissance.

6.4.3 Evidence of Releases

No evidence of releases was observed during the time of the site reconnaissance.

7.0 FINDINGS AND CONCLUSIONS

Findings

A *recognized environmental condition (REC)* refers to the presence or likely presence of any hazardous substances or petroleum products in, on, or at a property: due to release to the environment; under conditions indicative of a release to the environment; or under conditions that pose a material threat of a future release to the environment. The following was identified during the course of this assessment:

- Based on information provided in the EDR regulatory database report, five former petroleum USTs were located at the subject property since 1988; however, there are inconsistencies on the number and status of the USTs found in other documentation. Partner was able to identify removal/closure records for three of the USTs. Regulatory closure letters address the removal of the three 12,000-gallon diesel USTs (discussed as HRECs below). Separately, at least one UST was suspected to be adjacent to west of the Truck Repair Building. Partner observed evidence of concrete cuts for a possible fuel dispenser in this area. Records for the fifth possible UST were not clear. Based on the lack of information regarding the status of at least two former suspect USTs at this facility, the former USTs are considered a REC.
- The subject property is currently equipped with two 250-gallon ASTs containing diesel fuel. The original installation date is unknown. Diesel fuel is used to maintain the yard equipment, such as the front-end loaders, forklifts, and the bobcats. Minor to moderate staining was observed on the asphalt surface immediately surrounding the ASTs. The asphalt appeared to be in fair to poor condition with cracks observed in the area of the staining. Based on the lack of information regarding the age and installation dates of these ASTs at this facility and site observations, the ASTs are considered a REC.
- Maintenance areas and storage of automotive-related fluids such as motor oil, waste motor oil, and antifreeze was observed in the two central buildings (Office/Warehouse and Truck Repair Shop). Petroleum staining was observed on the concrete floor within these buildings and the condition of the concrete floor was pitted in some areas. In addition, minor staining was observed adjacent to a parts washer. Based on the long-term use of these buildings for maintenance, the usage of petroleum products and hazardous materials and evidence of staining, the historical operations in these areas are considered a REC.
- A former vehicle wash-down area was observed north of the Truck Repair Shop. Partner observed a sump and pump in this area, however, were reportedly no longer in use. According to the site contact, when the vehicle wash-down area was in use, water would collect into the associated sump and "wastewater was pumped into a tank and then stored in 55-gallon drums for off-site disposal." Previous reports indicated a violation was issued by the RWQCB, which included truck wash water flowing into the parking lot.

According to an inspection report from the RWQCB based on an inspection conducted on August 16, 2001, it was noted that housekeeping at the subject property was poor and that boiler blow-

down water was being used for dust control. In April 2001, the RWQCB received an anonymous complaint stating that employees at the subject property were routinely pouring used oil into a drain located outside of the Truck Repair Shop. The RWQCB re-inspected the subject property and was told that water from the truck wash down area discharges through a filter and is pumped from a sump into a 2,810-gallon AST. Employees at the subject property stated that the tank had never been emptied. The subject property was cited with several violations at the time including: truck wash water flowing into the parking lot; storm water exceedances (December 2001); and condensate from the boiler room at the mill discharging onto the ground. Based on the use of this area as a truck wash and reported violations for past housekeeping practices, the historical operations in this area are considered a REC.

A *controlled recognized environmental condition (CREC)* refers to a REC resulting from a past release of hazardous substances or petroleum products that has been addressed to the satisfaction of the applicable regulatory authority, with hazardous substances or petroleum products allowed to remain in place subject to the implementation of required controls.

- Partner did not identify controlled recognized environmental conditions during the course of this assessment.

A *historical recognized environmental condition (HREC)* refers to a past release of any hazardous substances or petroleum products that has occurred in connection with the property and has been addressed to the satisfaction of the applicable regulatory authority or meeting unrestricted use criteria established by a regulatory authority, without subjecting the property to any required controls. The following was identified during the course of this assessment:

- Two 12,000 gallon USTs identified as containing diesel were removed from the subject property in July 1989; available file information maps these USTs north of the mill building. In a letter dated September 4, 1998 by the SBCFD, a report prepared by Babcock & Sons, Inc. and dated July 25, 1989 was reviewed by the SBCFD. The letter indicated the "contamination remaining in the excavation is below that which is generally considered a problem and further investigation is not warranted at this time." Based on the reported sampling conducted subsequent issuance of a No Further Action (NFA) letter by SBCFD, the two former 12,000 gallon USTs removed in 1989 are considered an HREC.
- One 12,000 gallon diesel fuel UST and associated dispenser was removed from the area north of the main office/warehouse building in December 2002. Confirmation sampling was conducted beneath the UST and the stockpiled soil which was re-used for backfill of the excavation. Residual petroleum impacts were identified in the stockpiled soil. The SBCFD issued an NFA letter on January 8, 2003 for the removal of the UST and associated dispenser. Based on the removal and subsequent issue of the NFA, the former 12,000 gallon diesel UST located north of the main office building (east of the "former vegetable oil processing center") is considered an HREC.

An *environmental issue* refers to environmental concerns identified by Partner, which do not qualify as RECs; however, warrant further discussion. The following was identified during the course of this assessment:

- The site contact indicated sanitary discharges from the restrooms in the office/warehouse and truck repair shop buildings are directed to on-site septic systems. The site contact was not aware of where the septic systems were located and Partner did not observe any evidence of the septic system during the site visit. Previous reports identified two potential areas of the septic systems on a site figure; however, the prior reports also indicated the location of the septic systems were unknown. No service sinks or floor drains, other than those located in the restrooms, were observed on the subject property. Septic systems are typically of environmental concern due to the potential discharge of petroleum products or hazardous substances; however, since there were no floor drains or evidence of discharges to the septic systems other than for domestic use, the septic system(s) do not appear to be a significant environmental concern.
- The grain processing mill has been in operation since circa 1973. The processing equipment within the mill and underground conveyor systems require lubrication oil; however, no leaking or other indications of a release were observed during the site reconnaissance. Based on site observations, the equipment use does not appear to be a significant environmental concern.
- The area north of the subject property includes several railroad lines, including rail road spurs which extend onto the subject property. Railroad lines may be of environmental concern due to the use of pesticides, herbicides and oils used for the maintenance of the rail lines, regulated railroad bedding material (slag, gravel, etc.) or chemicals leaching from treated railroad crossties. Based on the commercial nature of the subject property, the presence of the rail lines do not appear to be a significant environmental concern.
- Due to the age of the subject property buildings, there is a potential that asbestos-containing material (ACM) is present. Overall, suspect ACMs were observed in good condition and do not pose a health and safety concern to the occupants of the subject property at this time.

Conclusions, Opinions and Recommendations

Partner has performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E1527-13 of 5355 East Airport Drive in the City of Ontario, San Bernardino County, California (the "subject property"). Any exceptions to, or deletions from, this practice are described in Section 1.5 of this report.

This assessment has revealed evidence of recognized environmental conditions and/or environmental issues in connection with the subject property. Based on the conclusions of this assessment, Partner recommends the following:

- A limited subsurface investigation should be conducted in order to determine the presence or absence of soil and/or groundwater contamination due to the historical use of the subject property.

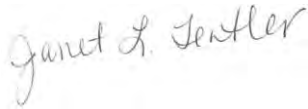
- An Operations and Maintenance (O&M) Program should be implemented in order to safely manage the suspect ACMs located at the subject property.

8.0 SIGNATURES OF ENVIRONMENTAL PROFESSIONALS

Partner has performed a Phase I Environmental Site Assessment of the property located at 5355 East Airport Drive in the City of Ontario, San Bernardino County, California in general conformance with the scope and limitations of the protocol and the limitations stated earlier in this report. Exceptions to or deletions from this protocol are discussed earlier in this report.

By signing below, Partner declares that, to the best of our professional knowledge and belief, we meet the definition of *Environmental Professional* as defined in §312.10 of 40 CFR §312. Partner has the specific qualifications based on education, training, and experience to assess a *property* of the nature, history, and setting of the subject *property*. Partner has developed and performed the all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312.

Prepared By:



Janet Tentler
Environmental Professional

Reviewed By:



Kathy Lehnus
Project Manager

9.0 REFERENCES

Reference Documents

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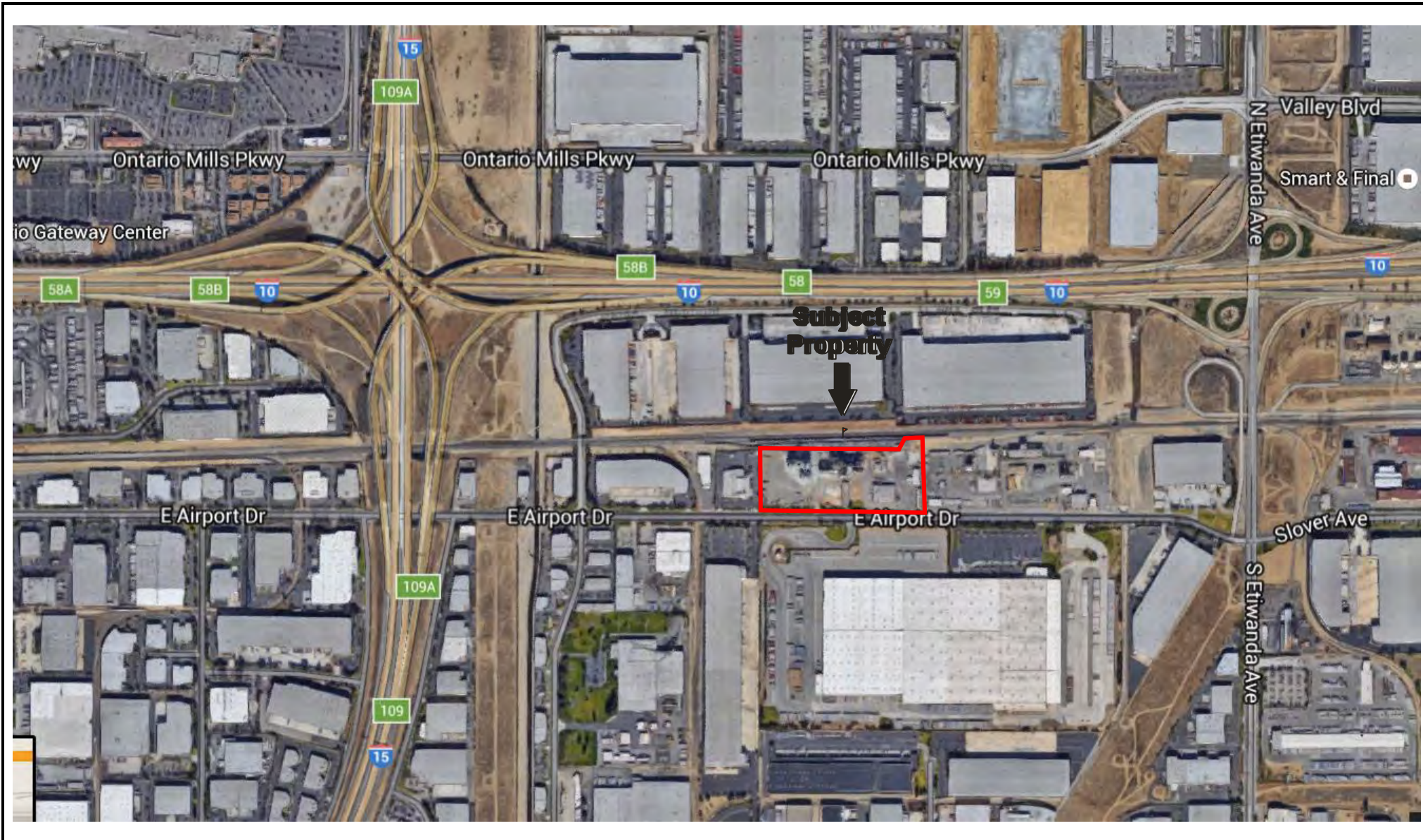
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FIGURES

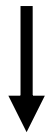
- 1 SITE LOCATION MAP**
- 2 SITE PLAN**
- 3 TOPOGRAPHIC MAP**



KEY:

Subject Site 

FIGURE 1: SITE LOCATION MAP
Project No. 16-163550.1

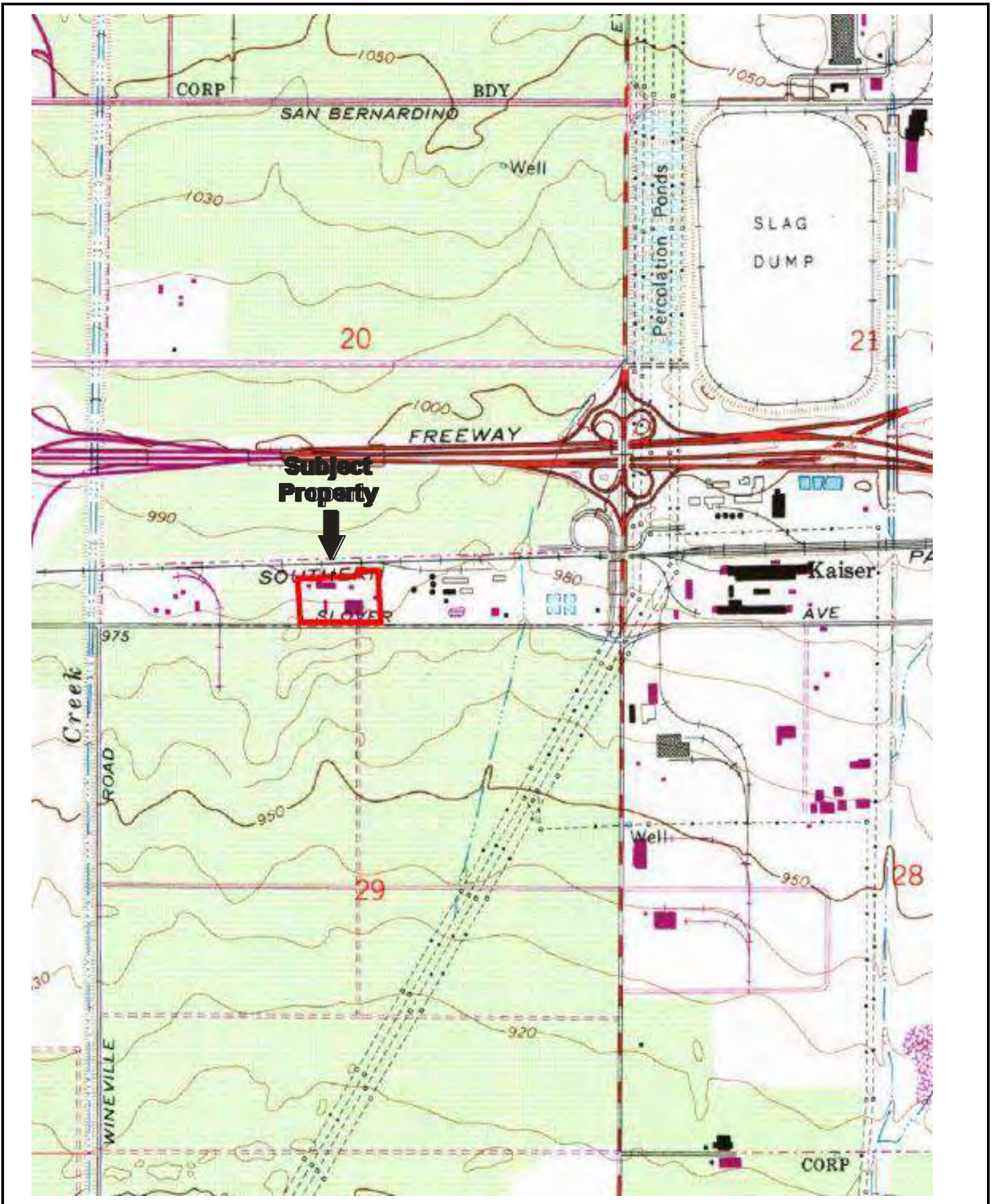


**GROUNDWATER
FLOW**

KEY:

Subject Site 

FIGURE 2: SITE PLAN
Project No.16-163550.1



USGS 7.5 Minute *Guasti, California* Quadrangle

Created: 1981

FIGURE 3: TOPOGRAPHIC MAP
Project No.16-163550.1

PARTNER

APPENDIX A: SITE PHOTOGRAPHS



1. View of Main Building (Building A)



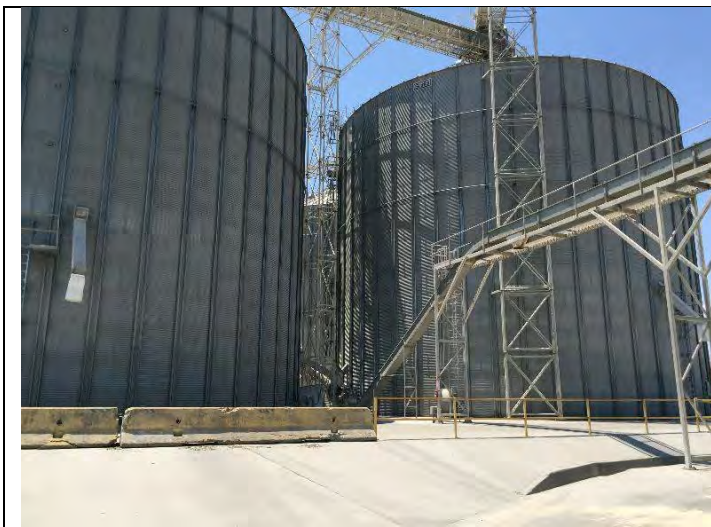
2. View of Warehouse Building (Building C)



3. View of Main Building (Building A)



4. View of Milling Area



5. View of Storage Silos



6. View of Grain Receiving Transfer Conveyor



7. View of Grain Receiving Transfer Conveyor



8. View of Storage Silos



9. View of Grain Storage (Building E)



10. View of Grain Storage (Building D)



11. View of Propane near Warehouse Building (Building C)



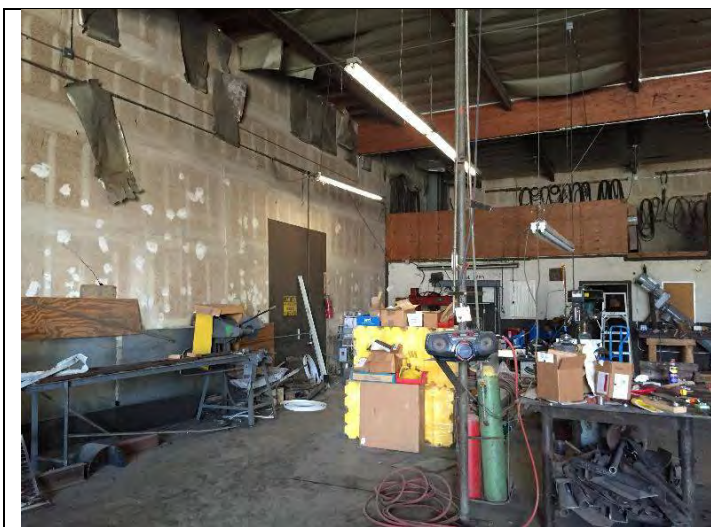
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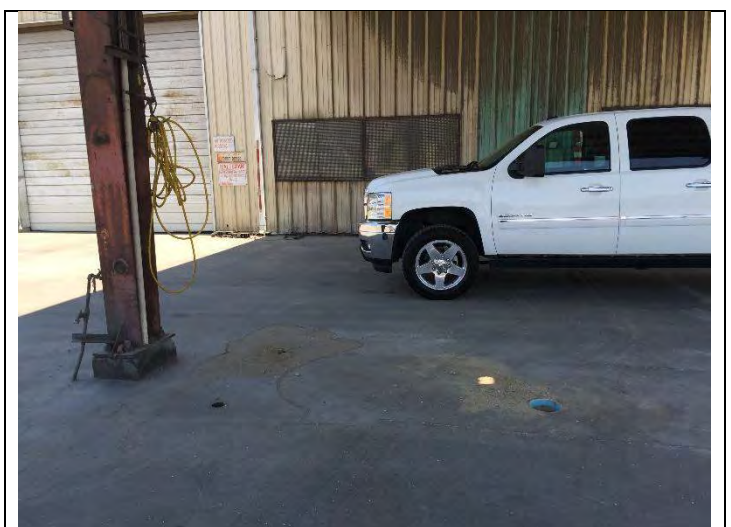
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24. View of 2 of 2 SCE Pad-Mounted Transformer labeled with No PCBs

APPENDIX B: HISTORICAL/REGULATORY DOCUMENTATION

Phase I Environmental Site Assessment

Scoular Grain Facility

5355 East Airport Drive

Ontario, San Bernardino County, California

May 3, 2016

Terracon Project No. 60167098



Prepared for:

The Scoular Company

Omaha, Nebraska

Prepared by:

Terracon Consultants, Inc.

Irvine, California

terracon.com

Terracon

Environmental



Facilities



Geotechnical



Materials

May 3, 2016



The Scoular Company
2027 Dodge Ste.
Omaha, NE 68102

Attn: Mr. Tom DiGiorgio
P: (402) 342 3500

Re: Phase I Environmental Site Assessment
Scoular Grain Facility
5355 East Airport Drive
Ontario, San Bernardino County, California
Terracon Project No. 60167098

Dear Mr. DiGiorgio:

Terracon Consultants, Inc. (Terracon) is pleased to submit the enclosed Phase I Environmental Site Assessment (ESA) report for the above-referenced site. This assessment was performed in accordance with Terracon Proposal No. P60167098 dated February 23, 2016.

We appreciate the opportunity to be of service to you on this project. In addition to Phase I services, our professionals provide geotechnical, environmental, construction materials, and facilities services on a wide variety of projects locally, regionally and nationally. For more detailed information on all of Terracon's services please visit our website at www.terracon.com. If there are any questions regarding this report or if we may be of further assistance, please do not hesitate to contact us.

Sincerely,
Terracon Consultants, Inc.

A handwritten signature in blue ink, appearing to read 'Melanie Seydel'.

Melanie J. Seydel, E.I.T.
Field Engineer

A handwritten signature in blue ink, appearing to read 'Islam R. Noaman'.

Islam (Sami) R. Noaman, E.I.T.
Environmental Group Manager

A handwritten signature in blue ink, appearing to read 'David M. Svingen'.

David M. Svingen
Senior Principal

Attachments

Terracon Consultants Inc. 2817 McGaw Ave Irvine, CA 92614-5835

P 949-261-0051 F 949-261-6110 terracon.com

Environmental

Facilities

Geotechnical

Materials

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EXECUTIVE SUMMARY

This Phase I Environmental Site Assessment (ESA) was performed in accordance with Terracon Proposal No. P60167098 dated February 23, 2016 and our Master Services Agreement date November 12, 2009, and was conducted consistent with the procedures included in ASTM E1527-13, *Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process*. The ESA was conducted under the supervision or responsible charge of Islam (Sami) R. Noaman, Environmental Professional. Melanie J. Seydel, E.I.T. performed the site reconnaissance on March 24, 2016.

Findings

A summary of findings is provided below. It should be recognized that details were not included or fully developed in this section, and the report must be read in its entirety for a comprehensive understanding of the items contained herein.

Site Description and Use

The site is located at 5355 East Airport Drive in the City of Ontario, San Bernardino, California and consists of an approximately 13.37-acre tract of land developed with grain storage and feed mill buildings along with an office/warehouse, several storage sheds, office trailers and a truck shop building. Other site improvements include paved driveway and parking lots along with limited landscaping. At the time of the site reconnaissance, the site was occupied by The Scoular Company and George Verhoeven Grain Inc., which leases the east portion of the site.

The site operates primarily as a grain processing facility. Raw material, including corn and barley, are delivered to the site by truck or rail. The raw material is weighed and unloaded into the storage silos. The raw material is steamed, rolled, and flattened into the finished product and stored on site until delivery.

Historical Information

Based on review of available historical information, the site consisted of undeveloped and/or agricultural land from at least the early-1900s through the 1970s when the site was developed with existing mill facility. By the early-2000s, additional improvements to the site were made with large storage silos on the western portion of the site and a storage building on the southeastern corner of the site. The site remained relatively unchanged from early-2000s through the present.

Based on review of a previous Phase I Environmental Site Assessment prepared for the site by SECOR and dated October 8, 2003, it was concluded that evidence of recognized environmental condition (RECs) or historical RECs was not identified for the site, and no further investigation was recommended. However, SECOR identified several conditions of environmental concern including: on-site underground storage tanks (USTs), use of petroleum impacted back-fill in an

on-site tank pit following a UST removal, on-site septic systems, and the long history of wastewater and stormwater violations for the site. However, further inquiry/research into these concerns led SECOR to conclude that these concerns were not indicative of RECs. Additionally, Terracon completed two Phase I ESA reports on May 5, 2009 and January 19, 2010. Terracon ESA reports did not identify RECs associated with the site and no recommendations were provided.

The surrounding adjacent properties consisted of undeveloped and/or agricultural land with railroad tracks to the adjacent north of the site from at least the early-1900s through the 1960s when the property to the adjacent east was developed with the existing industrial facility. By the early-1990s, the property to the adjacent south was developed with an industrial building. By the early-2000s, the properties to the adjacent west and north of the site were developed with industrial buildings and remain relatively unchanged through the present.

Records Review

Selected federal and state environmental regulatory databases as well as responses from state and local regulatory agencies were reviewed. JD Heiskell Holdings LLC / Coast Grain Inc. / John Powell, located onsite, are listed in the regulatory database as a CA FID UST, EMI, WDS, FINDS, ECHO, HAZNET, UST, SWEEPS UST, NPDES, and San Bernardino County Permit facility. Based on a review of the HAZNET listings, the site generated hazardous waste categorized as tank bottom waste, other organic solids, waste oil and mixed oil, unspecified organic liquid mixture, unspecified aqueous solution, and asbestos containing material from 2002 through 2010. Based on a review of the EMI listing, the site was permitted for emissions with the South Coast Air Quality Management District from 1990 to 2009. Based on a review of the NPDES and WDS listing, the site is listed as an active permitted facility for industrial stormwater and continuous, or seasonal, waste water discharge that is under Waste Discharge Requirements. The site is listed as an NPDES / WDS facility that is considered a minor threat to water quality and either has a passive water treatment system or no treatment system as per the Regional Water Quality Control Board. No other pertinent information was provided in the NPDES and CA WDS database listings. No violations or reported releases are listed for the site. Based on site observations, the absence of violations or reported releases, and waste streams identified at the site, RECs for the site were not identified. Based on a review of the San Bern. Co. Permits listing, the site is currently permitted as a small quantity generator, hazardous material handler, and aboveground petroleum storage 1,320-10,000 gallon capacity facility. Inactive permits for the site were identified as hazardous material handler and waste generator with 0-10 employees, UST ownership/operating permit, and aboveground petroleum storage (SPCC).

Based on a review of the SWEEPS UST listing, the site is listed with five underground storage tanks (USTs) of unknown size and content in 1988. Information regarding the status of the USTs was not identified in the databases searched by EDR. Based on records reviewed by Terracon at the San Bernardino County Fire Department (SBCFD) and information obtained from the San Bernardino County Environmental Health (refer to Section 4.2), four USTs were permitted to operate at the site in 1985 when Chino Grain and Milling occupied the site. Information regarding

USTs at the site prior to 1985 was not available at the aforementioned agencies. Two of the four USTs present at the site in 1985 were identified in the records as one 12,000-gallon unleaded gasoline UST and one 12,000-gallon diesel UST. Information regarding the installation/removal or regulatory status of the other two USTs at the site in 1985 was not available in the records reviewed by Terracon. An additional 12,000-gallon UST was reportedly installed in 1988 and this UST was removed from the site in 2002. Records and regulatory closure documents pertaining to the three 12,000-gallon USTs were identified during Terracon records review (further discussed in Sections 3.7 and 4.2).

Based on a review of Phase I ESA report completed by SECOR on October 8, 2003 (discussed in Section 3.7), three 12,000-gallon diesel USTs, north of the mill building and east of the former vegetable oil processing area, were removed from the site in 1989 and in 2002, and regulatory closure was identified for the three 12,000-gallon USTs. Additionally, a fourth UST of unknown size, reportedly located west of the truck stop, was removed in 1986. Soil sampling was reportedly conducted at the location of a former UST, and concentrations of petroleum hydrocarbons below the applicable screening levels were identified at 15 feet below grade surface (bgs), and TPH concentrations were not detected above laboratory method detection limits at 20 feet bgs. Residual impact of soils in the vicinity of the three USTs and reported location of former UST west of the truck repair shop were reported below Los Angeles Regional Water Quality Control Board Maximum Screening Levels for LUST sites where groundwater is at a depth of greater than 150 feet. Based on information reviewed by Terracon at the SBCFD and the 2003 SECOR ESA report documenting a subsurface investigation conducted by Grisanti and Associates at the site and regional depth of groundwater in the site vicinity, it is our opinion that the residual TPH concentrations remaining at the site appear to represent an HREC. The absence of information regarding the installation/removal or regulatory status of the two unknown USTs at the site in 1985 represents a data gap; however, based on the reported Grisanti & Associates subsurface investigation (SECOR 2003) at the historical suspect location of former UST(s) and anticipated depth to groundwater in the site vicinity, this data gap does not appear to represent a REC to the site.

Site Reconnaissance

Based on site reconnaissance, two air compressors, a rail car unloading system, above-ground storage tanks ranging in quantities of 250-gallons and 2,500-gallons, drums and containers ranging in quantities of 5-gallons and 275-gallons, two pad-mounted transformers, and three solid waste disposal dumpsters were observed. Indications of RECs were not identified.

Adjoining Properties

Railroad tracks abut the site to the north followed by an industrial building. The property to the adjacent east of the site consists of Praxair. Airport Drive abuts the site to the south followed by K-Mart Distribution Center. The property to the adjacent west of the site consists of Verizon Wireless. RECs were not observed with the adjoining properties.

Significant Data Gap

Significant data gaps were not identified in connection with the site.

Opinions and Conclusions

We have performed a Phase I ESA consistent with the procedures included in ASTM Practice E 1527-13 at 5355 East Airport Drive, Ontario, San Bernardino County, California, the site. Recognized Environmental Conditions (RECs) or Controlled RECs (CREC) were not identified in connection with the site. However, Historical REC associated with TPH concentrations in soil remaining in place associated with former USTs was identified.

1.0 INTRODUCTION

1.1 Site Description

Site Name	Scouler Grain Facility
Site Location/Address	5355 East Airport Drive, Ontario, San Bernardino County, California. San Bernardino County Assessor Parcel Number 0238052200000 & 0238052290000.
Land Area	Approximately 13.37-acre
Site Improvements	The site is improved with grain storage and feed mill buildings along with an office/warehouse, several storage sheds, office trailers and a truck shop building. Other site improvements include paved driveway and parking lots along with limited landscaping.

The site location is depicted on Exhibit 1 of Appendix A, which was reproduced from a portion of the USGS 7.5-minute series topographic map. A Site Diagram of the site and adjoining properties is included as Exhibit 2 of Appendix A. Acronyms and terms used in this report are described in Appendix F.

1.2 Scope of Services

This Phase I ESA was performed in accordance with Terracon Proposal No. P60167098 dated February 23, 2016 and Master Services Agreement dated November 12, 2009, and was conducted consistent with the procedures included in ASTM E1527-13, *Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process*. The purpose of this ESA was to assist the client in developing information to identify RECs in connection with the site as reflected by the scope of this report. This purpose was undertaken through user-provided information, a regulatory database review, historical and physical records review, interviews, including local government inquiries, as applicable, and a visual noninvasive reconnaissance of the site and adjoining properties. Limitations, ASTM deviations, and significant data gaps (if identified) are noted in the applicable sections of the report. ASTM E1527-13 contains a new definition of "migrate/migration," which refers to "the movement of hazardous substances or petroleum products in any form, including, for example, solid and liquid at the surface or subsurface, and vapor in the subsurface." By including this explicit reference to migration in ASTM E1527-13, the standard clarifies that the potential for vapor migration should be addressed as part of a Phase I ESA and was considered by Terracon in evaluation of RECs associated with the site.

1.3 Standard of Care

This ESA was performed in accordance with generally accepted practices of this profession, undertaken in similar studies at the same time and in the same geographical area. We have

endeavored to meet this standard of care, but may be limited by conditions encountered during performance, a client-driven scope of work, or inability to review information not received by the report date. Where appropriate, these limitations are discussed in the text of the report, and an evaluation of their significance with respect to our findings has been conducted.

Phase I ESAs, such as the one performed at this site, are of limited scope, are noninvasive, and cannot eliminate the potential that hazardous, toxic, or petroleum substances are present or have been released at the site beyond what is identified by the limited scope of this ESA. In conducting the limited scope of services described herein, certain sources of information and public records were not reviewed. It should be recognized that environmental concerns may be documented in public records that were not reviewed. No ESA can wholly eliminate uncertainty regarding the potential for RECs in connection with a property. Performance of this practice is intended to reduce, but not eliminate, uncertainty regarding the potential for RECs. No warranties, express or implied, are intended or made. The limitations herein must be considered when the user of this report formulates opinions as to risks associated with the site or otherwise uses the report for any other purpose. These risks may be further evaluated – but not eliminated – through additional research or assessment. We will, upon request, advise you of additional research or assessment options that may be available and associated costs.

1.4 Additional Scope Limitations, ASTM Deviations and Data Gaps

Based upon the agreed-on scope of services, this ESA did not include subsurface or other invasive assessments, vapor intrusion assessments or indoor air quality assessments (i.e. evaluation of the presence of vapors within a building structure), business environmental risk evaluations, or other services not particularly identified and discussed herein. Credentials of the company (Statement of Qualifications) have not been included in this report but are available upon request. Pertinent documents are referred to in the text of this report, and a separate reference section has not been included. Reasonable attempts were made to obtain information within the scope and time constraints set forth by the client; however, in some instances, information requested is not, or was not, received by the issuance date of the report. Information obtained for this ESA was received from several sources that we believe to be reliable; nonetheless, the authenticity or reliability of these sources cannot and is not warranted hereunder.

An evaluation of the significance of limitations and missing information with respect to our findings has been conducted, and where appropriate, significant data gaps are identified and discussed in the text of the report. However, it should be recognized that an evaluation of significant data gaps is based on the information available at the time of report issuance, and an evaluation of information received after the report issuance date may result in an alteration of our conclusions, recommendations, or opinions. We have no obligation to provide information obtained or discovered by us after the issuance date of the report, or to perform any additional services, regardless of whether the information would affect any conclusions, recommendations, or opinions in the report. This disclaimer specifically applies to any information that has not been provided by the client.

This report represents our service to you as of the report date and constitutes our final document; its text may not be altered after final issuance. Findings in this report are based upon the site's current utilization, information derived from the most recent reconnaissance and from other activities described herein; such information is subject to change. Certain indicators of the presence of hazardous substances or petroleum products may have been latent, inaccessible, unobservable, or not present during the most recent reconnaissance and may subsequently become observable (such as after site renovation or development). Further, these services are not to be construed as legal interpretation or advice.

1.5 Reliance

This ESA report is prepared for the exclusive use and reliance of The Scoular Company. Use or reliance by any other party is prohibited without the written authorization of The Scoular Company and Terracon Consultants, Inc. (Terracon).

Reliance on the ESA by the client and all authorized parties will be subject to the terms, conditions and limitations stated in the proposal, ESA report, and Terracon's Master Services Agreement. The limitation of liability defined in the Master Services Agreement is the aggregate limit of Terracon's liability to the client and all relying parties.

Continued viability of this report is subject to ASTM E1527-13 Sections 4.6 and 4.8. If the ESA will be used by a different user (third party) than the user for whom the ESA was originally prepared, the third party must also satisfy the user's responsibilities in Section 6 of ASTM E1527-13.

1.6 Client Provided Information

Prior to the site visit, Mr. Tom DiGiorgio, client's representative, was asked to provide the following user questionnaire information as described in ASTM E1527-13 Section 6.

Client Questionnaire Responses

Client Questionnaire Item	Client Did Not Respond	Client's Response	
		Yes	No
Specialized Knowledge or Experience that is material to a REC in connection with the site.			X
Actual Knowledge of Environmental Liens or Activity Use Limitations (AULs) that may encumber the site.			X
Actual Knowledge of a Lower Purchase Price because contamination is known or believed to be present at the site.			X
Commonly Known or Reasonably Ascertainable Information that is material to a REC in connection with the site.			X

Client Questionnaire Item	Client Did Not Respond	Client's Response	
		Yes	No
Obvious Indicators of Contamination at the site.			X

Terracon's consideration of the client provided information did not identify RECs. A copy of the questionnaire is included in Appendix C.

2.0 PHYSICAL SETTING

Physical Setting

Physical Setting Information		Source
Topography (Refer to Appendix A for an excerpt of the Topographic Map)		
Site Elevation	Approximately 980 feet (NGVD)	USGS Topographic Map, Guasti, California Quadrangle, 1981
Surface Runoff/ Topographic Gradient	Generally towards the south.	
Closest Surface Water	Unnamed creek, approximately 1,480 feet to the east of the site.	
Soil Characteristics		
Soil Type	Delhi	USDA Web Soil Survey websoilsurvey.nrcs.usda.gov/app/
Description	Somewhat excessively drained sands with negligible to slow runoff and rapid permeability.	
Geology/Hydrogeology		
Formation	Quaternary Deposits	Geological Map of California, Dated 2010
Description	Alluvium, lake, playa, and terrace deposits; unconsolidated and semi-consolidated.	
Estimated Depth to First Occurrence of Groundwater	Approximately 250 feet bgs at the site.	SECOR, "Final Phase I Environmental Site Assessment, Scoular Grain Company, 5355 East Airport Drive, Ontario, CA 91761" dated October 8, 2003.
*Hydrogeologic Gradient	Not known - may be inferred to be parallel to topographic gradient (primarily to the south).	

* The groundwater flow direction and the depth to shallow, unconfined groundwater, if present, would likely vary depending upon seasonal variations in rainfall and other hydrogeological features. Without the benefit of on-site groundwater monitoring wells surveyed to a datum, groundwater depth and flow direction beneath the site cannot be directly ascertained.

3.0 HISTORICAL USE INFORMATION

Terracon reviewed the following historical sources to develop a history of the previous uses of the site and surrounding area, in order to help identify past uses for RECs. Copies of selected historical documents are included in Appendix C.

3.1 Historical Topographic Maps, Aerial Photographs, Sanborn Maps

Readily available historical USGS topographic maps, selected historical aerial photographs (at approximately 10 to 15 year intervals) and historical fire insurance maps produced by the Sanborn Map Company were reviewed to evaluate land development and obtain information concerning the history of development on and near the site. Reviewed historical topographic maps, aerial photographs and Sanborn Maps are summarized below.

Historical fire insurance maps produced by the Sanborn Map Company were requested from EDR to evaluate past uses and relevant characteristics of the site and surrounding properties. Based upon inquiries to the above-listed Sanborn provider, Sanborn maps were not available for the site.

- Topographic map:
 - Southern California Sheet 1, 1901 (1:250,000)
 - Cucamonga, California, 1903 (1:62,500)
 - Guasti Vicinity, California, 1941 (1:31,680)
 - Ontario, California, 1954 (1:62,500)
 - Guasti, California, 1966, photorevised 1973 and 1981 (1:24,000)

- Aerial photograph:
 - Laval, 1938, 1"=555'
 - Pacific Air, 1953, 1"=555'
 - Cartwright, 1968, 1"=555'
 - Teledyne, 1977, 1"=666'
 - USGS, 1990, 1994, 2002, 1"=666'
 - EDR, 2005, 1"=485'
 - Bing, 2014, 1"-500'

Historical Topographic Maps and Aerial Photographs

Direction	Description
Site	Undeveloped land (1901-1903); agricultural land (1938-1968); developed with existing main office building, mill, storage sheds located in the center and eastern boundary of the site, smaller building north of the office building and agricultural land along the western boundary of the site with a railroad spur (1977-1994); an addition of large storage silos on the western portion of the site and a storage building on the southeastern corner of the site (2002-2014).

Direction	Description
North	Railroad tracks followed by undeveloped land (1901-1903); railroad tracks followed by agricultural land (1938-1977); railroad tracks followed by apparent vacant land (1990-1994); railroad tracks followed by large industrial-type buildings (2002-2014).
East	Undeveloped land (1901-1903); agricultural land (1938-1953); industrial facility consisting of several above-ground tanks and buildings (1968-2014).
South	Undeveloped land (1901-1903); agricultural land (1938); a paved road followed by agricultural land (1953-1977); a paved road followed by a small building and a parking lot for a large industrial-type building (1990); aforementioned industrial-type building expanded to the west (1994-2014).
West	Undeveloped land (1901-1903); agricultural land (1938-1968); agricultural land followed by a railroad spur and industrial-type facility (1977); agricultural land followed by a large office-type building and railroad spur (1990-1994); existing industrial-type buildings (2002-2014).

3.2 Site Ownership

Based on a review of the title commitment provided by Texas Environmental Research, the current site owner is Scoular Company.

3.3 Historical City Directories

The Haines Criss-Cross, SBC Pacific Bell, GTE, Lusky Brothers, San Bernardino Directory Co., Los Angeles Directory Company, Southern California Telephone Company, Associated Telephone Company Limited, and R.L. Polk & Co. city directories used in this study were made available through EDR (selected years reviewed: 1980-2003) and were reviewed at approximate five year intervals, if readily available. Street listings not available prior to 1985. The current street address for the site was identified as 5355 East Airport Drive.

Historical City Directories

Direction	Description
Site	<u>5355 East Airport Drive</u> – No listing (1980); <u>Chino Grain & Milling Inc (1985), Coast Grain Co. (1990-2003); JB Heiskell & Company, The Scoular Company (2008); The Scoular Company, Verhoeven Geo Grain Inc. (2013).</u>
North	<u>5300 Shea Center Drive</u> – No listing (1980-2003); <u>Emser Tile LLC (2008-2013).</u>
East	<u>5735 East Airport Drive</u> – No listing (1980-2008); <u>Praxair Inc. (2013).</u>
South	<u>5600 East Airport Drive</u> - <u>TMHE Contracting, K-Mart Corp (1980); K-Mart Distribution (1985-2013).</u>
West	<u>5351 East Airport Drive</u> – No listing (1980-2003); <u>Olsen HC Construction (2008).</u>

The above underlined facilities and/or addresses were identified in the regulatory database report and are further discussed in Section 4.1.

3.4 Title Search

County Deed Records were reviewed by Texas Environmental Research of Rockwall, California to obtain a chain-of-title for the site. Ownership records were reviewed back to 1936. The title information is included in Appendix C.

Based on a review of the title provider's research, the current site owner is Scoular Company (2003-present). In addition, previous owners identified included Coast Grain Feed Company (1985-2003); Chino Grain and Milling Incorporated (1978-1985); United Dairymans Association (1976-1978); Southern Pacific Grain Company (1956-1976); Robertson Farms Company (1946-1956); and various private individuals.

3.5 Environmental Liens and Activity and Use Limitations

At the direction of the client, performance of a review of these records was included as part of the scope of services by engaging Texas Environmental Research of Rockwall, Texas. Based on a review of the title provider's research, environmental lien or AULs records were not identified.

3.6 Interview Regarding Current and Historical Site Uses

The following individual was interviewed regarding the current and historical use of the site.

Interviewee

Interviewer	Interviewee/Phone #	Title	Date/Time
Ms. Melanie J. Seydel	Mr. Jeff Caskey / 909-390-9566	Manager	March 24, 2016 / 8:00 AM

Terracon interviewed Mr. Jeff Caskey with The Scoular Company at the time of the site reconnaissance. Mr. Caskey indicated he has been associated with the site for approximately four years. According to Mr. Caskey, The Scoular Company owns the entire site and leases the eastern portion of the site to George Verhoeven Grain, Inc., which utilizes the onsite equipment and infrastructure for livestock feed manufacturing operations. Mr. Caskey indicated the site buildings are connected to septic tanks which are utilized for sanitary purposes. Mr. Caskey indicated that he is aware of presence of historical USTs at the site; however, he does not have knowledge of details pertaining to installation, removal or status of former USTs. Mr. Caskey was not aware of any water wells or petroleum pipelines associated with the site. Additionally, Mr. Caskey was not aware of any environmental concerns associated with the site or in the site vicinity. In addition, Mr. Caskey was not aware of any pending, threatened or past environmental litigation, proceedings or notices of possible violations of environmental laws or liability or potential environmental concerns in connection with the site.

3.7 Prior Report Review

Terracon requested the client provide any previous environmental reports they are aware of for the site. Previous reports were provided by the client to Terracon for review.

- Phase I Environmental Site Assessment
5355 East Airport Drive, Ontario, San Bernardino County, California
Dated: October 8, 2003
Prepared by: SECOR International Incorporated
For: GE Business Asset Funding

Based on a review of the Phase I ESA report, prepared by SECOR International Incorporated in October 2003, SECOR concluded that evidence of RECs or historical RECs was not identified for the site, and no further investigation was recommended. However, SECOR did identify several conditions of environmental concern including: underground storage tanks (USTs) at the site, use of petroleum impacted back-fill in a tank pit for a UST removal, on-site septic systems and the long history of wastewater and stormwater violations for the site.

According to SECOR's report four USTs were removed from the site including two 12,000-gallon USTs north of the mill, one 12,000-gallon UST east of the former vegetable oil processing area and one UST of unknown size west of the former truck shop building.

SECOR performed a file review at the San Bernardino County Fire Department (SBCFD) and found records that indicate the two 12,000-gallon USTs were removed in 1989 and soil sampling was conducted. A letter was issued on September 4, 1998 by the SBCFD which indicated "contamination remaining in the excavation is below that which is generally considered a problem and further investigation is not warranted". The records did not indicate where the two USTs were located; however, they may be the two USTs formerly located north of the mill. According to SECOR, Grisanti and Associates sampled the possible location of these 2 USTs (north of the mill) and did not identify detectable levels of the constituents of concern.

According to SECOR, soil sampling was conducted in July 2002 by Grisanti and Associates in the vicinity of a 12,000-gallon diesel UST located east of the former vegetable oil processing area. The soil sampling analytical results indicated that total petroleum hydrocarbons in the diesel range (TPH-d) concentrations of up to 4,500 parts per million (ppm) at 16 feet bgs were identified, and TPH-d was not reported above laboratory method detection limit at 20 feet bgs. The UST was removed in December 2002 and received regulatory closure from the SBCFD on January 8, 2003. The SBCFD files reviewed also included a letter from Tank Specialists of California which indicated that contaminated soil was used as backfill for the tank excavation and soil samples were not received until after the SBCFD issued the closure letter. The analytical results of stockpile used for backfill indicated that two areas of the sampled soil stockpiles contained concentrations of TPH-d at 230 ppm and 800 ppm. Tank Specialists of California requested closure of the site based on the impacted soil consisted of less than 50 tons of approximately 175

tons of backfill material, contaminations levels were below 1,000 ppm, the excavated area was paved over, and groundwater is greater than 300 feet bgs. The letter from Tank Specialists of California was dated January 9, 2003, a day after the SBCFD had granted closure for the tank.

According to SECOR, there was no documentation available in the SBCFD file that indicated a UST was located west of the former truck shop building; however, at the time of site reconnaissance, SECOR observed what appeared to have been a former fueling island in the vicinity of the suspected UST location. Grisanti and Associates sampled this area in 2002 and found TPH-d at a concentration of 11 ppm at 15 feet bgs and no detectable TPH-d at 20 feet bgs.

SECOR also found undated permit applications on file with SBCFD for two 4,000-gallon diesel USTs; however, information regarding the location, use or decommissioning of the USTs was not available. According to SECOR, a permit dated 1988 to operate five USTs with a hand note in the file dated February 25, 1988 indicated that “number of tanks was amended from five to four per signed-off job card”.

SECOR did not find information regarding size, construction or location of drain fields associated with the two on-site septic systems. They also concluded that the septic system located east of the former truck shop may have historically received truck wash-water. The Grisanti & Associates report was not provided to Terracon for review.

Based on a file reviewed with the Santa Ana Regional Water Quality Control Board (RWQCB), SECOR found that storm water discharge from the site exceeded the discharge permit benchmark values in 2001 for the following parameters: pH, total suspended solids, oil and grease, total organic carbon, total Kjeldahl nitrogen, biological oxygen demand and copper. In 2002, the storm water discharge exceeded the benchmark values for total suspended solids, oil and grease, biological oxygen demand and zinc. A violation was noted by the RWQCB on August 16, 2001 for the absence of a Storm Water Pollution Prevention Plan (SWPPP) and Storm Water Management Plan. According to an inspection report from the RWQCB based on an inspection conducted on August 16, 2001, it was noted that housekeeping at the site was poor and that boiler blow-down water was being used for dust control. In April 2002, the RWQCB received an anonymous complaint stating that employees at the site were routinely pouring used oil into a drain located outside the truck shop. The RWQCB re-inspected the site and was told that water from the truck wash area was washed into a filter and wash water was pumped from a sump into a 2,810-gallon AST. Employees at the site stated that the tank had never been emptied. The site was cited with several violations at that time including: truck wash water flowing into the parking lot, storm water exceedances in December 2001 and condensate from the boiler room at the mill discharging onto the ground.

- Phase I Environmental Site Assessment, Project Number 60097753
5355 East Airport Drive, Ontario, San Bernardino County, California
Dated: May 5, 2009

Prepared by: Terracon
For: The Scoular Company

- Phase I Environmental Site Assessment Update, Project Number 60107702
5355 East Airport Drive, Ontario, San Bernardino County, California
Dated: January 19, 2010
Prepared by: Terracon
For: The Scoular Company

The Terracon Phase I ESA (PN: 60097753), dated May 5, 2009, and Phase I ESA Update (PN: 60107702), dated January 19, 2010, reported the site was improved with grain storage and feed mill buildings along with an office/warehouse, several storage sheds, office trailers, a truck shop building, paved driveway, parking lots, and limited landscaping. The site was reportedly occupied by The Scoular Company and subleased by J.D. Heiskell & Co., which has utilized the onsite equipment and infrastructure for livestock feed manufacturing operations since 2002. Based on a review of the findings of Terracon's ESA, RECs were not identified and recommendations were not provided.

4.0 RECORDS REVIEW

Regulatory database information was provided by EDR, a contract information services company. The purpose of the records review was to identify RECs in connection with the site. Information in this section is subject to the accuracy of the data provided by the information services company and the date at which the information is updated, and the scope herein did not include confirmation of facilities listed as "unmappable" by regulatory databases.

In some of the following subsections, the words up-gradient, cross-gradient and down-gradient refer to the topographic gradient in relation to the site. As stated previously, the groundwater flow direction and the depth to shallow groundwater, if present, would likely vary depending upon seasonal variations in rainfall and the depth to the soil/bedrock interface. Without the benefit of on-site groundwater monitoring wells surveyed to a datum, groundwater depth and flow direction beneath the site cannot be directly ascertained.

4.1 Federal and State/Tribal Databases

Listed below are the facility listings identified on federal and state/tribal databases within the ASTM-required search distances from the approximate site boundaries. Database definition, descriptions, and the database search report are included in Appendix D.

Federal Databases

Database	Description	Radius (miles)	Listings
CERCLIS	Comprehensive Environmental Response, Compensation, & Liability Information System	0.5	0
CERCLIS / NFRAP	CERCLIS / No Further Remedial Action Planned	0.5	0
ERNS	Emergency Response Notification System	Site	0
IC / EC	Institutional Control/Engineering Control	Site	0
NPL	National Priorities List	1.0	0
NPL (Delisted)	National Priorities Delisted List	0.5	0
RCRA CORRACTS/ TSD	RCRA Corrective Action Activity	1.0	0
RCRA Generators	Resource Conservation and Recovery Act	Site and adjoining	1
RCRA Non-CORRACTS/ TSD	RCRA Non-Corrective Action Activity	0.5	2

State/Tribal Databases

Database	Description	Radius (miles)	Listings
CA FID UST	Facility Index Database Underground Storage Tank	0.25	6
CALSITES	CalSites Database	1.0	0
CALSITES (AWP)	Active Annual Workplan Sites	1.0	0
CDL	Clandestine Drug Labs	Site	0
DRYCLEANERS	Dry Cleaners lists	0.25	0
EDR Hist Auto	EDR Exclusive Historical Automobile Station listings	0.25	0
EDR Hist Cleaners	EDR Exclusive Historical Dry Cleaners listings	0.25	0
ENVIROSTOR	The Department of Toxic Substances Control's (DTSC's) Site Mitigation and Brownfields Reuse Program's (SMBRP's) EnviroStor database identifies sites that have known contamination or sites for which there may be reasons to investigate further.	1.0	3
HAZNET	Facility and Manifest Database	Site	3
HIST CORTESE	Hazardous Waste & Substance Site List	0.5	3
HIST UST	Historical Underground Storage Tank	0.25	5
HWP	EnviroStor Permitted Facilities Listing	1.0	2
LUST	Leaking Underground Storage Tanks	0.5	3
SLIC	Spills, Leaks, Investigation and Cleanup list	0.5	2
SWEEPS UST	Statewide Environmental Evaluation Planning System Underground Storage Tank	0.25	8
SWF/LF	Solid Waste Facilities/Landfills	0.5	0

Database	Description	Radius (miles)	Listings
UST	Underground Storage Tank Facilities	Site and adjoining	1
VCP	Voluntary Cleanup Program	0.5	0

In addition to the above ASTM-required listings, Terracon reviewed other federal, state, local, and proprietary databases provided by the database firm. A list of the additional reviewed databases is included in the regulatory database report included in Appendix D.

The following table summarizes the site-specific information provided by the database and/or gathered by this office for identified facilities. Facilities are listed in order of proximity to the site. Additional discussion for selected facilities follows the summary table.

Listed Facilities

Facility Name And Location	Estimated Distance / Direction/Gradient	Database Listings	Is a REC, CREC, or HREC to the Site
JD Heiskell Holdings LLC 5355 East Airport Drive	Site	CA FID UST, EMI, WDS, FINDS, ECHO, HAZNET	No, discussed below.
Coast Grain Inc.		EMI, UST, SWEEPS UST, NPDES, San Bern. Co. Permit, WDS, HAZNET	
John Powell		HAZNET	
Verizon Wireless-Inland MTSO 5351 East Airport Drive	Adjacent / West / Cross-gradient	AST, San Bern. Co. Permit	No, discussed below.
Union Carbide Corp. Linde Div 5705 & 5705 East Airport Drive	Adjacent / East / Cross-gradient	SWEEPS UST, SLIC, LUST, HIST UST, CA FID UST, EMI, HIST CORTESE	No, discussed below.
Praxair, Inc.		RCRA-SQG, LUST, NPDES, San Bern. Co. Permit, UST, AST, EMI	
Jack B Kelley Ontario Terminal		NPDES, San. Ber. Co. Permit, WDS	
Ontario Distribution Center 5600 East Airport Drive	120 feet / South / Down-gradient	SWEEPS UST, HIST UST, CA FID UST, EMI, NPDES, San Bern. Co. Permit, WDS	No, based on depth of groundwater (great

Facility Name And Location	Estimated Distance / Direction/Gradient	Database Listings	Is a REC, CREC, or HREC to the Site
K-Mart, Ontario Distribution Center		LUST, SWEEPS UST, HIST UST, HIST CORTESE, AST	than 200 feet bgs) and topographic gradient.
XPO Logistics Supply Chain 5200 East Airport Drive	120 feet / South / Down-gradient	San Bern. Co. Permit	No, based on depth of groundwater (great than 200 feet bgs) and topographic gradient.
Ameriwood Industries 5400 Shea Center Drive	160 feet / North/ Up-gradient	San Bern. Co. Permit	No, discussed below.
Emsler Tile 5300 Shea Center Drive	160 feet / North/ Up-gradient	San Bern. Co. Permit	No, discussed below.
Cooper Lighting 5200 Shea Center Drive Suite A	230 feet / Northwest / Up- to cross-gradient	San Bern. Co. Permit	No, based on a review of the listing and depth of groundwater (great than 200 feet bgs).
Gulf South Medical Supply 5200 Shea Center Drive Suite B	230 feet / Northwest / Up- to cross-gradient	San Bern. Co. Permit	No, based on a review of the listing and depth of groundwater (great than 200 feet bgs).
Five Brothers Inc. 5235 East Airport Drive	330 feet / West / Cross-gradient	CA FID UST, SWEEPS UST	No, based on distance and topographic gradient.
Koppers – Ontario 5101 East Airport Drive	470 feet / West / Cross-gradient	RESPONSE, ENVIROSTOR, DEED, San Bern. CO. Permit, CA BOND EXP. PLAN, SWEEPS UST, HIST UST, CA FID UST	No, based on distance and topographic gradient.
Koopers Company Inc. 12200 Airport Drive		ENVIROSTOR, HWP, CORRACTS, RCRA-TSDF, RCRA-SQG	
Chem Lab Products Inc. 5160 East Airport Drive	490 feet / West-southwest / Down- to cross-gradient	HIST UST, NPDES, CHMIRS, San Bern. Co. Permit, SWEEPS UST, WDS, CORRACTS, RCRA-TSDF, RCRA-SQG, SSTS	No, based on distance and topographic gradient.
Bio-Lab Inc.		CHMIRS, HWP	

JD Heiskell Holdings LLC / Coast Grain Inc. / John Powell (5355 East Airport Drive)

Selected federal and state environmental regulatory databases as well as responses from state and local regulatory agencies were reviewed. JD Heiskell Holdings LLC / Coast Grain Inc. / John Powell, located onsite, are listed in the regulatory database as a CA FID UST, EMI, WDS, FINDS, ECHO, HAZNET, UST, SWEEPS UST, NPDES, and San Bernardino County Permit facility. Based on a review of the HAZNET listings, the site generated hazardous waste categorized as tank bottom waste, other organic solids, waste oil and mixed oil, unspecified organic liquid mixture, unspecified aqueous solution, and asbestos containing material from 2002 through 2010. Based on a review of the EMI listing, the site was permitted for emissions with the South Coast Air Quality Management District from 1990 to 2009. Based on a review of the NPDES and WDS listing, the site is listed as an active permitted facility for industrial stormwater and continuous, or seasonal, waste water discharge that is under Waste Discharge Requirements. The site is listed as an NPDES / WDS facility that is considered a minor threat to water quality and either has a passive water treatment system or no treatment system as per the Regional Water Quality Control Board. No other pertinent information was provided in the NPDES and CA WDS database listings. No violations or reported releases are listed for the site. Based on site observations, the absence of violations or reported releases, and waste streams identified at the site, RECs for the site were not identified. Based on a review of the San Bern. Co. Permits listing, the site is currently permitted as a small quantity generator, hazardous material handler, and aboveground petroleum storage 1,320-10,000 gallon capacity facility. Inactive permits for the site were identified as hazardous material handler and waste generator with 0-10 employees, UST ownership/operating permit, and aboveground petroleum storage (SPCC).

Based on a review of the SWEEPS UST listing, the site is listed with five underground storage tanks (USTs) of unknown size and contents were listed in 1988. Information regarding the status of the USTs was not available in the databases searched by EDR. Based on records reviewed by Terracon at the San Bernardino County Fire Department (SBCFD) and information obtained from the San Bernardino County Environmental Health (refer to Section 4.2), four USTs were permitted to operate at the site in 1985 when Chino Grain and Milling occupied the site. Information regarding USTs at the site prior to 1985 was not available at the aforementioned agencies. Two of the four USTs present at the site in 1985 were identified in the records as one 12,000-gallon unleaded gasoline UST and one 12,000-gallon diesel UST. Information regarding the installation/removal or regulatory status of the other two USTs at the site in 1985 was not available in the records reviewed by Terracon. An additional 12,000-gallon UST was reportedly installed in 1988 and this UST was removed from the site in 2002. Records and regulatory closure documents pertaining to the three 12,000-gallon USTs were identified during Terracon records review (further discussed in Sections 3.7 and 4.2).

Based on a review of Phase I ESA report completed by SECOR on October 8, 2003 (discussed in Section 3.7), three 12,000-gallon diesel USTs, north of the mill building and east of the former vegetable oil processing area, were removed from the site in 1989 and in 2002, and regulatory closure was identified for the three 12,000-gallon USTs. Additionally, a fourth UST of unknown size reportedly located west of the truck stop was removed in 1986. Soil sampling was reportedly

conducted at the location of a former UST, and concentrations of petroleum hydrocarbons below the applicable screening levels were identified at 15 feet below grade surface (bgs), and TPH concentrations were not detected above laboratory detection method at 20 feet bgs. Residual impact of soils in the vicinity of the three USTs and reported location of former UST west of the truck repair shop were reported below Los Angeles Regional Water Quality Control Board Maximum Screening Levels for LUST sites where groundwater is at a depth of greater than 150 feet. Based on information reviewed by Terracon at the SBCFD and the 2003 SECOR ESA report documenting a subsurface investigation conducted by Grisanti and Associates at the site and regional depth of groundwater in the site vicinity, it is our opinion that the residual TPH concentrations remaining at the site appear to represent an HREC. The absence of information regarding the installation/removal or regulatory status of the two unknown USTs at the site in 1985 is a data gap; however, based on the reported Grisanti & Associates subsurface investigation (SECOR 2003) at historical suspect location of former UST(s) and anticipated depth to groundwater in the site vicinity, this data gap does not appear to represent a REC to the site.

Verizon Wireless – Inland MTSO (5351 East Airport Drive)

The Verizon Wireless – Inland MTSO, located to the adjacent west and topographically cross-gradient relative to the site, is listed in the regulatory database as an Aboveground Storage Tank (AST) and San Bern. Co. Permit facility. Based on a review of the listings, this facility is currently permitted as an aboveground petroleum storage 1,320-10,000 gallon capacity facility and handler of hazardous material. The facility operates a 10,444-gallon AST. No violations or reported releases were noted. Based on the absence of reported releases or violations above ground storage, and anticipated depth to groundwater in the site vicinity, the Verizon Wireless – Inland MTSO listing does not constitute an REC to the site.

Union Carbide Corp. Linde Div / Praxair, Inc. / Jack B Kelley Ontario Terminal (5705 & 5705 East Airport Drive)

Union Carbide Corp. Linde Div / Praxair, Inc. / Jack B Kelley Ontario Terminal, located to the adjacent east and topographically cross-gradient relative to the site, is listed in the regulatory database as a SWEEPS UST, SLIC, LUST, HIST UST, CA FID UST, EMI, HIST CORTESE, RCRA-SQG, NPDES, San Bern. Co. Permit, UST, AST, and WDS facility. Based on a review of the San Bern. Co. Permits listing, the facility is currently permitted as an aboveground petroleum storage 1,320-10,000 gallon capacity facility, risk management permit, UST ownership/operator, small quantity generator, and hazardous materials handler. Based on a review of the RCRA-SQG and HAZNET listings, waste generated at the facility is identified as chromium, ignitable waste, liquids with, reactive waste, corrosive waste, non-halogenated solvents, halogenated organic compounds, and aqueous solution with organic residues. Based on a review of the HIST UST listing, this facility is listed with 18 USTs ranging in size from 200 to 12,000 gallons containing product (diesel fuel) or waste oil, installed between 1957 and 1980. Based on a review of the LUST and SLIC listings, this facility is listed with a solvent release to soil on April 23, 1987. The case was closed by the San Bernardino County Lead Oversight Program on September 7, 1988. Based on the environmental media affected (soil only) and regulatory closure status of the

LUST/SLIC case, the depth to groundwater at the site (greater than 200 feet bgs), and topographic gradient relative to the site, listings for this facility do not constitute a REC to the site.

Ameriwood Industries (5400 Shea Center Drive)

Ameriwood Industries, located approximately 160 feet to the north and topographically up-gradient relative to the site, is listed in the regulatory database as a San Bern. Co. Permit facility. Based on a review of the listing, this facility is currently permitted as a small quantity generator and hazardous material handler. Based on the absence of reported releases or violations, this facility does not constitute a REC to the site.

Emser Tile (5300 Shea Center Drive)

Emser Tile, located approximately 160 feet to the north and topographically up-gradient relative to the site, is listed in the regulatory database as a San Bern. Co. Permit facility. Based on a review of the listing, this facility is currently permitted as a hazardous material handler. Based on the absence of reported releases or violations, this facility does not constitute a REC to the site.

The remaining facilities listed in the database report do not appear to represent RECs to the site at this time based upon regulatory status, apparent topographic gradient, and/or distance from the site.

Unmapped facilities are those that do not contain sufficient address or location information to evaluate the facility listing locations relative to the site. The report listed 11 facilities in the unmapped section. Determining the location of unmapped facilities is beyond the scope of this assessment; however, none of these facilities were identified as the site or adjacent properties. These facilities are listed in the database report in Appendix D.

4.2 Local Agency Inquiries

Agency Contacted/ Contact Method	Response
San Bernardino County Fire Department – Hazardous Materials Division / By fax 909-386-8460	On April 26, 2016, Terracon reviewed records at the agency pertaining to the site. Based on the records reviewed, Coast Grain Inc. was permitted as hazardous waste generator, hazardous material handler, and underground storage tank operator from 1986 through 2002. The Scoular Company was permitted as a hazardous material handler in 2010. George Verhoeven Grain Inc. is currently permitted as a hazardous materials handler, small quantity generator, and aboveground petroleum storage 1,320-10,000 gallon capacity facility. The records pertaining to the historical USTs on the site are further discussed below.
San Bernardino County Department of Public Health – Division of Environmental Health /	On April 22, 2016, Terracon received a response from the agency indicating records were not found for the site. The agency further indicated they retain records for seven years. Any records the

Agency Contacted/ Contact Method	Response
By fax 909-387-4323	agency may have had pertaining to the historical USTs at the site are no longer available.
Department of Toxic Substances Control / By e-mail pubreqact@dtsc.ca.gov	On March 24, 2016, Terracon received a response from the agency indicating Coast Grain In., John Powell, and JD Heiskell Holdings LCC are listed as past permitted generators of hazardous waste at the site. These generators were further discussed in Section 4.1.
Ontario City Clerk / By email recordsmanagement@ontarioca.gov	On March 29, 2016, Terracon received building permits for the site from the agency. Based on a review of the records, the mill portion of the site had undergone periodic improvements between the late-1980s and late-1990s. Based on a review of the records provided, RECs were not identified.
Santa Ana Regional Water Quality Control Board / By e-mail FileReview8@waterboards.ca.gov	<p>On March 24, 2016, Terracon conducted a file review for the site. The following pertinent environmental records were reviewed:</p> <ul style="list-style-type: none"> • A letter issued by the SARWQCB for the Approval of a Preliminary Work Plan for Investigation of the Boiler Brine Disposal Pond located at Coast Grain Company 5355 E. Airport Drive, Ontario, California, dated July 8, 1997. • A letter issued by the SARWQCB for Additional Soil Characterization Adjacent to the Boiler Brine Disposal Pond located at Coast Grain Company 5355 E. Airport Drive, Ontario, California, dated October 9, 1997. • An Environmental Soils Investigation Report for Boiler Brine Water Pond at the Coast Grain Company at 5355 E. Airport Drive, Ontario, California, completed by RMA Group, dated November 3, 1997; • A letter issued by the SARWQCB for Approval of Cover Design for the Boiler Brine Disposal Pond and Improvements to the Sump Area located at Coast Grain Company 5355 E. Airport Drive, Ontario, California, dated March 17, 1998. • A General Earthwork & Grading Specifications work plan for the boiler brine pond project completed by RMA group, dated March 10, 1998. • Various letters of report addendums and laboratory data from Coast Grain Company, Union Pacific Railroad

Agency Contacted/ Contact Method	Response
	<p>Company and RMA Group, dated from August 1998 to August 1999, in reference to soil and laboratory reports and project closure proposals related to the soils investigation report completed by RMA Group in November 1997.</p> <ul style="list-style-type: none"> A letter issued by the SARWQCB for Approval of Closure Report for the Boiler Brine Disposal Pond and Improvements to the Sump Area located at Coast Grain Company 5355 E. Airport Drive, Ontario, California, dated September 24, 1999. <p>A summary of the records reviewed is included below.</p>
<p>South Coast Air Quality Management District / On-line Facility INformation Detail (FIND) database</p>	<p>Terracon conducted an online search of the agency's database for site listings. Based on the search results, Chino Grain & Milling Inc., Coast Grain Company, George Verhoever Grain, Inc., JD Heiskell Holdings LLC, The Dairyfeers Group, Coast Grain, and Unicorn, LLC were identified permitted facilities located at the site. The Scoular Co. is currently permitted to operate a corn receiving, storage, and load out system and George Verhoeven Grain, Inc. is currently permitted to operate boilers, load-out station, rolling mill system, barley rolling system, grain rail/truck receiving and storage system, animal feed pelletizing system, corn rolling system, and air pollution control systems (bag houses and cyclone separators). Based on a review of the records provided, RECs were not identified.</p>

San Bernardino County Fire Department – Hazardous Materials Division

Below is a table summarizing the records reviewed pertaining to the historical USTs on the site:

Type	Date	Detail
<p>Application for Permit to Operate UST</p>	<p>Not listed</p>	<p>One 10,000-gallon unleaded gasoline UST (1 North), one 10,000-gallon diesel UST (2 South, and two 4,000-gallon diesel USTs (3 East and 4 West) were identified on an application for Coast Grain Milling. Further information regarding the USTs is not reported.</p>
<p>Hazardous Waste Generator Permit Application/Renewal</p>	<p>August 19, 1985</p>	<p>Chino Grain and Milling reported operating four USTs at the site.</p>

Type	Date	Detail
Hazardous Waste & Toxic Control Section APBS Data Input Fact Sheet	March 18, 1986	Chino Grain and Milling is permitted to operate four USTs at the site.
Renewal Application for Health Permit Inspection and Health Services	May 12, 1986	Coast Grain Milling is identified as the new operator of the site and 4 USTs.
Hazardous Waste Generator Permit Application/Renewal	May 19, 1987	Coast Grain Company reported two USTs at the site.
Underground Tank Installation Application	January 7, 1988	Coast Grain applied to install one 12,000-gallon diesel UST at the site.
Job Card – Construction of Underground Storage Facility	February 16, 1988	One 12,000-gallon diesel UST was installed at the site.
Environmental Health Services Department Permit – Underground Storage Tanks	June 30, 1988 (expiration)	Coast Grain Milling was permitted to operate four USTs at the site.
Underground Storage Tank Program Tank Permit Application Information	June 16, 1989	Coast Grain Company reported the site operated three USTs and applied for removal of one 12,000-gallon unleaded gasoline UST and one 12,000-gallon diesel UST.
Job Card – Abandonment of Underground Storage Facility	July 19, 1989	Two 12,000-gallon UST were removed from the site and soil samples were collected beneath the tank holds.
Renewal Application for Health Permit Inspection and Health Services	August 2, 1989	Coast Grain Inc. reported one UST at the site.
Letter from Coast Grain Company to the County of San Bernardino Department of Environmental Services Department of Underground Storage Tanks	August 24, 1989	Coast Grain Company indicated two USTs were removed from the site in July 1989 and one diesel UST remains at the site.
Environmental Health Services Department Permit – Underground Storage Tanks	August 31, 1989 (expiration)	Coast Grain Inc. was permitted to operate five USTs at the site.
Environmental Health Services Department Permit – Underground Storage Tanks	August 31, 1990 – August 31, 2002 (expiration)	Coast Grain Inc. was permitted to operate one UST at the site.

Type	Date	Detail
Letter from Coast Grain Company to San Bernardino County Fire Department - Hazardous Materials Division	September 4, 1998	Coast Grain Company indicated application for the removal of two 4,000-gallon USTs were found at the site. Terracon could not find copies of the referenced applications in the files reviewed.
Letter from San Bernardino County Fire Department - Hazardous Materials Division, Subject: Removal of Two Underground Storage Tanks at 5355 Airport, Ontario	September 4, 1998	The department reviewed the analytical results from the soil sampling conducted after the tank removal in July 1989. The results indicated contamination remained in the excavated area; however, the concentrations were below the threshold of concern. The department indicated further investigation was not warranted.
Notice of Violation	December 15, 1998	Based on observation made during an inspections, the fire department found the site didn't have containment for the UST dispenser.
Underground Storage Tank Facility – Upgrade Compliance Certificate	December 18, 1998	The site received the upgrade compliance certificate for the one UST.
Enviro-Chem, Inc. Laboratory Report	March 8, 1999	During the upgrades to the dispenser, a soil sample was collected approximately 3.5 feet beneath the UST dispenser. 530 mg/kg total petroleum hydrocarbons – diesel range (TPH-d), 0.080 mg/kg toluene, 0.066 mg/kg ethylbenzene, and 0.416 mg/kg total xylenes were the reported concentrations in the samples collected.
Letter from San Bernardino County Fire Department - Hazardous Materials Division, Subject: Dispenser Sampling in Conjunction with 1998 Upgrades at 5355 Airport, Ontario	March 29, 1999	The department reviewed the analytical data for the March 1999 sampling event and concluded the extent of contamination indicated no further investigation was warranted.

Type	Date	Detail
Underground Storage Tank Inspection Report	September 26, 2001	The department noted a violation for failing to properly monitor UST system. Installation of leak detectors and lengthening of monitoring probes for the UST system was required.
Underground Storage Tank Inspection Report	November 20, 2001	The department noted a mechanical leak detector was installed and tested at the site. Violations were not identified.
Underground Storage Tank Removal Inspection Form	December 5, 2002	One 12,000-gallon diesel UST was removed from the site. Soil samples were collected beneath the tank hold and from the stock piled soil.
Soil Sampling Following the Removal of an Underground Storage Tank – Coast Grain Company; prepared by Advanced GeoEnvironmental, Inc. (AGE)	December 18, 2002	Based on the analytical results for the December 5, 2002 soil sampling event, concentrations of TPH-d (230 mg/kg and 800 mg/kg), benzene (0.035 mg/kg), and MTBE (0.018 mg/kg) were reported for samples collected from the stock piled soil. AGE indicated the stock piled soil was used as backfill. AGE recommended closure of the site based on concentrations detected and depth of ground water (approximately 305 feet bgs).
Letter from San Bernardino County Fire Department - Hazardous Materials Division, Subject: Removal of One Underground Storage Tank at Coast Grain Inc.	January 8, 2003	The department reviewed the analytical data for the December 2002 sampling event and concluded no further investigation was warranted.

The above-listed records are further discussed in Section 4.1.

Santa Ana Regional Water Quality Control Board

Based on a review of the above referenced historical documents at the SARWQCB, a former boiler brine disposal pond (brine pond) that was previously located north of the boiler room on site was used for disposal of boiler blow-down water until 1997. The SARWQCB's primary objective for water quality protection on the site was to prevent infiltration of rain through the salt-

contaminated soil and into the groundwater beneath the former pond. During the subsequent limited subsurface soil investigation of the brine pond area, completed by RMA Group in October 1997, several exploratory soil borings were advanced to maximum depth of approximately 40 feet below the surface. Soil samples were collected at various depths in each boring and each sample was analyzed for pH and electrical conductivity (Ec). RMA Group's subsurface investigation indicated that soils in and adjacent to the former brine pond contained elevated levels of salinity and conductivity to a depth range of approximate 10 to 15 feet below grade. Laboratory analytical data for the previous investigation indicated that soils in and in the vicinity of the former brine pond contained 0.26 to 13.0 micromhos per centimeter (mmhos/cm) for conductivity and 6.6 to 7.8 for pH. According to the previous investigation report, the top 2 feet of soil within the pond contained the highest levels of Ec and that high conductivity in the soil represented a "severe potential for corrosivity toward metal pipes placed in direct contact with the soil." According to the previous RMA Group report, the elevated levels of Ec in soil exceeded the acceptable SARWQCB limit of 2.0 mmhos/cm and required remediation.

In early 1998, the SARWQCB approved a remediation plan to excavate and remove soil with high concentrations of salt from the brine pond area. The soil remediation plan commenced in August 1998, and approximately 7,500 cubic yards of brine salt-contaminated soil were excavated from the former brine pond excavation area (reported to be 60' x 160' in area). Prior to being backfilled and compacted with a layer of native sand followed by uncontaminated fill soil, the excavation was lined with 40-mil high density polyethylene (HDPE) plastic sheeting. Salt contaminated soils removed from the excavation were then disposed of at an approved landfill. On September 24, 1999, the SARWQCB issued an approval letter for the remediation project closure report and considered the former brine pond closure project complete. Based on the above information and the regulatory agency case-closed status, the former brine pond remediation is not considered a REC to the site at this time. A copy of the SARWQCB closure letter and a letter from the Union Pacific Railroad Company for the former brine disposal pond project is included in Appendix C.

5.0 SITE RECONNAISSANCE

5.1 General Site Information

Information contained in this section is based on a visual reconnaissance conducted while walking through the site and the accessible interior areas of structures, if any, located on the site. Exhibit 2 in Appendix A is a Site Diagram of the site. Photo documentation of the site at the time of the visual reconnaissance is provided in Appendix B. Credentials of the individuals planning and conducting the site visit are included in Appendix E.

General Site Information

Site Reconnaissance				
Field Personnel	Melanie J. Seydel			
Reconnaissance Date	March 24, 2016			
Weather Conditions	Sunny, 65° F			
Site Contact/Title	Mr. Jeff Caskey / Manager			
Building Description				
Building Identification	Building Use	Approx. Construction Date	Number of Stories	Approx. Size (ft ²)
Office / warehouse	Office / storage	1970s	1	19,700
Truck repair shop	Truck maintenance / storage	1970s	1	6,600
Site Utilities				
<i>Electricity</i>	Southern California Edison			
<i>Drinking Water</i>	City of Ontario			
<i>Wastewater</i>	Septic tanks			
<i>Natural Gas</i>	Southern California Gas Company			

5.2 Overview of Current Site Occupants

The site is located at 5355 East Airport Drive in the City of Ontario, San Bernardino, California and consist of an approximately 13.37-acre tract of land developed with grain storage and feed mill buildings along with an office/warehouse, several storage sheds, office trailers and a truck shop building. The site also has paved driveway and parking lots along with limited landscaping. At the time of the site reconnaissance, the site was occupied by The Scoular Company and George Verhoeven Grain Inc., which leases the east portion of the site.

5.3 Overview of Current Site Operations

The site operates primarily as a grain processing facility. Raw material, including corn and barley, are delivered to the site by truck or rail. The raw material is weighed and unloaded into the storage silos. The raw material is steamed, rolled, and flattened into the finished product and stored on site until delivery.

5.4 Site Observations

The following table summarizes site observations and interviews. Affirmative responses (designated by an "X") are discussed in more detail following the table.

Site Characteristics

Category	Item or Feature	Observed or Identified
Site Operations, Processes, and Equipment	Emergency generators	
	Elevators	
	Air compressors	X
	Hydraulic lifts	
	Dry cleaning	
	Photo processing	
	Ventilation hoods and/or incinerators	
	Waste treatment systems and/or water treatment systems	
	Heating and/or cooling systems	
	Paint booths	
	Sub-grade mechanic pits	
	Wash-down areas or carwashes	
	Vehicle repair or maintenance	
	Pesticide/herbicide production or storage	
	Printing operations	
	Metal finishing (e.g., electroplating, chrome plating, galvanizing, etc.)	
	Salvage operations	
	Oil, gas or mineral production	
Other processes or equipment	X	
Aboveground Chemical or Waste Storage	Aboveground storage tanks	X
	Drums, barrels and/or containers ≥ 5 gallons	X
	MSDS or SDS	
Underground Chemical or Waste Storage, Drainage or Collection Systems	Underground storage tanks or ancillary UST equipment	
	Sumps, cisterns, French drains, catch basins and/or dry wells	X
	Grease traps	
	Septic tanks and/or leach fields	
	Oil/water separators, clarifiers, sand traps, triple traps, interceptors	
	Pipeline markers	
	Interior floor drains	
Electrical Transformers/PCBs	Transformers and/or capacitors	
	Other equipment	

Category	Item or Feature	Observed or Identified
Releases or Potential Releases	Stressed vegetation	
	Stained soil	
	Stained pavement or similar surface	X
	Leachate and/or waste seeps	
	Trash, debris and/or other waste materials	X
	Dumping or disposal areas	
	Construction/demolition debris and/or dumped fill dirt	
	Surface water discoloration, odor, sheen, and/or free floating product	
	Strong, pungent or noxious odors	
	Exterior pipe discharges and/or other effluent discharges	
Other Notable Site Features	Surface water bodies	
	Quarries or pits	
	Wastewater lagoons	
	Wells	

Site Operations, Processes, and Equipment

Air compressors

During the site reconnaissance, one air compressor was observed in the northern vicinity of the large storage silos on the western portion of the site and one air compressor was observed in the warehouse on the southeastern portion of the site. No evidence of surficial staining or releases was observed on the concrete flooring surrounding the units, and no indication of a release associated with the units was observed at the time of the site reconnaissance. Based on the absence of an observed release, the air compressor do not represent a REC to the site.

Other processes or equipment

A rail car unloading system was observed at the north end of the site. The system consists of a hydraulic powered, rail mounted “screw driver” that unscrews hatches located on the underbelly of the rail cars. Once the hatches open, the contents of the rail car discharge into auger conveyance system located beneath the railroad tracks. The augers continually rotate and carry the rail car contents south towards the mill and silos.

Aboveground Chemical or Waste Storage

Aboveground storage tanks

During the site reconnaissance, the following containers were observed:

Approximate Quantity	Approximate Capacity	Contents	Location
1	1,000	Sump discharge	Exterior; truck wash area
1	2,000	Water	Exterior; truck wash area
1	500	Diesel	Exterior; east of office/warehouse building
2	250	Hydraulic oil	Exterior; east of office/warehouse building
1	250	Empty	Interior; warehouse
1	500	Propane	Exterior; north of office building
1	2,500	Water	Exterior; north of the boiler
6	varies	Molasses and fats	Exterior; south of mill

The above-listed ASTs were observed stored on concrete floor and/or on secondary containment. Staining was observed on and near the ASTs located on the eastern exterior portion of the office/warehouse building and appeared to be *di minimus* in nature. Staining or evidence of a release was not observed on the remainder of ASTs or on the concrete in the vicinity of the ASTs. Based on site observations, the above-listed ASTs do not constitute a REC.

Drums, barrels, and/or containers ≥ 5 gallons

During the site reconnaissance, the following containers were observed:

Approximate Quantity	Approximate Capacity	Contents	Location
6	30	Lubricant	Mill
4	275	Flake-aide	Mill
1	275	unknown	Truck wash area
3	55	Used oil	Truck repair shop
1	55	Hydraulic oil	Truck repair shop
1	275	Diesel Exhaust Fluid	Truck repair shop
6	55	Empty	Truck repair shop
4	55	Motor oil	Truck repair shop
9	5	Transmission fluid	Truck repair shop
1	30	Parts washer	Truck repair shop
2	55	Motor oil	Warehouse
10	5	Motor oil	Warehouse
15	5	Hydraulic oil	Warehouse
2	55	Used oil	Warehouse

The above-listed drums and containers were observed on stored concrete floor and/or on secondary containment. Staining or evidence of a release was not observed on the drums and

containers or on the concrete in the vicinity of drums and containers. The used oil is disposed of through Asbury Environmental. Based on site observations, the above-listed drums and containers do not constitute a REC.

Underground Chemical or Waste Storage, Drainage, or Collection Systems

Sumps, cisterns, catch basins, and/or dry wells

A sump was observed north of the truck shop building at the time of the site reconnaissance. According to Mr. Caskey, the sump collects water from the truck wash area. The collected water is then pumped into the wash water AST located directly east of the pump which is emptied as needed. The sump does not constitute a REC.

Electrical Transformers/PCBs

Pad or pole mounted transformers and/or capacitors

During the site reconnaissance, two pad-mounted transformers, owned and serviced by SCE, was observed: one located north of the large storage silos in the western portion of the site, and one west of the molasses and fat storage area. Based on site observations, both transformers have “No PCB” stickers.

SCE maintains responsibility for the transformers, and if the transformers were “PCB contaminated”, the utility company is not required to replace the transformer fluids until a release is identified. However, no evidence of current or prior release was observed in the vicinity of the electrical equipment during the site reconnaissance. Based on the absence of an observed release, environmental concerns associated with the transformers were not identified for the site at this time.

Releases or Potential Releases

Trash, debris and/or other waste materials

Three solid waste disposal dumpsters, serviced by City of Ontario, were observed on the central portion and southern portion of the site. Staining, noxious odors or hazardous waste disposal was not observed in the vicinity of the on-site dumpsters.

6.0 ADJOINING PROPERTY RECONNAISSANCE

Visual observations of adjoining properties (from site boundaries) are summarized below.

Adjoining Properties

Direction	Description
North	Railroad tracks abut the site to the north followed by an industrial building.
East	The property to the adjacent east of the site consist of Praxair.

Direction	Description
South	Airport Drive abuts the site to the south followed by K-Mart Distribution Center.
West	The property to the adjacent west of the site consist of Verizon Wireless.

RECs were not observed with the adjoining properties.

7.0 ADDITIONAL SERVICES

Per the agreed scope of services specified in the proposal, additional services (e.g. asbestos sampling, lead-based paint sampling, wetlands evaluation, lead in drinking water testing, radon testing, vapor encroachment screening, etc.) were not conducted.

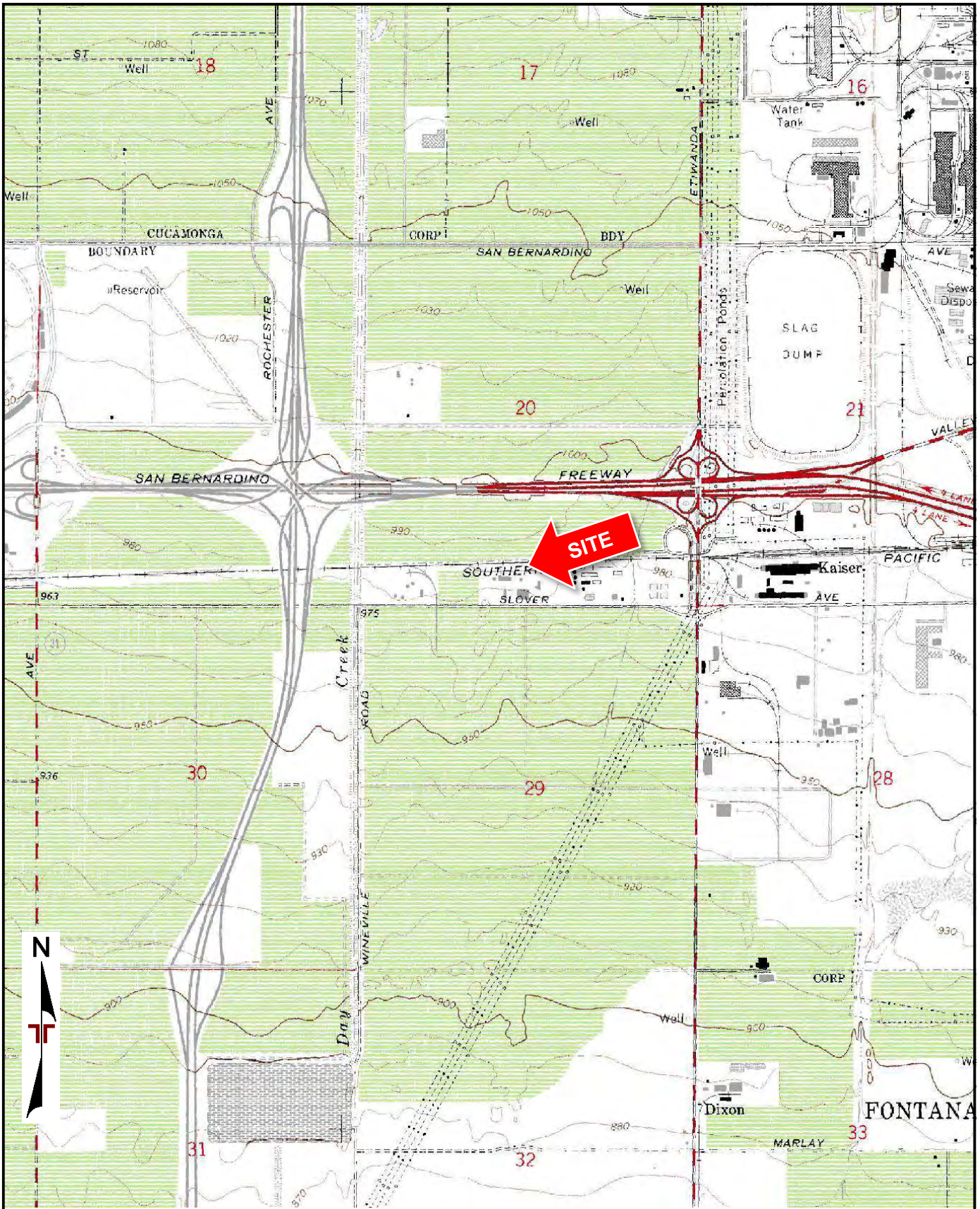
8.0 DECLARATION

I, Islam (Sami) R. Noaman, declare that, to the best of my professional knowledge and belief, I meet the definition of Environmental Professional as defined in Section 312.10 of 40 CFR 312; and I have the specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the site. I have developed and performed the All Appropriate Inquiries in conformance with the standards and practices set forth in 40 CFR Part 312.



Islam (Sami) R. Noaman
Environmental Professional

APPENDIX A
EXHIBIT 1 – TOPOGRAPHIC MAP
EXHIBIT 2 – SITE DIAGRAM



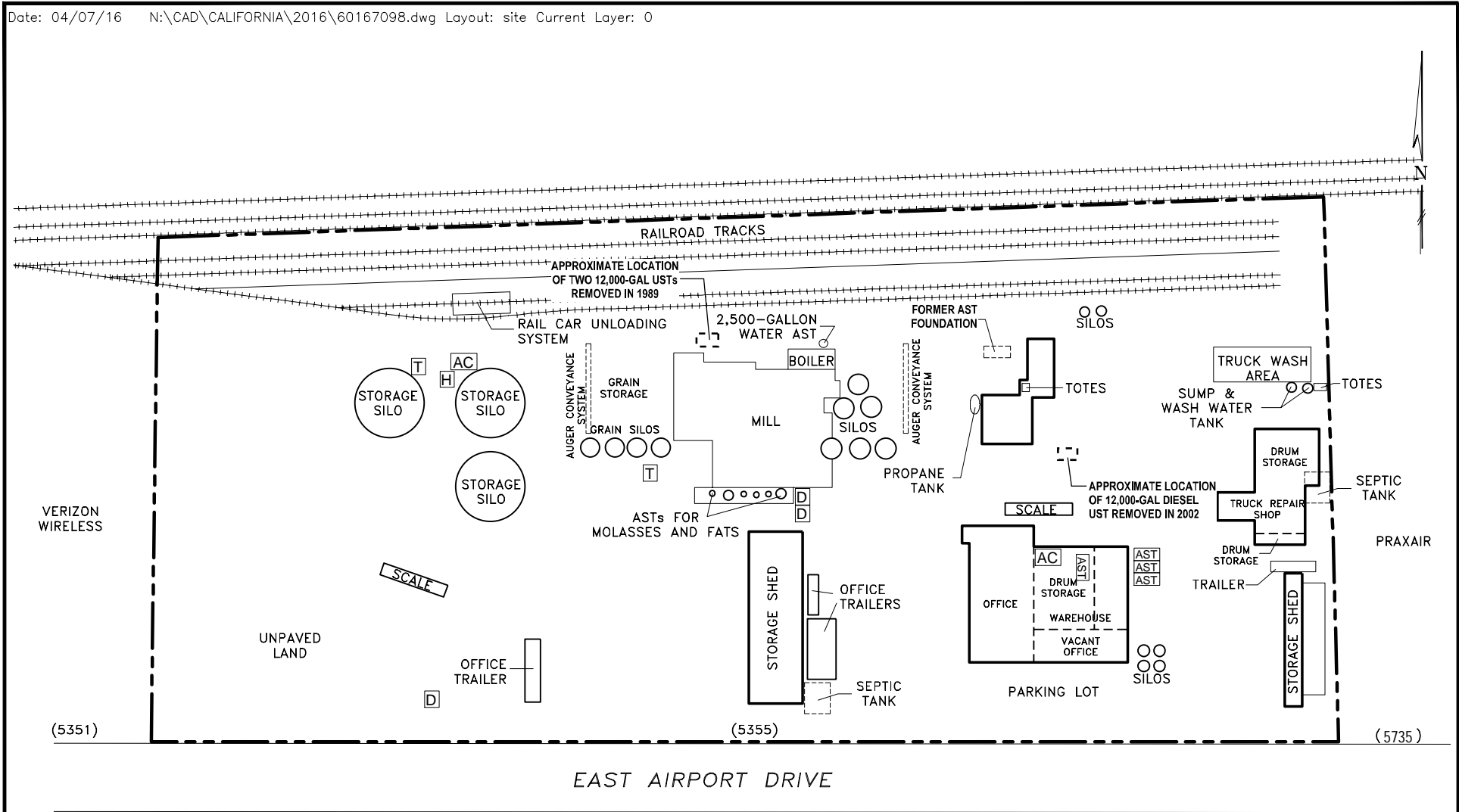
TOPOGRAPHIC MAP IMAGE COURTESY OF THE U.S. GEOLOGICAL SURVEY
 QUADRANGLES INCLUDE: GUASTI, CA (1/1/1981).

Project Manager:	MJS
Drawn by:	MJS
Checked by:	IRN
Approved by:	IRN
Project No.	60167098
Scale:	1"=2,000'
File Name:	N/A
Date:	APR 2016

Terracon
 2817 MCGAW AVENUE
 IRVINE, CALIFORNIA 92614-5835

TOPOGRAPHIC MAP
SCOULAR GRAIN FACILITY
 5355 EAST AIRPORT DRIVE
 ONTARIO, SAN BERNARDINO COUNTY, CALIFORNIA 91761

EXHIBIT
1

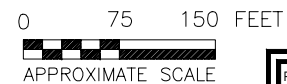


VERIZON WIRELESS

UNPAVED LAND

EAST AIRPORT DRIVE

K-MART DISTRIBUTION CENTER



THIS DRAWING SHOULD NOT BE USED SEPARATELY FROM ORIGINAL REPORT.

Project Mngr:	MS	Project No.	60167098
Drawn By:	JJD	Scale:	AS SHOWN
Checked By:	MS	Date:	04/07/16
Approved By:	CAP		

Terracon
Consulting Engineers and Scientists

2817 McGAW AVENUE IRVINE, CALIFORNIA 92614
PH. (949) 261-0051 FAX. (949) 261-6110

SITE DIAGRAM

SCOULAR GRAIN FACILITY
5355 EAST AIRPORT DRIVE
ONTARIO, SAN BERNARDINO COUNTY, CALIFORNIA 91761

EXHIBIT

2

- LEGEND:
- T TRANSFORMER
 - D DUMPSTER
 - AC AIR COMPRESSOR
 - H HYDRAULIC OIL TANK
 - AST ABOVEGROUND STORAGE TANK

APPENDIX B
SITE PHOTOGRAPHS



Photo #1 View of the mill located on the central portion of the site.



Photo #2 View of the large storage silos located on the western portion of the site.



Photo #3 View of the office/warehouse building located on the southeastern portion of the site.



Photo #4 View of the truck repair shop building located on the eastern portion of the site.



Photo #5 View of the storage shed located on the eastern portion of the site.



Photo #6 View of the storage shed located on the central portion of the site.



Photo #7 View of the office trailer located on the southern portion of the site.



Photo #8 Typical interior view of the office.



Photo #9 Typical interior view of the warehouse.

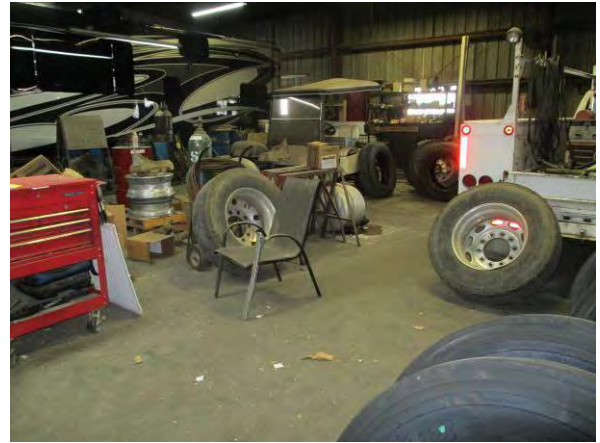


Photo #10 Typical interior view of the truck repair shop.



Photo #11 Typical interior view of the boiler area.



Photo #12 Typical view of the grain storage area.



Photo #13 View of the air compressor located in the warehouse.



Photo #14 View of the drum and container storage located in the warehouse.



Photo #15 View of three ASTs located on the exterior eastern side of the office/warehouse building.



Photo #16 View of the drum storage area located in the truck repair shop.



Photo #17 View of the 275-gallon tote of diesel exhaust fluid located in the truck repair shop.



Photo #18 View of the sump and waste water storage for the former truck wash-down area.



Photo #19 View of the propane AST located to the east of the mill.



Photo #20 View of the 275-gallon totes of Flake-Aide.



Photo #21 View of the pad-mounted transformer.



Photo #22 View of the solid waste disposal dumpsters.



Photo #23 View of the ASTs containing molasses and fats.



Photo #24 View of the 30-gallon drums of lubricant located in the mill.



Photo #25 View of the railroad tracks located to the adjacent north of the site.



Photo #26 View of Praxair located to the adjacent east of the site.



Photo #27 View of Airport Drive and the K-Mart Distribution Center located to the adjacent south of the site.



Photo #28 View of Verizon Wireless located to the adjacent west of the site.

Photo #29

Photo #30

APPENDIX C
HISTORICAL DOCUMENTATION AND USER QUESTIONNAIRE

ASTM E1527-13 USER QUESTIONNAIRE

Proposal No: P60167098

In order to qualify for one of the Landowner Liability Protections (LLPs) offered by the Small Business Relief and Brownfields Revitalization Act of 2001 (the "Brownfields Amendments"), the user must respond to the following questions. Failure to provide this information to the environmental professional may result in significant data gaps, which may limit our ability to identify recognized environmental conditions resulting in a determination that "all appropriate inquiry" is not complete. This form represents a type of interview and as such, the user has an obligation to answer all questions in good faith, to the extent of their actual knowledge.

Site Name: Scoular Grain Facility
Site Address: 5355 E Airport Drive
Ontario, CA

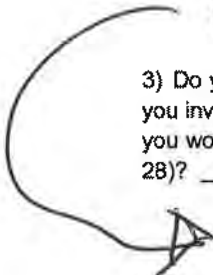
1) Did a search of recorded land title records (or judicial records where appropriate) identify any environmental liens filed or recorded against the property under federal, tribal, state, or local law (40 CFR 312.25)? No Yes If yes, please explain.

2) Did a search of recorded land title records (or judicial records where appropriate) identify any activity and use limitations (AULs), such as engineering controls, land use restrictions, or institutional controls that are in place at the property and/or have been filed or recorded against the property under federal, tribal, state, or local law (40 CFR 312.26)? No Yes If yes, please explain.

We constructed the Grain

Elevator.

3) Do you have any specialized knowledge or experience related to the site or nearby properties? For example, are you involved in the same line of business as the current or former occupants of the site or an adjoining property so that you would have specialized knowledge of the chemicals and processes used by this type of business (40 CFR 312-28)? No Yes If yes, please explain.



4) Do you have actual knowledge of a lower purchase price because contamination is known or believed to be present at the site (40 CFR 312.29)? No Yes

5) Are you aware of commonly known or reasonably ascertainable information about the site that would help the environmental professional to identify conditions indicative of releases or threatened releases (40 CFR 312.30)? No Yes If yes, please explain.

6) Based on your knowledge and experience related to the site, are there any obvious indicators that point to the presence or likely presence of contamination at the site (40 CFR 312.31)? No Yes If yes, please explain.

Please return this form with the signed and completed MSA Task Order.

Responsive ■ Resourceful ■ Reliable

ASTM E1527-13 USER QUESTIONNAIRE

Proposal No: P60167098

Request for Information and Documentation

In addition to the specific questions outlined above, the user is requested to provide the following information and documentation, as available. ASTM requires that this information, if available, be provided to the environmental professional prior to the site visit.

Item Supplied "X"	Not Applicable, Not Available or Not Known "X"	Item Requested (See Proposal)	Contacts/Comments or Indicate Attachment
X		Point of Contact for Access	JEFF CASKEY MGR. Name/Phone: 909-340-9566 (O) 801-389-0430 (C)
X		Current Site Owner THE SCOLLAR Co.	Name/Phone: ✓
X		Current Facility Operator ✓	Name/Phone: ✓
	X	Contacts for Prior Owners N/A	Name/Phone: /
	X	Contacts for Prior Occupants N/A	Name/Phone: /
X		Access Restrictions	CONTACT JEFF CASKEY
X		Notification of Special Requirements Regarding Confidentiality	N/A
X		Legal Description and Diagram / Survey of Site	SCOLLAR WILL PROVIDE.
	X	Chain of Title with Grantor/Grantee Summary (back to 1940 or first developed use)	
X		Reasons for Conducting ESA	DETERMINE VALUE

Please return this form with the signed and completed MSA Task Order.
Responsive ■ Resourceful ■ Reliable

ASTM E1527-13 USER QUESTIONNAIRE

Proposal No: P60167098

Helpful Documents Checklist

Pursuant to ASTM E1527-13 § 10.8, do you know whether any of the following documents exist related to the subject property and, if so, whether copies can and will be provided to the environmental professional? Check all that apply.

- Environmental site assessment reports
- Environmental compliance audit reports
- Geotechnical studies
- Reports regarding hydrogeologic conditions on the property or surrounding area
- Registrations for above or underground storage tanks
- Notices or other correspondence from any governmental agency relating to past or current violations of environmental laws with respect to the property or relating to environmental liens encumbering the property
- Registrations for underground injection systems
- Environmental permits/plans, solid waste permits, hazardous waste disposal permits, wastewater permits, NPDES permits, underground injection permits, SPCC plans

Tom DiGiornio
Name (Authorized Client Representative)

V.P.
Title

Tom DiGiornio V.P.
Signature

March 15, 2016
Date



HAZARDOUS MATERIALS DIVISION
FIELD SERVICES • ENVIRONMENTAL PROTECTION
385 North Arrowhead Avenue, Second Floor • San Bernardino, CA 92415-0153
(909) 387-3080 • Fax (909) 387-4323

RICHARD W. SEWELL
Fire Chief
County Fire Warden

September 4, 1998

ELMER J. WOOD, INC
PO BOX 1528
RIVERSIDE, CA 92507

**SUBJECT: REMOVAL OF TWO UNDERGROUND STORAGE TANKS AT
5355 AIRPORT, ONTARIO**

The Department has reviewed the report dated July 25, 1989, submitted by Babcock & Sons, Inc. for the facility at the subject address. The results indicate that contamination remaining in the excavation is below that which is generally considered a problem and further investigation is not warranted at this time.

It is important to note that this does not constitute a release of liability for contamination remaining on site or contamination not detected. Should site conditions change, the Department may require further investigation and remedial action.

If you have any questions, please call (909) 387-3082.

SUSAN WILLIAMS, REHS
Hazardous Materials Field Services

SW/jc

JAMES J. HLAWEN
County Administrative Officer

Board of Supervisors
KATHY A. DAVIS First District
JON D. MIKELS Second District
DENNIS HANSBERGER Third District
LARRY WALKER Fourth District
JERRY EAVES Fifth District

file

COUNTY FIRE DEPARTMENT



COUNTY OF SAN BERNARDINO
ECONOMIC DEVELOPMENT
AND PUBLIC SERVICES GROUP

OFFICE OF THE FIRE MARSHAL
HAZARDOUS MATERIALS DIVISION
620 South "E" Street • San Bernardino, CA 92415-0153
(909) 386-8401 • Fax (909) 386-8460

PETER R. HILLS
Fire Chief
County Fire Warden

January 8, 2002

COAST GRAIN INC
5355 E AIRPORT DRIVE
ONTARIO, CALIFORNIA 91761

ATTENTION: JOHN STELLINGWORTH

**SUBJECT: REMOVAL OF ONE UNDERGROUND STORAGE TANK
AT COAST GRAIN INC, LOCATED AT 5355 E. AIRPORT DRIVE,
ONTARIO, CALIFORNIA**

The Department has reviewed the report submitted by Tank Specialists of California for the facility at the above address. The results of the soil sampling activity conducted on December 5, 2002 indicate that further investigation is not warranted at this time.

It is important to note that this cannot be construed as a release of liability for the site or declaration that the site is free from contamination. Should further projects or environmental investigations reveal additional contaminants on site, you will be responsible and held liable for the investigation and remedial actions.

If you have any questions, please call me at (909) 386-8419.

Catherine B. Richards

**CATHERINE B. RICHARDS, R.E.H.S.
ENVIRONMENTAL HEALTH SPECIALIST II
HAZARDOUS MATERIALS DIVISION
SITE REMEDIATION/LOCAL OVERSIGHT PROGRAM**

CBR/lld

cc: Dave Hopper, Tank Specialists of California

JOHN F. MONTAGNINI
County Administrator

JOHN DEES
Deputy County Administrator
County of San Bernardino
Public Services Group

ALL DISTRICTS
JOHN D. HUBBELL

JOHN F. MONTAGNINI
First District
Second District
JERRY RAYES
Third District
Fourth District
FRED AGUIAR
FRED AGUIAR
FRED AGUIAR

certification number *1000*

TANK SPECIALISTS OF CALIFORNIA

1500 West 9th Street
Carroll, CA 95921

The stockpiled soil was backfilled into the excavation and the UST area was covered by asphalt, per Dave Hopper, Tank Specialists.

Phone: 916-435-7200
Fax: 916-435-7200

Richard

1/7/03

Company: San Bernardino County

Attention: Katherine Williams

Project: Clark Drive Interceptor Installation

Number of Pages: 10

Contractor: The Environmental

Certification Number



California Regional Water Quality Control Board

Santa Ana Region



Winston H. Hickox
Secretary for
Environmental
Protection

Internet Address: <http://www.swrcb.ca.gov>
3737 Main Street, Suite 500, Riverside, California 92501-3339
Phone (909) 782-4130 FAX (909) 781-6288

Gray Davis
Governor

September 24, 1999

Mr. Barry Koca
By-Products and Transportation Manager
Coast Grain Company, Citrus Division
P. O. Box 3610
Ontario, CA 91761

APPROVAL OF CLOSURE REPORT FOR THE BRINE DISPOSAL POND, COAST GRAIN COMPANY, ONTARIO, CALIFORNIA

Dear Mr. Koca:

We have reviewed the final report regarding closure of the brine disposal pond at the Coast Grain site. The pond site is owned by the Union Pacific Railroad Company (UP), and is adjacent to the boiler room at the Coast Grain facility. The pond was used for disposal of boiler blowdown water until 1997. The closure project included removal and disposal of approximately 7,500 cubic yards of salt-contaminated soil, placement of a 40 mil, high-density polyethylene (HDPE) liner, and backfill of the excavation using select sand and clean soil. The boiler blowdown water has been re-routed to discharge into a temporary storage tank with secondary containment. When the tank is full, the brine is discharged to the Santa Ana River Interceptor (SARI) line, under permit from the Chino Basin Municipal Water district.

The closure report includes a copy of the August 11, 1998 letter from Jim Gorley of UP, assuring that there shall be no further excavation or development of the section of railway property encompassing the former pond site. It is our understanding that copies of Mr. Gorley's letter will remain in permanent files at both the Coast Grain office, and the UP office in Omaha, Nebraska.

Based on the information you have provided, and our staff's May 6, 1999 inspection of the former brine disposal area, the brine pond closure project is deemed complete. If you have any questions regarding this letter, please call me at (909) 782-4904.

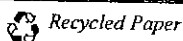
Sincerely,

Ann E. Sturdivant
Associate Engineering Geologist

cc: Jim T. Gorley, Manager, Environmental Field Operations, Union Pacific Railroad Co., Room 930, 1416
Dodge Street, Omaha, NE 68179

AES/coastgr/pond-clo.doc

California Environmental Protection Agency



APPENDIX D
ENVIRONMENTAL DATABASE INFORMATION

APPENDIX D: QUALIFICATIONS

PHASE II SUBSURFACE INVESTIGATION REPORT

5355 East Airport Drive
Ontario, California 91761

August 16, 2016
Partner Project Number: 16-163550.2

Prepared for:
Prologis
Pier 1, Bay 1
San Francisco, California 94111



August 16, 2016

Ms. Janet Frentzel
Prologis
Pier 1, Bay 1
San Francisco, California 94111

Subject: Phase II Subsurface Investigation Report
5355 East Airport Drive
Ontario, California 91761
Partner Project Number: 16-163550.2

Dear Ms. Frentzel:

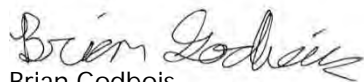
Partner Engineering and Science, Inc. (Partner) is pleased to provide the results of the assessment performed on the above-referenced property. The following report describes the field activities, methods, and findings of the Phase II Subsurface Investigation conducted at the above-referenced property.

This assessment was performed utilizing methods and procedures consistent with good commercial or customary practices designed to conform to acceptable industry standards. The independent conclusions represent Partner's best professional judgment based upon existing conditions and the information and data available to us during the course of this assignment.

We appreciate the opportunity to provide these services. If you have any questions concerning this report, or if we can assist you in any other matter, please contact Misty Vazquez Ponce at (310) 615-4500.

Sincerely,

Partner Engineering and Science, Inc.



Brian Godbois
Staff Scientist



Samantha J. Fujita, PG
Regional Manager – Subsurface Investigation



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1.0 INTRODUCTION

1.1 Purpose

The purpose of the investigation was to identify the location of the former on-site underground storage tanks (USTs), tankholds, and/or other associated features and to investigate the potential impact of petroleum hydrocarbons and/or volatile organic compounds (VOCs) to soil and/or soil gas as a consequence of a release or releases from the on-site grain handling facility. Prologis provided project authorization of Partner Proposal Number P16-163550.2, and the work was conducted under the Master Services Agreement between Prologis and Partner dated April 18, 2013.

1.2 Limitations

This report presents a summary of work conducted by Partner. The work includes observations of site conditions encountered and the analytical results provided by an independent third party laboratory of samples collected during the course of the project. The number and location of samples were selected to provide the required information. However, it cannot be assumed that the limited available data are representative of subsurface conditions in areas not sampled.

Conclusions and/or recommendations are based on the observations, laboratory analyses, and the governing regulations. Conclusions and/or recommendations beyond those stated and reported herein should not be inferred from this document.

Partner warrants that the environmental consulting services contained herein were accomplished in accordance with generally-accepted practices in the environmental engineering, geology, and hydrogeology fields that existed at the time and location of work. No other warranties are implied or expressed.

1.3 User Reliance

Partner was engaged by Prologis (the Addressee), or their authorized representative, to perform this investigation. The engagement agreement specifically states the scope and purpose of the investigation, as well as the contractual obligations and limitations of both parties. This report and the information therein, are for the exclusive use of the Addressee. This report has no other purpose and may not be relied upon, or used, by any other person or entity without the written consent of Partner. Third parties that obtain this report, or the information therein, shall have no rights of recourse or recovery against Partner, its officers, employees, vendors, successors or assigns. Any such unauthorized user shall be responsible to protect, indemnify and hold Partner, the Addressee and their respective officers, employees, vendors, successors and assigns harmless from any and all claims, damages, losses, liabilities, expenses (including reasonable attorneys' fees) and costs attributable to such use. Unauthorized use of this report shall constitute acceptance of, and commitment to, these responsibilities, which shall be irrevocable and shall apply regardless of the cause of action or legal theory pled or asserted.

This report has been completed under specific Terms and Conditions relating to scope, relying parties, limitations of liability, indemnification, dispute resolution, and other factors relevant to any reliance on this

report. Any parties relying on this report do so having accepted the Terms and Conditions for which this report was completed.

2.0 SITE BACKGROUND

2.1 Site Description

The subject property consists of three parcels of land comprising approximately 14.2 acres located on the north side of Airport Drive within a mixed commercial and industrial area of San Bernardino County, California. The subject property is currently occupied by the Scoular Company with a sub-lease on the property to Verhoeven Grain Company for commercial/industrial use. The subject property is a grain-handling facility that has been in operation since at least 1973 and is developed with six buildings. On-site operations consist of loading and unloading of multiple types of grain from the adjacent rail yard, storing, milling, and processing the grain for bulk and retail sale. In addition to the current structures, the subject property is also improved with bulk storage silos, milling facilities, and maintenance areas. The subject property has landscaping on the southern boundary, along Airport Drive.

The subject property is bound by commercial properties to the north across the railroad, commercial properties to the east, commercial properties to the south across East Airport Drive, and commercial properties to the west. Refer to Figure 1 for a site plan showing site features and surrounding properties.

2.2 Site History

Partner is concurrently conducting a Phase I Environmental Site Assessment Report (Phase I) on behalf of Prologis. Based on the information reviewed and the site reconnaissance, the subject property was previously undeveloped as early as 1932; developed as agricultural land between 1938 and circa 1970; and developed with the current structures in 1973. Tenants on the subject property have included Chino Grain Company (1985); Coast Grain Company (1990-2003); J.B. Heiskell & Co. (2008); The Scoular Company (2006-Present); and a sub-lease to Verhoeven Grain Company (2008-Present).

Based on the historical information review, at least one and up to as many as five petroleum USTs were situated on the subject property prior to 2012. Regulatory closure letters address the removal of the three former 12,000-gallon diesel USTs, but it appears that the "truck stop" UST removed in 1986 has no documented removal. Based on the lack of information regarding the disposition of the USTs at this facility, the former UST are considered a recognized environmental condition (REC).

The subject property is currently equipped with two 250-gallon aboveground storage tanks (ASTs) containing diesel fuel. The original installation date is unknown. Based on the lack of information regarding the age and installation dates of these ASTs at this facility, the ASTs are considered a REC.

During the site visit, it was noted that sanitary discharges from the subject property are directed to an on-site septic system. A maintenance area was observed on the property that included the use/storage of 20 to 30 55-gallon drums containing automotive fluids such as motor oil, waste motor oil, and antifreeze. Two 250-gallon diesel ASTs were present in this area. Diesel fuel is used to maintain the yard equipment, such as the front-end loaders, forklifts, and the bobcats. No floor drains were noted in the area of the diesel ASTs.

2.3 Geology and Hydrogeology

Based on a review of the United States Geological Survey (USGS) Guasti, California Quadrangle topographic map, the subject property is situated at an elevation approximately 975 feet above mean sea level, and the local topography is sloping gently to the south. Refer to Figure 2 for a topographic map of the site vicinity.

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

Based on borings advanced during this investigation, the underlying subsurface consists predominantly of brown, very fine grained, medium dense, damp, silty sand (SM) from the ground surface to approximately 20 feet below ground surface (bgs). From 20 to 25 feet bgs, the subsurface consists predominantly of brown, very fine to coarse grained, dense, damp, poorly graded, sand (SP). Refer to Appendix A for boring logs from this investigation.

Information specific to the subject property regarding the depth to groundwater and direction of groundwater flow was not available for the subject area. However, according to information obtained from online research, depth to the high water table is anticipated between 250 and 350 feet bgs.

3.0 FIELD ACTIVITIES

Refer to Table 1 for a summary of the borings, sampling schedule and laboratory analyses for this investigation. The initial scope of the Phase II Subsurface Investigation included a geophysical survey and the advancement of 12 borings (B1 through B12) for the collection of representative soil and/or soil gas samples. Based on the results of the initial investigation, 13 additional soil gas borings (SV-13 through SV-26) were advanced for the collection of representative soil gas samples.

3.1 Preparatory Activities

Prior to the initiation of fieldwork, Partner completed the following activities.

3.1.1 Utility Clearance

Partner delineated the work area with white spray paint and Underground Service Alert of Southern California (USA/SC) to clear public utility lines as required by law at least 48 hours prior to drilling activities. USA/SC issued ticket number B61960144 for the project.

3.1.2 Health and Safety Plan

Partner reviewed the site-specific Health and Safety Plan with on-site personnel involved in the project prior to the commencement of drilling activities.

3.2 Geophysical Survey

On July 21, 2016, Ground Penetrating Radar Systems, Inc. (GPRS) conducted a geophysical survey under the supervision of Partner. The purpose of the geophysical survey was to identify USTs remaining in place, backfilled tankholds, septic tanks, and/or associated features, and clear boring locations of utilities. The geophysical survey was conducted with a Geonics EM-61 and a Fischer M-Scope electromagnetic induction (EM) equipment, a Schonstedt GA-52 magnetic gradiometer, a Sensors and Software Noggin ground penetrating radar (GPR) unit, and a Metrotech 9890 utility locator with line-tracing capabilities.

GPRS systematically free-traversed the investigation area with the aforementioned equipment. The equipment data were interpreted in real time and compiled as necessary in order to identify subsurface anomalies consistent with USTs, disturbed soil resembling backfilled tankholds, piping trenches, utility lines, and/or other subsurface conduits/features.

The geophysical survey identified one large anomaly in the eastern portion of the subject property to the west of Building B, under the canopy. The location and shape of the anomaly, which consisted of a backfilled excavation, generally corresponded to the location of the former USTs. No large metallic features were identified, which confirms that the USTs have been removed.

The geophysical survey also identified one large anomaly resembling a septic system to the north of Building A.

In addition, GPRS systematically free-traversed each proposed boring location with the aforementioned equipment and the equipment data were interpreted in real time for evidence of utility lines and/or other subsurface features of potential concern. Boring placement was modified as necessary based on the geophysical survey results to avoid damaging underground features.

3.3 Drilling Equipment

On July 21, 2016, Partner subcontracted with Minute Man Drilling (MMD) to provide and operate drilling equipment. MMD, under the direction of Partner, advanced borings B1 through B12 with a truck-mounted Geoprobe Model 540MT direct push rig. Sampling equipment was decontaminated between sample intervals and boring locations to prevent cross-contamination.

After the initial laboratory results were received, further investigation was deemed necessary. On July 29, 2016, Partner subcontracted with Optimal Technology (Optimal) to provide and operate drilling equipment to install and sample 13 soil gas probes. Optimal, under the direction of Partner, advanced soil gas borings SV-13 through SV-26 with an electric rotary hammer drill. Sampling equipment was decontaminated between sample intervals and boring locations to prevent cross-contamination.

3.4 Boring Locations

Boring B1 was advanced to the east of the ASTs. Boring B2 was advanced to the west of the hazardous waste storage area in Building B. Borings B3 through B6 were advanced to the southwest, west, east, and north of the former UST tankhold, respectively. Borings B7 and B8 were advanced to the east and northwest of the septic system, north of Building A, respectively. Boring B9 was advanced in the north-central interior of the Building A maintenance area. Boring B10 was advanced to the east of the conveyor belt. Boring B11 was advanced in the west-central area of the vehicle wash down area. Boring B12 was advanced to the southeast area of the railroad spur.

Borings SV-13 and SV-14 were advanced to the southeast and northeast of the former USTs, respectively. Borings SV-15 through SV-17 were advanced in the north-central, central, and southern interior of Building B, respectively. Boring SV-18 was advanced in the east-central area of the vehicle wash down area. Boring SV-19 was advanced to the southeast of the ASTs. Borings SV-20 and SV-21 were advanced to the northwest and west of the septic system, respectively. Boring SV-22 was advanced to the west exterior of Building A. Borings SV-23 and SV-24 were advanced in the northeast and southeast interior of Building A, respectively. Borings SV-25 and SV-26 were advanced in the northwest and southeast interior of the maintenance area of Building A.

Boring placement was limited/modified utility conflicts, and/or access by the drill rig. Refer to Figure 3 for a map indicating boring locations.

3.5 Boring Depths

Borings B1 through B11 and SV-13 through SV-26 were overlain by concrete, which was penetrated using a concrete coring attachment advanced by the direct-push drill rig and/or electric rotary hammer drill. Boring B12 was unpaved.

Borings B1, B2, and B9 through B12 were advanced to a terminal depth of one feet bgs. Borings B3, B5, and B6 were advanced to a terminal depth of 25 feet bgs. Boring B4 was advanced to a terminal depth of 20 feet bgs due to drilling refusal. Borings B7 and B8 were advanced to a terminal depth of 15 feet bgs. Borings SV-13, SV-15, and SV-17 through SV-26 were advanced to a terminal depth of five feet bgs. Borings SV-14 and SV-16 were advanced to a terminal depth of four feet bgs due to drilling refusal.

3.6 Soil Sampling

Soil samples were collected from borings B1 through B12 using a two-foot long by 1.5-inch diameter sampler with a two-foot long acetate liner and sampling point. The sampler was advanced by the direct-push drill rig using four-foot by 1.25-inch diameter hollow rods with the inner rods in place. At approximately one foot above the desired sampling depth, an inner rod was removed and the sampler was advanced to the desired sampling depth to allow undisturbed soil to enter the sampling liner. The sampler was retrieved from the subsurface and the soil-filled liner was removed.

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

Soil samples were collected from borings B1, B2, and B9 through B12 at one foot bgs. Soil samples were collected from borings B3, B5, and B6 at five, 10, 15, 20, and 25 feet bgs. Soil samples were collected from boring B4 at five, 10, 15, and 20 feet bgs. Soil samples were collected from borings B7 and B8 at five, 10, and 15 feet bgs.

3.7 Initial Soil Gas Sampling

Soil Gas Probe Construction

Soil gas probes screened at five feet bgs in borings B3 through B8 were constructed within the boreholes upon completion of soil sampling or drilling to the terminal depth. Boreholes were backfilled with dry, granular bentonite to approximately six inches below the desired sampling depth. A new section of ¼-inch diameter polyethylene tubing with a new ¼-inch diameter polypropylene filter at the terminal end was inserted into the borehole to the desired sampling depth. One-inch diameter polyvinyl chloride (PVC) casing was used as a guide for the tubing to ensure that the desired sampling depth was achieved. Sand was poured into the boring annulus to form an approximately one-foot long sand pack around the polypropylene filter, at which time the PVC piping was withdrawn. Approximately one foot of dry, granular bentonite was placed atop the sand pack and the remainder of the borehole was backfilled with hydrated bentonite to the ground surface to form a seal. The sampling end of the tubing was fitted with a valve and the probe was labeled for identification.

Soil Gas Sampling Methodology

Soil gas samples were collected in general accordance with the July 2015 Department of Toxic Substances Control (DTSC) and Los Angeles Regional Water Quality Control Board (LARWQCB) "Advisory – Active Soil Gas Investigations."

Soil gas samples were collected using one-liter, stainless-steel, cylindrical SUMMA canisters. The sampling containers were provided by SunStar Laboratories, Inc. (SunStar) a state-certified laboratory [California Department of Public Health (CDPH) Environmental Laboratory Accreditation Program (ELAP) certificate number 2250] in Lake Forest, California, which subjected each canister to a rigorous cleaning process using a combination of dilution, heat, and high vacuum. After cleaning, the canisters were batch certified to be free of target contaminants to a specified reporting limit via gas chromatography/mass spectroscopy prior to delivery.

Partner received the SUMMA canisters evacuated to approximately 30 inches of mercury. The SUMMA canisters were fitted with stainless-steel flow controllers, which Sunstar calibrated to maintain constant flow (approximately 0.1 liter per minute) for approximately five to 10 minutes of sampling time.

Each probe was allowed to equilibrate for a minimum of two hours after installation prior to sampling. After equilibration, the sample tubing and sampler screen were purged of ambient air using a plastic syringe. Tracer liquid isopropyl alcohol was placed around each probe at the ground surface while sampling to detect ambient air intrusion. The tracer gas was not detected in any sample, indicating that the integrity of the bentonite seal was maintained. Once the ambient air was purged, the sampling end of the tubing was fitted to the sampling canister and the port valve was opened, causing air to enter the sample container due to the pressure differential. Partner closed the valves after the canister was evacuated to approximately one to two inches of mercury, with pertinent data (e.g., time, canister vacuum) recorded at the start and end of sampling.

The SUMMA canisters were labeled for identification and stored away from direct sunlight prior to analysis.

Soil gas samples were collected from borings B3 through B8 at five feet bgs.

3.8 Soil Gas Samples Collected by Optimal

Based on the results of the initial investigation, Optimal was contracted to conduct soil gas sampling on-site. Soil gas sampling at borings SV-13 through SV-26 was performed by hydraulically pushing soil gas probes to a depth of four or five feet bgs. An electric rotary hammer drill was used to drill a one inch diameter hole through the overlying surface to allow probe placement when required. The same electric hammer drill was used to push probes in areas of resistance during placement.

At each sampling location an electric vacuum pump set to draw 0.2 liters per minute (L/min) of soil gas was attached to the probe and purged prior to sample collection. Soil gas samples were obtained in SGE 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 (GC)/purge and trap after collection. New tubing was used at each sampling point to prevent cross contamination.

Analyses were performed on a laboratory grade Hewlett Packard model 5890 Series II gas chromatograph equipped with a Hewlett Packard model 5971 Mass Spectra Detector and Tekmar LSC 2000 Purge and Trap. An SGE capillary column using helium as the carrier gas was used to perform the analysis. The results were collected on a personal computer utilizing Hewlett Packard's 5971 MS and chromatographic data collection and handling system.

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%. 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.

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

3.9 Post-Sampling Activities

Probes were removed from the subsurface and the boreholes were backfilled with hydrated bentonite chips following sampling activities. Boreholes advanced in improved areas were capped with concrete to match existing ground cover after being backfilled.

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

4.0 LABORATORY ANALYSIS

4.1 Laboratory Analysis

Partner collected 33 soil samples and six soil gas samples on July 21, 2016, which were transported on July 22, 2016, in an iced cooler (soil) or at room temperature (soil gas) under proper chain-of-custody protocol to SunStar, for analysis. Based on field-screening results, visual observations, and/or olfactory observations, one soil sample from borings B1 through B12 (12 soil samples total) was analyzed for carbon chain total petroleum hydrocarbons (TPH-cc) in accordance with EPA Method 8015C and VOCs in accordance with EPA Method 8260B. Each of the six soil gas samples collected by Partner was analyzed for VOCs in accordance with EPA Method TO-15. The remaining soil samples were placed on hold at the laboratory.

Optimal, a state-certified mobile laboratory (CDPH ELAP certificate number 2779) that was present on-site, collected 14 soil gas samples, two purge test samples, and one duplicate sample on July 29, 2016, which were immediately loaded into the gas chromatograph/mass spectrometer (GC/MS) for analysis. Each soil gas sample was analyzed for VOCs in accordance with Modified EPA Method 8260B.

4.2 Laboratory Analytical Results

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

4.2.1 Soil Sample Analytical Results

None of the analyzed soil samples contained detectable concentrations of TPH-cc or VOCs above their respective laboratory Reporting Limits (RL).

Refer to Table 2 and 3 for a summary of the soil sample TPH-cc and VOCs laboratory analysis results, respectively.

4.2.2 Soil Gas Sample Analytical Results

Various VOCs including tetrachloroethene (PCE), trichloroethene (TCE), ethylbenzene, m,p-xylene, and o-xylene were detected in the analyzed soil gas samples above laboratory RLs. No other VOCs were detected above laboratory RLS.

Refer to Table 4 for a summary of the soil gas sample VOCs laboratory analysis results.

5.0 DISCUSSION AND CONCLUSIONS

5.1 Regulatory Agency Guidance

Department of Toxic Substances Control Attenuation Factor and Regional Screening Levels

Regional Screening Levels (RSLs) (formerly Preliminary Remediation Goals) are generic, risk-based chemical concentrations developed by the EPA Region 9 for use in initial screening-level evaluations. RSLs combine human health toxicity values with standard exposure factors to estimate contaminant concentrations that are considered to be health protective of human exposures over a lifetime through direct-contact exposure pathways (e.g., via inhalation and/or ingestion of and/or dermal contact with impacted soil and/or indoor air). RSLs are not legally enforceable standards, but rather are considered guidelines to evaluate if potential risks associated with encountered chemical impacts may warrant further evaluation.

The DTSC Office of Human and Ecological Risk (HERO) developed California-Modified RSLs based on a review of 1) the differences in methodology between PRGs and RSLs 2) RSL concentrations, and 3) recent toxicity values.

While soil gas detections are not immediately comparable to the indoor air quality guidelines within the RSLs, the DTSC issued recommended default attenuation factors of 0.05 (subslab sampling locations) and 0.002/0.001 (residential/commercial contaminant source sampling locations) for sites where the attenuation factor for the building slab is unknown or cannot be determined in the October 2011 document Guidance for the Evaluation and Mitigation of Subsurface Vapor Intrusion to Indoor Air. With the subsurface contaminant concentrations and default attenuation factors, the associated contaminant concentrations in indoor air can be estimated as Calculated Residential and Commercial/Industrial Soil Gas Screening Levels (SGSLs).

5.2 Discussion

None of the analyzed soil samples contained detectable concentrations of TPH-cc or VOCs above laboratory RLs, and the laboratory RLs were below applicable Maximum SSLs (TPH-cc) or residential and commercial/industrial RSLs (VOCs).

Of the detected concentrations of VOCs above laboratory RLs, none exceeded the calculated residential or commercial/industrial SGSLs. No other VOCs were detected above laboratory RLs, which are below calculated residential or commercial/industrial SGSLs.

Based on these concentrations, there is evidence of de minimis release of hazardous materials from the subject property. The detected VOC concentrations in soil gas do not exceed applicable screening levels. Based on these findings, there does not appear to be a discernible vapor intrusion condition to the subject property and the detections of VOCs in soil gas do not appear to represent a threat to human health or the environment.

5.3 Summary and Conclusions

Partner conducted a Phase II Subsurface Investigation at the subject property to identify the location of the former on-site USTs, tankholds, and/or other associated features and to investigate the potential impact of petroleum hydrocarbons and VOCs to soil and soil gas as a consequence of a release or releases from the

on-site grain handling facility. The scope of the Phase II Subsurface Investigation included a geophysical survey and 26 soil borings. Twelve soil samples were analyzed for TPH-cc and VOCs, and 21 soil gas samples were analyzed for VOCs including one replicate.

The geophysical survey identified one large anomaly in the eastern portion of the subject property to the west of Building B, under the canopy. The location and shape of the anomaly, which consisted of a backfilled excavation, generally corresponded to the location of the former USTs. No large metallic features were identified, which confirms that the USTs have been removed. The geophysical survey also identified one large anomaly resembling a septic system to the north of Building A.

Subsurface lithology encountered in the upper 20 feet bgs consisted predominantly of brown, very fine grained, medium dense, damp, silty sand (SM). From 20 to 25 feet bgs, the subsurface consists predominantly of brown, very fine to coarse grained, dense, damp, poorly graded, sand (SP). Groundwater was not encountered.

There were no TPH-cc or VOCs detected in soil in excess of applicable laboratory RLs which were below Maximum SSLs (TPH-cc) and residential and commercial/industrial RSLs (VOCs).

Of the detected concentrations of VOCs above applicable laboratory RLs in soil gas, none exceeded the calculated residential or commercial/industrial SGSLs. No other VOCs were detected above applicable laboratory RLs, which are below the calculated residential or commercial/industrial SGSLs.

Based on these concentrations, there is evidence of de minimis release of hazardous materials from the subject property. The detected VOCs concentrations in soil gas do not exceed applicable screening levels.

Based on the Subsurface Investigation, there does not appear to be a discernible vapor intrusion condition to the subject property and the detections of VOCs in soil gas do not appear to represent a threat to human health or the environment. Partner recommends no further investigation with respect to the on-site grain handling facility at this time.

TABLES

Table 1: Summary of Investigation Scope
5355 E. Airport Drive
Ontario, California 91761
Partner Project Number 16-163550.2
August 2016

Boring Identification	Location	Terminal Depth (feet bgs)	Matrix Sampled	Sampling Depths* (feet bgs)	Target Analytes
B1	East of ASTs	1	Soil	1	TPH-cc, VOCs
B2	West of Hazardous Waste Storage in Building B	1	Soil	1	TPH-cc, VOCs
B3	Southwest of Former USTs	25	Soil Gas	5	VOCs
			Soil	5, 10, 15 , 20, 25	TPH-cc, VOCs
B4	West of Former USTs	20**	Soil Gas	5	VOCs
			Soil	5, 10 , 15, 20	TPH-cc, VOCs
B5	East of Former USTs	25	Soil Gas	5	VOCs
			Soil	5, 10, 15 , 20, 25	TPH-cc, VOCs
B6	North of Former USTs	25	Soil Gas	5	VOCs
			Soil	5, 10 , 15, 20, 25	TPH-cc, VOCs
B7	East of Septic System	15	Soil Gas	5	VOCs
			Soil	5, 10 , 15	TPH-cc, VOCs
B8	Northwest of Septic System	15	Soil Gas	5	VOCs
			Soil	5, 10 , 15	TPH-cc, VOCs
B9	North-Central Interior of Building A Maintenance Area	1	Soil	1	TPH-cc, VOCs
B10	East of Conveyor Belt	1	Soil	1	TPH-cc, VOCs
B11	West-Central Area of Vehicle Wash Down Area	1	Soil	1	TPH-cc, VOCs
B12	Southeast Area of Railroad Spur	1	Soil	1	TPH-cc, VOCs
SV-13	Southeast of Former USTs	5	Soil Gas	5	VOCs
SV-14	Northeast of Former USTs	4**	Soil Gas	4	VOCs
SV-15	North-Central Interior of Building B Maintenance Area	5	Soil Gas	5	VOCs
SV-16	Central Interior of Building B	4**	Soil Gas	5	VOCs
SV-17	Northeast of Hazardous Waste Storage in Building B	5	Soil Gas	5	VOCs
SV-18	East-Central Area of Vehicle Wash Down Area	5	Soil Gas	5	VOCs
SV-19	Southeast of ASTs	5	Soil Gas	5	VOCs
SV-20	Northwest of Septic System	5	Soil Gas	5	VOCs
SV-21	West of Septic System	5	Soil Gas	5	VOCs
SV-22	West-Central Exterior Area of Building A	5	Soil Gas	5	VOCs
SV-23	Northeast Interior Area of Building A	5	Soil Gas	5	VOCs
SV-24	Southeast Interior Area of Building A	5	Soil Gas	5	VOCs
SV-25	Northwest Interior of Maintenance Area in Building A	5	Soil Gas	5	VOCs
SV-26	Southeast Interior of Maintenance Area in Building A; West of Hazardous Waste Storage	5	Soil Gas	5	VOCs

Notes:

*Depths in **bold** analyzed for carbon chain total petroleum hydrocarbons (TPH-cc) in accordance with United States Environmental Protection Agency (EPA) Method 8015M. Depths in *italics* analyzed for volatile organic compounds (VOCs) in accordance with EPA Method 8260B (soil) or EPA Method TO-15 (soil gas).

**Refusal encountered at the terminal depth

bgs = below ground surface

UST = underground storage tank

AST = aboveground storage tank

Table 2: Soil Sample TPH-cc Laboratory Results
 5355 E. Airport Drive
 Ontario, California 91761
 Partner Project Number 16-163550.2
 August 2016

EPA Method	VOCs via 8026B												
Units	mg/kg												
Analyte	Maximum SSL	B1-1	B2-1	B3-15	B4-10	B5-15	B6-10	B7-10	B8-10	B9-1	B10-1	B11-1	B12-1
TPH-g	1,000	< 10	< 10	< 10	< 10	< 10	< 10	< 10	< 10	< 10	< 10	< 10	< 10
TPH-d	10,000	< 10	< 10	< 10	< 10	< 10	< 10	< 10	< 10	< 10	< 10	< 10	< 10
TPH-o	50,000	< 10	< 10	< 10	< 10	< 10	< 10	< 10	< 10	< 10	< 10	< 10	< 10

Notes:

TPH-cc = carbon chain total petroleum hydrocarbons

EPA = United States Environmental Protection Agency

TPH-g = total petroleum hydrocarbons as gasoline

TPH-d = total petroleum hydrocarbons as diesel

TPH-o = total petroleum hydrocarbons as oil

mg/kg = milligrams per kilogram

SSLs = Soil-screening levels (Los Angeles Regional Water Quality Control Board - April 27, 2004) for groundwater at a depth of between 250 and 350 feet.

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

Table 3: Soil Sample VOCs Laboratory Results
5355 E. Airport Drive
Ontario, California 91761
Partner Project Number 16-163550.2
August 2016

EPA Method	VOCs via 8260B													
Units	(mg/kg)													
Analyte	Residential Soil RSL	Commercial /Industrial Soil RSL	B1-1	B2-1	B3-15	B4-10	B5-15	B6-10	B7-10	B8-10	B9-1	B10-1	B11-1	B12-1
Benzene	0.097	420	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005
Toluene	310	1300	<0.005	<0.005	<0.005	<0.005	<0.005	<0.005	<0.005	<0.005	<0.005	<0.005	<0.005	<0.005
Xylenes*	58	250	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005
PCE	0.6	2.7	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005
TCE*	0.94	6	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005
Other VOCs	NA	NA	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND

Notes:

VOCs = volatile organic compounds

EPA = United States Environmental Protection Agency

mg/kg = milligrams per kilogram

RSL = June 2016 Department of Toxic Substances Control (DTSC) Regional Screening Levels (RSLs). If DTSC RSLs do not exist, May 2016 EPA Region 9 RSLs were utilized, as denoted by *.

PCE = tetrachloroethene

TCE = trichloroethene

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

NA = not applicable

ND = not detected above laboratory RLS

Table 4: Soil Gas Sample VOCs Laboratory Results
5355 E. Airport Drive
Ontario, California 91761
Partner Project Number 16-163550.2
August 2016

EPA Method	VOCs via TO-15 (7/21/2016) or 8260B (7/29/2016)							
Units	(µg/m ³)							
Sample Identification	Date Sampled	PCE	TCE*	Toluene	Ethylbenzene*	m,p-Xylene*	o-Xylene*	Other VOCs
B3-SG	7/21/2016	< 6.9	< 5.5	< 3.8	< 4.4	460	< 4.4	ND
B4-SG	7/21/2016	< 6.9	< 5.5	< 3.8	280	1,100	400	ND
B5-SG	7/21/2016	100	< 5.5	< 3.8	< 4.4	12	< 4.4	ND
B6-SG	7/21/2016	68	26	4	< 4.4	19	4.6	ND
B7-SG	7/21/2016	< 6.9	< 5.5	4.9	11	73	19	ND
B8-SG	7/21/2016	44	13	13	21	140	38	ND
SV-13-5'	7/29/2016	< 100	< 100	< 1000	< 400	< 1000	< 1000	ND
SV-14-4'	7/29/2016	230	< 100	< 1000	< 400	< 1000	< 1000	ND
SV-15-5'	7/29/2016	120	< 100	< 1000	< 400	< 1000	< 1000	ND
SV-16-4'	7/29/2016	180	< 100	< 1000	< 400	< 1000	< 1000	ND
SV-17-5'	7/29/2016	< 100	< 100	< 1000	< 400	< 1000	< 1000	ND
SV-18-5'	7/29/2016	< 100	< 100	< 1000	< 400	< 1000	< 1000	ND
SV-19-5'	7/29/2016	< 100	< 100	< 1000	< 400	< 1000	< 1000	ND
SV-20-5'	7/29/2016	< 100	< 100	< 1000	< 400	< 1000	< 1000	ND
SV-21-5'	7/29/2016	< 100	< 100	< 1000	< 400	< 1000	< 1000	ND
SV-22-5'	7/29/2016	< 100	< 100	< 1000	< 400	< 1000	< 1000	ND
SV-23-5'	7/29/2016	< 100	< 100	< 1000	< 400	< 1000	< 1000	ND
SV-24-5'	7/29/2016	< 100	< 100	< 1000	< 400	< 1000	< 1000	ND
SV-25-5'	7/29/2016	< 100	< 100	< 1000	< 400	< 1000	< 1000	ND
SV-26-5'	7/29/2016	< 100	< 100	< 1000	< 400	< 1000	< 1000	ND
SV-26-5' Dup	7/29/2016	< 100	< 100	< 1000	< 400	< 1000	< 1000	ND
Residential SGSL^		240	240	155,000	550	50,000	50,000	NA
Commercial/Industrial SGSL^		2,100	3,000	1,300,000	4,900	440,000	440,000	NA

Notes:

^Calculated soil gas screening levels (SGSLs) for soil gas concentrations were derived by dividing the June 2016 Department of Toxic Substances Control (DTSC) or May 2016 United States Environmental Protection Agency (EPA) Regional Screening Level (RSL) with an attenuation factor of 0.05 for sub-slab samples or with an attenuation factor of 0.002 for residential settings and 0.001 for commercial/industrial settings for soil gas samples deeper than sub-slab samples. DTSC RSLs are provided in the June 2016 DTSC Human and Ecological Risk Office (HERO) Human Health Risk Assessment (HHRA) Note 3. Where DTSC RSLs were not available, EPA Region 9 RSLs were utilized as denoted by *.

VOCs = volatile organic compounds

EPA = United States Environmental Protection Agency

µg/m³ = micrograms per cubic meter

PCE = tetrachloroethene

TCE = trichloroethene

Dup = replicate analysis (duplicate)

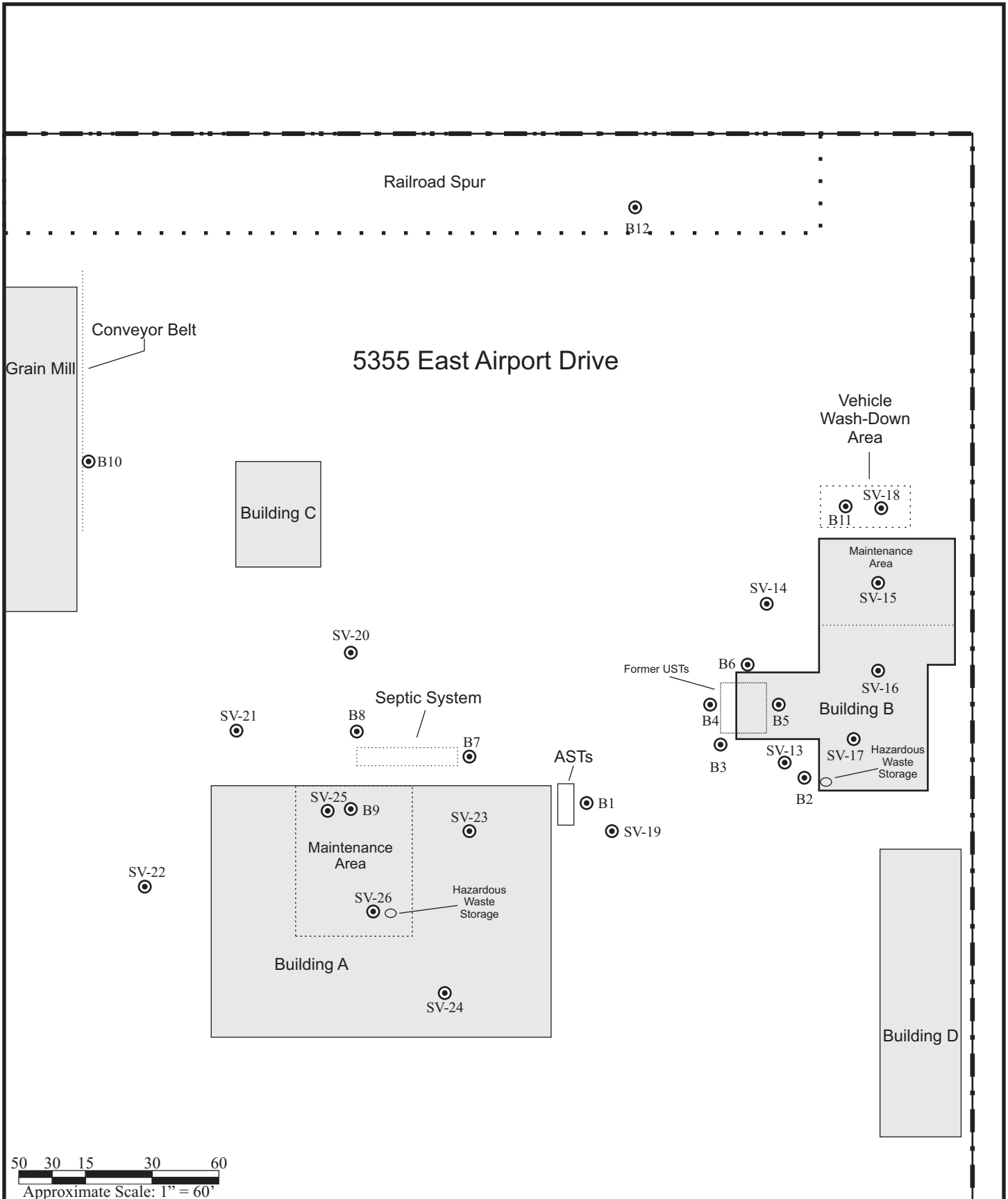
< = not detected above indicated laboratory Reporting Limit (RL)

ND = not detected above laboratory RLs

Values in **bold** exceed laboratory RLs

FIGURES

PARTNER



PARTNER
Engineering and Science, Inc.
2154 Torrance Boulevard, Suite 200
Torrance, California 90501
Project Number: 16-163550.2



Subject Site
Boring Location

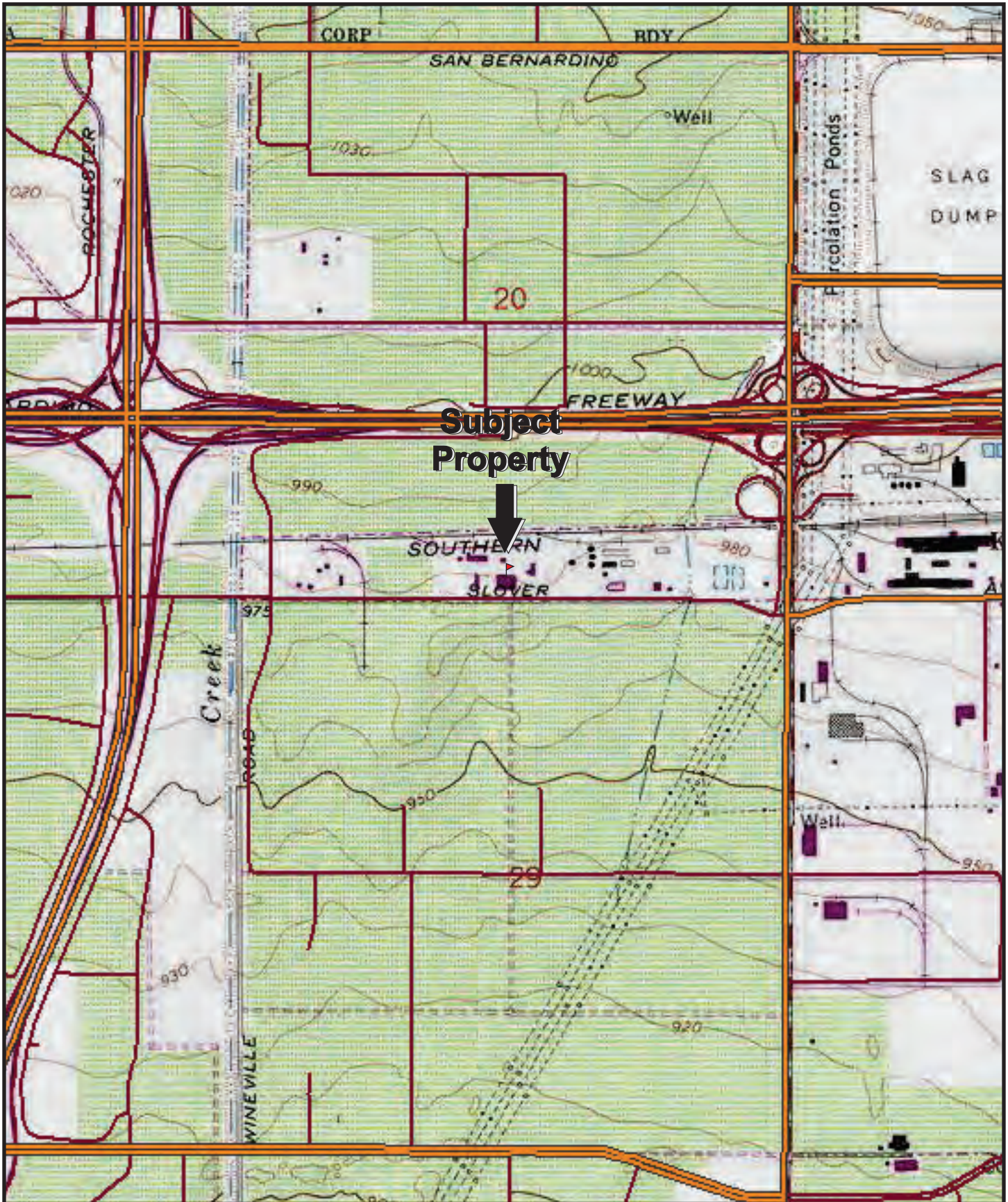
Legend



Sample Location Map

Figure	Prepared By	Date
3	B. Godbois	August 2016

5355 East Airport Drive
Ontario, California 91761



**Subject
Property**



PARTNER

Engineering and Science, Inc.

2154 Torrance Boulevard, Suite 200
Torrance, California 90501

Project Number: 16-163550.2

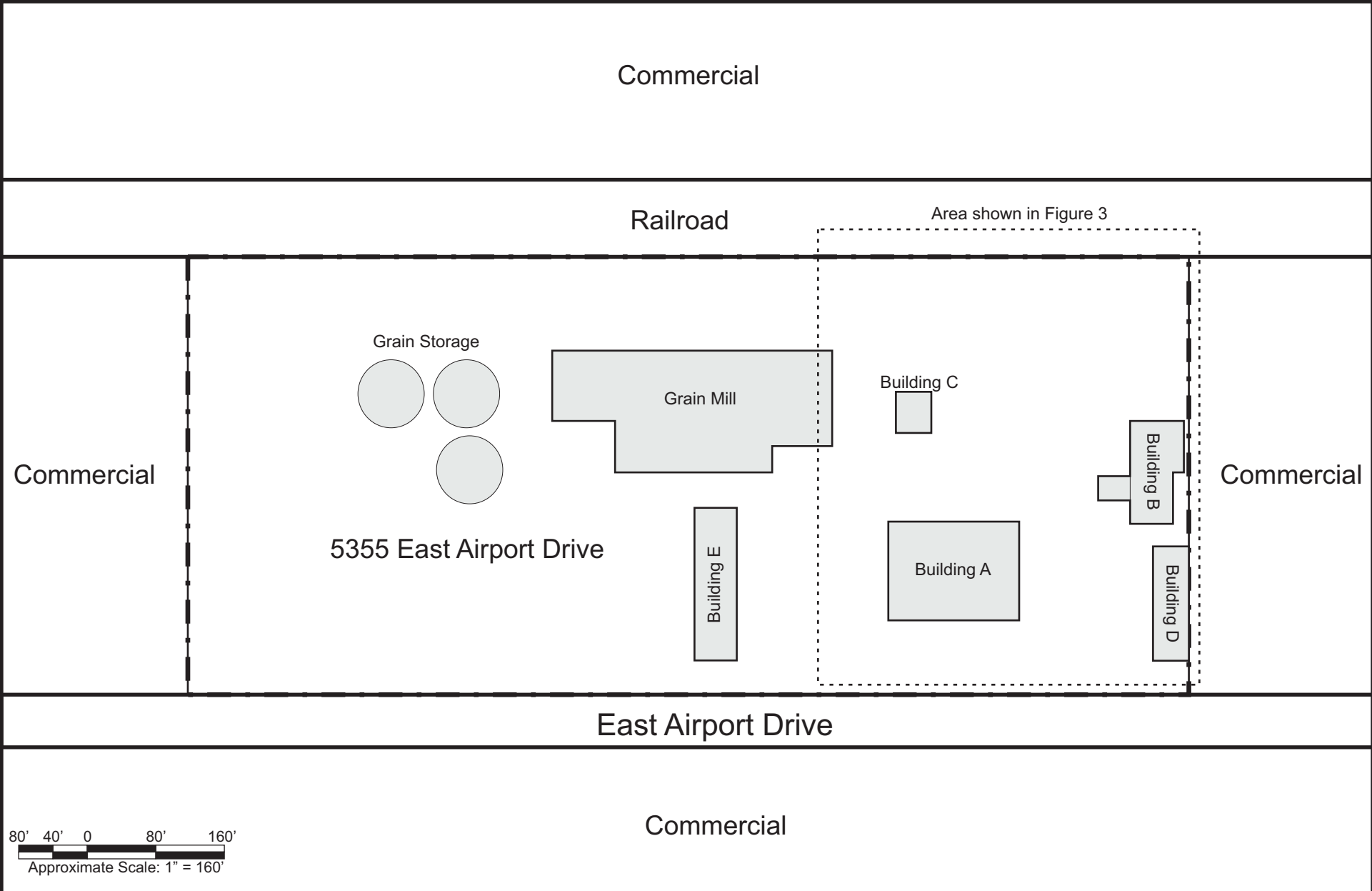


Legend

USGS Guasti, California
Quadrangle
Version: 1978 Current as of: 1981

Topographic Map

Figure	Prepared By	Date
2	B. Godbois	August 2016
5355 East Airport Drive Ontario, California 91761		



PARTNER
Engineering and Science, Inc.

2154 Torrance Boulevard, Suite 200
Torrance, California 90501

Project Number: 16-163550.2



Legend

Subject Site 

Site Plan

Figure	Prepared By	Date
1	B. Godbois	August 2016

5355 East Airport Drive
Ontario, California 91761

APPENDIX A: BORING LOGS

Boring Number:		B1		Page 1 of 1	
Location:		East of ASTs		Date Started:	7/21/2016
Site Address:		5355 East Airport Drive		Date Completed:	7/21/2016
		Ontario, California 91761		Depth to Groundwater:	N/A
Project Number:		16-163550.2		Field Technician:	B. Godbois
Drill Rig Type:		Truck Mounted Direct Push		Partner Engineering and Science	
Sampling Equipment:		Acetate Liners, Playstic Syringes		2154 Torrance Boulevard, Suite 200	
Borehole Diameter:		1.5"		Torrance, California 90501	
Depth	Sample	PID	USCS	Description	Notes
1	B1-1	0.7	SM	SILTY SAND: brown, very fine grained, medium dense, damp.	3" concrete at surface.
2					Groundwater was not encountered. Boring terminated at 1 foot bgs. Borehole was backfilled with bentonite chips after sampling.
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Boring Number:		B2		Page 1 of 1	
Location:		West of Hazardous Waste Storage in Building B		Date Started:	7/21/2016
Site Address:		5355 East Airport Drive		Date Completed:	7/21/2016
		Ontario, California 91761		Depth to Groundwater:	N/A
Project Number:		16-163550.2		Field Technician:	B. Godbois
Drill Rig Type:		Truck Mounted Direct Push		Partner Engineering and Science	
Sampling Equipment:		Acetate Liners, Playstic Syringes		2154 Torrance Boulevard, Suite 200	
Borehole Diameter:		1.5"		Torrance, California 90501	
Depth	Sample	PID	USCS	Description	Notes
1	B2-1	0.7	SM	SILTY SAND: brown, very fine grained, medium dense, damp.	3" concrete at surface.
2					Groundwater was not encountered. Boring terminated at 1 foot bgs. Borehole was backfilled with bentonite chips after sampling.
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Boring Number:		B3		Page 1 of 1	
Location:		Southwest of Former USTs		Date Started:	7/21/2016
Site Address:		5355 East Airport Drive		Date Completed:	7/21/2016
		Ontario, California 91761		Depth to Groundwater:	N/A
Project Number:		16-163550.2		Field Technician:	B. Godbois
Drill Rig Type:		Truck Mounted Direct Push		Partner Engineering and Science	
Sampling Equipment:		Acetate Liners, Playstic Syringes		2154 Torrance Boulevard, Suite 200	
Borehole Diameter:		1.5"		Torrance, California 90501	
Depth	Sample	PID	USCS	Description	Notes
1					3" concrete at surface.
2					
3					
4					
5	B3-5	0.4	SM	SILTY SAND: brown, very fine grained, medium dense, damp.	Soil gas probe installed.
6					
7					
8					
9					
10	B3-10	0.5	SM	SILTY SAND: brown, very fine grained, medium dense, damp.	
11					
12					
13					
14					
15	B3-15	0.2	SM	SILTY SAND: brown, very fine grained, medium dense, damp.	
16					
17					
18					
19					
20	B3-20	0.9	SP	SAND: brown, very fine to fine grained, dense, damp, poorly graded.	
21					
22					
23					
24					
25	B3-25	0.3	SP	SAND: brown, very fine to coarse grained, dense, damp, poorly graded, trace very fine gravel.	Groundwater was not encountered. Boring terminated at 25 foot bgs. Borehole was backfilled with bentonite chips after sampling.

Boring Number:		B4		Page 1 of 1	
Location:		West of Former USTs		Date Started:	7/21/2016
Site Address:		5355 East Airport Drive		Date Completed:	7/21/2016
		Ontario, California 91761		Depth to Groundwater:	N/A
Project Number:		16-163550.2		Field Technician:	B. Godbois
Drill Rig Type:		Truck Mounted Direct Push		Partner Engineering and Science	
Sampling Equipment:		Acetate Liners, Playstic Syringes		2154 Torrance Boulevard, Suite 200	
Borehole Diameter:		1.5"		Torrance, California 90501	
Depth	Sample	PID	USCS	Description	Notes
1					3" concrete at surface.
2					
3					
4					
5	B4-5	0.4	SP	SAND: brown, very fine to fine grained, medium dense, damp.	Soil gas probe installed.
6					
7					
8					
9					
10	B4-10	0.5	SM	SILTY SAND: brown, very fine grained, medium dense, damp.	
11					
12					
13					
14					
15	B4-15	0.2	SM	SILTY SAND: brown, very fine grained, dense, damp.	
16					
17					
18					
19					
20	B4-20	0.9	SP	GRAVELLY SAND: brown, very fine to coarse grained, very dense, damp, poorly graded.	Refusal.
21					Groundwater was not encountered. Boring terminated at 20 foot bgs due to refusal. Borehole was backfilled with bentonite chips after sampling.
22					
23					
24					
25					

Boring Number:		B5		Page 1 of 1	
Location:		East of Former USTs		Date Started:	7/21/2016
Site Address:		5355 East Airport Drive		Date Completed:	7/21/2016
		Ontario, California 91761		Depth to Groundwater:	N/A
Project Number:		16-163550.2		Field Technician:	B. Godbois
Drill Rig Type:		Truck Mounted Direct Push		Partner Engineering and Science	
Sampling Equipment:		Acetate Liners, Playstic Syringes		2154 Torrance Boulevard, Suite 200	
Borehole Diameter:		1.5"		Torrance, California 90501	
Depth	Sample	PID	USCS	Description	Notes
1					3" concrete at surface.
2					
3					
4					
5	B5-5	0.3	SP	SAND: brown, very fine grained, medium dense, damp.	Soil gas probe installed.
6					
7					
8					
9					
10	B5-10	0.5	SM	SILTY SAND: brown, very fine grained, medium dense, damp.	
11					
12					
13					
14					
15	B5-15	0.2	SM	SILTY SAND: brown, very fine grained, medium dense, damp.	
16					
17					
18					
19					
20	B5-20	0.4	SP	GRAVELLY SAND: brown, very fine to coarse grained, very dense, damp, poorly graded.	
21					
22					
23					
24					
25	B5-25	0.3	SM	SILTY SAND: brown, very fine grained, medium dense, damp.	Groundwater was not encountered. Boring terminated at 25 foot bgs. Borehole was backfilled with bentonite chips after sampling.

Boring Number:		B6		Page 1 of 1	
Location:		North of Former USTs		Date Started:	7/21/2016
Site Address:		5355 East Airport Drive		Date Completed:	7/21/2016
		Ontario, California 91761		Depth to Groundwater:	N/A
Project Number:		16-163550.2		Field Technician:	B. Godbois
Drill Rig Type:		Truck Mounted Direct Push		Partner Engineering and Science	
Sampling Equipment:		Acetate Liners, Playstic Syringes		2154 Torrance Boulevard, Suite 200	
Borehole Diameter:		1.5"		Torrance, California 90501	
Depth	Sample	PID	USCS	Description	Notes
1					3" concrete at surface.
2					
3					
4					
5	B6-5	0.2	SM	SILTY SAND: brown, very fine grained, medium dense, damp.	Soil gas probe installed.
6					
7					
8					
9					
10	B6-10	0.4	SM	SILTY SAND: brown, very fine grained, medium dense, damp.	
11					
12					
13					
14					
15	B6-15	0.3	SM	SILTY SAND: brown, very fine grained, medium dense, damp.	
16					
17					
18					
19					
20	B6-20	0.9	SP	SAND: brown, very fine to fine grained, dense, damp, poorly graded.	
21					
22					
23					
24					
25	B6-25	0.4	SC	CLAYEY SAND: brown, very fine to coarse grained, stiff, damp, poorly graded, trace very fine gravel.	Groundwater was not encountered. Boring terminated at 25 foot bgs. Borehole was backfilled with bentonite chips after sampling.

Boring Number:		B7			Page 1 of 1	
Location:		East of Septic System			Date Started:	7/21/2016
Site Address:		5355 East Airport Drive			Date Completed:	7/21/2016
		Ontario, California 91761			Depth to Groundwater:	N/A
Project Number:		16-163550.2			Field Technician:	B. Godbois
Drill Rig Type:		Truck Mounted Direct Push			Partner Engineering and Science	
Sampling Equipment:		Acetate Liners, Playstic Syringes			2154 Torrance Boulevard, Suite 200	
Borehole Diameter:		1.5"			Torrance, California 90501	
Depth	Sample	PID	USCS	Description	Notes	
1					3" concrete at surface.	
2						
3						
4						
5	B7-5	0.4	SM	SAND: brown, very fine to fine grained, loose, damp, partly graded.	Soil gas probe installed.	
6						
7						
8						
9						
10	B7-10	0.5	SP	SAND: brown, very fine to medium grained, medium dense, damp.		
11						
12						
13						
14						
15	B7-15	0.6	SP	SAND: brown, very fine to fine grained, loose, damp, trace very fine gravel.		
16					Groundwater was not encountered. Boring terminated at 15 foot bgs. Borehole was backfilled with bentonite chips after sampling.	
17						
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Boring Number:		B8		Page 1 of 1	
Location:		Northwest of Septic System		Date Started:	7/21/2016
Site Address:		5355 East Airport Drive		Date Completed:	7/21/2016
		Ontario, California 91761		Depth to Groundwater:	N/A
Project Number:		16-163550.2		Field Technician:	B. Godbois
Drill Rig Type:		Truck Mounted Direct Push		Partner Engineering and Science	
Sampling Equipment:		Acetate Liners, Playstic Syringes		2154 Torrance Boulevard, Suite 200	
Borehole Diameter:		1.5"		Torrance, California 90501	
Depth	Sample	PID	USCS	Description	Notes
1					3" concrete at surface.
2					
3					
4					
5	B8-5	0.7	SM	SAND: brown, very fine to fine grained, loose, damp, partly graded.	Soil gas probe installed.
6					
7					
8					
9					
10	B8-10	1.2	SM	SILTY SAND: brown, very fine to medium grained, medium dense, damp.	
11					
12					
13					
14					
15	B8-15	0.5	SP	SAND: brown, very fine to coarse grained, medium dense, damp, trace very fine gravel.	
16					Groundwater was not encountered. Boring terminated at 15 foot bgs. Borehole was backfilled with bentonite chips after sampling.
17					
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23					
24					
25					

Boring Number:		B9		Page 1 of 1	
Location:		North-Central Interior of Building A Maintenance Area		Date Started:	7/21/2016
Site Address:		5355 East Airport Drive		Date Completed:	7/21/2016
		Ontario, California 91761		Depth to Groundwater:	N/A
Project Number:		16-163550.2		Field Technician:	B. Godbois
Drill Rig Type:		Truck Mounted Direct Push		Partner Engineering and Science	
Sampling Equipment:		Acetate Liners, Playstic Syringes		2154 Torrance Boulevard, Suite 200	
Borehole Diameter:		1.5"		Torrance, California 90501	
Depth	Sample	PID	USCS	Description	Notes
1	B9-1	0.5	SM	SAND: brown, very fine grained, loose, damp.	3" concrete at surface.
2					Groundwater was not encountered. Boring terminated at 1 foot bgs. Borehole was backfilled with bentonite chips after sampling.
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Boring Number:		B10		Page 1 of 1	
Location:		East of Conveyor Belt		Date Started:	7/21/2016
Site Address:		5355 East Airport Drive		Date Completed:	7/21/2016
		Ontario, California 91761		Depth to Groundwater:	N/A
Project Number:		16-163550.2		Field Technician:	B. Godbois
Drill Rig Type:		Truck Mounted Direct Push		Partner Engineering and Science	
Sampling Equipment:		Acetate Liners, Playstic Syringes		2154 Torrance Boulevard, Suite 200	
Borehole Diameter:		1.5"		Torrance, California 90501	
Depth	Sample	PID	USCS	Description	Notes
1	B10-1	0.6	SM	SAND: brown, very fine grained, loose, damp.	3" concrete at surface.
2					Groundwater was not encountered. Boring terminated at 1 foot bgs. Borehole was backfilled with bentonite chips after sampling.
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Boring Number:		B11		Page 1 of 1	
Location:		West-Central Area of Vehicle Wash Down Area		Date Started:	7/21/2016
Site Address:		5355 East Airport Drive		Date Completed:	7/21/2016
		Ontario, California 91761		Depth to Groundwater:	N/A
Project Number:		16-163550.2		Field Technician:	B. Godbois
Drill Rig Type:		Truck Mounted Direct Push		Partner Engineering and Science	
Sampling Equipment:		Acetate Liners, Playstic Syringes		2154 Torrance Boulevard, Suite 200	
Borehole Diameter:		1.5"		Torrance, California 90501	
Depth	Sample	PID	USCS	Description	Notes
1	B11-1	1.9	SM	SAND: brown, very fine grained, loose, damp.	3" concrete at surface.
2					Groundwater was not encountered. Boring terminated at 1 foot bgs. Borehole was backfilled with bentonite chips after sampling.
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Boring Number:		B12		Page 1 of 1	
Location:		Southeast Area of Railroad Spur		Date Started:	7/21/2016
Site Address:		5355 East Airport Drive		Date Completed:	7/21/2016
		Ontario, California 91761		Depth to Groundwater:	N/A
Project Number:		16-163550.2		Field Technician:	B. Godbois
Drill Rig Type:		Truck Mounted Direct Push		Partner Engineering and Science	
Sampling Equipment:		Acetate Liners, Playstic Syringes		2154 Torrance Boulevard, Suite 200	
Borehole Diameter:		1.5"		Torrance, California 90501	
Depth	Sample	PID	USCS	Description	Notes
1	B12-1	1.6	SM	SAND: brown, very fine grained, loose, damp.	3" concrete at surface.
2					Groundwater was not encountered. Boring terminated at 1 foot bgs. Borehole was backfilled with bentonite chips after sampling.
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APPENDIX B: LABORATORY ANALYTICAL REPORTS



25712 Commercentre Drive
Lake Forest, California 92630
949.297.5020 Phone
949.297.5027 Fax

25 July 2016

Samantha Fujita
Partner Engineering & Science, Inc.--Tor
2154 Torrance Blvd., Suite 20
Torrance, CA 90501
RE: 5355 East Airport Drive

Enclosed are the results of analyses for samples received by the laboratory on 07/22/16 10:53. If you have any questions concerning this report, please feel free to contact me.

Sincerely,

A handwritten signature in black ink that reads "Daniel J. Chavez". The signature is written in a cursive style with a large, stylized "D" and "C".

Daniel Chavez
Project Manager



25712 Commercentre Drive
 Lake Forest, California 92630
 949.297.5020 Phone
 949.297.5027 Fax

Partner Engineering & Science, Inc.--Tor
 2154 Torrance Blvd., Suite 20
 Torrance CA, 90501

Project: 5355 East Airport Drive
 Project Number: 16-163550.2
 Project Manager: Samantha Fujita

Reported:
 07/25/16 17:06

ANALYTICAL REPORT FOR SAMPLES

Sample ID	Laboratory ID	Matrix	Date Sampled	Date Received
B1-1	T161654-01	Soil	07/21/16 08:00	07/22/16 10:53
B2-1	T161654-02	Soil	07/21/16 08:10	07/22/16 10:53
B3-15	T161654-05	Soil	07/21/16 08:30	07/22/16 10:53
B4-10	T161654-09	Soil	07/21/16 09:25	07/22/16 10:53
B5-15	T161654-14	Soil	07/21/16 10:15	07/22/16 10:53
B6-10	T161654-18	Soil	07/21/16 11:25	07/22/16 10:53
B7-10	T161654-24	Soil	07/21/16 12:40	07/22/16 10:53
B8-10	T161654-28	Soil	07/21/16 13:10	07/22/16 10:53
B9-1	T161654-30	Soil	07/21/16 14:20	07/22/16 10:53
B10-1	T161654-31	Soil	07/21/16 14:30	07/22/16 10:53
B11-1	T161654-32	Soil	07/21/16 14:40	07/22/16 10:53
B12-1	T161654-33	Soil	07/21/16 14:50	07/22/16 10:53

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2154 Torrance Blvd., Suite 20
Torrance CA, 90501

Project: 5355 East Airport Drive
Project Number: 16-163550.2
Project Manager: Samantha Fujita

Reported:
07/25/16 17:06

DETECTIONS SUMMARY

Sample ID: B1-1 **Laboratory ID:** T161654-01

No Results Detected

Sample ID: B2-1 **Laboratory ID:** T161654-02

No Results Detected

Sample ID: B3-15 **Laboratory ID:** T161654-05

No Results Detected

Sample ID: B4-10 **Laboratory ID:** T161654-09

No Results Detected

Sample ID: B5-15 **Laboratory ID:** T161654-14

No Results Detected

Sample ID: B6-10 **Laboratory ID:** T161654-18

No Results Detected

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Project Number: 16-163550.2
Project Manager: Samantha Fujita

Reported:
07/25/16 17:06

Sample ID: B7-10

Laboratory ID: T161654-24

No Results Detected

Sample ID: B8-10

Laboratory ID: T161654-28

No Results Detected

Sample ID: B9-1

Laboratory ID: T161654-30

No Results Detected

Sample ID: B10-1

Laboratory ID: T161654-31

No Results Detected

Sample ID: B11-1

Laboratory ID: T161654-32

No Results Detected

Sample ID: B12-1

Laboratory ID: T161654-33

No Results Detected

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Project: 5355 East Airport Drive
 Project Number: 16-163550.2
 Project Manager: Samantha Fujita

Reported:
 07/25/16 17:06

B1-1
T161654-01 (Soil)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
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SunStar Laboratories, Inc.

Extractable Petroleum Hydrocarbons by 8015C

C6-C12 (GRO)	ND	10	mg/kg	1	6072222	07/22/16	07/23/16	EPA 8015C	
C13-C28 (DRO)	ND	10	"	"	"	"	"	"	
C29-C40 (MORO)	ND	10	"	"	"	"	"	"	
Surrogate: <i>p</i> -Terphenyl		108 %	65-135		"	"	"	"	

Volatile Organic Compounds by EPA Method 8260B

Bromobenzene	ND	0.0050	mg/kg	1	6072205	07/22/16	07/22/16	EPA 8260B/5035	
Bromochloromethane	ND	0.0050	"	"	"	"	"	"	
Bromodichloromethane	ND	0.0050	"	"	"	"	"	"	
Bromoform	ND	0.0050	"	"	"	"	"	"	
Bromomethane	ND	0.0050	"	"	"	"	"	"	
n-Butylbenzene	ND	0.0050	"	"	"	"	"	"	
sec-Butylbenzene	ND	0.0050	"	"	"	"	"	"	
tert-Butylbenzene	ND	0.0050	"	"	"	"	"	"	
Carbon tetrachloride	ND	0.0050	"	"	"	"	"	"	
Chlorobenzene	ND	0.0050	"	"	"	"	"	"	
Chloroethane	ND	0.0050	"	"	"	"	"	"	
Chloroform	ND	0.0050	"	"	"	"	"	"	
Chloromethane	ND	0.0050	"	"	"	"	"	"	
2-Chlorotoluene	ND	0.0050	"	"	"	"	"	"	
4-Chlorotoluene	ND	0.0050	"	"	"	"	"	"	
Dibromochloromethane	ND	0.0050	"	"	"	"	"	"	
1,2-Dibromo-3-chloropropane	ND	0.010	"	"	"	"	"	"	
1,2-Dibromoethane (EDB)	ND	0.0050	"	"	"	"	"	"	
Dibromomethane	ND	0.0050	"	"	"	"	"	"	
1,2-Dichlorobenzene	ND	0.0050	"	"	"	"	"	"	
1,3-Dichlorobenzene	ND	0.0050	"	"	"	"	"	"	
1,4-Dichlorobenzene	ND	0.0050	"	"	"	"	"	"	
Dichlorodifluoromethane	ND	0.0050	"	"	"	"	"	"	
1,1-Dichloroethane	ND	0.0050	"	"	"	"	"	"	
1,2-Dichloroethane	ND	0.0050	"	"	"	"	"	"	

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Project: 5355 East Airport Drive
 Project Number: 16-163550.2
 Project Manager: Samantha Fujita

Reported:
 07/25/16 17:06

B1-1
T161654-01 (Soil)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
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SunStar Laboratories, Inc.

Volatile Organic Compounds by EPA Method 8260B

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
1,1-Dichloroethene	ND	0.0050	mg/kg	1	6072205	07/22/16	07/22/16	EPA 8260B/5035	
cis-1,2-Dichloroethene	ND	0.0050	"	"	"	"	"	"	
trans-1,2-Dichloroethene	ND	0.0050	"	"	"	"	"	"	
1,2-Dichloropropane	ND	0.0050	"	"	"	"	"	"	
1,3-Dichloropropane	ND	0.0050	"	"	"	"	"	"	
2,2-Dichloropropane	ND	0.0050	"	"	"	"	"	"	
1,1-Dichloropropene	ND	0.0050	"	"	"	"	"	"	
cis-1,3-Dichloropropene	ND	0.0050	"	"	"	"	"	"	
trans-1,3-Dichloropropene	ND	0.0050	"	"	"	"	"	"	
Hexachlorobutadiene	ND	0.0050	"	"	"	"	"	"	
Isopropylbenzene	ND	0.0050	"	"	"	"	"	"	
p-Isopropyltoluene	ND	0.0050	"	"	"	"	"	"	
Methylene chloride	ND	0.0050	"	"	"	"	"	"	
Naphthalene	ND	0.0050	"	"	"	"	"	"	
n-Propylbenzene	ND	0.0050	"	"	"	"	"	"	
Styrene	ND	0.0050	"	"	"	"	"	"	
1,1,2,2-Tetrachloroethane	ND	0.0050	"	"	"	"	"	"	
1,1,1,2-Tetrachloroethane	ND	0.0050	"	"	"	"	"	"	
Tetrachloroethene	ND	0.0050	"	"	"	"	"	"	
1,2,3-Trichlorobenzene	ND	0.0050	"	"	"	"	"	"	
1,2,4-Trichlorobenzene	ND	0.0050	"	"	"	"	"	"	
1,1,2-Trichloroethane	ND	0.0050	"	"	"	"	"	"	
1,1,1-Trichloroethane	ND	0.0050	"	"	"	"	"	"	
Trichloroethene	ND	0.0050	"	"	"	"	"	"	
Trichlorofluoromethane	ND	0.0050	"	"	"	"	"	"	
1,2,3-Trichloropropane	ND	0.0050	"	"	"	"	"	"	
1,3,5-Trimethylbenzene	ND	0.0050	"	"	"	"	"	"	
1,2,4-Trimethylbenzene	ND	0.0050	"	"	"	"	"	"	
Vinyl chloride	ND	0.0050	"	"	"	"	"	"	
Benzene	ND	0.0050	"	"	"	"	"	"	
Toluene	ND	0.0050	"	"	"	"	"	"	

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Partner Engineering & Science, Inc.--Tor 2154 Torrance Blvd., Suite 20 Torrance CA, 90501	Project: 5355 East Airport Drive Project Number: 16-163550.2 Project Manager: Samantha Fujita	Reported: 07/25/16 17:06
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B1-1
T161654-01 (Soil)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
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SunStar Laboratories, Inc.

Volatile Organic Compounds by EPA Method 8260B

Ethylbenzene	ND	0.0050	mg/kg	1	6072205	07/22/16	07/22/16	EPA 8260B/5035	
m,p-Xylene	ND	0.010	"	"	"	"	"	"	
o-Xylene	ND	0.0050	"	"	"	"	"	"	
Surrogate: Toluene-d8		108 %	85.5-116		"	"	"	"	
Surrogate: 4-Bromofluorobenzene		110 %	81.2-123		"	"	"	"	
Surrogate: Dibromofluoromethane		95.5 %	95.7-135		"	"	"	"	S-GC

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Project: 5355 East Airport Drive
 Project Number: 16-163550.2
 Project Manager: Samantha Fujita

Reported:
 07/25/16 17:06

B2-1
T161654-02 (Soil)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
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SunStar Laboratories, Inc.

Extractable Petroleum Hydrocarbons by 8015C

C6-C12 (GRO)	ND	10	mg/kg	1	6072222	07/22/16	07/23/16	EPA 8015C	
C13-C28 (DRO)	ND	10	"	"	"	"	"	"	
C29-C40 (MORO)	ND	10	"	"	"	"	"	"	
Surrogate: <i>p</i> -Terphenyl		92.5 %	65-135		"	"	"	"	

Volatile Organic Compounds by EPA Method 8260B

Bromobenzene	ND	0.0044	mg/kg	1	6072205	07/22/16	07/22/16	EPA 8260B/5035	
Bromochloromethane	ND	0.0044	"	"	"	"	"	"	
Bromodichloromethane	ND	0.0044	"	"	"	"	"	"	
Bromoform	ND	0.0044	"	"	"	"	"	"	
Bromomethane	ND	0.0044	"	"	"	"	"	"	
n-Butylbenzene	ND	0.0044	"	"	"	"	"	"	
sec-Butylbenzene	ND	0.0044	"	"	"	"	"	"	
tert-Butylbenzene	ND	0.0044	"	"	"	"	"	"	
Carbon tetrachloride	ND	0.0044	"	"	"	"	"	"	
Chlorobenzene	ND	0.0044	"	"	"	"	"	"	
Chloroethane	ND	0.0044	"	"	"	"	"	"	
Chloroform	ND	0.0044	"	"	"	"	"	"	
Chloromethane	ND	0.0044	"	"	"	"	"	"	
2-Chlorotoluene	ND	0.0044	"	"	"	"	"	"	
4-Chlorotoluene	ND	0.0044	"	"	"	"	"	"	
Dibromochloromethane	ND	0.0044	"	"	"	"	"	"	
1,2-Dibromo-3-chloropropane	ND	0.0087	"	"	"	"	"	"	
1,2-Dibromoethane (EDB)	ND	0.0044	"	"	"	"	"	"	
Dibromomethane	ND	0.0044	"	"	"	"	"	"	
1,2-Dichlorobenzene	ND	0.0044	"	"	"	"	"	"	
1,3-Dichlorobenzene	ND	0.0044	"	"	"	"	"	"	
1,4-Dichlorobenzene	ND	0.0044	"	"	"	"	"	"	
Dichlorodifluoromethane	ND	0.0044	"	"	"	"	"	"	
1,1-Dichloroethane	ND	0.0044	"	"	"	"	"	"	
1,2-Dichloroethane	ND	0.0044	"	"	"	"	"	"	
1,1-Dichloroethene	ND	0.0044	"	"	"	"	"	"	

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 Project Number: 16-163550.2
 Project Manager: Samantha Fujita

Reported:
 07/25/16 17:06

B2-1
T161654-02 (Soil)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
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SunStar Laboratories, Inc.

Volatile Organic Compounds by EPA Method 8260B

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
cis-1,2-Dichloroethene	ND	0.0044	mg/kg	1	6072205	07/22/16	07/22/16	EPA 8260B/5035	
trans-1,2-Dichloroethene	ND	0.0044	"	"	"	"	"	"	
1,2-Dichloropropane	ND	0.0044	"	"	"	"	"	"	
1,3-Dichloropropane	ND	0.0044	"	"	"	"	"	"	
2,2-Dichloropropane	ND	0.0044	"	"	"	"	"	"	
1,1-Dichloropropene	ND	0.0044	"	"	"	"	"	"	
cis-1,3-Dichloropropene	ND	0.0044	"	"	"	"	"	"	
trans-1,3-Dichloropropene	ND	0.0044	"	"	"	"	"	"	
Hexachlorobutadiene	ND	0.0044	"	"	"	"	"	"	
Isopropylbenzene	ND	0.0044	"	"	"	"	"	"	
p-Isopropyltoluene	ND	0.0044	"	"	"	"	"	"	
Methylene chloride	ND	0.0044	"	"	"	"	"	"	
Naphthalene	ND	0.0044	"	"	"	"	"	"	
n-Propylbenzene	ND	0.0044	"	"	"	"	"	"	
Styrene	ND	0.0044	"	"	"	"	"	"	
1,1,2,2-Tetrachloroethane	ND	0.0044	"	"	"	"	"	"	
1,1,1,2-Tetrachloroethane	ND	0.0044	"	"	"	"	"	"	
Tetrachloroethene	ND	0.0044	"	"	"	"	"	"	
1,2,3-Trichlorobenzene	ND	0.0044	"	"	"	"	"	"	
1,2,4-Trichlorobenzene	ND	0.0044	"	"	"	"	"	"	
1,1,2-Trichloroethane	ND	0.0044	"	"	"	"	"	"	
1,1,1-Trichloroethane	ND	0.0044	"	"	"	"	"	"	
Trichloroethene	ND	0.0044	"	"	"	"	"	"	
Trichlorofluoromethane	ND	0.0044	"	"	"	"	"	"	
1,2,3-Trichloropropane	ND	0.0044	"	"	"	"	"	"	
1,3,5-Trimethylbenzene	ND	0.0044	"	"	"	"	"	"	
1,2,4-Trimethylbenzene	ND	0.0044	"	"	"	"	"	"	
Vinyl chloride	ND	0.0044	"	"	"	"	"	"	
Benzene	ND	0.0044	"	"	"	"	"	"	
Toluene	ND	0.0044	"	"	"	"	"	"	
Ethylbenzene	ND	0.0044	"	"	"	"	"	"	

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B2-1
T161654-02 (Soil)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
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SunStar Laboratories, Inc.

Volatile Organic Compounds by EPA Method 8260B

m,p-Xylene	ND	0.0087	mg/kg	1	6072205	07/22/16	07/22/16	EPA 8260B/5035	
o-Xylene	ND	0.0044	"	"	"	"	"	"	
Surrogate: Toluene-d8		109 %	85.5-116		"	"	"	"	
Surrogate: 4-Bromofluorobenzene		107 %	81.2-123		"	"	"	"	
Surrogate: Dibromofluoromethane		92.7 %	95.7-135		"	"	"	"	S-GC

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Project: 5355 East Airport Drive
 Project Number: 16-163550.2
 Project Manager: Samantha Fujita

Reported:
 07/25/16 17:06

B3-15
T161654-05 (Soil)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
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SunStar Laboratories, Inc.

Extractable Petroleum Hydrocarbons by 8015C

C6-C12 (GRO)	ND	10	mg/kg	1	6072222	07/22/16	07/23/16	EPA 8015C	
C13-C28 (DRO)	ND	10	"	"	"	"	"	"	
C29-C40 (MORO)	ND	10	"	"	"	"	"	"	
Surrogate: <i>p</i> -Terphenyl		72.7 %	65-135		"	"	"	"	

Volatile Organic Compounds by EPA Method 8260B

Bromobenzene	ND	0.0043	mg/kg	1	6072205	07/22/16	07/22/16	EPA 8260B/5035	
Bromochloromethane	ND	0.0043	"	"	"	"	"	"	
Bromodichloromethane	ND	0.0043	"	"	"	"	"	"	
Bromoform	ND	0.0043	"	"	"	"	"	"	
Bromomethane	ND	0.0043	"	"	"	"	"	"	
n-Butylbenzene	ND	0.0043	"	"	"	"	"	"	
sec-Butylbenzene	ND	0.0043	"	"	"	"	"	"	
tert-Butylbenzene	ND	0.0043	"	"	"	"	"	"	
Carbon tetrachloride	ND	0.0043	"	"	"	"	"	"	
Chlorobenzene	ND	0.0043	"	"	"	"	"	"	
Chloroethane	ND	0.0043	"	"	"	"	"	"	
Chloroform	ND	0.0043	"	"	"	"	"	"	
Chloromethane	ND	0.0043	"	"	"	"	"	"	
2-Chlorotoluene	ND	0.0043	"	"	"	"	"	"	
4-Chlorotoluene	ND	0.0043	"	"	"	"	"	"	
Dibromochloromethane	ND	0.0043	"	"	"	"	"	"	
1,2-Dibromo-3-chloropropane	ND	0.0086	"	"	"	"	"	"	
1,2-Dibromoethane (EDB)	ND	0.0043	"	"	"	"	"	"	
Dibromomethane	ND	0.0043	"	"	"	"	"	"	
1,2-Dichlorobenzene	ND	0.0043	"	"	"	"	"	"	
1,3-Dichlorobenzene	ND	0.0043	"	"	"	"	"	"	
1,4-Dichlorobenzene	ND	0.0043	"	"	"	"	"	"	
Dichlorodifluoromethane	ND	0.0043	"	"	"	"	"	"	
1,1-Dichloroethane	ND	0.0043	"	"	"	"	"	"	
1,2-Dichloroethane	ND	0.0043	"	"	"	"	"	"	
1,1-Dichloroethene	ND	0.0043	"	"	"	"	"	"	

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Project: 5355 East Airport Drive
 Project Number: 16-163550.2
 Project Manager: Samantha Fujita

Reported:
 07/25/16 17:06

B3-15
T161654-05 (Soil)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
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SunStar Laboratories, Inc.

Volatile Organic Compounds by EPA Method 8260B

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
cis-1,2-Dichloroethene	ND	0.0043	mg/kg	1	6072205	07/22/16	07/22/16	EPA 8260B/5035	
trans-1,2-Dichloroethene	ND	0.0043	"	"	"	"	"	"	
1,2-Dichloropropane	ND	0.0043	"	"	"	"	"	"	
1,3-Dichloropropane	ND	0.0043	"	"	"	"	"	"	
2,2-Dichloropropane	ND	0.0043	"	"	"	"	"	"	
1,1-Dichloropropene	ND	0.0043	"	"	"	"	"	"	
cis-1,3-Dichloropropene	ND	0.0043	"	"	"	"	"	"	
trans-1,3-Dichloropropene	ND	0.0043	"	"	"	"	"	"	
Hexachlorobutadiene	ND	0.0043	"	"	"	"	"	"	
Isopropylbenzene	ND	0.0043	"	"	"	"	"	"	
p-Isopropyltoluene	ND	0.0043	"	"	"	"	"	"	
Methylene chloride	ND	0.0043	"	"	"	"	"	"	
Naphthalene	ND	0.0043	"	"	"	"	"	"	
n-Propylbenzene	ND	0.0043	"	"	"	"	"	"	
Styrene	ND	0.0043	"	"	"	"	"	"	
1,1,2,2-Tetrachloroethane	ND	0.0043	"	"	"	"	"	"	
1,1,1,2-Tetrachloroethane	ND	0.0043	"	"	"	"	"	"	
Tetrachloroethene	ND	0.0043	"	"	"	"	"	"	
1,2,3-Trichlorobenzene	ND	0.0043	"	"	"	"	"	"	
1,2,4-Trichlorobenzene	ND	0.0043	"	"	"	"	"	"	
1,1,2-Trichloroethane	ND	0.0043	"	"	"	"	"	"	
1,1,1-Trichloroethane	ND	0.0043	"	"	"	"	"	"	
Trichloroethene	ND	0.0043	"	"	"	"	"	"	
Trichlorofluoromethane	ND	0.0043	"	"	"	"	"	"	
1,2,3-Trichloropropane	ND	0.0043	"	"	"	"	"	"	
1,3,5-Trimethylbenzene	ND	0.0043	"	"	"	"	"	"	
1,2,4-Trimethylbenzene	ND	0.0043	"	"	"	"	"	"	
Vinyl chloride	ND	0.0043	"	"	"	"	"	"	
Benzene	ND	0.0043	"	"	"	"	"	"	
Toluene	ND	0.0043	"	"	"	"	"	"	
Ethylbenzene	ND	0.0043	"	"	"	"	"	"	

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B3-15
T161654-05 (Soil)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
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SunStar Laboratories, Inc.

Volatile Organic Compounds by EPA Method 8260B

m,p-Xylene	ND	0.0086	mg/kg	1	6072205	07/22/16	07/22/16	EPA 8260B/5035	
o-Xylene	ND	0.0043	"	"	"	"	"	"	
Surrogate: Toluene-d8		109 %	85.5-116		"	"	"	"	
Surrogate: 4-Bromofluorobenzene		107 %	81.2-123		"	"	"	"	
Surrogate: Dibromofluoromethane		97.9 %	95.7-135		"	"	"	"	

SunStar Laboratories, Inc.

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Daniel Chavez, Project Manager



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 Torrance CA, 90501

Project: 5355 East Airport Drive
 Project Number: 16-163550.2
 Project Manager: Samantha Fujita

Reported:
 07/25/16 17:06

B4-10
T161654-09 (Soil)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
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SunStar Laboratories, Inc.

Extractable Petroleum Hydrocarbons by 8015C

C6-C12 (GRO)	ND	10	mg/kg	1	6072222	07/22/16	07/25/16	EPA 8015C	
C13-C28 (DRO)	ND	10	"	"	"	"	"	"	
C29-C40 (MORO)	ND	10	"	"	"	"	"	"	
Surrogate: <i>p</i> -Terphenyl		101 %	65-135		"	"	"	"	

Volatile Organic Compounds by EPA Method 8260B

Bromobenzene	ND	0.0044	mg/kg	1	6072205	07/22/16	07/22/16	EPA 8260B/5035	
Bromochloromethane	ND	0.0044	"	"	"	"	"	"	
Bromodichloromethane	ND	0.0044	"	"	"	"	"	"	
Bromoform	ND	0.0044	"	"	"	"	"	"	
Bromomethane	ND	0.0044	"	"	"	"	"	"	
n-Butylbenzene	ND	0.0044	"	"	"	"	"	"	
sec-Butylbenzene	ND	0.0044	"	"	"	"	"	"	
tert-Butylbenzene	ND	0.0044	"	"	"	"	"	"	
Carbon tetrachloride	ND	0.0044	"	"	"	"	"	"	
Chlorobenzene	ND	0.0044	"	"	"	"	"	"	
Chloroethane	ND	0.0044	"	"	"	"	"	"	
Chloroform	ND	0.0044	"	"	"	"	"	"	
Chloromethane	ND	0.0044	"	"	"	"	"	"	
2-Chlorotoluene	ND	0.0044	"	"	"	"	"	"	
4-Chlorotoluene	ND	0.0044	"	"	"	"	"	"	
Dibromochloromethane	ND	0.0044	"	"	"	"	"	"	
1,2-Dibromo-3-chloropropane	ND	0.0088	"	"	"	"	"	"	
1,2-Dibromoethane (EDB)	ND	0.0044	"	"	"	"	"	"	
Dibromomethane	ND	0.0044	"	"	"	"	"	"	
1,2-Dichlorobenzene	ND	0.0044	"	"	"	"	"	"	
1,3-Dichlorobenzene	ND	0.0044	"	"	"	"	"	"	
1,4-Dichlorobenzene	ND	0.0044	"	"	"	"	"	"	
Dichlorodifluoromethane	ND	0.0044	"	"	"	"	"	"	
1,1-Dichloroethane	ND	0.0044	"	"	"	"	"	"	
1,2-Dichloroethane	ND	0.0044	"	"	"	"	"	"	
1,1-Dichloroethene	ND	0.0044	"	"	"	"	"	"	

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Project: 5355 East Airport Drive
 Project Number: 16-163550.2
 Project Manager: Samantha Fujita

Reported:
 07/25/16 17:06

B4-10
T161654-09 (Soil)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
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SunStar Laboratories, Inc.

Volatile Organic Compounds by EPA Method 8260B

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
cis-1,2-Dichloroethene	ND	0.0044	mg/kg	1	6072205	07/22/16	07/22/16	EPA 8260B/5035	
trans-1,2-Dichloroethene	ND	0.0044	"	"	"	"	"	"	
1,2-Dichloropropane	ND	0.0044	"	"	"	"	"	"	
1,3-Dichloropropane	ND	0.0044	"	"	"	"	"	"	
2,2-Dichloropropane	ND	0.0044	"	"	"	"	"	"	
1,1-Dichloropropene	ND	0.0044	"	"	"	"	"	"	
cis-1,3-Dichloropropene	ND	0.0044	"	"	"	"	"	"	
trans-1,3-Dichloropropene	ND	0.0044	"	"	"	"	"	"	
Hexachlorobutadiene	ND	0.0044	"	"	"	"	"	"	
Isopropylbenzene	ND	0.0044	"	"	"	"	"	"	
p-Isopropyltoluene	ND	0.0044	"	"	"	"	"	"	
Methylene chloride	ND	0.0044	"	"	"	"	"	"	
Naphthalene	ND	0.0044	"	"	"	"	"	"	
n-Propylbenzene	ND	0.0044	"	"	"	"	"	"	
Styrene	ND	0.0044	"	"	"	"	"	"	
1,1,2,2-Tetrachloroethane	ND	0.0044	"	"	"	"	"	"	
1,1,1,2-Tetrachloroethane	ND	0.0044	"	"	"	"	"	"	
Tetrachloroethene	ND	0.0044	"	"	"	"	"	"	
1,2,3-Trichlorobenzene	ND	0.0044	"	"	"	"	"	"	
1,2,4-Trichlorobenzene	ND	0.0044	"	"	"	"	"	"	
1,1,2-Trichloroethane	ND	0.0044	"	"	"	"	"	"	
1,1,1-Trichloroethane	ND	0.0044	"	"	"	"	"	"	
Trichloroethene	ND	0.0044	"	"	"	"	"	"	
Trichlorofluoromethane	ND	0.0044	"	"	"	"	"	"	
1,2,3-Trichloropropane	ND	0.0044	"	"	"	"	"	"	
1,3,5-Trimethylbenzene	ND	0.0044	"	"	"	"	"	"	
1,2,4-Trimethylbenzene	ND	0.0044	"	"	"	"	"	"	
Vinyl chloride	ND	0.0044	"	"	"	"	"	"	
Benzene	ND	0.0044	"	"	"	"	"	"	
Toluene	ND	0.0044	"	"	"	"	"	"	
Ethylbenzene	ND	0.0044	"	"	"	"	"	"	

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B4-10
T161654-09 (Soil)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
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SunStar Laboratories, Inc.

Volatile Organic Compounds by EPA Method 8260B

m,p-Xylene	ND	0.0088	mg/kg	1	6072205	07/22/16	07/22/16	EPA 8260B/5035	
o-Xylene	ND	0.0044	"	"	"	"	"	"	
Surrogate: Toluene-d8		110 %	85.5-116		"	"	"	"	
Surrogate: 4-Bromofluorobenzene		113 %	81.2-123		"	"	"	"	
Surrogate: Dibromofluoromethane		91.4 %	95.7-135		"	"	"	"	S-GC

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Daniel Chavez, Project Manager



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Project: 5355 East Airport Drive
 Project Number: 16-163550.2
 Project Manager: Samantha Fujita

Reported:
 07/25/16 17:06

B5-15
T161654-14 (Soil)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
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SunStar Laboratories, Inc.

Extractable Petroleum Hydrocarbons by 8015C

C6-C12 (GRO)	ND	10	mg/kg	1	6072222	07/22/16	07/25/16	EPA 8015C	
C13-C28 (DRO)	ND	10	"	"	"	"	"	"	
C29-C40 (MORO)	ND	10	"	"	"	"	"	"	
Surrogate: <i>p</i> -Terphenyl		97.0 %	65-135		"	"	"	"	

Volatile Organic Compounds by EPA Method 8260B

Bromobenzene	ND	0.0041	mg/kg	1	6072205	07/22/16	07/22/16	EPA 8260B/5035	
Bromochloromethane	ND	0.0041	"	"	"	"	"	"	
Bromodichloromethane	ND	0.0041	"	"	"	"	"	"	
Bromoform	ND	0.0041	"	"	"	"	"	"	
Bromomethane	ND	0.0041	"	"	"	"	"	"	
n-Butylbenzene	ND	0.0041	"	"	"	"	"	"	
sec-Butylbenzene	ND	0.0041	"	"	"	"	"	"	
tert-Butylbenzene	ND	0.0041	"	"	"	"	"	"	
Carbon tetrachloride	ND	0.0041	"	"	"	"	"	"	
Chlorobenzene	ND	0.0041	"	"	"	"	"	"	
Chloroethane	ND	0.0041	"	"	"	"	"	"	
Chloroform	ND	0.0041	"	"	"	"	"	"	
Chloromethane	ND	0.0041	"	"	"	"	"	"	
2-Chlorotoluene	ND	0.0041	"	"	"	"	"	"	
4-Chlorotoluene	ND	0.0041	"	"	"	"	"	"	
Dibromochloromethane	ND	0.0041	"	"	"	"	"	"	
1,2-Dibromo-3-chloropropane	ND	0.0082	"	"	"	"	"	"	
1,2-Dibromoethane (EDB)	ND	0.0041	"	"	"	"	"	"	
Dibromomethane	ND	0.0041	"	"	"	"	"	"	
1,2-Dichlorobenzene	ND	0.0041	"	"	"	"	"	"	
1,3-Dichlorobenzene	ND	0.0041	"	"	"	"	"	"	
1,4-Dichlorobenzene	ND	0.0041	"	"	"	"	"	"	
Dichlorodifluoromethane	ND	0.0041	"	"	"	"	"	"	
1,1-Dichloroethane	ND	0.0041	"	"	"	"	"	"	
1,2-Dichloroethane	ND	0.0041	"	"	"	"	"	"	
1,1-Dichloroethene	ND	0.0041	"	"	"	"	"	"	

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Project: 5355 East Airport Drive
 Project Number: 16-163550.2
 Project Manager: Samantha Fujita

Reported:
 07/25/16 17:06

B5-15
T161654-14 (Soil)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
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SunStar Laboratories, Inc.

Volatile Organic Compounds by EPA Method 8260B

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
cis-1,2-Dichloroethene	ND	0.0041	mg/kg	1	6072205	07/22/16	07/22/16	EPA 8260B/5035	
trans-1,2-Dichloroethene	ND	0.0041	"	"	"	"	"	"	
1,2-Dichloropropane	ND	0.0041	"	"	"	"	"	"	
1,3-Dichloropropane	ND	0.0041	"	"	"	"	"	"	
2,2-Dichloropropane	ND	0.0041	"	"	"	"	"	"	
1,1-Dichloropropene	ND	0.0041	"	"	"	"	"	"	
cis-1,3-Dichloropropene	ND	0.0041	"	"	"	"	"	"	
trans-1,3-Dichloropropene	ND	0.0041	"	"	"	"	"	"	
Hexachlorobutadiene	ND	0.0041	"	"	"	"	"	"	
Isopropylbenzene	ND	0.0041	"	"	"	"	"	"	
p-Isopropyltoluene	ND	0.0041	"	"	"	"	"	"	
Methylene chloride	ND	0.0041	"	"	"	"	"	"	
Naphthalene	ND	0.0041	"	"	"	"	"	"	
n-Propylbenzene	ND	0.0041	"	"	"	"	"	"	
Styrene	ND	0.0041	"	"	"	"	"	"	
1,1,2,2-Tetrachloroethane	ND	0.0041	"	"	"	"	"	"	
1,1,1,2-Tetrachloroethane	ND	0.0041	"	"	"	"	"	"	
Tetrachloroethene	ND	0.0041	"	"	"	"	"	"	
1,2,3-Trichlorobenzene	ND	0.0041	"	"	"	"	"	"	
1,2,4-Trichlorobenzene	ND	0.0041	"	"	"	"	"	"	
1,1,2-Trichloroethane	ND	0.0041	"	"	"	"	"	"	
1,1,1-Trichloroethane	ND	0.0041	"	"	"	"	"	"	
Trichloroethene	ND	0.0041	"	"	"	"	"	"	
Trichlorofluoromethane	ND	0.0041	"	"	"	"	"	"	
1,2,3-Trichloropropane	ND	0.0041	"	"	"	"	"	"	
1,3,5-Trimethylbenzene	ND	0.0041	"	"	"	"	"	"	
1,2,4-Trimethylbenzene	ND	0.0041	"	"	"	"	"	"	
Vinyl chloride	ND	0.0041	"	"	"	"	"	"	
Benzene	ND	0.0041	"	"	"	"	"	"	
Toluene	ND	0.0041	"	"	"	"	"	"	
Ethylbenzene	ND	0.0041	"	"	"	"	"	"	

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B5-15
T161654-14 (Soil)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
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SunStar Laboratories, Inc.

Volatile Organic Compounds by EPA Method 8260B

m,p-Xylene	ND	0.0082	mg/kg	1	6072205	07/22/16	07/22/16	EPA 8260B/5035	
o-Xylene	ND	0.0041	"	"	"	"	"	"	"
Surrogate: Toluene-d8		108 %	85.5-116		"	"	"	"	"
Surrogate: 4-Bromofluorobenzene		102 %	81.2-123		"	"	"	"	"
Surrogate: Dibromofluoromethane		101 %	95.7-135		"	"	"	"	"

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Project: 5355 East Airport Drive
 Project Number: 16-163550.2
 Project Manager: Samantha Fujita

Reported:
 07/25/16 17:06

B6-10
T161654-18 (Soil)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
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SunStar Laboratories, Inc.

Extractable Petroleum Hydrocarbons by 8015C

C6-C12 (GRO)	ND	10	mg/kg	1	6072222	07/22/16	07/25/16	EPA 8015C	
C13-C28 (DRO)	ND	10	"	"	"	"	"	"	
C29-C40 (MORO)	ND	10	"	"	"	"	"	"	
Surrogate: <i>p</i> -Terphenyl		96.9 %	65-135		"	"	"	"	

Volatile Organic Compounds by EPA Method 8260B

Bromobenzene	ND	0.0050	mg/kg	1	6072205	07/22/16	07/22/16	EPA 8260B/5035	
Bromochloromethane	ND	0.0050	"	"	"	"	"	"	
Bromodichloromethane	ND	0.0050	"	"	"	"	"	"	
Bromoform	ND	0.0050	"	"	"	"	"	"	
Bromomethane	ND	0.0050	"	"	"	"	"	"	
n-Butylbenzene	ND	0.0050	"	"	"	"	"	"	
sec-Butylbenzene	ND	0.0050	"	"	"	"	"	"	
tert-Butylbenzene	ND	0.0050	"	"	"	"	"	"	
Carbon tetrachloride	ND	0.0050	"	"	"	"	"	"	
Chlorobenzene	ND	0.0050	"	"	"	"	"	"	
Chloroethane	ND	0.0050	"	"	"	"	"	"	
Chloroform	ND	0.0050	"	"	"	"	"	"	
Chloromethane	ND	0.0050	"	"	"	"	"	"	
2-Chlorotoluene	ND	0.0050	"	"	"	"	"	"	
4-Chlorotoluene	ND	0.0050	"	"	"	"	"	"	
Dibromochloromethane	ND	0.0050	"	"	"	"	"	"	
1,2-Dibromo-3-chloropropane	ND	0.010	"	"	"	"	"	"	
1,2-Dibromoethane (EDB)	ND	0.0050	"	"	"	"	"	"	
Dibromomethane	ND	0.0050	"	"	"	"	"	"	
1,2-Dichlorobenzene	ND	0.0050	"	"	"	"	"	"	
1,3-Dichlorobenzene	ND	0.0050	"	"	"	"	"	"	
1,4-Dichlorobenzene	ND	0.0050	"	"	"	"	"	"	
Dichlorodifluoromethane	ND	0.0050	"	"	"	"	"	"	
1,1-Dichloroethane	ND	0.0050	"	"	"	"	"	"	
1,2-Dichloroethane	ND	0.0050	"	"	"	"	"	"	
1,1-Dichloroethene	ND	0.0050	"	"	"	"	"	"	

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Project: 5355 East Airport Drive
 Project Number: 16-163550.2
 Project Manager: Samantha Fujita

Reported:
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B6-10
T161654-18 (Soil)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
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SunStar Laboratories, Inc.

Volatile Organic Compounds by EPA Method 8260B

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
cis-1,2-Dichloroethene	ND	0.0050	mg/kg	1	6072205	07/22/16	07/22/16	EPA 8260B/5035	
trans-1,2-Dichloroethene	ND	0.0050	"	"	"	"	"	"	
1,2-Dichloropropane	ND	0.0050	"	"	"	"	"	"	
1,3-Dichloropropane	ND	0.0050	"	"	"	"	"	"	
2,2-Dichloropropane	ND	0.0050	"	"	"	"	"	"	
1,1-Dichloropropene	ND	0.0050	"	"	"	"	"	"	
cis-1,3-Dichloropropene	ND	0.0050	"	"	"	"	"	"	
trans-1,3-Dichloropropene	ND	0.0050	"	"	"	"	"	"	
Hexachlorobutadiene	ND	0.0050	"	"	"	"	"	"	
Isopropylbenzene	ND	0.0050	"	"	"	"	"	"	
p-Isopropyltoluene	ND	0.0050	"	"	"	"	"	"	
Methylene chloride	ND	0.0050	"	"	"	"	"	"	
Naphthalene	ND	0.0050	"	"	"	"	"	"	
n-Propylbenzene	ND	0.0050	"	"	"	"	"	"	
Styrene	ND	0.0050	"	"	"	"	"	"	
1,1,2,2-Tetrachloroethane	ND	0.0050	"	"	"	"	"	"	
1,1,1,2-Tetrachloroethane	ND	0.0050	"	"	"	"	"	"	
Tetrachloroethene	ND	0.0050	"	"	"	"	"	"	
1,2,3-Trichlorobenzene	ND	0.0050	"	"	"	"	"	"	
1,2,4-Trichlorobenzene	ND	0.0050	"	"	"	"	"	"	
1,1,2-Trichloroethane	ND	0.0050	"	"	"	"	"	"	
1,1,1-Trichloroethane	ND	0.0050	"	"	"	"	"	"	
Trichloroethene	ND	0.0050	"	"	"	"	"	"	
Trichlorofluoromethane	ND	0.0050	"	"	"	"	"	"	
1,2,3-Trichloropropane	ND	0.0050	"	"	"	"	"	"	
1,3,5-Trimethylbenzene	ND	0.0050	"	"	"	"	"	"	
1,2,4-Trimethylbenzene	ND	0.0050	"	"	"	"	"	"	
Vinyl chloride	ND	0.0050	"	"	"	"	"	"	
Benzene	ND	0.0050	"	"	"	"	"	"	
Toluene	ND	0.0050	"	"	"	"	"	"	
Ethylbenzene	ND	0.0050	"	"	"	"	"	"	

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B6-10
T161654-18 (Soil)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
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SunStar Laboratories, Inc.

Volatile Organic Compounds by EPA Method 8260B

m,p-Xylene	ND	0.010	mg/kg	1	6072205	07/22/16	07/22/16	EPA 8260B/5035	
o-Xylene	ND	0.0050	"	"	"	"	"	"	"
Surrogate: Toluene-d8		107 %	85.5-116		"	"	"	"	"
Surrogate: 4-Bromofluorobenzene		102 %	81.2-123		"	"	"	"	"
Surrogate: Dibromofluoromethane		96.0 %	95.7-135		"	"	"	"	"

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Project: 5355 East Airport Drive
 Project Number: 16-163550.2
 Project Manager: Samantha Fujita

Reported:
 07/25/16 17:06

B7-10
T161654-24 (Soil)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
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SunStar Laboratories, Inc.

Extractable Petroleum Hydrocarbons by 8015C

C6-C12 (GRO)	ND	10	mg/kg	1	6072222	07/22/16	07/25/16	EPA 8015C	
C13-C28 (DRO)	ND	10	"	"	"	"	"	"	
C29-C40 (MORO)	ND	10	"	"	"	"	"	"	
Surrogate: <i>p</i> -Terphenyl		87.5 %	65-135		"	"	"	"	

Volatile Organic Compounds by EPA Method 8260B

Bromobenzene	ND	0.0043	mg/kg	1	6072205	07/22/16	07/22/16	EPA 8260B/5035	
Bromochloromethane	ND	0.0043	"	"	"	"	"	"	
Bromodichloromethane	ND	0.0043	"	"	"	"	"	"	
Bromoform	ND	0.0043	"	"	"	"	"	"	
Bromomethane	ND	0.0043	"	"	"	"	"	"	
n-Butylbenzene	ND	0.0043	"	"	"	"	"	"	
sec-Butylbenzene	ND	0.0043	"	"	"	"	"	"	
tert-Butylbenzene	ND	0.0043	"	"	"	"	"	"	
Carbon tetrachloride	ND	0.0043	"	"	"	"	"	"	
Chlorobenzene	ND	0.0043	"	"	"	"	"	"	
Chloroethane	ND	0.0043	"	"	"	"	"	"	
Chloroform	ND	0.0043	"	"	"	"	"	"	
Chloromethane	ND	0.0043	"	"	"	"	"	"	
2-Chlorotoluene	ND	0.0043	"	"	"	"	"	"	
4-Chlorotoluene	ND	0.0043	"	"	"	"	"	"	
Dibromochloromethane	ND	0.0043	"	"	"	"	"	"	
1,2-Dibromo-3-chloropropane	ND	0.0087	"	"	"	"	"	"	
1,2-Dibromoethane (EDB)	ND	0.0043	"	"	"	"	"	"	
Dibromomethane	ND	0.0043	"	"	"	"	"	"	
1,2-Dichlorobenzene	ND	0.0043	"	"	"	"	"	"	
1,3-Dichlorobenzene	ND	0.0043	"	"	"	"	"	"	
1,4-Dichlorobenzene	ND	0.0043	"	"	"	"	"	"	
Dichlorodifluoromethane	ND	0.0043	"	"	"	"	"	"	
1,1-Dichloroethane	ND	0.0043	"	"	"	"	"	"	
1,2-Dichloroethane	ND	0.0043	"	"	"	"	"	"	
1,1-Dichloroethene	ND	0.0043	"	"	"	"	"	"	

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Project: 5355 East Airport Drive
 Project Number: 16-163550.2
 Project Manager: Samantha Fujita

Reported:
 07/25/16 17:06

B7-10
T161654-24 (Soil)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
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SunStar Laboratories, Inc.

Volatile Organic Compounds by EPA Method 8260B

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
cis-1,2-Dichloroethene	ND	0.0043	mg/kg	1	6072205	07/22/16	07/22/16	EPA 8260B/5035	
trans-1,2-Dichloroethene	ND	0.0043	"	"	"	"	"	"	
1,2-Dichloropropane	ND	0.0043	"	"	"	"	"	"	
1,3-Dichloropropane	ND	0.0043	"	"	"	"	"	"	
2,2-Dichloropropane	ND	0.0043	"	"	"	"	"	"	
1,1-Dichloropropene	ND	0.0043	"	"	"	"	"	"	
cis-1,3-Dichloropropene	ND	0.0043	"	"	"	"	"	"	
trans-1,3-Dichloropropene	ND	0.0043	"	"	"	"	"	"	
Hexachlorobutadiene	ND	0.0043	"	"	"	"	"	"	
Isopropylbenzene	ND	0.0043	"	"	"	"	"	"	
p-Isopropyltoluene	ND	0.0043	"	"	"	"	"	"	
Methylene chloride	ND	0.0043	"	"	"	"	"	"	
Naphthalene	ND	0.0043	"	"	"	"	"	"	
n-Propylbenzene	ND	0.0043	"	"	"	"	"	"	
Styrene	ND	0.0043	"	"	"	"	"	"	
1,1,2,2-Tetrachloroethane	ND	0.0043	"	"	"	"	"	"	
1,1,1,2-Tetrachloroethane	ND	0.0043	"	"	"	"	"	"	
Tetrachloroethene	ND	0.0043	"	"	"	"	"	"	
1,2,3-Trichlorobenzene	ND	0.0043	"	"	"	"	"	"	
1,2,4-Trichlorobenzene	ND	0.0043	"	"	"	"	"	"	
1,1,2-Trichloroethane	ND	0.0043	"	"	"	"	"	"	
1,1,1-Trichloroethane	ND	0.0043	"	"	"	"	"	"	
Trichloroethene	ND	0.0043	"	"	"	"	"	"	
Trichlorofluoromethane	ND	0.0043	"	"	"	"	"	"	
1,2,3-Trichloropropane	ND	0.0043	"	"	"	"	"	"	
1,3,5-Trimethylbenzene	ND	0.0043	"	"	"	"	"	"	
1,2,4-Trimethylbenzene	ND	0.0043	"	"	"	"	"	"	
Vinyl chloride	ND	0.0043	"	"	"	"	"	"	
Benzene	ND	0.0043	"	"	"	"	"	"	
Toluene	ND	0.0043	"	"	"	"	"	"	
Ethylbenzene	ND	0.0043	"	"	"	"	"	"	

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B7-10
T161654-24 (Soil)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
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SunStar Laboratories, Inc.

Volatile Organic Compounds by EPA Method 8260B

m,p-Xylene	ND	0.0087	mg/kg	1	6072205	07/22/16	07/22/16	EPA 8260B/5035	
o-Xylene	ND	0.0043	"	"	"	"	"	"	
Surrogate: Toluene-d8		106 %	85.5-116		"	"	"	"	
Surrogate: 4-Bromofluorobenzene		99.9 %	81.2-123		"	"	"	"	
Surrogate: Dibromofluoromethane		101 %	95.7-135		"	"	"	"	

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Project: 5355 East Airport Drive
 Project Number: 16-163550.2
 Project Manager: Samantha Fujita

Reported:
 07/25/16 17:06

B8-10
T161654-28 (Soil)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
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SunStar Laboratories, Inc.

Extractable Petroleum Hydrocarbons by 8015C

C6-C12 (GRO)	ND	10	mg/kg	1	6072222	07/22/16	07/25/16	EPA 8015C	
C13-C28 (DRO)	ND	10	"	"	"	"	"	"	
C29-C40 (MORO)	ND	10	"	"	"	"	"	"	
Surrogate: <i>p</i> -Terphenyl		83.5 %	65-135		"	"	"	"	

Volatile Organic Compounds by EPA Method 8260B

Bromobenzene	ND	0.0044	mg/kg	1	6072205	07/22/16	07/22/16	EPA 8260B/5035	
Bromochloromethane	ND	0.0044	"	"	"	"	"	"	
Bromodichloromethane	ND	0.0044	"	"	"	"	"	"	
Bromoform	ND	0.0044	"	"	"	"	"	"	
Bromomethane	ND	0.0044	"	"	"	"	"	"	
n-Butylbenzene	ND	0.0044	"	"	"	"	"	"	
sec-Butylbenzene	ND	0.0044	"	"	"	"	"	"	
tert-Butylbenzene	ND	0.0044	"	"	"	"	"	"	
Carbon tetrachloride	ND	0.0044	"	"	"	"	"	"	
Chlorobenzene	ND	0.0044	"	"	"	"	"	"	
Chloroethane	ND	0.0044	"	"	"	"	"	"	
Chloroform	ND	0.0044	"	"	"	"	"	"	
Chloromethane	ND	0.0044	"	"	"	"	"	"	
2-Chlorotoluene	ND	0.0044	"	"	"	"	"	"	
4-Chlorotoluene	ND	0.0044	"	"	"	"	"	"	
Dibromochloromethane	ND	0.0044	"	"	"	"	"	"	
1,2-Dibromo-3-chloropropane	ND	0.0089	"	"	"	"	"	"	
1,2-Dibromoethane (EDB)	ND	0.0044	"	"	"	"	"	"	
Dibromomethane	ND	0.0044	"	"	"	"	"	"	
1,2-Dichlorobenzene	ND	0.0044	"	"	"	"	"	"	
1,3-Dichlorobenzene	ND	0.0044	"	"	"	"	"	"	
1,4-Dichlorobenzene	ND	0.0044	"	"	"	"	"	"	
Dichlorodifluoromethane	ND	0.0044	"	"	"	"	"	"	
1,1-Dichloroethane	ND	0.0044	"	"	"	"	"	"	
1,2-Dichloroethane	ND	0.0044	"	"	"	"	"	"	
1,1-Dichloroethene	ND	0.0044	"	"	"	"	"	"	

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Project: 5355 East Airport Drive
 Project Number: 16-163550.2
 Project Manager: Samantha Fujita

Reported:
 07/25/16 17:06

B8-10
T161654-28 (Soil)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
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SunStar Laboratories, Inc.

Volatile Organic Compounds by EPA Method 8260B

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
cis-1,2-Dichloroethene	ND	0.0044	mg/kg	1	6072205	07/22/16	07/22/16	EPA 8260B/5035	
trans-1,2-Dichloroethene	ND	0.0044	"	"	"	"	"	"	"
1,2-Dichloropropane	ND	0.0044	"	"	"	"	"	"	"
1,3-Dichloropropane	ND	0.0044	"	"	"	"	"	"	"
2,2-Dichloropropane	ND	0.0044	"	"	"	"	"	"	"
1,1-Dichloropropene	ND	0.0044	"	"	"	"	"	"	"
cis-1,3-Dichloropropene	ND	0.0044	"	"	"	"	"	"	"
trans-1,3-Dichloropropene	ND	0.0044	"	"	"	"	"	"	"
Hexachlorobutadiene	ND	0.0044	"	"	"	"	"	"	"
Isopropylbenzene	ND	0.0044	"	"	"	"	"	"	"
p-Isopropyltoluene	ND	0.0044	"	"	"	"	"	"	"
Methylene chloride	ND	0.0044	"	"	"	"	"	"	"
Naphthalene	ND	0.0044	"	"	"	"	"	"	"
n-Propylbenzene	ND	0.0044	"	"	"	"	"	"	"
Styrene	ND	0.0044	"	"	"	"	"	"	"
1,1,2,2-Tetrachloroethane	ND	0.0044	"	"	"	"	"	"	"
1,1,1,2-Tetrachloroethane	ND	0.0044	"	"	"	"	"	"	"
Tetrachloroethene	ND	0.0044	"	"	"	"	"	"	"
1,2,3-Trichlorobenzene	ND	0.0044	"	"	"	"	"	"	"
1,2,4-Trichlorobenzene	ND	0.0044	"	"	"	"	"	"	"
1,1,2-Trichloroethane	ND	0.0044	"	"	"	"	"	"	"
1,1,1-Trichloroethane	ND	0.0044	"	"	"	"	"	"	"
Trichloroethene	ND	0.0044	"	"	"	"	"	"	"
Trichlorofluoromethane	ND	0.0044	"	"	"	"	"	"	"
1,2,3-Trichloropropane	ND	0.0044	"	"	"	"	"	"	"
1,3,5-Trimethylbenzene	ND	0.0044	"	"	"	"	"	"	"
1,2,4-Trimethylbenzene	ND	0.0044	"	"	"	"	"	"	"
Vinyl chloride	ND	0.0044	"	"	"	"	"	"	"
Benzene	ND	0.0044	"	"	"	"	"	"	"
Toluene	ND	0.0044	"	"	"	"	"	"	"
Ethylbenzene	ND	0.0044	"	"	"	"	"	"	"

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B8-10
T161654-28 (Soil)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
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SunStar Laboratories, Inc.

Volatile Organic Compounds by EPA Method 8260B

m,p-Xylene	ND	0.0089	mg/kg	1	6072205	07/22/16	07/22/16	EPA 8260B/5035	
o-Xylene	ND	0.0044	"	"	"	"	"	"	
Surrogate: Toluene-d8		110 %	85.5-116		"	"	"	"	
Surrogate: 4-Bromofluorobenzene		105 %	81.2-123		"	"	"	"	
Surrogate: Dibromofluoromethane		85.0 %	95.7-135		"	"	"	"	S-GC

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Project: 5355 East Airport Drive
 Project Number: 16-163550.2
 Project Manager: Samantha Fujita

Reported:
 07/25/16 17:06

B9-1
T161654-30 (Soil)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
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SunStar Laboratories, Inc.

Extractable Petroleum Hydrocarbons by 8015C

C6-C12 (GRO)	ND	10	mg/kg	1	6072222	07/22/16	07/25/16	EPA 8015C	
C13-C28 (DRO)	ND	10	"	"	"	"	"	"	
C29-C40 (MORO)	ND	10	"	"	"	"	"	"	
Surrogate: <i>p</i> -Terphenyl		85.1 %	65-135		"	"	"	"	

Volatile Organic Compounds by EPA Method 8260B

Bromobenzene	ND	0.0050	mg/kg	1	6072205	07/22/16	07/22/16	EPA 8260B/5035	
Bromochloromethane	ND	0.0050	"	"	"	"	"	"	
Bromodichloromethane	ND	0.0050	"	"	"	"	"	"	
Bromoform	ND	0.0050	"	"	"	"	"	"	
Bromomethane	ND	0.0050	"	"	"	"	"	"	
n-Butylbenzene	ND	0.0050	"	"	"	"	"	"	
sec-Butylbenzene	ND	0.0050	"	"	"	"	"	"	
tert-Butylbenzene	ND	0.0050	"	"	"	"	"	"	
Carbon tetrachloride	ND	0.0050	"	"	"	"	"	"	
Chlorobenzene	ND	0.0050	"	"	"	"	"	"	
Chloroethane	ND	0.0050	"	"	"	"	"	"	
Chloroform	ND	0.0050	"	"	"	"	"	"	
Chloromethane	ND	0.0050	"	"	"	"	"	"	
2-Chlorotoluene	ND	0.0050	"	"	"	"	"	"	
4-Chlorotoluene	ND	0.0050	"	"	"	"	"	"	
Dibromochloromethane	ND	0.0050	"	"	"	"	"	"	
1,2-Dibromo-3-chloropropane	ND	0.010	"	"	"	"	"	"	
1,2-Dibromoethane (EDB)	ND	0.0050	"	"	"	"	"	"	
Dibromomethane	ND	0.0050	"	"	"	"	"	"	
1,2-Dichlorobenzene	ND	0.0050	"	"	"	"	"	"	
1,3-Dichlorobenzene	ND	0.0050	"	"	"	"	"	"	
1,4-Dichlorobenzene	ND	0.0050	"	"	"	"	"	"	
Dichlorodifluoromethane	ND	0.0050	"	"	"	"	"	"	
1,1-Dichloroethane	ND	0.0050	"	"	"	"	"	"	
1,2-Dichloroethane	ND	0.0050	"	"	"	"	"	"	
1,1-Dichloroethene	ND	0.0050	"	"	"	"	"	"	

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Project: 5355 East Airport Drive
 Project Number: 16-163550.2
 Project Manager: Samantha Fujita

Reported:
 07/25/16 17:06

B9-1
T161654-30 (Soil)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
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SunStar Laboratories, Inc.

Volatile Organic Compounds by EPA Method 8260B

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
cis-1,2-Dichloroethene	ND	0.0050	mg/kg	1	6072205	07/22/16	07/22/16	EPA 8260B/5035	
trans-1,2-Dichloroethene	ND	0.0050	"	"	"	"	"	"	
1,2-Dichloropropane	ND	0.0050	"	"	"	"	"	"	
1,3-Dichloropropane	ND	0.0050	"	"	"	"	"	"	
2,2-Dichloropropane	ND	0.0050	"	"	"	"	"	"	
1,1-Dichloropropene	ND	0.0050	"	"	"	"	"	"	
cis-1,3-Dichloropropene	ND	0.0050	"	"	"	"	"	"	
trans-1,3-Dichloropropene	ND	0.0050	"	"	"	"	"	"	
Hexachlorobutadiene	ND	0.0050	"	"	"	"	"	"	
Isopropylbenzene	ND	0.0050	"	"	"	"	"	"	
p-Isopropyltoluene	ND	0.0050	"	"	"	"	"	"	
Methylene chloride	ND	0.0050	"	"	"	"	"	"	
Naphthalene	ND	0.0050	"	"	"	"	"	"	
n-Propylbenzene	ND	0.0050	"	"	"	"	"	"	
Styrene	ND	0.0050	"	"	"	"	"	"	
1,1,2,2-Tetrachloroethane	ND	0.0050	"	"	"	"	"	"	
1,1,1,2-Tetrachloroethane	ND	0.0050	"	"	"	"	"	"	
Tetrachloroethene	ND	0.0050	"	"	"	"	"	"	
1,2,3-Trichlorobenzene	ND	0.0050	"	"	"	"	"	"	
1,2,4-Trichlorobenzene	ND	0.0050	"	"	"	"	"	"	
1,1,2-Trichloroethane	ND	0.0050	"	"	"	"	"	"	
1,1,1-Trichloroethane	ND	0.0050	"	"	"	"	"	"	
Trichloroethene	ND	0.0050	"	"	"	"	"	"	
Trichlorofluoromethane	ND	0.0050	"	"	"	"	"	"	
1,2,3-Trichloropropane	ND	0.0050	"	"	"	"	"	"	
1,3,5-Trimethylbenzene	ND	0.0050	"	"	"	"	"	"	
1,2,4-Trimethylbenzene	ND	0.0050	"	"	"	"	"	"	
Vinyl chloride	ND	0.0050	"	"	"	"	"	"	
Benzene	ND	0.0050	"	"	"	"	"	"	
Toluene	ND	0.0050	"	"	"	"	"	"	
Ethylbenzene	ND	0.0050	"	"	"	"	"	"	

SunStar Laboratories, Inc.

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Partner Engineering & Science, Inc.--Tor 2154 Torrance Blvd., Suite 20 Torrance CA, 90501	Project: 5355 East Airport Drive Project Number: 16-163550.2 Project Manager: Samantha Fujita	Reported: 07/25/16 17:06
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B9-1
T161654-30 (Soil)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
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SunStar Laboratories, Inc.

Volatile Organic Compounds by EPA Method 8260B

m,p-Xylene	ND	0.010	mg/kg	1	6072205	07/22/16	07/22/16	EPA 8260B/5035	
o-Xylene	ND	0.0050	"	"	"	"	"	"	"
Surrogate: Toluene-d8		102 %	85.5-116		"	"	"	"	"
Surrogate: 4-Bromofluorobenzene		91.5 %	81.2-123		"	"	"	"	"
Surrogate: Dibromofluoromethane		103 %	95.7-135		"	"	"	"	"

SunStar Laboratories, Inc.

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Daniel Chavez, Project Manager



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Project: 5355 East Airport Drive
 Project Number: 16-163550.2
 Project Manager: Samantha Fujita

Reported:
 07/25/16 17:06

B10-1
T161654-31 (Soil)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
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SunStar Laboratories, Inc.

Extractable Petroleum Hydrocarbons by 8015C

C6-C12 (GRO)	ND	10	mg/kg	1	6072222	07/22/16	07/23/16	EPA 8015C	
C13-C28 (DRO)	ND	10	"	"	"	"	"	"	
C29-C40 (MORO)	ND	10	"	"	"	"	"	"	
Surrogate: <i>p</i> -Terphenyl		79.4 %	65-135		"	"	"	"	

Volatile Organic Compounds by EPA Method 8260B

Bromobenzene	ND	0.0050	mg/kg	1	6072205	07/22/16	07/22/16	EPA 8260B/5035	
Bromochloromethane	ND	0.0050	"	"	"	"	"	"	
Bromodichloromethane	ND	0.0050	"	"	"	"	"	"	
Bromoform	ND	0.0050	"	"	"	"	"	"	
Bromomethane	ND	0.0050	"	"	"	"	"	"	
n-Butylbenzene	ND	0.0050	"	"	"	"	"	"	
sec-Butylbenzene	ND	0.0050	"	"	"	"	"	"	
tert-Butylbenzene	ND	0.0050	"	"	"	"	"	"	
Carbon tetrachloride	ND	0.0050	"	"	"	"	"	"	
Chlorobenzene	ND	0.0050	"	"	"	"	"	"	
Chloroethane	ND	0.0050	"	"	"	"	"	"	
Chloroform	ND	0.0050	"	"	"	"	"	"	
Chloromethane	ND	0.0050	"	"	"	"	"	"	
2-Chlorotoluene	ND	0.0050	"	"	"	"	"	"	
4-Chlorotoluene	ND	0.0050	"	"	"	"	"	"	
Dibromochloromethane	ND	0.0050	"	"	"	"	"	"	
1,2-Dibromo-3-chloropropane	ND	0.010	"	"	"	"	"	"	
1,2-Dibromoethane (EDB)	ND	0.0050	"	"	"	"	"	"	
Dibromomethane	ND	0.0050	"	"	"	"	"	"	
1,2-Dichlorobenzene	ND	0.0050	"	"	"	"	"	"	
1,3-Dichlorobenzene	ND	0.0050	"	"	"	"	"	"	
1,4-Dichlorobenzene	ND	0.0050	"	"	"	"	"	"	
Dichlorodifluoromethane	ND	0.0050	"	"	"	"	"	"	
1,1-Dichloroethane	ND	0.0050	"	"	"	"	"	"	
1,2-Dichloroethane	ND	0.0050	"	"	"	"	"	"	
1,1-Dichloroethene	ND	0.0050	"	"	"	"	"	"	

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Project: 5355 East Airport Drive
 Project Number: 16-163550.2
 Project Manager: Samantha Fujita

Reported:
 07/25/16 17:06

B10-1
T161654-31 (Soil)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
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SunStar Laboratories, Inc.

Volatile Organic Compounds by EPA Method 8260B

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
cis-1,2-Dichloroethene	ND	0.0050	mg/kg	1	6072205	07/22/16	07/22/16	EPA 8260B/5035	
trans-1,2-Dichloroethene	ND	0.0050	"	"	"	"	"	"	"
1,2-Dichloropropane	ND	0.0050	"	"	"	"	"	"	"
1,3-Dichloropropane	ND	0.0050	"	"	"	"	"	"	"
2,2-Dichloropropane	ND	0.0050	"	"	"	"	"	"	"
1,1-Dichloropropene	ND	0.0050	"	"	"	"	"	"	"
cis-1,3-Dichloropropene	ND	0.0050	"	"	"	"	"	"	"
trans-1,3-Dichloropropene	ND	0.0050	"	"	"	"	"	"	"
Hexachlorobutadiene	ND	0.0050	"	"	"	"	"	"	"
Isopropylbenzene	ND	0.0050	"	"	"	"	"	"	"
p-Isopropyltoluene	ND	0.0050	"	"	"	"	"	"	"
Methylene chloride	ND	0.0050	"	"	"	"	"	"	"
Naphthalene	ND	0.0050	"	"	"	"	"	"	"
n-Propylbenzene	ND	0.0050	"	"	"	"	"	"	"
Styrene	ND	0.0050	"	"	"	"	"	"	"
1,1,2,2-Tetrachloroethane	ND	0.0050	"	"	"	"	"	"	"
1,1,1,2-Tetrachloroethane	ND	0.0050	"	"	"	"	"	"	"
Tetrachloroethene	ND	0.0050	"	"	"	"	"	"	"
1,2,3-Trichlorobenzene	ND	0.0050	"	"	"	"	"	"	"
1,2,4-Trichlorobenzene	ND	0.0050	"	"	"	"	"	"	"
1,1,2-Trichloroethane	ND	0.0050	"	"	"	"	"	"	"
1,1,1-Trichloroethane	ND	0.0050	"	"	"	"	"	"	"
Trichloroethene	ND	0.0050	"	"	"	"	"	"	"
Trichlorofluoromethane	ND	0.0050	"	"	"	"	"	"	"
1,2,3-Trichloropropane	ND	0.0050	"	"	"	"	"	"	"
1,3,5-Trimethylbenzene	ND	0.0050	"	"	"	"	"	"	"
1,2,4-Trimethylbenzene	ND	0.0050	"	"	"	"	"	"	"
Vinyl chloride	ND	0.0050	"	"	"	"	"	"	"
Benzene	ND	0.0050	"	"	"	"	"	"	"
Toluene	ND	0.0050	"	"	"	"	"	"	"
Ethylbenzene	ND	0.0050	"	"	"	"	"	"	"

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Project: 5355 East Airport Drive
 Project Number: 16-163550.2
 Project Manager: Samantha Fujita

Reported:
 07/25/16 17:06

B10-1
T161654-31 (Soil)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
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SunStar Laboratories, Inc.

Volatile Organic Compounds by EPA Method 8260B

m,p-Xylene	ND	0.010	mg/kg	1	6072205	07/22/16	07/22/16	EPA 8260B/5035	
o-Xylene	ND	0.0050	"	"	"	"	"	"	"
Surrogate: Toluene-d8		105 %	85.5-116		"	"	"	"	"
Surrogate: 4-Bromofluorobenzene		91.8 %	81.2-123		"	"	"	"	"
Surrogate: Dibromofluoromethane		99.6 %	95.7-135		"	"	"	"	"

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Daniel Chavez, Project Manager



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Project: 5355 East Airport Drive
 Project Number: 16-163550.2
 Project Manager: Samantha Fujita

Reported:
 07/25/16 17:06

B11-1
T161654-32 (Soil)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
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SunStar Laboratories, Inc.

Extractable Petroleum Hydrocarbons by 8015C

C6-C12 (GRO)	ND	10	mg/kg	1	6072222	07/22/16	07/23/16	EPA 8015C	
C13-C28 (DRO)	ND	10	"	"	"	"	"	"	
C29-C40 (MORO)	ND	10	"	"	"	"	"	"	
Surrogate: <i>p</i> -Terphenyl		84.6 %	65-135		"	"	"	"	

Volatile Organic Compounds by EPA Method 8260B

Bromobenzene	ND	0.0050	mg/kg	1	6072205	07/22/16	07/22/16	EPA 8260B/5035	
Bromochloromethane	ND	0.0050	"	"	"	"	"	"	
Bromodichloromethane	ND	0.0050	"	"	"	"	"	"	
Bromoform	ND	0.0050	"	"	"	"	"	"	
Bromomethane	ND	0.0050	"	"	"	"	"	"	
n-Butylbenzene	ND	0.0050	"	"	"	"	"	"	
sec-Butylbenzene	ND	0.0050	"	"	"	"	"	"	
tert-Butylbenzene	ND	0.0050	"	"	"	"	"	"	
Carbon tetrachloride	ND	0.0050	"	"	"	"	"	"	
Chlorobenzene	ND	0.0050	"	"	"	"	"	"	
Chloroethane	ND	0.0050	"	"	"	"	"	"	
Chloroform	ND	0.0050	"	"	"	"	"	"	
Chloromethane	ND	0.0050	"	"	"	"	"	"	
2-Chlorotoluene	ND	0.0050	"	"	"	"	"	"	
4-Chlorotoluene	ND	0.0050	"	"	"	"	"	"	
Dibromochloromethane	ND	0.0050	"	"	"	"	"	"	
1,2-Dibromo-3-chloropropane	ND	0.010	"	"	"	"	"	"	
1,2-Dibromoethane (EDB)	ND	0.0050	"	"	"	"	"	"	
Dibromomethane	ND	0.0050	"	"	"	"	"	"	
1,2-Dichlorobenzene	ND	0.0050	"	"	"	"	"	"	
1,3-Dichlorobenzene	ND	0.0050	"	"	"	"	"	"	
1,4-Dichlorobenzene	ND	0.0050	"	"	"	"	"	"	
Dichlorodifluoromethane	ND	0.0050	"	"	"	"	"	"	
1,1-Dichloroethane	ND	0.0050	"	"	"	"	"	"	
1,2-Dichloroethane	ND	0.0050	"	"	"	"	"	"	
1,1-Dichloroethene	ND	0.0050	"	"	"	"	"	"	

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Project: 5355 East Airport Drive
 Project Number: 16-163550.2
 Project Manager: Samantha Fujita

Reported:
 07/25/16 17:06

B11-1
T161654-32 (Soil)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
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SunStar Laboratories, Inc.

Volatile Organic Compounds by EPA Method 8260B

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
cis-1,2-Dichloroethene	ND	0.0050	mg/kg	1	6072205	07/22/16	07/22/16	EPA 8260B/5035	
trans-1,2-Dichloroethene	ND	0.0050	"	"	"	"	"	"	
1,2-Dichloropropane	ND	0.0050	"	"	"	"	"	"	
1,3-Dichloropropane	ND	0.0050	"	"	"	"	"	"	
2,2-Dichloropropane	ND	0.0050	"	"	"	"	"	"	
1,1-Dichloropropene	ND	0.0050	"	"	"	"	"	"	
cis-1,3-Dichloropropene	ND	0.0050	"	"	"	"	"	"	
trans-1,3-Dichloropropene	ND	0.0050	"	"	"	"	"	"	
Hexachlorobutadiene	ND	0.0050	"	"	"	"	"	"	
Isopropylbenzene	ND	0.0050	"	"	"	"	"	"	
p-Isopropyltoluene	ND	0.0050	"	"	"	"	"	"	
Methylene chloride	ND	0.0050	"	"	"	"	"	"	
Naphthalene	ND	0.0050	"	"	"	"	"	"	
n-Propylbenzene	ND	0.0050	"	"	"	"	"	"	
Styrene	ND	0.0050	"	"	"	"	"	"	
1,1,2,2-Tetrachloroethane	ND	0.0050	"	"	"	"	"	"	
1,1,1,2-Tetrachloroethane	ND	0.0050	"	"	"	"	"	"	
Tetrachloroethene	ND	0.0050	"	"	"	"	"	"	
1,2,3-Trichlorobenzene	ND	0.0050	"	"	"	"	"	"	
1,2,4-Trichlorobenzene	ND	0.0050	"	"	"	"	"	"	
1,1,2-Trichloroethane	ND	0.0050	"	"	"	"	"	"	
1,1,1-Trichloroethane	ND	0.0050	"	"	"	"	"	"	
Trichloroethene	ND	0.0050	"	"	"	"	"	"	
Trichlorofluoromethane	ND	0.0050	"	"	"	"	"	"	
1,2,3-Trichloropropane	ND	0.0050	"	"	"	"	"	"	
1,3,5-Trimethylbenzene	ND	0.0050	"	"	"	"	"	"	
1,2,4-Trimethylbenzene	ND	0.0050	"	"	"	"	"	"	
Vinyl chloride	ND	0.0050	"	"	"	"	"	"	
Benzene	ND	0.0050	"	"	"	"	"	"	
Toluene	ND	0.0050	"	"	"	"	"	"	
Ethylbenzene	ND	0.0050	"	"	"	"	"	"	

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B11-1
T161654-32 (Soil)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
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SunStar Laboratories, Inc.

Volatile Organic Compounds by EPA Method 8260B

m,p-Xylene	ND	0.010	mg/kg	1	6072205	07/22/16	07/22/16	EPA 8260B/5035	
o-Xylene	ND	0.0050	"	"	"	"	"	"	"
Surrogate: Toluene-d8		92.1 %	85.5-116		"	"	"	"	"
Surrogate: 4-Bromofluorobenzene		84.6 %	81.2-123		"	"	"	"	"
Surrogate: Dibromofluoromethane		113 %	95.7-135		"	"	"	"	"

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Project: 5355 East Airport Drive
 Project Number: 16-163550.2
 Project Manager: Samantha Fujita

Reported:
 07/25/16 17:06

B12-1
T161654-33 (Soil)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
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SunStar Laboratories, Inc.

Extractable Petroleum Hydrocarbons by 8015C

C6-C12 (GRO)	ND	10	mg/kg	1	6072222	07/22/16	07/23/16	EPA 8015C	
C13-C28 (DRO)	ND	10	"	"	"	"	"	"	
C29-C40 (MORO)	ND	10	"	"	"	"	"	"	
Surrogate: <i>p</i> -Terphenyl		87.4 %	65-135		"	"	"	"	

Volatile Organic Compounds by EPA Method 8260B

Bromobenzene	ND	0.0050	mg/kg	1	6072205	07/22/16	07/22/16	EPA 8260B/5035	
Bromochloromethane	ND	0.0050	"	"	"	"	"	"	
Bromodichloromethane	ND	0.0050	"	"	"	"	"	"	
Bromoform	ND	0.0050	"	"	"	"	"	"	
Bromomethane	ND	0.0050	"	"	"	"	"	"	
n-Butylbenzene	ND	0.0050	"	"	"	"	"	"	
sec-Butylbenzene	ND	0.0050	"	"	"	"	"	"	
tert-Butylbenzene	ND	0.0050	"	"	"	"	"	"	
Carbon tetrachloride	ND	0.0050	"	"	"	"	"	"	
Chlorobenzene	ND	0.0050	"	"	"	"	"	"	
Chloroethane	ND	0.0050	"	"	"	"	"	"	
Chloroform	ND	0.0050	"	"	"	"	"	"	
Chloromethane	ND	0.0050	"	"	"	"	"	"	
2-Chlorotoluene	ND	0.0050	"	"	"	"	"	"	
4-Chlorotoluene	ND	0.0050	"	"	"	"	"	"	
Dibromochloromethane	ND	0.0050	"	"	"	"	"	"	
1,2-Dibromo-3-chloropropane	ND	0.010	"	"	"	"	"	"	
1,2-Dibromoethane (EDB)	ND	0.0050	"	"	"	"	"	"	
Dibromomethane	ND	0.0050	"	"	"	"	"	"	
1,2-Dichlorobenzene	ND	0.0050	"	"	"	"	"	"	
1,3-Dichlorobenzene	ND	0.0050	"	"	"	"	"	"	
1,4-Dichlorobenzene	ND	0.0050	"	"	"	"	"	"	
Dichlorodifluoromethane	ND	0.0050	"	"	"	"	"	"	
1,1-Dichloroethane	ND	0.0050	"	"	"	"	"	"	
1,2-Dichloroethane	ND	0.0050	"	"	"	"	"	"	
1,1-Dichloroethene	ND	0.0050	"	"	"	"	"	"	

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 949.297.5020 Phone
 949.297.5027 Fax

Partner Engineering & Science, Inc.--Tor
 2154 Torrance Blvd., Suite 20
 Torrance CA, 90501

Project: 5355 East Airport Drive
 Project Number: 16-163550.2
 Project Manager: Samantha Fujita

Reported:
 07/25/16 17:06

B12-1
T161654-33 (Soil)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
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SunStar Laboratories, Inc.

Volatile Organic Compounds by EPA Method 8260B

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
cis-1,2-Dichloroethene	ND	0.0050	mg/kg	1	6072205	07/22/16	07/22/16	EPA 8260B/5035	
trans-1,2-Dichloroethene	ND	0.0050	"	"	"	"	"	"	
1,2-Dichloropropane	ND	0.0050	"	"	"	"	"	"	
1,3-Dichloropropane	ND	0.0050	"	"	"	"	"	"	
2,2-Dichloropropane	ND	0.0050	"	"	"	"	"	"	
1,1-Dichloropropene	ND	0.0050	"	"	"	"	"	"	
cis-1,3-Dichloropropene	ND	0.0050	"	"	"	"	"	"	
trans-1,3-Dichloropropene	ND	0.0050	"	"	"	"	"	"	
Hexachlorobutadiene	ND	0.0050	"	"	"	"	"	"	
Isopropylbenzene	ND	0.0050	"	"	"	"	"	"	
p-Isopropyltoluene	ND	0.0050	"	"	"	"	"	"	
Methylene chloride	ND	0.0050	"	"	"	"	"	"	
Naphthalene	ND	0.0050	"	"	"	"	"	"	
n-Propylbenzene	ND	0.0050	"	"	"	"	"	"	
Styrene	ND	0.0050	"	"	"	"	"	"	
1,1,2,2-Tetrachloroethane	ND	0.0050	"	"	"	"	"	"	
1,1,1,2-Tetrachloroethane	ND	0.0050	"	"	"	"	"	"	
Tetrachloroethene	ND	0.0050	"	"	"	"	"	"	
1,2,3-Trichlorobenzene	ND	0.0050	"	"	"	"	"	"	
1,2,4-Trichlorobenzene	ND	0.0050	"	"	"	"	"	"	
1,1,2-Trichloroethane	ND	0.0050	"	"	"	"	"	"	
1,1,1-Trichloroethane	ND	0.0050	"	"	"	"	"	"	
Trichloroethene	ND	0.0050	"	"	"	"	"	"	
Trichlorofluoromethane	ND	0.0050	"	"	"	"	"	"	
1,2,3-Trichloropropane	ND	0.0050	"	"	"	"	"	"	
1,3,5-Trimethylbenzene	ND	0.0050	"	"	"	"	"	"	
1,2,4-Trimethylbenzene	ND	0.0050	"	"	"	"	"	"	
Vinyl chloride	ND	0.0050	"	"	"	"	"	"	
Benzene	ND	0.0050	"	"	"	"	"	"	
Toluene	ND	0.0050	"	"	"	"	"	"	
Ethylbenzene	ND	0.0050	"	"	"	"	"	"	

SunStar Laboratories, Inc.

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

Daniel Chavez, Project Manager



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Partner Engineering & Science, Inc.--Tor 2154 Torrance Blvd., Suite 20 Torrance CA, 90501	Project: 5355 East Airport Drive Project Number: 16-163550.2 Project Manager: Samantha Fujita	Reported: 07/25/16 17:06
---	---	-----------------------------

B12-1
T161654-33 (Soil)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
---------	--------	-----------------	-------	----------	-------	----------	----------	--------	-------

SunStar Laboratories, Inc.

Volatile Organic Compounds by EPA Method 8260B

m,p-Xylene	ND	0.010	mg/kg	1	6072205	07/22/16	07/22/16	EPA 8260B/5035	
o-Xylene	ND	0.0050	"	"	"	"	"	"	
Surrogate: Toluene-d8		110 %	85.5-116		"	"	"	"	
Surrogate: 4-Bromofluorobenzene		90.2 %	81.2-123		"	"	"	"	
Surrogate: Dibromofluoromethane		97.1 %	95.7-135		"	"	"	"	

SunStar Laboratories, Inc.

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Daniel Chavez, Project Manager



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Partner Engineering & Science, Inc.--Tor
 2154 Torrance Blvd., Suite 20
 Torrance CA, 90501

Project: 5355 East Airport Drive
 Project Number: 16-163550.2
 Project Manager: Samantha Fujita

Reported:
 07/25/16 17:06

Extractable Petroleum Hydrocarbons by 8015C - Quality Control
SunStar Laboratories, Inc.

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Notes
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Batch 6072222 - EPA 3550B GC

Blank (6072222-BLK1)

Prepared: 07/22/16 Analyzed: 07/23/16

C6-C12 (GRO)	ND	10	mg/kg							
C13-C28 (DRO)	ND	10	"							
C29-C40 (MORO)	ND	10	"							
Surrogate: <i>p</i> -Terphenyl	95.0		"	99.9		95.1	65-135			

LCS (6072222-BS1)

Prepared: 07/22/16 Analyzed: 07/23/16

C13-C28 (DRO)	490	10	mg/kg	496		99.5	75-125			
Surrogate: <i>p</i> -Terphenyl	100		"	99.2		101	65-135			

LCS Dup (6072222-BSD1)

Prepared: 07/22/16 Analyzed: 07/23/16

C13-C28 (DRO)	520	10	mg/kg	499		105	75-125	6.03	20	
Surrogate: <i>p</i> -Terphenyl	107		"	99.8		108	65-135			

SunStar Laboratories, Inc.

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Daniel Chavez, Project Manager



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Partner Engineering & Science, Inc.--Tor
 2154 Torrance Blvd., Suite 20
 Torrance CA, 90501

Project: 5355 East Airport Drive
 Project Number: 16-163550.2
 Project Manager: Samantha Fujita

Reported:
 07/25/16 17:06

Volatile Organic Compounds by EPA Method 8260B - Quality Control

SunStar Laboratories, Inc.

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Notes
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Batch 6072205 - EPA 5030 GCMS

Blank (6072205-BLK1)

Prepared & Analyzed: 07/22/16

Bromobenzene	ND	0.0050	mg/kg							
Bromochloromethane	ND	0.0050	"							
Bromodichloromethane	ND	0.0050	"							
Bromoform	ND	0.0050	"							
Bromomethane	ND	0.0050	"							
n-Butylbenzene	ND	0.0050	"							
sec-Butylbenzene	ND	0.0050	"							
tert-Butylbenzene	ND	0.0050	"							
Carbon tetrachloride	ND	0.0050	"							
Chlorobenzene	ND	0.0050	"							
Chloroethane	ND	0.0050	"							
Chloroform	ND	0.0050	"							
Chloromethane	ND	0.0050	"							
2-Chlorotoluene	ND	0.0050	"							
4-Chlorotoluene	ND	0.0050	"							
Dibromochloromethane	ND	0.0050	"							
1,2-Dibromo-3-chloropropane	ND	0.010	"							
1,2-Dibromoethane (EDB)	ND	0.0050	"							
Dibromomethane	ND	0.0050	"							
1,2-Dichlorobenzene	ND	0.0050	"							
1,3-Dichlorobenzene	ND	0.0050	"							
1,4-Dichlorobenzene	ND	0.0050	"							
Dichlorodifluoromethane	ND	0.0050	"							
1,1-Dichloroethane	ND	0.0050	"							
1,2-Dichloroethane	ND	0.0050	"							
1,1-Dichloroethene	ND	0.0050	"							
cis-1,2-Dichloroethene	ND	0.0050	"							
trans-1,2-Dichloroethene	ND	0.0050	"							
1,2-Dichloropropane	ND	0.0050	"							
1,3-Dichloropropane	ND	0.0050	"							
2,2-Dichloropropane	ND	0.0050	"							
1,1-Dichloropropene	ND	0.0050	"							
cis-1,3-Dichloropropene	ND	0.0050	"							
trans-1,3-Dichloropropene	ND	0.0050	"							
Hexachlorobutadiene	ND	0.0050	"							
Isopropylbenzene	ND	0.0050	"							

SunStar Laboratories, Inc.

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Partner Engineering & Science, Inc.--Tor
 2154 Torrance Blvd., Suite 20
 Torrance CA, 90501

Project: 5355 East Airport Drive
 Project Number: 16-163550.2
 Project Manager: Samantha Fujita

Reported:
 07/25/16 17:06

Volatile Organic Compounds by EPA Method 8260B - Quality Control

SunStar Laboratories, Inc.

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Notes
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Batch 6072205 - EPA 5030 GCMS

Blank (6072205-BLK1)

Prepared & Analyzed: 07/22/16

p-Isopropyltoluene	ND	0.0050	mg/kg							
Methylene chloride	ND	0.0050	"							
Naphthalene	ND	0.0050	"							
n-Propylbenzene	ND	0.0050	"							
Styrene	ND	0.0050	"							
1,1,2,2-Tetrachloroethane	ND	0.0050	"							
1,1,1,2-Tetrachloroethane	ND	0.0050	"							
Tetrachloroethene	ND	0.0050	"							
1,2,3-Trichlorobenzene	ND	0.0050	"							
1,2,4-Trichlorobenzene	ND	0.0050	"							
1,1,2-Trichloroethane	ND	0.0050	"							
1,1,1-Trichloroethane	ND	0.0050	"							
Trichloroethene	ND	0.0050	"							
Trichlorofluoromethane	ND	0.0050	"							
1,2,3-Trichloropropane	ND	0.0050	"							
1,3,5-Trimethylbenzene	ND	0.0050	"							
1,2,4-Trimethylbenzene	ND	0.0050	"							
Vinyl chloride	ND	0.0050	"							
Benzene	ND	0.0050	"							
Toluene	ND	0.0050	"							
Ethylbenzene	ND	0.0050	"							
m,p-Xylene	ND	0.010	"							
o-Xylene	ND	0.0050	"							
Surrogate: Toluene-d8	0.0444		"	0.0400		111	85.5-116			
Surrogate: 4-Bromofluorobenzene	0.0434		"	0.0400		109	81.2-123			
Surrogate: Dibromofluoromethane	0.0370		"	0.0400		92.4	95.7-135			S-GC

LCS (6072205-BS1)

Prepared & Analyzed: 07/22/16

Chlorobenzene	0.0784	0.0050	mg/kg	0.100		78.4	75-125			
1,1-Dichloroethene	0.0788	0.0050	"	0.100		78.8	75-125			
Trichloroethene	0.0770	0.0050	"	0.100		77.0	75-125			
Benzene	0.0874	0.0050	"	0.100		87.4	75-125			
Toluene	0.0752	0.0050	"	0.100		75.2	75-125			
Surrogate: Toluene-d8	0.0380		"	0.0400		94.9	85.5-116			
Surrogate: 4-Bromofluorobenzene	0.0407		"	0.0400		102	81.2-123			
Surrogate: Dibromofluoromethane	0.0530		"	0.0400		132	95.7-135			

SunStar Laboratories, Inc.

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Partner Engineering & Science, Inc.--Tor
 2154 Torrance Blvd., Suite 20
 Torrance CA, 90501

Project: 5355 East Airport Drive
 Project Number: 16-163550.2
 Project Manager: Samantha Fujita

Reported:
 07/25/16 17:06

Volatile Organic Compounds by EPA Method 8260B - Quality Control

SunStar Laboratories, Inc.

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Notes
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Batch 6072205 - EPA 5030 GCMS

LCS Dup (6072205-BSD1)

Prepared & Analyzed: 07/22/16

Chlorobenzene	0.0824	0.0050	mg/kg	0.0994		82.8	75-125	4.99	20	
1,1-Dichloroethene	0.0848	0.0050	"	0.0994		85.4	75-125	7.38	20	
Trichloroethene	0.0796	0.0050	"	0.0994		80.1	75-125	3.35	20	
Benzene	0.0940	0.0050	"	0.0994		94.5	75-125	7.26	20	
Toluene	0.0856	0.0050	"	0.0994		86.1	75-125	13.0	20	
Surrogate: Toluene-d8	0.0391		"	0.0398		98.3	85.5-116			
Surrogate: 4-Bromofluorobenzene	0.0392		"	0.0398		98.5	81.2-123			
Surrogate: Dibromofluoromethane	0.0546		"	0.0398		137	95.7-135			S-GC

SunStar Laboratories, Inc.

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Daniel Chavez, Project Manager



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Lake Forest, California 92630
949.297.5020 Phone
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Partner Engineering & Science, Inc.--Tor
2154 Torrance Blvd., Suite 20
Torrance CA, 90501

Project: 5355 East Airport Drive
Project Number: 16-163550.2
Project Manager: Samantha Fujita

Reported:
07/25/16 17:06

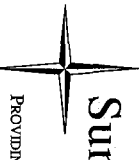
Notes and Definitions

- S-GC Surrogate recovery outside of established control limits. The data was accepted based on valid recovery of the remaining surrogate(s).
- DET Analyte DETECTED
- ND Analyte NOT DETECTED at or above the reporting limit
- NR Not Reported
- dry Sample results reported on a dry weight basis
- RPD Relative Percent Difference

SunStar Laboratories, Inc.

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Daniel Chavez, Project Manager



SunStar
Laboratories, Inc.

Chain of Custody Record

PROVIDING QUALITY ANALYTICAL SERVICES NATIONWIDE
25712 Commerce Centre Drive, Lake Forest, CA 92630
949-297-5020

Client: Radnor EST
Address: 2154 Terrace Blvd Terrace CA 90701
Phone: 310 612-2758 Fax: _____
Project Manager: S. Fujita

Date: 7-21-16 Page: 1 of 3
Project Name: 5355 East Airport
Collector: B. Godbois Client Project #: 16-1635502
Batch #: 161654 EDF #: _____

Sample ID	Date Sampled	Time	Sample Type	Container Type	8260	8260 + OXY	8260 BTEX, OXY only	8270	8021 BTEX	8015M (gasoline)	8015M (diesel)	8015M Ext./Carbon Chain	6010/7000 Title 22 Metals	6020 ICP-MS Metals	Laboratory ID #	Comments/Preservative	Total # of containers
B1-1		0800													01		
B2-1		0810													02		
B3-5		0820													03		
B3-10		0825													04		
B3-15		0830													05		
B3-20		0835													06		
B3-25		0840													07		
B4-5		0920													08		
B4-10		0925													09		
B4-15		0930													10		
B4-20		0935													11		
B5-5		1005													12		
B5-10		1010													13		
B5-15		1015													14		
B5-20		1020													15		
Relinquished by: (signature) <u>[Signature]</u> Date / Time <u>7/21/16 08:55</u>			Received by: (signature) <u>[Signature]</u> Date / Time <u>7/22/16 01:33</u>			Total # of containers			Chain of Custody seals Y/N/N/A			Seals intact? Y/N/N/A			Notes		
Relinquished by: (signature) <u>[Signature]</u> Date / Time <u>7/21/16 10:55</u>			Received by: (signature) <u>[Signature]</u> Date / Time <u>7/22/16 10:53</u>			Received good condition/cold			Turn around time: <u>Results</u>								

Sample disposal instructions: Disposal @ \$2.00 each _____ Return to client _____ Pickup _____
by lunch **COC 151694**
or Mon day 7/25

Chain of Custody Record

Client: Rather ESI
 Address: 2154 Terrace Blvd Torrance CA 90501
 Phone: 310612 2738 Fax: _____
 Project Manager: S. Fujita

Date: 7-21-16 Page: 2 of 3
 Project Name: 5355 East Airport Drive
 Collector: B. G. ... Client Project #: 16-163550.2
 Batch #: 161684 EDF #: _____

Sample ID	Date Sampled	Time	Sample Type	Container Type	8260	8260 + OXY	8260 BTEX, OXY only	8270	8021 BTEX	8015M (gasoline)	8015M (diesel)	8015M Ext./Carbon Chain	6010/7000 Title 22 Metals	6020 ICP-MS Metals	8015 (TPH-cc)	8260B (Vols)	Laboratory ID #	Comments/Preservative	Total # of containers
B5-25	7-21-16	10:25	Seal	LineGuard													16		
B6-5		11:20															17		
B6-10		11:25															18		
B6-15		11:30															19		
B6-20		11:35															20		
B6-25		11:40															21		
B7-2		12:30															22		
B7-5		12:35															23		
B7-10		12:40															24		
B7-15		12:45															25		
B8-2		13:00															26		
B8-5		13:05															27		
B8-10		13:10															28		
B8-15		13:15															29		
B9-1		13:20															30		
Relinquished by: (signature) <u>[Signature]</u> Date / Time <u>7/21/16 09:25</u>					Received by: (signature) <u>[Signature]</u> Date / Time <u>7/22/16 9:37</u>					Total # of containers					Notes				
Relinquished by: (signature) <u>[Signature]</u> Date / Time <u>7/22/16 10:55</u>					Received by: (signature) <u>[Signature]</u> Date / Time <u>7/22/16 10:53</u>					Chain of Custody seals Y/N/N/A					Received good condition/cold				

Sample disposal instructions: Disposal @ \$2.00 each _____ Return to client _____ Pickup _____

Turn around time: Results

by lunt Mandy 7/22 **COC 151695**



SunStar Laboratories, Inc.

Chain of Custody Record

PROVIDING QUALITY ANALYTICAL SERVICES NATIONWIDE
25712 Commerce Drive, Lake Forest, CA 92630
949-297-5020

Client: Patner EST Date: 7-27-16 Page: 3 of 3
Address: 2154 Torrance Blvd Torrance CA 90501 Project Name: 5355 EAST Appointer Drive
Phone: 310 612 2238 Fax: _____ Collector: B. Goebel Client Project #: 16-163550.2
Project Manager: S. Fyfe Batch #: 1161654 EDF #: _____

Sample ID	Date Sampled	Time	Sample Type	Container Type	8260	8260 + OXY	8260 BTEX, OXY only	8270	8021 BTEX	8015M (gasoline)	8015M (diesel)	8015M Ext./Carbon Chain	6010/7000 Title 22 Metals	6020 ICP-MS Metals	PH-CC	8015	(VOCs)	Laboratory ID #	Comments/Preservative	Total # of containers
B10-1	7-21-16	1430	soil	mevua											x	x		31		
B11-1		1440													x	x		32		
BR-1		1450													x	y		33		
Relinquished by: (signature)	Date / Time		Received by: (signature)	Date / Time	Chain of Custody seals Y/N/NA					Seals intact? Y/N/NA					Received good condition/cold					Notes
<u>[Signature]</u>	<u>7/21/16 08:55</u>		<u>[Signature]</u>	<u>7/22/16 9:37</u>																
Relinquished by: (signature)	Date / Time		Received by: (signature)	Date / Time	Turn around time: <u>Results</u>															
<u>[Signature]</u>	<u>7/22/16 10:55</u>		<u>[Signature]</u>	<u>7/22/16 10:53</u>																

Sample disposal instructions: Disposal @ \$2.00 each _____ Return to client _____ Pickup _____
by [Signature] COC 151696
Monday 7/25

SAMPLE RECEIVING REVIEW SHEET

Batch/Work Order #: T161654

Client Name: Partner Eng Project: 5355 East Airport Drive

Delivered by: Client SunStar Courier GSO FedEx Other

If Courier, Received by: Kylee Date/Time Courier Received: 7/22/16 9:37

Lab Received by: ~~Brian~~ ^{BC} BRIAN Date/Time Lab Received: 7/22/16 10:55

Total number of coolers received: 1

Temperature: Cooler #1	5.6	°C +/- the CF (-0.2°C) =	5.4	°C corrected temperature
Temperature: Cooler #2		°C +/- the CF (-0.2°C) =		°C corrected temperature
Temperature: Cooler #3		°C +/- the CF (-0.2°C) =		°C corrected temperature

Temperature criteria = ≤ 6°C (no frozen containers)	Within criteria?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
IF NO:		
Samples received on ice?	<input type="checkbox"/> Yes	<input type="checkbox"/> No → Complete Non-Conformance Sheet
If on ice, samples received same day collected?	<input type="checkbox"/> Yes → Acceptable	<input type="checkbox"/> No → Complete Non-Conformance Sheet

- Custody seals intact on cooler/sample Yes No* N/A
- Sample containers intact Yes No*
- Sample labels match Chain of Custody IDs Yes No*
- Total number of containers received match COC Yes No*
- Proper containers received for analyses requested on COC Yes No*
- Proper preservative indicated on COC/containers for analyses requested Yes No* N/A
- Complete shipment received in good condition with correct temperatures, containers, labels, volumes preservatives and within method specified holding times Yes No*

* Complete Non-Conformance Receiving Sheet if checked Cooler/Sample Review - Initials and date: *[Signature]* 7/22/16

Comments: _____

WORK ORDER

T161654

Client: Partner Engineering & Science, Inc.--Tor
Project: 5355 East Airport Drive

Project Manager: Daniel Chavez
Project Number: 16-163550.2

Report To:

Partner Engineering & Science, Inc.--Tor
Samantha Fujita
2154 Torrance Blvd., Suite 20
Torrance, CA 90501

Date Due: 07/25/16 12:00 (1 day TAT)

Received By: Brian Charon

Date Received: 07/22/16 10:53

Logged In By: Kyler Mondello

Date Logged In: 07/22/16 11:33

Samples Received at: **5.4°C**
Custody Seals No Received On Ice Yes
Containers Intact Yes
COC/Labels Agree Yes
Preservation Confir Yes

Analysis	Due	TAT	Expires	Comments
T161654-01 B1-1 [Soil] Sampled 07/21/16 08:00 (GMT-08:00) Pacific Time (US &				
8015 Carbon Chain	07/25/16 12:00	1	08/04/16 08:00	
8260 5035	07/25/16 12:00	1	08/04/16 08:00	
T161654-02 B2-1 [Soil] Sampled 07/21/16 08:10 (GMT-08:00) Pacific Time (US &				
8015 Carbon Chain	07/25/16 12:00	1	08/04/16 08:10	
8260 5035	07/25/16 12:00	1	08/04/16 08:10	
T161654-03 B3-5 [Soil] Sampled 07/21/16 08:20 (GMT-08:00) Pacific Time (US HOLD &				
[NO ANALYSES]				
T161654-04 B3-10 [Soil] Sampled 07/21/16 08:25 (GMT-08:00) Pacific Time (US HOLD &				
[NO ANALYSES]				
T161654-05 B3-15 [Soil] Sampled 07/21/16 08:30 (GMT-08:00) Pacific Time (US &				
8015 Carbon Chain	07/25/16 12:00	1	08/04/16 08:30	
8260 5035	07/25/16 12:00	1	08/04/16 08:30	
T161654-06 B3-20 [Soil] Sampled 07/21/16 08:35 (GMT-08:00) Pacific Time (US HOLD &				
[NO ANALYSES]				
T161654-07 B3-25 [Soil] Sampled 07/21/16 08:40 (GMT-08:00) Pacific Time (US HOLD &				
[NO ANALYSES]				

WORK ORDER

T161654

Client: Partner Engineering & Science, Inc.--Tor	Project Manager: Daniel Chavez
Project: 5355 East Airport Drive	Project Number: 16-163550.2

Analysis	Due	TAT	Expires	Comments
T161654-08 B4-5 [Soil] Sampled 07/21/16 09:20 (GMT-08:00) Pacific Time (US HOLD & [NO ANALYSES])				
T161654-09 B4-10 [Soil] Sampled 07/21/16 09:25 (GMT-08:00) Pacific Time (US HOLD &				
8015 Carbon Chain	07/25/16 12:00	1	08/04/16 09:25	
8260 5035	07/25/16 12:00	1	08/04/16 09:25	
T161654-10 B4-15 [Soil] Sampled 07/21/16 09:30 (GMT-08:00) Pacific Time (US HOLD & [NO ANALYSES])				
T161654-11 B4-20 [Soil] Sampled 07/21/16 09:35 (GMT-08:00) Pacific Time (US HOLD & [NO ANALYSES])				
T161654-12 B5-5 [Soil] Sampled 07/21/16 10:05 (GMT-08:00) Pacific Time (US HOLD & [NO ANALYSES])				
T161654-13 B5-10 [Soil] Sampled 07/21/16 10:10 (GMT-08:00) Pacific Time (US HOLD & [NO ANALYSES])				
T161654-14 B5-15 [Soil] Sampled 07/21/16 10:15 (GMT-08:00) Pacific Time (US HOLD &				
8015 Carbon Chain	07/25/16 12:00	1	08/04/16 10:15	
8260 5035	07/25/16 12:00	1	08/04/16 10:15	
T161654-15 B5-20 [Soil] Sampled 07/21/16 10:20 (GMT-08:00) Pacific Time (US HOLD & [NO ANALYSES])				
T161654-16 B5-25 [Soil] Sampled 07/21/16 10:25 (GMT-08:00) Pacific Time (US HOLD & [NO ANALYSES])				
T161654-17 B6-5 [Soil] Sampled 07/21/16 11:20 (GMT-08:00) Pacific Time (US HOLD & [NO ANALYSES])				
T161654-18 B6-10 [Soil] Sampled 07/21/16 11:25 (GMT-08:00) Pacific Time (US HOLD &				
8015 Carbon Chain	07/25/16 12:00	1	08/04/16 11:25	
8260 5035	07/25/16 12:00	1	08/04/16 11:25	

WORK ORDER

T161654

Client: Partner Engineering & Science, Inc.--Tor	Project Manager: Daniel Chavez
Project: 5355 East Airport Drive	Project Number: 16-163550.2

Analysis	Due	TAT	Expires	Comments
T161654-19 B6-15 [Soil] Sampled 07/21/16 11:30 (GMT-08:00) Pacific Time (US HOLD & [NO ANALYSES]				
T161654-20 B6-20 [Soil] Sampled 07/21/16 11:35 (GMT-08:00) Pacific Time (US HOLD & [NO ANALYSES]				
T161654-21 B6-25 [Soil] Sampled 07/21/16 11:40 (GMT-08:00) Pacific Time (US HOLD & [NO ANALYSES]				
T161654-22 B7-2 [Soil] Sampled 07/21/16 12:30 (GMT-08:00) Pacific Time (US HOLD & [NO ANALYSES]				
T161654-23 B7-5 [Soil] Sampled 07/21/16 12:35 (GMT-08:00) Pacific Time (US HOLD & [NO ANALYSES]				
T161654-24 B7-10 [Soil] Sampled 07/21/16 12:40 (GMT-08:00) Pacific Time (US HOLD &				
8015 Carbon Chain	07/25/16 12:00	1	08/04/16 12:40	
8260 5035	07/25/16 12:00	1	08/04/16 12:40	
T161654-25 B7-15 [Soil] Sampled 07/21/16 12:45 (GMT-08:00) Pacific Time (US HOLD & [NO ANALYSES]				
T161654-26 B8-2 [Soil] Sampled 07/21/16 13:00 (GMT-08:00) Pacific Time (US HOLD & [NO ANALYSES]				
T161654-27 B8-5 [Soil] Sampled 07/21/16 13:05 (GMT-08:00) Pacific Time (US HOLD & [NO ANALYSES]				
T161654-28 B8-10 [Soil] Sampled 07/21/16 13:10 (GMT-08:00) Pacific Time (US HOLD &				
8015 Carbon Chain	07/25/16 12:00	1	08/04/16 13:10	
8260 5035	07/25/16 12:00	1	08/04/16 13:10	
T161654-29 B8-15 [Soil] Sampled 07/21/16 13:15 (GMT-08:00) Pacific Time (US HOLD & [NO ANALYSES]				

WORK ORDER

T161654

Client: Partner Engineering & Science, Inc.--Tor	Project Manager: Daniel Chavez
Project: 5355 East Airport Drive	Project Number: 16-163550.2

Analysis	Due	TAT	Expires	Comments
T161654-30 B9-1 [Soil] Sampled 07/21/16 14:20 (GMT-08:00) Pacific Time (US &				
8015 Carbon Chain	07/25/16 12:00	1	08/04/16 14:20	
8260 5035	07/25/16 12:00	1	08/04/16 14:20	
T161654-31 B10-1 [Soil] Sampled 07/21/16 14:30 (GMT-08:00) Pacific Time (US &				
8015 Carbon Chain	07/25/16 12:00	1	08/04/16 14:30	
8260 5035	07/25/16 12:00	1	08/04/16 14:30	
T161654-32 B11-1 [Soil] Sampled 07/21/16 14:40 (GMT-08:00) Pacific Time (US &				
8015 Carbon Chain	07/25/16 12:00	1	08/04/16 14:40	
8260 5035	07/25/16 12:00	1	08/04/16 14:40	
T161654-33 B12-1 [Soil] Sampled 07/21/16 14:50 (GMT-08:00) Pacific Time (US &				
8015 Carbon Chain	07/25/16 12:00	1	08/04/16 14:50	
8260 5035	07/25/16 12:00	1	08/04/16 14:50	



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25 July 2016

Samantha Fujita
Partner Engineering & Science, Inc.--Tor
2154 Torrance Blvd., Suite 20
Torrance, CA 90501
RE: 5355 East Airport Drive

Enclosed are the results of analyses for samples received by the laboratory on 07/22/16 10:53. If you have any questions concerning this report, please feel free to contact me.

Sincerely,

Daniel Chavez
Project Manager



25712 Commercentre Drive
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Partner Engineering & Science, Inc.--Tor
 2154 Torrance Blvd., Suite 20
 Torrance CA, 90501

Project: 5355 East Airport Drive
 Project Number: 16-163550.2
 Project Manager: Samantha Fujita

Reported:
 07/25/16 11:41

ANALYTICAL REPORT FOR SAMPLES

Sample ID	Laboratory ID	Matrix	Date Sampled	Date Received
B5-SG	T161653-01	Air	07/21/16 16:09	07/22/16 10:53
B7-SG	T161653-02	Air	07/21/16 16:46	07/22/16 10:53
B8-SG	T161653-03	Air	07/21/16 16:50	07/22/16 10:53
B6-SG	T161653-04	Air	07/21/16 16:13	07/22/16 10:53
B4-SG	T161653-05	Air	07/21/16 15:55	07/22/16 10:53
B3-SG	T161653-06	Air	07/21/16 15:51	07/22/16 10:53

SunStar Laboratories, Inc.

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

Daniel Chavez, Project Manager

Partner Engineering & Science, Inc.--Tor
2154 Torrance Blvd., Suite 20
Torrance CA, 90501

Project: 5355 East Airport Drive
Project Number: 16-163550.2
Project Manager: Samantha Fujita

Reported:
07/25/16 11:41

DETECTIONS SUMMARY

Sample ID: B5-SG

Laboratory ID: T161653-01

Analyte	Reporting		Units	Method	Notes
	Result	Limit			
Tetrachloroethene	100	6.9	ug/m ³ Air	TO-15	
m,p-Xylene	12	8.8	ug/m ³ Air	TO-15	

Sample ID: B7-SG

Laboratory ID: T161653-02

Analyte	Reporting		Units	Method	Notes
	Result	Limit			
Toluene	4.9	3.8	ug/m ³ Air	TO-15	
Ethylbenzene	11	4.4	ug/m ³ Air	TO-15	
m,p-Xylene	73	8.8	ug/m ³ Air	TO-15	
o-Xylene	19	4.4	ug/m ³ Air	TO-15	

Sample ID: B8-SG

Laboratory ID: T161653-03

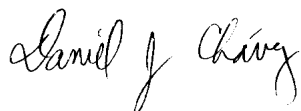
Analyte	Reporting		Units	Method	Notes
	Result	Limit			
Tetrachloroethene	44	6.9	ug/m ³ Air	TO-15	
Trichloroethene	13	5.5	ug/m ³ Air	TO-15	
Toluene	13	3.8	ug/m ³ Air	TO-15	
Ethylbenzene	21	4.4	ug/m ³ Air	TO-15	
m,p-Xylene	140	8.8	ug/m ³ Air	TO-15	
o-Xylene	38	4.4	ug/m ³ Air	TO-15	

Sample ID: B6-SG

Laboratory ID: T161653-04

Analyte	Reporting		Units	Method	Notes
	Result	Limit			
Tetrachloroethene	68	6.9	ug/m ³ Air	TO-15	
Trichloroethene	26	5.5	ug/m ³ Air	TO-15	
Toluene	4.0	3.8	ug/m ³ Air	TO-15	
m,p-Xylene	19	8.8	ug/m ³ Air	TO-15	
o-Xylene	4.6	4.4	ug/m ³ Air	TO-15	

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Partner Engineering & Science, Inc.--Tor
 2154 Torrance Blvd., Suite 20
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Project: 5355 East Airport Drive
 Project Number: 16-163550.2
 Project Manager: Samantha Fujita

Reported:
 07/25/16 11:41

Sample ID: B4-SG

Laboratory ID: T161653-05

Analyte	Result	Reporting		Units	Method	Notes
		Limit				
Ethylbenzene	280	220		ug/m ³ Air	TO-15	TO-14
m,p-Xylene	1100	220		ug/m ³ Air	TO-15	TO-14
o-Xylene	400	220		ug/m ³ Air	TO-15	TO-14

Sample ID: B3-SG

Laboratory ID: T161653-06

Analyte	Result	Reporting		Units	Method	Notes
		Limit				
m,p-Xylene	460	220		ug/m ³ Air	TO-15	TO-14

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Daniel Chavez, Project Manager



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Partner Engineering & Science, Inc.--Tor
 2154 Torrance Blvd., Suite 20
 Torrance CA, 90501

Project: 5355 East Airport Drive
 Project Number: 16-163550.2
 Project Manager: Samantha Fujita

Reported:
 07/25/16 11:41

B5-SG
T161653-01 (Air)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
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SunStar Laboratories, Inc.

TO-15

Acetone	ND	12	ug/m ³ Air	1.62	6072216	07/22/16	07/22/16	TO-15	
1,3-Butadiene	ND	4.5	"	"	"	"	"	"	
Carbon Disulfide	ND	3.2	"	"	"	"	"	"	
1,1,2-trichloro-1,2,2-trifluoroethane (CFC 113)	ND	7.7	"	"	"	"	"	"	
Isopropyl alcohol	ND	13	"	"	"	"	"	"	
Bromodichloromethane	ND	6.8	"	"	"	"	"	"	
Bromoform	ND	11	"	"	"	"	"	"	
Bromomethane	ND	4.0	"	"	"	"	"	"	
Carbon tetrachloride	ND	6.4	"	"	"	"	"	"	
Chlorobenzene	ND	4.7	"	"	"	"	"	"	
Chloroethane	ND	2.7	"	"	"	"	"	"	
Chloroform	ND	5.0	"	"	"	"	"	"	
Chloromethane	ND	11	"	"	"	"	"	"	
Cyclohexane	ND	3.5	"	"	"	"	"	"	
Heptane	ND	4.2	"	"	"	"	"	"	
Hexane	ND	3.6	"	"	"	"	"	"	
Dibromochloromethane	ND	8.7	"	"	"	"	"	"	
1,2-Dibromoethane (EDB)	ND	7.8	"	"	"	"	"	"	
1,2-Dichlorobenzene	ND	6.1	"	"	"	"	"	"	
1,3-Dichlorobenzene	ND	6.1	"	"	"	"	"	"	
1,4-Dichlorobenzene	ND	6.1	"	"	"	"	"	"	
Dichlorodifluoromethane	ND	5.0	"	"	"	"	"	"	
1,1-Dichloroethane	ND	4.1	"	"	"	"	"	"	
1,2-Dichloroethane	ND	4.1	"	"	"	"	"	"	
1,1-Dichloroethene	ND	4.0	"	"	"	"	"	"	
cis-1,2-Dichloroethene	ND	4.0	"	"	"	"	"	"	
trans-1,2-Dichloroethene	ND	4.0	"	"	"	"	"	"	
1,2-Dichloropropane	ND	4.7	"	"	"	"	"	"	
cis-1,3-Dichloropropene	ND	4.6	"	"	"	"	"	"	
trans-1,3-Dichloropropene	ND	4.6	"	"	"	"	"	"	
4-Ethyltoluene	ND	5.0	"	"	"	"	"	"	

SunStar Laboratories, Inc.

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Daniel Chavez, Project Manager



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Partner Engineering & Science, Inc.--Tor 2154 Torrance Blvd., Suite 20 Torrance CA, 90501	Project: 5355 East Airport Drive Project Number: 16-163550.2 Project Manager: Samantha Fujita	Reported: 07/25/16 11:41
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B5-SG
T161653-01 (Air)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
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SunStar Laboratories, Inc.

TO-15

Methylene chloride	ND	3.5	ug/m ³ Air	1.62	6072216	07/22/16	07/22/16	TO-15	
Styrene	ND	4.3	"	"	"	"	"	"	
1,1,2,2-Tetrachloroethane	ND	7.0	"	"	"	"	"	"	
Tetrahydrofuran	ND	3.0	"	"	"	"	"	"	
Tetrachloroethene	100	6.9	"	"	"	"	"	"	
1,1,2-Trichloroethane	ND	5.6	"	"	"	"	"	"	
1,1,1-Trichloroethane	ND	5.6	"	"	"	"	"	"	
Trichloroethene	ND	5.5	"	"	"	"	"	"	
Trichlorofluoromethane	ND	5.7	"	"	"	"	"	"	
1,3,5-Trimethylbenzene	ND	5.0	"	"	"	"	"	"	
1,2,4-Trimethylbenzene	ND	5.0	"	"	"	"	"	"	
Vinyl acetate	ND	3.6	"	"	"	"	"	"	
Vinyl chloride	ND	2.6	"	"	"	"	"	"	
1,4-Dioxane	ND	18	"	"	"	"	"	"	
2-Butanone (MEK)	ND	15	"	"	"	"	"	"	
Methyl isobutyl ketone	ND	42	"	"	"	"	"	"	
Benzene	ND	3.3	"	"	"	"	"	"	
Toluene	ND	3.8	"	"	"	"	"	"	
Ethylbenzene	ND	4.4	"	"	"	"	"	"	
m,p-Xylene	12	8.8	"	"	"	"	"	"	
o-Xylene	ND	4.4	"	"	"	"	"	"	

Surrogate: 4-Bromofluorobenzene 77.9 % 40-160 " " " "

SunStar Laboratories, Inc.

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 Torrance CA, 90501

Project: 5355 East Airport Drive
 Project Number: 16-163550.2
 Project Manager: Samantha Fujita

Reported:
 07/25/16 11:41

B7-SG
T161653-02 (Air)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
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SunStar Laboratories, Inc.

TO-15

Acetone	ND	12	ug/m ³ Air	1.64	6072216	07/22/16	07/22/16	TO-15	
1,3-Butadiene	ND	4.5	"	"	"	"	"	"	
Carbon Disulfide	ND	3.2	"	"	"	"	"	"	
1,1,2-trichloro-1,2,2-trifluoroethane (CFC 113)	ND	7.7	"	"	"	"	"	"	
Isopropyl alcohol	ND	13	"	"	"	"	"	"	
Bromodichloromethane	ND	6.8	"	"	"	"	"	"	
Bromoform	ND	11	"	"	"	"	"	"	
Bromomethane	ND	4.0	"	"	"	"	"	"	
Carbon tetrachloride	ND	6.4	"	"	"	"	"	"	
Chlorobenzene	ND	4.7	"	"	"	"	"	"	
Chloroethane	ND	2.7	"	"	"	"	"	"	
Chloroform	ND	5.0	"	"	"	"	"	"	
Chloromethane	ND	11	"	"	"	"	"	"	
Cyclohexane	ND	3.5	"	"	"	"	"	"	
Heptane	ND	4.2	"	"	"	"	"	"	
Hexane	ND	3.6	"	"	"	"	"	"	
Dibromochloromethane	ND	8.7	"	"	"	"	"	"	
1,2-Dibromoethane (EDB)	ND	7.8	"	"	"	"	"	"	
1,2-Dichlorobenzene	ND	6.1	"	"	"	"	"	"	
1,3-Dichlorobenzene	ND	6.1	"	"	"	"	"	"	
1,4-Dichlorobenzene	ND	6.1	"	"	"	"	"	"	
Dichlorodifluoromethane	ND	5.0	"	"	"	"	"	"	
1,1-Dichloroethane	ND	4.1	"	"	"	"	"	"	
1,2-Dichloroethane	ND	4.1	"	"	"	"	"	"	
1,1-Dichloroethene	ND	4.0	"	"	"	"	"	"	
cis-1,2-Dichloroethene	ND	4.0	"	"	"	"	"	"	
trans-1,2-Dichloroethene	ND	4.0	"	"	"	"	"	"	
1,2-Dichloropropane	ND	4.7	"	"	"	"	"	"	
cis-1,3-Dichloropropene	ND	4.6	"	"	"	"	"	"	
trans-1,3-Dichloropropene	ND	4.6	"	"	"	"	"	"	
4-Ethyltoluene	ND	5.0	"	"	"	"	"	"	

SunStar Laboratories, Inc.

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 Torrance CA, 90501

Project: 5355 East Airport Drive
 Project Number: 16-163550.2
 Project Manager: Samantha Fujita

Reported:
 07/25/16 11:41

B7-SG
T161653-02 (Air)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
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SunStar Laboratories, Inc.

TO-15

Methylene chloride	ND	3.5	ug/m ³ Air	1.64	6072216	07/22/16	07/22/16	TO-15	
Styrene	ND	4.3	"	"	"	"	"	"	
1,1,2,2-Tetrachloroethane	ND	7.0	"	"	"	"	"	"	
Tetrahydrofuran	ND	3.0	"	"	"	"	"	"	
Tetrachloroethene	ND	6.9	"	"	"	"	"	"	
1,1,2-Trichloroethane	ND	5.6	"	"	"	"	"	"	
1,1,1-Trichloroethane	ND	5.6	"	"	"	"	"	"	
Trichloroethene	ND	5.5	"	"	"	"	"	"	
Trichlorofluoromethane	ND	5.7	"	"	"	"	"	"	
1,3,5-Trimethylbenzene	ND	5.0	"	"	"	"	"	"	
1,2,4-Trimethylbenzene	ND	5.0	"	"	"	"	"	"	
Vinyl acetate	ND	3.6	"	"	"	"	"	"	
Vinyl chloride	ND	2.6	"	"	"	"	"	"	
1,4-Dioxane	ND	18	"	"	"	"	"	"	
2-Butanone (MEK)	ND	15	"	"	"	"	"	"	
Methyl isobutyl ketone	ND	42	"	"	"	"	"	"	
Benzene	ND	3.3	"	"	"	"	"	"	
Toluene	4.9	3.8	"	"	"	"	"	"	
Ethylbenzene	11	4.4	"	"	"	"	"	"	
m,p-Xylene	73	8.8	"	"	"	"	"	"	
o-Xylene	19	4.4	"	"	"	"	"	"	

Surrogate: 4-Bromofluorobenzene 72.3 % 40-160 " " " "

SunStar Laboratories, Inc.

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Daniel Chavez, Project Manager



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Partner Engineering & Science, Inc.--Tor
 2154 Torrance Blvd., Suite 20
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Project: 5355 East Airport Drive
 Project Number: 16-163550.2
 Project Manager: Samantha Fujita

Reported:
 07/25/16 11:41

B8-SG
T161653-03 (Air)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
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SunStar Laboratories, Inc.

TO-15

Acetone	ND	12	ug/m ³ Air	1.81	6072216	07/22/16	07/22/16	TO-15	
1,3-Butadiene	ND	4.5	"	"	"	"	"	"	
Carbon Disulfide	ND	3.2	"	"	"	"	"	"	
1,1,2-trichloro-1,2,2-trifluoroethane (CFC 113)	ND	7.7	"	"	"	"	"	"	
Isopropyl alcohol	ND	13	"	"	"	"	"	"	
Bromodichloromethane	ND	6.8	"	"	"	"	"	"	
Bromoform	ND	11	"	"	"	"	"	"	
Bromomethane	ND	4.0	"	"	"	"	"	"	
Carbon tetrachloride	ND	6.4	"	"	"	"	"	"	
Chlorobenzene	ND	4.7	"	"	"	"	"	"	
Chloroethane	ND	2.7	"	"	"	"	"	"	
Chloroform	ND	5.0	"	"	"	"	"	"	
Chloromethane	ND	11	"	"	"	"	"	"	
Cyclohexane	ND	3.5	"	"	"	"	"	"	
Heptane	ND	4.2	"	"	"	"	"	"	
Hexane	ND	3.6	"	"	"	"	"	"	
Dibromochloromethane	ND	8.7	"	"	"	"	"	"	
1,2-Dibromoethane (EDB)	ND	7.8	"	"	"	"	"	"	
1,2-Dichlorobenzene	ND	6.1	"	"	"	"	"	"	
1,3-Dichlorobenzene	ND	6.1	"	"	"	"	"	"	
1,4-Dichlorobenzene	ND	6.1	"	"	"	"	"	"	
Dichlorodifluoromethane	ND	5.0	"	"	"	"	"	"	
1,1-Dichloroethane	ND	4.1	"	"	"	"	"	"	
1,2-Dichloroethane	ND	4.1	"	"	"	"	"	"	
1,1-Dichloroethene	ND	4.0	"	"	"	"	"	"	
cis-1,2-Dichloroethene	ND	4.0	"	"	"	"	"	"	
trans-1,2-Dichloroethene	ND	4.0	"	"	"	"	"	"	
1,2-Dichloropropane	ND	4.7	"	"	"	"	"	"	
cis-1,3-Dichloropropene	ND	4.6	"	"	"	"	"	"	
trans-1,3-Dichloropropene	ND	4.6	"	"	"	"	"	"	
4-Ethyltoluene	ND	5.0	"	"	"	"	"	"	

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 Torrance CA, 90501

Project: 5355 East Airport Drive
 Project Number: 16-163550.2
 Project Manager: Samantha Fujita

Reported:
 07/25/16 11:41

B8-SG
T161653-03 (Air)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
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SunStar Laboratories, Inc.

TO-15

Methylene chloride	ND	3.5	ug/m ³ Air	1.81	6072216	07/22/16	07/22/16	TO-15	
Styrene	ND	4.3	"	"	"	"	"	"	
1,1,2,2-Tetrachloroethane	ND	7.0	"	"	"	"	"	"	
Tetrahydrofuran	ND	3.0	"	"	"	"	"	"	
Tetrachloroethene	44	6.9	"	"	"	"	"	"	
1,1,2-Trichloroethane	ND	5.6	"	"	"	"	"	"	
1,1,1-Trichloroethane	ND	5.6	"	"	"	"	"	"	
Trichloroethene	13	5.5	"	"	"	"	"	"	
Trichlorofluoromethane	ND	5.7	"	"	"	"	"	"	
1,3,5-Trimethylbenzene	ND	5.0	"	"	"	"	"	"	
1,2,4-Trimethylbenzene	ND	5.0	"	"	"	"	"	"	
Vinyl acetate	ND	3.6	"	"	"	"	"	"	
Vinyl chloride	ND	2.6	"	"	"	"	"	"	
1,4-Dioxane	ND	18	"	"	"	"	"	"	
2-Butanone (MEK)	ND	15	"	"	"	"	"	"	
Methyl isobutyl ketone	ND	42	"	"	"	"	"	"	
Benzene	ND	3.3	"	"	"	"	"	"	
Toluene	13	3.8	"	"	"	"	"	"	
Ethylbenzene	21	4.4	"	"	"	"	"	"	
m,p-Xylene	140	8.8	"	"	"	"	"	"	
o-Xylene	38	4.4	"	"	"	"	"	"	

Surrogate: 4-Bromofluorobenzene 72.0 % 40-160 " " " "

SunStar Laboratories, Inc.

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Daniel Chavez, Project Manager



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Project: 5355 East Airport Drive
 Project Number: 16-163550.2
 Project Manager: Samantha Fujita

Reported:
 07/25/16 11:41

B6-SG
T161653-04 (Air)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
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SunStar Laboratories, Inc.

TO-15

Acetone	ND	12	ug/m ³ Air	1.83	6072216	07/22/16	07/22/16	TO-15	
1,3-Butadiene	ND	4.5	"	"	"	"	"	"	
Carbon Disulfide	ND	3.2	"	"	"	"	"	"	
1,1,2-trichloro-1,2,2-trifluoroethane (CFC 113)	ND	7.7	"	"	"	"	"	"	
Isopropyl alcohol	ND	13	"	"	"	"	"	"	
Bromodichloromethane	ND	6.8	"	"	"	"	"	"	
Bromoform	ND	11	"	"	"	"	"	"	
Bromomethane	ND	4.0	"	"	"	"	"	"	
Carbon tetrachloride	ND	6.4	"	"	"	"	"	"	
Chlorobenzene	ND	4.7	"	"	"	"	"	"	
Chloroethane	ND	2.7	"	"	"	"	"	"	
Chloroform	ND	5.0	"	"	"	"	"	"	
Chloromethane	ND	11	"	"	"	"	"	"	
Cyclohexane	ND	3.5	"	"	"	"	"	"	
Heptane	ND	4.2	"	"	"	"	"	"	
Hexane	ND	3.6	"	"	"	"	"	"	
Dibromochloromethane	ND	8.7	"	"	"	"	"	"	
1,2-Dibromoethane (EDB)	ND	7.8	"	"	"	"	"	"	
1,2-Dichlorobenzene	ND	6.1	"	"	"	"	"	"	
1,3-Dichlorobenzene	ND	6.1	"	"	"	"	"	"	
1,4-Dichlorobenzene	ND	6.1	"	"	"	"	"	"	
Dichlorodifluoromethane	ND	5.0	"	"	"	"	"	"	
1,1-Dichloroethane	ND	4.1	"	"	"	"	"	"	
1,2-Dichloroethane	ND	4.1	"	"	"	"	"	"	
1,1-Dichloroethene	ND	4.0	"	"	"	"	"	"	
cis-1,2-Dichloroethene	ND	4.0	"	"	"	"	"	"	
trans-1,2-Dichloroethene	ND	4.0	"	"	"	"	"	"	
1,2-Dichloropropane	ND	4.7	"	"	"	"	"	"	
cis-1,3-Dichloropropene	ND	4.6	"	"	"	"	"	"	
trans-1,3-Dichloropropene	ND	4.6	"	"	"	"	"	"	
4-Ethyltoluene	ND	5.0	"	"	"	"	"	"	

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Project: 5355 East Airport Drive
 Project Number: 16-163550.2
 Project Manager: Samantha Fujita

Reported:
 07/25/16 11:41

B6-SG
T161653-04 (Air)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
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SunStar Laboratories, Inc.

TO-15

Methylene chloride	ND	3.5	ug/m ³ Air	1.83	6072216	07/22/16	07/22/16	TO-15	
Styrene	ND	4.3	"	"	"	"	"	"	
1,1,2,2-Tetrachloroethane	ND	7.0	"	"	"	"	"	"	
Tetrahydrofuran	ND	3.0	"	"	"	"	"	"	
Tetrachloroethene	68	6.9	"	"	"	"	"	"	
1,1,2-Trichloroethane	ND	5.6	"	"	"	"	"	"	
1,1,1-Trichloroethane	ND	5.6	"	"	"	"	"	"	
Trichloroethene	26	5.5	"	"	"	"	"	"	
Trichlorofluoromethane	ND	5.7	"	"	"	"	"	"	
1,3,5-Trimethylbenzene	ND	5.0	"	"	"	"	"	"	
1,2,4-Trimethylbenzene	ND	5.0	"	"	"	"	"	"	
Vinyl acetate	ND	3.6	"	"	"	"	"	"	
Vinyl chloride	ND	2.6	"	"	"	"	"	"	
1,4-Dioxane	ND	18	"	"	"	"	"	"	
2-Butanone (MEK)	ND	15	"	"	"	"	"	"	
Methyl isobutyl ketone	ND	42	"	"	"	"	"	"	
Benzene	ND	3.3	"	"	"	"	"	"	
Toluene	4.0	3.8	"	"	"	"	"	"	
Ethylbenzene	ND	4.4	"	"	"	"	"	"	
m,p-Xylene	19	8.8	"	"	"	"	"	"	
o-Xylene	4.6	4.4	"	"	"	"	"	"	

Surrogate: 4-Bromofluorobenzene 72.8 % 40-160 " " " "

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Daniel Chavez, Project Manager



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Project: 5355 East Airport Drive
 Project Number: 16-163550.2
 Project Manager: Samantha Fujita

Reported:
 07/25/16 11:41

B4-SG
T161653-05 (Air)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
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SunStar Laboratories, Inc.

TO-15

Acetone	ND	120	ug/m ³ Air	1.73	6072216	07/22/16	07/22/16	TO-15	TO-14
1,3-Butadiene	ND	110	"	"	"	"	"	"	TO-14
Carbon Disulfide	ND	160	"	"	"	"	"	"	TO-14
1,1,2-trichloro-1,2,2-trifluoroethane (CFC 113)	ND	390	"	"	"	"	"	"	TO-14
Isopropyl alcohol	ND	130	"	"	"	"	"	"	TO-14
Bromodichloromethane	ND	340	"	"	"	"	"	"	TO-14
Bromoform	ND	530	"	"	"	"	"	"	TO-14
Bromomethane	ND	200	"	"	"	"	"	"	TO-14
Carbon tetrachloride	ND	320	"	"	"	"	"	"	TO-14
Chlorobenzene	ND	230	"	"	"	"	"	"	TO-14
Chloroethane	ND	130	"	"	"	"	"	"	TO-14
Chloroform	ND	250	"	"	"	"	"	"	TO-14
Chloromethane	ND	110	"	"	"	"	"	"	TO-14
Cyclohexane	ND	170	"	"	"	"	"	"	TO-14
Heptane	ND	210	"	"	"	"	"	"	TO-14
Hexane	ND	180	"	"	"	"	"	"	TO-14
Dibromochloromethane	ND	430	"	"	"	"	"	"	TO-14
1,2-Dibromoethane (EDB)	ND	390	"	"	"	"	"	"	TO-14
1,2-Dichlorobenzene	ND	310	"	"	"	"	"	"	TO-14
1,3-Dichlorobenzene	ND	310	"	"	"	"	"	"	TO-14
1,4-Dichlorobenzene	ND	310	"	"	"	"	"	"	TO-14
Dichlorodifluoromethane	ND	250	"	"	"	"	"	"	TO-14
1,1-Dichloroethane	ND	210	"	"	"	"	"	"	TO-14
1,2-Dichloroethane	ND	210	"	"	"	"	"	"	TO-14
1,1-Dichloroethene	ND	200	"	"	"	"	"	"	TO-14
cis-1,2-Dichloroethene	ND	200	"	"	"	"	"	"	TO-14
trans-1,2-Dichloroethene	ND	200	"	"	"	"	"	"	TO-14
1,2-Dichloropropane	ND	240	"	"	"	"	"	"	TO-14
cis-1,3-Dichloropropene	ND	230	"	"	"	"	"	"	TO-14
trans-1,3-Dichloropropene	ND	230	"	"	"	"	"	"	TO-14
4-Ethyltoluene	ND	250	"	"	"	"	"	"	TO-14

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Project: 5355 East Airport Drive
 Project Number: 16-163550.2
 Project Manager: Samantha Fujita

Reported:
 07/25/16 11:41

B4-SG
T161653-05 (Air)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
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SunStar Laboratories, Inc.

TO-15

Methylene chloride	ND	180	ug/m ³ Air	1.73	6072216	07/22/16	07/22/16	TO-15	TO-14
Styrene	ND	220	"	"	"	"	"	"	TO-14
1,1,2,2-Tetrachloroethane	ND	350	"	"	"	"	"	"	TO-14
Tetrahydrofuran	ND	150	"	"	"	"	"	"	TO-14
Tetrachloroethene	ND	350	"	"	"	"	"	"	TO-14
1,1,2-Trichloroethane	ND	280	"	"	"	"	"	"	TO-14
1,1,1-Trichloroethane	ND	280	"	"	"	"	"	"	TO-14
Trichloroethene	ND	270	"	"	"	"	"	"	TO-14
Trichlorofluoromethane	ND	290	"	"	"	"	"	"	TO-14
1,3,5-Trimethylbenzene	ND	250	"	"	"	"	"	"	TO-14
1,2,4-Trimethylbenzene	ND	250	"	"	"	"	"	"	TO-14
Vinyl acetate	ND	180	"	"	"	"	"	"	TO-14
Vinyl chloride	ND	130	"	"	"	"	"	"	TO-14
1,4-Dioxane	ND	180	"	"	"	"	"	"	TO-14
2-Butanone (MEK)	ND	150	"	"	"	"	"	"	TO-14
Methyl isobutyl ketone	ND	210	"	"	"	"	"	"	TO-14
Benzene	ND	160	"	"	"	"	"	"	TO-14
Toluene	ND	190	"	"	"	"	"	"	TO-14
Ethylbenzene	280	220	"	"	"	"	"	"	TO-14
m,p-Xylene	1100	220	"	"	"	"	"	"	TO-14
o-Xylene	400	220	"	"	"	"	"	"	TO-14

SunStar Laboratories, Inc.

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Project: 5355 East Airport Drive
 Project Number: 16-163550.2
 Project Manager: Samantha Fujita

Reported:
 07/25/16 11:41

B3-SG
T161653-06 (Air)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
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SunStar Laboratories, Inc.

TO-15

Acetone	ND	120	ug/m ³ Air	1.66	6072216	07/22/16	07/22/16	TO-15	TO-14
1,3-Butadiene	ND	110	"	"	"	"	"	"	TO-14
Carbon Disulfide	ND	160	"	"	"	"	"	"	TO-14
1,1,2-trichloro-1,2,2-trifluoroethane (CFC 113)	ND	390	"	"	"	"	"	"	TO-14
Isopropyl alcohol	ND	130	"	"	"	"	"	"	TO-14
Bromodichloromethane	ND	340	"	"	"	"	"	"	TO-14
Bromoform	ND	530	"	"	"	"	"	"	TO-14
Bromomethane	ND	200	"	"	"	"	"	"	TO-14
Carbon tetrachloride	ND	320	"	"	"	"	"	"	TO-14
Chlorobenzene	ND	230	"	"	"	"	"	"	TO-14
Chloroethane	ND	130	"	"	"	"	"	"	TO-14
Chloroform	ND	250	"	"	"	"	"	"	TO-14
Chloromethane	ND	110	"	"	"	"	"	"	TO-14
Cyclohexane	ND	170	"	"	"	"	"	"	TO-14
Heptane	ND	210	"	"	"	"	"	"	TO-14
Hexane	ND	180	"	"	"	"	"	"	TO-14
Dibromochloromethane	ND	430	"	"	"	"	"	"	TO-14
1,2-Dibromoethane (EDB)	ND	390	"	"	"	"	"	"	TO-14
1,2-Dichlorobenzene	ND	310	"	"	"	"	"	"	TO-14
1,3-Dichlorobenzene	ND	310	"	"	"	"	"	"	TO-14
1,4-Dichlorobenzene	ND	310	"	"	"	"	"	"	TO-14
Dichlorodifluoromethane	ND	250	"	"	"	"	"	"	TO-14
1,1-Dichloroethane	ND	210	"	"	"	"	"	"	TO-14
1,2-Dichloroethane	ND	210	"	"	"	"	"	"	TO-14
1,1-Dichloroethene	ND	200	"	"	"	"	"	"	TO-14
cis-1,2-Dichloroethene	ND	200	"	"	"	"	"	"	TO-14
trans-1,2-Dichloroethene	ND	200	"	"	"	"	"	"	TO-14
1,2-Dichloropropane	ND	240	"	"	"	"	"	"	TO-14
cis-1,3-Dichloropropene	ND	230	"	"	"	"	"	"	TO-14
trans-1,3-Dichloropropene	ND	230	"	"	"	"	"	"	TO-14
4-Ethyltoluene	ND	250	"	"	"	"	"	"	TO-14

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Project: 5355 East Airport Drive
 Project Number: 16-163550.2
 Project Manager: Samantha Fujita

Reported:
 07/25/16 11:41

B3-SG
T161653-06 (Air)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
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SunStar Laboratories, Inc.

TO-15

Methylene chloride	ND	180	ug/m ³ Air	1.66	6072216	07/22/16	07/22/16	TO-15	TO-14
Styrene	ND	220	"	"	"	"	"	"	TO-14
1,1,2,2-Tetrachloroethane	ND	350	"	"	"	"	"	"	TO-14
Tetrahydrofuran	ND	150	"	"	"	"	"	"	TO-14
Tetrachloroethene	ND	350	"	"	"	"	"	"	TO-14
1,1,2-Trichloroethane	ND	280	"	"	"	"	"	"	TO-14
1,1,1-Trichloroethane	ND	280	"	"	"	"	"	"	TO-14
Trichloroethene	ND	270	"	"	"	"	"	"	TO-14
Trichlorofluoromethane	ND	290	"	"	"	"	"	"	TO-14
1,3,5-Trimethylbenzene	ND	250	"	"	"	"	"	"	TO-14
1,2,4-Trimethylbenzene	ND	250	"	"	"	"	"	"	TO-14
Vinyl acetate	ND	180	"	"	"	"	"	"	TO-14
Vinyl chloride	ND	130	"	"	"	"	"	"	TO-14
1,4-Dioxane	ND	180	"	"	"	"	"	"	TO-14
2-Butanone (MEK)	ND	150	"	"	"	"	"	"	TO-14
Methyl isobutyl ketone	ND	210	"	"	"	"	"	"	TO-14
Benzene	ND	160	"	"	"	"	"	"	TO-14
Toluene	ND	190	"	"	"	"	"	"	TO-14
Ethylbenzene	ND	220	"	"	"	"	"	"	TO-14
m,p-Xylene	460	220	"	"	"	"	"	"	TO-14
o-Xylene	ND	220	"	"	"	"	"	"	TO-14

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Project: 5355 East Airport Drive
 Project Number: 16-163550.2
 Project Manager: Samantha Fujita

Reported:
 07/25/16 11:41

TO-15 - Quality Control
SunStar Laboratories, Inc.

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Notes
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Batch 6072216 - Canister Analysis

Blank (6072216-BLK1)

Prepared & Analyzed: 07/22/16

Acetone	ND	120	ug/m ³ Air							TO-14
1,3-Butadiene	ND	110	"							TO-14
Carbon Disulfide	ND	160	"							TO-14
1,1,2-trichloro-1,2,2-trifluoroethane (CFC 113)	ND	390	"							TO-14
Isopropyl alcohol	ND	130	"							TO-14
Bromodichloromethane	ND	340	"							TO-14
Bromoform	ND	530	"							TO-14
Bromomethane	ND	200	"							TO-14
Carbon tetrachloride	ND	320	"							TO-14
Chlorobenzene	ND	230	"							TO-14
Chloroethane	ND	130	"							TO-14
Chloroform	ND	250	"							TO-14
Chloromethane	ND	110	"							TO-14
Cyclohexane	ND	170	"							TO-14
Heptane	ND	210	"							TO-14
Hexane	ND	180	"							TO-14
Dibromochloromethane	ND	430	"							TO-14
1,2-Dibromoethane (EDB)	ND	390	"							TO-14
1,2-Dichlorobenzene	ND	310	"							TO-14
1,3-Dichlorobenzene	ND	310	"							TO-14
1,4-Dichlorobenzene	ND	310	"							TO-14
Dichlorodifluoromethane	ND	250	"							TO-14
1,1-Dichloroethane	ND	210	"							TO-14
1,2-Dichloroethane	ND	210	"							TO-14
1,1-Dichloroethene	ND	200	"							TO-14
cis-1,2-Dichloroethene	ND	200	"							TO-14
trans-1,2-Dichloroethene	ND	200	"							TO-14
1,2-Dichloropropane	ND	240	"							TO-14
cis-1,3-Dichloropropene	ND	230	"							TO-14
trans-1,3-Dichloropropene	ND	230	"							TO-14
4-Ethyltoluene	ND	250	"							TO-14
Methylene chloride	ND	180	"							TO-14
Styrene	ND	220	"							TO-14
1,1,2,2-Tetrachloroethane	ND	350	"							TO-14
Tetrahydrofuran	ND	150	"							TO-14

SunStar Laboratories, Inc.

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 Lake Forest, California 92630
 949.297.5020 Phone
 949.297.5027 Fax

Partner Engineering & Science, Inc.--Tor
 2154 Torrance Blvd., Suite 20
 Torrance CA, 90501

Project: 5355 East Airport Drive
 Project Number: 16-163550.2
 Project Manager: Samantha Fujita

Reported:
 07/25/16 11:41

TO-15 - Quality Control
SunStar Laboratories, Inc.

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Notes
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Batch 6072216 - Canister Analysis

Blank (6072216-BLK1)

Prepared & Analyzed: 07/22/16

Tetrachloroethene	ND	350	ug/m ³ Air							TO-14
1,1,2-Trichloroethane	ND	280	"							TO-14
1,1,1-Trichloroethane	ND	280	"							TO-14
Trichloroethene	ND	270	"							TO-14
Trichlorofluoromethane	ND	290	"							TO-14
1,3,5-Trimethylbenzene	ND	250	"							TO-14
1,2,4-Trimethylbenzene	ND	250	"							TO-14
Vinyl acetate	ND	180	"							TO-14
Vinyl chloride	ND	130	"							TO-14
1,4-Dioxane	ND	180	"							TO-14
2-Butanone (MEK)	ND	150	"							TO-14
Methyl isobutyl ketone	ND	210	"							TO-14
Benzene	ND	160	"							TO-14
Toluene	ND	190	"							TO-14
Ethylbenzene	ND	220	"							TO-14
m,p-Xylene	ND	220	"							TO-14
o-Xylene	ND	220	"							TO-14

Duplicate (6072216-DUP1)

Source: T161653-01

Prepared & Analyzed: 07/22/16

Acetone	ND	12	ug/m ³ Air		ND				30	
1,3-Butadiene	ND	4.5	"		ND				30	
Carbon Disulfide	ND	3.2	"		ND				30	
1,1,2-trichloro-1,2,2-trifluoroethane (CFC 113)	ND	7.7	"		ND				30	
Isopropyl alcohol	ND	13	"		ND				30	
Bromodichloromethane	ND	6.8	"		ND				30	
Bromoform	ND	11	"		ND				30	
Bromomethane	ND	4.0	"		ND				30	
Carbon tetrachloride	ND	6.4	"		ND				30	
Chlorobenzene	ND	4.7	"		ND				30	
Chloroethane	ND	2.7	"		ND				30	
Chloroform	ND	5.0	"		ND				30	
Chloromethane	ND	11	"		ND				30	
Cyclohexane	ND	3.5	"		ND				30	
Heptane	ND	4.2	"		ND				30	
Hexane	ND	3.6	"		ND				30	

SunStar Laboratories, Inc.

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Partner Engineering & Science, Inc.--Tor
 2154 Torrance Blvd., Suite 20
 Torrance CA, 90501

Project: 5355 East Airport Drive
 Project Number: 16-163550.2
 Project Manager: Samantha Fujita

Reported:
 07/25/16 11:41

TO-15 - Quality Control
SunStar Laboratories, Inc.

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Notes
---------	--------	-----------------	-------	-------------	---------------	------	-------------	-----	-----------	-------

Batch 6072216 - Canister Analysis

Duplicate (6072216-DUP1)

Source: T161653-01

Prepared & Analyzed: 07/22/16

Dibromochloromethane	ND	8.7	ug/m ³ Air		ND				30	
1,2-Dibromoethane (EDB)	ND	7.8	"		ND				30	
1,2-Dichlorobenzene	ND	6.1	"		ND				30	
1,3-Dichlorobenzene	ND	6.1	"		ND				30	
1,4-Dichlorobenzene	ND	6.1	"		ND				30	
Dichlorodifluoromethane	ND	5.0	"		ND				30	
1,1-Dichloroethane	ND	4.1	"		ND				30	
1,2-Dichloroethane	ND	4.1	"		ND				30	
1,1-Dichloroethene	ND	4.0	"		ND				30	
cis-1,2-Dichloroethene	ND	4.0	"		ND				30	
trans-1,2-Dichloroethene	ND	4.0	"		ND				30	
1,2-Dichloropropane	ND	4.7	"		ND				30	
cis-1,3-Dichloropropene	ND	4.6	"		ND				30	
trans-1,3-Dichloropropene	ND	4.6	"		ND				30	
4-Ethyltoluene	ND	5.0	"		ND				30	
Methylene chloride	ND	3.5	"		ND				30	
Styrene	ND	4.3	"		ND				30	
1,1,2,2-Tetrachloroethane	ND	7.0	"		ND				30	
Tetrahydrofuran	ND	3.0	"		ND				30	
Tetrachloroethene	89.7	6.9	"		99.7			10.6	30	
1,1,2-Trichloroethane	ND	5.6	"		ND				30	
1,1,1-Trichloroethane	ND	5.6	"		ND				30	
Trichloroethene	2.92	5.5	"		3.10			5.88	30	
Trichlorofluoromethane	ND	5.7	"		ND				30	
1,3,5-Trimethylbenzene	ND	5.0	"		ND				30	
1,2,4-Trimethylbenzene	ND	5.0	"		ND				30	
Vinyl acetate	ND	3.6	"		ND				30	
Vinyl chloride	ND	2.6	"		ND				30	
1,4-Dioxane	ND	18	"		ND				30	
2-Butanone (MEK)	ND	15	"		ND				30	
Methyl isobutyl ketone	ND	42	"		ND				30	
Benzene	ND	3.3	"		ND				30	
Toluene	2.36	3.8	"		2.98			23.3	30	
Ethylbenzene	ND	4.4	"		ND				30	
m,p-Xylene	9.95	8.8	"		12.3			21.2	30	
o-Xylene	2.93	4.4	"		3.72			23.7	30	

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Partner Engineering & Science, Inc.--Tor 2154 Torrance Blvd., Suite 20 Torrance CA, 90501	Project: 5355 East Airport Drive Project Number: 16-163550.2 Project Manager: Samantha Fujita	Reported: 07/25/16 11:41
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TO-15 - Quality Control
SunStar Laboratories, Inc.

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Notes
---------	--------	-----------------	-------	-------------	---------------	------	-------------	-----	-----------	-------

Batch 6072216 - Canister Analysis

Duplicate (6072216-DUP1)	Source: T161653-01		Prepared & Analyzed: 07/22/16							
<i>Surrogate: 4-Bromofluorobenzene</i>	33.0		ug/m ³ Air	45.3		73.0	40-160			

SunStar Laboratories, Inc.

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Project: 5355 East Airport Drive
Project Number: 16-163550.2
Project Manager: Samantha Fujita

Reported:
07/25/16 11:41

Notes and Definitions

- TO-14 TO-15 analysis of sample was not performed due to high concentration of analyte(s). Sample was analyzed utilizing method TO-14 and reporting limit has been adjusted accordingly.
- DET Analyte DETECTED
- ND Analyte NOT DETECTED at or above the reporting limit
- NR Not Reported
- dry Sample results reported on a dry weight basis
- RPD Relative Percent Difference

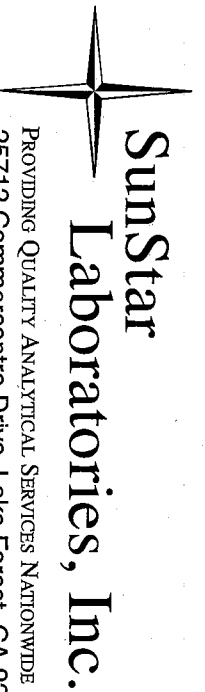
SunStar Laboratories, Inc.

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Daniel Chavez, Project Manager

AIR LABORATORY

Chain of Custody Record



PROVIDING QUALITY ANALYTICAL SERVICES NATIONWIDE
 25712 Commercentre Drive, Lake Forest, CA 92630
 949-297-5020

Client: Partner ESI
 Address: 2159 Ravenna Blvd
 Phone: 3106122738 Fax: _____
 Project Manager: S. Fujita

Date: 7-21-16 Page: 1 of 1
 Project Name: 5355 East Airport Drive
 Collector: B. Goble Client Project #: 16-163550.2
 Batch #: 7161653 EDF #: _____

Sample ID	Date Sampled	Start Time	Finish Time	Sample Type: Soil Gas / Indoor Air	Container Type: Summa Can / Tedlar	Initial Pressure	Final Pressure	TO-3	TO-14	TO-15	8015m Methane	8015m Gasoline	Fixed Gases by TCD	Summa Can # / Comments	Laboratory ID #
B5-SG	7-21-16	1609	1619	Soil Gas	Summa	-30	-2			X				0634	01
B7-SG		1646	1655			-30	-2			X				0197	02
B8-SG		1650	1657			-25	-1			X				0084	03
B6-SG		1613	1621			-25	-1			X				0205	04
B4-SG		1555	1603			-25	-1			X				0152	05
B3-SG		1551	1601			-29	-2			X				0867	06
Relinquished by: (signature) _____ Date/ Time _____ Received by: (signature) _____ Date/ Time _____ Relinquished by: (signature) _____ Date/ Time _____ Received by: (signature) _____ Date/ Time _____ Relinquished by: (signature) _____ Date/ Time _____ Received by: (signature) _____ Date/ Time _____															
Total # of containers: <u>6</u> Chain of Custody seals Y/N/K/A: <u>Y</u> Seals intact? Y/N/K/A: <u>Y</u> Received good condition/cold: <u>-</u> Turn around time: <u>Results</u> by <u>lunch</u> on <u>Monday</u> <u>7/25</u> COCAL 146463															

* TO-15 SIM analysis available upon prior notification. (Pre-certified Summa cans needed)

SAMPLE RECEIVING REVIEW SHEET

Batch/Work Order #: T161653

Client Name: PARTNER Project: 5355 EAST AIRPORT DRIVE

Delivered by: Client SunStar Courier GSO FedEx Other

If Courier, Received by: KYLEE Date/Time Courier Received: 7/22/16 09:37

Lab Received by: BRIAN Date/Time Lab Received: 7/22/16 10:53

Total number of coolers received: -

Temperature: Cooler #1	°C +/- the CF (- 0.2°C) =	°C corrected temperature
Temperature: Cooler #2	°C +/- the CF (- 0.2°C) =	°C corrected temperature
Temperature: Cooler #3	°C +/- the CF (- 0.2°C) =	°C corrected temperature
Temperature criteria = ≤ 6°C (no frozen containers)		Within criteria? <input type="checkbox"/> Yes <input type="checkbox"/> No
If NO:		
Samples received on ice?	<input type="checkbox"/> Yes	<input type="checkbox"/> No → Complete Non-Conformance Sheet
If on ice, samples received same day collected?	<input type="checkbox"/> Yes → Acceptable	<input type="checkbox"/> No → Complete Non-Conformance Sheet

Custody seals intact on cooler/sample Yes No* N/A

Sample containers intact Yes No*

Sample labels match Chain of Custody IDs Yes No*

Total number of containers received match COC Yes No*

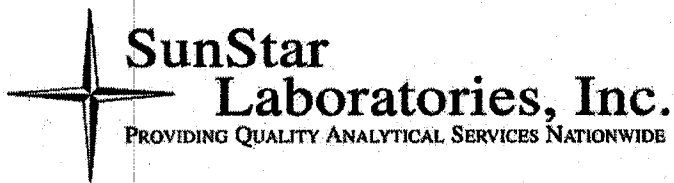
Proper containers received for analyses requested on COC Yes No*

Proper preservative indicated on COC/containers for analyses requested Yes No* N/A

Complete shipment received in good condition with correct temperatures, containers, labels, volumes preservatives and within method specified holding times Yes No*

* Complete Non-Conformance Receiving Sheet if checked Cooler/Sample Review - Initials and date: BZ 7/22/16

Comments: _____



Project Name: 5355 East Airport Dr. #16-163550.2

Company: Partner ESI **Name: Brian Godbois**
Phone: 310-612-2738

Item	Quantity	Unit
2 oz Jars 24/CS		
4 oz Jars 24/CS		
8 oz Jars 12/CS		
40 ml unpreserved VOAs 100/box		
40 ml HCL-preserved VOAs 72/box		
250 ml Poly 24/CS		
1 Liter Poly 12/CS		
500 ml Poly 16/CS		
500 ml Amber Bottle Wide 12/CS		
1 Liter Amber Bottle 12/CS		
1 Gallon Poly 4/box		
5035 kits:(2)Sodium Bisulfate VOAs 72/box	68	
(1) Methanol VOA 72/box	34	ALREADY INVOICED
(1)Syringe 50/pack	34	
Lock-N-Load Handle 1/pack		
Tedlar Bags 10/pack		
Manifold, Inst. Sampler, Variable Sampler	2 (150 Manifolds)	CHARGE 2
Sub Slab Insert w/ washer & N/F		
Soil Gas SS 16" Drop Tubes		
Gas Extraction Fittings		
Soil Gas Filters		

		# SENT	USED	UNUSED
Batch Certified Summa Canisters	400cc			
	1L	9 (2-NITRO)	CHARGE 0	1
	3L			
	6L			
Individually Certified Summa Canisters	400cc			
	1L			
	3L			
	6L			
Cooler (Sm, Med, Lrg) Number & Quantity		1 (MED)		
Swagelok Fittings: Nuts/Ferrules, Ts		7 (Nuts/Ferrules)	CHARGE 7	
Other: Poly Tube, Valves, Silicon Tape, etc.		3 (60 mL Syringes)	CHARGE 3	

Prepared By: Aaron **Date: 7/19/16**
Reviewed By: **Date:**

Asset Check-In Receipt

SunStar Laboratories Inc.

Check-In Date: 7/22/2016

User Name: Charon, Brian

Asset Tag	Asset Type	Serial No	Location	Customer No.	Customer Name
0067	1000cc: 1000cc Summa	0067	Sunstar Labs, Tustin Air Lab	Partner-Brian G.	Brian Godbois
0084	1000cc: 1000cc Summa	0084	Sunstar Labs, Tustin Air Lab	Partner-Brian G.	Brian Godbois
0115	1000cc: 1000cc Summa	0115	Sunstar Labs, Tustin Air Lab	Partner-Brian G.	Brian Godbois
0152	1000cc: 1000cc Summa	0152	Sunstar Labs, Tustin Air Lab	Partner-Brian G.	Brian Godbois
0197	1000cc: 1000cc Summa	0197	Sunstar Labs, Tustin Air Lab	Partner-Brian G.	Brian Godbois
0205	1000cc: 1000cc Summa	0205	Sunstar Labs, Tustin Air Lab	Partner-Brian G.	Brian Godbois
2048	Vapor Manifold: Vapor Manifold	2048	Sunstar Labs, Lake Forest Air Lab	Partner-Brian G.	Brian Godbois
2075	Vapor Manifold: Vapor Manifold	2075	Sunstar Labs, Lake Forest Air Lab	Partner-Brian G.	Brian Godbois
634	1000cc: 1000cc Summa		Sunstar Labs, Tustin Air Lab	Partner-Brian G.	Brian Godbois

+ 3

WORK ORDER

T161653

Client: Partner Engineering & Science, Inc.--Tor
Project: 5355 East Airport Drive

Project Manager: Daniel Chavez
Project Number: 16-163550.2

Report To:

Partner Engineering & Science, Inc.--Tor
Samantha Fujita
2154 Torrance Blvd., Suite 20
Torrance, CA 90501

Date Due: 07/25/16 12:00 (1 day TAT)

Received By: Brian Charon

Date Received: 07/22/16 10:53

Logged In By: Brian Charon

Date Logged In: 07/22/16 11:20

Samples Received at:

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

Analysis	Due	TAT	Expires	Comments
T161653-01 B5-SG [Air] Sampled 07/21/16 16:09 (GMT-08:00) Pacific Time (US &				
TO-15	07/25/16 12:00	1	08/20/16 16:09	
T161653-02 B7-SG [Air] Sampled 07/21/16 16:46 (GMT-08:00) Pacific Time (US &				
TO-15	07/25/16 12:00	1	08/20/16 16:46	
T161653-03 B8-SG [Air] Sampled 07/21/16 16:50 (GMT-08:00) Pacific Time (US &				
TO-15	07/25/16 12:00	1	08/20/16 16:50	
T161653-04 B6-SG [Air] Sampled 07/21/16 16:13 (GMT-08:00) Pacific Time (US &				
TO-15	07/25/16 12:00	1	08/20/16 16:13	
T161653-05 B4-SG [Air] Sampled 07/21/16 15:55 (GMT-08:00) Pacific Time (US &				
TO-15	07/25/16 12:00	1	08/20/16 15:55	
T161653-06 B3-SG [Air] Sampled 07/21/16 15:51 (GMT-08:00) Pacific Time (US &				
TO-15	07/25/16 12:00	1	08/20/16 15:51	



August 1, 2016

Ms. Misty Vazquez Ponce
Partner Engineering & Science, Inc.
2154 Torrance Blvd., Suite 200
Torrance, CA 90501

Dear Ms. Ponce:

This letter presents the results of the soil vapor investigation conducted by Optimal Technology (Optimal), for Partner Engineering & Science, Inc. on July 29, 2016. The study was performed at 5355 E. Airport Dr., Ontario, 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

Gas sampling was performed by hydraulically pushing soil gas probes to a depth of 4.0-5.0 feet below ground surface (bgs). An electric rotary hammer drill was used to drill a 1.0-inch diameter hole through the overlying surface to allow probe placement when required. The same electric hammer drill was used to push probes in areas of resistance during placement.

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 probe and purged prior to sample collection. Vapor samples were obtained in SGE 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 Hewlett Packard model 5890 Series II gas chromatograph equipped with a Hewlett Packard model 5971 Mass Spectra Detector and Tekmar LSC 2000 Purge and Trap. An SGE capillary column using helium as the carrier gas was used to perform all analysis. All results were collected on a personal computer utilizing Hewlett Packard's 5971 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 HP 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 0.01-1.0 micrograms per Liter (ug/L) for the individual compounds.

A daily calibration check and end of run 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

Dichlorodifluoromethane	Carbon Tetrachloride	Chloroethane
Trichlorofluoromethane	1,2-Dichloroethane	Benzene
1,1-Dichloroethene	Trichloroethene	Toluene
Methylene Chloride	1,1,2-Trichloroethane	Ethylbenzene
trans-1,2-Dichloroethene	Tetrachloroethene	m-/p-Xylene
1,1-Dichloroethane	Chloroform	o-Xylene
cis-1,2-Dichloroethene	1,1,1,2-Tetrachloroethane	Vinyl Chloride
1,1,1-Trichloroethane	1,1,2,2-Tetrachloroethane	Freon 113
4-Methyl-2-Pentanone	Cyclohexane	Acetone
Chlorobenzene	2-Butanone	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.

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.

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.

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 15 vapor samples were collected from 14 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 at this site were predominately silty-sand from ground surface to 5.0 feet bgs. These soil conditions offered sampling flows at 0" water vacuum. Depth to groundwater was unknown at the time of the investigation.

Results

During this vapor investigation three samples contained levels of Tetrachloroethene (PCE). PCE levels ranged from 0.12 ug/L to 0.23 ug/L. None of the other 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
Project Manager



SOIL VAPOR RESULTS

Site Name: 5355 E Airport Dr., Ontario, CA
Analyst: J. Rice **Collector:** J. Rice
Method: Modified EPA 8260B

Lab Name: Optimal Technology
Inst. ID: HP-5890 Series II
Detector: HP-5971 Mass Spectrometer

Date: 7/29/16
Page: 2 of 2

SAMPLE ID
Sampling Depth (Ft.)
Purge Volume (ml)
Vacuum (in. of Water)
Injection Volume (ul)
Dilution Factor

SV-20-5'	SV-21-5'	SV-22-5'	SV-23-5'	SV-24-5'	SV-25-5'	SV-26-5'	SV-26-5' Dup
5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0
1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500
0	0	0	0	0	0	0	0
50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000
1	1	1	1	1	1	1	1

COMPOUND	REP. LIMIT
Dichlorodifluoromethane	1.00
Chloroethane	1.00
Trichlorofluoromethane	1.00
Freon 113	1.00
Methylene Chloride	1.00
1,1-Dichloroethane	1.00
Chloroform	1.00
1,1,1-Trichloroethane	1.00
Carbon Tetrachloride	0.02
1,2-Dichloroethane	0.04
Trichloroethene (TCE)	0.10
1,1,2-Trichloroethane	1.00
Tetrachloroethene (PCE)	0.10
1,1,1,2-Tetrachloroethane	1.00
1,1,1,2,2-Tetrachloroethane	1.00
Vinyl Chloride	0.01
Acetone	1.00
1,1-Dichloroethene	1.00
trans-1,2-Dichloroethene	1.00
2-Butanone (MEK)	1.00
cis-1,2-Dichloroethene	1.00
Cyclohexane	1.00
Benzene	0.03
4-Methyl-2-Pentanone	1.00
Toluene	1.00
Chlorobenzene	1.00
Ethylbenzene	0.40
m/p-Xylene	1.00
o-Xylene	1.00
Isobutane (Tracer Gas)	1.00

CONC (ug/L)	CONC (ug/L)	CONC (ug/L)	CONC (ug/L)	CONC (ug/L)	CONC (ug/L)	CONC (ug/L)	CONC (ug/L)
ND	ND	ND	ND	ND	ND	ND	ND
ND	ND	ND	ND	ND	ND	ND	ND
ND	ND	ND	ND	ND	ND	ND	ND
ND	ND	ND	ND	ND	ND	ND	ND
ND	ND	ND	ND	ND	ND	ND	ND
ND	ND	ND	ND	ND	ND	ND	ND
ND	ND	ND	ND	ND	ND	ND	ND
ND	ND	ND	ND	ND	ND	ND	ND
ND	ND	ND	ND	ND	ND	ND	ND
ND	ND	ND	ND	ND	ND	ND	ND
ND	ND	ND	ND	ND	ND	ND	ND
ND	ND	ND	ND	ND	ND	ND	ND
ND	ND	ND	ND	ND	ND	ND	ND
ND	ND	ND	ND	ND	ND	ND	ND
ND	ND	ND	ND	ND	ND	ND	ND
ND	ND	ND	ND	ND	ND	ND	ND
ND	ND	ND	ND	ND	ND	ND	ND
ND	ND	ND	ND	ND	ND	ND	ND
ND	ND	ND	ND	ND	ND	ND	ND
ND	ND	ND	ND	ND	ND	ND	ND
ND	ND	ND	ND	ND	ND	ND	ND
ND	ND	ND	ND	ND	ND	ND	ND
ND	ND	ND	ND	ND	ND	ND	ND
ND	ND	ND	ND	ND	ND	ND	ND
ND	ND	ND	ND	ND	ND	ND	ND
ND	ND	ND	ND	ND	ND	ND	ND
ND	ND	ND	ND	ND	ND	ND	ND
ND	ND	ND	ND	ND	ND	ND	ND
ND	ND	ND	ND	ND	ND	ND	ND
ND	ND	ND	ND	ND	ND	ND	ND
ND	ND	ND	ND	ND	ND	ND	ND
ND	ND	ND	ND	ND	ND	ND	ND
ND	ND	ND	ND	ND	ND	ND	ND
ND	ND	ND	ND	ND	ND	ND	ND

Note: ND = Below Listed Reporting Limit

APPENDIX E
ENVIRONMENTAL DATABASE REPORT

PHASE I/PHASE II
ENVIRONMENTAL SITE ASSESSMENT REPORT
5355 East Airport Drive
Ontario, California

Farallon PN: 1071-080 (Task 2)

5355 East Airport Drive

5355 East Airport Drive

Ontario, CA 91761

Inquiry Number: 6782886.2s

December 09, 2021

EDR Summary Radius Map Report



6 Armstrong Road, 4th floor
Shelton, CT 06484
Toll Free: 800.352.0050
www.edrnet.com

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Thank you for your business.
Please contact EDR at 1-800-352-0050
with any questions or comments.

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EXECUTIVE SUMMARY

A search of available environmental records was conducted by Environmental Data Resources, Inc (EDR). The report was designed to assist parties seeking to meet the search requirements of EPA's Standards and Practices for All Appropriate Inquiries (40 CFR Part 312), the ASTM Standard Practice for Environmental Site Assessments (E1527-21), the ASTM Standard Practice for Environmental Site Assessments for Forestland or Rural Property (E 2247-16), the ASTM Standard Practice for Limited Environmental Due Diligence: Transaction Screen Process (E 1528-14) or custom requirements developed for the evaluation of environmental risk associated with a parcel of real estate.

TARGET PROPERTY INFORMATION

ADDRESS

5355 EAST AIRPORT DRIVE
ONTARIO, CA 91761

COORDINATES

Latitude (North): 34.0634610 - 34° 3' 48.45"
Longitude (West): 117.5334850 - 117° 32' 0.54"
Universal Transverse Mercator: Zone 11
UTM X (Meters): 450769.1
UTM Y (Meters): 3769126.2
Elevation: 983 ft. above sea level

USGS TOPOGRAPHIC MAP ASSOCIATED WITH TARGET PROPERTY

Target Property: TP
Source: U.S. Geological Survey

AERIAL PHOTOGRAPHY IN THIS REPORT

Portions of Photo from: 20140603
Source: USDA

MAPPED SITES SUMMARY

Target Property Address:
5355 EAST AIRPORT DRIVE
ONTARIO, CA 91761

Click on Map ID to see full detail.

MAP ID	SITE NAME	ADDRESS	DATABASE ACRONYMS	RELATIVE ELEVATION	DIST (ft. & mi.) DIRECTION
A1	JD HEISKELL HOLDINGS	5355 E AIRPORT DR	HAZNET, HWTS		TP
A2	J D HEISKELL HOLDING	5355 EAST AIRPORT DR	CA FID UST, EMI, CIWQS, CERS, HWTS		TP
A3	J D HEISKELL HOLDING	5355 E. AIRPORT DR.	CIWQS		TP
A4	GEORGE VERHOEVEN GRA	5355 E AIRPORT DR	FINDS, ECHO		TP
A5	COAST GRAIN INC	5355 E AIRPORT DR	UST, AST, CERS HAZ WASTE, SWEEPS UST, CERS TANKS,...		TP
A6	J D HEISKELL HOLDING	5355 E AIRPORT DR	WDS		TP
A7	COAST GRAIN COMPANY	5355 E. AIRPORT DR.	EMI		TP
A8	JOHN POWELL	5355 E AIRPORT DR	HAZNET, HWTS		TP
A9	G & R TRANSPORTATION	5355 E AIRPORT DR	HAULERS		TP
A10	GEORGE VERHOEVEN GRA	5355 E AIRPORT DR	RCRA NonGen / NLR		TP
A11	GEORGE VERHOEVEN GRA	5355 E AIRPORT DR	EMI		TP
A12	GEORGE VERHOEVEN GRA	5355 EAST AIRPORT DR	FINDS		TP
A13	GEORGE VERHOEVEN GRA	5355 E AIRPORT DR 17	CIWQS		TP
A14	COAST GRAIN INC	5355 E AIRPORT DR	HAZNET, HWTS		TP
B15	VERIZON WIRELESS-INL	5351 E. AIRPORT DR	AST	Lower	149, 0.028, WSW
B16	VERIZON WIRELESS	5351 E AIRPORT DR	HAZNET, San Bern. Co. Permit, HWTS	Lower	149, 0.028, WSW
B17	VERIZON WIRELESS	5351 E AIRPORT DR	CERS TANKS, HAZNET, CERS, HWTS	Lower	149, 0.028, WSW
C18	UNION PACIFIC RAILRO	5231 AIRPORT DR.	RCRA NonGen / NLR	Higher	557, 0.105, West
C19	KOPPERS COMPANY INC	12200 AIRPORT DRIVE	ENVIROSTOR, HWP, CERS	Lower	614, 0.116, WSW
D20	K-MART, ONTARIO DIST	5600 AIRPORT DR	LUST, SWEEPS UST, HIST UST, Cortese, HIST CORTESE,...	Lower	635, 0.120, ESE
D21	ONTARIO DISTRIBUTION	5600 E AIRPORT DR	SWEEPS UST, HIST UST, CA FID UST, EMI, NPDES, WDS,...	Lower	635, 0.120, ESE
D22	COSTCO WHOLESALE	5600 E AIRPORT DR.	RCRA NonGen / NLR	Lower	635, 0.120, ESE
D23	K MART DISTRIBUTION	5600 E. AIRPORT DR	AST	Lower	635, 0.120, ESE
D24	K MART DISTRIBUTION	5600 E AIRPORT DR	HAZNET, NPDES, San Bern. Co. Permit, CIWQS, HWTS	Lower	635, 0.120, ESE
D25	ONTARIO DISTRIBUTION	5600 AIRPORT DR	HIST UST	Lower	635, 0.120, ESE
D26	KMART #8287	5600 E AIRPORT DR	AST	Lower	635, 0.120, ESE
D27	COSTCO LOGISTICS - O	5600 EAST AIRPORT DR	RCRA-SQG	Lower	635, 0.120, ESE
D28	KMART #8287	5600 EAST AIRPORT DR	RCRA-LQG	Lower	635, 0.120, ESE
D29	PRAXAIR, INC	5735 E AIRPORT	San Bern. Co. Permit	Lower	793, 0.150, ESE
D30	UNION CARBIDE CORP L	5735 AIRPORT DR	HIST UST, EMI	Lower	793, 0.150, ESE
D31	UNION CARBIDE CORP L	5735 E AIRPORT DRIVE	HIST UST	Lower	793, 0.150, ESE
D32	LINDE IN	5705 E AIRPORT DR BL	RCRA NonGen / NLR	Lower	793, 0.150, East
D33	UNION CARBIDE CORP L	5705 E AIRPORT DR	SWEEPS UST	Lower	793, 0.150, East
D34	PRAXAIR, INC	5705 E AIRPORT DR	UST	Lower	793, 0.150, East
D35	PRAXAIR INC	5705 E AIRPORT DR	RCRA-SQG, LUST, CERS HAZ WASTE, CERS TANKS, TRIS,...	Lower	793, 0.150, East
D36	PRAXAIR, INC - 986	5705 E AIRPORT DR	AST	Lower	793, 0.150, East
D37	LINDE INC - 986	5705 E AIRPORT DR	UST	Lower	793, 0.150, East
D38	KENAN ADVANTAGE GROU	5705 E AIRPORT DR #	RCRA NonGen / NLR	Lower	793, 0.150, East
D39	PRAXAIR, INC.	5705 E. AIRPORT DR.	AST, EMI	Lower	793, 0.150, East

MAPPED SITES SUMMARY

Target Property Address:
5355 EAST AIRPORT DRIVE
ONTARIO, CA 91761

Click on Map ID to see full detail.

MAP ID	SITE NAME	ADDRESS	DATABASE ACRONYMS	RELATIVE ELEVATION	DIST (ft. & mi.) DIRECTION
D40	JACK B KELLEY ONTARIO	5705 E AIRPORT DR ST	San Bern. Co. Permit, WDS, CIWQS	Lower	793, 0.150, East
D41	OLD DOMINION FREIGHT	5705 AIRPORT DRIVE	LUST, SWEEPS UST, HIST UST, CA FID UST, EMI, HIST...	Lower	793, 0.150, East
D42	UNION CARBIDE	5705 AIRPORT DRIVE E	CPS-SLIC, CERS	Lower	793, 0.150, East
D43	PRAXAIR, INC.	5705 EAST AIRPORT DR	RCRA-SQG	Lower	793, 0.150, East
D44	OLD DOMINION FREIGHT	5705 AIRPORT DRIVE	RCRA NonGen / NLR	Lower	793, 0.150, East
C45	FIVE BROTHERS INC	5235 E AIRPORT DR	SWEEPS UST	Higher	809, 0.153, West
C46	FIVE BROTH4R INC	5235 E AIRPORT	CA FID UST	Higher	809, 0.153, West
E47	DOREL INDUSTRIES-AME	5400 SHEA CENTER DR	CERS HAZ WASTE, HAZNET, San Bern. Co. Permit,...	Higher	879, 0.166, NE
E48	DOREL INDUSTRIES-AME	5400 SHEA CENTER DR	RCRA NonGen / NLR	Higher	879, 0.166, NE
49	EMSER TILE	5300 SHEA CENTER DRI	NPDES, San Bern. Co. Permit, CERS	Higher	958, 0.181, North
F50	KOPPERS COMPANY INC	12200 AIRPORT DRIVE	SEMS-ARCHIVE, CORRACTS, RCRA-TSDF, RCRA-SQG	Lower	1049, 0.199, West
F51	CHEM LAB PRODUCTS	5180 E AIRPORT DR	CHMIRS, San Bern. Co. Permit	Lower	1065, 0.202, WSW
F52	BIOLAB INC	5160 5180 E AIRPORT	HIST UST, NPDES, CIWQS, CERS	Lower	1065, 0.202, WSW
G53	UNION CARBIDE CORP L	5702 E AIRPORT DR	RCRA-SQG, CPS-SLIC, FINDS, ECHO, HAZNET, HWTS	Lower	1211, 0.229, ESE
H54	KOPPERS - ONTARIO	5101 E. AIRPORT DRIV	CA BOND EXP. PLAN, CERS	Higher	1269, 0.240, West
H55	KOPPERS COMPANY, INC	5101 AIRPORT DR	HIST UST	Higher	1269, 0.240, West
H56	MISSION LANDSCAPE CO	5101 EAST AIRPORT DR	SWEEPS UST, HIST UST, CA FID UST, HAZNET, HWTS	Higher	1269, 0.240, West
H57	KOPPERS - ONTARIO	5101 E. AIRPORT DRIV	RESPONSE, ENVIROSTOR, DEED, San Bern. Co. Permit,...	Higher	1269, 0.240, West
58	DB BUILDING FASTENER	5555 GIBRALTER ST	RCRA NonGen / NLR	Higher	1275, 0.241, NNE
G59	UNION CARHIDE INDUST	12866 AIRPORT DRIVE	RCRA-SQG, FINDS, ECHO	Lower	1290, 0.244, East
I60	GULF SOUTH MEDICAL S	5200 SHEA CENTER DR	San Bern. Co. Permit	Higher	1290, 0.244, NW
I61	COOPER LIGHTING	5200 SHEA CENTER DR	San Bern. Co. Permit	Higher	1290, 0.244, NW
J62	CHEM LAB PRODUCTS	5160 EAST AIRPOT DRI	SEMS	Lower	1417, 0.268, WSW
J63	BIO LAB INC	5160 E AIRPORT DR	SEMS-ARCHIVE, CORRACTS, RCRA-TSDF, RCRA-SQG, 2020	Lower	1417, 0.268, WSW
J64	CHEM LAB PRODUCTS IN	5160 AIRPORT DR	ENVIROSTOR, HIST UST, CHMIRS	Lower	1417, 0.268, WSW
J65	BIO-LAB INC	5160 E AIRPORT DR	CHMIRS, HWP	Lower	1417, 0.268, WSW
66	FACILITY 13509-1	225 WINEVILLE	HIST CORTESE	Lower	2168, 0.411, WSW

EXECUTIVE SUMMARY

TARGET PROPERTY SEARCH RESULTS

The target property was identified in the following records. For more information on this property see page 9 of the attached EDR Radius Map report:

Site	Database(s)	EPA ID
JD HEISKELL HOLDINGS 5355 E AIRPORT DR ONTARIO, CA 91761	HAZNET GEPAID: CAL000271944 HWTS	N/A
J D HEISKELL HOLDING 5355 EAST AIRPORT DR ONTARIO, CA 91761	CA FID UST Facility Id: 36001144 Status: A EMI Facility Id: 52930 Facility Id: 134997 Facility Id: 131781 CIWQS CERS HWTS	N/A
J D HEISKELL HOLDING 5355 E. AIRPORT DR. ONTARIO, CA 91761	CIWQS	N/A
GEORGE VERHOEVEN GRA 5355 E AIRPORT DR ONTARIO, CA 91761	FINDS Registry ID:: 110065710724 ECHO Registry ID: 110065710724	N/A
COAST GRAIN INC 5355 E AIRPORT DR ONTARIO, CA 91761	UST Database: UST, Date of Government Version: 09/07/2021 Facility Id: 87013578 AST Database: AST, Date of Government Version: 07/06/2016 CERS HAZ WASTE SWEEPS UST Status: A Tank Status: A Comp Number: 13578 CERS TANKS NPDES Facility Status: Active San Bern. Co. Permit Facility Status: ACTIVE Facility Status: INACTIVE Facility Id: FA0013823 Facility Id: FA0013111	N/A

EXECUTIVE SUMMARY

	Facility Id: FA0002405	
	WDS	
	Facility Status: A	
	Facility Id: 8 36I000195	
	CERS	
	HWTS	
J D HEISKELL HOLDING 5355 E AIRPORT DR ONTARIO, CA 91761	WDS Facility Status: A Facility Id: 8 36I018142	N/A
COAST GRAIN COMPANY 5355 E. AIRPORT DR. ONTARIO, CA. 91761, CA 91761	EMI Facility Id: 52930	N/A
JOHN POWELL 5355 E AIRPORT DR ONTARIO, CA 91761	HAZNET GEPaid: CAC002610962 HWTS	N/A
G & R TRANSPORTATION 5355 E AIRPORT DR ONTARIO, CA	HAULERS Facility ID: 1630911	N/A
GEORGE VERHOEVEN GRA 5355 E AIRPORT DR ONTARIO, CA 91761	RCRA NonGen / NLR EPA ID:: CAL000354338	CAL000354338
GEORGE VERHOEVEN GRA 5355 E AIRPORT DR ONTARIO, CA 91761	EMI Facility Id: 163123	N/A
GEORGE VERHOEVEN GRA 5355 EAST AIRPORT DR ONTARIO, CA 91761	FINDS Registry ID:: 110010471239	N/A
GEORGE VERHOEVEN GRA 5355 E AIRPORT DR 17 ONTARIO, CA 91761	CIWQS	N/A
COAST GRAIN INC 5355 E AIRPORT DR ONTARIO, CA 91761	HAZNET GEPaid: CAC002559383 HWTS	N/A

EXECUTIVE SUMMARY

SURROUNDING SITES: SEARCH RESULTS

Surrounding sites were identified in the following databases.

Elevations have been determined from the USGS Digital Elevation Model and should be evaluated on a relative (not an absolute) basis. Relative elevation information between sites of close proximity should be field verified. Sites with an elevation equal to or higher than the target property have been differentiated below from sites with an elevation lower than the target property.

Page numbers and map identification numbers refer to the EDR Radius Map report where detailed data on individual sites can be reviewed.

Sites listed in ***bold italics*** are in multiple databases.

Unmappable (orphan) sites are not considered in the foregoing analysis.

STANDARD ENVIRONMENTAL RECORDS

Lists of Federal sites subject to CERCLA removals and CERCLA orders

SEMS: A review of the SEMS list, as provided by EDR, and dated 10/20/2021 has revealed that there is 1 SEMS site within approximately 0.5 miles of the target property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
CHEM LAB PRODUCTS Site ID: 0908439 EPA Id: CAN000908439	5160 EAST AIRPOT DRI	WSW 1/4 - 1/2 (0.268 mi.)	J62	25

Lists of Federal CERCLA sites with NFRAP

SEMS-ARCHIVE: A review of the SEMS-ARCHIVE list, as provided by EDR, and dated 10/20/2021 has revealed that there are 2 SEMS-ARCHIVE sites within approximately 0.5 miles of the target property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
<i>KOPPERS COMPANY INC</i> Site ID: 0900327 EPA Id: CAT000617324	<i>12200 AIRPORT DRIVE</i>	<i>W 1/8 - 1/4 (0.199 mi.)</i>	<i>F50</i>	<i>21</i>
<i>BIO LAB INC</i> Site ID: 0900364 EPA Id: CAD008302895	<i>5160 E AIRPORT DR</i>	<i>WSW 1/4 - 1/2 (0.268 mi.)</i>	<i>J63</i>	<i>25</i>

Lists of Federal RCRA facilities undergoing Corrective Action

CORRACTS: A review of the CORRACTS list, as provided by EDR, and dated 09/13/2021 has revealed that there are 2 CORRACTS sites within approximately 1 mile of the target property.

EXECUTIVE SUMMARY

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
KOPPERS COMPANY INC EPA ID:: CAT000617324	12200 AIRPORT DRIVE	W 1/8 - 1/4 (0.199 mi.)	F50	21
BIO LAB INC EPA ID:: CAD008302895	5160 E AIRPORT DR	WSW 1/4 - 1/2 (0.268 mi.)	J63	25

Lists of Federal RCRA TSD facilities

RCRA-TSDF: A review of the RCRA-TSDF list, as provided by EDR, and dated 09/13/2021 has revealed that there are 2 RCRA-TSDF sites within approximately 0.5 miles of the target property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
KOPPERS COMPANY INC EPA ID:: CAT000617324	12200 AIRPORT DRIVE	W 1/8 - 1/4 (0.199 mi.)	F50	21
BIO LAB INC EPA ID:: CAD008302895	5160 E AIRPORT DR	WSW 1/4 - 1/2 (0.268 mi.)	J63	25

Lists of Federal RCRA generators

RCRA-LQG: A review of the RCRA-LQG list, as provided by EDR, and dated 09/13/2021 has revealed that there is 1 RCRA-LQG site within approximately 0.25 miles of the target property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
KMART #8287 EPA ID:: CAD982038176	5600 EAST AIRPORT DR	ESE 0 - 1/8 (0.120 mi.)	D28	16

RCRA-SQG: A review of the RCRA-SQG list, as provided by EDR, and dated 09/13/2021 has revealed that there are 6 RCRA-SQG sites within approximately 0.25 miles of the target property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
COSTCO LOGISTICS - O	5600 EAST AIRPORT DR	ESE 0 - 1/8 (0.120 mi.)	D27	15
PRAXAIR INC EPA ID:: CAR000151886	5705 E AIRPORT DR	E 1/8 - 1/4 (0.150 mi.)	D35	17
PRAXAIR, INC. EPA ID:: CAL000139839	5705 EAST AIRPORT DR	E 1/8 - 1/4 (0.150 mi.)	D43	20
KOPPERS COMPANY INC EPA ID:: CAT000617324	12200 AIRPORT DRIVE	W 1/8 - 1/4 (0.199 mi.)	F50	21
UNION CARBIDE CORP L EPA ID:: CAD981634728	5702 E AIRPORT DR	ESE 1/8 - 1/4 (0.229 mi.)	G53	22
UNION CARHIDE INDUST EPA ID:: CAD008392920	12866 AIRPORT DRIVE	E 1/8 - 1/4 (0.244 mi.)	G59	24

EXECUTIVE SUMMARY

Lists of state- and tribal (Superfund) equivalent sites

RESPONSE: A review of the RESPONSE list, as provided by EDR, has revealed that there is 1 RESPONSE site within approximately 1 mile of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
KOPPERS - ONTARIO Database: RESPONSE, Date of Government Version: 07/22/2021 Status: Certified O&M - Land Use Restrictions Only Facility Id: 36240001	5101 E. AIRPORT DRIV	W 1/8 - 1/4 (0.240 mi.)	H57	23

Lists of state- and tribal hazardous waste facilities

ENVIROSTOR: A review of the ENVIROSTOR list, as provided by EDR, and dated 07/22/2021 has revealed that there are 3 ENVIROSTOR sites within approximately 1 mile of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
KOPPERS - ONTARIO Facility Id: 36240001 Status: Certified O&M - Land Use Restrictions Only	5101 E. AIRPORT DRIV	W 1/8 - 1/4 (0.240 mi.)	H57	23
<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
KOPPERS COMPANY INC Facility Id: 80001796 Status: Refer: RWQCB	12200 AIRPORT DRIVE	WSW 0 - 1/8 (0.116 mi.)	C19	13
CHEM LAB PRODUCTS IN Facility Id: 36280136 Facility Id: 80001548 Status: Refer: RCRA Status: No Further Action	5160 AIRPORT DR	WSW 1/4 - 1/2 (0.268 mi.)	J64	25

Lists of state and tribal leaking storage tanks

LUST: A review of the LUST list, as provided by EDR, has revealed that there are 3 LUST sites within approximately 0.5 miles of the target property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
K-MART, ONTARIO DIST Database: LUST REG 8, Date of Government Version: 02/14/2005 Database: LUST, Date of Government Version: 09/07/2021 Global Id: T0607100254 Global ID: T0607100254 Status: Completed - Case Closed Facility Status: Case Closed	5600 AIRPORT DR	ESE 0 - 1/8 (0.120 mi.)	D20	13
PRAXAIR INC Database: LUST, Date of Government Version: 09/07/2021	5705 E AIRPORT DR	E 1/8 - 1/4 (0.150 mi.)	D35	17

EXECUTIVE SUMMARY

Global Id: T0607100045
 Status: Completed - Case Closed

OLD DOMINION FREIGHT Database: LUST REG 8, Date of Government Version: 02/14/2005 Global ID: T0607100045 Facility Status: Case Closed	5705 AIRPORT DRIVE	E 1/8 - 1/4 (0.150 mi.)	D41	19
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CPS-SLIC: A review of the CPS-SLIC list, as provided by EDR, has revealed that there are 2 CPS-SLIC sites within approximately 0.5 miles of the target property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
UNION CARBIDE Database: CPS-SLIC, Date of Government Version: 09/07/2021 Global Id: SLT8R2614112 Facility Status: Completed - Case Closed	5705 AIRPORT DRIVE E	E 1/8 - 1/4 (0.150 mi.)	D42	19
UNION CARBIDE CORP L Database: SLIC REG 8, Date of Government Version: 04/03/2008	5702 E AIRPORT DR	ESE 1/8 - 1/4 (0.229 mi.)	G53	22

Lists of state and tribal registered storage tanks

UST: A review of the UST list, as provided by EDR, has revealed that there are 2 UST sites within approximately 0.25 miles of the target property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
PRAXAIR, INC Database: UST, Date of Government Version: 09/07/2021 Facility Id: 86009824	5705 E AIRPORT DR	E 1/8 - 1/4 (0.150 mi.)	D34	17
LINDE INC - 986 Database: UST, Date of Government Version: 09/07/2021 Facility Id: FA0005384	5705 E AIRPORT DR	E 1/8 - 1/4 (0.150 mi.)	D37	18

AST: A review of the AST list, as provided by EDR, has revealed that there are 5 AST sites within approximately 0.25 miles of the target property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
VERIZON WIRELESS-INL Database: AST, Date of Government Version: 07/06/2016	5351 E. AIRPORT DR	WSW 0 - 1/8 (0.028 mi.)	B15	12
K MART DISTRIBUTION Database: AST, Date of Government Version: 07/06/2016	5600 E. AIRPORT DR	ESE 0 - 1/8 (0.120 mi.)	D23	14
KMART #8287 Database: AST, Date of Government Version: 07/06/2016	5600 E AIRPORT DR	ESE 0 - 1/8 (0.120 mi.)	D26	15
PRAXAIR, INC - 986 Database: AST, Date of Government Version: 07/06/2016	5705 E AIRPORT DR	E 1/8 - 1/4 (0.150 mi.)	D36	18
PRAXAIR, INC. Database: AST, Date of Government Version: 07/06/2016	5705 E. AIRPORT DR.	E 1/8 - 1/4 (0.150 mi.)	D39	18

EXECUTIVE SUMMARY

ADDITIONAL ENVIRONMENTAL RECORDS

Local Lists of Hazardous waste / Contaminated Sites

CERS HAZ WASTE: A review of the CERS HAZ WASTE list, as provided by EDR, and dated 07/15/2021 has revealed that there are 2 CERS HAZ WASTE sites within approximately 0.25 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
DOREL INDUSTRIES-AME	5400 SHEA CENTER DR	NE 1/8 - 1/4 (0.166 mi.)	E47	20
<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
PRAXAIR INC	5705 E AIRPORT DR	E 1/8 - 1/4 (0.150 mi.)	D35	17

Local Lists of Registered Storage Tanks

SWEEPS UST: A review of the SWEEPS UST list, as provided by EDR, and dated 06/01/1994 has revealed that there are 6 SWEEPS UST sites within approximately 0.25 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
FIVE BROTHERS INC Comp Number: 550	5235 E AIRPORT DR	W 1/8 - 1/4 (0.153 mi.)	C45	20
MISSION LANDSCAPE CO Comp Number: 3276	5101 EAST AIRPORT DR	W 1/8 - 1/4 (0.240 mi.)	H56	23
<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
K-MART, ONTARIO DIST Status: A Comp Number: 65657	5600 AIRPORT DR	ESE 0 - 1/8 (0.120 mi.)	D20	13
ONTARIO DISTRIBUTION Status: A Tank Status: A Comp Number: 48475	5600 E AIRPORT DR	ESE 0 - 1/8 (0.120 mi.)	D21	14
UNION CARBIDE CORP L Status: A Tank Status: A Comp Number: 29766	5705 E AIRPORT DR	E 1/8 - 1/4 (0.150 mi.)	D33	17
OLD DOMINION FREIGHT Status: A Tank Status: A Comp Number: 20414	5705 AIRPORT DRIVE	E 1/8 - 1/4 (0.150 mi.)	D41	19

EXECUTIVE SUMMARY

HIST UST: A review of the HIST UST list, as provided by EDR, and dated 10/15/1990 has revealed that there are 9 HIST UST sites within approximately 0.25 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
KOPPERS COMPANY, INC Facility Id: 0000003276 Facility Id: 00000042153	5101 AIRPORT DR	W 1/8 - 1/4 (0.240 mi.)	H55	22
MISSION LANDSCAPE CO	5101 EAST AIRPORT DR	W 1/8 - 1/4 (0.240 mi.)	H56	23
<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
K-MART, ONTARIO DIST Facility Id: 00000065657	5600 AIRPORT DR	ESE 0 - 1/8 (0.120 mi.)	D20	13
ONTARIO DISTRIBUTION ONTARIO DISTRIBUTION Facility Id: 00000048475	5600 E AIRPORT DR 5600 AIRPORT DR	ESE 0 - 1/8 (0.120 mi.) ESE 0 - 1/8 (0.120 mi.)	D21 D25	14 15
UNION CARBIDE CORP L Facility Id: 00000029766	5735 AIRPORT DR	ESE 1/8 - 1/4 (0.150 mi.)	D30	16
UNION CARBIDE CORP L	5735 E AIRPORT DRIVE	ESE 1/8 - 1/4 (0.150 mi.)	D31	16
OLD DOMINION FREIGHT Facility Id: 00000020414	5705 AIRPORT DRIVE	E 1/8 - 1/4 (0.150 mi.)	D41	19
BIOLAB INC	5160 5180 E AIRPORT	WSW 1/8 - 1/4 (0.202 mi.)	F52	22

CERS TANKS: A review of the CERS TANKS list, as provided by EDR, and dated 07/15/2021 has revealed that there are 2 CERS TANKS sites within approximately 0.25 miles of the target property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
VERIZON WIRELESS	5351 E AIRPORT DR	WSW 0 - 1/8 (0.028 mi.)	B17	12
PRAXAIR INC	5705 E AIRPORT DR	E 1/8 - 1/4 (0.150 mi.)	D35	17

CA FID UST: A review of the CA FID UST list, as provided by EDR, and dated 10/31/1994 has revealed that there are 4 CA FID UST sites within approximately 0.25 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
FIVE BROTH4R INC Facility Id: 36008281 Status: A	5235 E AIRPORT	W 1/8 - 1/4 (0.153 mi.)	C46	20
MISSION LANDSCAPE CO Facility Id: 36008186 Status: I	5101 EAST AIRPORT DR	W 1/8 - 1/4 (0.240 mi.)	H56	23
<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
ONTARIO DISTRIBUTION Facility Id: 36000401 Status: A	5600 E AIRPORT DR	ESE 0 - 1/8 (0.120 mi.)	D21	14
OLD DOMINION FREIGHT	5705 AIRPORT DRIVE	E 1/8 - 1/4 (0.150 mi.)	D41	19

EXECUTIVE SUMMARY

Facility Id: 36000241
Status: A

Local Land Records

DEED: A review of the DEED list, as provided by EDR, and dated 08/30/2021 has revealed that there is 1 DEED site within approximately 0.5 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
KOPPERS - ONTARIO Status: CERTIFIED O&M - LAND USE RESTRICTIONS ONLY Envirostor ID: 36240001	5101 E. AIRPORT DRIV	W 1/8 - 1/4 (0.240 mi.)	H57	23

Other Ascertainable Records

RCRA NonGen / NLR: A review of the RCRA NonGen / NLR list, as provided by EDR, and dated 09/13/2021 has revealed that there are 7 RCRA NonGen / NLR sites within approximately 0.25 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
UNION PACIFIC RAILRO EPA ID:: CAC003010005	5231 AIRPORT DR.	W 0 - 1/8 (0.105 mi.)	C18	13
DOREL INDUSTRIES-AME EPA ID:: CAL000340702	5400 SHEA CENTER DR	NE 1/8 - 1/4 (0.166 mi.)	E48	21
DB BUILDING FASTENER EPA ID:: CAL000311631	5555 GIBRALTER ST	NNE 1/8 - 1/4 (0.241 mi.)	58	24

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
COSTCO WHOLESALE LINDE IN EPA ID:: CAL000444420	5600 E AIRPORT DR. 5705 E AIRPORT DR BL	ESE 0 - 1/8 (0.120 mi.) E 1/8 - 1/4 (0.150 mi.)	D22 D32	14 16
KENAN ADVANTAGE GROU EPA ID:: CAL000375276	5705 E AIRPORT DR #	E 1/8 - 1/4 (0.150 mi.)	D38	18
OLD DOMINION FREIGHT	5705 AIRPORT DRIVE	E 1/8 - 1/4 (0.150 mi.)	D44	20

CA BOND EXP. PLAN: A review of the CA BOND EXP. PLAN list, as provided by EDR, and dated 01/01/1989 has revealed that there is 1 CA BOND EXP. PLAN site within approximately 1 mile of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
KOPPERS - ONTARIO	5101 E. AIRPORT DRIV	W 1/8 - 1/4 (0.240 mi.)	H54	22

EXECUTIVE SUMMARY

Cortese: A review of the Cortese list, as provided by EDR, and dated 09/20/2021 has revealed that there are 2 Cortese sites within approximately 0.5 miles of the target property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
K-MART, ONTARIO DIST Cleanup Status: COMPLETED - CASE CLOSED	5600 AIRPORT DR	ESE 0 - 1/8 (0.120 mi.)	D20	13
PRAXAIR INC Cleanup Status: COMPLETED - CASE CLOSED	5705 E AIRPORT DR	E 1/8 - 1/4 (0.150 mi.)	D35	17

HIST CORTESE: A review of the HIST CORTESE list, as provided by EDR, and dated 04/01/2001 has revealed that there are 3 HIST CORTESE sites within approximately 0.5 miles of the target property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
K-MART, ONTARIO DIST Reg Id: 083602054T	5600 AIRPORT DR	ESE 0 - 1/8 (0.120 mi.)	D20	13
OLD DOMINION FREIGHT Reg Id: 083600421T	5705 AIRPORT DRIVE	E 1/8 - 1/4 (0.150 mi.)	D41	19
FACILITY 13509-1 Reg Id: 2418	225 WINEVILLE	WSW 1/4 - 1/2 (0.411 mi.)	66	26

HWP: A review of the HWP list, as provided by EDR, and dated 08/13/2021 has revealed that there are 2 HWP sites within approximately 1 mile of the target property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
KOPPERS COMPANY INC EPA ID: CAT000617324 Cleanup Status: CLOSED	12200 AIRPORT DRIVE	WSW 0 - 1/8 (0.116 mi.)	C19	13
BIO-LAB INC EPA ID: CAD008302895 Cleanup Status: CLOSED	5160 E AIRPORT DR	WSW 1/4 - 1/2 (0.268 mi.)	J65	26

San Bern. Co. Permit: A review of the San Bern. Co. Permit list, as provided by EDR, and dated 08/11/2021 has revealed that there are 11 San Bern. Co. Permit sites within approximately 0.25 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
DOREL INDUSTRIES-AME Facility Status: ACTIVE Facility Status: INACTIVE Facility Id: FA0008372	5400 SHEA CENTER DR	NE 1/8 - 1/4 (0.166 mi.)	E47	20
EMSER TILE Facility Status: ACTIVE	5300 SHEA CENTER DRI	N 1/8 - 1/4 (0.181 mi.)	49	21

EXECUTIVE SUMMARY

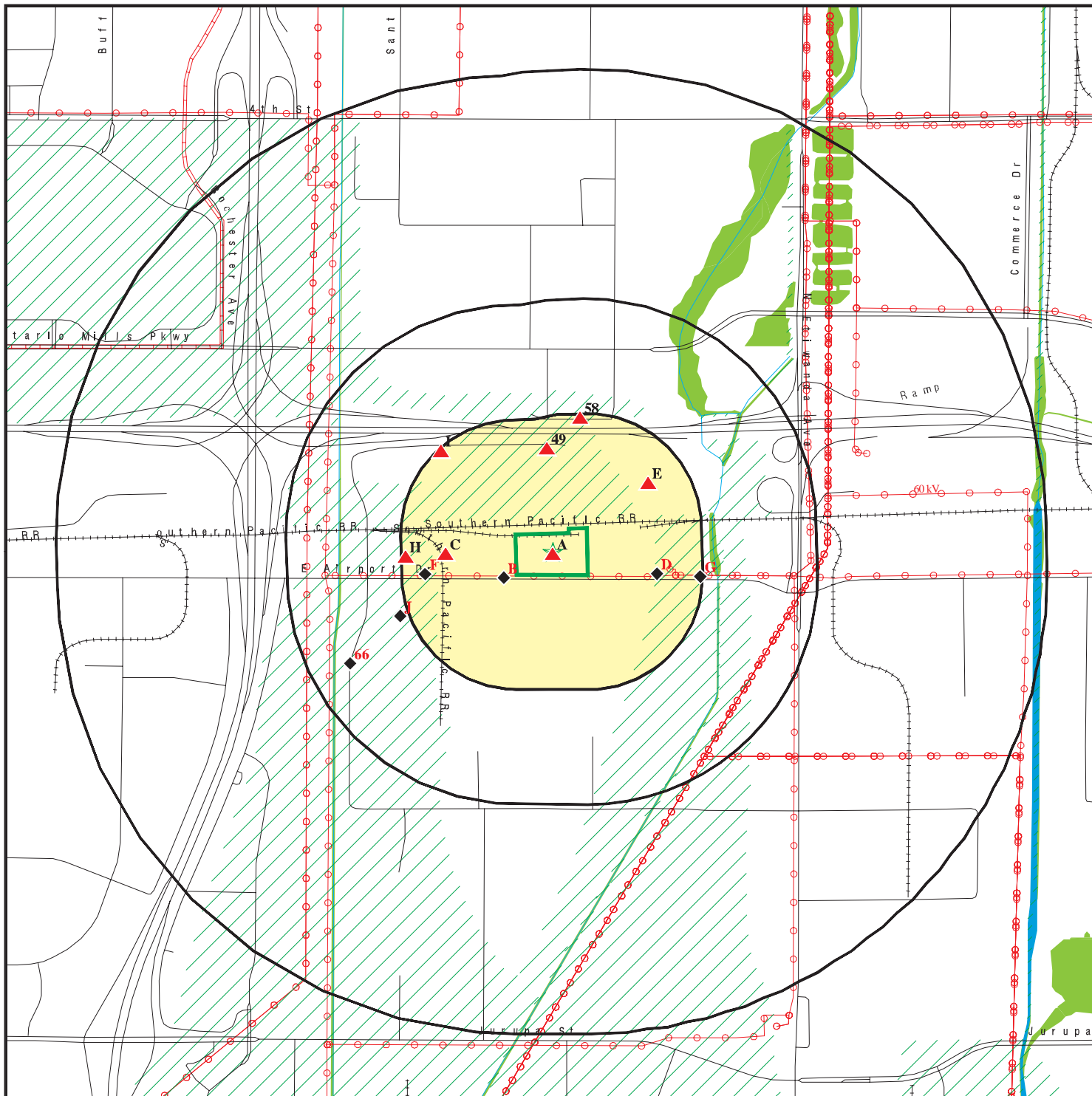
Facility Status: INACTIVE Facility Id: FA0015218 Facility Id: FA0007770				
KOPPERS - ONTARIO Facility Status: ACTIVE Facility Status: FEE EXEMPT Facility Status: INACTIVE Facility Id: FA0001804	5101 E. AIRPORT DRIV	W 1/8 - 1/4 (0.240 mi.)	H57	23
GULF SOUTH MEDICAL S Facility Status: INACTIVE Facility Id: FA0008373	5200 SHEA CENTER DR	NW 1/8 - 1/4 (0.244 mi.)	I60	24
COOPER LIGHTING Facility Status: INACTIVE Facility Id: FA0008371	5200 SHEA CENTER DR	NW 1/8 - 1/4 (0.244 mi.)	I61	24
Lower Elevation	Address	Direction / Distance	Map ID	Page
VERIZON WIRELESS Facility Status: ACTIVE Facility Status: INACTIVE Facility Id: FA0000757	5351 E AIRPORT DR	WSW 0 - 1/8 (0.028 mi.)	B16	12
K MART DISTRIBUTION Facility Status: ACTIVE Facility Status: INACTIVE Facility Id: FA0004197	5600 E AIRPORT DR	ESE 0 - 1/8 (0.120 mi.)	D24	15
PRAXAIR, INC Facility Status: INACTIVE Facility Id: FA0005383	5735 E AIRPORT	ESE 1/8 - 1/4 (0.150 mi.)	D29	16
PRAXAIR INC Facility Status: ACTIVE Facility Status: FEE EXEMPT Facility Status: INACTIVE Facility Id: FA0005384	5705 E AIRPORT DR	E 1/8 - 1/4 (0.150 mi.)	D35	17
JACK B KELLEY ONTARI Facility Status: INACTIVE Facility Id: FA0008166	5705 E AIRPORT DR ST	E 1/8 - 1/4 (0.150 mi.)	D40	18
CHEM LAB PRODUCTS Facility Status: INACTIVE Facility Id: FA0010456	5180 E AIRPORT DR	WSW 1/8 - 1/4 (0.202 mi.)	F51	21

Count: 6 records.

ORPHAN SUMMARY

City	EDR ID	Site Name	Site Address	Zip	Database(s)
ONTARIO	S108985930	CALIF. AIR NATIONAL GUARD	N/A ONT. INTL. AIRPORT		CPS-SLIC
ONTARIO	S108985929	G E ENGINE SERVICE	N/A ONT. INTL. AIRPORT		CPS-SLIC
ONTARIO	S108543038	NORTHROP (O)	N/A ONT. INTL. AIRPORT		CPS-SLIC
ONTARIO	S108543020	LOCKHEED (O)	N/A ONT. INTL. AIRPORT		CPS-SLIC
ONTARIO	S108542946	DOUGLAS AIRCRAFT CO	N/A ONT. INTL. AIRPORT		CPS-SLIC
ONTARIO	S107540154		ONTARIO INTERNATIONAL AIRPORT	91761	CDL

OVERVIEW MAP - 6782886.2S



Target Property

Sites at elevations higher than or equal to the target property

Sites at elevations lower than the target property

Manufactured Gas Plants

National Priority List Sites

Dept. Defense Sites

Indian Reservations BIA

Power transmission lines

Pipelines

Special Flood Hazard Area (1%)

0.2% Annual Chance Flood Hazard

National Wetland Inventory

State Wetlands

Areas of Concern

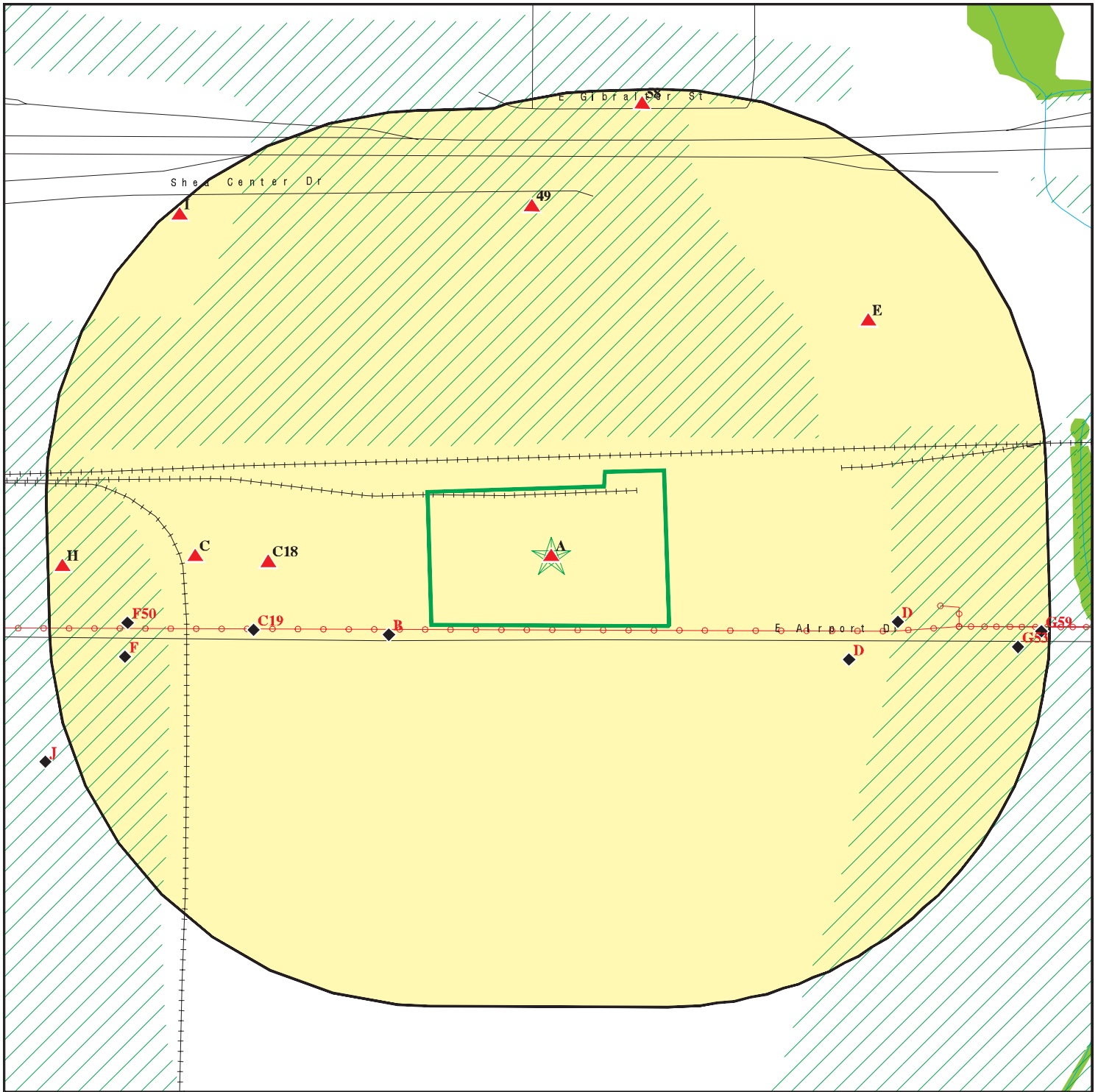


This report includes Interactive Map Layers to display and/or hide map information. The legend includes only those icons for the default map view.

SITE NAME: 5355 East Airport Drive
 ADDRESS: 5355 East Airport Drive
 Ontario CA 91761
 LAT/LONG: 34.063461 / 117.533485

CLIENT: Farallon Consulting, LLC
 CONTACT: Amanda Garcia
 INQUIRY #: 6782886.2s
 DATE: December 09, 2021 3:57 pm

DETAIL MAP - 6782886.2S



Target Property

Sites at elevations higher than or equal to the target property

Sites at elevations lower than the target property

Manufactured Gas Plants

Sensitive Receptors

National Priority List Sites

Dept. Defense Sites



Indian Reservations BIA

Power transmission lines

Special Flood Hazard Area (1%)

0.2% Annual Chance Flood Hazard

National Wetland Inventory

State Wetlands

Areas of Concern



This report includes Interactive Map Layers to display and/or hide map information. The legend includes only those icons for the default map view.

SITE NAME: 5355 East Airport Drive
 ADDRESS: 5355 East Airport Drive
 Ontario CA 91761
 LAT/LONG: 34.063461 / 117.533485

CLIENT: Farallon Consulting, LLC
 CONTACT: Amanda Garcia
 INQUIRY #: 6782886.2s
 DATE: December 09, 2021 3:58 pm

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
STANDARD ENVIRONMENTAL RECORDS								
<i>Lists of Federal NPL (Superfund) sites</i>								
NPL	1.000		0	0	0	0	NR	0
Proposed NPL	1.000		0	0	0	0	NR	0
NPL LIENS	1.000		0	0	0	0	NR	0
<i>Lists of Federal Delisted NPL sites</i>								
Delisted NPL	1.000		0	0	0	0	NR	0
<i>Lists of Federal sites subject to CERCLA removals and CERCLA orders</i>								
FEDERAL FACILITY	0.500		0	0	0	NR	NR	0
SEMS	0.500		0	0	1	NR	NR	1
<i>Lists of Federal CERCLA sites with NFRAP</i>								
SEMS-ARCHIVE	0.500		0	1	1	NR	NR	2
<i>Lists of Federal RCRA facilities undergoing Corrective Action</i>								
CORRACTS	1.000		0	1	1	0	NR	2
<i>Lists of Federal RCRA TSD facilities</i>								
RCRA-TSDF	0.500		0	1	1	NR	NR	2
<i>Lists of Federal RCRA generators</i>								
RCRA-LQG	0.250		1	0	NR	NR	NR	1
RCRA-SQG	0.250		1	5	NR	NR	NR	6
RCRA-VSQG	0.250		0	0	NR	NR	NR	0
<i>Federal institutional controls / engineering controls registries</i>								
LUCIS	0.500		0	0	0	NR	NR	0
US ENG CONTROLS	0.500		0	0	0	NR	NR	0
US INST CONTROLS	0.500		0	0	0	NR	NR	0
<i>Federal ERNS list</i>								
ERNS	0.001		0	NR	NR	NR	NR	0
<i>Lists of state- and tribal (Superfund) equivalent sites</i>								
RESPONSE	1.000		0	1	0	0	NR	1
<i>Lists of state- and tribal hazardous waste facilities</i>								
ENVIROSTOR	1.000		1	1	1	0	NR	3
<i>Lists of state and tribal landfills and solid waste disposal facilities</i>								
SWF/LF	0.500		0	0	0	NR	NR	0

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
<i>Lists of state and tribal leaking storage tanks</i>								
LUST	0.500		1	2	0	NR	NR	3
INDIAN LUST	0.500		0	0	0	NR	NR	0
CPS-SLIC	0.500		0	2	0	NR	NR	2
<i>Lists of state and tribal registered storage tanks</i>								
FEMA UST	0.250		0	0	NR	NR	NR	0
UST	0.250	1	0	2	NR	NR	NR	3
AST	0.250	1	3	2	NR	NR	NR	6
INDIAN UST	0.250		0	0	NR	NR	NR	0
<i>Lists of state and tribal voluntary cleanup sites</i>								
VCP	0.500		0	0	0	NR	NR	0
INDIAN VCP	0.500		0	0	0	NR	NR	0
<i>Lists of state and tribal brownfield sites</i>								
BROWNFIELDS	0.500		0	0	0	NR	NR	0
<u>ADDITIONAL ENVIRONMENTAL RECORDS</u>								
<i>Local Brownfield lists</i>								
US BROWNFIELDS	0.500		0	0	0	NR	NR	0
<i>Local Lists of Landfill / Solid Waste Disposal Sites</i>								
WMUDS/SWAT	0.500		0	0	0	NR	NR	0
SWRCY	0.500		0	0	0	NR	NR	0
HAULERS	0.001	1	0	NR	NR	NR	NR	1
INDIAN ODI	0.500		0	0	0	NR	NR	0
DEBRIS REGION 9	0.500		0	0	0	NR	NR	0
ODI	0.500		0	0	0	NR	NR	0
IHS OPEN DUMPS	0.500		0	0	0	NR	NR	0
<i>Local Lists of Hazardous waste / Contaminated Sites</i>								
US HIST CDL	0.001		0	NR	NR	NR	NR	0
HIST Cal-Sites	1.000		0	0	0	0	NR	0
SCH	0.250		0	0	NR	NR	NR	0
CDL	0.001		0	NR	NR	NR	NR	0
CERS HAZ WASTE	0.250	1	0	2	NR	NR	NR	3
Toxic Pits	1.000		0	0	0	0	NR	0
US CDL	0.001		0	NR	NR	NR	NR	0
PFAS	0.500		0	0	0	NR	NR	0
AQUEOUS FOAM	TP		NR	NR	NR	NR	NR	0
<i>Local Lists of Registered Storage Tanks</i>								
SWEEPS UST	0.250	1	2	4	NR	NR	NR	7
HIST UST	0.250		3	6	NR	NR	NR	9
CERS TANKS	0.250	1	1	1	NR	NR	NR	3

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
CA FID UST	0.250	1	1	3	NR	NR	NR	5
Local Land Records								
LIENS	0.001		0	NR	NR	NR	NR	0
LIENS 2	0.001		0	NR	NR	NR	NR	0
DEED	0.500		0	1	0	NR	NR	1
Records of Emergency Release Reports								
HMIRS	0.001		0	NR	NR	NR	NR	0
CHMIRS	0.001		0	NR	NR	NR	NR	0
LDS	0.001		0	NR	NR	NR	NR	0
MCS	0.001		0	NR	NR	NR	NR	0
SPILLS 90	0.001		0	NR	NR	NR	NR	0
Other Ascertainable Records								
RCRA NonGen / NLR	0.250	1	2	5	NR	NR	NR	8
FUDS	1.000		0	0	0	0	NR	0
DOD	1.000		0	0	0	0	NR	0
SCRD DRYCLEANERS	0.500		0	0	0	NR	NR	0
US FIN ASSUR	0.001		0	NR	NR	NR	NR	0
EPA WATCH LIST	0.001		0	NR	NR	NR	NR	0
2020 COR ACTION	0.250		0	0	NR	NR	NR	0
TSCA	0.001		0	NR	NR	NR	NR	0
TRIS	0.001		0	NR	NR	NR	NR	0
SSTS	0.001		0	NR	NR	NR	NR	0
ROD	1.000		0	0	0	0	NR	0
RMP	0.001		0	NR	NR	NR	NR	0
RAATS	0.001		0	NR	NR	NR	NR	0
PRP	0.001		0	NR	NR	NR	NR	0
PADS	0.001		0	NR	NR	NR	NR	0
ICIS	0.001		0	NR	NR	NR	NR	0
FTTS	0.001		0	NR	NR	NR	NR	0
MLTS	0.001		0	NR	NR	NR	NR	0
COAL ASH DOE	0.001		0	NR	NR	NR	NR	0
COAL ASH EPA	0.500		0	0	0	NR	NR	0
PCB TRANSFORMER	0.001		0	NR	NR	NR	NR	0
RADINFO	0.001		0	NR	NR	NR	NR	0
HIST FTTS	0.001		0	NR	NR	NR	NR	0
DOT OPS	0.001		0	NR	NR	NR	NR	0
CONSENT	1.000		0	0	0	0	NR	0
INDIAN RESERV	1.000		0	0	0	0	NR	0
FUSRAP	1.000		0	0	0	0	NR	0
UMTRA	0.500		0	0	0	NR	NR	0
LEAD SMELTERS	0.001		0	NR	NR	NR	NR	0
US AIRS	0.001		0	NR	NR	NR	NR	0
US MINES	0.250		0	0	NR	NR	NR	0
ABANDONED MINES	0.250		0	0	NR	NR	NR	0
FINDS	0.001	2	0	NR	NR	NR	NR	2
UXO	1.000		0	0	0	0	NR	0
ECHO	0.001	1	0	NR	NR	NR	NR	1
DOCKET HWC	0.001		0	NR	NR	NR	NR	0

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
FUELS PROGRAM	0.250		0	0	NR	NR	NR	0
CA BOND EXP. PLAN	1.000		0	1	0	0	NR	1
Cortese	0.500		1	1	0	NR	NR	2
CUPA Listings	0.250		0	0	NR	NR	NR	0
DRYCLEANERS	0.250		0	0	NR	NR	NR	0
EMI	0.001	3	0	NR	NR	NR	NR	3
ENF	0.001		0	NR	NR	NR	NR	0
Financial Assurance	0.001		0	NR	NR	NR	NR	0
HAZNET	0.001	3	0	NR	NR	NR	NR	3
ICE	0.001		0	NR	NR	NR	NR	0
HIST CORTESE	0.500		1	1	1	NR	NR	3
HWP	1.000		1	0	1	0	NR	2
HWT	0.250		0	0	NR	NR	NR	0
MINES	0.250		0	0	NR	NR	NR	0
MWMP	0.250		0	0	NR	NR	NR	0
NPDES	0.001	1	0	NR	NR	NR	NR	1
San Bern. Co. Permit	0.250	1	2	9	NR	NR	NR	12
PEST LIC	0.001		0	NR	NR	NR	NR	0
PROC	0.500		0	0	0	NR	NR	0
Notify 65	1.000		0	0	0	0	NR	0
UIC	0.001		0	NR	NR	NR	NR	0
UIC GEO	0.001		0	NR	NR	NR	NR	0
WASTEWATER PITS	0.500		0	0	0	NR	NR	0
WDS	0.001	2	0	NR	NR	NR	NR	2
WIP	0.250		0	0	NR	NR	NR	0
MILITARY PRIV SITES	0.001		0	NR	NR	NR	NR	0
PROJECT	0.001		0	NR	NR	NR	NR	0
WDR	0.001		0	NR	NR	NR	NR	0
CIWQS	0.001	3	0	NR	NR	NR	NR	3
CERS	0.001	2	0	NR	NR	NR	NR	2
NON-CASE INFO	0.001		0	NR	NR	NR	NR	0
OTHER OIL GAS	0.001		0	NR	NR	NR	NR	0
PROD WATER PONDS	0.001		0	NR	NR	NR	NR	0
SAMPLING POINT	0.001		0	NR	NR	NR	NR	0
WELL STIM PROJ	0.001		0	NR	NR	NR	NR	0
MINES MRDS	0.001		0	NR	NR	NR	NR	0
HWTS	TP	5	NR	NR	NR	NR	NR	5

EDR HIGH RISK HISTORICAL RECORDS

EDR Exclusive Records

EDR MGP	1.000		0	0	0	0	NR	0
EDR Hist Auto	0.125		0	NR	NR	NR	NR	0
EDR Hist Cleaner	0.125		0	NR	NR	NR	NR	0

EDR RECOVERED GOVERNMENT ARCHIVES

Exclusive Recovered Govt. Archives

RGA LF	0.001		0	NR	NR	NR	NR	0
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MAP FINDINGS SUMMARY

<u>Database</u>	<u>Search Distance (Miles)</u>	<u>Target Property</u>	<u>< 1/8</u>	<u>1/8 - 1/4</u>	<u>1/4 - 1/2</u>	<u>1/2 - 1</u>	<u>> 1</u>	<u>Total Plotted</u>
RGA LUST	0.001		0	NR	NR	NR	NR	0
- Totals --		31	21	52	7	0	0	111

NOTES:

TP = Target Property

NR = Not Requested at this Search Distance

Sites may be listed in more than one database

MAP FINDINGS

Map ID Direction Distance Elevation	Site	Database(s)	EDR ID Number EPA ID Number
--	------	-------------	--------------------------------

A1	JD HEISKELL HOLDINGS LLC	HAZNET	S113127125
Target	5355 E AIRPORT DR	HWTS	N/A
Property	ONTARIO, CA 91761		

Actual:
983 ft.

[Click here for full text details](#)

HAZNET
GEPaid CAL000271944

A2	J D HEISKELL HOLDINGS LLC	CA FID UST	S101591067
Target	5355 EAST AIRPORT DRIVE	EMI	N/A
Property	ONTARIO, CA 91761	CIWQS	
		CERS	
		HWTS	

Actual:
983 ft.

[Click here for full text details](#)

CA FID UST
Facility Id 36001144
Status A

EMI
Facility Id 52930
Facility Id 134997
Facility Id 131781

A3	J D HEISKELL HOLDINGS CO.	CIWQS	S121646701
Target	5355 E. AIRPORT DR.		N/A
Property	ONTARIO, CA 91761		

Actual:
983 ft.

[Click here for full text details](#)

A4	GEORGE VERHOEVEN GRAIN INC	FINDS	1023280484
Target	5355 E AIRPORT DR	ECHO	N/A
Property	ONTARIO, CA 91761		

Actual:
983 ft.

[Click here for full text details](#)

FINDS
Registry ID: 110065710724

ECHO
Registry ID 110065710724

MAP FINDINGS

Map ID Direction Distance Elevation		Database(s)	EDR ID Number EPA ID Number
--	--	-------------	--------------------------------

A5
Target
Property

COAST GRAIN INC
5355 E AIRPORT DR
ONTARIO, CA 91761

UST **U003784955**
AST **N/A**
CERS HAZ WASTE
SWEEPS UST
CERS TANKS
NPDES
San Bern. Co. Permit
WDS
CERS
HWTS

Actual:
983 ft.

[Click here for full text details](#)

UST
 Facility Id 87013578

SWEEPS UST
 Status A
 Tank Status A
 Comp Number 13578

NPDES
 Facility Status Active

San Bern. Co. Permit
 Facility Id FA0013823
 Facility Id FA0013111
 Facility Id FA0002405
 Facility Status ACTIVE
 Facility Status INACTIVE

WDS
 Facility Id 8 36I000195
 Facility Status Active - Any facility with a continuous or seasonal discharge that is under Waste Discharge Requirements.

A6
Target
Property

J D HEISKELL HOLDINGS CO
5355 E AIRPORT DR
ONTARIO, CA 91761

WDS **S106571515**
N/A

Actual:
983 ft.

[Click here for full text details](#)

WDS
 Facility Id 8 36I018142
 Facility Status Active - Any facility with a continuous or seasonal discharge that is under Waste Discharge Requirements.

A7
Target
Property

COAST GRAIN COMPANY
5355 E. AIRPORT DR.
ONTARIO, CA. 91761, CA 91761

EMI **S106828893**
N/A

Actual:
983 ft.

[Click here for full text details](#)

EMI
 Facility Id 52930

MAP FINDINGS

Map ID Direction Distance Elevation	Site	Database(s)	EDR ID Number EPA ID Number
A8 Target Property	JOHN POWELL 5355 E AIRPORT DR ONTARIO, CA 91761	HAZNET HWTS	S112957942 N/A
Actual: 983 ft.	Click here for full text details HAZNET GEPAID CAC002610962		
A9 Target Property	G & R TRANSPORTATION 5355 E AIRPORT DR ONTARIO, CA	HAULERS	S127792075 N/A
Actual: 983 ft.	Click here for full text details HAULERS Facility ID 1630911		
A10 Target Property	GEORGE VERHOEVEN GRAIN INC 5355 E AIRPORT DR ONTARIO, CA 91761	RCRA NonGen / NLR	1024826518 CAL000354338
Actual: 983 ft.	Click here for full text details RCRA NonGen / NLR EPA Id CAL000354338		
A11 Target Property	GEORGE VERHOEVEN GRAIN, INC. 5355 E AIRPORT DR ONTARIO, CA 91761	EMI	S120712944 N/A
Actual: 983 ft.	Click here for full text details EMI Facility Id 163123		
A12 Target Property	GEORGE VERHOEVEN GRAIN, INC. 5355 EAST AIRPORT DRIVE ONTARIO, CA 91761	FINDS	1004442816 N/A
Actual: 983 ft.	Click here for full text details FINDS Registry ID: 110010471239		

MAP FINDINGS

Map ID Direction Distance Elevation	Site	Database(s)	EDR ID Number EPA ID Number
A13 Target Property	GEORGE VERHOEVEN GRAIN INC 5355 E AIRPORT DR 17633 BARBER AVE ONTARIO, CA 91761	CIWQS	S120029326 N/A
Actual: 983 ft.	Click here for full text details		
A14 Target Property	COAST GRAIN INC 5355 E AIRPORT DR ONTARIO, CA 91761	HAZNET HWTS	S112926484 N/A
Actual: 983 ft.	Click here for full text details		
B15 WSW < 1/8 0.028 mi. 149 ft.	VERIZON WIRELESS-INLAND MTSO 5351 E. AIRPORT DR ONTARIO, CA	AST	A100346251 N/A
Relative: Lower	Click here for full text details		
B16 WSW < 1/8 0.028 mi. 149 ft.	VERIZON WIRELESS 5351 E AIRPORT DR ONTARIO, CA 91761	HAZNET San Bern. Co. Permit HWTS	S113786885 N/A
Relative: Lower	Click here for full text details		
	HAZNET GEPAID CAC002702556 San Bern. Co. Permit Facility Id FA0000757 Facility Status ACTIVE Facility Status INACTIVE		
B17 WSW < 1/8 0.028 mi. 149 ft.	VERIZON WIRELESS 5351 E AIRPORT DR ONTARIO, CA 91761	CERS TANKS HAZNET CERS HWTS	S113459424 N/A
Relative: Lower	Click here for full text details		
	HAZNET GEPAID CAC002652109		

MAP FINDINGS

Map ID Direction Distance Elevation	Site	Database(s)	EDR ID Number EPA ID Number
C18 West < 1/8 0.105 mi. 557 ft.	UNION PACIFIC RAILROAD 5231 AIRPORT DR. ONTARIO, CA 91761 Click here for full text details	RCRA NonGen / NLR	1025830449 CAC003010005
Relative: Higher	RCRA NonGen / NLR EPA Id CAC003010005		
C19 WSW < 1/8 0.116 mi. 614 ft.	KOPPERS COMPANY INC 12200 AIRPORT DRIVE ONTARIO, CA 91761 Click here for full text details	ENVIROSTOR HWP CERS	S109467307 N/A
Relative: Lower	ENVIROSTOR Facility Id 80001796 Status Refer: RWQCB HWP Cleanup Status CLOSED EPA ID CAT000617324		
D20 ESE < 1/8 0.120 mi. 635 ft.	K-MART, ONTARIO DIST. CENTER 5600 AIRPORT DR ONTARIO, CA 91761 Click here for full text details	LUST SWEEPS UST HIST UST Cortese HIST CORTESE CERS	1000369731 N/A
Relative: Lower	LUST Global ID T0607100254 Facility Status Case Closed Status Completed - Case Closed Global Id T0607100254 SWEEPS UST Status A Comp Number 65657 HIST UST Facility Id 00000065657 Cortese Cleanup Status COMPLETED - CASE CLOSED HIST CORTESE Reg Id 083602054T		

MAP FINDINGS

Map ID Direction Distance Elevation	Site	Database(s)	EDR ID Number EPA ID Number
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D21
ESE
 < 1/8
 0.120 mi.
 635 ft.
 Relative:
 Lower

ONTARIO DISTRIBUTION CENTER
 5600 E AIRPORT DR
 ONTARIO, CA 91761

[Click here for full text details](#)

SWEEPS UST S106027605
HIST UST N/A
CA FID UST
EMI
NPDES
WDS
CIWQS

SWEEPS UST
 Status A
 Tank Status A
 Comp Number 48475

CA FID UST
 Facility Id 36000401
 Status A

EMI
 Facility Id 39898

NPDES
 Facility Status Terminated

WDS
 Facility Id 8 361018846
 Facility Status Active - Any facility with a continuous or seasonal discharge that is under Waste Discharge Requirements.

D22
ESE
 < 1/8
 0.120 mi.
 635 ft.
 Relative:
 Lower

COSTCO WHOLESALE
 5600 E AIRPORT DR.
 ONTARIO, CA 91761

[Click here for full text details](#)

RCRA NonGen / NLR 1026824069
CAC003137088

D23
ESE
 < 1/8
 0.120 mi.
 635 ft.
 Relative:
 Lower

K MART DISTRIBUTION CENTER
 5600 E. AIRPORT DR
 ONTARIO, CA

[Click here for full text details](#)

AST A100345870
N/A

MAP FINDINGS

Map ID Direction Distance Elevation	Site	Database(s)	EDR ID Number EPA ID Number
D24 ESE < 1/8 0.120 mi. 635 ft.	K MART DISTRIBUTION CENTER ONTARIO 8287 5600 E AIRPORT DR ONTARIO, CA 91761 Click here for full text details	HAZNET NPDES San Bern. Co. Permit CIWQS HWTS	S113013171 N/A
Relative: Lower	HAZNET GEPaid CAD982038176 NPDES Facility Status Active San Bern. Co. Permit Facility Id FA0004197 Facility Status ACTIVE Facility Status INACTIVE		
D25 ESE < 1/8 0.120 mi. 635 ft.	ONTARIO DISTRIBUTION CENTER 5600 AIRPORT DR ONTARIO, CA 91761 Click here for full text details	HIST UST	U001570048 N/A
Relative: Lower	HIST UST Facility Id 00000048475		
D26 ESE < 1/8 0.120 mi. 635 ft.	KMART #8287 5600 E AIRPORT DR ONTARIO, CA 91761 Click here for full text details	AST	A100421493 N/A
Relative: Lower			
D27 ESE < 1/8 0.120 mi. 635 ft.	COSTCO LOGISTICS - ONTARIO II DDC #4076 5600 EAST AIRPORT DR ONTARIO, CA 91761 Click here for full text details	RCRA-SQG	1026830135 CAR000326025
Relative: Lower			

MAP FINDINGS

Map ID Direction Distance Elevation	Site	Database(s)	EDR ID Number EPA ID Number
D28 ESE < 1/8 0.120 mi. 635 ft.	KMART #8287 5600 EAST AIRPORT DR ONTARIO, CA 91761 Click here for full text details	RCRA-LQG	1024783585 CAD982038176
Relative: Lower	RCRA-LQG EPA Id CAD982038176		
D29 ESE 1/8-1/4 0.150 mi. 793 ft.	PRAXAIR, INC 5735 E AIRPORT ONTARIO, CA 91761 Click here for full text details	San Bern. Co. Permit	S106911033 N/A
Relative: Lower	San Bern. Co. Permit Facility Id FA0005383 Facility Status INACTIVE		
D30 ESE 1/8-1/4 0.150 mi. 793 ft.	UNION CARBIDE CORP LINDE DIV 5735 AIRPORT DR ONTARIO, CA 91761 Click here for full text details	HIST UST EMI	U001570100 N/A
Relative: Lower	HIST UST Facility Id 00000029766 EMI Facility Id 23396		
D31 ESE 1/8-1/4 0.150 mi. 793 ft.	UNION CARBIDE CORP LINDE DIV 5735 E AIRPORT DRIVE ONTARIO, CA 91761 Click here for full text details	HIST UST	S118416391 N/A
Relative: Lower			
D32 East 1/8-1/4 0.150 mi. 793 ft.	LINDE IN 5705 E AIRPORT DR BLDG A ONTARIO, CA 91761 Click here for full text details	RCRA NonGen / NLR	1025871308 CAL000444420
Relative: Lower	RCRA NonGen / NLR EPA Id CAL000444420		

MAP FINDINGS

Map ID
Direction
Distance
Elevation

Site

Database(s)

EDR ID Number
EPA ID Number

D33
East
1/8-1/4
0.150 mi.
793 ft.

UNION CARBIDE CORP LINDE DIV
5705 E AIRPORT DR
ONTARIO, CA 91761

SWEEPS UST

S103982382
N/A

[Click here for full text details](#)

Relative:
Lower

SWEEPS UST
Status A
Tank Status A
Comp Number 29766

D34
East
1/8-1/4
0.150 mi.
793 ft.

PRAXAIR, INC
5705 E AIRPORT DR
ONTARIO, CA 91761

UST

U004350441
N/A

[Click here for full text details](#)

Relative:
Lower

UST
Facility Id 86009824

D35
East
1/8-1/4
0.150 mi.
793 ft.

PRAXAIR INC
5705 E AIRPORT DR
ONTARIO, CA 91761

RCRA-SQG
LUST
CERS HAZ WASTE
CERS TANKS
TRIS
Cortese
NPDES
San Bern. Co. Permit
CIWQS
CERS
HWTS

1007264035
91761NNCRB5705E

[Click here for full text details](#)

Relative:
Lower

RCRA-SQG
EPA Id CAR000151886

LUST
Status Completed - Case Closed
Global Id T0607100045

TRIS
TRIS ID 91761NNCRB5705E

Cortese
Cleanup Status COMPLETED - CASE CLOSED

NPDES
Facility Status Active

San Bern. Co. Permit
Facility Id FA0005384

MAP FINDINGS

Map ID Direction Distance Elevation	Site	Database(s)	EDR ID Number EPA ID Number
	PRAXAIR INC (Continued) Facility Status ACTIVE Facility Status FEE EXEMPT Facility Status INACTIVE		1007264035
D36 East 1/8-1/4 0.150 mi. 793 ft.	PRAXAIR, INC - 986 5705 E AIRPORT DR ONTARIO, CA 91761 Click here for full text details	AST	A100423548 N/A
Relative: Lower			
D37 East 1/8-1/4 0.150 mi. 793 ft.	LINDE INC - 986 5705 E AIRPORT DR ONTARIO, CA 91761 Click here for full text details	UST	U004352933 N/A
Relative: Lower	UST Facility Id FA0005384		
D38 East 1/8-1/4 0.150 mi. 793 ft.	KENAN ADVANTAGE GROUP INC DBA JACK B KELLEY/ONTARI 5705 E AIRPORT DR # B ONTARIO, CA 91761 Click here for full text details	RCRA NonGen / NLR	1024834560 CAL000375276
Relative: Lower	RCRA NonGen / NLR EPA Id CAL000375276		
D39 East 1/8-1/4 0.150 mi. 793 ft.	PRAXAIR, INC. 5705 E. AIRPORT DR. ONTARIO, CA 91761 Click here for full text details	AST EMI	S106837625 N/A
Relative: Lower	EMI Facility Id 42630		
D40 East 1/8-1/4 0.150 mi. 793 ft.	JACK B KELLEY ONTARIO TERMINAL 5705 E AIRPORT DR STE B ONTARIO, CA 91761 Click here for full text details	San Bern. Co. Permit WDS CIWQS	S106800889 N/A
Relative: Lower	San Bern. Co. Permit Facility Id FA0008166 Facility Status INACTIVE		

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

JACK B KELLEY ONTARIO TERMINAL (Continued)

S106800889

WDS

Facility Id 8 361018978

Facility Status Active - Any facility with a continuous or seasonal discharge that is under Waste Discharge Requirements.

D41
East
1/8-1/4
0.150 mi.
793 ft.

OLD DOMINION FREIGHT LINE
5705 AIRPORT DRIVE
ONTARIO, CA 91761

[Click here for full text details](#)

Relative:
Lower

LUST U001574912
SWEEPS UST N/A
HIST UST
CA FID UST
EMI
HIST CORTESE
HWTS

LUST

Global ID T0607100045

Facility Status Case Closed

SWEEPS UST

Status A

Tank Status A

Comp Number 20414

HIST UST

Facility Id 00000020414

CA FID UST

Facility Id 36000241

Status A

EMI

Facility Id 42630

HIST CORTESE

Reg Id 083600421T

D42
East
1/8-1/4
0.150 mi.
793 ft.

UNION CARBIDE
5705 AIRPORT DRIVE E
ONTARIO, CA

[Click here for full text details](#)

Relative:
Lower

CPS-SLIC S106487015
CERS N/A

CPS-SLIC

Facility Status Completed - Case Closed

Global Id SLT8R2614112

[Click here to access the California GeoTracker records for this facility](#)

MAP FINDINGS

Map ID Direction Distance Elevation	Site	Database(s)	EDR ID Number EPA ID Number
D43 East 1/8-1/4 0.150 mi. 793 ft.	PRAXAIR, INC. 5705 EAST AIRPORT DR. ONTARIO, CA 91761	RCRA-SQG	1010313115 CAL000139839
Relative: Lower	Click here for full text details RCRA-SQG EPA Id CAL000139839		
D44 East 1/8-1/4 0.150 mi. 793 ft.	OLD DOMINION FREIGHT LINE 5705 AIRPORT DRIVE ONTARIO, CA 91761	RCRA NonGen / NLR	1026813977 CAC003126572
Relative: Lower	Click here for full text details		
C45 West 1/8-1/4 0.153 mi. 809 ft.	FIVE BROTHERS INC 5235 E AIRPORT DR ONTARIO, CA 91761	SWEEPS UST	S106926251 N/A
Relative: Higher	Click here for full text details SWEEPS UST Comp Number 550		
C46 West 1/8-1/4 0.153 mi. 809 ft.	FIVE BROTH4R INC 5235 E AIRPORT ONTARIO, CA 91761	CA FID UST	S101591507 N/A
Relative: Higher	Click here for full text details CA FID UST Facility Id 36008281 Status A		
E47 NE 1/8-1/4 0.166 mi. 879 ft.	DOREL INDUSTRIES-AMERIWOOD, INC 5400 SHEA CENTER DR ONTARIO, CA 91761	CERS HAZ WASTE HAZNET San Bern. Co. Permit CIWQS CERS HWTS	S113798146 N/A
Relative: Higher	Click here for full text details HAZNET GEPAID CAL000340702 San Bern. Co. Permit Facility Id FA0008372 Facility Status ACTIVE Facility Status INACTIVE		

MAP FINDINGS

Map ID Direction Distance Elevation	Site	Database(s)	EDR ID Number EPA ID Number
E48 NE 1/8-1/4 0.166 mi. 879 ft.	DOREL INDUSTRIES-AMERIWOOD, INC 5400 SHEA CENTER DR ONTARIO, CA 91761	RCRA NonGen / NLR	1024822498 CAL000340702
Relative: Higher	Click here for full text details RCRA NonGen / NLR EPA Id CAL000340702		
49 North 1/8-1/4 0.181 mi. 958 ft.	EMSER TILE 5300 SHEA CENTER DRIVE ONTARIO, CA 91761	San Bern. Co. Permit NPDES CERS	S105857404 N/A
Relative: Higher	Click here for full text details San Bern. Co. Permit Facility Id FA0015218 Facility Id FA0007770 Facility Status ACTIVE Facility Status INACTIVE		
F50 West 1/8-1/4 0.199 mi. 1049 ft.	KOPPERS COMPANY INC 12200 AIRPORT DRIVE ONTARIO, CA 91761	SEMS-ARCHIVE CORRACTS RCRA-TSDF RCRA-SQG	1000346589 CAT000617324
Relative: Lower	Click here for full text details SEMS-ARCHIVE Site ID 0900327 EPA Id CAT000617324 CORRACTS EPA ID: CAT000617324 RCRA-TSDF EPA Id CAT000617324 RCRA-SQG EPA Id CAT000617324		
F51 WSW 1/8-1/4 0.202 mi. 1065 ft.	CHEM LAB PRODUCTS 5180 E AIRPORT DR ONTARIO, CA 91761	San Bern. Co. Permit CHMIRS	S109039732 N/A
Relative: Lower	Click here for full text details CHMIRS OES Incident Number 6-3168 San Bern. Co. Permit		

MAP FINDINGS

Map ID									
Direction									
Distance									
Elevation	Site			Database(s)				EDR ID Number	
								EPA ID Number	

CHEM LAB PRODUCTS (Continued)

S109039732

Facility Id FA0010456
Facility Status INACTIVE

F52
WSW
1/8-1/4
0.202 mi.
1065 ft.

BIOLAB INC
5160 5180 E AIRPORT DRIVE
ONTARIO, CA 91761

HIST UST S117846383
NPDES N/A
CIWQS
CERS

[Click here for full text details](#)

Relative:
Lower

NPDES
Facility Status Active

G53
ESE
1/8-1/4
0.229 mi.
1211 ft.

UNION CARBIDE CORP LINDE DIV
5702 E AIRPORT DR
ONTARIO, CA 91761

RCRA-SQG 1000336428
CPS-SLIC CAD981634728
FINDS
ECHO
HAZNET
HWTS

[Click here for full text details](#)

Relative:
Lower

RCRA-SQG
EPA Id CAD981634728

FINDS
Registry ID: 110002732277

ECHO
Registry ID 110002732277

HAZNET
GEPaid CAD981634728

H54
West
1/8-1/4
0.240 mi.
1269 ft.

KOPPERS - ONTARIO
5101 E. AIRPORT DRIVE
ONTARIO, CA 91764

CA BOND EXP. PLAN S100833524
CERS N/A

[Click here for full text details](#)

Relative:
Higher

H55
West
1/8-1/4
0.240 mi.
1269 ft.

KOPPERS COMPANY, INC. ONTARIO
5101 AIRPORT DR
ONTARIO, CA 91764

HIST UST U001570240
N/A

[Click here for full text details](#)

Relative:
Higher

HIST UST
Facility Id 00000003276

MAP FINDINGS

Map ID
 Direction
 Distance
 Elevation

Site

Database(s)

EDR ID Number
 EPA ID Number

KOPPERS COMPANY, INC. ONTARIO (Continued)

U001570240

Facility Id 00000042153

H56
 West
 1/8-1/4
 0.240 mi.
 1269 ft.

MISSION LANDSCAPE COMPANIES
 5101 EAST AIRPORT DRIVE
 ONTARIO, CA 91761

SWEEPS UST
HIST UST
CA FID UST
HAZNET
HWTS

S101619025
 N/A

[Click here for full text details](#)

Relative:
 Higher

SWEEPS UST
 Comp Number 3276

CA FID UST
 Facility Id 36008186
 Status I

HAZNET
 GEPAID CAC002902869

H57
 West
 1/8-1/4
 0.240 mi.
 1269 ft.

KOPPERS - ONTARIO
 5101 E. AIRPORT DRIVE
 ONTARIO, CA 91764

RESPONSE
ENVIROSTOR
DEED
 San Bern. Co. Permit
CERS

S105159229
 N/A

[Click here for full text details](#)

Relative:
 Higher

RESPONSE
 Status Certified O&M - Land Use Restrictions Only
 Facility Id 36240001

ENVIROSTOR
 Facility Id 36240001
 Status Certified O&M - Land Use Restrictions Only

DEED
 Envirostor ID 36240001
 Status CERTIFIED O&M - LAND USE RESTRICTIONS ONLY

San Bern. Co. Permit
 Facility Id FA0001804
 Facility Status ACTIVE
 Facility Status FEE EXEMPT
 Facility Status INACTIVE

MAP FINDINGS

Map ID			EDR ID Number
Direction			EPA ID Number
Distance			
Elevation	Site	Database(s)	

58 NNE 1/8-1/4 0.241 mi. 1275 ft.	DB BUILDING FASTENERS INC 5555 GIBRALTER ST ONTARIO, CA 91764	RCRA NonGen / NLR	1024815036 CAL000311631
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[Click here for full text details](#)

Relative:
Higher
RCRA NonGen / NLR
 EPA Id CAL000311631

G59 East 1/8-1/4 0.244 mi. 1290 ft.	UNION CARHIDE INDUSTRIAL GASES INC 12866 AIRPORT DRIVE ONTARIO, CA 91761	RCRA-SQG FINDS ECHO	1000336413 CAD008392920
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[Click here for full text details](#)

Relative:
Lower
RCRA-SQG
 EPA Id CAD008392920

FINDS
 Registry ID: 110002634043

ECHO
 Registry ID 110002634043

I60 NW 1/8-1/4 0.244 mi. 1290 ft.	GULF SOUTH MEDICAL SUPPLY 5200 SHEA CENTER DR STE B ONTARIO, CA 91761	San Bern. Co. Permit	S108754967 N/A
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[Click here for full text details](#)

Relative:
Higher
San Bern. Co. Permit
 Facility Id FA0008373
 Facility Status INACTIVE

I61 NW 1/8-1/4 0.244 mi. 1290 ft.	COOPER LIGHTING 5200 SHEA CENTER DR STE A ONTARIO, CA 91761	San Bern. Co. Permit	S106230178 N/A
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[Click here for full text details](#)

Relative:
Higher
San Bern. Co. Permit
 Facility Id FA0008371
 Facility Status INACTIVE

MAP FINDINGS

Map ID Direction Distance Elevation	Site	Database(s)	EDR ID Number EPA ID Number
J62 WSW 1/4-1/2 0.268 mi. 1417 ft.	CHEM LAB PRODUCTS 5160 EAST AIRPOT DRIVE ONTARIO, CA Click here for full text details	SEMS	1009805707 CAN000908439
Relative: Lower	SEMS Site ID 0908439 EPA Id CAN000908439		
J63 WSW 1/4-1/2 0.268 mi. 1417 ft.	BIO LAB INC 5160 E AIRPORT DR ONTARIO, CA 91761 Click here for full text details	SEMS-ARCHIVE CORRACTS RCRA-TSDF RCRA-SQG 2020 COR ACTION SSTS	1000294229 CAD008302895
Relative: Lower	SEMS-ARCHIVE Site ID 0900364 EPA Id CAD008302895 CORRACTS EPA ID: CAD008302895 RCRA-TSDF EPA Id CAD008302895 RCRA-SQG EPA Id CAD008302895 2020 COR ACTION EPA ID: CAD008302895 SSTS Registration Number: 007616-CA-001 Registration Number: 007616CA001		
J64 WSW 1/4-1/2 0.268 mi. 1417 ft.	CHEM LAB PRODUCTS INC 5160 AIRPORT DR ONTARIO, CA 91761 Click here for full text details	ENVIROSTOR HIST UST CHMIRS	U001569956 N/A
Relative: Lower	ENVIROSTOR Facility Id 36280136 Facility Id 80001548 Status Refer: RCRA Status No Further Action HIST UST		

MAP FINDINGS

Map ID
Direction
Distance
Elevation

Site

Database(s)

EDR ID Number
EPA ID Number

CHEM LAB PRODUCTS INC (Continued)

U001569956

Facility Id 00000016010

CHMIRS

OES Incident Number 10-4387

J65
WSW
1/4-1/2
0.268 mi.
1417 ft.

BIO-LAB INC
5160 E AIRPORT DR
ONTARIO, CA 91761

CHMIRS **S107450350**
HWP **N/A**

[Click here for full text details](#)

Relative:
Lower

CHMIRS

OES Incident Number 4-2601

HWP

Cleanup Status CLOSED
EPA ID CAD008302895

66
WSW
1/4-1/2
0.411 mi.
2168 ft.

FACILITY 13509-1
225 WINEVILLE
ONTARIO, CA

HIST CORTESE **S105025360**
N/A

[Click here for full text details](#)

Relative:
Lower

HIST CORTESE

Reg Id 2418

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

St	Acronym	Full Name	Government Agency	Gov Date	Arvl. Date	Active Date
CA	AQUEOUS FOAM	Former Fire Training Facility Assessments Listing	State Water Resources Control Board	12/01/2019	08/19/2021	10/28/2021
CA	AST	Aboveground Petroleum Storage Tank Facilities	California Environmental Protection Agency	07/06/2016	07/12/2016	09/19/2016
CA	BROWNFIELDS	Considered Brownfields Sites Listing	State Water Resources Control Board	09/20/2021	09/21/2021	12/08/2021
CA	CA BOND EXP. PLAN	Bond Expenditure Plan	Department of Health Services	01/01/1989	07/27/1994	08/02/1994
CA	CA FID UST	Facility Inventory Database	California Environmental Protection Agency	10/31/1994	09/05/1995	09/29/1995
CA	CDL	Clandestine Drug Labs	Department of Toxic Substances Control	12/31/2019	01/20/2021	04/08/2021
CA	CERS	CalEPA Regulated Site Portal Data	California Environmental Protection Agency	07/15/2021	07/15/2021	10/06/2021
CA	CERS HAZ WASTE	CERS HAZ WASTE	CalEPA	07/15/2021	07/15/2021	10/06/2021
CA	CERS TANKS	California Environmental Reporting System (CERS) Tanks	California Environmental Protection Agency	07/15/2021	07/15/2021	10/06/2021
CA	CHMIRS	California Hazardous Material Incident Report System	Office of Emergency Services	06/30/2021	07/15/2021	10/06/2021
CA	CIWQS	California Integrated Water Quality System	State Water Resources Control Board	08/30/2021	08/31/2021	11/19/2021
CA	CORTESE	"Cortese" Hazardous Waste & Substances Sites List	CAL EPA/Office of Emergency Information	09/20/2021	09/21/2021	12/08/2021
CA	CPS-SLIC	Statewide SLIC Cases (GEOTRACKER)	State Water Resources Control Board	09/07/2021	09/07/2021	11/29/2021
CA	CUPA LIVERMORE-PLEASANTON	CUPA Facility Listing	Livermore-Pleasanton Fire Department	05/01/2019	05/14/2019	07/17/2019
CA	DEED	Deed Restriction Listing	DTSC and SWRCB	08/30/2021	08/31/2021	11/19/2021
CA	DRYCLEAN AVAQMD	Antelope Valley Air Quality Management District Drycleaner L	Antelope Valley Air Quality Management Distri	08/24/2021	08/25/2021	11/17/2021
CA	DRYCLEAN SOUTH COAST	South Coast Air Quality Management District Drycleaner Listi	South Coast Air Quality Management District	08/18/2021	08/23/2021	11/12/2021
CA	DRYCLEANERS	Cleaner Facilities	Department of Toxic Substance Control	08/27/2021	09/01/2021	11/19/2021
CA	EMI	Emissions Inventory Data	California Air Resources Board	12/31/2019	06/10/2021	08/27/2021
CA	ENF	Enforcement Action Listing	State Water Resources Control Board	04/16/2021	04/20/2021	07/07/2021
CA	ENVIROSTOR	EnviroStor Database	Department of Toxic Substances Control	07/22/2021	07/22/2021	10/08/2021
CA	Financial Assurance 1	Financial Assurance Information Listing	Department of Toxic Substances Control	04/14/2021	04/15/2021	07/06/2021
CA	Financial Assurance 2	Financial Assurance Information Listing	California Integrated Waste Management Board	08/13/2021	08/13/2021	11/05/2021
CA	HAULERS	Registered Waste Tire Haulers Listing	Integrated Waste Management Board	09/14/2021	11/11/2021	11/23/2021
CA	HAZNET	Facility and Manifest Data	California Environmental Protection Agency	12/31/2019	04/15/2020	07/02/2020
CA	HIST CAL-SITES	Calsites Database	Department of Toxic Substance Control	08/08/2005	08/03/2006	08/24/2006
CA	HIST CORTESE	Hazardous Waste & Substance Site List	Department of Toxic Substances Control	04/01/2001	01/22/2009	04/08/2009
CA	HIST UST	Hazardous Substance Storage Container Database	State Water Resources Control Board	10/15/1990	01/25/1991	02/12/1991
CA	HWP	EnviroStor Permitted Facilities Listing	Department of Toxic Substances Control	08/13/2021	08/13/2021	11/08/2021
CA	HWT	Registered Hazardous Waste Transporter Database	Department of Toxic Substances Control	07/01/2021	07/01/2021	09/24/2021
CA	HWTS	Hazardous Waste Tracking System	Department of Toxic Substances Control	07/13/2021	07/14/2021	10/06/2021
CA	ICE	ICE	Department of Toxic Substances Control	08/13/2021	08/13/2021	11/08/2021
CA	LDS	Land Disposal Sites Listing (GEOTRACKER)	State Water Quality Control Board	09/07/2021	09/07/2021	11/29/2021
CA	LIENS	Environmental Liens Listing	Department of Toxic Substances Control	08/25/2021	09/03/2021	11/22/2021
CA	LUST	Leaking Underground Fuel Tank Report (GEOTRACKER)	State Water Resources Control Board	09/07/2021	09/07/2021	11/29/2021
CA	LUST REG 1	Active Toxic Site Investigation	California Regional Water Quality Control Boa	02/01/2001	02/28/2001	03/29/2001
CA	LUST REG 2	Fuel Leak List	California Regional Water Quality Control Boa	09/30/2004	10/20/2004	11/19/2004
CA	LUST REG 3	Leaking Underground Storage Tank Database	California Regional Water Quality Control Boa	05/19/2003	05/19/2003	06/02/2003
CA	LUST REG 4	Underground Storage Tank Leak List	California Regional Water Quality Control Boa	09/07/2004	09/07/2004	10/12/2004
CA	LUST REG 5	Leaking Underground Storage Tank Database	California Regional Water Quality Control Boa	07/01/2008	07/22/2008	07/31/2008
CA	LUST REG 6L	Leaking Underground Storage Tank Case Listing	California Regional Water Quality Control Boa	09/09/2003	09/10/2003	10/07/2003
CA	LUST REG 6V	Leaking Underground Storage Tank Case Listing	California Regional Water Quality Control Boa	06/07/2005	06/07/2005	06/29/2005
CA	LUST REG 7	Leaking Underground Storage Tank Case Listing	California Regional Water Quality Control Boa	02/26/2004	02/26/2004	03/24/2004
CA	LUST REG 8	Leaking Underground Storage Tanks	California Regional Water Quality Control Boa	02/14/2005	02/15/2005	03/28/2005
CA	LUST REG 9	Leaking Underground Storage Tank Report	California Regional Water Quality Control Boa	03/01/2001	04/23/2001	05/21/2001
CA	MCS	Military Cleanup Sites Listing (GEOTRACKER)	State Water Resources Control Board	09/07/2021	09/07/2021	11/29/2021
CA	MILITARY PRIV SITES	Military Privatized Sites (GEOTRACKER)	State Water Resources Control Board	09/07/2021	09/07/2021	11/29/2021

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

St	Acronym	Full Name	Government Agency	Gov Date	Arvl. Date	Active Date
CA	MILITARY UST SITES	Military UST Sites (GEOTRACKER)	State Water Resources Control Board	09/07/2021	09/07/2021	11/29/2021
CA	MINES	Mines Site Location Listing	Department of Conservation	09/07/2021	09/07/2021	11/29/2021
CA	MWMP	Medical Waste Management Program Listing	Department of Public Health	08/05/2021	08/31/2021	11/19/2021
CA	NON-CASE INFO	Non-Case Information Sites (GEOTRACKER)	State Water Resources Control Board	09/07/2021	09/07/2021	11/29/2021
CA	NOTIFY 65	Proposition 65 Records	State Water Resources Control Board	03/12/2021	03/16/2021	06/01/2021
CA	NPDES	NPDES Permits Listing	State Water Resources Control Board	05/10/2021	05/11/2021	07/27/2021
CA	OTHER OIL GAS	Other Oil & Gas Projects Sites (GEOTRACKER)	State Water Resources Control Board	09/07/2021	09/07/2021	11/29/2021
CA	PEST LIC	Pesticide Regulation Licenses Listing	Department of Pesticide Regulation	08/30/2021	08/31/2021	11/19/2021
CA	PFAS	PFAS Contamination Site Location Listing	State Water Resources Control Board	09/07/2021	09/08/2021	12/01/2021
CA	PROC	Certified Processors Database	Department of Conservation	06/04/2021	06/04/2021	08/27/2021
CA	PROD WATER PONDS	Produced Water Ponds Sites (GEOTRACKER)	State Water Resources Control Board	09/07/2021	09/07/2021	11/29/2021
CA	PROJECT	Project Sites (GEOTRACKER)	State Water Resources Control Board	09/07/2021	09/07/2021	11/29/2021
CA	RESPONSE	State Response Sites	Department of Toxic Substances Control	07/22/2021	07/22/2021	10/08/2021
CA	RGALF	Recovered Government Archive Solid Waste Facilities List	Department of Resources Recycling and Recover		07/01/2013	01/13/2014
CA	RGALUST	Recovered Government Archive Leaking Underground Storage Tan	State Water Resources Control Board		07/01/2013	12/30/2013
CA	SAMPLING POINT	Sampling Point ? Public Sites (GEOTRACKER)	State Water Resources Control Board	09/07/2021	09/07/2021	11/29/2021
CA	SAN FRANCISCO AST	Aboveground Storage Tank Site Listing	San Francisco County Department of Public Hea	08/05/2021	08/05/2021	10/29/2021
CA	SCH	School Property Evaluation Program	Department of Toxic Substances Control	07/22/2021	07/22/2021	10/08/2021
CA	SLIC REG 1	Active Toxic Site Investigations	California Regional Water Quality Control Boa	04/03/2003	04/07/2003	04/25/2003
CA	SLIC REG 2	Spills, Leaks, Investigation & Cleanup Cost Recovery Listing	Regional Water Quality Control Board San Fran	09/30/2004	10/20/2004	11/19/2004
CA	SLIC REG 3	Spills, Leaks, Investigation & Cleanup Cost Recovery Listing	California Regional Water Quality Control Boa	05/18/2006	05/18/2006	06/15/2006
CA	SLIC REG 4	Spills, Leaks, Investigation & Cleanup Cost Recovery Listing	Region Water Quality Control Board Los Angele	11/17/2004	11/18/2004	01/04/2005
CA	SLIC REG 5	Spills, Leaks, Investigation & Cleanup Cost Recovery Listing	Regional Water Quality Control Board Central	04/01/2005	04/05/2005	04/21/2005
CA	SLIC REG 6L	SLIC Sites	California Regional Water Quality Control Boa	09/07/2004	09/07/2004	10/12/2004
CA	SLIC REG 6V	Spills, Leaks, Investigation & Cleanup Cost Recovery Listing	Regional Water Quality Control Board, Victory	05/24/2005	05/25/2005	06/16/2005
CA	SLIC REG 7	SLIC List	California Regional Quality Control Board, Co	11/24/2004	11/29/2004	01/04/2005
CA	SLIC REG 8	Spills, Leaks, Investigation & Cleanup Cost Recovery Listing	California Region Water Quality Control Board	04/03/2008	04/03/2008	04/14/2008
CA	SLIC REG 9	Spills, Leaks, Investigation & Cleanup Cost Recovery Listing	California Regional Water Quality Control Boa	09/10/2007	09/11/2007	09/28/2007
CA	SPILLS 90	SPILLS90 data from FirstSearch	FirstSearch	06/06/2012	01/03/2013	02/22/2013
CA	SWEEPS UST	SWEEPS UST Listing	State Water Resources Control Board	06/01/1994	07/07/2005	08/11/2005
CA	SWF/LF (SWIS)	Solid Waste Information System	Department of Resources Recycling and Recover	08/09/2021	08/10/2021	11/05/2021
CA	SWRCY	Recycler Database	Department of Conservation	09/07/2021	09/08/2021	11/29/2021
CA	TOXIC PITS	Toxic Pits Cleanup Act Sites	State Water Resources Control Board	07/01/1995	08/30/1995	09/26/1995
CA	UIC	UIC Listing	Deaprtment of Conservation	06/03/2021	06/03/2021	08/25/2021
CA	UIC GEO	Underground Injection Control Sites (GEOTRACKER)	State Water Resource Control Board	09/07/2021	09/07/2021	11/29/2021
CA	UST	Active UST Facilities	SWRCB	09/07/2021	09/07/2021	11/30/2021
CA	UST CLOSURE	Proposed Closure of Underground Storage Tank (UST) Cases	State Water Resources Control Board	08/18/2021	09/08/2021	12/03/2021
CA	VCP	Voluntary Cleanup Program Properties	Department of Toxic Substances Control	07/22/2021	07/22/2021	10/08/2021
CA	WASTEWATER PITS	Oil Wastewater Pits Listing	RWQCB, Central Valley Region	02/11/2021	07/01/2021	09/29/2021
CA	WDR	Waste Discharge Requirements Listing	State Water Resources Control Board	09/07/2021	09/08/2021	12/01/2021
CA	WDS	Waste Discharge System	State Water Resources Control Board	06/19/2007	06/20/2007	06/29/2007
CA	WELL STIM PROJ	Well Stimulation Project (GEOTRACKER)	State Water Resources Control Board	09/07/2021	09/07/2021	11/29/2021
CA	WIP	Well Investigation Program Case List	Los Angeles Water Quality Control Board	07/03/2009	07/21/2009	08/03/2009
CA	WMUDS/SWAT	Waste Management Unit Database	State Water Resources Control Board	04/01/2000	04/10/2000	05/10/2000
US	2020 COR ACTION	2020 Corrective Action Program List	Environmental Protection Agency	09/30/2017	05/08/2018	07/20/2018
US	ABANDONED MINES	Abandoned Mines	Department of Interior	06/15/2021	06/16/2021	08/17/2021
US	BRS	Biennial Reporting System	EPANTIS	12/31/2017	06/22/2020	11/20/2020

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

St	Acronym	Full Name	Government Agency	Gov Date	Arvl. Date	Active Date
US	COAL ASH DOE	Steam-Electric Plant Operation Data	Department of Energy	12/31/2019	12/01/2020	02/09/2021
US	COAL ASH EPA	Coal Combustion Residues Surface Impoundments List	Environmental Protection Agency	01/12/2017	03/05/2019	11/11/2019
US	CONSENT	Superfund (CERCLA) Consent Decrees	Department of Justice, Consent Decree Library	06/30/2021	07/14/2021	07/16/2021
US	CORRACTS	Corrective Action Report	EPA	09/13/2021	09/15/2021	10/12/2021
US	DEBRIS REGION 9	Torres Martinez Reservation Illegal Dump Site Locations	EPA, Region 9	01/12/2009	05/07/2009	09/21/2009
US	DOCKET HWC	Hazardous Waste Compliance Docket Listing	Environmental Protection Agency	05/06/2021	05/21/2021	08/11/2021
US	DOD	Department of Defense Sites	USGS	12/31/2005	11/10/2006	01/11/2007
US	DOT OPS	Incident and Accident Data	Department of Transporation, Office of Pipeli	01/02/2020	01/28/2020	04/17/2020
US	Delisted NPL	National Priority List Deletions	EPA	10/20/2021	11/05/2021	11/29/2021
US	ECHO	Enforcement & Compliance History Information	Environmental Protection Agency	06/26/2021	07/01/2021	09/28/2021
US	EDR Hist Auto	EDR Exclusive Historical Auto Stations	EDR, Inc.			
US	EDR Hist Cleaner	EDR Exclusive Historical Cleaners	EDR, Inc.			
US	EDR MGP	EDR Proprietary Manufactured Gas Plants	EDR, Inc.			
US	EPA WATCH LIST	EPA WATCH LIST	Environmental Protection Agency	08/30/2013	03/21/2014	06/17/2014
US	ERNS	Emergency Response Notification System	National Response Center, United States Coast	06/14/2021	06/17/2021	08/17/2021
US	FEDERAL FACILITY	Federal Facility Site Information listing	Environmental Protection Agency	05/25/2021	06/24/2021	09/20/2021
US	FEDLAND	Federal and Indian Lands	U.S. Geological Survey	04/02/2018	04/11/2018	11/06/2019
US	FEMA UST	Underground Storage Tank Listing	FEMA	01/29/2021	02/17/2021	03/22/2021
US	FINDS	Facility Index System/Facility Registry System	EPA	05/05/2021	05/18/2021	08/17/2021
US	FTTS	FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fu	EPA/Office of Prevention, Pesticides and Toxi	04/09/2009	04/16/2009	05/11/2009
US	FTTS INSP	FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fu	EPA	04/09/2009	04/16/2009	05/11/2009
US	FUDS	Formerly Used Defense Sites	U.S. Army Corps of Engineers	08/10/2021	08/17/2021	10/22/2021
US	FUELS PROGRAM	EPA Fuels Program Registered Listing	EPA	08/13/2021	08/13/2021	10/22/2021
US	FUSRAP	Formerly Utilized Sites Remedial Action Program	Department of Energy	07/26/2021	07/27/2021	10/22/2021
US	HIST FTTS	FIFRA/TSCA Tracking System Administrative Case Listing	Environmental Protection Agency	10/19/2006	03/01/2007	04/10/2007
US	HIST FTTS INSP	FIFRA/TSCA Tracking System Inspection & Enforcement Case Lis	Environmental Protection Agency	10/19/2006	03/01/2007	04/10/2007
US	HMIRS	Hazardous Materials Information Reporting System	U.S. Department of Transportation	09/12/2021	09/13/2021	09/28/2021
US	ICIS	Integrated Compliance Information System	Environmental Protection Agency	11/18/2016	11/23/2016	02/10/2017
US	IHS OPEN DUMPS	Open Dumps on Indian Land	Department of Health & Human Serivces, Indian	04/01/2014	08/06/2014	01/29/2015
US	INDIAN LUST R1	Leaking Underground Storage Tanks on Indian Land	EPA Region 1	04/28/2021	06/11/2021	09/07/2021
US	INDIAN LUST R10	Leaking Underground Storage Tanks on Indian Land	EPA Region 10	04/27/2021	06/11/2021	09/07/2021
US	INDIAN LUST R4	Leaking Underground Storage Tanks on Indian Land	EPA Region 4	05/28/2021	06/22/2021	09/20/2021
US	INDIAN LUST R5	Leaking Underground Storage Tanks on Indian Land	EPA, Region 5	04/06/2021	06/11/2021	09/07/2021
US	INDIAN LUST R6	Leaking Underground Storage Tanks on Indian Land	EPA Region 6	05/17/2021	06/11/2021	09/07/2021
US	INDIAN LUST R7	Leaking Underground Storage Tanks on Indian Land	EPA Region 7	06/01/2021	06/11/2021	09/07/2021
US	INDIAN LUST R8	Leaking Underground Storage Tanks on Indian Land	EPA Region 8	05/27/2021	06/11/2021	09/07/2021
US	INDIAN LUST R9	Leaking Underground Storage Tanks on Indian Land	Environmental Protection Agency	05/27/2021	06/11/2021	09/07/2021
US	INDIAN ODI	Report on the Status of Open Dumps on Indian Lands	Environmental Protection Agency	12/31/1998	12/03/2007	01/24/2008
US	INDIAN RESERV	Indian Reservations	USGS	12/31/2014	07/14/2015	01/10/2017
US	INDIAN UST R1	Underground Storage Tanks on Indian Land	EPA, Region 1	04/28/2021	06/11/2021	09/07/2021
US	INDIAN UST R10	Underground Storage Tanks on Indian Land	EPA Region 10	04/27/2021	06/11/2021	09/07/2021
US	INDIAN UST R4	Underground Storage Tanks on Indian Land	EPA Region 4	05/28/2021	06/22/2021	09/20/2021
US	INDIAN UST R5	Underground Storage Tanks on Indian Land	EPA Region 5	04/06/2021	06/11/2021	09/07/2021
US	INDIAN UST R6	Underground Storage Tanks on Indian Land	EPA Region 6	05/17/2021	06/11/2021	09/07/2021
US	INDIAN UST R7	Underground Storage Tanks on Indian Land	EPA Region 7	06/01/2021	06/11/2021	09/07/2021
US	INDIAN UST R8	Underground Storage Tanks on Indian Land	EPA Region 8	05/27/2021	06/11/2021	09/07/2021
US	INDIAN UST R9	Underground Storage Tanks on Indian Land	EPA Region 9	05/27/2021	06/11/2021	09/07/2021

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

St	Acronym	Full Name	Government Agency	Gov Date	Arvl. Date	Active Date
US	INDIAN VCP R1	Voluntary Cleanup Priority Listing	EPA, Region 1	07/27/2015	09/29/2015	02/18/2016
US	INDIAN VCP R7	Voluntary Cleanup Priority Listing	EPA, Region 7	03/20/2008	04/22/2008	05/19/2008
US	LEAD SMELTER 1	Lead Smelter Sites	Environmental Protection Agency	10/20/2021	11/05/2021	11/29/2021
US	LEAD SMELTER 2	Lead Smelter Sites	American Journal of Public Health	04/05/2001	10/27/2010	12/02/2010
US	LIENS 2	CERCLA Lien Information	Environmental Protection Agency	10/20/2021	11/05/2021	11/29/2021
US	LUCIS	Land Use Control Information System	Department of the Navy	07/12/2021	08/06/2021	10/22/2021
US	MINES MRDS	Mineral Resources Data System	USGS	04/06/2018	10/21/2019	10/24/2019
US	MINES VIOLATIONS	MSHA Violation Assessment Data	DOL, Mine Safety & Health Admi	06/30/2021	07/01/2021	09/28/2021
US	MLTS	Material Licensing Tracking System	Nuclear Regulatory Commission	07/29/2021	08/24/2021	11/19/2021
US	NPL	National Priority List	EPA	10/20/2021	11/05/2021	11/29/2021
US	NPL LIENS	Federal Superfund Liens	EPA	10/15/1991	02/02/1994	03/30/1994
US	ODI	Open Dump Inventory	Environmental Protection Agency	06/30/1985	08/09/2004	09/17/2004
US	PADS	PCB Activity Database System	EPA	11/19/2020	01/08/2021	03/22/2021
US	PCB TRANSFORMER	PCB Transformer Registration Database	Environmental Protection Agency	09/13/2019	11/06/2019	02/10/2020
US	PCS	Permit Compliance System	EPA, Office of Water	07/14/2011	08/05/2011	09/29/2011
US	PCS ENF	Enforcement data	EPA	12/31/2014	02/05/2015	03/06/2015
US	PCS INACTIVE	Listing of Inactive PCS Permits	EPA	11/05/2014	01/06/2015	05/06/2015
US	PRP	Potentially Responsible Parties	EPA	12/30/2020	01/14/2021	03/05/2021
US	Proposed NPL	Proposed National Priority List Sites	EPA	10/20/2021	11/05/2021	11/29/2021
US	RAATS	RCRA Administrative Action Tracking System	EPA	04/17/1995	07/03/1995	08/07/1995
US	RADINFO	Radiation Information Database	Environmental Protection Agency	07/01/2019	07/01/2019	09/23/2019
US	RCRA NonGen / NLR	RCRA - Non Generators / No Longer Regulated	Environmental Protection Agency	09/13/2021	09/15/2021	10/12/2021
US	RCRA-LQG	RCRA - Large Quantity Generators	Environmental Protection Agency	09/13/2021	09/15/2021	10/12/2021
US	RCRA-SQG	RCRA - Small Quantity Generators	Environmental Protection Agency	09/13/2021	09/15/2021	10/12/2021
US	RCRA-TSDF	RCRA - Treatment, Storage and Disposal	Environmental Protection Agency	09/13/2021	09/15/2021	10/12/2021
US	RCRA-VSQG	RCRA - Very Small Quantity Generators (Formerly Conditionall	Environmental Protection Agency	09/13/2021	09/15/2021	10/12/2021
US	RMP	Risk Management Plans	Environmental Protection Agency	10/20/2021	11/05/2021	11/12/2021
US	ROD	Records Of Decision	EPA	10/20/2021	11/05/2021	11/29/2021
US	SCRD DRYCLEANERS	State Coalition for Remediation of Drycleaners Listing	Environmental Protection Agency	01/01/2017	02/03/2017	04/07/2017
US	SEMS	Superfund Enterprise Management System	EPA	10/20/2021	11/05/2021	11/29/2021
US	SEMS-ARCHIVE	Superfund Enterprise Management System Archive	EPA	10/20/2021	11/05/2021	11/29/2021
US	SSTS	Section 7 Tracking Systems	EPA	07/19/2021	07/19/2021	10/12/2021
US	TRIS	Toxic Chemical Release Inventory System	EPA	12/31/2018	08/14/2020	11/04/2020
US	TSCA	Toxic Substances Control Act	EPA	12/31/2016	06/17/2020	09/10/2020
US	UMTRA	Uranium Mill Tailings Sites	Department of Energy	08/30/2019	11/15/2019	01/28/2020
US	US AIRS (AFS)	Aerometric Information Retrieval System Facility Subsystem (EPA	10/12/2016	10/26/2016	02/03/2017
US	US AIRS MINOR	Air Facility System Data	EPA	10/12/2016	10/26/2016	02/03/2017
US	US BROWNFIELDS	A Listing of Brownfields Sites	Environmental Protection Agency	06/10/2021	06/10/2021	08/17/2021
US	US CDL	Clandestine Drug Labs	Drug Enforcement Administration	05/18/2021	05/18/2021	08/03/2021
US	US ENG CONTROLS	Engineering Controls Sites List	Environmental Protection Agency	08/23/2021	08/23/2021	11/12/2021
US	US FIN ASSUR	Financial Assurance Information	Environmental Protection Agency	09/13/2021	09/15/2021	09/28/2021
US	US HIST CDL	National Clandestine Laboratory Register	Drug Enforcement Administration	05/18/2021	05/18/2021	08/03/2021
US	US INST CONTROLS	Institutional Controls Sites List	Environmental Protection Agency	08/23/2021	08/23/2021	11/12/2021
US	US MINES	Mines Master Index File	Department of Labor, Mine Safety and Health A	08/09/2021	08/24/2021	11/19/2021
US	US MINES 2	Ferrous and Nonferrous Metal Mines Database Listing	USGS	05/06/2020	05/27/2020	08/13/2020
US	US MINES 3	Active Mines & Mineral Plants Database Listing	USGS	04/14/2011	06/08/2011	09/13/2011
US	UXO	Unexploded Ordnance Sites	Department of Defense	12/31/2018	07/02/2020	09/17/2020

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

St	Acronym	Full Name	Government Agency	Gov Date	Arvl. Date	Active Date
CT	CT MANIFEST	Hazardous Waste Manifest Data	Department of Energy & Environmental Protecti	07/23/2021	08/10/2021	11/08/2021
NJ	NJ MANIFEST	Manifest Information	Department of Environmental Protection	12/31/2018	04/10/2019	05/16/2019
NY	NY MANIFEST	Facility and Manifest Data	Department of Environmental Conservation	01/01/2019	04/29/2020	07/10/2020
PA	PA MANIFEST	Manifest Information	Department of Environmental Protection	06/30/2018	07/19/2019	09/10/2019
RI	RI MANIFEST	Manifest information	Department of Environmental Management	12/31/2019	02/11/2021	02/24/2021
WI	WI MANIFEST	Manifest Information	Department of Natural Resources	05/31/2018	06/19/2019	09/03/2019
US	AHA Hospitals	Sensitive Receptor: AHA Hospitals	American Hospital Association, Inc.			
US	Medical Centers	Sensitive Receptor: Medical Centers	Centers for Medicare & Medicaid Services			
US	Nursing Homes	Sensitive Receptor: Nursing Homes	National Institutes of Health			
US	Public Schools	Sensitive Receptor: Public Schools	National Center for Education Statistics			
US	Private Schools	Sensitive Receptor: Private Schools	National Center for Education Statistics			
CA	Daycare Centers	Sensitive Receptor: Licensed Facilities	Department of Social Services			
US	Flood Zones	100-year and 500-year flood zones	Emergency Management Agency (FEMA)			
US	NWI	National Wetlands Inventory	U.S. Fish and Wildlife Service			
CA	State Wetlands	Wetland Inventory	Department of Fish and Wildlife			
US	Topographic Map		U.S. Geological Survey			
US	Oil/Gas Pipelines		Endeavor Business Media			
US	Electric Power Transmission Line Data		Endeavor Business Media			

STREET AND ADDRESS INFORMATION

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GEOCHECK[®] - PHYSICAL SETTING SOURCE ADDENDUM

TARGET PROPERTY ADDRESS

5355 EAST AIRPORT DRIVE
5355 EAST AIRPORT DRIVE
ONTARIO, CA 91761

TARGET PROPERTY COORDINATES

Latitude (North):	34.063461 - 34° 3' 48.46"
Longitude (West):	117.533485 - 117° 32' 0.55"
Universal Tranverse Mercator:	Zone 11
UTM X (Meters):	450769.1
UTM Y (Meters):	3769126.2
Elevation:	983 ft. above sea level

USGS TOPOGRAPHIC MAP

Target Property Map:	12015973 GUASTI, CA
Version Date:	2018

EDR's GeoCheck Physical Setting Source Addendum is provided to assist the environmental professional in forming an opinion about the impact of potential contaminant migration.

Assessment of the impact of contaminant migration generally has two principle investigative components:

1. Groundwater flow direction, and
2. Groundwater flow velocity.

Groundwater flow direction may be impacted by surface topography, hydrology, hydrogeology, characteristics of the soil, and nearby wells. Groundwater flow velocity is generally impacted by the nature of the geologic strata.

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

GROUNDWATER FLOW DIRECTION INFORMATION

Groundwater flow direction for a particular site is best determined by a qualified environmental professional using site-specific well data. If such data is not reasonably ascertainable, it may be necessary to rely on other sources of information, such as surface topographic information, hydrologic information, hydrogeologic data collected on nearby properties, and regional groundwater flow information (from deep aquifers).

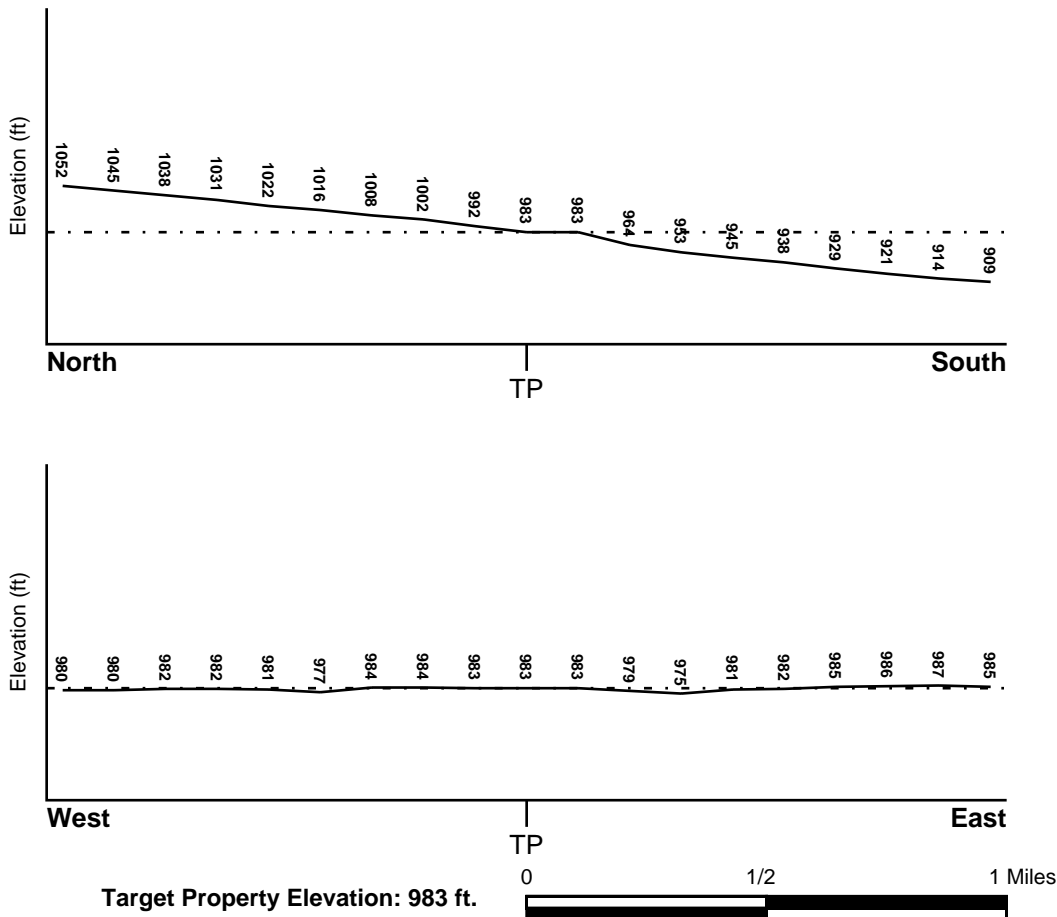
TOPOGRAPHIC INFORMATION

Surface topography may be indicative of the direction of surficial groundwater flow. This information can be used to assist the environmental professional in forming an opinion about the impact of nearby contaminated properties or, should contamination exist on the target property, what downgradient sites might be impacted.

TARGET PROPERTY TOPOGRAPHY

General Topographic Gradient: General South

SURROUNDING TOPOGRAPHY: ELEVATION PROFILES



Source: Topography has been determined from the USGS 7.5' Digital Elevation Model and should be evaluated on a relative (not an absolute) basis. Relative elevation information between sites of close proximity should be field verified.

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

HYDROLOGIC INFORMATION

Surface water can act as a hydrologic barrier to groundwater flow. Such hydrologic information can be used to assist the environmental professional in forming an opinion about the impact of nearby contaminated properties or, should contamination exist on the target property, what downgradient sites might be impacted.

Refer to the Physical Setting Source Map following this summary for hydrologic information (major waterways and bodies of water).

FEMA FLOOD ZONE

<u>Flood Plain Panel at Target Property</u>	<u>FEMA Source Type</u>
06071C8633H	FEMA FIRM Flood data
<u>Additional Panels in search area:</u>	<u>FEMA Source Type</u>
06071C8634J	FEMA FIRM Flood data
06071C8641H	FEMA FIRM Flood data
06065C0017G	FEMA FIRM Flood data

NATIONAL WETLAND INVENTORY

<u>NWI Quad at Target Property</u>	<u>NWI Electronic Data Coverage</u>
GUASTI	YES - refer to the Overview Map and Detail Map

HYDROGEOLOGIC INFORMATION

Hydrogeologic information obtained by installation of wells on a specific site can often be an indicator of groundwater flow direction in the immediate area. Such hydrogeologic information can be used to assist the environmental professional in forming an opinion about the impact of nearby contaminated properties or, should contamination exist on the target property, what downgradient sites might be impacted.

Site-Specific Hydrogeological Data*:

Search Radius:	1.25 miles
Status:	Not found

AQUIFLOW®

Search Radius: 1.000 Mile.

EDR has developed the AQUIFLOW Information System to provide data on the general direction of groundwater flow at specific points. EDR has reviewed reports submitted by environmental professionals to regulatory authorities at select sites and has extracted the date of the report, groundwater flow direction as determined hydrogeologically, and the depth to water table.

<u>MAP ID</u>	<u>LOCATION FROM TP</u>	<u>GENERAL DIRECTION GROUNDWATER FLOW</u>
Not Reported		

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

GROUNDWATER FLOW VELOCITY INFORMATION

Groundwater flow velocity information for a particular site is best determined by a qualified environmental professional using site specific geologic and soil strata data. If such data are not reasonably ascertainable, it may be necessary to rely on other sources of information, including geologic age identification, rock stratigraphic unit and soil characteristics data collected on nearby properties and regional soil information. In general, contaminant plumes move more quickly through sandy-gravelly types of soils than silty-clayey types of soils.

GEOLOGIC INFORMATION IN GENERAL AREA OF TARGET PROPERTY

Geologic information can be used by the environmental professional in forming an opinion about the relative speed at which contaminant migration may be occurring.

ROCK STRATIGRAPHIC UNIT

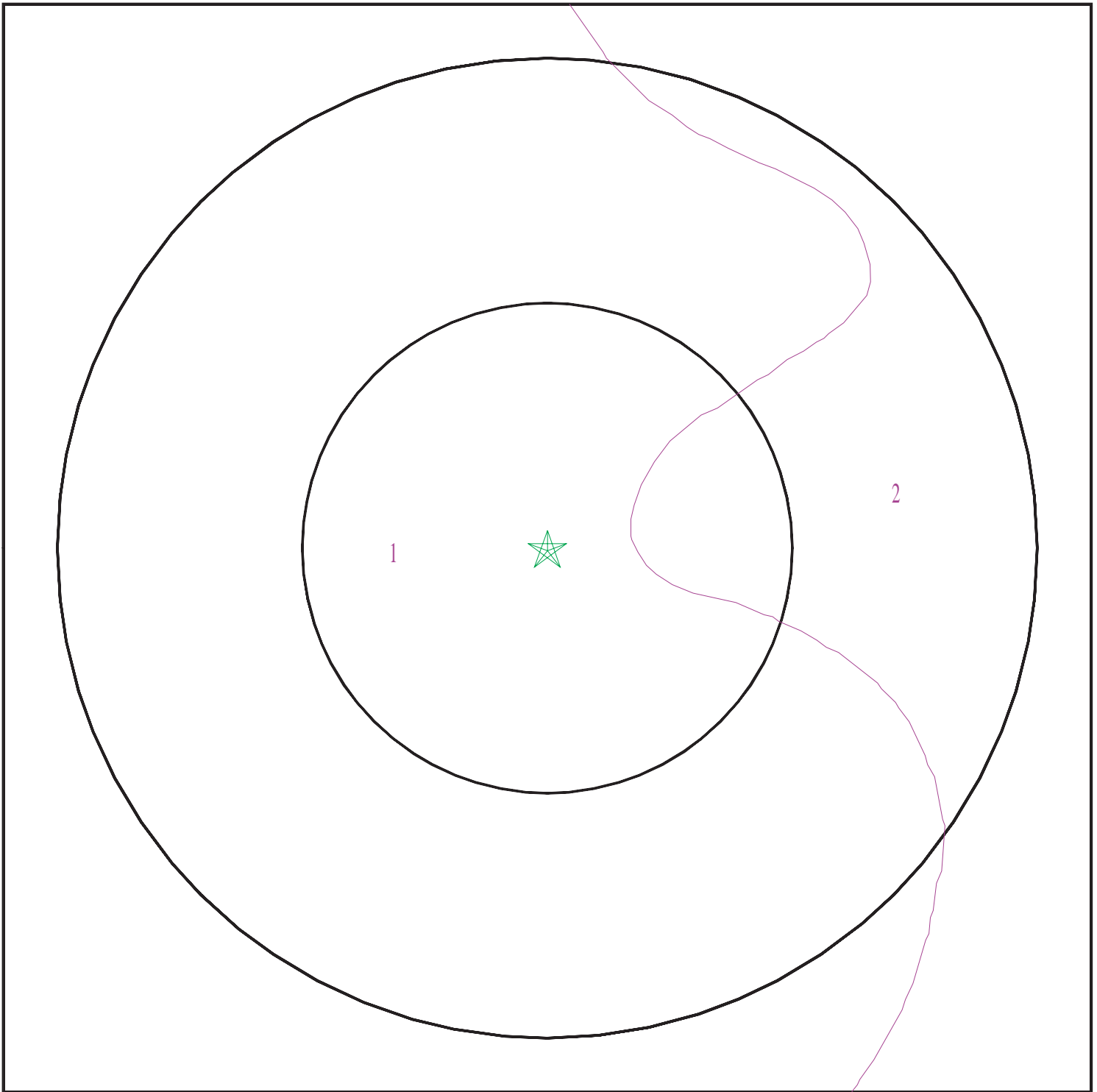
Era: Cenozoic
System: Quaternary
Series: Quaternary
Code: Q (*decoded above as Era, System & Series*)

GEOLOGIC AGE IDENTIFICATION

Category: Stratified Sequence

Geologic Age and Rock Stratigraphic Unit Source: P.G. Schruben, R.E. Arndt and W.J. Bawiec, Geology of the Conterminous U.S. at 1:2,500,000 Scale - a digital representation of the 1974 P.B. King and H.M. Beikman Map, USGS Digital Data Series DDS - 11 (1994).

SSURGO SOIL MAP - 6782886.2s



- ★ Target Property
- ∩ SSURGO Soil
- ∩ Water



SITE NAME: 5355 East Airport Drive
ADDRESS: 5355 East Airport Drive
Ontario CA 91761
LAT/LONG: 34.063461 / 117.533485

CLIENT: Farallon Consulting, LLC
CONTACT: Amanda Garcia
INQUIRY #: 6782886.2s
DATE: December 09, 2021 3:59 pm

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

DOMINANT SOIL COMPOSITION IN GENERAL AREA OF TARGET PROPERTY

The U.S. Department of Agriculture's (USDA) Soil Conservation Service (SCS) leads the National Cooperative Soil Survey (NCSS) and is responsible for collecting, storing, maintaining and distributing soil survey information for privately owned lands in the United States. A soil map in a soil survey is a representation of soil patterns in a landscape. The following information is based on Soil Conservation Service SSURGO data.

Soil Map ID: 1

Soil Component Name: DELHI

Soil Surface Texture: fine sand

Hydrologic Group: Class A - High infiltration rates. Soils are deep, well drained to excessively drained sands and gravels.

Soil Drainage Class: Somewhat excessively drained

Hydric Status: Not hydric

Corrosion Potential - Uncoated Steel: Moderate

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 0 inches

Soil Layer Information							
Layer	Boundary		Soil Texture Class	Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
	Upper	Lower		AASHTO Group	Unified Soil		
1	0 inches	18 inches	fine sand	Granular materials (35 pct. or less passing No. 200), Silty, or Clayey Gravel and Sand.	COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 141 Min: 42	Max: 7.8 Min: 6.1
2	18 inches	59 inches	sand	Granular materials (35 pct. or less passing No. 200), Silty, or Clayey Gravel and Sand.	COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 141 Min: 42	Max: 7.8 Min: 6.1

Soil Map ID: 2

Soil Component Name: TUJUNGA

Soil Surface Texture: gravelly loamy sand

Hydrologic Group: Class A - High infiltration rates. Soils are deep, well drained to excessively drained sands and gravels.

Soil Drainage Class: Somewhat excessively drained

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

Hydric Status: Not hydric

Corrosion Potential - Uncoated Steel: Moderate

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 0 inches

Soil Layer Information							
Layer	Boundary		Soil Texture Class	Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
	Upper	Lower		AASHTO Group	Unified Soil		
1	0 inches	18 inches	gravelly loamy sand	Granular materials (35 pct. or less passing No. 200), Stone Fragments, Gravel and Sand.	COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 141 Min: 42	Max: 7.8 Min: 6.1
2	18 inches	59 inches	loamy sand	Granular materials (35 pct. or less passing No. 200), Stone Fragments, Gravel and Sand.	COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 141 Min: 42	Max: 7.8 Min: 6.1

LOCAL / REGIONAL WATER AGENCY RECORDS

EDR Local/Regional Water Agency records provide water well information to assist the environmental professional in assessing sources that may impact ground water flow direction, and in forming an opinion about the impact of contaminant migration on nearby drinking water wells.

WELL SEARCH DISTANCE INFORMATION

<u>DATABASE</u>	<u>SEARCH DISTANCE (miles)</u>
Federal USGS	1.000
Federal FRDS PWS	Nearest PWS within 1 mile
State Database	1.000

FEDERAL USGS WELL INFORMATION

<u>MAP ID</u>	<u>WELL ID</u>	<u>LOCATION FROM TP</u>

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

FEDERAL USGS WELL INFORMATION

MAP ID	WELL ID	LOCATION FROM TP
B9	USGS40000140231	1/2 - 1 Mile SSE

FEDERAL FRDS PUBLIC WATER SUPPLY SYSTEM INFORMATION

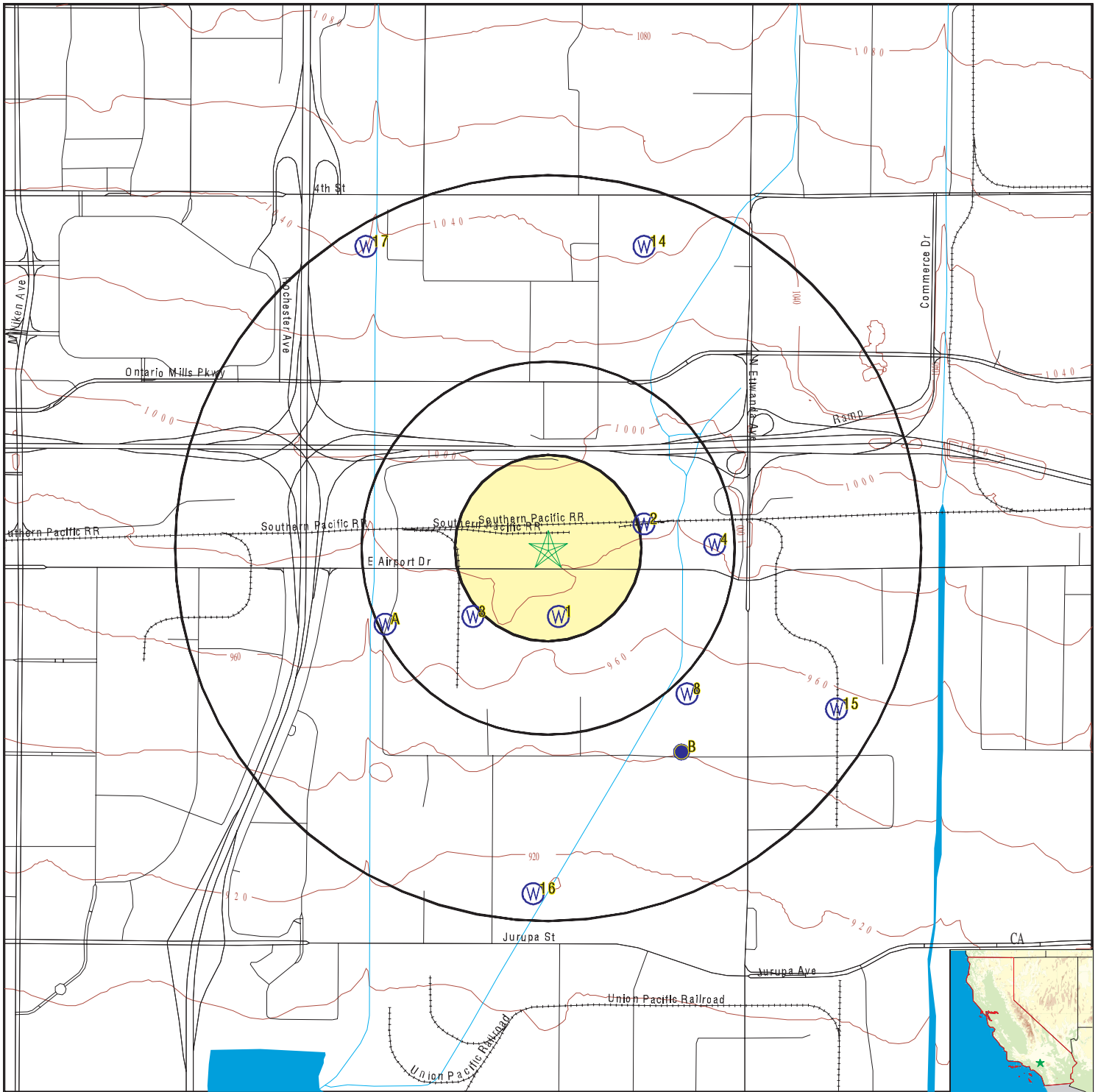
MAP ID	WELL ID	LOCATION FROM TP
No PWS System Found		

Note: PWS System location is not always the same as well location.

STATE DATABASE WELL INFORMATION

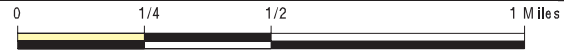
MAP ID	WELL ID	LOCATION FROM TP
1	CADWR0000002620	1/8 - 1/4 Mile South
2	CADWR0000031425	1/4 - 1/2 Mile ENE
3	CADWR0000006211	1/4 - 1/2 Mile SW
4	CADPR0000001331	1/4 - 1/2 Mile East
A5	CADDW0000004888	1/4 - 1/2 Mile WSW
A6	CAUSGSN00012993	1/4 - 1/2 Mile WSW
A7	CAUSGS000000436	1/4 - 1/2 Mile WSW
8	1044	1/2 - 1 Mile SE
B10	CADDW0000005246	1/2 - 1 Mile SSE
B11	CAUSGSN00017805	1/2 - 1 Mile SSE
B12	CAUSGS0000006646	1/2 - 1 Mile SSE
B13	CADWR9000006541	1/2 - 1 Mile SE
14	CADWR0000024134	1/2 - 1 Mile NNE
15	CADWR0000030205	1/2 - 1 Mile ESE
16	1043	1/2 - 1 Mile South
17	CADWR0000034955	1/2 - 1 Mile NNW

PHYSICAL SETTING SOURCE MAP - 6782886.2s



- County Boundary
- Major Roads
- Contour Lines
- Earthquake Fault Lines
- Earthquake epicenter, Richter 5 or greater
- Water Wells
- Public Water Supply Wells
- Cluster of Multiple Icons

- Groundwater Flow Direction
- Indeterminate Groundwater Flow at Location
- Groundwater Flow Varies at Location
- Closest Hydrogeological Data
- Oil, gas or related wells



SITE NAME: 5355 East Airport Drive
 ADDRESS: 5355 East Airport Drive
 Ontario CA 91761
 LAT/LONG: 34.063461 / 117.533485

CLIENT: Farallon Consulting, LLC
 CONTACT: Amanda Garcia
 INQUIRY #: 6782886.2s
 DATE: December 09, 2021 3:58 pm

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID	Direction	Distance	Elevation	Database	EDR ID Number
1	South	1/8 - 1/4 Mile	Lower	CA WELLS	CADWR0000002620
		Click here for full text details			
2	ENE	1/4 - 1/2 Mile	Higher	CA WELLS	CADWR0000031425
		Click here for full text details			
3	SW	1/4 - 1/2 Mile	Lower	CA WELLS	CADWR0000006211
		Click here for full text details			
4	East	1/4 - 1/2 Mile	Lower	CA WELLS	CADPR0000001331
		Click here for full text details			
A5	WSW	1/4 - 1/2 Mile	Lower	CA WELLS	CADDW0000004888
		Click here for full text details			
A6	WSW	1/4 - 1/2 Mile	Lower	CA WELLS	CAUSGSN00012993
		Click here for full text details			
A7	WSW	1/4 - 1/2 Mile	Lower	CA WELLS	CAUSGS000000436
		Click here for full text details			
8	SE	1/2 - 1 Mile	Lower	CA WELLS	1044
		Click here for full text details			

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID Direction Distance Elevation		Database	EDR ID Number
B9 SSE 1/2 - 1 Mile Lower	Click here for full text details	FED USGS	USGS40000140231
B10 SSE 1/2 - 1 Mile Lower	Click here for full text details	CA WELLS	CADDW0000005246
B11 SSE 1/2 - 1 Mile Lower	Click here for full text details	CA WELLS	CAUSGSN00017805
B12 SSE 1/2 - 1 Mile Lower	Click here for full text details	CA WELLS	CAUSGS000000646
B13 SE 1/2 - 1 Mile Lower	Click here for full text details	CA WELLS	CADWR9000006541
14 NNE 1/2 - 1 Mile Higher	Click here for full text details	CA WELLS	CADWR0000024134
15 ESE 1/2 - 1 Mile Lower	Click here for full text details	CA WELLS	CADWR0000030205
16 South 1/2 - 1 Mile Lower	Click here for full text details	CA WELLS	1043
17 NNW 1/2 - 1 Mile Higher	Click here for full text details	CA WELLS	CADWR0000034955

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS RADON

AREA RADON INFORMATION

State Database: CA Radon

Radon Test Results

Zipcode	Num Tests	> 4 pCi/L
91761	7	0

Federal EPA Radon Zone for SAN BERNARDINO County: 2

- Note: Zone 1 indoor average level > 4 pCi/L.
 : Zone 2 indoor average level >= 2 pCi/L and <= 4 pCi/L.
 : Zone 3 indoor average level < 2 pCi/L.

Federal Area Radon Information for SAN BERNARDINO COUNTY, CA

Number of sites tested: 18

Area	Average Activity	% <4 pCi/L	% 4-20 pCi/L	% >20 pCi/L
Living Area - 1st Floor	0.678 pCi/L	100%	0%	0%
Living Area - 2nd Floor	Not Reported	Not Reported	Not Reported	Not Reported
Basement	Not Reported	Not Reported	Not Reported	Not Reported

PHYSICAL SETTING SOURCE RECORDS SEARCHED

TOPOGRAPHIC INFORMATION

USGS 7.5' Digital Elevation Model (DEM)

Source: United States Geologic Survey

EDR acquired the USGS 7.5' Digital Elevation Model in 2002 and updated it in 2006. The 7.5 minute DEM corresponds to the USGS 1:24,000- and 1:25,000-scale topographic quadrangle maps. The DEM provides elevation data with consistent elevation units and projection.

Source: U.S. Geological Survey

HYDROLOGIC INFORMATION

Flood Zone Data: This data was obtained from the Federal Emergency Management Agency (FEMA). It depicts 100-year and 500-year flood zones as defined by FEMA. It includes the National Flood Hazard Layer (NFHL) which incorporates Flood Insurance Rate Map (FIRM) data and Q3 data from FEMA in areas not covered by NFHL.

Source: FEMA

Telephone: 877-336-2627

Date of Government Version: 2003, 2015

NWI: National Wetlands Inventory. This data, available in select counties across the country, was obtained by EDR in 2002, 2005 and 2010 from the U.S. Fish and Wildlife Service.

State Wetlands Data: Wetland Inventory

Source: Department of Fish and Wildlife

Telephone: 916-445-0411

HYDROGEOLOGIC INFORMATION

AQUIFLOW^R Information System

Source: EDR proprietary database of groundwater flow information

EDR has developed the AQUIFLOW Information System (AIS) to provide data on the general direction of groundwater flow at specific points. EDR has reviewed reports submitted to regulatory authorities at select sites and has extracted the date of the report, hydrogeologically determined groundwater flow direction and depth to water table information.

GEOLOGIC INFORMATION

Geologic Age and Rock Stratigraphic Unit

Source: P.G. Schruben, R.E. Arndt and W.J. Bawiec, Geology of the Conterminous U.S. at 1:2,500,000 Scale - A digital representation of the 1974 P.B. King and H.M. Beikman Map, USGS Digital Data Series DDS - 11 (1994).

STATSGO: State Soil Geographic Database

Source: Department of Agriculture, Natural Resources Conservation Service (NRCS)

The U.S. Department of Agriculture's (USDA) Natural Resources Conservation Service (NRCS) leads the national Conservation Soil Survey (NCSS) and is responsible for collecting, storing, maintaining and distributing soil survey information for privately owned lands in the United States. A soil map in a soil survey is a representation of soil patterns in a landscape. Soil maps for STATSGO are compiled by generalizing more detailed (SSURGO) soil survey maps.

SSURGO: Soil Survey Geographic Database

Source: Department of Agriculture, Natural Resources Conservation Service (NRCS)

Telephone: 800-672-5559

SSURGO is the most detailed level of mapping done by the Natural Resources Conservation Service, mapping scales generally range from 1:12,000 to 1:63,360. Field mapping methods using national standards are used to construct the soil maps in the Soil Survey Geographic (SSURGO) database. SSURGO digitizing duplicates the original soil survey maps. This level of mapping is designed for use by landowners, townships and county natural resource planning and management.

PHYSICAL SETTING SOURCE RECORDS SEARCHED

LOCAL / REGIONAL WATER AGENCY RECORDS

FEDERAL WATER WELLS

PWS: Public Water Systems

Source: EPA/Office of Drinking Water

Telephone: 202-564-3750

Public Water System data from the Federal Reporting Data System. A PWS is any water system which provides water to at least 25 people for at least 60 days annually. PWSs provide water from wells, rivers and other sources.

PWS ENF: Public Water Systems Violation and Enforcement Data

Source: EPA/Office of Drinking Water

Telephone: 202-564-3750

Violation and Enforcement data for Public Water Systems from the Safe Drinking Water Information System (SDWIS) after August 1995. Prior to August 1995, the data came from the Federal Reporting Data System (FRDS).

USGS Water Wells: USGS National Water Inventory System (NWIS)

This database contains descriptive information on sites where the USGS collects or has collected data on surface water and/or groundwater. The groundwater data includes information on wells, springs, and other sources of groundwater.

OTHER STATE DATABASE INFORMATION

Groundwater Ambient Monitoring & Assessment Program

State Water Resources Control Board

Telephone: 916-341-5577

The GAMA Program is California's comprehensive groundwater quality monitoring program. GAMA collects data by testing the untreated, raw water in different types of wells for naturally-occurring and man-made chemicals. The GAMA data includes Domestic, Monitoring and Municipal well types from the following sources, Department of Water Resources, Department of Health Services, EDF, Agricultural Lands, Lawrence Livermore National Laboratory, Department of Pesticide Regulation, United States Geological Survey, Groundwater Ambient Monitoring and Assessment Program and Local Groundwater Projects.

Water Well Database

Source: Department of Water Resources

Telephone: 916-651-9648

California Drinking Water Quality Database

Source: Department of Public Health

Telephone: 916-324-2319

The database includes all drinking water compliance and special studies monitoring for the state of California since 1984. It consists of over 3,200,000 individual analyses along with well and water system information.

California Oil and Gas Well Locations

Source: Dept of Conservation, Geologic Energy Management Division

Telephone: 916-323-1779

Oil and Gas well locations in the state.

California Earthquake Fault Lines

Source: California Division of Mines and Geology

The fault lines displayed on EDR's Topographic map are digitized quaternary fault lines prepared in 1975 by the United State Geological Survey. Additional information (also from 1975) regarding activity at specific fault lines comes from California's Preliminary Fault Activity Map prepared by the California Division of Mines and Geology.

RADON

State Database: CA Radon

Source: Department of Public Health

Telephone: 916-210-8558

Radon Database for California

PHYSICAL SETTING SOURCE RECORDS SEARCHED

Area Radon Information

Source: USGS

Telephone: 703-356-4020

The National Radon Database has been developed by the U.S. Environmental Protection Agency (USEPA) and is a compilation of the EPA/State Residential Radon Survey and the National Residential Radon Survey. The study covers the years 1986 - 1992. Where necessary data has been supplemented by information collected at private sources such as universities and research institutions.

EPA Radon Zones

Source: EPA

Telephone: 703-356-4020

Sections 307 & 309 of IRRA directed EPA to list and identify areas of U.S. with the potential for elevated indoor radon levels.

OTHER

Airport Landing Facilities: Private and public use landing facilities

Source: Federal Aviation Administration, 800-457-6656

Epicenters: World earthquake epicenters, Richter 5 or greater

Source: Department of Commerce, National Oceanic and Atmospheric Administration

California Earthquake Fault Lines: The fault lines displayed on EDR's Topographic map are digitized quaternary fault lines, prepared in 1975 by the United State Geological Survey. Additional information (also from 1975) regarding activity at specific fault lines comes from California's Preliminary Fault Activity Map prepared by the California Division of Mines and Geology.

STREET AND ADDRESS INFORMATION

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**APPENDIX F
BORING LOGS**

PHASE I/PHASE II
ENVIRONMENTAL SITE ASSESSMENT REPORT
5355 East Airport Drive
Ontario, California

Farallon PN: 1071-080 (Task 2)



Log of Boring: SB-1

Client: Prologis Inc	Date/Time Started: 3/4/2022	Depth to Water ATD (ft bgs): NE
Project: 5355 Airport Drive	Date/Time Completed: 3/4/2022	Boring Diameter (in): NA
Location: Ontario, California	Drilling Company: Millenium	Total Boring Depth (ft bgs): 10.0
Farallon PN: 1071-080	Drilling Method: Direct Push	Constructed Well Depth (ft bgs): NA
Logged By: Nate Montoy	Drilling Equipment: Geoprobe 7822DT	
Reviewed By: Kathy Lehnus	Drilling Operator: Andrew	
	Sampler Type: Acetate Sleeve	

Depth (ft bgs)	Sample Interval	Lithologic Description	USCS	USCS Graphic	% Recovery	PID (ppmv)	Sample ID	Sample Analyzed	Boring/Well Construction Details
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0	0.8': Asphalt/Concrete/gravel road base.	AC							Concrete
	1.0': Silty SAND, brown (10 YR 4/3), fine to medium sand, moist, no odor.	SM							
	3.0': Silty SAND, light brownish gray (2.5 Y 6/2), fine to medium sand, moist, no odor.			50	0.3				
5									Bentonite
	8.0': Poorly-graded SAND, fine sand, trace coarse sand and 0.01" gravel, yellowish brown (10YR 4/6), dry, no odor.	SP							
10	10.0': End of Boring.			40	0.2	SB-1-10.0			

Well Construction Information

Monument Type:	NA	Filter Pack:	NA	Ground Surface Elevation (ft):	NA
Casing Diameter (in):	NA	Surface Seal:	NA	Top of Casing Elevation (ft):	NA
Screen Slot Size (in):	NA	Annular Seal:	NA	Surveyed Location: X:	NA
Screened Interval (ft bgs):	NA	Boring Abandonment:	NA	Y:	NA
				Unique Well ID:	NA



Log of Boring: SB-2

Client: Prologis Inc	Date/Time Started: 3/4/2022	Depth to Water ATD (ft bgs): NE
Project: 5355 Airport Drive	Date/Time Completed: 3/4/2022	Boring Diameter (in): NA
Location: Ontario, California	Drilling Company: Millenium	Total Boring Depth (ft bgs): 10.0
Farallon PN: 1071-080	Drilling Method: Direct Push	Constructed Well Depth (ft bgs): NA
Logged By: Nate Montoy	Drilling Equipment: Geoprobe 7822DT	
Reviewed By: Kathy Lehnus	Drilling Operator: Andrew	
	Sampler Type: Acetate Sleeve	

Depth (ft bgs)	Sample Interval	Lithologic Description	USCS	USCS Graphic	% Recovery	PID (ppmv)	Sample ID	Sample Analyzed	Boring/Well Construction Details
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0	0.67'	Asphalt/concrete/gravel road base.	AC						Concrete
	0.67'	Silty SAND, dark brown (10 YR 4/3), fine sand, moist, no odor.	SM						
5	5.0'	Poorly-graded SAND, medium to coarse sand, gray (10YR 6/1), moist, no odor.	SP		30	0.6			Bentonite
10	10.5'	End of Boring.			30	0.4	SB-2-10.0		

Well Construction Information

Monument Type:	NA	Filter Pack:	NA	Ground Surface Elevation (ft):	NA
Casing Diameter (in):	NA	Surface Seal:	NA	Top of Casing Elevation (ft):	NA
Screen Slot Size (in):	NA	Annular Seal:	NA	Surveyed Location: X:	NA
Screened Interval (ft bgs):	NA	Boring Abandonment:	NA	Surveyed Location: Y:	NA
				Unique Well ID:	NA



Log of Boring: SVP-1

Client: Prologis Inc	Date/Time Started: 3/4/2022	Depth to Water ATD (ft bgs): NE
Project: 5355 Airport Drive	Date/Time Completed: 3/4/2022	Boring Diameter (in): NA
Location: Ontario, California	Drilling Company: Millenium	Total Boring Depth (ft bgs): 10.5
Farallon PN: 1071-080	Drilling Method: Direct Push	Constructed Well Depth (ft bgs): NA
Logged By: Nate Montoy	Drilling Equipment: Geoprobe 7822DT	
Reviewed By: Kathy Lehnus	Drilling Operator: Andrew	
	Sampler Type: Acetate Sleeve	

Depth (ft bgs)	Sample Interval	Lithologic Description	USCS	USCS Graphic	% Recovery	PID (ppmv)	Sample ID	Sample Analyzed	Boring/Well Construction Details
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0	0.17': Asphalt. 0.75': Concrete/gravel road base.	AC							#3 Sand
	1.0': Silty SAND, brown (10 YR 4/3), fine to medium sand, moist, no odor.	SM							Hydrated #8 Bentonite
	3.0': Silty SAND, light brownish gray (2.5 Y 6/2), fine to medium sand, moist, no odor.								Dry #8 Bentonite
									Vapor probe
									#3 Sand
5	6.0': Silty SAND, light brownish gray (2.5 Y 6/2), fine to medium sand, moist, no odor.	SM		45	0.3				Dry #8 Bentonite
									Hydrated #8 Bentonite
	8.0': Poorly-graded SAND, fine to medium sand, dark yellowish brown (10YR 6/2), trace silt, dry, no odor.	SP							Dry #8 Bentonite
									Vapor probe
10	10.0': End of Boring.			35	0.8	SVP-1-10.0			#3 Sand

Well Construction Information

Monument Type:	NA	Filter Pack:	NA	Ground Surface Elevation (ft):	NA
Casing Diameter (in):	NA	Surface Seal:	NA	Top of Casing Elevation (ft):	NA
Screen Slot Size (in):	NA	Annular Seal:	NA	Surveyed Location: X:	NA
Screened Interval (ft bgs):	NA	Boring Abandonment:	NA	Y:	NA
				Unique Well ID:	NA



Log of Boring: SVP-2

Client: Prologis Inc	Date/Time Started: 3/4/2022	Depth to Water ATD (ft bgs): NE
Project: 5355 Airport Drive	Date/Time Completed: 3/4/2022	Boring Diameter (in): NA
Location: Ontario, California	Drilling Company: Millenium	Total Boring Depth (ft bgs): 4.5
Farallon PN: 1071-080	Drilling Method: Direct Push	Constructed Well Depth (ft bgs): NA
Logged By: Nate Montoy	Drilling Equipment: Geoprobe 7822DT	
Reviewed By: Kathy Lehnus	Drilling Operator: Andrew	
	Sampler Type: Acetate Sleeve	

Depth (ft bgs)	Sample Interval	Lithologic Description	USCS	USCS Graphic	% Recovery	PID (ppmv)	Sample ID	Sample Analyzed	Boring/Well Construction Details
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0	0.21': Asphalt. 0.79': Concrete/gravel road base.	AC							#3 Sand
	1.0': Silty SAND, brown (10 YR 4/3), fine to medium sand, moist, no odor.	SM							Hydrated #8 Bentonite
						0.4	SVP-2-4.0		Dry #8 Bentonite
									Vapor probe
									#3 Sand
5	5.0': End of Boring.				45				Dry #8 Bentonite

Well Construction Information

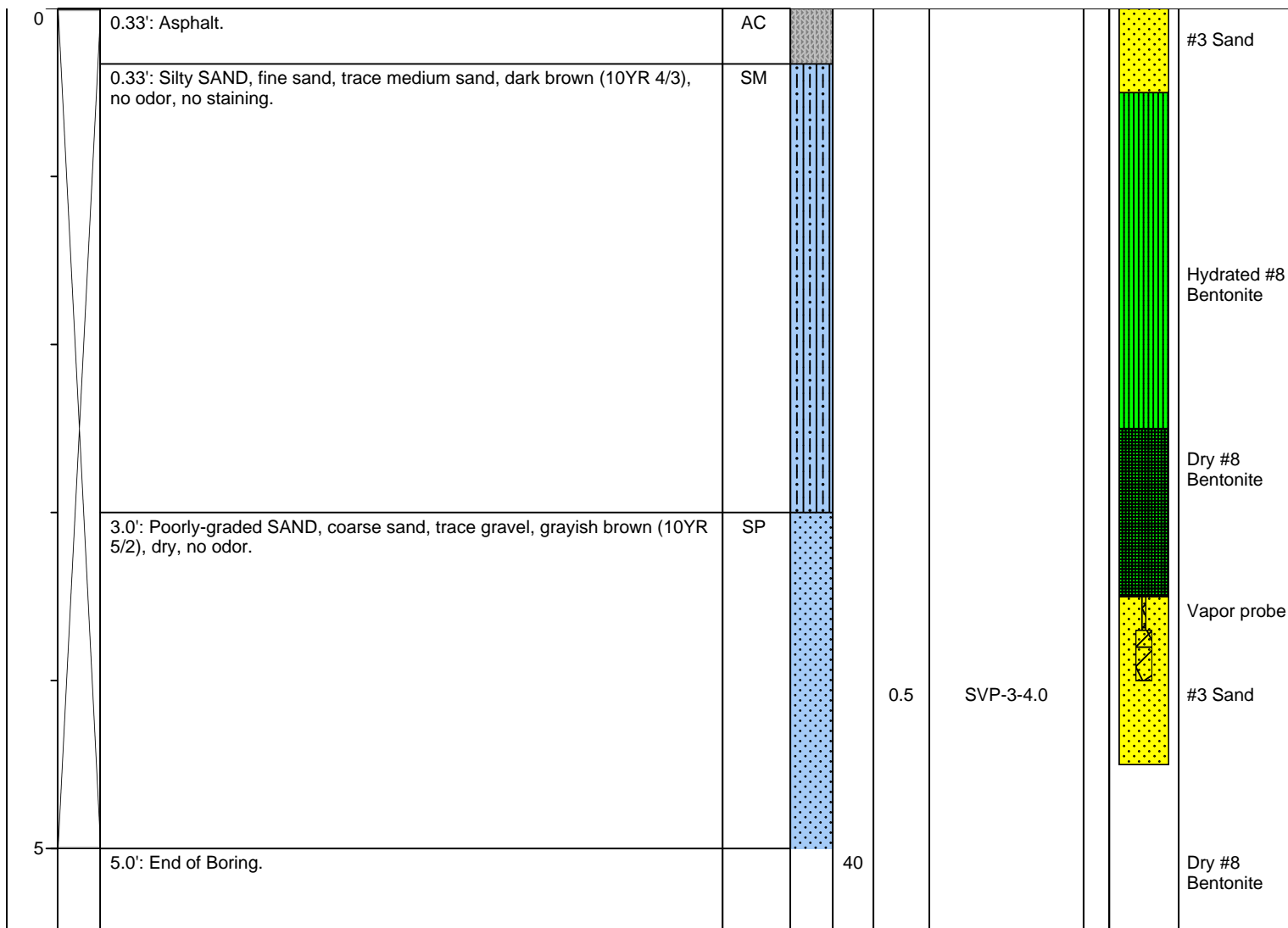
Monument Type: NA	Filter Pack: #3 Sand	Ground Surface Elevation (ft): NA
Casing Diameter (in): NA	Surface Seal: Sand	Top of Casing Elevation (ft): NA
Screen Slot Size (in): NA	Annular Seal: Bentonite	Surveyed Location: X: NA Y: NA
Screened Interval (ft bgs): NA	Boring Abandonment: NA	Unique Well ID: NA



Log of Boring: SVP-3

Client: Prologis Inc	Date/Time Started: 3/4/2022	Depth to Water ATD (ft bgs): NE
Project: 5355 Airport Drive	Date/Time Completed: 3/4/2022	Boring Diameter (in): NA
Location: Ontario, California	Drilling Company: Millenium	Total Boring Depth (ft bgs): 4.5
Farallon PN: 1071-080	Drilling Method: Direct Push	Constructed Well Depth (ft bgs): NA
Logged By: Nate Montoy	Drilling Equipment: Geoprobe 7822DT	
Reviewed By: Kathy Lehnus	Drilling Operator: Andrew	
	Sampler Type: Acetate Sleeve	

Depth (ft bgs)	Sample Interval	Lithologic Description	USCS	USCS Graphic	% Recovery	PID (ppmv)	Sample ID	Sample Analyzed	Boring/Well Construction Details
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Well Construction Information

Monument Type: NA	Filter Pack: #3 Sand	Ground Surface Elevation (ft): NA
Casing Diameter (in): NA	Surface Seal: Sand	Top of Casing Elevation (ft): NA
Screen Slot Size (in): NA	Annular Seal: Bentonite	Surveyed Location: X: NA Y: NA
Screened Interval (ft bgs): NA	Boring Abandonment: NA	Unique Well ID: NA



Log of Boring: SVP-4

Client: Prologis Inc	Date/Time Started: 3/4/2022	Depth to Water ATD (ft bgs): NE
Project: 5355 Airport Drive	Date/Time Completed: 3/4/2022	Boring Diameter (in): NA
Location: Ontario, California	Drilling Company: Millenium	Total Boring Depth (ft bgs): 4.5
Farallon PN: 1071-080	Drilling Method: Direct Push	Constructed Well Depth (ft bgs): NA
Logged By: Nate Montoy	Drilling Equipment: Geoprobe 7822DT	
Reviewed By: Kathy Lehnus	Drilling Operator: Andrew	
	Sampler Type: Acetate Sleeve	

Depth (ft bgs)	Sample Interval	Lithologic Description	USCS	USCS Graphic	% Recovery	PID (ppmv)	Sample ID	Sample Analyzed	Boring/Well Construction Details
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0	0.5': Concrete.	AC							#3 Sand
	0.5': Well-graded GRAVEL with sand, 0.1" -0.4" gravel, coarse sand, very dark gray (10YR 3/1).	GW							
	1.0': Poorly-graded SAND, fine sand, trace gravel, dark grayish brown (2.5Y 4/2), moist, no odor.	SP							Hydrated #8 Bentonite
	2.0': Silty SAND, fine sand, dark brown (10YR 3/3), moist, no odor.	SM							Dry #8 Bentonite
						0.6	SVP-4-4.0		Vapor probe
									#3 Sand
5	5.0': End of Boring.				55				

Well Construction Information

Monument Type: NA	Filter Pack: #3 Sand	Ground Surface Elevation (ft): NA
Casing Diameter (in): NA	Surface Seal: Sand	Top of Casing Elevation (ft): NA
Screen Slot Size (in): NA	Annular Seal: Bentonite	Surveyed Location: X: NA Y: NA
Screened Interval (ft bgs): NA	Boring Abandonment: NA	Unique Well ID: NA



Log of Boring: SVP-5

Client: Prologis Inc	Date/Time Started: 3/4/2022	Depth to Water ATD (ft bgs): NE
Project: 5355 Airport Drive	Date/Time Completed: 3/4/2022	Boring Diameter (in): NA
Location: Ontario, California	Drilling Company: Millenium	Total Boring Depth (ft bgs): 10.5
Farallon PN: 1071-080	Drilling Method: Direct Push	Constructed Well Depth (ft bgs): NA
Logged By: Nate Montoy	Drilling Equipment: Geoprobe 7822DT	
Reviewed By: Kathy Lehnus	Drilling Operator: Andrew	
	Sampler Type: Acetate Sleeve	

Depth (ft bgs)	Sample Interval	Lithologic Description	USCS	USCS Graphic	% Recovery	PID (ppmv)	Sample ID	Sample Analyzed	Boring/Well Construction Details
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0	0.67'	Concrete/Gravel Base.	AC						#3 Sand
	0.67'	Silty SAND, brown (10 YR 4/3), fine to medium sand, trace 0.1" gravel, moist, no odor.	SM						Hydrated #8 Bentonite
	4.0'	Poorly-graded SAND, medium sand, trace coarse sand and gravel, grayish brown (10YR 5/2), , moist, no odor.	SP		45	1.1			Dry #8 Bentonite
5	6.0'	Silty SAND, fine sand, trace 0.1" gravel, dark brown (10YR 4/3).	SM						Vapor probe
	10.0'	Poorly-graded SAND, coarse sand, 0.5" gravel.							#3 Sand
									Dry #8 Bentonite
									Hydrated #8 Bentonite
									Dry #8 Bentonite
10	10.0'	End of Boring.			55	1.0	SVP-5-10.0		Vapor probe
									#3 Sand

Well Construction Information

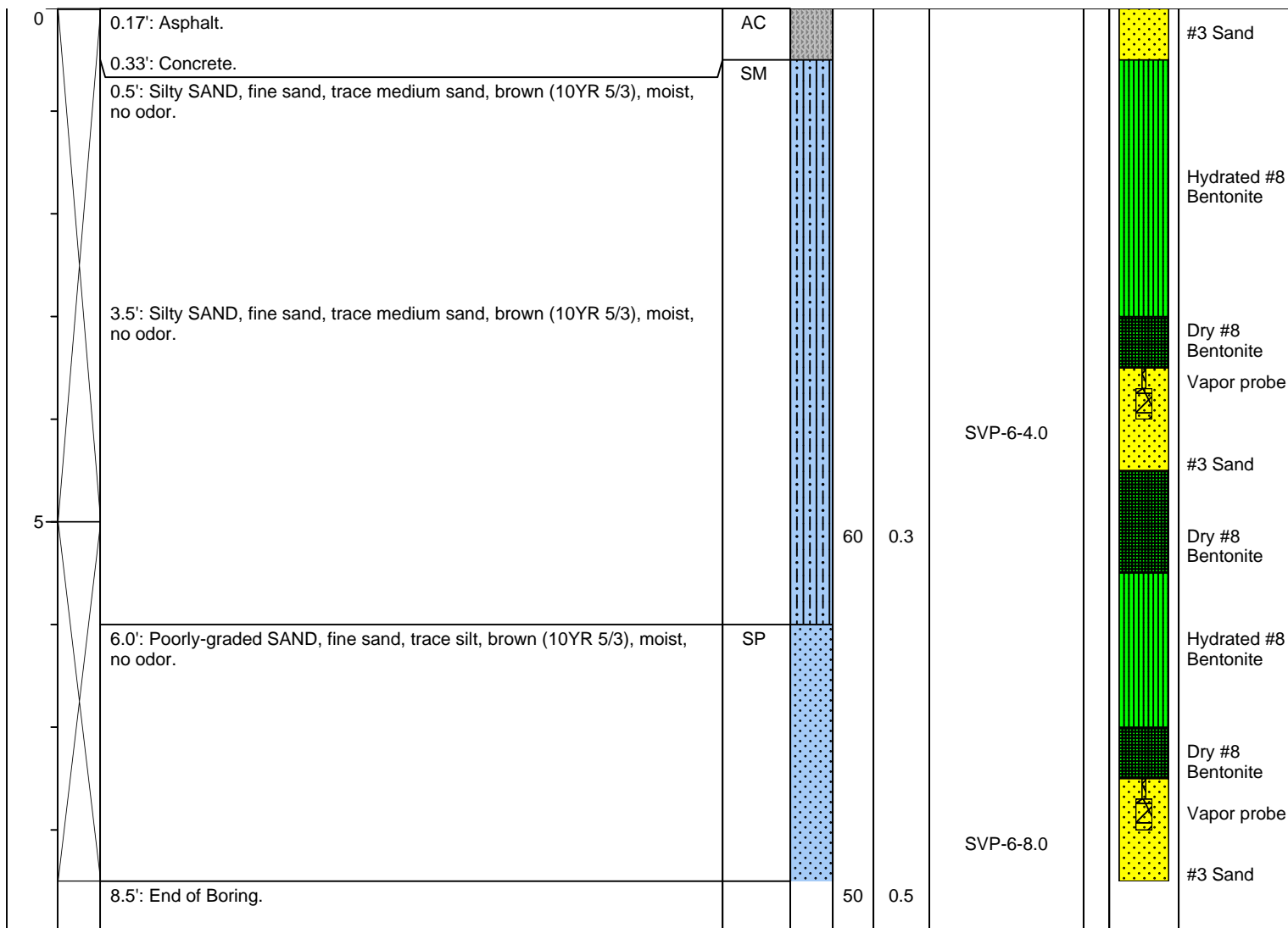
Monument Type: NA	Filter Pack: NA	Ground Surface Elevation (ft): NA
Casing Diameter (in): NA	Surface Seal: NA	Top of Casing Elevation (ft): NA
Screen Slot Size (in): NA	Annular Seal: NA	Surveyed Location: X: NA Y: NA
Screened Interval (ft bgs): NA	Boring Abandonment: NA	Unique Well ID: NA



Log of Boring: SVP-6

Client: Prologis Inc	Date/Time Started: 3/4/2022	Depth to Water ATD (ft bgs): NE
Project: 5355 Airport Drive	Date/Time Completed: 3/4/2022	Boring Diameter (in): NA
Location: Ontario, California	Drilling Company: Millenium	Total Boring Depth (ft bgs): 8.5
Farallon PN: 1071-080	Drilling Method: Direct Push	Constructed Well Depth (ft bgs): NA
Logged By: Nate Montoy	Drilling Equipment: Geoprobe 7822DT	
Reviewed By: Kathy Lehnus	Drilling Operator: Andrew	
	Sampler Type: Acetate Sleeve	

Depth (ft bgs)	Sample Interval	Lithologic Description	USCS	USCS Graphic	% Recovery	PID (ppmv)	Sample ID	Sample Analyzed	Boring/Well Construction Details
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Well Construction Information

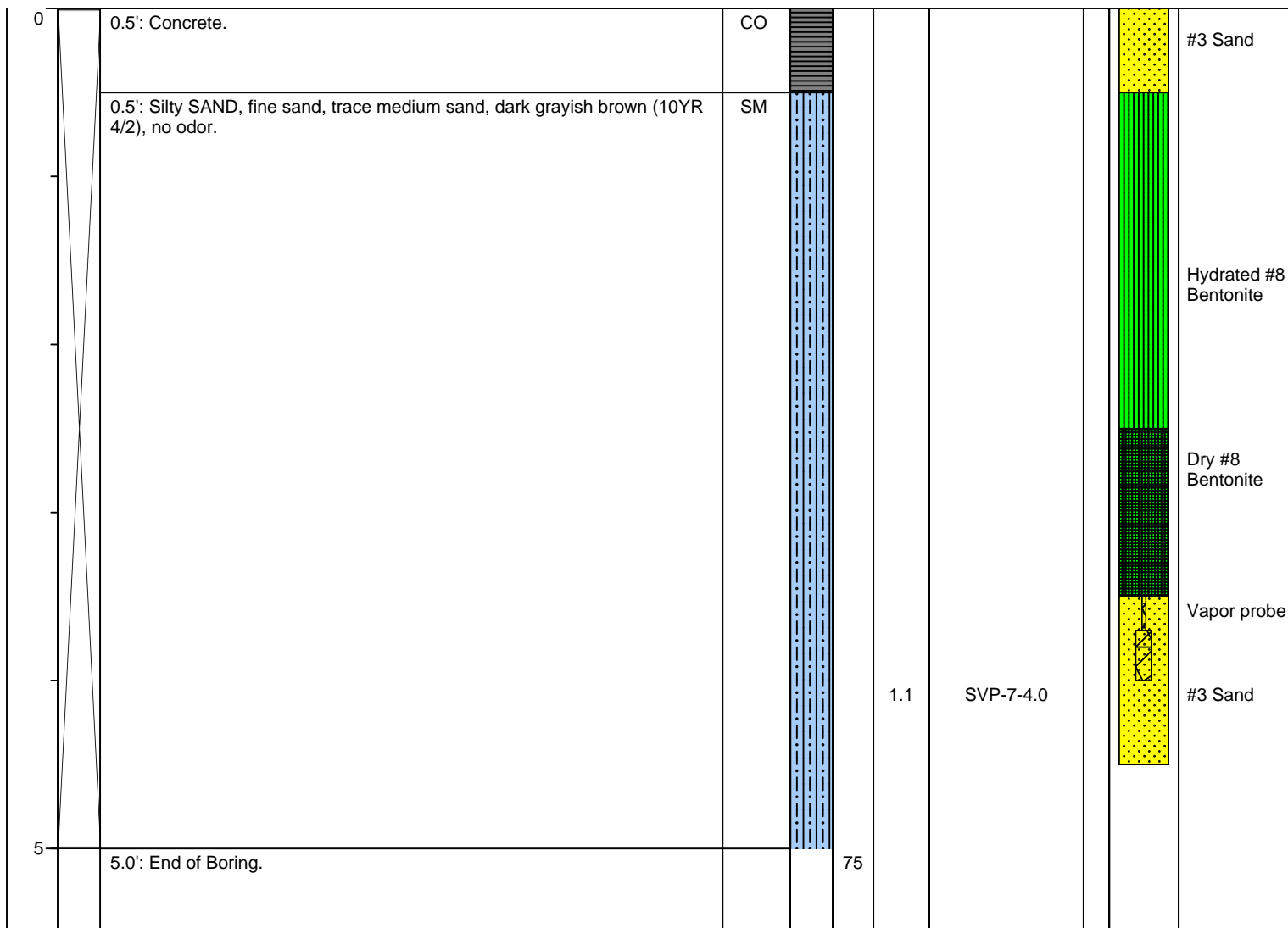
Monument Type:	NA	Filter Pack:	NA	Ground Surface Elevation (ft):	NA
Casing Diameter (in):	NA	Surface Seal:	NA	Top of Casing Elevation (ft):	NA
Screen Slot Size (in):	NA	Annular Seal:	NA	Surveyed Location: X:	NA
Screened Interval (ft bgs):	NA	Boring Abandonment:	NA	Y:	NA
				Unique Well ID:	NA



Log of Boring: SVP-7

Client: Prologis Inc	Date/Time Started: 3/4/2022	Depth to Water ATD (ft bgs): NE
Project: 5355 Airport Drive	Date/Time Completed: 3/4/2022	Boring Diameter (in): NA
Location: Ontario, California	Drilling Company: Millenium	Total Boring Depth (ft bgs): 4.5
Farallon PN: 1071-080	Drilling Method: Direct Push	Constructed Well Depth (ft bgs): NA
Logged By: Nate Montoy	Drilling Equipment: Geoprobe 7822DT	
Reviewed By: Kathy Lehnus	Drilling Operator: Andrew	
	Sampler Type: Acetate Sleeve	

Depth (ft bgs)	Sample Interval	Lithologic Description	USCS	USCS Graphic	% Recovery	PID (ppmv)	Sample ID	Sample Analyzed	Boring/Well Construction Details
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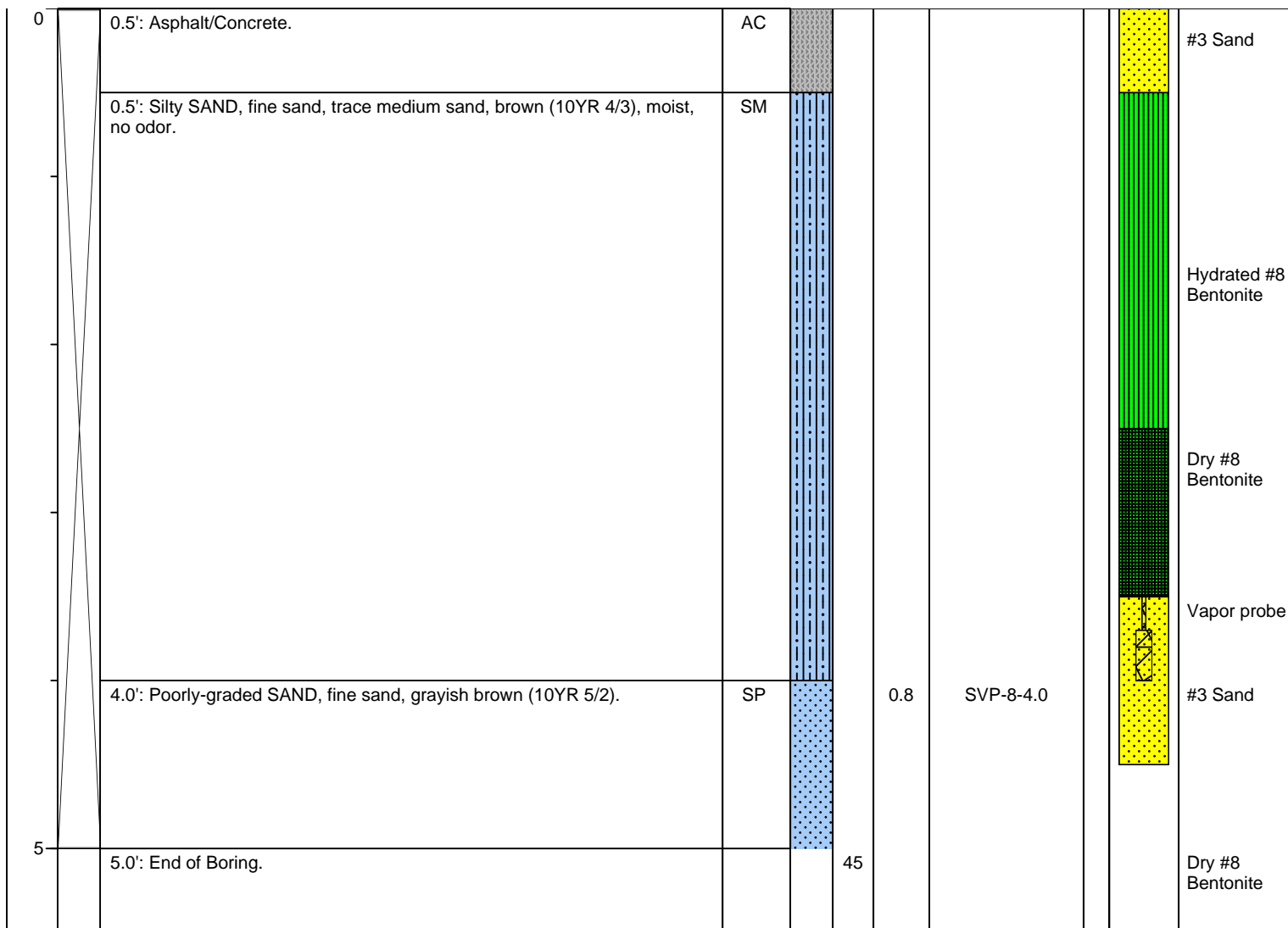
Well Construction Information					
Monument Type:	NA	Filter Pack:	#3 Sand	Ground Surface Elevation (ft):	NA
Casing Diameter (in):	NA	Surface Seal:	Sand	Top of Casing Elevation (ft):	NA
Screen Slot Size (in):	NA	Annular Seal:	Bentonite	Surveyed Location: X:	NA
Screened Interval (ft bgs):	NA	Boring Abandonment:	NA	Surveyed Location: Y:	NA
				Unique Well ID:	NA



Log of Boring: SVP-8

Client: Prologis Inc	Date/Time Started: 3/4/2022	Depth to Water ATD (ft bgs): NE
Project: 5355 Airport Drive	Date/Time Completed: 3/4/2022	Boring Diameter (in): NA
Location: Ontario, California	Drilling Company: Millenium	Total Boring Depth (ft bgs): 4.5
Farallon PN: 1071-080	Drilling Method: Direct Push	Constructed Well Depth (ft bgs): NA
Logged By: Nate Montoy	Drilling Equipment: Geoprobe 7822DT	
Reviewed By: Kathy Lehnus	Drilling Operator: Andrew	
	Sampler Type: Acetate Sleeve	

Depth (ft bgs)	Sample Interval	Lithologic Description	USCS	USCS Graphic	% Recovery	PID (ppmv)	Sample ID	Sample Analyzed	Boring/Well Construction Details
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Well Construction Information

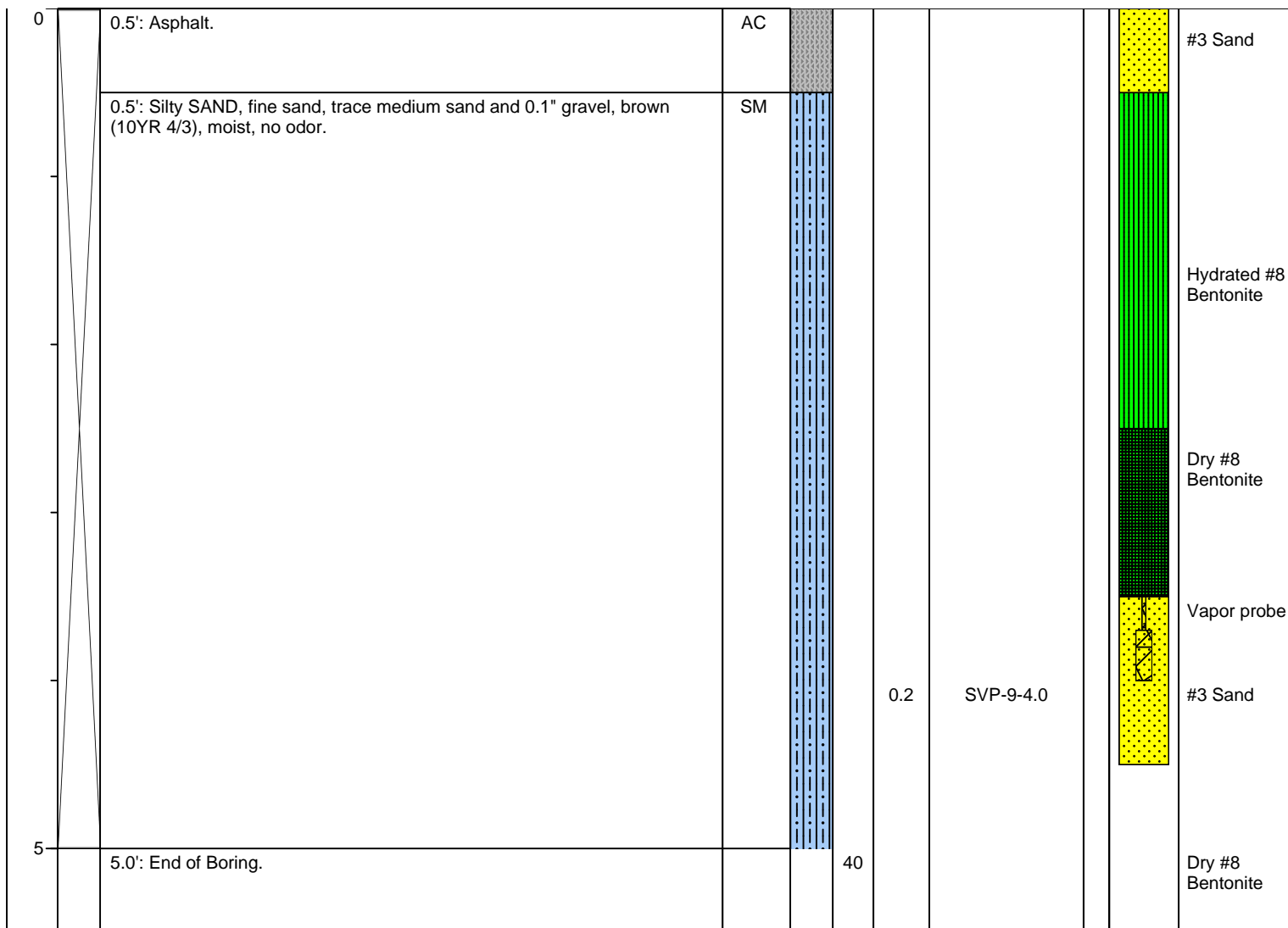
Monument Type: NA	Filter Pack: #3 Sand	Ground Surface Elevation (ft): NA
Casing Diameter (in): NA	Surface Seal: Sand	Top of Casing Elevation (ft): NA
Screen Slot Size (in): NA	Annular Seal: Bentonite	Surveyed Location: X: NA Y: NA
Screened Interval (ft bgs): NA	Boring Abandonment: NA	Unique Well ID: NA



Log of Boring: SVP-9

Client: Prologis Inc	Date/Time Started: 3/4/2022	Depth to Water ATD (ft bgs): NE
Project: 5355 Airport Drive	Date/Time Completed: 3/4/2022	Boring Diameter (in): NA
Location: Ontario, California	Drilling Company: Millenium	Total Boring Depth (ft bgs): 4.5
Farallon PN: 1071-080	Drilling Method: Direct Push	Constructed Well Depth (ft bgs): NA
Logged By: Nate Montoy	Drilling Equipment: Geoprobe 7822DT	
Reviewed By: Kathy Lehnus	Drilling Operator: Andrew	
	Sampler Type: Acetate Sleeve	

Depth (ft bgs)	Sample Interval	Lithologic Description	USCS	USCS Graphic	% Recovery	PID (ppmv)	Sample ID	Sample Analyzed	Boring/Well Construction Details
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Well Construction Information

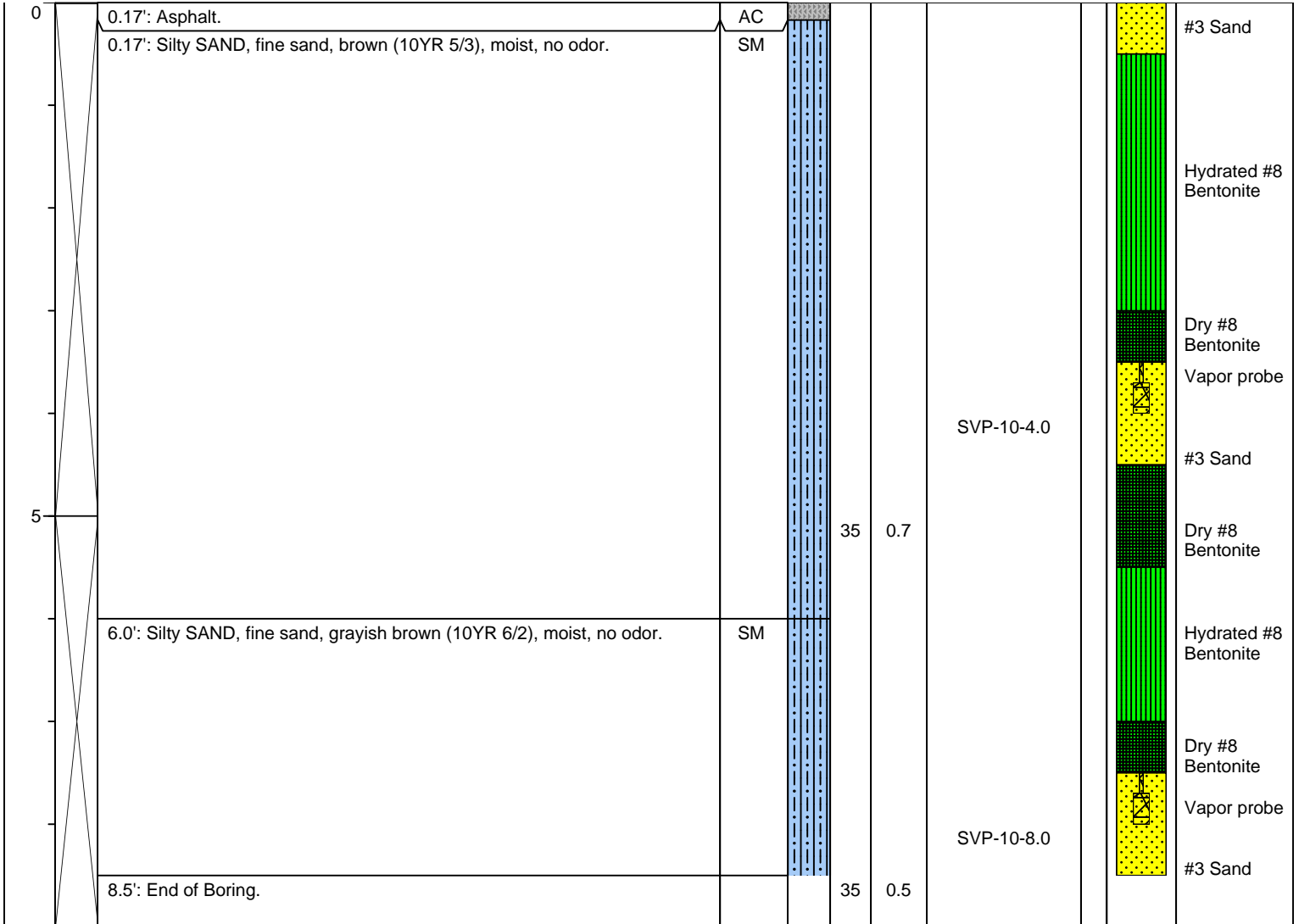
Monument Type: NA	Filter Pack: #3 Sand	Ground Surface Elevation (ft): NA
Casing Diameter (in): NA	Surface Seal: Sand	Top of Casing Elevation (ft): NA
Screen Slot Size (in): NA	Annular Seal: Bentonite	Surveyed Location: X: NA Y: NA
Screened Interval (ft bgs): NA	Boring Abandonment: NA	Unique Well ID: NA



Log of Boring: SVP-10

Client: Prologis Inc	Date/Time Started: 3/4/2022	Depth to Water ATD (ft bgs): NE
Project: 5355 Airport Drive	Date/Time Completed: 3/4/2022	Boring Diameter (in): NA
Location: Ontario, California	Drilling Company: Millenium	Total Boring Depth (ft bgs): 8.5
Farallon PN: 1071-080	Drilling Method: Direct Push	Constructed Well Depth (ft bgs): NA
Logged By: Nate Montoy	Drilling Equipment: Geoprobe 7822DT	
Reviewed By: Kathy Lehnus	Drilling Operator: Andrew	
	Sampler Type: Acetate Sleeve	

Depth (ft bgs)	Sample Interval	Lithologic Description	USCS	USCS Graphic	% Recovery	PID (ppmv)	Sample ID	Sample Analyzed	Boring/Well Construction Details
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Well Construction Information

Monument Type:	NA	Filter Pack:	NA	Ground Surface Elevation (ft):	NA
Casing Diameter (in):	NA	Surface Seal:	NA	Top of Casing Elevation (ft):	NA
Screen Slot Size (in):	NA	Annular Seal:	NA	Surveyed Location: X:	NA
Screened Interval (ft bgs):	NA	Boring Abandonment:	NA	Y:	NA
				Unique Well ID:	NA

APPENDIX G
LABORATORY ANALYTICAL REPORTS

PHASE I/PHASE II
ENVIRONMENTAL SITE ASSESSMENT REPORT
5355 East Airport Drive
Ontario, California

Farallon PN: 1071-080 (Task 2)



714-449-9937
562-646-1611

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

JONES ENVIRONMENTAL LABORATORY RESULTS

Client:	Farallon Consulting	Report date:	3/11/2022
Client Address:	27 Mauchly Suite 213 Irvine, CA	Jones Ref. No.:	G-0423
		Client Ref. No.:	1071-080-002
Attn:	Kathy Lehnus	Date Sampled:	3/11/2022
		Date Received:	3/11/2022
Project:	5355 E Airport Dr.	Date Analyzed:	3/11/2022
Project Address:	5355 E Airport Dr. Ontario, CA	Physical State:	Soil Gas

ANALYSES REQUESTED

1. EPA 8260B – Volatile Organics by GC/MS + Oxygenates/Gasoline Range Organics

Sampling – Soil Gas samples were collected in glass gas-tight syringes equipped with Teflon plungers.

A tracer gas mixture of n-pentane, n-hexane, and n-heptane was placed at the tubing-surface interface before sampling. These compounds were analyzed during the 8260B analytical run to determine if there were surface leaks into the subsurface due to improper installation of the probe. No tracer was detected in any of the samples reported herein.

The sampling rate was approximately 200 cc/min, except when noted differently on the chain of custody record, using a glass gas-tight syringe. Purging was completed using a pump set at approximately 200 cc/min, except when noted differently on the chain of custody record. A default of 3 purge volumes was used as recommended by July 2015 DTSC/RWQCB guidance documents.

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

No flow conditions occur when a sampling rate greater than 10 mL/min cannot be maintained without applying a vacuum greater than 100 inches of water to the sampling train. The sampling train is left at a vacuum for no less than three minutes. If the vacuum does not subside appreciably after three minutes, the sample location is determined to be a no flow sample.

Analytical – Soil Gas samples were analyzed using EPA Method 8260 that includes extra compounds required by DTSC/RWQCB (such as Freon 113). Instrument Continuing Calibration Verification, QC Reference Standards, Instrument Blanks and Sampling Blanks were analyzed every 12 hours as prescribed by the method. In addition, a Laboratory Control Sample (LCS) and Laboratory Control Sample Duplicate (LCSD) were analyzed with each batch of Soil Gas samples. A duplicate/replicate sample was analyzed each day of the sampling activity. All samples were injected into the GC/MS system within 30 minutes of collection.

Approval: _____

Annalise O'Toole
Mobile Lab Manager



714-449-9937
562-646-1611

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

JONES ENVIRONMENTAL LABORATORY RESULTS

Client: Farallon Consulting
Client Address: 27 Mauchly Suite 213
Irvine, CA

Report date: 3/11/2022
Jones Ref. No.: G-0423
Client Ref. No.: 1071-080-002

Attn: Kathy Lehnus

Date Sampled: 3/11/2022

Project: 5355 E Airport Dr.
Project Address: 5355 E Airport Dr.
Ontario, CA

Date Received: 3/11/2022

Date Analyzed: 3/11/2022

Physical State: Soil Gas

EPA 8260B – Volatile Organics by GC/MS + Oxygenates/Gasoline Range Organics

<u>Sample ID:</u>	SVP-2-4'	SVP-1-4'	SVP-1-10'	SVP-4-4'	SVP-3-4'		
<u>Jones ID:</u>	G-0423-01	G-0423-02	G-0423-03	G-0423-04	G-0423-05	<u>Reporting Limit</u>	<u>Units</u>
Analytes:							
Benzene	ND	ND	ND	ND	ND	20	µg/m3
Bromobenzene	ND	ND	ND	ND	ND	20	µg/m3
Bromodichloromethane	ND	ND	ND	ND	ND	20	µg/m3
Bromoform	ND	ND	ND	ND	ND	20	µg/m3
n-Butylbenzene	ND	ND	ND	ND	ND	30	µg/m3
sec-Butylbenzene	ND	ND	ND	ND	ND	30	µg/m3
tert-Butylbenzene	ND	ND	ND	ND	ND	30	µg/m3
Carbon tetrachloride	ND	ND	ND	ND	ND	20	µg/m3
Chlorobenzene	ND	ND	ND	ND	ND	20	µg/m3
Chloroform	ND	ND	ND	ND	ND	20	µg/m3
2-Chlorotoluene	ND	ND	ND	ND	ND	30	µg/m3
4-Chlorotoluene	ND	ND	ND	ND	ND	30	µg/m3
Dibromochloromethane	ND	ND	ND	ND	ND	20	µg/m3
1,2-Dibromo-3-chloropropane	ND	ND	ND	ND	ND	20	µg/m3
1,2-Dibromoethane (EDB)	ND	ND	ND	ND	ND	20	µg/m3
Dibromomethane	ND	ND	ND	ND	ND	20	µg/m3
1,2- Dichlorobenzene	ND	ND	ND	ND	ND	40	µg/m3
1,3-Dichlorobenzene	ND	ND	ND	ND	ND	40	µg/m3
1,4-Dichlorobenzene	ND	ND	ND	ND	ND	40	µg/m3
Dichlorodifluoromethane	ND	ND	ND	ND	ND	40	µg/m3
1,1-Dichloroethane	ND	ND	ND	ND	ND	20	µg/m3
1,2-Dichloroethane	ND	ND	ND	ND	ND	20	µg/m3
1,1-Dichloroethene	ND	ND	ND	ND	ND	20	µg/m3
cis-1,2-Dichloroethene	ND	ND	ND	ND	ND	20	µg/m3
trans-1,2-Dichloroethene	ND	ND	ND	ND	ND	20	µg/m3
1,2-Dichloropropane	ND	ND	ND	ND	ND	20	µg/m3
1,3-Dichloropropane	ND	ND	ND	ND	ND	20	µg/m3
2,2-Dichloropropane	ND	ND	ND	ND	ND	40	µg/m3
1,1-Dichloropropene	ND	ND	ND	ND	ND	25	µg/m3

JONES ENVIRONMENTAL LABORATORY RESULTS

EPA 8260B – Volatile Organics by GC/MS + Oxygenates/Gasoline Range Organics

Sample ID:	SVP-2-4'	SVP-1-4'	SVP-1-10'	SVP-4-4'	SVP-3-4'		
Jones ID:	G-0423-01	G-0423-02	G-0423-03	G-0423-04	G-0423-05	Reporting Limit	Units
Analytes:							
cis-1,3-Dichloropropene	ND	ND	ND	ND	ND	20	µg/m3
trans-1,3-Dichloropropene	ND	ND	ND	ND	ND	20	µg/m3
Ethylbenzene	ND	ND	ND	ND	ND	20	µg/m3
Freon 113	ND	ND	ND	ND	ND	40	µg/m3
Hexachlorobutadiene	ND	ND	ND	ND	ND	60	µg/m3
Isopropylbenzene	ND	ND	ND	ND	ND	20	µg/m3
4-Isopropyltoluene	ND	ND	ND	ND	ND	20	µg/m3
Methylene chloride	ND	ND	ND	ND	ND	20	µg/m3
Naphthalene	ND	ND	ND	ND	ND	100	µg/m3
n-Propylbenzene	ND	ND	ND	ND	ND	20	µg/m3
Styrene	ND	ND	ND	ND	ND	20	µg/m3
1,1,1,2-Tetrachloroethane	ND	ND	ND	ND	ND	20	µg/m3
1,1,2,2-Tetrachloroethane	ND	ND	ND	ND	ND	40	µg/m3
Tetrachloroethene	27	31	157	62	ND	20	µg/m3
Toluene	34	21	21	80	78	20	µg/m3
1,2,3-Trichlorobenzene	ND	ND	ND	ND	ND	40	µg/m3
1,2,4-Trichlorobenzene	ND	ND	ND	ND	ND	40	µg/m3
1,1,1-Trichloroethane	ND	ND	ND	ND	ND	20	µg/m3
1,1,2-Trichloroethane	ND	ND	ND	ND	ND	20	µg/m3
Trichloroethene	ND	ND	ND	ND	ND	20	µg/m3
Trichlorofluoromethane	ND	ND	ND	ND	ND	40	µg/m3
1,2,3-Trichloropropane	ND	ND	ND	ND	ND	20	µg/m3
1,2,4-Trimethylbenzene	ND	ND	ND	ND	ND	20	µg/m3
1,3,5-Trimethylbenzene	ND	ND	ND	ND	ND	20	µg/m3
Vinyl chloride	ND	ND	ND	ND	ND	20	µg/m3
m,p-Xylene	ND	ND	ND	ND	ND	40	µg/m3
o-Xylene	ND	ND	ND	ND	ND	20	µg/m3
MTBE	ND	ND	ND	ND	ND	100	µg/m3
Ethyl-tert-butylether	ND	ND	ND	ND	ND	100	µg/m3
Di-isopropylether	ND	ND	ND	ND	ND	100	µg/m3
tert-amylmethylether	ND	ND	ND	ND	ND	100	µg/m3
tert-Butylalcohol	ND	ND	ND	ND	ND	1000	µg/m3
Gasoline Range Organics (C4-C12)	ND	ND	ND	ND	ND	5000	µg/m3
Tracer:							
n-Pentane	ND	ND	ND	ND	ND	200	µg/m3
n-Hexane	ND	ND	ND	ND	ND	200	µg/m3
n-Heptane	ND	ND	ND	ND	ND	200	µg/m3
Dilution Factor	1	1	1	1	1		
Surrogate Recoveries:						QC Limits	
Dibromofluoromethane	98%	102%	100%	99%	101%	60 - 140	
Toluene-d8	101%	99%	100%	99%	100%	60 - 140	
4-Bromofluorobenzene	96%	97%	98%	95%	98%	60 - 140	
Batch ID:	G1-031122-01	G1-031122-01	G1-031122-01	G1-031122-01	G1-031122-01		

ND = Value below reporting limit



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JONES ENVIRONMENTAL LABORATORY RESULTS

Client: Farallon Consulting
Client Address: 27 Mauchly Suite 213
Irvine, CA

Report date: 3/11/2022
Jones Ref. No.: G-0423
Client Ref. No.: 1071-080-002

Attn: Kathy Lehnus

Date Sampled: 3/11/2022

Project: 5355 E Airport Dr.
Project Address: 5355 E Airport Dr.
Ontario, CA

Date Received: 3/11/2022

Date Analyzed: 3/11/2022

Physical State: Soil Gas

EPA 8260B – Volatile Organics by GC/MS + Oxygenates/Gasoline Range Organics

<u>Sample ID:</u>	SVP-3-4' REP	SVP-5-4'	SVP-5-10'	SVP-7-4'	SVP-9-4'		
<u>Jones ID:</u>	G-0423-06	G-0423-07	G-0423-08	G-0423-09	G-0423-10	<u>Reporting Limit</u>	<u>Units</u>
Analytes:							
Benzene	ND	ND	ND	ND	ND	20	µg/m3
Bromobenzene	ND	ND	ND	ND	ND	20	µg/m3
Bromodichloromethane	ND	ND	ND	ND	ND	20	µg/m3
Bromoform	ND	ND	ND	ND	ND	20	µg/m3
n-Butylbenzene	ND	ND	ND	ND	ND	30	µg/m3
sec-Butylbenzene	ND	ND	ND	ND	ND	30	µg/m3
tert-Butylbenzene	ND	ND	ND	ND	ND	30	µg/m3
Carbon tetrachloride	ND	ND	ND	ND	ND	20	µg/m3
Chlorobenzene	ND	ND	ND	ND	ND	20	µg/m3
Chloroform	ND	ND	ND	ND	ND	20	µg/m3
2-Chlorotoluene	ND	ND	ND	ND	ND	30	µg/m3
4-Chlorotoluene	ND	ND	ND	ND	ND	30	µg/m3
Dibromochloromethane	ND	ND	ND	ND	ND	20	µg/m3
1,2-Dibromo-3-chloropropane	ND	ND	ND	ND	ND	20	µg/m3
1,2-Dibromoethane (EDB)	ND	ND	ND	ND	ND	20	µg/m3
Dibromomethane	ND	ND	ND	ND	ND	20	µg/m3
1,2- Dichlorobenzene	ND	ND	ND	ND	ND	40	µg/m3
1,3-Dichlorobenzene	ND	ND	ND	ND	ND	40	µg/m3
1,4-Dichlorobenzene	ND	ND	ND	ND	ND	40	µg/m3
Dichlorodifluoromethane	ND	ND	ND	ND	ND	40	µg/m3
1,1-Dichloroethane	ND	ND	ND	ND	ND	20	µg/m3
1,2-Dichloroethane	ND	ND	ND	ND	ND	20	µg/m3
1,1-Dichloroethene	ND	ND	ND	ND	ND	20	µg/m3
cis-1,2-Dichloroethene	ND	ND	ND	ND	ND	20	µg/m3
trans-1,2-Dichloroethene	ND	ND	ND	ND	ND	20	µg/m3
1,2-Dichloropropane	ND	ND	ND	ND	ND	20	µg/m3
1,3-Dichloropropane	ND	ND	ND	ND	ND	20	µg/m3
2,2-Dichloropropane	ND	ND	ND	ND	ND	40	µg/m3
1,1-Dichloropropene	ND	ND	ND	ND	ND	25	µg/m3

JONES ENVIRONMENTAL LABORATORY RESULTS

EPA 8260B – Volatile Organics by GC/MS + Oxygenates/Gasoline Range Organics

<u>Sample ID:</u>	SVP-3-4' REP	SVP-5-4'	SVP-5-10'	SVP-7-4'	SVP-9-4'		
<u>Jones ID:</u>	G-0423-06	G-0423-07	G-0423-08	G-0423-09	G-0423-10	<u>Reporting Limit</u>	<u>Units</u>
Analytes:							
cis-1,3-Dichloropropene	ND	ND	ND	ND	ND	20	µg/m3
trans-1,3-Dichloropropene	ND	ND	ND	ND	ND	20	µg/m3
Ethylbenzene	ND	ND	ND	ND	ND	20	µg/m3
Freon 113	ND	ND	ND	ND	ND	40	µg/m3
Hexachlorobutadiene	ND	ND	ND	ND	ND	60	µg/m3
Isopropylbenzene	ND	ND	ND	ND	ND	20	µg/m3
4-Isopropyltoluene	ND	ND	ND	ND	ND	20	µg/m3
Methylene chloride	ND	ND	ND	ND	ND	20	µg/m3
Naphthalene	ND	ND	ND	ND	ND	100	µg/m3
n-Propylbenzene	ND	ND	ND	ND	ND	20	µg/m3
Styrene	ND	ND	ND	ND	ND	20	µg/m3
1,1,1,2-Tetrachloroethane	ND	ND	ND	ND	ND	20	µg/m3
1,1,2,2-Tetrachloroethane	ND	ND	ND	ND	ND	40	µg/m3
Tetrachloroethene	ND	70	234	247	24	20	µg/m3
Toluene	45	83	ND	91	87	20	µg/m3
1,2,3-Trichlorobenzene	ND	ND	ND	ND	ND	40	µg/m3
1,2,4-Trichlorobenzene	ND	ND	ND	ND	ND	40	µg/m3
1,1,1-Trichloroethane	ND	ND	ND	ND	ND	20	µg/m3
1,1,2-Trichloroethane	ND	ND	ND	ND	ND	20	µg/m3
Trichloroethene	ND	ND	ND	ND	ND	20	µg/m3
Trichlorofluoromethane	ND	ND	ND	ND	ND	40	µg/m3
1,2,3-Trichloropropane	ND	ND	ND	ND	ND	20	µg/m3
1,2,4-Trimethylbenzene	ND	ND	ND	ND	ND	20	µg/m3
1,3,5-Trimethylbenzene	ND	ND	ND	ND	ND	20	µg/m3
Vinyl chloride	ND	ND	ND	ND	ND	20	µg/m3
m,p-Xylene	ND	ND	ND	ND	ND	40	µg/m3
o-Xylene	ND	ND	ND	ND	ND	20	µg/m3
MTBE	ND	ND	ND	ND	ND	100	µg/m3
Ethyl-tert-butylether	ND	ND	ND	ND	ND	100	µg/m3
Di-isopropylether	ND	ND	ND	ND	ND	100	µg/m3
tert-amylmethylether	ND	ND	ND	ND	ND	100	µg/m3
tert-Butylalcohol	ND	ND	ND	ND	ND	1000	µg/m3
Gasoline Range Organics (C4-C12)	ND	ND	ND	ND	ND	5000	µg/m3
Tracer:							
n-Pentane	ND	ND	ND	ND	ND	200	µg/m3
n-Hexane	ND	ND	ND	ND	ND	200	µg/m3
n-Heptane	ND	ND	ND	ND	ND	200	µg/m3
<u>Dilution Factor</u>	1	1	1	1	1		
<u>Surrogate Recoveries:</u>						<u>QC Limits</u>	
Dibromofluoromethane	102%	101%	103%	100%	105%	60 - 140	
Toluene-d8	99%	97%	99%	98%	98%	60 - 140	
4-Bromofluorobenzene	98%	98%	97%	97%	95%	60 - 140	
<u>Batch ID:</u>	G1-031122- 01	G1-031122- 01	G1-031122- 01	G1-031122- 01	G1-031122- 01		

ND = Value below reporting limit



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JONES ENVIRONMENTAL LABORATORY RESULTS

Client: Farallon Consulting
Client Address: 27 Mauchly Suite 213
Irvine, CA

Report date: 3/11/2022
Jones Ref. No.: G-0423
Client Ref. No.: 1071-080-002

Attn: Kathy Lehnus

Date Sampled: 3/11/2022

Project: 5355 E Airport Dr.
Project Address: 5355 E Airport Dr.
Ontario, CA

Date Received: 3/11/2022

Date Analyzed: 3/11/2022

Physical State: Soil Gas

EPA 8260B – Volatile Organics by GC/MS + Oxygenates/Gasoline Range Organics

<u>Sample ID:</u>	SVP-8-4'	SVP-6-4'	SVP-6-8'	SVP-10-4'	SVP-10-8'		
<u>Jones ID:</u>	G-0423-11	G-0423-12	G-0423-13	G-0423-14	G-0423-15	<u>Reporting Limit</u>	<u>Units</u>
Analytes:							
Benzene	ND	ND	ND	ND	ND	20	µg/m3
Bromobenzene	ND	ND	ND	ND	ND	20	µg/m3
Bromodichloromethane	ND	ND	ND	ND	ND	20	µg/m3
Bromoform	ND	ND	ND	ND	ND	20	µg/m3
n-Butylbenzene	ND	ND	ND	ND	ND	30	µg/m3
sec-Butylbenzene	ND	ND	ND	ND	ND	30	µg/m3
tert-Butylbenzene	ND	ND	ND	ND	ND	30	µg/m3
Carbon tetrachloride	ND	ND	ND	ND	ND	20	µg/m3
Chlorobenzene	ND	ND	ND	ND	ND	20	µg/m3
Chloroform	ND	ND	ND	ND	ND	20	µg/m3
2-Chlorotoluene	ND	ND	ND	ND	ND	30	µg/m3
4-Chlorotoluene	ND	ND	ND	ND	ND	30	µg/m3
Dibromochloromethane	ND	ND	ND	ND	ND	20	µg/m3
1,2-Dibromo-3-chloropropane	ND	ND	ND	ND	ND	20	µg/m3
1,2-Dibromoethane (EDB)	ND	ND	ND	ND	ND	20	µg/m3
Dibromomethane	ND	ND	ND	ND	ND	20	µg/m3
1,2- Dichlorobenzene	ND	ND	ND	ND	ND	40	µg/m3
1,3-Dichlorobenzene	ND	ND	ND	ND	ND	40	µg/m3
1,4-Dichlorobenzene	ND	ND	ND	ND	ND	40	µg/m3
Dichlorodifluoromethane	ND	ND	ND	ND	60	40	µg/m3
1,1-Dichloroethane	ND	ND	ND	ND	ND	20	µg/m3
1,2-Dichloroethane	ND	ND	ND	ND	ND	20	µg/m3
1,1-Dichloroethene	ND	ND	ND	ND	ND	20	µg/m3
cis-1,2-Dichloroethene	ND	ND	ND	ND	ND	20	µg/m3
trans-1,2-Dichloroethene	ND	ND	ND	ND	ND	20	µg/m3
1,2-Dichloropropane	ND	ND	ND	ND	ND	20	µg/m3
1,3-Dichloropropane	ND	ND	ND	ND	ND	20	µg/m3
2,2-Dichloropropane	ND	ND	ND	ND	ND	40	µg/m3
1,1-Dichloropropene	ND	ND	ND	ND	ND	25	µg/m3

JONES ENVIRONMENTAL LABORATORY RESULTS

EPA 8260B – Volatile Organics by GC/MS + Oxygenates/Gasoline Range Organics

<u>Sample ID:</u>	SVP-8-4'	SVP-6-4'	SVP-6-8'	SVP-10-4'	SVP-10-8'		
<u>Jones ID:</u>	G-0423-11	G-0423-12	G-0423-13	G-0423-14	G-0423-15	<u>Reporting Limit</u>	<u>Units</u>
Analytes:							
cis-1,3-Dichloropropene	ND	ND	ND	ND	ND	20	µg/m3
trans-1,3-Dichloropropene	ND	ND	ND	ND	ND	20	µg/m3
Ethylbenzene	ND	ND	ND	ND	ND	20	µg/m3
Freon 113	ND	ND	ND	ND	ND	40	µg/m3
Hexachlorobutadiene	ND	ND	ND	ND	ND	60	µg/m3
Isopropylbenzene	ND	ND	ND	ND	ND	20	µg/m3
4-Isopropyltoluene	ND	ND	ND	ND	ND	20	µg/m3
Methylene chloride	ND	ND	ND	ND	ND	20	µg/m3
Naphthalene	ND	ND	ND	ND	ND	100	µg/m3
n-Propylbenzene	ND	ND	ND	ND	ND	20	µg/m3
Styrene	ND	ND	ND	ND	ND	20	µg/m3
1,1,1,2-Tetrachloroethane	ND	ND	ND	ND	ND	20	µg/m3
1,1,2,2-Tetrachloroethane	ND	ND	ND	ND	ND	40	µg/m3
Tetrachloroethene	232	97	34	31	63	20	µg/m3
Toluene	89	106	65	60	47	20	µg/m3
1,2,3-Trichlorobenzene	ND	ND	ND	ND	ND	40	µg/m3
1,2,4-Trichlorobenzene	ND	ND	ND	ND	ND	40	µg/m3
1,1,1-Trichloroethane	ND	ND	ND	ND	ND	20	µg/m3
1,1,2-Trichloroethane	ND	ND	ND	ND	ND	20	µg/m3
Trichloroethene	ND	ND	ND	ND	ND	20	µg/m3
Trichlorofluoromethane	ND	ND	ND	ND	ND	40	µg/m3
1,2,3-Trichloropropane	ND	ND	ND	ND	ND	20	µg/m3
1,2,4-Trimethylbenzene	ND	ND	ND	ND	ND	20	µg/m3
1,3,5-Trimethylbenzene	ND	ND	ND	ND	ND	20	µg/m3
Vinyl chloride	ND	ND	ND	ND	ND	20	µg/m3
m,p-Xylene	ND	ND	ND	ND	ND	40	µg/m3
o-Xylene	ND	ND	ND	ND	ND	20	µg/m3
MTBE	ND	ND	ND	ND	ND	100	µg/m3
Ethyl-tert-butylether	ND	ND	ND	ND	ND	100	µg/m3
Di-isopropylether	ND	ND	ND	ND	ND	100	µg/m3
tert-amylmethylether	ND	ND	ND	ND	ND	100	µg/m3
tert-Butylalcohol	ND	ND	ND	ND	ND	1000	µg/m3
Gasoline Range Organics (C4-C12)	ND	ND	ND	ND	ND	5000	µg/m3
Tracer:							
n-Pentane	ND	ND	ND	ND	ND	200	µg/m3
n-Hexane	ND	ND	ND	ND	ND	200	µg/m3
n-Heptane	ND	ND	ND	ND	ND	200	µg/m3
<u>Dilution Factor</u>	1	1	1	1	1		
<u>Surrogate Recoveries:</u>						<u>QC Limits</u>	
Dibromofluoromethane	103%	105%	105%	105%	103%	60 - 140	
Toluene-d8	98%	100%	98%	97%	97%	60 - 140	
4-Bromofluorobenzene	96%	97%	96%	97%	97%	60 - 140	
<u>Batch ID:</u>	G1-031122-01	G1-031122-01	G1-031122-01	G1-031122-01	G1-031122-01		

ND = Value below reporting limit



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JONES ENVIRONMENTAL LABORATORY RESULTS

Client: Farallon Consulting
Client Address: 27 Mauchly Suite 213
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Report date: 3/11/2022
Jones Ref. No.: G-0423
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Attn: Kathy Lehnus

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Project: 5355 E Airport Dr.
Project Address: 5355 E Airport Dr.
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Date Received: 3/11/2022

Date Analyzed: 3/11/2022

Physical State: Soil Gas

EPA 8260B – Volatile Organics by GC/MS + Oxygenates/Gasoline Range Organics

<u>Sample ID:</u>	SVP-4-4' REP	SS-1	SS-2		
<u>Jones ID:</u>	G-0423-16	G-0423-17	G-0423-18	<u>Reporting Limit</u>	<u>Units</u>
Analytes:					
Benzene	ND	ND	ND	20	µg/m3
Bromobenzene	ND	ND	ND	20	µg/m3
Bromodichloromethane	ND	ND	ND	20	µg/m3
Bromoform	ND	ND	ND	20	µg/m3
n-Butylbenzene	ND	ND	ND	30	µg/m3
sec-Butylbenzene	ND	ND	ND	30	µg/m3
tert-Butylbenzene	ND	ND	ND	30	µg/m3
Carbon tetrachloride	ND	ND	ND	20	µg/m3
Chlorobenzene	ND	ND	ND	20	µg/m3
Chloroform	ND	ND	ND	20	µg/m3
2-Chlorotoluene	ND	ND	ND	30	µg/m3
4-Chlorotoluene	ND	ND	ND	30	µg/m3
Dibromochloromethane	ND	ND	ND	20	µg/m3
1,2-Dibromo-3-chloropropane	ND	ND	ND	20	µg/m3
1,2-Dibromoethane (EDB)	ND	ND	ND	20	µg/m3
Dibromomethane	ND	ND	ND	20	µg/m3
1,2- Dichlorobenzene	ND	ND	ND	40	µg/m3
1,3-Dichlorobenzene	ND	ND	ND	40	µg/m3
1,4-Dichlorobenzene	ND	ND	ND	40	µg/m3
Dichlorodifluoromethane	ND	ND	ND	40	µg/m3
1,1-Dichloroethane	ND	ND	ND	20	µg/m3
1,2-Dichloroethane	ND	ND	ND	20	µg/m3
1,1-Dichloroethene	ND	ND	ND	20	µg/m3
cis-1,2-Dichloroethene	ND	ND	ND	20	µg/m3
trans-1,2-Dichloroethene	ND	ND	ND	20	µg/m3
1,2-Dichloropropane	ND	ND	ND	20	µg/m3
1,3-Dichloropropane	ND	ND	ND	20	µg/m3
2,2-Dichloropropane	ND	ND	ND	40	µg/m3
1,1-Dichloropropene	ND	ND	ND	25	µg/m3

JONES ENVIRONMENTAL LABORATORY RESULTS

EPA 8260B – Volatile Organics by GC/MS + Oxygenates/Gasoline Range Organics

<u>Sample ID:</u>	SVP-4-4' REP	SS-1	SS-2		
<u>Jones ID:</u>	G-0423-16	G-0423-17	G-0423-18	<u>Reporting Limit</u>	<u>Units</u>
Analytes:					
cis-1,3-Dichloropropene	ND	ND	ND	20	µg/m3
trans-1,3-Dichloropropene	ND	ND	ND	20	µg/m3
Ethylbenzene	ND	ND	ND	20	µg/m3
Freon 113	ND	ND	ND	40	µg/m3
Hexachlorobutadiene	ND	ND	ND	60	µg/m3
Isopropylbenzene	ND	ND	ND	20	µg/m3
4-Isopropyltoluene	ND	ND	ND	20	µg/m3
Methylene chloride	ND	ND	ND	20	µg/m3
Naphthalene	ND	ND	ND	100	µg/m3
n-Propylbenzene	ND	ND	ND	20	µg/m3
Styrene	ND	ND	ND	20	µg/m3
1,1,1,2-Tetrachloroethane	ND	ND	ND	20	µg/m3
1,1,2,2-Tetrachloroethane	ND	ND	ND	40	µg/m3
Tetrachloroethene	57	220	194	20	µg/m3
Toluene	46	ND	ND	20	µg/m3
1,2,3-Trichlorobenzene	ND	ND	ND	40	µg/m3
1,2,4-Trichlorobenzene	ND	ND	ND	40	µg/m3
1,1,1-Trichloroethane	ND	ND	ND	20	µg/m3
1,1,2-Trichloroethane	ND	ND	ND	20	µg/m3
Trichloroethene	ND	ND	ND	20	µg/m3
Trichlorofluoromethane	ND	ND	ND	40	µg/m3
1,2,3-Trichloropropane	ND	ND	ND	20	µg/m3
1,2,4-Trimethylbenzene	ND	ND	ND	20	µg/m3
1,3,5-Trimethylbenzene	ND	ND	ND	20	µg/m3
Vinyl chloride	ND	ND	ND	20	µg/m3
m,p-Xylene	ND	ND	ND	40	µg/m3
o-Xylene	ND	ND	ND	20	µg/m3
MTBE	ND	ND	ND	100	µg/m3
Ethyl-tert-butylether	ND	ND	ND	100	µg/m3
Di-isopropylether	ND	ND	ND	100	µg/m3
tert-amylmethylether	ND	ND	ND	100	µg/m3
tert-Butylalcohol	ND	ND	ND	1000	µg/m3
Gasoline Range Organics (C4-C12)	ND	ND	ND	5000	µg/m3
Tracer:					
n-Pentane	ND	ND	ND	200	µg/m3
n-Hexane	ND	ND	ND	200	µg/m3
n-Heptane	ND	ND	ND	200	µg/m3
<u>Dilution Factor</u>	1	1	1		
Surrogate Recoveries:				QC Limits	
Dibromofluoromethane	101%	106%	105%	60 - 140	
Toluene-d ₈	98%	99%	95%	60 - 140	
4-Bromofluorobenzene	96%	98%	95%	60 - 140	
<u>Batch ID:</u>	G1-031122- 01	G1-031122- 01	G1-031122- 01		

ND = Value below reporting limit



714-449-9937
562-646-1611

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

JONES ENVIRONMENTAL QUALITY CONTROL INFORMATION

Client: Farallon Consulting
Client Address: 27 Mauchly Suite 213
Irvine, CA

Report date: 3/11/2022
Jones Ref. No.: G-0423
Client Ref. No.: 1071-080-002

Attn: Kathy Lehnus

Date Sampled: 3/11/2022
Date Received: 3/11/2022

Project: 5355 E Airport Dr.
Project Address: 5355 E Airport Dr.
Ontario, CA

Date Analyzed: 3/11/2022
Physical State: Soil Gas

EPA 8260B – Volatile Organics by GC/MS + Oxygenates/Gasoline Range Organics

<u>Sample ID:</u>	METHOD	SAMPLING		
	BLANK	BLANK		
Jones ID:	031122- G1MB1	031122- G1SB1	<u>Reporting Limit</u>	<u>Units</u>
Analytes:				
Benzene	ND	ND	20	µg/m3
Bromobenzene	ND	ND	20	µg/m3
Bromodichloromethane	ND	ND	20	µg/m3
Bromoform	ND	ND	20	µg/m3
n-Butylbenzene	ND	ND	30	µg/m3
sec-Butylbenzene	ND	ND	30	µg/m3
tert-Butylbenzene	ND	ND	30	µg/m3
Carbon tetrachloride	ND	ND	20	µg/m3
Chlorobenzene	ND	ND	20	µg/m3
Chloroform	ND	ND	20	µg/m3
2-Chlorotoluene	ND	ND	30	µg/m3
4-Chlorotoluene	ND	ND	30	µg/m3
Dibromochloromethane	ND	ND	20	µg/m3
1,2-Dibromo-3-chloropropane	ND	ND	20	µg/m3
1,2-Dibromoethane (EDB)	ND	ND	20	µg/m3
Dibromomethane	ND	ND	20	µg/m3
1,2- Dichlorobenzene	ND	ND	40	µg/m3
1,3-Dichlorobenzene	ND	ND	40	µg/m3
1,4-Dichlorobenzene	ND	ND	40	µg/m3
Dichlorodifluoromethane	ND	ND	40	µg/m3
1,1-Dichloroethane	ND	ND	20	µg/m3
1,2-Dichloroethane	ND	ND	20	µg/m3
1,1-Dichloroethene	ND	ND	20	µg/m3
cis-1,2-Dichloroethene	ND	ND	20	µg/m3
trans-1,2-Dichloroethene	ND	ND	20	µg/m3
1,2-Dichloropropane	ND	ND	20	µg/m3
1,3-Dichloropropane	ND	ND	20	µg/m3
2,2-Dichloropropane	ND	ND	40	µg/m3
1,1-Dichloropropene	ND	ND	25	µg/m3

JONES ENVIRONMENTAL QUALITY CONTROL INFORMATION

EPA 8260B – Volatile Organics by GC/MS + Oxygenates/Gasoline Range Organics

<u>Sample ID:</u>	METHOD BLANK	SAMPLING BLANK		
<u>Jones ID:</u>	031122- G1MB1	031122- G1SB1	<u>Reporting Limit</u>	<u>Units</u>
Analytes:				
cis-1,3-Dichloropropene	ND	ND	20	µg/m3
trans-1,3-Dichloropropene	ND	ND	20	µg/m3
Ethylbenzene	ND	ND	20	µg/m3
Freon 113	ND	ND	40	µg/m3
Hexachlorobutadiene	ND	ND	60	µg/m3
Isopropylbenzene	ND	ND	20	µg/m3
4-Isopropyltoluene	ND	ND	20	µg/m3
Methylene chloride	ND	ND	20	µg/m3
Naphthalene	ND	ND	100	µg/m3
n-Propylbenzene	ND	ND	20	µg/m3
Styrene	ND	ND	20	µg/m3
1,1,1,2-Tetrachloroethane	ND	ND	20	µg/m3
1,1,2,2-Tetrachloroethane	ND	ND	40	µg/m3
Tetrachloroethene	ND	ND	20	µg/m3
Toluene	ND	ND	20	µg/m3
1,2,3-Trichlorobenzene	ND	ND	40	µg/m3
1,2,4-Trichlorobenzene	ND	ND	40	µg/m3
1,1,1-Trichloroethane	ND	ND	20	µg/m3
1,1,2-Trichloroethane	ND	ND	20	µg/m3
Trichloroethene	ND	ND	20	µg/m3
Trichlorofluoromethane	ND	ND	40	µg/m3
1,2,3-Trichloropropane	ND	ND	20	µg/m3
1,2,4-Trimethylbenzene	ND	ND	20	µg/m3
1,3,5-Trimethylbenzene	ND	ND	20	µg/m3
Vinyl chloride	ND	ND	20	µg/m3
m,p-Xylene	ND	ND	40	µg/m3
o-Xylene	ND	ND	20	µg/m3
MTBE	ND	ND	100	µg/m3
Ethyl-tert-butylether	ND	ND	100	µg/m3
Di-isopropylether	ND	ND	100	µg/m3
tert-amylmethylether	ND	ND	100	µg/m3
tert-Butylalcohol	ND	ND	1000	µg/m3
Gasoline Range Organics (C4-C12)	ND	ND	5000	µg/m3
Tracer:				
n-Pentane	ND	ND	200	µg/m3
n-Hexane	ND	ND	200	µg/m3
n-Heptane	ND	ND	200	µg/m3
<u>Dilution Factor</u>	1	1		
<u>Surrogate Recoveries:</u>			<u>QC Limits</u>	
Dibromofluoromethane	98%	97%	60 - 140	
Toluene-d8	100%	99%	60 - 140	
4-Bromofluorobenzene	100%	100%	60 - 140	
<u>Batch ID:</u>	G1-031122- 01	G1-031122- 01		

ND = Value below reporting limit



714-449-9937
562-646-1611

11007 FOREST PLACE
SANTA FE SPRINGS, CA 90671
WWW.JONESENV.COM

JONES ENVIRONMENTAL QUALITY CONTROL INFORMATION

Client: Farallon Consulting
Client Address: 27 Mauchly Suite 213
Irvine, CA

Report date: 3/11/2022
Jones Ref. No.: G-0423
Client Ref. No.: 1071-080-002

Attn: Kathy Lehnus

Date Sampled: 3/11/2022
Date Received: 3/11/2022

Project: 5355 E Airport Dr.
Project Address: 5355 E Airport Dr.
Ontario, CA

Date Analyzed: 3/11/2022
Physical State: Soil Gas

EPA 8260B – Volatile Organics by GC/MS + Oxygenates/Gasoline Range Organics

Batch ID: G1-031122-01

Jones ID: **031122-G1LCS1** **031122-G1LCSD1** **031122-G1CCV1**

<u>Parameter</u>	LCS Recovery (%)	LCSD Recovery (%)	<u>RPD</u>	Acceptability Range (%)	<u>CCV</u>	Acceptability Range (%)
Vinyl chloride	84%	75%	11.1%	60 - 140	79% ¹	80 - 120
1,1-Dichloroethene	97%	90%	7.3%	60 - 140	90%	80 - 120
Cis-1,2-Dichloroethene	107%	93%	13.6%	70 - 130	98%	80 - 120
1,1,1-Trichloroethane	102%	90%	12.1%	70 - 130	96%	80 - 120
Benzene	97%	90%	7.2%	70 - 130	99%	80 - 120
Trichloroethene	123%	121%	1.6%	70 - 130	107%	80 - 120
Toluene	108%	103%	4.9%	70 - 130	102%	80 - 120
Tetrachloroethene	105%	107%	2.3%	70 - 130	103%	80 - 120
Chlorobenzene	118%	112%	4.9%	70 - 130	103%	80 - 120
Ethylbenzene	102%	95%	6.9%	70 - 130	99%	80 - 120
1,2,4 Trimethylbenzene	88%	86%	1.8%	70 - 130	81%	80 - 120
Gasoline Range Organics (C4-C12)	99%	94%	5.3%	70 - 130	95%	80 - 120

Surrogate Recovery:

Dibromofluoromethane	106%	104%		60 - 140	97%	60 - 140
Toluene-d ₈	99%	100%		60 - 140	101%	60 - 140
4-Bromofluorobenzene	96%	100%		60 - 140	102%	60 - 140

¹Recovery outside of acceptable limits. LCS/LCSD recoveries and RPD were within QC limits, therefore data was accepted.

LCS = Laboratory Control Sample

LCSD = Laboratory Control Sample Duplicate

CCV = Continuing Calibration Verification

RPD = Relative Percent Difference; Acceptability range for RPD is ≤ 20%



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 Santa Fe Springs, CA 90670
 (714) 449-9937
 Fax (714) 449-9685
 www.jonesenv.com

Soil-Gas Chain-of-Custody Record

Client
Farallon Consulting

Project Name
5355 E Airport Dr.

Project Address
5355 E Airport Dr.

Ontario, CA

Email

Phone

Report To
Kathy Lehnus

Sampler
Madison Jones

Date
 3/11/2022

Client Project #
 1071-080-002

Purge Number:
 1P 3P 7P 10P

Shut-In Test: Y / N

Report Options
 EDD _____
 EDF* - 10% Surcharge _____
 *Global ID _____

Turn Around Requested

Immediate Attention
 Rush 24 Hours
 Rush 48 Hours
 Rush 72 Hours
 Normal
 Mobile Lab

Tracer

n-pentane
 n-hexane
 n-heptane
 Isopropyl Alcohol
 1,1-DFA

Analysis Requested

Standard Low Level* MDL*
 *surcharge for these limits

Units
 MGD/m³

LAB USE ONLY

Jones Project #
G-0423

Page
 1 of 2

Sample Container:
 GASTIGHT GLASS SYRINGE

Report To
 Kathy Lehnus

Sample ID	Purge Rate (mL/min)	Purge Number	Purge Volume (mL)	Date	Sample Collection Time	Sample Analysis Time	Laboratory Sample ID	Purge Rate (mL/min)	Pump Used	Magnehelic	Sample Matrix: Soil Gas (SG), Air (A), Material (M)	EPA 8260B (VOCs)	Gasoline Range Organics	Magnehelic Vacuum (In/H ₂ O)	Number of Containers	Notes & Special Instructions
SVP-2-4'	200	3	1610	3/11/22	7:26	7:28	G-0423-01	200	GOOSE.5	M100.006	SG	X	X	<2	1	SVP-2
SVP-1-4'	200	3	1610	3/11/22	7:34	7:45	G-0423-02	200	JACKSON.1	M100.007	SG	X	X	<2	1	SVP-1
SVP-1-10'	200	3	1710	3/11/22	7:49	8:04	G-0423-03	200	GOOSE.5	M100.202	SG	X	X	<2	1	SVP-1
SVP-4-4'	200	3	1610	3/11/22	8:15	8:21	G-0423-04	200	JACKSON.1	M100.203	SG	X	X	<2	1	SVP-4
SVP-3-4'	200	3	1610	3/11/22	8:47	8:55	G-0423-05	200	GOOSE.5	M100.006	SG	X	X	<2	1	SVP-3
SVP-3-4'REP	-	-	-	3/11/22	8:57	9:15	G-0423-06	-	JACKSON.1	M100.006	SG	X	X	<2	1	SVP-3
SVP-5-4'	200	3	1610	3/11/22	9:30	9:33	G-0423-07	200	GOOSE.5	M100.007	SG	X	X	<2	1	SVP-5
SVP-5-10'	200	3	1710	3/11/22	9:52	10:08	G-0423-08	200	JACKSON.1	M100.202	SG	X	X	<2	1	SVP-5
SVP-7-4'	200	3	1610	3/11/22	10:18	10:26	G-0423-09	200	GOOSE.5	M100.203	SG	X	X	<2	1	SVP-7
SVP-9-4'	200	3	1610	3/11/22	10:32	10:44	G-0423-10	200	JACKSON.1	M100.006	SG	X	X	<2	1	SVP-9

Representative Signature **Printed Name** Nate Montoy

Company Farallon Consulting **Date** 3/11/2022 **Time** 13:40

Laboratory Signature **Printed Name** Madison Jones

Company JONES ENVIRONMENTAL, INC. **Date** 3/11/2022 **Time** 13:40

10 Total Number of Containers

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.



11007 Forest Pl.
Santa Fe Springs, CA 90670
(714) 449-9937
Fax (714) 449-9685
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Soil-Gas Chain-of-Custody Record

Client
Farallon Consulting

Project Name
5355 E Airport Dr.

Project Address
5355 E Airport Dr.

Ontario, CA

Report To
Kathy Lehnus

Sampler
Madison Jones

Date
3/11/2022

Purge Number:
 1P 3P 7P 10P

Report Options
EDD _____
EDF* - 10% Surcharge _____
*Global ID _____

Client Project #
1071-080-002

Shut-In Test: Y N

Turn Around Requested
 Immediate Attention
 Rush 24 Hours
 Rush 48 Hours
 Rush 72 Hours
 Normal
 Mobile Lab

Tracer
 n-pentane
 n-hexane
 n-heptane
 Isopropyl Alcohol
 1,1-DFA

Analysis Requested

Reporting Limits
 Standard Low Level* MDL* **Units** mg/m³

LAB USE ONLY

Jones Project #
G-0423

Page 2 **of** 2

Sample Container:
GASTIGHT GLASS SYRINGE

Report To
Kathy Lehnus

Sample ID	Purge Rate (mL/min)	Purge Number	Purge Volume (mL)	Date	Sample Collection Time	Sample Analysis Time	Laboratory Sample ID	Purge Rate (mL/min)	Pump Used	Magnehelic	Sample Matrix: Soil Gas (SG), Air (A), Material (M)	EPA 8260B (VOCs)	Gasoline Range Organics	Magnehelic Vacuum (In/H ₂ O)	Number of Containers	Notes & Special Instructions
SVP-8-4'	200	3	1610	3/11/22	10:55	11:05	G-0423-11	200	GOOSE.5	M100.007	SG	X	X	<2	1	SVP-8-4'
SVP-6-4'	200	3	1610	3/11/22	11:15	11:23	G-0423-12	200	JACKSON.1	M100.202	SG	X	X	<2	1	SVP-6-4'
SVP-6-8'	200	3	1680	3/11/22	11:39	11:42	G-0423-13	200	GOOSE.5	M100.203	SG	X	X	<2	1	SVP-6-8'
SVP-10-4'	200	3	1610	3/11/22	11:48	11:58	G-0423-14	200	JACKSON.1	M100.006	SG	X	X	<2	1	SVP-10-4'
SVP-10-8'	200	3	1680	3/11/22	12:14	12:17	G-0423-15	200	GOOSE.5	M100.007	SG	X	X	<2	1	SVP-10-8'
SVP-4-4'REP	-	-	-	3/11/22	8:32	8:39	G-0423-16	-	-	M100.007	SG	X	X	<2	1	SVP-4-4'REP
SS-1	200	3	125	3/11/22	12:41	12:52	G-0423-17	200	HANDPURGE	M100.203	SG	X	X	<2	1	SS-1
SS-2	200	3	125	3/11/22	12:55	13:10	G-0423-18	200	HANDPURGE	M100.203	SG	X	X	<2	1	SS-2

Representative Signature **Printed Name** Nate Montoy **Date** 3/11/2022 **Time** 13:40

Company Farallon Consulting

Laboratory Signature **Printed Name** Madison Jones **Date** 3/11/2022 **Time** 13:40

Company JONES ENVIRONMENTAL, INC.

8 Total Number of Containers

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.



714-449-9937
562-646-1611

11007 FOREST PLACE
SANTA FE SPRINGS, CA 90670
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**JONES ENVIRONMENTAL
LABORATORY RESULTS**

Client: Farallon Consulting
Client Address: 27 Mauchly, Suite 213
Irvine, CA.

Report date: 3/11/2022
Jones Ref. No.: ST-19272
Client Ref. No.: 1071-080

Attn: Kathy Lehnus

Date Sampled: 3/4/2022
Date Received: 3/4/2022

Project: 5355 Airport Drive
Project Address: 5355 Airport Drive
Ontario, CA 91761

Date Analyzed: 3/9/2022
Physical State: Soil

ANALYSES REQUESTED

Soil:

1. EPA 8015M – Extended Range Hydrocarbons
2. EPA 8260B by 5035 – Volatile Organics by GC/MS + Oxygenates/Gasoline Range Organics
3. EPA 6010B by 3050B and EPA 7471A – CAM 17 Metals

Approval: _____

Juan Camacho

Juan Camacho, M.S.
Stationary Lab Technical Manager



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562-646-1611

11007 FOREST PLACE
SANTA FE SPRINGS, CA 90670
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**JONES ENVIRONMENTAL
LABORATORY RESULTS**

Client:	Farallon Consulting	Report date:	3/11/2022
Client Address:	27 Mauchly, Suite 213 Irvine, CA.	Jones Ref. No.:	ST-19272
		Client Ref. No.:	1071-080
Attn:	Kathy Lehnus	Date Sampled:	3/4/2022
		Date Received:	3/4/2022
Project:	5355 Airport Drive	Date Analyzed:	3/9/2022
Project Address:	5355 Airport Drive Ontario, CA 91761	Physical State:	Soil

EPA 8015M - Extended Range Hydrocarbons

<u>Sample ID:</u>	SVP-1-10'	SVP-5-10'	SVP-6-4'	SVP-6-8'	SVP-7-4'		
<u>Jones ID:</u>	ST-19272-01	ST-19272-05	ST-19272-06	ST-19272-07	ST-19272-08	<u>Reporting Limit</u>	<u>Units</u>
Carbon Chain Range							
C10 - C11	ND	ND	ND	ND	ND	1.0	mg/kg
C12 - C13	ND	ND	ND	ND	ND	1.0	mg/kg
C14 - C15	ND	ND	ND	ND	ND	1.0	mg/kg
C16 - C17	ND	ND	ND	ND	ND	1.0	mg/kg
C18 - C19	ND	ND	ND	ND	ND	1.0	mg/kg
C20 - C23	ND	ND	ND	ND	ND	1.0	mg/kg
C24 - C27	ND	ND	ND	ND	ND	1.0	mg/kg
C28 - C31	ND	ND	ND	ND	ND	1.0	mg/kg
C32 - C35	ND	ND	ND	ND	ND	1.0	mg/kg
C36 - C39	ND	ND	ND	ND	ND	1.0	mg/kg
C40 - C43	ND	ND	ND	ND	ND	1.0	mg/kg
C13 - C22	ND	ND	ND	ND	ND	10.0	mg/kg
C23 - C40	ND	ND	ND	ND	ND	10.0	mg/kg
<u>Dilution Factor</u>	1	1	1	1	1		
<u>Surrogate Recovery:</u>						<u>QC Limits</u>	
Hexacosane	115%	110%	93%	119%	101%	30 - 120	
<u>Batch:</u>	FID8_ 030922_01	FID8_ 030922_01	FID8_ 030922_01	FID8_ 030922_01	FID8_ 030922_01		

ND = Value less than reporting limit



714-449-9937
562-646-1611

11007 FOREST PLACE
SANTA FE SPRINGS, CA 90670
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**JONES ENVIRONMENTAL
LABORATORY RESULTS**

Client: Farallon Consulting
Client Address: 27 Mauchly, Suite 213
Irvine, CA.

Report date: 3/11/2022
Jones Ref. No.: ST-19272
Client Ref. No.: 1071-080

Attn: Kathy Lehnus

Date Sampled: 3/4/2022

Project: 5355 Airport Drive
Project Address: 5355 Airport Drive
Ontario, CA 91761

Date Received: 3/4/2022

Date Analyzed: 3/9/2022

Physical State: Soil

EPA 8015M - Extended Range Hydrocarbons

<u>Sample ID:</u>	SVP-8-4'	SVP-9-4'	SVP-10-8'	SB-1-10'	SB-2-10'		
<u>Jones ID:</u>	ST-19272-09	ST-19272-10	ST-19272-11	ST-19272-12	ST-19272-13	<u>Reporting Limit</u>	<u>Units</u>
Carbon Chain Range							
C10 - C11	ND	ND	ND	ND	ND	1.0	mg/kg
C12 - C13	ND	ND	ND	ND	ND	1.0	mg/kg
C14 - C15	ND	ND	ND	ND	ND	1.0	mg/kg
C16 - C17	ND	ND	ND	ND	ND	1.0	mg/kg
C18 - C19	ND	ND	ND	ND	ND	1.0	mg/kg
C20 - C23	ND	ND	ND	ND	ND	1.0	mg/kg
C24 - C27	ND	ND	ND	ND	ND	1.0	mg/kg
C28 - C31	ND	ND	ND	ND	ND	1.0	mg/kg
C32 - C35	ND	ND	ND	ND	ND	1.0	mg/kg
C36 - C39	ND	ND	ND	ND	ND	1.0	mg/kg
C40 - C43	ND	ND	ND	ND	ND	1.0	mg/kg
C13 - C22	ND	ND	ND	ND	ND	10.0	mg/kg
C23 - C40	ND	ND	ND	ND	ND	10.0	mg/kg
<u>Dilution Factor</u>	1	1	1	1	1		
<u>Surrogate Recovery:</u>						<u>QC Limits</u>	
Hexacosane	91%	114%	92%	115%	116%	30 - 120	
<u>Batch:</u>	FID8_ 030922_01	FID8_ 030922_01	FID8_ 030922_01	FID8_ 030922_01	FID8_ 030922_01		

ND = Value less than reporting limit



714-449-9937
562-646-1611

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

JONES ENVIRONMENTAL QUALITY CONTROL INFORMATION

Client: Farallon Consulting
Client Address: 27 Mauchly, Suite 213
Irvine, CA.

Report date: 3/11/2022
Jones Ref. No.: ST-19272
Client Ref. No.: 1071-080

Attn: Kathy Lehnus

Date Sampled: 3/4/2022
Date Received: 3/4/2022

Project: 5355 Airport Drive
Project Address: 5355 Airport Drive
Ontario, CA 91761

Date Analyzed: 3/9/2022
Physical State: Soil

EPA 8015M - Extended Range Hydrocarbons

<u>Sample ID:</u>	<u>METHOD</u>		
	BLANK #1		
<u>Jones ID:</u>	MB1-		
	030922FID8	<u>Reporting Limit</u>	<u>Units</u>
Carbon Chain Range			
C10 - C11	ND	1.0	mg/kg
C12 - C13	ND	1.0	mg/kg
C14 - C15	ND	1.0	mg/kg
C16 - C17	ND	1.0	mg/kg
C18 - C19	ND	1.0	mg/kg
C20 - C23	ND	1.0	mg/kg
C24 - C27	ND	1.0	mg/kg
C28 - C31	ND	1.0	mg/kg
C32 - C35	ND	1.0	mg/kg
C36 - C39	ND	1.0	mg/kg
C40 - C43	ND	1.0	mg/kg
C13 - C22	ND	10.0	mg/kg
C23 - C40	ND	10.0	mg/kg
<u>Dilution Factor</u>	1		
<u>Surrogate Recovery:</u>			<u>QC Limits</u>
Hexacosane	115%		30 - 120
<u>Batch:</u>	FID8_		
	030922_01		

ND = Value less than reporting limit



714-449-9937
562-646-1611

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

JONES ENVIRONMENTAL QUALITY CONTROL INFORMATION

Client: Farallon Consulting
Client Address: 27 Mauchly, Suite 213
Irvine, CA.

Report date: 3/11/2022
Jones Ref. No.: ST-19272
Client Ref. No.: 1071-080

Attn: Kathy Lehnus

Date Sampled: 3/4/2022
Date Received: 3/4/2022

Project: 5355 Airport Drive
Project Address: 5355 Airport Drive
Ontario, CA 91761

Date Analyzed: 3/9/2022
Physical State: Soil

BATCH: FID8_030922_01 **Prepared:** 3/9/2022 **Analyzed:** 3/9/2022

EPA 8015M - Extended Range Hydrocarbons

	Result	Spike Level	% Recovery	% RPD	% Recovery Limits	Units
LCS:	LCS1-030922FID8	SAMPLE SPIKED:	CLEAN SOIL			
Analyte:						
Diesel (C10 - C28)	495	500	99%		60 - 140	mg/kg
Surrogate Recovery:						
Hexacosane			113%		30 - 120	
LCSD:	LCSD1-030922FID8	SAMPLE SPIKED:	CLEAN SOIL			
Analyte:						
Diesel (C10 - C28)	495	500	99%	0%	60 - 140	mg/kg
Surrogate Recoveries:						
Hexacosane			119%		30 - 120	
CCV:	CCV1-030922FID8					
Analyte:						
Diesel (C10 - C28)	1190	1000	119%		80 - 120	mg/kg

LCS = Laboratory Control Sample
LCSD= Laboratory Control Sample Duplicate
CCV = Continuing Calibration Verification
RPD = Relative Percent Difference



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JONES ENVIRONMENTAL LABORATORY RESULTS

Client: Farallon Consulting
Client Address: 27 Mauchly, Suite 213
Irvine, CA

Report date: 3/11/2022
Jones Ref. No.: ST-19272
Client Ref. No.: 1071-080

Attn: Kathy Lehnus

Date Sampled: 3/4/2022
Date Received: 3/4/2022

Project: 5355 Airport Drive
Project Address: 5355 Airport Drive
Ontario, CA 91761

Date Analyzed: 3/8/2022
Physical State: Soil

EPA 8260B by 5035 – Volatile Organics by GC/MS + Oxygenates/Gasoline Range Organics

<u>Sample ID:</u>	SVP-1-10'	SVP-2-4'	SVP-3-4'	SVP-4-4'	SVP-5-10'		
<u>Jones ID:</u>	ST-19272-01	ST-19272-02	ST-19272-03	ST-19272-04	ST-19272-05	<u>Reporting Limit</u>	<u>Units</u>
Analytes:							
Benzene	ND	ND	ND	ND	ND	1.0	µg/kg
Bromobenzene	ND	ND	ND	ND	ND	1.0	µg/kg
Bromodichloromethane	ND	ND	ND	ND	ND	1.0	µg/kg
Bromoform	ND	ND	ND	ND	ND	1.0	µg/kg
n-Butylbenzene	ND	ND	ND	ND	ND	1.0	µg/kg
sec-Butylbenzene	ND	ND	ND	ND	ND	1.0	µg/kg
tert-Butylbenzene	ND	ND	ND	ND	ND	1.0	µg/kg
Carbon tetrachloride	ND	ND	ND	ND	ND	1.0	µg/kg
Chlorobenzene	ND	ND	ND	ND	ND	1.0	µg/kg
Chloroform	ND	ND	ND	ND	ND	1.0	µg/kg
2-Chlorotoluene	ND	ND	ND	ND	ND	1.0	µg/kg
4-Chlorotoluene	ND	ND	ND	ND	ND	1.0	µg/kg
Dibromochloromethane	ND	ND	ND	ND	ND	1.0	µg/kg
1,2-Dibromo-3-chloropropane	ND	ND	ND	ND	ND	1.0	µg/kg
1,2-Dibromoethane (EDB)	ND	ND	ND	ND	ND	1.0	µg/kg
Dibromomethane	ND	ND	ND	ND	ND	1.0	µg/kg
1,2- Dichlorobenzene	ND	ND	ND	ND	ND	1.0	µg/kg
1,3-Dichlorobenzene	ND	ND	ND	ND	ND	1.0	µg/kg
1,4-Dichlorobenzene	ND	ND	ND	ND	ND	1.0	µg/kg
1,1-Dichloroethane	ND	ND	ND	ND	ND	1.0	µg/kg
1,2-Dichloroethane	ND	ND	ND	ND	ND	1.0	µg/kg
1,1-Dichloroethene	ND	ND	ND	ND	ND	1.0	µg/kg
cis-1,2-Dichloroethene	ND	ND	ND	ND	ND	1.0	µg/kg
trans-1,2-Dichloroethene	ND	ND	ND	ND	ND	1.0	µg/kg
1,2-Dichloropropane	ND	ND	ND	ND	ND	1.0	µg/kg
1,3-Dichloropropane	ND	ND	ND	ND	ND	1.0	µg/kg
2,2-Dichloropropane	ND	ND	ND	ND	ND	1.0	µg/kg
1,1-Dichloropropene	ND	ND	ND	ND	ND	1.0	µg/kg
cis-1,3-Dichloropropene	ND	ND	ND	ND	ND	1.0	µg/kg

JONES ENVIRONMENTAL LABORATORY RESULTS

EPA 8260B by 5035 – Volatile Organics by GC/MS + Oxygenates/Gasoline Range Organics

Sample ID:	SVP-1-10'	SVP-2-4'	SVP-3-4'	SVP-4-4'	SVP-5-10'		
Jones ID:	ST-19272-01	ST-19272-02	ST-19272-03	ST-19272-04	ST-19272-05	Reporting Limit	Units
Analytes:							
trans-1,3-Dichloropropene	ND	ND	ND	ND	ND	1.0	µg/kg
Ethylbenzene	ND	ND	ND	ND	ND	1.0	µg/kg
Freon 11	ND	ND	ND	ND	ND	5.0	µg/kg
Freon 12	ND	ND	ND	ND	ND	5.0	µg/kg
Freon 113	ND	ND	ND	ND	ND	5.0	µg/kg
Hexachlorobutadiene	ND	ND	ND	ND	ND	1.0	µg/kg
Isopropylbenzene	ND	ND	ND	ND	ND	1.0	µg/kg
4-Isopropyltoluene	ND	ND	ND	ND	ND	1.0	µg/kg
Methylene chloride	ND	ND	ND	ND	ND	1.0	µg/kg
Naphthalene	ND	ND	ND	ND	ND	1.0	µg/kg
n-Propylbenzene	ND	ND	ND	ND	ND	1.0	µg/kg
Styrene	ND	ND	ND	ND	ND	1.0	µg/kg
1,1,1,2-Tetrachloroethane	ND	ND	ND	ND	ND	1.0	µg/kg
1,1,2,2-Tetrachloroethane	ND	ND	ND	ND	ND	1.0	µg/kg
Tetrachloroethene	ND	ND	ND	ND	ND	1.0	µg/kg
Toluene	ND	ND	ND	ND	ND	1.0	µg/kg
1,2,3-Trichlorobenzene	ND	ND	ND	ND	ND	1.0	µg/kg
1,2,4-Trichlorobenzene	ND	ND	ND	ND	ND	1.0	µg/kg
1,1,1-Trichloroethane	ND	ND	ND	ND	ND	1.0	µg/kg
1,1,2-Trichloroethane	ND	ND	ND	ND	ND	1.0	µg/kg
Trichloroethene	ND	ND	ND	ND	ND	1.0	µg/kg
1,2,3-Trichloropropane	ND	ND	ND	ND	ND	1.0	µg/kg
1,2,4-Trimethylbenzene	ND	ND	ND	ND	ND	1.0	µg/kg
1,3,5-Trimethylbenzene	ND	ND	ND	ND	ND	1.0	µg/kg
Vinyl chloride	ND	ND	ND	ND	ND	1.0	µg/kg
m,p-Xylene	ND	ND	ND	ND	ND	2.0	µg/kg
o-Xylene	ND	ND	ND	ND	ND	1.0	µg/kg
Methyl-tert-butylether	ND	ND	ND	ND	ND	5.0	µg/kg
Ethyl-tert-butylether	ND	ND	ND	ND	ND	5.0	µg/kg
Di-isopropylether	ND	ND	ND	ND	ND	5.0	µg/kg
tert-amylmethylether	ND	ND	ND	ND	ND	5.0	µg/kg
tert-Butylalcohol	ND	ND	ND	ND	ND	50.0	µg/kg
Gasoline Range Organics (C4-C12)	ND	ND	ND	ND	ND	0.20	mg/kg
Dilution Factor	1	1	1	1	1		
Surrogate Recoveries:						QC Limits	
Dibromofluoromethane	112%	111%	113%	111%	115%	60 - 140	
Toluene-d ₈	96%	95%	97%	96%	97%	60 - 140	
4-Bromofluorobenzene	98%	100%	97%	98%	96%	60 - 140	
Batch:	VOC5-030822-01	VOC5-030822-01	VOC5-030822-01	VOC5-030822-01	VOC5-030822-01		

ND = Value less than reporting limit



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JONES ENVIRONMENTAL LABORATORY RESULTS

Client: Farallon Consulting
Client Address: 27 Mauchly, Suite 213
Irvine, CA

Report date: 3/11/2022
Jones Ref. No.: ST-19272
Client Ref. No.: 1071-080

Attn: Kathy Lehnus

Date Sampled: 3/4/2022
Date Received: 3/4/2022

Project: 5355 Airport Drive
Project Address: 5355 Airport Drive
Ontario, CA 91761

Date Analyzed: 3/8/2022
Physical State: Soil

EPA 8260B by 5035 – Volatile Organics by GC/MS + Oxygenates/Gasoline Range Organics

<u>Sample ID:</u>	SVP-6-4'	SVP-6-8'	SVP-7-4'	SVP-8-4'	SVP-9-4'		
<u>Jones ID:</u>	ST-19272-06	ST-19272-07	ST-19272-08	ST-19272-09	ST-19272-10	<u>Reporting Limit</u>	<u>Units</u>
Analytes:							
Benzene	ND	ND	ND	ND	ND	1.0	µg/kg
Bromobenzene	ND	ND	ND	ND	ND	1.0	µg/kg
Bromodichloromethane	ND	ND	ND	ND	ND	1.0	µg/kg
Bromoform	ND	ND	ND	ND	ND	1.0	µg/kg
n-Butylbenzene	ND	ND	ND	ND	ND	1.0	µg/kg
sec-Butylbenzene	ND	ND	ND	ND	ND	1.0	µg/kg
tert-Butylbenzene	ND	ND	ND	ND	ND	1.0	µg/kg
Carbon tetrachloride	ND	ND	ND	ND	ND	1.0	µg/kg
Chlorobenzene	ND	ND	ND	ND	ND	1.0	µg/kg
Chloroform	ND	ND	ND	ND	ND	1.0	µg/kg
2-Chlorotoluene	ND	ND	ND	ND	ND	1.0	µg/kg
4-Chlorotoluene	ND	ND	ND	ND	ND	1.0	µg/kg
Dibromochloromethane	ND	ND	ND	ND	ND	1.0	µg/kg
1,2-Dibromo-3-chloropropane	ND	ND	ND	ND	ND	1.0	µg/kg
1,2-Dibromoethane (EDB)	ND	ND	ND	ND	ND	1.0	µg/kg
Dibromomethane	ND	ND	ND	ND	ND	1.0	µg/kg
1,2- Dichlorobenzene	ND	ND	ND	ND	ND	1.0	µg/kg
1,3-Dichlorobenzene	ND	ND	ND	ND	ND	1.0	µg/kg
1,4-Dichlorobenzene	ND	ND	ND	ND	ND	1.0	µg/kg
1,1-Dichloroethane	ND	ND	ND	ND	ND	1.0	µg/kg
1,2-Dichloroethane	ND	ND	ND	ND	ND	1.0	µg/kg
1,1-Dichloroethene	ND	ND	ND	ND	ND	1.0	µg/kg
cis-1,2-Dichloroethene	ND	ND	ND	ND	ND	1.0	µg/kg
trans-1,2-Dichloroethene	ND	ND	ND	ND	ND	1.0	µg/kg
1,2-Dichloropropane	ND	ND	ND	ND	ND	1.0	µg/kg
1,3-Dichloropropane	ND	ND	ND	ND	ND	1.0	µg/kg
2,2-Dichloropropane	ND	ND	ND	ND	ND	1.0	µg/kg
1,1-Dichloropropene	ND	ND	ND	ND	ND	1.0	µg/kg
cis-1,3-Dichloropropene	ND	ND	ND	ND	ND	1.0	µg/kg

JONES ENVIRONMENTAL LABORATORY RESULTS

EPA 8260B by 5035 – Volatile Organics by GC/MS + Oxygenates/Gasoline Range Organics

Sample ID:	SVP-6-4'	SVP-6-8'	SVP-7-4'	SVP-8-4'	SVP-9-4'		
Jones ID:	ST-19272-06	ST-19272-07	ST-19272-08	ST-19272-09	ST-19272-10	Reporting Limit	Units
Analytes:							
trans-1,3-Dichloropropene	ND	ND	ND	ND	ND	1.0	µg/kg
Ethylbenzene	ND	ND	ND	ND	ND	1.0	µg/kg
Freon 11	ND	ND	ND	ND	ND	5.0	µg/kg
Freon 12	ND	ND	ND	ND	ND	5.0	µg/kg
Freon 113	ND	ND	ND	ND	ND	5.0	µg/kg
Hexachlorobutadiene	ND	ND	ND	ND	ND	1.0	µg/kg
Isopropylbenzene	ND	ND	ND	ND	ND	1.0	µg/kg
4-Isopropyltoluene	ND	ND	ND	ND	ND	1.0	µg/kg
Methylene chloride	ND	ND	ND	ND	ND	1.0	µg/kg
Naphthalene	ND	ND	ND	ND	ND	1.0	µg/kg
n-Propylbenzene	ND	ND	ND	ND	ND	1.0	µg/kg
Styrene	ND	ND	ND	ND	ND	1.0	µg/kg
1,1,1,2-Tetrachloroethane	ND	ND	ND	ND	ND	1.0	µg/kg
1,1,2,2-Tetrachloroethane	ND	ND	ND	ND	ND	1.0	µg/kg
Tetrachloroethene	ND	ND	ND	ND	ND	1.0	µg/kg
Toluene	ND	ND	ND	ND	ND	1.0	µg/kg
1,2,3-Trichlorobenzene	ND	ND	ND	ND	ND	1.0	µg/kg
1,2,4-Trichlorobenzene	ND	ND	ND	ND	ND	1.0	µg/kg
1,1,1-Trichloroethane	ND	ND	ND	ND	ND	1.0	µg/kg
1,1,2-Trichloroethane	ND	ND	ND	ND	ND	1.0	µg/kg
Trichloroethene	ND	ND	ND	ND	ND	1.0	µg/kg
1,2,3-Trichloropropane	ND	ND	ND	ND	ND	1.0	µg/kg
1,2,4-Trimethylbenzene	ND	ND	ND	ND	ND	1.0	µg/kg
1,3,5-Trimethylbenzene	ND	ND	ND	ND	ND	1.0	µg/kg
Vinyl chloride	ND	ND	ND	ND	ND	1.0	µg/kg
m,p-Xylene	ND	ND	ND	ND	ND	2.0	µg/kg
o-Xylene	ND	ND	ND	ND	ND	1.0	µg/kg
Methyl-tert-butylether	ND	ND	ND	ND	ND	5.0	µg/kg
Ethyl-tert-butylether	ND	ND	ND	ND	ND	5.0	µg/kg
Di-isopropylether	ND	ND	ND	ND	ND	5.0	µg/kg
tert-amylmethylether	ND	ND	ND	ND	ND	5.0	µg/kg
tert-Butylalcohol	ND	ND	ND	ND	ND	50.0	µg/kg
Gasoline Range Organics (C4-C12)	ND	ND	ND	ND	ND	0.20	mg/kg
Dilution Factor	1	1	1	1	1		
Surrogate Recoveries:						QC Limits	
Dibromofluoromethane	111%	114%	110%	114%	113%	60 - 140	
Toluene-d ₈	94%	97%	94%	95%	94%	60 - 140	
4-Bromofluorobenzene	97%	99%	97%	95%	96%	60 - 140	
Batch:	VOC5-030822-01	VOC5-030822-01	VOC5-030822-01	VOC5-030822-01	VOC5-030822-01		

ND = Value less than reporting limit



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JONES ENVIRONMENTAL LABORATORY RESULTS

Client: Farallon Consulting
Client Address: 27 Mauchly, Suite 213
Irvine, CA

Attn: Kathy Lehnus

Project: 5355 Airport Drive
Project Address: 5355 Airport Drive
Ontario, CA 91761

Report date: 3/11/2022
Jones Ref. No.: ST-19272
Client Ref. No.: 1071-080

Date Sampled: 3/4/2022
Date Received: 3/4/2022
Date Analyzed: 3/8/2022
Physical State: Soil

EPA 8260B by 5035 – Volatile Organics by GC/MS + Oxygenates/Gasoline Range Organics

<u>Sample ID:</u>	<u>SVP-10-8'</u>	<u>SB-1-10'</u>	<u>SB-2-10'</u>		
<u>Jones ID:</u>	<u>ST-19272-11</u>	<u>ST-19272-12</u>	<u>ST-19272-13</u>	<u>Reporting Limit</u>	<u>Units</u>
Analytes:					
Benzene	ND	ND	ND	1.0	µg/kg
Bromobenzene	ND	ND	ND	1.0	µg/kg
Bromodichloromethane	ND	ND	ND	1.0	µg/kg
Bromoform	ND	ND	ND	1.0	µg/kg
n-Butylbenzene	ND	ND	ND	1.0	µg/kg
sec-Butylbenzene	ND	ND	ND	1.0	µg/kg
tert-Butylbenzene	ND	ND	ND	1.0	µg/kg
Carbon tetrachloride	ND	ND	ND	1.0	µg/kg
Chlorobenzene	ND	ND	ND	1.0	µg/kg
Chloroform	ND	ND	ND	1.0	µg/kg
2-Chlorotoluene	ND	ND	ND	1.0	µg/kg
4-Chlorotoluene	ND	ND	ND	1.0	µg/kg
Dibromochloromethane	ND	ND	ND	1.0	µg/kg
1,2-Dibromo-3-chloropropane	ND	ND	ND	1.0	µg/kg
1,2-Dibromoethane (EDB)	ND	ND	ND	1.0	µg/kg
Dibromomethane	ND	ND	ND	1.0	µg/kg
1,2- Dichlorobenzene	ND	ND	ND	1.0	µg/kg
1,3-Dichlorobenzene	ND	ND	ND	1.0	µg/kg
1,4-Dichlorobenzene	ND	ND	ND	1.0	µg/kg
1,1-Dichloroethane	ND	ND	ND	1.0	µg/kg
1,2-Dichloroethane	ND	ND	ND	1.0	µg/kg
1,1-Dichloroethene	ND	ND	ND	1.0	µg/kg
cis-1,2-Dichloroethene	ND	ND	ND	1.0	µg/kg
trans-1,2-Dichloroethene	ND	ND	ND	1.0	µg/kg
1,2-Dichloropropane	ND	ND	ND	1.0	µg/kg
1,3-Dichloropropane	ND	ND	ND	1.0	µg/kg
2,2-Dichloropropane	ND	ND	ND	1.0	µg/kg
1,1-Dichloropropene	ND	ND	ND	1.0	µg/kg
cis-1,3-Dichloropropene	ND	ND	ND	1.0	µg/kg

JONES ENVIRONMENTAL LABORATORY RESULTS

EPA 8260B by 5035 – Volatile Organics by GC/MS + Oxygenates/Gasoline Range Organics

Sample ID:	SVP-10-8'	SB-1-10'	SB-2-10'		
Jones ID:	ST-19272-11	ST-19272-12	ST-19272-13	Reporting Limit	Units
Analytes:					
trans-1,3-Dichloropropene	ND	ND	ND	1.0	µg/kg
Ethylbenzene	ND	ND	ND	1.0	µg/kg
Freon 11	ND	ND	ND	5.0	µg/kg
Freon 12	ND	ND	ND	5.0	µg/kg
Freon 113	ND	ND	ND	5.0	µg/kg
Hexachlorobutadiene	ND	ND	ND	1.0	µg/kg
Isopropylbenzene	ND	ND	ND	1.0	µg/kg
4-Isopropyltoluene	ND	ND	ND	1.0	µg/kg
Methylene chloride	ND	ND	ND	1.0	µg/kg
Naphthalene	ND	ND	ND	1.0	µg/kg
n-Propylbenzene	ND	ND	ND	1.0	µg/kg
Styrene	ND	ND	ND	1.0	µg/kg
1,1,1,2-Tetrachloroethane	ND	ND	ND	1.0	µg/kg
1,1,2,2-Tetrachloroethane	ND	ND	ND	1.0	µg/kg
Tetrachloroethene	ND	ND	ND	1.0	µg/kg
Toluene	ND	ND	ND	1.0	µg/kg
1,2,3-Trichlorobenzene	ND	ND	ND	1.0	µg/kg
1,2,4-Trichlorobenzene	ND	ND	ND	1.0	µg/kg
1,1,1-Trichloroethane	ND	ND	ND	1.0	µg/kg
1,1,2-Trichloroethane	ND	ND	ND	1.0	µg/kg
Trichloroethene	ND	ND	ND	1.0	µg/kg
1,2,3-Trichloropropane	ND	ND	ND	1.0	µg/kg
1,2,4-Trimethylbenzene	ND	ND	ND	1.0	µg/kg
1,3,5-Trimethylbenzene	ND	ND	ND	1.0	µg/kg
Vinyl chloride	ND	ND	ND	1.0	µg/kg
m,p-Xylene	ND	ND	ND	2.0	µg/kg
o-Xylene	ND	ND	ND	1.0	µg/kg
Methyl-tert-butylether	ND	ND	ND	5.0	µg/kg
Ethyl-tert-butylether	ND	ND	ND	5.0	µg/kg
Di-isopropylether	ND	ND	ND	5.0	µg/kg
tert-amylmethylether	ND	ND	ND	5.0	µg/kg
tert-Butylalcohol	ND	ND	ND	50.0	µg/kg
Gasoline Range Organics (C4-C12)	ND	ND	ND	0.20	mg/kg
Dilution Factor	1	1	1		
Surrogate Recoveries:				QC Limits	
Dibromofluoromethane	115%	111%	114%	60 - 140	
Toluene-d ₈	97%	96%	98%	60 - 140	
4-Bromofluorobenzene	97%	97%	98%	60 - 140	
Batch:	VOC5-030822-01	VOC5-030822-01	VOC5-030822-01		

ND = Value less than reporting limit



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JONES ENVIRONMENTAL LABORATORY RESULTS

Client: Farallon Consulting
Client Address: 27 Mauchly, Suite 213
Irvine, CA

Report date: 3/11/2022
Jones Ref. No.: ST-19272
Client Ref. No.: 1071-080

Attn: Kathy Lehnus

Date Sampled: 3/4/2022

Date Received: 3/4/2022

Project: 5355 Airport Drive
Project Address: 5355 Airport Drive
Ontario, CA 91761

Date Analyzed: 3/8/2022

Physical State: Soil

EPA 8260B by 5035 – Volatile Organics by GC/MS + Oxygenates/Gasoline Range Organics

<u>Sample ID:</u>	<u>METHOD</u>		
	BLANK #1		
Jones ID:	030822- V5MB1	Reporting Limit	Units
Analytes:			
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
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

JONES ENVIRONMENTAL LABORATORY RESULTS

EPA 8260B by 5035 – Volatile Organics by GC/MS + Oxygenates/Gasoline Range Organics

<u>Sample ID:</u>	METHOD BLANK #1		
<u>Jones ID:</u>	030822- V5MB1		
Analytes:		<u>Reporting Limit</u>	<u>Units</u>
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	1.0	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	1.0	µg/kg
1,2,4-Trichlorobenzene	ND	1.0	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
<u>Dilution Factor</u>	1		
<u>Surrogate Recoveries:</u>		<u>QC Limits</u>	
Dibromofluoromethane	106%	60 - 140	
Toluene-d ₈	100%	60 - 140	
4-Bromofluorobenzene	96%	60 - 140	

Batch: VOC5-030822-01

ND = Value less than reporting limit



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JONES ENVIRONMENTAL QUALITY CONTROL INFORMATION

Client:	Farallon Consulting	Report date:	3/11/2022
Client Address:	27 Mauchly, Suite 213 Irvine, CA	Jones Ref. No.:	ST-19272
		Client Ref. No.:	1071-080
Attn:	Kathy Lehnus	Date Sampled:	3/4/2022
		Date Received:	3/4/2022
Project:	5355 Airport Drive	Date Analyzed:	3/8/2022
Project Address:	5355 Airport Drive Ontario, CA 91761	Physical State:	Soil

EPA 8260B by 5035 – Volatile Organics by GC/MS + Oxygenates/Gasoline Range Organics

GC#:	VOC5-030822-01					
Jones ID:	030822-V5LCS1	030822-V5LCSD1			030822-V5CCV1	
<u>Parameter</u>	LCS Recovery (%)	LCSD Recovery (%)	<u>RPD</u>	Acceptability Range (%)	<u>CCV</u>	Acceptability Range (%)
Vinyl chloride	73%	70%	4%	60 - 140	94%	80 - 120
1,1-Dichloroethene	93%	92%	1.1%	60 - 140	112%	80 - 120
Cis-1,2-Dichloroethene	111%	110%	0.9%	70 - 130	120%	80 - 120
1,1,1-Trichloroethane	100%	96%	3.5%	70 - 130	114%	80 - 120
Benzene	109%	107%	2.3%	70 - 130	120%	80 - 120
Trichloroethene	107%	106%	1.3%	70 - 130	116%	80 - 120
Toluene	114%	111%	2.8%	70 - 130	109%	80 - 120
Tetrachloroethene	113%	108%	4.2%	70 - 130	120%	80 - 120
Chlorobenzene	115%	114%	0.9%	70 - 130	115%	80 - 120
Ethylbenzene	109%	104%	4.4%	70 - 130	115%	80 - 120
1,2,4 Trimethylbenzene	114%	114%	0.0%	70 - 130	114%	80 - 120
Gasoline Range Organics (C4-C12)	112%	109%	2.3%	70 - 130		
<u>Surrogate Recovery:</u>						
Dibromofluoromethane	108%	108%		60 - 140	114%	80 - 120
Toluene-d ₈	98%	100%		60 - 140	102%	80 - 120
4-Bromofluorobenzene	99%	102%		60 - 140	96%	80 - 120

LCS = Laboratory Control Sample
 LCSD = Laboratory Control Sample Duplicate
 CCV = Continuing Calibration Verification
 RPD = Relative Percent Difference; Acceptability range for RPD is ≤ 20%



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**JONES ENVIRONMENTAL
LABORATORY RESULTS**

Client: Farallon Consulting, Inc.
Client Address: 27 Mauchly, Suite 213
Irvine, CA

Attn: Kathy Lehnus

Project: 5355 Airport Drive
Project Address: 5355 Airport Drive
Ontario, CA 91761

Report date: 3/11/2022
Jones Ref. No.: ST-19272
Client Ref. No.: 1071-080

Date Sampled: 3/4/2022
Date Received: 3/4/2022
Date Analyzed: 3/8/2022
Physical State: Soil

EPA 6010B by 3050 - Title 22 CAM 17 Trace Metals by ICP-OES

Sample ID: SVP-6-4' SVP-6-8'

Jones ID: ST-19272-06 ST-19272-07

Analytes:

	SVP-6-4'	SVP-6-8'	<u>Reporting Limit</u>	<u>Units</u>
Silver, Ag	ND	ND	0.5	mg/kg
Arsenic, As	ND	ND	5.0	mg/kg
Barium, Ba	61.2	59.6	0.5	mg/kg
Beryllium, Be	ND	ND	0.5	mg/kg
Cadmium, Cd	0.9	0.9	0.5	mg/kg
Cobalt, Co	5.2	5.2	0.5	mg/kg
Chromium, Cr	8.2	8.5	0.5	mg/kg
Copper, Cu	5.9	6.0	0.5	mg/kg
Molybdenum, Mo	ND	ND	0.5	mg/kg
Nickel, Ni	5.2	5.2	0.5	mg/kg
Lead, Pb	1.1	1.2	0.5	mg/kg
Antimony, Sb	ND	ND	5.0	mg/kg
Selenium, Se	ND	ND	5.0	mg/kg
Thallium, Tl	ND	ND	5.0	mg/kg
Vanadium, V	24.6	23.1	0.5	mg/kg
Zinc, Zn	26.5	27.0	0.5	mg/kg
Dilution Factor	1	1		

Batch: I22030702 I22030702

EPA 7471A - Mercury by Cold Vapor Atomic Absorption

Sample ID: SVP-6-4' SVP-6-8'

Jones ID: ST-19272-06 ST-19272-07

	SVP-6-4'	SVP-6-8'	<u>Reporting Limit</u>	<u>Units</u>
Mercury, Hg	ND	ND	0.020	mg/kg

Dilution Factor 1 1

Batch: H22030801 H22030801

ND = Value less than reporting limit



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JONES ENVIRONMENTAL QUALITY CONTROL INFORMATION

Client:	Farallon Consulting, Inc.	Report date:	3/11/2022
Client Address:	27 Mauchly, Suite 213 Irvine, CA	Jones Ref. No.:	ST-19272
		Client Ref. No.:	1071-080
Attn:	Kathy Lehnus	Date Sampled:	3/4/2022
		Date Received:	3/4/2022
Project:	5355 Airport Drive	Date Analyzed:	3/8/2022
Project Address:	5355 Airport Drive Ontario, CA 91761	Physical State:	Soil

BATCH: I22030702 **Prepared:** 3/7/2022 **Analyzed:** 3/8/2022

EPA 6010B by 3050 - Title 22 CAM 17 Trace Metals by ICP-OES

Analytes:	Result	Spike Level	% REC	% REC Limits	% RPD	Reporting Limit	Units
METHOD BLANK:	I220307-MB2						
Silver, Ag	ND					0.5	mg/kg
Arsenic, As	ND					5.0	mg/kg
Barium, Ba	ND					0.5	mg/kg
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

ND= Not Detected



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JONES ENVIRONMENTAL QUALITY CONTROL INFORMATION

Client: Farallon Consulting, Inc.
Client Address: 27 Mauchly, Suite 213
Irvine, CA

Report date: 3/11/2022
Jones Ref. No.: ST-19272
Client Ref. No.: 1071-080

Attn: Kathy Lehnus

Date Sampled: 3/4/2022

Project: 5355 Airport Drive
Project Address: 5355 Airport Drive
Ontario, CA 91761

Date Received: 3/4/2022

Date Analyzed: 3/8/2022

Physical State: Soil

BATCH: I22030702 **Prepared:** 3/7/2022 **Analyzed:** 3/8/2022

EPA 6010B by 3050 - Title 22 CAM 17 Trace Metals by ICP-OES

	Result	Spike Level	% REC	% RPD	% REC Limits	Units
Analyses:						
LCS: I220307-LCS2						
Barium, Ba	220	200	110%		80 - 120	mg/kg
Cobalt, Co	58.1	50.0	116%		80 - 120	mg/kg
Lead, Pb	55.8	50.0	112%		80 - 120	mg/kg
Selenium, Se	193	200	97%		80 - 120	mg/kg
Zinc, Zn	52.0	50.0	104%		80 - 120	mg/kg

LCSD: I220307-LCSD2						
Barium, Ba	219	200	110%	0.5%	80 - 120	mg/kg
Cobalt, Co	55.4	50.0	111%	4.8%	80 - 120	mg/kg
Lead, Pb	55.9	50.0	112%	0.2%	80 - 120	mg/kg
Selenium, Se	194	200	97%	0.5%	80 - 120	mg/kg
Zinc, Zn	51.4	50.0	103%	1.2%	80 - 120	mg/kg

CCV: I220307-CCV2						
Barium, Ba	1.02	1.00	102%		90-110	mg/L
Cobalt, Co	1.08	1.00	108%		90-110	mg/L
Lead, Pb	1.04	1.00	104%		90-110	mg/L
Selenium, Se	1.00	1.00	100%		90-110	mg/L
Zinc, Zn	1.05	1.00	105%		90-110	mg/L

CCV = Continuing Calibration Verification
LCS = Laboratory Control Sample
LCSD= Laboratory Control Sample Duplicate

ND= Not Detected
RPD = Relative Percent Difference; Acceptability range for RPD is ≤ 15%



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JONES ENVIRONMENTAL QUALITY CONTROL INFORMATION

Client: Farallon Consulting, Inc.
Client Address: 27 Mauchly, Suite 213
Irvine, CA

Report date: 3/11/2022
Jones Ref. No.: ST-19272
Client Ref. No.: 1071-080

Attn: Kathy Lehnus

Date Sampled: 3/4/2022
Date Received: 3/4/2022

Project: 5355 Airport Drive
Project Address: 5355 Airport Drive
Ontario, CA 91761

Date Analyzed: 3/8/2022
Physical State: Soil

BATCH: H22030801 **Prepared:** 3/8/2022 **Analyzed:** 3/8/2022

EPA 7471A - Mercury by Cold Vapor Atomic Absorption

Analytes:	Result	Spike Level	% REC	% RPD	% REC Limits	Reporting Limit	Units
METHOD BLANK:	H220308-MB1						
Mercury, Hg	ND					0.020	mg/kg

LCS:	H220308-LCS1						
Mercury, Hg	1.06	1.00	106%		80 - 120		mg/kg

LCSD:	H220308-LCSD1						
Mercury, Hg	1.02	1.00	102%	3.8%	80 - 120		mg/kg

CCV:	H220308-CCV1						
Mercury, Hg	5.13	5.00	103%		90-110		µg/L

ND= Not Detected
RPD = Relative Percent Difference; Acceptability range for RPD is ≤ 15%

LCS = Laboratory Control Sample
LCSD= Laboratory Control Sample Duplicate
CCV = Continuing Calibration Verification
RPD = Relative Percent Difference



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Chain-of-Custody Record

Turn Around Requested:

- Immediate Attention - 200%
- Rush 24 Hours - 100%
- Rush 48 Hours - 50%
- Rush 72 Hours - 25%
- Rush 96 Hours - 10%
- Normal - No Surcharge

LAB USE ONLY

Jones Project #

ST-19272

Page

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Report Options

EDD _____
EDF* - 10% Surcharge _____
*Global ID _____

Client FARALLON CONSULTING		Date 3/4/22
Project Name 5355 AIRPORT DRIVE		Client Project # 1071-080
Project Address 5355 AIRPORT DRIVE		
ONTARIO, CA 91761		
Email KATHY KLENNUS @ FARALLON CONSULTING . COM BTAYLOR @ " "		
Phone		
Report To KATHY KLENNUS	Sampler N. MONTROY	

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 Matrix: Soil (S), Sludge (SL), Aqueous (A), Free Product (FP)	Analysis Requested				Number of Containers
	VOCS 5035	TPH - EC	CAM 17 METALS	TPH - 9	
S	X	X			4
S	X		X		
S	X		X		
S	X		X		
S	X	X			
S	X	X	X		
S	X	X			
S	X	X			
S	X	X			
S	X	X			

Sample ID	Sample Collection Date	Sample Collection Time	Laboratory Sample ID	Preservative	Sample Container	Analysis Requested				Number of Containers	Notes & Special Instructions	
SVP-1-10'	3/4/22	0854	ST-19272-01	5035	3-VOA 1-402	S	X	X			4	
SVP-2-4'		0816	ST-19272-02		3-VOA	S	X		X			
SVP-3-4'		0932	ST-19272-03		3-VOA 1-402	S	X		X			
SVP-4-4'		0914	ST-19272-04			S	X		X			
SVP-5-10'		0958	ST-19272-05			S	X	X				
SVP-6-4'		1114	ST-19272-06			S	X	X	X			
SVP-6-8'		1128	ST-19272-07			S	X	X	X			
SVP-7-4'		1100	ST-19272-08			S	X	X				
SVP-8-4'		1048	ST-19272-09			S	X	X				
SVP-9-4'		1035	ST-19272-10			S	X	X				

Relinquished By (Signature) <i>[Signature]</i>	Printed Name N. MONTROY	Received By (Signature) <i>[Signature]</i>	Printed Name PANIZI CHOI	Total Number of Containers 52
Company FARALLON	Date 3/4/22	Time 1452	Company JEI	Date 03/04/22
Relinquished By (Signature) <i>[Signature]</i>	Printed Name PANIZI CHOI	Received By Laboratory (Signature) <i>[Signature]</i>	Printed Name PANIZI CHOI	
Company FARALLON	Date 3/4/22	Time 1452	Company JEI	Date 03/04/22

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.



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Chain-of-Custody Record

Turn Around Requested:

- Immediate Attention - 200%
- Rush 24 Hours - 100%
- Rush 48 Hours - 50%
- Rush 72 Hours - 25%
- Rush 96 Hours - 10%
- Normal - No Surcharge

LAB USE ONLY

Jones Project #

ST-19272

Page

2 of 2

Report Options

EDD _____
 EDF* - 10% Surcharge _____
 *Global ID _____

Client	SEE PG 1
Project Name	" "
Project Address	" "
	" "
Email	" "
Phone	" "
Report To	" Sampler "

Date: 3/4/22

Client Project #: 1071-080

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 Matrix: Soil (S), Sludge (SL), Aqueous (A), Free Product (FP)	Analysis Requested												Number of Containers
	VOCs	SVOCs	TPH	EC									
S	X	X											4
S	X	X											1
S	X	X											1

Sample ID	Sample Collection Date	Sample Collection Time	Laboratory Sample ID	Preservative	Sample Container
SVP-10-8'	3/4/22	1143	ST-19272-11	5035	3-VOL 1-402
SB-1-10'		0840	ST-19272-12		
SB-2-10'		1022	ST-19272-13		

Notes & Special Instructions

Total Number of Containers 52

Relinquished By (Signature): *[Signature]*
 Printed Name: N. MONTROY
 Company: FARALLON
 Date: 3/4/22
 Time: 1452

Received By (Signature): *[Signature]*
 Printed Name: Daniel Cho
 Company: JEI
 Date: 03/04/22
 Time: 1452

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.



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goals 2

SAMPLE RECEIPT FORM

Jones ID: _____

CLIENT: _____ DATE/TIME (LAB RECEIVED): _____

PROJECT: _____ RECEIVED BY: _____

Delivered by: Client Jones Courier UPS / FedEx / USPS Other _____

TEMPERATURE: Thermometer ID: T-1 (Corrected Temp.) Calibration Due: 08/03/2022

Temperature Cooler #1 15.0 °C ± the CF(-0.5°C) 14.5 °C Blank Sample

Temperature Cooler #2 _____ °C ± the CF(-0.5°C) _____ °C Blank Sample

Temperature Criteria: 0 ≤ 6°C (NO frozen containers) Criteria Met? Yes No

If criteria is not met:

Sample Received on ice? Yes No*

Sample received Chilled on same day of sampling? Yes No*

Checked By: _____

SAMPLE CONDITION:	YES	NO*	N/A
Chain of Custody (COC) received filled out completely -----	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Total number of containers received match COC-----	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Sample container label(s) consistent with COC-----	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Sample container(s) intact and in good condition-----	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Proper containers and sufficient volume for analyses requested on COC-----	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Proper preservative indicated on COC/container for analyses requested-----	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Volatile analysis container(s) free of headspace (EPA 8260 water) -----	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Custody Seals Intact on Cooler/Sample-----	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

CONTAINER TYPE:

<u>Solid:</u>	<u>Aqueous:</u>	<u>Air / Soil Gas:</u>
5035 Kits: <u>39</u>	Amber Bottle: _____	Tedlar Bag: _____
Glass Jar: <u>13</u>	VOAs: _____	6 hr
Sleeve: _____	Poly Bottle: _____	72 hr
Other: _____	5030 Kits: _____	5 Day
	Other: _____	Summa:
		(1L) _____ (6L) _____

MILEAGE:

Round Trip Mileage: _____ Travel Time: _____ On Site Time: _____

**Complete Non-Conformance if checked* Checked by: _____