PARTNER

PHASE II SUBSURFACE INVESTIGATION REPORT

Molto Properties
Nevada Street and Palmetto Avenue
Redlands, California 92374

March 9, 2022
Partner Project Number: 22-356187.1

Prepared for:

PGIM Real Estate
2100 Ross Avenue, Suite 2500
Dallas, Texas 75201

Engineers who understand your business

PARTNER

March 9, 2022

Mr. Mark Walker
PGIM Real Estate
2100 Ross Avenue, Suite 2500
Dallas, Texas 75201

Subject: Phase II Subsurface Investigation Report
Molto Properties
Nevada Street and Palmetto Avenue
Redlands, California 92374
Partner Project Number: 22-356187.1

Dear Mr. Walker:

Partner Engineering and Science, Inc. (Partner) is pleased to provide the results of the limited subsurface investigation performed at Molto Properties located at Nevada Street and Palmetto Avenue in Redlands, California (the "Subject Property"). The following report describes the field activities, methods, and findings of the Phase II Subsurface Investigation ("Report") conducted at the above-referenced property.

This assessment was performed consistent with *ASTM E1903-19: Standard Practice For Environmental Site Assessments: Phase II Environmental Site Assessment Process*. 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.

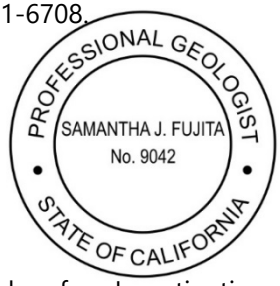
We appreciate the opportunity to provide these services. If you have any questions concerning this report, or if we can assist you in any other matter, please contact Christine Brune at 443-841-6708.

Sincerely,

Partner Engineering and Science, Inc.

Hernan Gutierrez
Project Scientist

Samantha J. Fujita, PG
Regional Manager – Subsurface Investigation



Christine Brune
Client Manager

TABLE OF CONTENTS

ATTACHMENTS

1.0 INTRODUCTION

1.1 Purpose

The purpose of the limited subsurface investigation was to evaluate potential impacts of organochlorine pesticides (OCPs) and/or arsenic to surface soil related to the former operation of the on-site orchard at the Subject Property. PGIM Real Estate provided project authorization of Partner Proposal Number P22-356187.1 on February 1, 2022.

1.2 Limitations

This Report presents a summary of work conducted by Partner. The work includes observations of the Subject Property 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 subsurface samples were selected to provide the required information. 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 Report.

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 the investigation. No other warranties are implied or expressed.

1.3 User Reliance

Partner was engaged by PGIM Real Estate (the "User"), to perform the subsurface investigation in accordance with the scope of work in Partner's January 28, 2022 proposal and the terms and conditions of the Master Services Agreement dated August 16, 2016 between PGIM and Partner. All reports, both verbal and written, are for the sole use and benefit of PGIM Real Estate, PGIM, Inc., The Prudential Insurance Company of America, PR III/MP Redlands Industrial LLC, PR III Redlands Industrial Investor LLC, and PRISA III Investments, LLC. Either verbally or in writing, other 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, PGIM 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.

2.0 SITE BACKGROUND

2.1 Site Description

The Subject Property consists of approximately 18 acres of land within a mixed commercial and industrial area of Redlands, San Bernardino County, California. The Subject Property is currently undeveloped vacant land.

The Subject Property is bound by City of Redlands Wastewater Treatment Facility to the north, agricultural land to the east, agricultural land and commercial/industrial properties to the south, and agricultural land to the west across Nevada Street. Refer to **Figure 1** for a site vicinity map showing site features and surrounding properties.

According to the reviewed historical sources, the Subject Property was formerly occupied by an orchard.

2.2 Geology and Hydrogeology

Review of the United States Geological Survey (USGS) *Redlands, California* Quadrangle topographic map indicates the Subject Property is situated approximately 1,190 feet above mean sea level, and the local topography is sloping gently to the west. 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.

3.0 FIELD ACTIVITIES

The Phase II Subsurface Investigation scope included the collection and analysis of 18 discrete shallow soil samples (SS1 through SS18). Refer to **Table 1** for a summary of the samples, sampling schedule, and laboratory analyses for this investigation.

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 notified Underground Service Alert (USA) to clear public utility lines as required by law at least two business days prior to drilling activities. USA issued ticket number A220400875 for the project.

3.1.2 Health and Safety Plan

Partner prepared a site-specific Health and Safety Plan, which was reviewed with on-site personnel involved in the project prior to the commencement of drilling activities.

3.2 Soil Sampling Equipment

Discrete soil samples were collected using a hand trowel. Sampling equipment was decontaminated between sample intervals and boring locations to prevent cross-contamination. To prevent the potential for cross-contamination, sampling equipment was decontaminated between locations using a distilled water and Micro™ solution (or equivalent) rinse.

3.3 Sample Locations

Discrete samples SS1 through SS18 were collected on one-acre centers between rows of trees, to the extent practicable.

Refer to **Figure 3** for a map depicting sample locations.

3.4 Soil Sampling

Discrete soil samples SS1 through SS18 were unpaved and collected using a hand trowel from a depth of approximately 6 inches to 1 foot below ground surface (bgs). The discrete soil samples were each placed into a laboratory-provided 4-ounce glass jar with a Teflon-lined lid. The sample jars were then labeled and placed into an iced cooler. None of the collected soil samples exhibited odor or discoloration.

3.5 Post-Sampling Activities

No significant amounts of derived wastes were generated during this investigation.

4.0 DATA ANALYSIS

4.1 Laboratory Analysis

Partner collected 18 soil samples on February 14, 2022, which were transported in an iced cooler under chain-of-custody to Alpha Scientific Corporation (ASC), a state-certified laboratory [Environmental Laboratory Accreditation Program (ELAP) certificate number 3007] in the City of Cerritos, California, for analysis. Each discrete soil sample (18 soil samples total) was analyzed for OCPs via Environmental Protection Agency (EPA) Method 8081A and for arsenic via EPA Method 6010B.

Laboratory analytical results are included in **Appendix A** and discussed below.

4.2 Regulatory Agency Comparison Criteria

Department of Toxic Substances Control Regional Screening Levels

Regional Screening Levels (RSLs) are generic, risk-based chemical concentrations developed by the EPA 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 Department of Toxic Substances Control (DTSC) Office of Human and Ecological Risk (HERO) developed California-Modified RSLs based on a review of 1) RSL concentrations, and 2) recent toxicity values.

4.3 Soil Sample Data Analysis

4,4′-Dichlorodiphenyldichloroethylene (4,4′-DDE) was detected in five of the analyzed soil samples at concentrations in excess of the laboratory Practical Quantitation Limits (PQLs) and at trace concentrations [in excess of the laboratory Method Detection Limits (MDLs) and less than the laboratory PQLs]. None of the remaining OCPs were detected in the analyzed soil samples in excess of the laboratory PQLs/MDLs and the PQLs/MDLs were less than applicable screening levels.

None of the detected concentrations of 4,4′-DDE in the analyzed soil samples exceeded the commercial/industrial RSL.

None of the analyzed soil samples contained detectable concentrations of arsenic in excess of laboratory MDLs and the laboratory MDLs were less than applicable RSLs and background arsenic concentrations for typical California soils as based on the Department of Toxic Substance Control (DTSC) March 2008 report *Determination of a Southern California Regional Background Arsenic Concentration in Soil*.

Refer to **Table 2** for a summary of the soil sample OCPs laboratory analysis results.

4.4 Discussion

None of the analyzed soil samples contained OCPs or arsenic in excess of applicable screening levels and/or background concentrations.

5.0 SUMMARY AND CONCLUSIONS

Partner conducted a Phase II Subsurface Investigation at the Subject Property to evaluate potential impacts of OCPs and/or arsenic to surface soil related to the former operation of the on-site orchard. The scope of the Phase II Subsurface Investigation included the collection of 18 discrete shallow soil samples. Eighteen soil samples were analyzed for OCPs and arsenic.

None of the analyzed soil samples contained OCPs or arsenic in excess of applicable screening levels and/or background concentrations.

Based on the Subsurface Investigation, there is no evidence of a release of hazardous materials from the Subject Property and Partner recommends no further investigation with respect to the former operation of the on-site orchard at this time.

TABLES

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Table 1: Summary of Investigation Scope
Nevada Street and Palmetto Avenue
Redlands, California 92374
Partner Project Number 22-356187.1
February 14, 2022

Boring Identification	REC/Issue	Matrix Sampled	Sampling Depths* (feet bgs)	Target Analytes
SS1	Former operation of on-site orchard	Soil	0.5 - 1.0	OCPs and Arsenic
SS2		Soil	0.5 - 1.0	
SS3		Soil	0.5 - 1.0	
SS4		Soil	0.5 - 1.0	
SS5		Soil	0.5 - 1.0	
SS6		Soil	0.5 - 1.0	
SS7		Soil	0.5 - 1.0	
SS8		Soil	0.5 - 1.0	
SS9		Soil	0.5 - 1.0	
SS10		Soil	0.5 - 1.0	
SS11		Soil	0.5 - 1.0	
SS12		Soil	0.5 - 1.0	
SS13		Soil	0.5 - 1.0	
SS14		Soil	0.5 - 1.0	
SS15		Soil	0.5 - 1.0	
SS16		Soil	0.5 - 1.0	
SS17		Soil	0.5 - 1.0	
SS18		Soil	0.5 - 1.0	

Notes:

"*All samples analyzed for organochlorine pesticides (OCPs) via United States Environmental Protection Agency (EPA) Method 8081A and for arsenic via EPA Method 6010B

REC = recognized environmental condition

bgs = below ground surface

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Table 2: Soil Sample OCPs Laboratory Results
Nevada Street and Palmetto Avenue
Redlands, California 92374
Partner Project Number 22-356187.1
February 14, 2022

EPA Method	OCPs 8081A																	
Units	(µg/kg)																	
Analyte	Commericial/ Industrial Soil RSL	SS1	SS2	SS3	SS4	SS5	SS6	SS7	SS8	SS9	SS10	SS11	SS12	SS13	SS14	SS15	SS16	SS17	SS18
4,4'-DDE	**9,300**	<2.0	3.0 J	<2.0	<2.0	<2.0	3.3 J	3.9 J	<2.0	<2.0	3.1 J	<2.0	<2.0	<2.0	**7.5**	<2.0	<2.0	<2.0	<2.0
Other OCPs	**Varies**	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND

Notes:

OCPs = organochlorine pesticides

EPA = United States Environmental Protection Agency

µg/kg = micrograms per kilogram

RSL = June 2020 DTSC Regional Screening Levels (RSLs). If DTSC RSLs do not exist, November 2021 United States Environmental Protection Agency (EPA) RSLs were utilized

DDE = dichlorodiphenyldichloroethylene

< = not detected above indicated laboratory Method Detection Limit (MDL)

J = detected above laboratory MDLs, but below laboratory Practical Quantitation Limits (PQLs)

ND = not detected above laboratory MDLs

Values in **bold** exceed laboratory PQLs

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FIGURES

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Legend

Subject Property

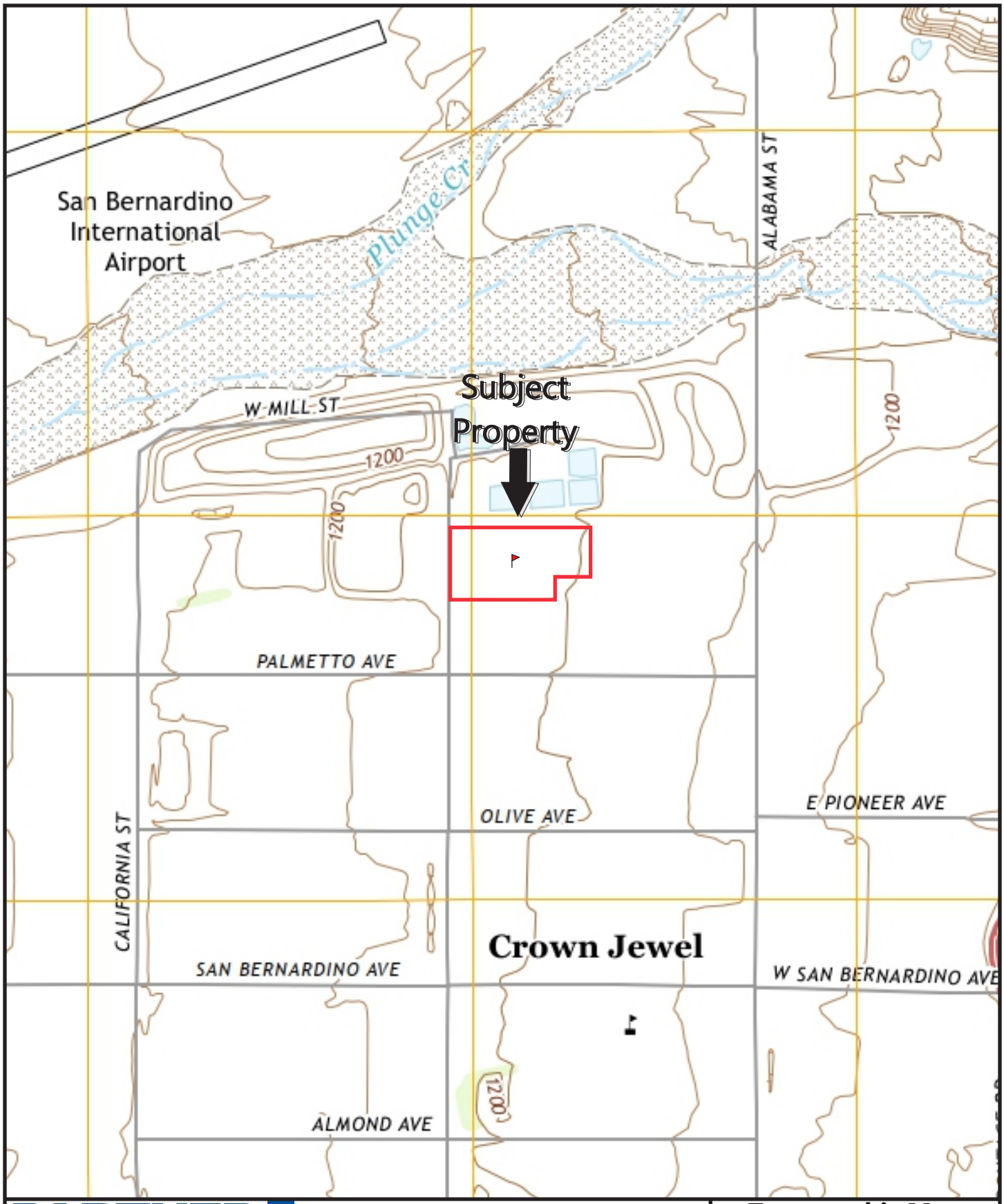
PARTNER
2154 Torrance Boulevard, Suite 200
Torrance, California 90501

Project Number: 22-356187.1

Site Vicinity Map

Figure	Prepared By	Date
1	H. Gutierrez	February 2022

Nevada Street and Palmetto Avenue
Redlands, California 92374



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2154 Torrance Boulevard, Suite 200
Torrance, California 90501

Project Number: 22-356187.1

N

USGS *Redlands, California* Quadrangle
Version: 2021 Current as of: 2019

Topographic Map

Figure	Prepared By	Date
2	H. Gutierrez	February 2022

Nevada Street and Palmetto Avenue
Redlands, California 92374

Legend

Subject Property

Soil Sample Location

N

PARTNER
2154 Torrance Boulevard, Suite 200
Torrance, California 90501

Project Number: 22-356187.1

Sample Location Map

Figure	Prepared By	Date
3	H. Gutierrez	February 2022

Nevada Street and Palmetto Avenue
Redlands, California 92374

APPENDIX A: LABORATORY ANALYTICAL REPORT

PARTNER

ALPHA SCIENTIFIC CORPORATION
Environmental Laboratories

02-15-2022

Ms. Samantha Fujita
Partner Engineering & Science
2154 Torrance Boulevard
Torrance, CA 90501

Project: 21-337549.2
Project Site: Nevada Street and Palmetto Ave., Redlands, CA 92374
Sample Date: 02-14-2022
Lab Job No.: PA202025

Dear Ms. Fujita:

Enclosed please find the analytical report for the sample(s) received by Alpha Scientific Corporation on 02-14-2022and analyzed by the following EPA methods:

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

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

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

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

Sincerely,

Roger Wang, Ph.D.
Laboratory Director

Enclosures

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

Client:	Partner Engineering & Science	Lab Job No.:	PA202025
Project:	21-337549.2		
Project Site:	Nevada Street and Palmetto Ave., Redlands, CA 92374	Date Sampled:	02-14-2022
Matrix:	Soil	Date Received:	02-14-2022
Extraction Method:	EPA 3050B	Date Extracted:	02-14-2022
Batch No.:	0215A-MS1	Date Analyzed:	02-15-2022
		Date Reported:	02-15-2022

EPA 6010B (As, TTLC)
Reporting Unit: mg/kg (ppm)

Sample ID	Lab ID	Arsenic (As)	MDL	PQL
MB		ND	0.5	1.0
SS1	PA202025-1	ND	0.5	1.0
SS2	PA202025-2	ND	0.5	1.0
SS3	PA202025-3	ND	0.5	1.0
SS4	PA202025-4	ND	0.5	1.0
SS5	PA202025-5	ND	0.5	1.0
SS6	PA202025-6	ND	0.5	1.0
SS7	PA202025-7	ND	0.5	1.0
SS8	PA202025-8	ND	0.5	1.0
SS9	PA202025-9	ND	0.5	1.0
SS10	PA202025-10	ND	0.5	1.0
SS11	PA202025-11	ND	0.5	1.0
SS12	PA202025-12	ND	0.5	1.0
SS13	PA202025-13	ND	0.5	1.0
SS14	PA202025-14	ND	0.5	1.0
SS15	PA202025-15	ND	0.5	1.0
SS16	PA202025-16	ND	0.5	1.0
SS17	PA202025-17	ND	0.5	1.0
SS18	PA202025-18	ND	0.5	1.0

MDL: Method Detection Limit; PQL: Practical Quantitation Limit;
ND: Not Detected (less than MDL); J: Result is between MDL and PQL.

Client:	Partner Engineering & Science	Lab Job No.:	PA202025
Project:	21-337549.2		
Project Site:	Nevada Street and Palmetto Ave., Redlands, CA 92374	Date Sampled:	02-14-2022
Matrix:	Soil	Date Received:	02-14-2022
Extraction Method:	EPA 3550B	Date Digested:	02-14-2022
Batch No.:	AB14-PS1	Date Analyzed:	02-14-2022
		Date Reported:	02-15-2022

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

LAB SAMPLE I.D.			MB	PA202025-1	PA202025-2	PA202025-3	PA202025-4	PA202025-5
CLIENT SAMPLE I.D.				SS1	SS2	SS3	SS4	SS5
DILUTION FACTOR			1	1	1	1	1	1
COMPOUND	**MDL**	**PQL**						
Alpha-BHC	2	5	ND	ND	ND	ND	ND	ND
Gamma-BHC (Lindane)	2	5	ND	ND	ND	ND	ND	ND
Heptachlor	2	5	ND	ND	ND	ND	ND	ND
Aldrin	2	5	ND	ND	ND	ND	ND	ND
Beta-BHC	2	5	ND	ND	ND	ND	ND	ND
Delta-BHC	2	5	ND	ND	ND	ND	ND	ND
Heptachlor Epoxide	2	5	ND	ND	ND	ND	ND	ND
Endosulfan I	2	5	ND	ND	ND	ND	ND	ND
4,4'-DDE	2	5	ND	ND	3.0J	ND	ND	ND
Dieldrin	2	5	ND	ND	ND	ND	ND	ND
Endrin	2	5	ND	ND	ND	ND	ND	ND
4,4'-DDD	2	5	ND	ND	ND	ND	ND	ND
Endosulfan II	2	5	ND	ND	ND	ND	ND	ND
4,4'-DDT	2	5	ND	ND	ND	ND	ND	ND
Endrin Aldehyde	2	5	ND	ND	ND	ND	ND	ND
Endosulfan Sulfate	2	5	ND	ND	ND	ND	ND	ND
Methoxychlor	2	5	ND	ND	ND	ND	ND	ND
Alpha-Chlordane	2	5	ND	ND	ND	ND	ND	ND
Gamma-Chlordane	2	5	ND	ND	ND	ND	ND	ND
Total Chlordane	15	25	ND	ND	ND	ND	ND	ND
Toxaphene	30	100	ND	ND	ND	ND	ND	ND
SURROGATE	**Accept Limit%**		**%RC**	**%RC**	**%RC**	**%RC**	**%RC**	**%RC**
Surrogate Standard	60-140		117	108	130	123	133	131

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

Client:	Partner Engineering & Science	Lab Job No.:	PA202025
Project:	21-337549.2		
Project Site:	Nevada Street and Palmetto Ave., Redlands, CA 92374	Date Sampled:	02-14-2022
Matrix:	Soil	Date Received:	02-14-2022
Extraction Method:	EPA 3550B	Date Digested:	02-14-2022
Batch No.:	AB14-PS1	Date Analyzed:	02-14-2022
		Date Reported:	02-15-2022

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

LAB SAMPLE I.D.			MB	PA202025-6	PA202025-7	PA202025-8	PA202025-9	PA202025-10
CLIENT SAMPLE I.D.				SS6	SS7	SS8	SS9	SS10
DILUTION FACTOR			1	1	1	1	1	1
COMPOUND	**MDL**	**PQL**						
Alpha-BHC	2	5	ND	ND	ND	ND	ND	ND
Gamma-BHC (Lindane)	2	5	ND	ND	ND	ND	ND	ND
Heptachlor	2	5	ND	ND	ND	ND	ND	ND
Aldrin	2	5	ND	ND	ND	ND	ND	ND
Beta-BHC	2	5	ND	ND	ND	ND	ND	ND
Delta-BHC	2	5	ND	ND	ND	ND	ND	ND
Heptachlor Epoxide	2	5	ND	ND	ND	ND	ND	ND
Endosulfan I	2	5	ND	ND	ND	ND	ND	ND
4,4'-DDE	2	5	ND	3.3J	3.9J	ND	ND	3.1J
Dieldrin	2	5	ND	ND	ND	ND	ND	ND
Endrin	2	5	ND	ND	ND	ND	ND	ND
4,4'-DDD	2	5	ND	ND	ND	ND	ND	ND
Endosulfan II	2	5	ND	ND	ND	ND	ND	ND
4,4'-DDT	2	5	ND	ND	ND	ND	ND	ND
Endrin Aldehyde	2	5	ND	ND	ND	ND	ND	ND
Endosulfan Sulfate	2	5	ND	ND	ND	ND	ND	ND
Methoxychlor	2	5	ND	ND	ND	ND	ND	ND
Alpha-Chlordane	2	5	ND	ND	ND	ND	ND	ND
Gamma-Chlordane	2	5	ND	ND	ND	ND	ND	ND
Total Chlordane	15	25	ND	ND	ND	ND	ND	ND
Toxaphene	30	100	ND	ND	ND	ND	ND	ND
SURROGATE	**Accept Limit%**		**%RC**	**%RC**	**%RC**	**%RC**	**%RC**	**%RC**
Surrogate Standard	60-140		117	130	129	133	133	132

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

Client:	Partner Engineering & Science	Lab Job No.:	PA202025
Project:	21-337549.2		
Project Site:	Nevada Street and Palmetto Ave., Redlands, CA 92374	Date Sampled:	02-14-2022
Matrix:	Soil	Date Received:	02-14-2022
Extraction Method:	EPA 3550B	Date Digested:	02-14-2022
Batch No.:	AB14-PS1	Date Analyzed:	02-14-2022
		Date Reported:	02-15-2022

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

LAB SAMPLE I.D.			MB	PA202025-11	PA202025-12	PA202025-13	PA202025-14	PA202025-15
CLIENT SAMPLE I.D.				SS11	SS12	SS13	SS14	SS15
DILUTION FACTOR			1	1	1	1	1	1
COMPOUND	**MDL**	**PQL**						
Alpha-BHC	2	5	ND	ND	ND	ND	ND	ND
Gamma-BHC (Lindane)	2	5	ND	ND	ND	ND	ND	ND
Heptachlor	2	5	ND	ND	ND	ND	ND	ND
Aldrin	2	5	ND	ND	ND	ND	ND	ND
Beta-BHC	2	5	ND	ND	ND	ND	ND	ND
Delta-BHC	2	5	ND	ND	ND	ND	ND	ND
Heptachlor Epoxide	2	5	ND	ND	ND	ND	ND	ND
Endosulfan I	2	5	ND	ND	ND	ND	ND	ND
4,4'-DDE	2	5	ND	ND	ND	7.5	ND	ND
Dieldrin	2	5	ND	ND	ND	ND	ND	ND
Endrin	2	5	ND	ND	ND	ND	ND	ND
4,4'-DDD	2	5	ND	ND	ND	ND	ND	ND
Endosulfan II	2	5	ND	ND	ND	ND	ND	ND
4,4'-DDT	2	5	ND	ND	ND	ND	ND	ND
Endrin Aldehyde	2	5	ND	ND	ND	ND	ND	ND
Endosulfan Sulfate	2	5	ND	ND	ND	ND	ND	ND
Methoxychlor	2	5	ND	ND	ND	ND	ND	ND
Alpha-Chlordane	2	5	ND	ND	ND	ND	ND	ND
Gamma-Chlordane	2	5	ND	ND	ND	ND	ND	ND
Total Chlordane	15	25	ND	ND	ND	ND	ND	ND
Toxaphene	30	100	ND	ND	ND	ND	ND	ND
SURROGATE	**Accept Limit%**		**%RC**	**%RC**	**%RC**	**%RC**	**%RC**	**%RC**
Surrogate Standard	60-140		117	127	126	124	131	132

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

Client:	Partner Engineering & Science	Lab Job No.:	PA202025
Project:	21-337549.2		
Project Site:	Nevada Street and Palmetto Ave., Redlands, CA 92374	Date Sampled:	02-14-2022
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Extraction Method:	EPA 3550B	Date Digested:	02-14-2022
Batch No.:	AB14-PS1	Date Analyzed:	02-14-2022
		Date Reported:	02-15-2022

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

LAB SAMPLE I.D.			MB	PA202025-16	PA202025-17	PA202025-18		
CLIENT SAMPLE I.D.				SS16	SS17	SS18		
DILUTION FACTOR			1	1	1	1		
COMPOUND	**MDL**	**PQL**						
Alpha-BHC	2	5	ND	ND	ND	ND		
Gamma-BHC (Lindane)	2	5	ND	ND	ND	ND		
Heptachlor	2	5	ND	ND	ND	ND		
Aldrin	2	5	ND	ND	ND	ND		
Beta-BHC	2	5	ND	ND	ND	ND		
Delta-BHC	2	5	ND	ND	ND	ND		
Heptachlor Epoxide	2	5	ND	ND	ND	ND		
Endosulfan I	2	5	ND	ND	ND	ND		
4,4'-DDE	2	5	ND	ND	ND	ND		
Dieldrin	2	5	ND	ND	ND	ND		
Endrin	2	5	ND	ND	ND	ND		
4,4'-DDD	2	5	ND	ND	ND	ND		
Endosulfan II	2	5	ND	ND	ND	ND		
4,4'-DDT	2	5	ND	ND	ND	ND		
Endrin Aldehyde	2	5	ND	ND	ND	ND		
Endosulfan Sulfate	2	5	ND	ND	ND	ND		
Methoxychlor	2	5	ND	ND	ND	ND		
Alpha-Chlordane	2	5	ND	ND	ND	ND		
Gamma-Chlordane	2	5	ND	ND	ND	ND		
Total Chlordane	15	25	ND	ND	ND	ND		
Toxaphene	30	100	ND	ND	ND	ND		
SURROGATE	**Accept Limit%**		**%RC**	**%RC**	**%RC**	**%RC**		
Surrogate Standard	60-140		117	125	133	128		

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

02-15-2022

EPA 6010B (As, TTLC)
Batch QA/QC Report

Client:	Partner Engineering & Science	Lab Job No.:	PA202025
Project:	21-337549.2		
Matrix:	Soil	Lab Sample ID:	PA202025-1
Batch No.:	0215A-MS1	Date Analyzed:	02-15-2022

I. MS/MSD Report
Unit: ppm

Analyte	Sample Conc.	Spike Conc.	MS	MSD	MS %Rec.	MSD %Rec.	% RPD	%RPD Accept. Limit	%Rec Accept. Limit
Arsenic (As)	ND	4.0	3.337	3.707	83.4	92.7	10.5	30	70-130

II. LCS Result
Unit: ppm

Analyte	EPA Method	LCS Value	True Value	Rec.%	Accept. Limit
Arsenic (As)	6010B	3.728	4.0	93.2	80-120

ND: Not Detected (at the specified limit).

02-15-2022

EPA 8081A (Pesticides)
Batch QA/QC Report

Client:	Partner Engineering & Science	Lab Job No.:	PA202025
Project:	21-337549.2		
Matrix:	Soil	Lab Sample I.D.:	PA202025-1
Batch No:	AB14-PS1	Date Analyzed:	02-14-2022

I. MS/MSD Report
Unit: ppb

Analyte	Sample Conc.	Spike Conc.	MS	MSD	MS %Rec.	MSD %Rec.	% RPD	%RPD Accept. Limit	%Rec Accept. Limit
Gamma-BHC	ND	10	11.5	10.5	115.0	105.0	9.1	30	46-127
Heptachlor	ND	10	12.7	12.6	127.0	126.0	0.8	30	31-134
Aldrin	ND	10	9.9	11.1	99.0	111.0	11.4	30	36-132
Dieldrin	ND	20	16.5	16.2	82.5	81.0	1.8	30	21-134
Endrin	ND	20	23.2	22.4	116.0	112.0	3.5	30	42-139
4,4'-DDT	ND	20	22.7	22.8	113.5	114.0	0.4	30	21-134

II. LCS Result
Unit: ppb

Analyte	LCS Report Value	True Value	Rec.%	Accept. Limit
Gamma-BHC	21.3	20	106.5	80-120
Heptachlor	22.5	20	112.5	80-120
Aldrin	22.4	20	112.0	80-120
Dieldrin	22.1	20	110.5	80-120
Endrin	20.3	20	101.5	80-120
4,4'-DDT	18.8	20	94.0	80-120

ND: Not Detected.

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ALPHA SCIENTIFIC CORPORATION

CHAIN OF CUSTODY RECORD

Lab Job Number PA202025

Client: Partner Engineering and Science

Address: 2154 Torrance Boulevard, Torrance CA 90501

Report Attention: S. Fujita | Phone: 424-247-4031 | Fax: | Sampled by: H. Gutierrez

Project Name/No.: 21-337549.2 | Project Site: Nevada Street and Palmetto Avenue, Redlands, California 92374

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

Sample Condition: ☒ Chilled ☒ Intact ☐ Sample Seals

Client Sample ID	Lab Sample ID	Sample Collect Date	Sample Collect Time	Matrix Type	Sample Preserv	No.,type* & size of container	TPH-g	TPH-d	EPA 8260B(BTEX, Oxygenates)	EPA 8260B (VOCs)	EPA 8270C (SVOCs)	CAM Metals	EPA 8082 (PCBs)		OCPs 8081	Arsenic 6010			Remark
SS1	PA202025-1	2/14/22	8:30	Soil		9 oz jar									x	x			
SS2	-2	2/14/22	8:37	Soil		9 oz jar									x	x			
SS3	-3	2/14/22	8:45	Soil		9 oz jar									x	x			
SS4	-4	2/14/22	8:52	Soil		9 oz jar									x	x			
~~SS4~~	~~-5~~	~~2/14/22~~	~~8:58~~	~~Soil~~		9 oz jar									x	x			
SS5	-5	2/14/22	9:02	Soil		9 oz jar									x	x			
SS6	-6	2/14/22	9:08	Soil		9 oz jar									x	x			
SS7	-7	2/14/22	9:12	Soil		9 oz jar									x	x			
SS8	-8	2/14/22	9:16	Soil		9 oz jar									x	x			
SS9	-9	2/14/22	9:20	Soil		9 oz jar									x	x			
SS10	-10	2/14/22	9:26	Soil		9 oz jar									x	x			
SS11	-11	2/14/22	9:30	Soil		9 oz jar									x	x			
SS12	-12	2/14/22	9:37	Soil		9 oz jar									x	x			
SS13	-13	2/14/22	9:44	Soil		9 oz jar									x	x			
SS14	-14	2/14/22	9:49	Soil		9 oz jar									x	x			
SS15	-15	2/14/22	9:53	Soil		9 oz jar									x	x			
SS16	-16	2/14/22	9:58	Soil		9 oz jar									x	x			
SS17	-17	2/14/22	10:05	Soil		9 oz jar									x	x			

Relinquished by	Company	Date	Time	Received by	Company	Date	Time	Container types:	
Hernan Gutierrez	Partner Engineering and Science	2/14/2022	17:15	Melingyi	ASC	2-14-22	5:15	A=Air Bag	P=Plastic bottle
Relinquished by	Company	Date	Time	Received by	Company	Date	Time	G=Glass bottle	M=metal Tube

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Email: asc90703@gmail.com

ALPHA SCIENTIFIC CORPORATION

CHAIN OF CUSTODY RECORD

Lab Job Number PA202025

Client: Partner Engineering and Science

Address: 2154 Torrance Boulevard, Torrance CA 90501

Report Attention	Phone	Fax	Sampled by
S. Fujita	424-247-4031		H. Gutierrez

Project Name/No.: 21-337549.2

Project Site: Nevada Street and Palmetto Avenue, Redlands, California 92374

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

Sample Condition: ☒ Chilled ☒ Intact ☐ Sample Seals

Client Sample ID	Lab Sample ID	Sample Collect Date	Sample Collect Time	Matrix Type	Sample Preserv	No.,type & size of container	TPH-g	TPH-d	EPA 8260B(BTEX, Oxygenates)	EPA 8260B (VOCs)	EPA 8270C (SVOCs)	CAM Metals	EPA 8082 (PCBs)		OCPs 8081	Arsenic 6010			Remark
							Analyses Requested												
SS18	PA202025-18	2/14/22	10:11	Soil		9 oz jar									x	x			

Relinquished by	Company	Date	Time	Received by	Company	Date	Time
Hernan Gutierrez	Partner Engineering and Science	2/14/2022	17:15	[signature]	ASC	2-14-22	5:15 PM
Relinquished by	Company	Date	Time	Received by	Company	Date	Time

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

Alpha Scientific Corporation
Sample Acceptance Checklist

Section 1

Client: Partner ESI Project: 21-337549.2 Lab Job# PA202025

Date Received: 2-14-22

Sample(s) received in cooler(s)? Yes ✓ No____ (skip to Section 2)

Cooler(s) packed with: Ice ✓ Ice Packs____ Packing Material____

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

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

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

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

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

Section 3

Explanations/Comments:____

Section 4

Was the Project Manager notified of anomalies? Yes____ No____ N/A ✓

Via Phone: By:____ Date/Time ____

By Email: Sent to:____

Project Manager's response:____

Completed by: ML Date: 2-14-22

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