



27 August 2026
Project No. 26-8486

Ms. Marie Peterson
39736 Camino Michanito
Indio, California 92203

**Subject: Limited Phase II Environmental Site Assessment
PETERSON FAMILY TRUST PROPERTY
3115 West Mission Road, Alhambra, California**

Dear Ms. Peterson:

AdvancedGeo, Inc. (AGI) has conducted a limited Phase II Environmental Site Assessment at 3115 West Mission Road, Alhambra, California. The details of the investigation are presented in this report.

1.0. BACKGROUND

Anderson Integrated Services (AIS) completed a *Phase I Environmental Site Assessment Report* on 28 May 2026. The following Recognized Environmental Conditions (RECs) were identified:

- The site is located within the San Gabriel Valley Area 3 Superfund site. The east adjoining property (Former American Environmental LLC property, 3033 W. Mission Road) was identified as a potentially responsible party and further investigated by the EPA. The most recent VOC concentrations (2014) at this facility were 240 micrograms per liter (ug/L) of TCE with the maximum detected TCE concentration listed at 840 ug/L in 2005. Remediation was conducted via the removal of approximately 3,451 tons of soil in 1995 and this facility is listed as "Closed - Land Use Covenant for industrial/commercial use" which was recorded on May 4, 2006. The Area 3 Superfund investigation is ongoing under the regulatory oversight of the EPA. Based on the elevated concentrations of COCs on the east adjoining property, impact to the subsurface at the site cannot be ruled out, which is considered a REC.
- Los Angeles County – Department of Public Works (LACDPW) provided records for the site pertaining to USTs. A report titled *Sample Collection and Removal of Storage Tanks, Security Fire Prevention, 3115 West Mission Road, Alhambra, California*, dated 17 June 1988 states that on 04 May 1988 two underground fuel

storage tanks (USTs; 7,500-gallon gasoline and 550-gallon diesel) and one dispenser island were removed and disposed of. Following the tank removals, one soil sample was collected at a depth of two feet below each tank invert and from beneath the dispenser and analyzed for total volatile hydrocarbons and lead. Based on laboratory results, the report states that no hydrocarbon leakage has occurred. LACDPW granted closure and no further action on September 16, 1988. Based on current environmental standards which include soil vapor sampling in conjunction with the long-term industrial use of the site, these USTs require additional investigation, which is considered a REC.

Based upon the RECs, AIS recommended a Phase II Environmental Site Assessment.

2.0. SCOPE OF WORK

AIS provided the scope of work for a Limited Phase II Environmental Assessment. The following scope of work, with slight modifications, was performed:

- The boring locations were marked and Dig Alert was notified for subsurface utility demarcation.
- Prepared a site-specific health and safety plan which was discussed and signed by all field members.
- Advanced two direct push borings in the area of the former UST area to a depth of 20 feet. Soil samples were collected at 5-foot intervals. One representative sample from each boring was analyzed.
- Advanced nine direct push vapor probes, including two in the former UST area, to depths of five feet. One soil sample from each probe location was collected at 5 feet followed by the collection of a soil vapor sample from each point. The soil vapor samples were analyzed on-site for volatile organic compounds (VOCs) and total petroleum hydrocarbons (TPH) as gasoline.
- The soil samples were transported to a California ELAP-certified laboratory and analyzed for TPH and VOCs.
- Borings and soil vapor points were backfilled with hydrated bentonite and capped with concrete.

3.0. PROCEDURES

On 05 August 2026, AGI marked the sampling locations in white paint. Dig Alert was subsequently notified to allow the utility companies to mark the locations of their subsurface utility lines (Dig Alert Ticket No. B262240947).

Prior to conducting the subsurface investigation on 20 August 2026, all workers were briefed on the contents of a site-specific health and safety plan.

3.1. SOIL BORING AND SOIL SAMPLING PROCEDURES

On 20 August 2026, soil borings B1 through B2 were advanced to depths of 20 feet with Geoprobe direct-push sampling rig supplied by MR Drilling. The location of the borings are included on Figure 1.

In borings B1 and B2, soil samples were collected at 5-foot intervals by driving a Geoprobe sampling tube that was loaded with a 5-foot long acetate sleeve to the desired sampling depth. The section of the sleeve containing soil from the appropriate depth was removed and sealed by covering each end in Teflon sheets and a cap. The sleeve was then labeled and placed in a chilled container.

Soil sample duplicates were extruded into plastic bags and field-screened for the presence of organic vapors using a PID (Rae Mini-Rae 3000, calibrated to hexane). Additionally, the soil was visually classified in accordance with the Unified Soil Classification System (USCS).

One sample from each boring was chosen for analysis based on the highest organic vapor readings using the PID. Since no organic vapors were detected with the PID, samples B1-15 and B2-15 were chosen for analysis. To facilitate the VOC analysis for these samples, an Encore soil sampling device was also collected from these two samples in accordance with EPA method 5035. The sampling device was then sealed in a bag, labeled and stored in the chilled container.

In addition to the soil samples from borings B1 and B2, soil samples were also collected at 5 feet from soil vapor points SV3 through SV9 by Optimal Technology on 20 August 2026 (Figure 1). The samples were collected by driving a 1" by 6" metal sleeves into the soil. The sleeves were then retrieved, the ends of the sleeves covered with Teflon sheets and then capped. The sleeves were labeled with the sample identification (samples S3-5, S4-5, etc.), date and time, and then placed in a chilled container for subsequent transport to the laboratory. Based on the soil vapor analytical results, soil samples S3-5 through S9-5 were chosen for analysis.

The soil samples were transported to Alpha Scientific Corporation (ASC), a California Environmental Laboratory Accreditation Program (ELAP)-certified laboratory, for analysis. The soil samples chosen for analysis were analyzed for TPH in the gasoline, diesel and oil ranges in accordance with EPA methods 8260B/8015m and VOCs in accordance with EPA method 8260B.

The soil borings/vapor points were backfilled with soil, hydrated bentonite and capped with concrete.

3.2. SOIL VAPOR SAMPLING PROCEDURES

The soil vapor survey was conducted on 20 August 2026. Optimal Technology (OT), a soil vapor subcontractor, performed the investigation. Nine soil vapor points were established on the property (SV1 through SV9; Figure 1). The vapor points were sampled at depths of 5 feet.

Samples were collected by driving a 1-inch diameter soil vapor probe with a vapor tip to the sampling depths. The surface around the probes were then sealed with hydrated bentonite.

Prior to purging, a tracer gas (isobutane) was applied at the top of the surface bentonite seal to determine if ambient air could enter the sampling system. 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 or existing well and purged prior to sample collection. Vapor samples were obtained in SGE gas-tight syringes by drawing the sample through a Luer Lock 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.

A total of 3 purge volumes were removed prior to collecting the soil vapor samples in accordance with the Cal-EPAs Advisory — Active Soil Gas Investigations (2015).

OT analyzed the vapor samples, a duplicate sample and a blank, on-site using a laboratory-grade Agilent model 6890N gas chromatograph equipped with an Agilent model 5973N/5975 Mass Spectra Detector and Tekmar LSC 3100 Purge and Trap. Samples were analyzed for TPH in the gasoline range and VOCs in accordance with EPA method 8260B.

4.0. FINDINGS

4.1. SOIL PROFILE

The soil profile in the area of the former USTs included dry to slightly damp sands from near surface to 20 feet. Organic vapors were not detected with the PID and there were no odors or staining noted in any of the samples.

4.2. SOIL SAMPLE RESULTS

TPH in the gasoline, diesel and oil ranges were not detected in any of the analyzed soil samples. In addition, VOCs and fuel oxygenates were not detected in any of the samples.

The analytical results are summarized in Table 1. The ASC analytical reports are attached as Appendix A.

4.3. SOIL VAPOR RESULTS

PCE was detected in all samples at concentrations ranging from 223 micrograms per cubic meter ($\mu\text{g}/\text{m}^3$) in SV8 to 2,369 $\mu\text{g}/\text{m}^3$ in SV1. All concentrations exceed the commercial/industrial Environmental Screening Level (ESL) for PCE of 67 $\mu\text{g}/\text{m}^3$.

Benzene was detected in samples SV4 and SV8 at 58 ug/m^3 and 41 ug/m^3 , respectively. The results exceed the ESL for benzene of 14 ug/m^3 .

TCE was detected in sample SV4 at 36 ug/m^3 which is below the ESL of 100 ug/m^3 .

No additional VOCs or the tracer gas were detected in the vapor samples.

The analytical results are summarized in Table 2. The soil vapor results are included in the OT analytical report attached as Appendix B.

5.0. DISCUSSION

5.1. SOIL MATRIX

None of the analyzed soil samples contained TPH, VOCs or fuel oxygenates. The results validate that an unauthorized release had not occurred from the former USTs as well as a former hoist located on the north side of the building. The lack of VOCs in any of the samples also suggests that the VOCs detected in the soil vapor likely originated from the former American Recovery Inc. (ARI) site located immediately east of the subject property.

5.2. SOIL VAPOR MATRIX

In 2020, new draft guidance related to soil-vapor and vapor intrusion was issued by the California Environmental Protection Agency (CalEPA) that proposed a universal conservative attenuation factor for the potential of soil-vapor to intrude into a building which effectively lowered ESLs for various chemicals in the soil-vapor phase (CalEPA, 2020). In 2023, CalEPA issued a final version of the draft guidance, which adopted the conservative attenuation factor and thus the lowered ESLs (CalEPA, 2023).

During this investigation, PCE and benzene were detected in the soil-vapor phase at concentrations that exceeded commercial/industrial ESLs. The following summarizes the maximum concentrations of the VOCs that exceed current commercial/industrial ESLs.

Volatile Organic Compound	ESL – commercial/industrial (ug/m^3)	Maximum Concentration Detected (ug/m^3)
PCE	67	2369 (sample SV1)
Benzene	14	58 (sample SV4)

AGI has conducted a limited vapor intrusion evaluation to determine the potential risk to future occupants due to the VOCs detected in the soil-vapor.

Soil-Vapor Risk-Based Target Concentrations (RBTCs) have been developed following the recommended methodologies from CalEPA, California's Department of Toxic Substances Control (DTSC) and United States Environmental Protection Agency (USEPA) with consideration of site-specific information (CalEPA 2011a, 2022, 2025a and 2025b and USEPA, 2015 and 2020). The RBTC represents the concentration of a chemical that is protective of human health.

As a conservative measure, the RBTCs are calculated to correspond to a target cancer risk of one in a million (1×10^{-6}) and a target non-cancer hazard quotient (HQ) of one. The National Contingency Plan (NCP) (40 Code of Federal Regulations [CFR] § 300) is commonly cited as the basis for target risk and hazard levels. According to the NCP, lifetime incremental cancer risks posed by a site should not exceed 1×10^{-6} to one hundred in a million (1×10^{-4}), and noncarcinogenic chemicals should not be present at levels expected to cause adverse health effects (i.e., HQ greater than one). As a risk management policy, CalEPA generally considers 1×10^{-6} to be a point of departure for purposes of making risk management decisions (CalEPA, 2011b), with most approved remediation achieving incremental risk levels of one in 100,000 (1×10^{-5}) or lower.

Additionally, California's Proposition 65 considers a cancer risk of 10 in 1,000,000 (1×10^{-5}) as an acceptable level and does not require a cancer warning. The noncancer hazard quotient is a measure of the potential for the exposures to produce adverse noncarcinogenic health effects (e.g., kidney disease, liver disease, etc.) and is expressed as a ratio of the estimated dose to a dose that is believed to produce no adverse health effects. A noncancer hazard quotient less than or equal to 1 indicates that the predicted exposures would not be expected to cause adverse noncancer health effects in exposed individuals.

Soil-vapor RBTCs used to evaluate the potential for vapor intrusion are calculated based on indoor air screening levels (SLs). The indoor air SLs are from Regional Water Quality Control Board – San Francisco Region ESLs, the DTSC Human and Ecological Risk Office (HERO) Note 3 (DTSC-SLs) when available, or the USEPA Regional Screening Levels (USEPA RSLs) for commercial air, which were developed using the standard default exposure assumptions for a commercial/industrial worker scenario (8 hours/day, 250 days/year, for 25 years) and chemical-specific toxicity values (CalEPA, 2025a; CalEPA, 2025b; USEPA, 2022). The soil-vapor RBTCs are calculated by dividing the indoor air SLs by attenuation factors (AFs) as described below.

5.2.1. Attenuation Factors

In 2011, the DTSC issued Guidance for the Evaluation and Mitigation of Subsurface Vapor Intrusion to Indoor Air (Vapor Intrusion Guidance) which provided attenuation factors for soil-vapor preliminary soil screening evaluations (CalEPA, 2011 – Table 2).

In 2015, the USEPA (2015), established an attenuation factor of 0.03 to be used in all scenarios (residential and commercial). The default screening attenuation factor of 0.03 referred to in USEPA guidance (USEPA, 2015) was not robustly developed. USEPA's maximum AF based on soil-vapor data is greater than 1 and the 95th percentile AF based on soil-vapor data is approximately 10 times greater than the 95th percentile AF based on sub-slab soil-vapor data. USEPA also acknowledges this counterintuitive result: "The 95th percentile soil gas AF is substantially larger than the 95th percentile sub-slab soil gas AF (0.3 vs. 0.03, respectively). These results are contrary to the conceptual model for vapor intrusion, which predicts that the exterior soil gas AF for a given building would be expected to be substantially smaller than the sub-slab soil gas AF for a given building" (USEPA, 2012). Consequently, USEPA selected the 0.03 AF as a generic AF not only for sub-slab soil-vapor data, but for soil-vapor data as well (USEPA, 2015). As such, the application of an AF of 0.03 for soil-vapor data results in an overly conservative approach. In addition, the default screening AF of 0.03 referred to in USEPA guidance (USEPA, 2015) was derived for residential sites based on USEPA's vapor intrusion database as of 2010 (USEPA, 2012). It is not appropriate for commercial sites, it may not be representative for sites in California or for slab-on-grade buildings. The default screening AF of 0.03 is based on a total of 106 indoor air/soil-vapor pairs for 11 residential sites (only 1 of which is located in California and most of which are occupied by buildings constructed with basements rather than slabs on grade) (USEPA, 2012). In February 2023, the CalEPA issued a final draft vapor intrusion guidance recommending the use of the conservative 0.03 AF per USEPA guidance (CalEPA, 2023).

5.2.2. Cumulative Cancer Risk and Noncancer Hazard Quotient

The default screening AF of 0.03, consistent with CalEPA and USEPA guidance (CalEPA, 2023, USEPA, 2015) were used to calculate soil-vapor RBTCs. The maximum concentration detected of all samples for each constituent of potential concern (COPC) (PCE and benzene) was conservatively used in the calculations. The calculations are attached as Appendix C. The following is a summary of the calculations:

CUMULATIVE COMMERCIAL CANCER RISK	4.0 x 10⁻⁵
CUMULATIVE COMMERCIAL NONCANCER HAZARD QUOTIENT	0.53

Based on the findings of this limited HRA, AGI concludes that the evaluations for cumulative cancer risk and noncancer hazard indices, using the most current soil-vapor data, are above the cumulative cancer risk benchmark and below the noncancer hazard quotient for commercial/industrial workers.

6.0. CONCLUSIONS

Based on the findings of this investigation, AGI concludes the following:

- No evidence of hydrocarbon impacted soil was encountered in the samples obtained from the borings drilled in the former UST locations. No additional investigation is warranted for the former USTs.
- PCE was detected in the soil vapor in all samples collected at concentrations that exceeded the ESLs for a commercial/industrial scenario. Benzene was also detected at slightly elevated concentrations in two samples. AGI contoured the PCE soil vapor data which seems to indicate that the source of the PCE in soil vapor is the former American Recovery Inc. (ARI) site, located immediately east of the subject property (Figure 2). None of the soil samples analyzed indicated the presence of volatile organic compounds in the soil, further suggesting that the source of the PCE in soil vapor is related to former ARI site.
- Because PCE and benzene were detected in soil vapor samples that exceeded the commercial/industrial ESLs, AGI conducted a limited health risk assessment (HRA) which indicates that the cumulative cancer risk is above the benchmark levels for a commercial/industrial scenario and below the benchmark for the noncancer hazard quotient.
- ARI had been identified as a potential responsible party as a contributor of VOCs within the San Gabriel Valley Area 3 Superfund site. In 1995, 3,451 tons of soil was removed from the facility, however, the most recent VOC concentrations (2014) indicated elevated concentrations of VOCs remained in the soil vapor. This facility was listed as "Closed - Land Use Covenant for industrial/commercial use" by the DTSC following the recording of the Land Use Covenant on 04 May 2006. which was recorded on May 4, 2006. No additional remediation is planned for the ARI site.

Since the elevated concentrations of VOCs detected in the soil vapor on the subject property appear to be sourced to the ARI facility, AGI recommends that any future development of the property include the installation of vapor barrier under any building to prevent and protect tenants from potential exposure to the VOCs in the soil vapor.

7.0. LIMITATIONS

Our professional services were performed using that degree of care and skill ordinarily exercised by environmental consultants practicing in this or similar localities. Findings were based upon field observations. Evaluation of the hydrogeologic conditions at the site for the purpose of this investigation was made from a limited number of available data points (e.g., soil and soil vapor samples) and subsurface conditions may vary away from these data points. No other warranty, expressed or implied, is made as to the professional interpretations, opinions, and recommendations contained in this report.

8.0. REFERENCES

- CalEPA. 2011a. Guidance for the Evaluation and Mitigation of Subsurface Vapor Intrusion to Indoor Air (Vapor Intrusion Guidance). October.
- CalEPA. 2011b. Vapor Intrusion Mitigation Advisory. Final Revision 1. October.
- CalEPA. 2020. Draft Supplemental Guidance: Screening and Evaluating Vapor Intrusion. February.
- CalEPA. 2022. HERO HHRA Note Number 4, Issue: Guidance for Screening Level Human Health Risk Assessments. March.
- CalEPA. 2025a. Human and Ecological Risk Office (HERO) Human Health Risk Assessment (HHRA) Note Number 1, Issue: Recommended Department of Toxic Substances Control (DTSC) Default Exposure Factors for Use in Risk Assessment at California Hazardous Waste Sites and Permitted Facilities. April.
- CalEPA. 2025b. HERO HHRA Note Number 3, Issue: DTSC-Modified Screening Levels (DTSC-SLs). April.
- CalEPA. 2023. Final Draft Supplemental Guidance: Screening and Evaluating Vapor Intrusion. February.
- USEPA. 2012. Evaluation and Characterization of Attenuation Factors for Chlorinated Volatile Organic Compounds and Residential Buildings. March.
- USEPA. 2015. Technical Guide for Assessing and Mitigating the Vapor Intrusion Pathway from Subsurface Vapor Sources to Indoor Air. Office of Solid Waste and Emergency Response. June.

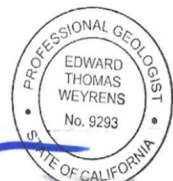
The opportunity to provide this service is greatly appreciated. If you have any questions, please call our office at (800) 511-9300.

Sincerely,

AdvancedGeo, Inc.



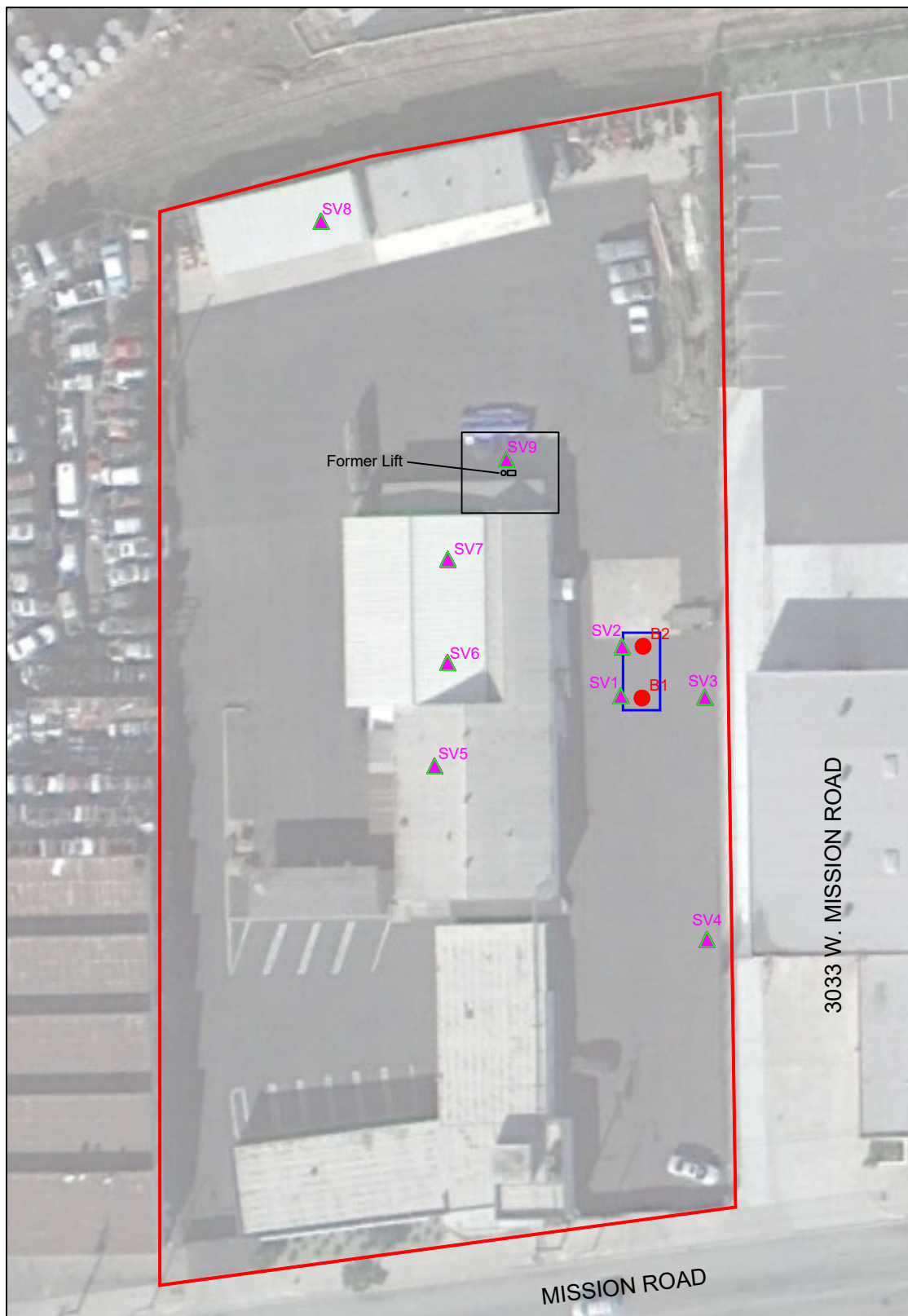
Robert D. Loeffler
Vice President
CA Professional Geologist No. 6709



Edward T. Weyrens
Senior Geologist
CA Professional Geologist No. 9293

Attachment

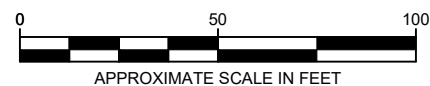
FIGURES



LEGEND

- Former UST Fueling Location
- Property Line

- B1 Soil Boring Location
- ▲ SV1 Soil Vapor Location



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An Employee-Owned Company


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(800) 511-9300

SITE PLAN
PETERSON FAMILY TRUST PROPERTY
3115 W. MISSION BOULEVARD
ALHAMBRA, CALIFORNIA

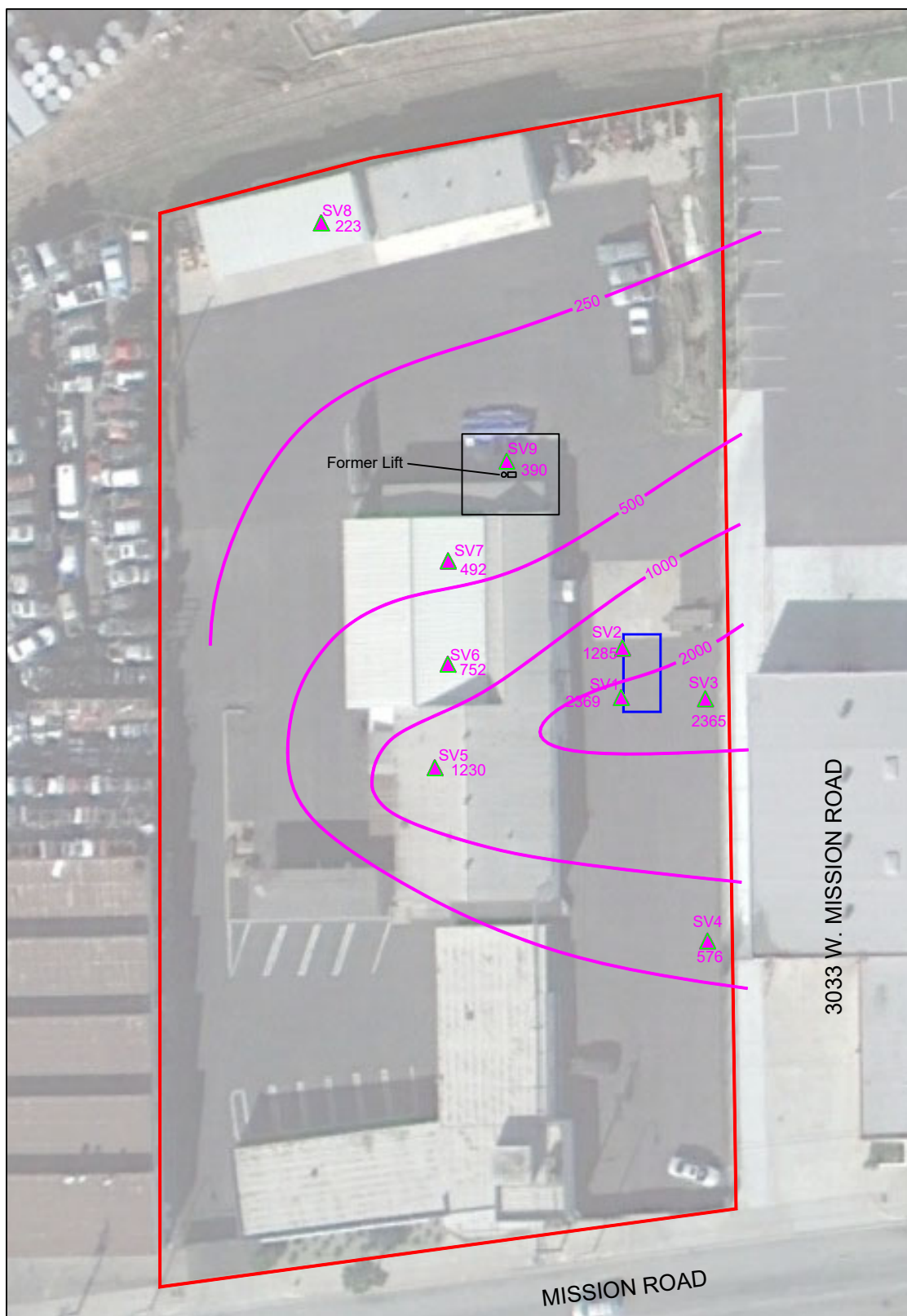
DATE: AUGUST 2026

FILE: SP

DRAWN BY: RDL

PROJECT NO. 26-8486

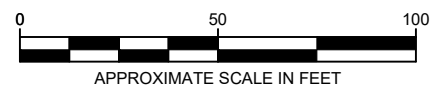
FIGURE: 1



LEGEND

- Former UST Fueling Location
- Property Line

- ▲ SV5 1230 Soil Vapor Location with PCE Concentration in ug/m3
- 500 PCE Isocontour in ug/m3



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PCE IN SOIL VAPOR (5')
PETERSON FAMILY TRUST PROPERTY
3115 W. MISSION BOULEVARD
ALHAMBRA, CALIFORNIA

DATE: AUGUST 2026

FILE: SP

DRAWN BY: RDL

PROJECT NO. 26-8486

FIGURE: 2

TABLES

TABLE 1
SOIL SAMPLE ANALYSIS RESULTS
3155 W. Mission Road, Alhambra, California

Sample (borng - depth)	Total Petroleum Hydrocarbons (TPH), results in mg/kg			Volatile Organic Compounds (VOCs) with Fuel Oxygenates, results in ug/kg								
	gas range	diesel range	oil range	Benzene	Toluene	Ethyl benzene	Xylenes	MTBE	Naphthalene	PCE	TCE	Remaining VOCs and Oxygenates
B1-15	<0.1	<1	<20	<1	<1	<1	<1	<2	<2	<1	<1	<2 - <100
B2-15	<0.1	<1	<20	<1	<1	<1	<1	<2	<2	<1	<1	<2 - <100
S3-5	<0.1	<1	<20	<1	<1	<1	<1	<2	<2	<1	<1	<2 - <100
S4-5	<0.1	<1	<20	<1	<1	<1	<1	<2	<2	<1	<1	<2 - <100
S5-5	<0.1	<1	<20	<1	<1	<1	<1	<2	<2	<1	<1	<2 - <100
S6-5	<0.1	<1	<20	<1	<1	<1	<1	<2	<2	<1	<1	<2 - <100
S7-5	<0.1	<1	<20	<1	<1	<1	<1	<2	<2	<1	<1	<2 - <100
S8-5	<0.1	<1	<20	<1	<1	<1	<1	<2	<2	<1	<1	<2 - <100
S9-5	<0.1	<1	<20	<1	<1	<1	<1	<2	<2	<1	<1	<2 - <100

TABLE 2

SOIL VAPOR SAMPLE ANALYSIS RESULTS

3155 W. Mission Road, Alhambra, California

Sample	Depth (ft)	Volatile Organic Compounds (VOCs), results in ug/m ³								
		TPH-g	Benzene	Toluene	Ethyl benzene	Xylenes	PCE	TCE	Isobutane (tracer gas)	Remaining VOCs
SV1	5	<3000	<3	<1000	<30	<1000	2369	<10	<100	< 2 - <1000
SV2	5	<3000	<3	<1000	<30	<1000	1285	<10	<100	< 2 - <1000
SV3	5	<3000	<3	<1000	<30	<1000	2056	<10	<100	< 2 - <1000
SV3 ^{Dup}	5	<3000	<3	<1000	<30	<1000	2365	<10	<100	< 2 - <1000
SV4	5	<3000	58	<1000	<30	<1000	576	36	<100	< 2 - <1000
SV5	5	<3000	<3	<1000	<30	<1000	1230	<10	<100	< 2 - <1000
SV6	5	<3000	<3	<1000	<30	<1000	752	<10	<100	< 2 - <1000
SV7	5	<3000	<3	<1000	<30	<1000	492	<10	<100	< 2 - <1000
SV8	5	<3000	41	<1000	<30	<1000	223	<10	<100	< 2 - <1000
SV9	5	<3000	<3	<1000	<30	<1000	390	<10	<100	< 2 - <1000
ESLs - Comm/Ind		90000	14	61000	160	15000	67	100	--	--

Notes:

ESLs - Environmental Screening Levels for a commerical/industrial setting (RWQCB, 2025).

APPENDIX A

Soil Sample Analytical Reports



ALPHA SCIENTIFIC CORPORATION

Environmental Laboratories

08-26-2026

Mr. Robert Loeffler
Advanced Geo, Inc.
3335 E. Miraloma Ave., Suite 142
Anaheim, CA 92806

Project: Peterson Family Trust
Project Site: 3115 W. Mission Road, Alhambra, CA
Sample Date: 08-20-2026
Lab Job No.: AE608046

Dear Mr. Loeffler:

Enclosed please find the analytical report for the sample(s) received by Alpha Scientific Corporation on 08-20-2026 and analyzed by the following EPA methods:

EPA 8015M (Total Petroleum Hydrocarbons)
EPA 8260B (VOCs by GC/MS)

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 certified by the CA ELAP (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.



ALPHA SCIENTIFIC CORPORATION

Environmental Laboratories

Client: Advanced Geo, Inc.
Project: Peterson Family Trust
Project Site: 3115 W. Mission Road, Alhambra, CA
Matrix: Soil
Prep Method for TPH-g: EPA 5035
Batch No. for TPH-g: AMH20-GS1
Batch No. for TPH-d: BH20-DS1

Lab Job No.: AE608046
Date Sampled: 08-20-2026
Date Received: 08-20-2026
Date Prepared: 08-20-2026
Date Analyzed: 08-20-2026
Date Analyzed: 08-20-2026
Date Reported: 08-26-2026

EPA 8015M (Total Petroleum Hydrocarbons) Reporting Unit: mg/kg (ppm)

Sample ID	Lab ID	DF for TPH-G	C5-C12 GRO*	Surrog Rec.% TPH-G	DF for TPH-D	C13-C23	C24-C40	Surrog Rec.% TPH-D
MDL			0.1			1	20	
PQL			0.5			5	40	
Method Blank		1	ND	90	1	ND	ND	95
B1-15'	AE608046-1	1	ND	91	1	ND	ND	98
B2-15'	AE608046-2	1	ND	90	1	ND	ND	99

* GRO (Gasoline Range Organics) result is obtained from purge and trap analysis using 8260B GC/MS Method.
MDL= Method Detection Limit; PQL= Practical Quantitation Limit;
DF= Dilution Factor ; ND=Not Detected (below DF × MDL);
J=Result is below DF × PQL but above DF × MDL;
Note: Surrogate recovery acceptance limits are 70-130%.



ALPHA SCIENTIFIC CORPORATION

Environmental Laboratories

Client: Advanced Geo, Inc.
Project: Peterson Family Trust

Lab Job No.: AE608046
Matrix: Soil

Date Reported: 08-26-2026
Date Sampled: 08-20-2026

EPA 8260B (VOCs by GC/MS, Page 1 of 2)

Reporting Unit: µg/kg(ppb)

DATE ANALYZED			08-20	08-20-26	08-20-26			
Prep Method:			5035	---	5035			
DILUTION FACTOR			1	1	1			
LAB SAMPLE I.D.			MB	AE608046-1	AE608046-2			
CLIENT SAMPLE I.D.			1	B1-15'	B2-15'			
COMPOUND	MDL	PQL						
Dichlorodifluoromethane	2	5	ND	ND	ND			
Chloromethane	2	5	ND	ND	ND			
Vinyl Chloride	2	5	ND	ND	ND			
Bromomethane	2	5	ND	ND	ND			
Chloroethane	2	5	ND	ND	ND			
Trichlorofluoromethane	2	5	ND	ND	ND			
1,1-Dichloroethene	2	5	ND	ND	ND			
Iodomethane	2	5	ND	ND	ND			
Methylene Chloride	5	10	ND	ND	ND			
trans-1,2-Dichloroethene	2	5	ND	ND	ND			
1,1-Dichloroethane	2	5	ND	ND	ND			
2,2-Dichloropropane	2	5	ND	ND	ND			
cis-1,2-Dichloroethene	2	5	ND	ND	ND			
Bromochloromethane	2	5	ND	ND	ND			
Chloroform	2	5	ND	ND	ND			
1,2-Dichloroethane (EDC)	2	5	ND	ND	ND			
1,1,1-Trichloroethane	2	5	ND	ND	ND			
Carbon tetrachloride	2	5	ND	ND	ND			
1,1-Dichloropropene	2	5	ND	ND	ND			
Benzene	1	2	ND	ND	ND			
Trichloroethene	1	5	ND	ND	ND			
1,2-Dichloropropane	2	5	ND	ND	ND			
Bromodichloromethane	2	5	ND	ND	ND			
Dibromomethane	2	5	ND	ND	ND			
Trans-1,3-Dichloropropene	2	5	ND	ND	ND			
cis-1,3-Dichloropropene	2	5	ND	ND	ND			
1,1,2-Trichloroethane	2	5	ND	ND	ND			
1,3-Dichloropropane	2	5	ND	ND	ND			
Dibromochloromethane	2	5	ND	ND	ND			
2-Chloroethylvinyl ether	2	10	ND	ND	ND			
Bromoform	2	5	ND	ND	ND			
Isopropylbenzene	2	5	ND	ND	ND			
Bromobenzene	2	5	ND	ND	ND			
Toluene	1	2	ND	ND	ND			



ALPHA SCIENTIFIC CORPORATION

Environmental Laboratories

Client: Advanced Geo, Inc.
Project: Peterson Family Trust

Lab Job No.: AE608046
Matrix: Soil

Date Reported: 08-26-2026
Date Sampled: 08-20-2026

EPA 8260B (VOCs by GC/MS, Page 2 of 2) Reporting Unit: ppb

COMPOUND	MDL	PQL	MB	B1-15'	B2-15'			
Tetrachloroethene	1	5	ND	ND	ND			
1,2-Dibromoethane(EDB)	2	5	ND	ND	ND			
Chlorobenzene	2	5	ND	ND	ND			
1,1,1,2-Tetrachloroethane	2	5	ND	ND	ND			
Ethylbenzene	1	2	ND	ND	ND			
Total Xylenes	1	2	ND	ND	ND			
Styrene	2	5	ND	ND	ND			
1,1,2,2-Tetrachloroethane	2	5	ND	ND	ND			
1,2,3-Trichloropropane	2	5	ND	ND	ND			
n-Propylbenzene	2	5	ND	ND	ND			
2-Chlorotoluene	2	5	ND	ND	ND			
4-Chlorotoluene	2	5	ND	ND	ND			
1,3,5-Trimethylbenzene	2	5	ND	ND	ND			
tert-Butylbenzene	2	5	ND	ND	ND			
1,2,4-Trimethylbenzene	2	5	ND	ND	ND			
Sec-Butylbenzene	2	5	ND	ND	ND			
1,3-Dichlorobenzene	2	5	ND	ND	ND			
p-Isopropyltoluene	2	5	ND	ND	ND			
1,4-Dichlorobenzene	2	5	ND	ND	ND			
1,2-Dichlorobenzene	2	5	ND	ND	ND			
n-Butylbenzene	2	5	ND	ND	ND			
1,2,4-Trichlorobenzene	2	5	ND	ND	ND			
1,2-Dibromo-3-Chloropropane	2	5	ND	ND	ND			
Hexachlorobutadiene	2	5	ND	ND	ND			
Naphthalene	2	5	ND	ND	ND			
1,2,3-Trichlorobenzene	2	5	ND	ND	ND			
Acetone	75	100	ND	ND	ND			
2-Butanone (MEK)	50	50	ND	ND	ND			
Carbon disulfide	50	50	ND	ND	ND			
4-Methyl-2-pentanone	50	50	ND	ND	ND			
2-Hexanone	50	50	ND	ND	ND			
Vinyl Acetate	25	50	ND	ND	ND			
Ethanol	100	500	ND	ND	ND			
MTBE	2	5	ND	ND	ND			
ETBE	2	5	ND	ND	ND			
DIPE	2	5	ND	ND	ND			
TAME	2	5	ND	ND	ND			
TBA	10	50	ND	ND	ND			
SURROGATE	Accept Limit%	%RC	%RC	%RC				
Dibromofluoro-methane	79-126	89	94	91				
Toluene-d8	79-121	95	96	96				
Bromofluoro-benzene	71-131	94	96	94				

MB=Method Blank; MDL=Method Detection Limit; PQL=Practical Quantitation Limit; ND=Not Detected (below DF × MDL); J=Result is between DF × MDL and DF × PQL; * Obtained from a higher dilution. m: Matrix interference.



ALPHA SCIENTIFIC CORPORATION

Environmental Laboratories

08-26-2026

TPH-Gasoline Batch QA/QC Report

Client: Advanced Geo, Inc.
Project: Peterson Family Trust
Matrix: Soil
Batch No: AMH20-GS1

Lab Job No.: AE608046
Lab Sample I.D.: PI608045-1
Date Analyzed: 08-20-2026

I. MS/MSD Report Unit: ppb

Analyte	Sample Conc.	Spike Conc.	MS	MSD	MS %Rec.	MSD %Rec.	% RPD	%RPD Accept. Limit	%Rec Accept. Limit
TPH-g	ND	1,000	1,050	966	105.0	96.6	8.3	30	70-130

II. LCS Result Unit: ppb

Analyte	LCS Value	True Value	Rec.%	Accept. Limit
TPH-g	985	1,000	98.5	80-120

ND: Not Detected (at the specified limit).



ALPHA SCIENTIFIC CORPORATION

Environmental Laboratories

08-26-2026

EPA 8015M (TPH) Batch QA/QC Report

Client: Advanced Geo, Inc.
Project: Peterson Family Trust
Matrix: Soil
Batch No: BH20-DS1

Lab Job No.: AE608046
Lab Sample I.D.: AE608047-1
Date Analyzed: 08-20-2026

I. MS/MSD Report Unit: ppm

Analyte	Sample Conc.	Spike Conc.	MS	MSD	MS %Rec.	MSD %Rec.	% RPD	%RPD Accept. Limit	%Rec Accept. Limit
TPH-D	ND	200	209	206	104.5	103.0	1.4	30	70-130

II. LCS Result Unit: ppm

Analyte	LCS Value	True Value	Rec.%	Accept. Limit
TPH-D	197	200	98.5	80-120

ND: Not Detected (below MDL).



ALPHA SCIENTIFIC CORPORATION

Environmental Laboratories

08-26-2026

EPA Method 8260B Batch QA/QC Report

Client: Advanced Geo, Inc.
Project: Peterson Family Trust
Matrix: Soil
Batch No: 0820-VOAS1

Lab Job No.: AE608046
Lab Sample I.D.: PI608045-1
Date Analyzed: 08-20-2026

I. MS/MSD Report

Unit: ppb

Analyte	Sample Conc.	Spike Conc.	MS	MSD	MS %Rec.	MSD %Rec.	% RPD	%RPD Accept. Limit	%Rec Accept. Limit
1,1-Dichloroethene	ND	20	15.7	18.0	78.5	90.0	13.6	30	70-130
Benzene	ND	20	16.6	19.3	83.0	96.5	15.0	30	70-130
Trichloro-ethene	ND	20	17.7	20.2	88.5	101.0	13.2	30	70-130
Toluene	ND	20	17.8	21.2	89.0	106.0	17.4	30	70-130
Chlorobenzene	ND	20	17.2	19.6	86.0	98.0	13.0	30	70-130

II. LCS Result

Unit: ppb

Analyte	LCS Value	True Value	Rec.%	Accept. Limit
1,1-Dichloroethene	17.7	20.0	88.5	80-120
Benzene	19.0	20.0	95.0	80-120
Trichloro-ethene	19.7	20.0	98.5	80-120
Toluene	21.4	20.0	107.0	80-120
Chlorobenzene	20.0	20.0	100.0	80-120

ND: Not Detected (at the specified limit).

An Employee-Owned Company



DATE: 8/26/26 PAGE 1 OF 1

Phone: (800) 511-9300
Fax: (888) 445-8786

Project Name: Peterson Family Trust						Project Manager: Rob Loeffler																													
Client:						Email: rloeffler@advancedgeo.biz																													
						Sampler: Matt Aldieri																													
Address/Location: 5150 Mission Rd, Alhambra, CA						Lab Project No.: AE608046																													
Sample ID/Location/Description		Date	Time	Matrix	#	Notes																													
B1-5'		8/20/26	8:58	S	1	hold																													
B1-10'			9:03		1	hold																													
B1-15'	AE608046-1		9:08		1																														
B1-20'			9:15		2	hold																													
B2-5'			9:36		1	hold																													
B2-10'			9:42		1	hold																													
B2-15'	AE608046-2		9:47		2																														
B2-20'			9:54	V	1	hold																													
Relinquished by: Matt Aldieri						Date: 8/20/26						Time: 10:15						Laboratory: ASL																	
Courier: Connor Towne						Received by:						Date:						Time:																	
Relinquished by: Connor Towne						Date: 8/20/26						Time: 12:15						Received by: Meiling Li						Date: 8-20-26						Time: 12:15					
Requested Turn Around Time: 24 hours						48 hours						72 hours						Other: 5 days						Matrix Codes: A = Air W = Water S = Solid											
Special Instructions to lab:						Global ID:						Authorized Signature:																							

Alpha Scientific Corporation Sample Acceptance Checklist

Section 1

Client: AGI Project: Peterson Family Trust Lab Job# AE608046

Date Received: 8-20-26

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: 14°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: 8-20-26

Alpha Scientific Corporation
16760 Gridley Road
Cerritos, CA 90703

Email: asc90703@gmail.com
Tel: (562) 809-8880
Fax: (562) 809-8801



ALPHA SCIENTIFIC CORPORATION

Environmental Laboratories

08-26-2026

Mr. Robert Loeffler
Advanced Geo, Inc.
3335 E. Miraloma Ave., Suite 142
Anaheim, CA 92806

Project: Peterson Family Trust Property
Project Site: 3115 W. Mission Road, Alhambra, CA
Sample Date: 08-20-2026
Lab Job No.: AE608047

Dear Mr. Loeffler:

Enclosed please find the analytical report for the sample(s) received by Alpha Scientific Corporation on 08-20-2026 and analyzed by the following EPA methods:

EPA 8015M (Total Petroleum Hydrocarbons)
EPA 8260B (VOCs by GC/MS)

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 certified by the CA ELAP (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.



ALPHA SCIENTIFIC CORPORATION

Environmental Laboratories

Client: Advanced Geo, Inc.
Project: Peterson Family Trust Property
Project Site: 3115 W. Mission Road, Alhambra, CA
Matrix: Soil
Batch No. for TPH-g: AMH20-GS1
Batch No. for TPH-d: BH20-DS1

Lab Job No.: AE608047
Date Sampled: 08-20-2026
Date Received: 08-20-2026
Date Analyzed: 08-20-2026
Date Analyzed: 08-20-2026
Date Reported: 08-26-2026

EPA 8015M (Total Petroleum Hydrocarbons) Reporting Unit: mg/kg (ppm)

Sample ID	Lab ID	DF for TPH-G	C5-C12 GRO*	Surrog Rec.% TPH-G	DF for TPH-D	C13-C23	C24-C40	Surrog Rec.% TPH-D
MDL			0.1			1	20	
PQL			0.5			5	40	
Method Blank		1	ND	90	1	ND	ND	95
S1-5	AE608047-1	1	ND	92	1	ND	ND	95
S2-5	AE608047-2	1	ND	89	1	ND	ND	97
S3-5	AE608047-3	1	ND	89	1	ND	ND	97
S4-5	AE608047-4	1	ND	93	1	ND	ND	96
S5-5	AE608047-5	1	ND	90	1	ND	ND	97
S6-5	AE608047-6	1	ND	91	1	ND	ND	92
S7-5	AE608047-7	1	ND	89	1	ND	ND	98
S8-5	AE608047-8	1	ND	91	1	ND	ND	97
S9-5	AE608047-9	1	ND	90	1	ND	ND	98

* GRO (Gasoline Range Organics) result is obtained from purge and trap analysis using 8260B GC/MS Method.

MDL= Method Detection Limit;

PQL= Practical Quantitation Limit;

DF= Dilution Factor ;

ND=Not Detected (below DF × MDL);

J=Result is below DF × PQL but above DF × MDL;

Note: Surrogate recovery acceptance limits are 70-130%.



ALPHA SCIENTIFIC CORPORATION

Environmental Laboratories

Client: Advanced Geo, Inc.
Project: Peterson Family Trust Property

Lab Job No.: AE608047
Matrix: Soil

Date Reported: 08-26-2026
Date Sampled: 08-20-2026

EPA 8260B (VOCs by GC/MS, Page 1 of 2)

Reporting Unit: µg/kg(ppb)

DATE ANALYZED			08-20	08-20-26	08-20-26	08-20-26	08-20-26	08-20-26
DILUTION FACTOR			1	1	1	1	1	1
LAB SAMPLE I.D.			MB	AE608047-1	AE608047-2	AE608047-3	AE608047-4	AE608047-5
CLIENT SAMPLE I.D.			1	S1-5	S2-5	S3-5	S4-5	S5-5
COMPOUND	MDL	PQL						
Dichlorodifluoromethane	2	5	ND	ND	ND	ND	ND	ND
Chloromethane	2	5	ND	ND	ND	ND	ND	ND
Vinyl Chloride	2	5	ND	ND	ND	ND	ND	ND
Bromomethane	2	5	ND	ND	ND	ND	ND	ND
Chloroethane	2	5	ND	ND	ND	ND	ND	ND
Trichlorofluoromethane	2	5	ND	ND	ND	ND	ND	ND
1,1-Dichloroethene	2	5	ND	ND	ND	ND	ND	ND
Iodomethane	2	5	ND	ND	ND	ND	ND	ND
Methylene Chloride	5	10	ND	ND	ND	ND	ND	ND
trans-1,2-Dichloroethene	2	5	ND	ND	ND	ND	ND	ND
1,1-Dichloroethane	2	5	ND	ND	ND	ND	ND	ND
2,2-Dichloropropane	2	5	ND	ND	ND	ND	ND	ND
cis-1,2-Dichloroethene	2	5	ND	ND	ND	ND	ND	ND
Bromochloromethane	2	5	ND	ND	ND	ND	ND	ND
Chloroform	2	5	ND	ND	ND	ND	ND	ND
1,2-Dichloroethane (EDC)	2	5	ND	ND	ND	ND	ND	ND
1,1,1-Trichloroethane	2	5	ND	ND	ND	ND	ND	ND
Carbon tetrachloride	2	5	ND	ND	ND	ND	ND	ND
1,1-Dichloropropene	2	5	ND	ND	ND	ND	ND	ND
Benzene	1	2	ND	ND	ND	ND	ND	ND
Trichloroethene	1	5	ND	ND	ND	ND	ND	ND
1,2-Dichloropropane	2	5	ND	ND	ND	ND	ND	ND
Bromodichloromethane	2	5	ND	ND	ND	ND	ND	ND
Dibromomethane	2	5	ND	ND	ND	ND	ND	ND
Trans-1,3-Dichloropropene	2	5	ND	ND	ND	ND	ND	ND
cis-1,3-Dichloropropene	2	5	ND	ND	ND	ND	ND	ND
1,1,2-Trichloroethane	2	5	ND	ND	ND	ND	ND	ND
1,3-Dichloropropane	2	5	ND	ND	ND	ND	ND	ND
Dibromochloromethane	2	5	ND	ND	ND	ND	ND	ND
2-Chloroethylvinyl ether	2	10	ND	ND	ND	ND	ND	ND
Bromoform	2	5	ND	ND	ND	ND	ND	ND
Isopropylbenzene	2	5	ND	ND	ND	ND	ND	ND
Bromobenzene	2	5	ND	ND	ND	ND	ND	ND
Toluene	1	2	ND	ND	ND	ND	ND	ND



ALPHA SCIENTIFIC CORPORATION

Environmental Laboratories

Client: Advanced Geo, Inc.
Project: Peterson Family Trust Property

Lab Job No.: AE608047
Matrix: Soil

Date Reported: 08-26-2026
Date Sampled: 08-20-2026

EPA 8260B (VOCs by GC/MS, Page 2 of 2) Reporting Unit: ppb

COMPOUND	MDL	PQL	MB	S1-5	S2-5	S3-5	S4-5	S5-5
Tetrachloroethene	1	5	ND	ND	ND	ND	ND	ND
1,2-Dibromoethane(EDB)	2	5	ND	ND	ND	ND	ND	ND
Chlorobenzene	2	5	ND	ND	ND	ND	ND	ND
1,1,1,2-Tetrachloroethane	2	5	ND	ND	ND	ND	ND	ND
Ethylbenzene	1	2	ND	ND	ND	ND	ND	ND
Total Xylenes	1	2	ND	ND	ND	ND	ND	ND
Styrene	2	5	ND	ND	ND	ND	ND	ND
1,1,2,2-Tetrachloroethane	2	5	ND	ND	ND	ND	ND	ND
1,2,3-Trichloropropane	2	5	ND	ND	ND	ND	ND	ND
n-Propylbenzene	2	5	ND	ND	ND	ND	ND	ND
2-Chlorotoluene	2	5	ND	ND	ND	ND	ND	ND
4-Chlorotoluene	2	5	ND	ND	ND	ND	ND	ND
1,3,5-Trimethylbenzene	2	5	ND	ND	ND	ND	ND	ND
tert-Butylbenzene	2	5	ND	ND	ND	ND	ND	ND
1,2,4-Trimethylbenzene	2	5	ND	ND	ND	ND	ND	ND
Sec-Butylbenzene	2	5	ND	ND	ND	ND	ND	ND
1,3-Dichlorobenzene	2	5	ND	ND	ND	ND	ND	ND
p-Isopropyltoluene	2	5	ND	ND	ND	ND	ND	ND
1,4-Dichlorobenzene	2	5	ND	ND	ND	ND	ND	ND
1,2-Dichlorobenzene	2	5	ND	ND	ND	ND	ND	ND
n-Butylbenzene	2	5	ND	ND	ND	ND	ND	ND
1,2,4-Trichlorobenzene	2	5	ND	ND	ND	ND	ND	ND
1,2-Dibromo-3-Chloropropane	2	5	ND	ND	ND	ND	ND	ND
Hexachlorobutadiene	2	5	ND	ND	ND	ND	ND	ND
Naphthalene	2	5	ND	ND	ND	ND	ND	ND
1,2,3-Trichlorobenzene	2	5	ND	ND	ND	ND	ND	ND
Acetone	75	100	ND	ND	ND	ND	ND	ND
2-Butanone (MEK)	50	50	ND	ND	ND	ND	ND	ND
Carbon disulfide	50	50	ND	ND	ND	ND	ND	ND
4-Methyl-2-pentanone	50	50	ND	ND	ND	ND	ND	ND
2-Hexanone	50	50	ND	ND	ND	ND	ND	ND
Vinyl Acetate	25	50	ND	ND	ND	ND	ND	ND
Ethanol	100	500	ND	ND	ND	ND	ND	ND
MTBE	2	5	ND	ND	ND	ND	ND	ND
ETBE	2	5	ND	ND	ND	ND	ND	ND
DIPE	2	5	ND	ND	ND	ND	ND	ND
TAME	2	5	ND	ND	ND	ND	ND	ND
TBA	10	50	ND	ND	ND	ND	ND	ND
SURROGATE	Accept Limit%	%RC	%RC	%RC	%RC	%RC	%RC	%RC
Dibromofluoro-methane	79-126	89	93	95	93	92	93	
Toluene-d8	79-121	95	96	97	95	95	96	
Bromofluoro-benzene	71-131	94	97	93	94	97	95	

MB=Method Blank; MDL=Method Detection Limit; PQL=Practical Quantitation Limit; ND=Not Detected (below DF × MDL); J=Result is between DF × MDL and DF × PQL; * Obtained from a higher dilution. m: Matrix interference.



ALPHA SCIENTIFIC CORPORATION

Environmental Laboratories

Client: Advanced Geo, Inc.
Project: Peterson Family Trust Property

Lab Job No.: AE608047
Matrix: Soil

Date Reported: 08-26-2026
Date Sampled: 08-20-2026

EPA 8260B (VOCs by GC/MS, Page 1 of 2)

Reporting Unit: µg/kg(ppb)

DATE ANALYZED			08-20	08-20-26	08-20-26	08-20-26	08-20-26	
DILUTION FACTOR			1	1	1	1	1	
LAB SAMPLE I.D.			MB	AE608047-6	AE608047-7	AE608047-8	AE608047-9	
CLIENT SAMPLE I.D.			1	S6-5	S7-5	S8-5	S9-5	
COMPOUND	MDL	PQL						
Dichlorodifluoromethane	2	5	ND	ND	ND	ND	ND	
Chloromethane	2	5	ND	ND	ND	ND	ND	
Vinyl Chloride	2	5	ND	ND	ND	ND	ND	
Bromomethane	2	5	ND	ND	ND	ND	ND	
Chloroethane	2	5	ND	ND	ND	ND	ND	
Trichlorofluoromethane	2	5	ND	ND	ND	ND	ND	
1,1-Dichloroethene	2	5	ND	ND	ND	ND	ND	
Iodomethane	2	5	ND	ND	ND	ND	ND	
Methylene Chloride	5	10	ND	ND	ND	ND	ND	
trans-1,2-Dichloroethene	2	5	ND	ND	ND	ND	ND	
1,1-Dichloroethane	2	5	ND	ND	ND	ND	ND	
2,2-Dichloropropane	2	5	ND	ND	ND	ND	ND	
cis-1,2-Dichloroethene	2	5	ND	ND	ND	ND	ND	
Bromochloromethane	2	5	ND	ND	ND	ND	ND	
Chloroform	2	5	ND	ND	ND	ND	ND	
1,2-Dichloroethane (EDC)	2	5	ND	ND	ND	ND	ND	
1,1,1-Trichloroethane	2	5	ND	ND	ND	ND	ND	
Carbon tetrachloride	2	5	ND	ND	ND	ND	ND	
1,1-Dichloropropene	2	5	ND	ND	ND	ND	ND	
Benzene	1	2	ND	ND	ND	ND	ND	
Trichloroethene	1	5	ND	ND	ND	ND	ND	
1,2-Dichloropropane	2	5	ND	ND	ND	ND	ND	
Bromodichloromethane	2	5	ND	ND	ND	ND	ND	
Dibromomethane	2	5	ND	ND	ND	ND	ND	
Trans-1,3-Dichloropropene	2	5	ND	ND	ND	ND	ND	
cis-1,3-Dichloropropene	2	5	ND	ND	ND	ND	ND	
1,1,2-Trichloroethane	2	5	ND	ND	ND	ND	ND	
1,3-Dichloropropane	2	5	ND	ND	ND	ND	ND	
Dibromochloromethane	2	5	ND	ND	ND	ND	ND	
2-Chloroethylvinyl ether	2	10	ND	ND	ND	ND	ND	
Bromoform	2	5	ND	ND	ND	ND	ND	
Isopropylbenzene	2	5	ND	ND	ND	ND	ND	
Bromobenzene	2	5	ND	ND	ND	ND	ND	
Toluene	1	2	ND	ND	ND	ND	ND	



ALPHA SCIENTIFIC CORPORATION

Environmental Laboratories

Client: Advanced Geo, Inc.
Project: Peterson Family Trust Property

Lab Job No.: AE608047
Matrix: Soil

Date Reported: 08-26-2026
Date Sampled: 08-20-2026

EPA 8260B (VOCs by GC/MS, Page 2 of 2) Reporting Unit: ppb

COMPOUND	MDL	PQL	MB	S6-5	S7-5	S8-5	S9-5	
Tetrachloroethene	1	5	ND	ND	ND	ND	ND	
1,2-Dibromoethane(EDB)	2	5	ND	ND	ND	ND	ND	
Chlorobenzene	2	5	ND	ND	ND	ND	ND	
1,1,1,2-Tetrachloroethane	2	5	ND	ND	ND	ND	ND	
Ethylbenzene	1	2	ND	ND	ND	ND	ND	
Total Xylenes	1	2	ND	ND	ND	ND	ND	
Styrene	2	5	ND	ND	ND	ND	ND	
1,1,2,2-Tetrachloroethane	2	5	ND	ND	ND	ND	ND	
1,2,3-Trichloropropane	2	5	ND	ND	ND	ND	ND	
n-Propylbenzene	2	5	ND	ND	ND	ND	ND	
2-Chlorotoluene	2	5	ND	ND	ND	ND	ND	
4-Chlorotoluene	2	5	ND	ND	ND	ND	ND	
1,3,5-Trimethylbenzene	2	5	ND	ND	ND	ND	ND	
tert-Butylbenzene	2	5	ND	ND	ND	ND	ND	
1,2,4-Trimethylbenzene	2	5	ND	ND	ND	ND	ND	
Sec-Butylbenzene	2	5	ND	ND	ND	ND	ND	
1,3-Dichlorobenzene	2	5	ND	ND	ND	ND	ND	
p-Isopropyltoluene	2	5	ND	ND	ND	ND	ND	
1,4-Dichlorobenzene	2	5	ND	ND	ND	ND	ND	
1,2-Dichlorobenzene	2	5	ND	ND	ND	ND	ND	
n-Butylbenzene	2	5	ND	ND	ND	ND	ND	
1,2,4-Trichlorobenzene	2	5	ND	ND	ND	ND	ND	
1,2-Dibromo-3-Chloropropane	2	5	ND	ND	ND	ND	ND	
Hexachlorobutadiene	2	5	ND	ND	ND	ND	ND	
Naphthalene	2	5	ND	ND	ND	ND	ND	
1,2,3-Trichlorobenzene	2	5	ND	ND	ND	ND	ND	
Acetone	75	100	ND	ND	ND	ND	ND	
2-Butanone (MEK)	50	50	ND	ND	ND	ND	ND	
Carbon disulfide	50	50	ND	ND	ND	ND	ND	
4-Methyl-2-pentanone	50	50	ND	ND	ND	ND	ND	
2-Hexanone	50	50	ND	ND	ND	ND	ND	
Vinyl Acetate	25	50	ND	ND	ND	ND	ND	
Ethanol	100	500	ND	ND	ND	ND	ND	
MTBE	2	5	ND	ND	ND	ND	ND	
ETBE	2	5	ND	ND	ND	ND	ND	
DIPE	2	5	ND	ND	ND	ND	ND	
TAME	2	5	ND	ND	ND	ND	ND	
TBA	10	50	ND	ND	ND	ND	ND	
SURROGATE	Accept Limit%	%RC	%RC	%RC	%RC	%RC	%RC	
Dibromofluoro-methane	79-126	89	98	91	93	91		
Toluene-d8	79-121	95	97	94	96	94		
Bromofluoro-benzene	71-131	94	96	93	95	95		

MB=Method Blank; MDL=Method Detection Limit; PQL=Practical Quantitation Limit; ND=Not Detected (below DF × MDL); J=Result is between DF × MDL and DF × PQL; * Obtained from a higher dilution. m: Matrix interference.



ALPHA SCIENTIFIC CORPORATION

Environmental Laboratories

08-26-2026

TPH-Gasoline Batch QA/QC Report

Client: Advanced Geo, Inc.
Project: Peterson Family Trust Property
Matrix: Soil
Batch No: AMH20-GS1

Lab Job No.: AE608047
Lab Sample I.D.: Pi608045-1
Date Analyzed: 08-20-2026

I. MS/MSD Report Unit: ppb

Analyte	Sample Conc.	Spike Conc.	MS	MSD	MS %Rec.	MSD %Rec.	% RPD	%RPD Accept. Limit	%Rec Accept. Limit
TPH-g	ND	1,000	1,050	966	105.0	96.6	8.3	30	70-130

II. LCS Result Unit: ppb

Analyte	LCS Value	True Value	Rec.%	Accept. Limit
TPH-g	985	1,000	98.5	80-120

ND: Not Detected (at the specified limit).



ALPHA SCIENTIFIC CORPORATION

Environmental Laboratories

08-26-2026

EPA 8015M (TPH) Batch QA/QC Report

Client: Advanced Geo, Inc.
Project: Peterson Family Trust Property
Matrix: Soil
Batch No: BH20-DS1

Lab Job No.: AE608047
Lab Sample I.D.: AE608047-1
Date Analyzed: 08-20-2026

I. MS/MSD Report Unit: ppm

Analyte	Sample Conc.	Spike Conc.	MS	MSD	MS %Rec.	MSD %Rec.	% RPD	%RPD Accept. Limit	%Rec Accept. Limit
TPH-D	ND	200	209	206	104.5	103.0	1.4	30	70-130

II. LCS Result Unit: ppm

Analyte	LCS Value	True Value	Rec.%	Accept. Limit
TPH-D	197	200	98.5	80-120

ND: Not Detected (below MDL).



ALPHA SCIENTIFIC CORPORATION

Environmental Laboratories

08-26-2026

EPA Method 8260B Batch QA/QC Report

Client: Advanced Geo, Inc.
Project: Peterson Family Trust Property
Matrix: Soil
Batch No: 0820-VOAS1

Lab Job No.: AE608047
Lab Sample I.D.: PI608045-1
Date Analyzed: 08-20-2026

I. MS/MSD Report

Unit: ppb

Analyte	Sample Conc.	Spike Conc.	MS	MSD	MS %Rec.	MSD %Rec.	% RPD	%RPD Accept. Limit	%Rec Accept. Limit
1,1-Dichloroethene	ND	20	15.7	18.0	78.5	90.0	13.6	30	70-130
Benzene	ND	20	16.6	19.3	83.0	96.5	15.0	30	70-130
Trichloro-ethene	ND	20	17.7	20.2	88.5	101.0	13.2	30	70-130
Toluene	ND	20	17.8	21.2	89.0	106.0	17.4	30	70-130
Chlorobenzene	ND	20	17.2	19.6	86.0	98.0	13.0	30	70-130

II. LCS Result

Unit: ppb

Analyte	LCS Value	True Value	Rec.%	Accept. Limit
1,1-Dichloroethene	17.7	20.0	88.5	80-120
Benzene	19.0	20.0	95.0	80-120
Trichloro-ethene	19.7	20.0	98.5	80-120
Toluene	21.4	20.0	107.0	80-120
Chlorobenzene	20.0	20.0	100.0	80-120

ND: Not Detected (at the specified limit).

Phone: (800) 511-9300
Fax: (888) 445-8786

Authorized Signature:

Alpha Scientific Corporation

Sample Acceptance Checklist

Section 1

Client: AGI Project: Peterson Family Trust Lab Job# AE608047

Date Received: 8-20-26

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: 8-20-26

Alpha Scientific Corporation
16760 Gridley Road
Cerritos, CA 90703

Email: asc90703@gmail.com
Tel: (562) 809-8880
Fax: (562) 809-8801

APPENDIX B

Soil Vapor Sample Analytical Report



August 21, 2026

Rob Loeffler
Advanced Geo
3335 E. Miraloma Avenue, Suite 142
Anaheim, CA 92806

Dear Rob:

This letter presents the results of the soil vapor investigation conducted by Optimal Technology (Optimal), for Advanced Geo on August 20, 2026. The study was performed at 3115 W. Mission Rd., Alhambra, 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 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 or existing well and purged prior to sample collection. Vapor samples were obtained in gas-tight syringes by drawing the sample through a luer-lock connection which connects the sampling probe and the vacuum pump. Samples were immediately injected into the gas chromatograph/purge and trap after collection. New tubing was used at each sampling point to prevent cross contamination.

All analyses were performed on a laboratory grade Agilent model 6890N gas chromatograph equipped with an Agilent model 5973N/5975 Mass Spectra Detector and Tekmar LSC 3100 Purge and Trap. A Restek column using helium as the carrier gas was used to perform all analysis. All results were collected on a personal computer utilizing Agilent's MS and chromatographic data collection and handling system.

Quality Assurance

5-Point Calibration

The initial five-point calibration consisted of 20, 50, 100, 200 and 500 ul injections of the calibration standard. A calibration factor on each analyte was generated using a best fit line method using the Agilent data system. If the r^2 factor generated from this line was not greater than 0.990, an additional five-point calibration would have been performed. Method reporting limits were calculated to be 1-1000 micrograms per cubic meter ($\mu\text{g}/\text{m}^3$) for the individual compounds.

A daily calibration check was performed using a pre-mixed standard. 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 ($\text{ng}/\mu\text{l}$) and 0.25 $\text{ng}/\mu\text{l}$.

TABLE 1

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

Sample Replicates

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

Equipment Blanks

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

Purge Volume

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

Tracer Gas Leak Test

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

Shut-in Test

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

Scope of Work

To achieve the objective of this investigation a total of 10 vapor samples were collected from 9 locations at the site. Sampling depths, vacuum readings, purge volume and sampling volumes are given on the analytical results page. All the collected vapor samples were analyzed on-site using Optimal's mobile laboratory.

Subsurface Conditions

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

Results

During this vapor investigation, analytes were detected in samples above the listed reporting limit. Please see the complete table of analytical results 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,



Braden Kalous

Project Manager



SOIL VAPOR RESULTS

Site Name: 3115 W. Mission Rd., Alhambra, CA

Analyst: B. Kalous **Collector:** B. Kalous

Method: Modified EPA 8260B

Lab Name: Optimal Technology

Inst. ID: Agilent 6890N

Detector: Agilent 5975C Mass Spectrometer

Date: 8/20/26

Page: 1 of 4

SAMPLE ID
Sampling Depth (Ft.)
Purge Volume (ml)
Vacuum (in. of Water)
Injection Volume (ul)
Dilution Factor

BLANK-1	SV4	SV8	SV9	SV7	SV6	SV5	SV2
N/A	5.0	5.0	5.0	5.0	5.0	5.0	5.0
N/A	1,500	1,500	1,500	1,500	1,500	1,500	1,500
N/A	0	0	0	0	0	0	0
100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000
1	1	1	1	1	1	1	1

Compound	Rep. Limit
Benzene	3
Bromobenzene	1000
Bromochloromethane	1000
Bromodichloromethane	2
Bromoform	80
Bromomethane	150
n-Butylbenzene	1000
sec-Butylbenzene	1000
tert-Butylbenzene	1000
Carbon Tetrachloride	2
Chlorobenzene	1000
Chloroethane	1000
Chloroform	4
Chloromethane	1000
2-Chlorotoluene	1000
4-Chlorotoluene	1000
Dibromochloromethane	1000
1,2-Dibromo-3-chloropropane	1
1,2-Dibromoethane	1
Dibromomethane	1000
1,2-Dichlorobenzene	1000
1,3-Dichlorobenzene	1000
1,4-Dichlorobenzene	8
Dichlorodifluoromethane	1000
1,1-Dichloroethane	50
1,2-Dichloroethane	3
1,1-Dichloroethene	100
cis-1,2-Dichloroethene	200
trans-1,2-Dichloroethene	1000
1,2-Dichloropropane	9
1,3-Dichloropropane	1000
2,2-Dichloropropane	1000

[illegible]

Note: ND = Below Listed Reporting Limit



SOIL VAPOR RESULTS

Site Name: 3115 W. Mission Rd., Alhambra, CA

Analyst: B. Kalous **Collector:** B. Kalous

Method: Modified EPA 8260B

Lab Name: Optimal Technology

Inst. ID: Agilent 6890N

Detector: Agilent 5975C Mass Spectrometer

Date: 8/20/26

Page: 2 of 4

SAMPLE ID
Sampling Depth (Ft.)
Purge Volume (ml)
Vacuum (in. of Water)
Injection Volume (ul)
Dilution Factor

BLANK-1	SV4	SV8	SV9	SV7	SV6	SV5	SV2
N/A	5.0	5.0	5.0	5.0	5.0	5.0	5.0
N/A	1,500	1,500	1,500	1,500	1,500	1,500	1,500
N/A	0	0	0	0	0	0	0
100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000
1	1	1	1	1	1	1	1

COMPOUND	REP. LIMIT
1,1-Dichloropropene	1000
Ethylbenzene	30
Hexachlorobutadiene	4
Isopropylbenzene	1000
p-Isopropyltoluene	1000
Methylene Chloride	30
Naphthalene	2
n-Propylbenzene	1000
Styrene	1000
1,1,1,2-Tetrachloroethane	10
1,1,2,2-Tetrachloroethane	1
Tetrachloroethene (PCE)	10
Toluene	1000
1,2,3-Trichlorobenzene	1000
1,2,4-Trichlorobenzene	60
1,1,1-Trichloroethane	1000
1,1,2-Trichloroethane	5
Trichloroethene (TCE)	10
Trichlorofluoromethane	1000
1,2,3-Trichloropropane	10
1,2,4-Trimethylbenzene	1000
1,3,5-Trimethylbenzene	1000
Vinyl Chloride	1
m/p-Xylene	1000
o-Xylene	1000
Diisopropyl Ether (DIPE)	1000
Ethyl Tert Butyl Ether	1000
MTBE	350
Tert-Amyl Methyl Ether (TAME)	1000
Tertiary Butyl Alcohol	1000
TPH-g	3000
Isobutane (Tracer Gas)	100

[illegible]

Note: ND = Below Listed Reporting Limit



SOIL VAPOR RESULTS

Date: 8/20/26

Inst. ID: Agilent 6890N

Page: 3 of 4

SV1	SV3	SV3 Dup					
5.0	5.0	5.0					
1,500	1,500	1,500					
0	0	0					
100,000	100,000	100,000					
1	1	1					

[illegible]

Note: ND = Below Listed Reporting Limit



SOIL VAPOR RESULTS

Site Name: 3115 W. Mission Rd., Alhambra, CA

Analyst: B. Kalous **Collector:** B. Kalous

Method: Modified EPA 8260B

Lab Name: Optimal Technology

Inst. ID: Agilent 6890N

Detector: Agilent 5975C Mass Spectrometer

Date: 8/20/26

Page: 4 of 4

SAMPLE ID
Sampling Depth (Ft.)
Purge Volume (ml)
Vacuum (in. of Water)
Injection Volume (ul)
Dilution Factor

SV1	SV3	SV3 Dup					
5.0	5.0	5.0					
1,500	1,500	1,500					
0	0	0					
100,000	100,000	100,000					
1	1	1					

COMPOUND	REP. LIMIT
1,1-Dichloropropene	1000
Ethylbenzene	30
Hexachlorobutadiene	4
Isopropylbenzene	1000
p-Isopropyltoluene	1000
Methylene Chloride	30
Naphthalene	2
n-Propylbenzene	1000
Styrene	1000
1,1,1,2-Tetrachloroethane	10
1,1,1,2-Tetrachloroethane	1
Tetrachloroethene (PCE)	10
Toluene	1000
1,2,3-Trichlorobenzene	1000
1,2,4-Trichlorobenzene	60
1,1,1-Trichloroethane	1000
1,1,2-Trichloroethane	5
Trichloroethene (TCE)	10
Trichlorofluoromethane	1000
1,2,3-Trichloropropane	10
1,2,4-Trimethylbenzene	1000
1,3,5-Trimethylbenzene	1000
Vinyl Chloride	1
m/p-Xylene	1000
o-Xylene	1000
Diisopropyl Ether (DIPE)	1000
Ethyl Tert Butyl Ether	1000
MTBE	350
Tert-Amyl Methyl Ether (TAME)	1000
Tertiary Butyl Alcohol	1000
TPH-g	3000
Isobutane (Tracer Gas)	100

[illegible]

Note: ND = Below Listed Reporting Limit



Page: 1 of 1

[illegible]

Braden Kalous

APPENDIX C

Health Risk Assessment/Vapor Intrusion Risk Calculations

Health Risk Assessment/Vapor Intrusion Risk Calculations
3115 W. Mission Road, Alhambra, California

CUMULATIVE CANCER RISK – COMMERCIAL SETTING

$$CIA = CSG \times AF$$

Where: CIA — potential indoor air concentration (ug/m³)
CSG — maximum soil gas concentration (ug/m³)
AF — attenuation factor

0.03 AF

$$\text{PCE Maximum Concentration - CIA} = 2369 \text{ ug/m}^3 \times 0.03 = 71.1 \text{ ug/m}^3$$

$$\text{Benzene Maximum Concentration - CIA} = 58 \text{ ug/m}^3 \times 0.03 = 1.7 \text{ ug/m}^3$$

The cancer risk is then determined by the following equation:

$$\text{Cancer Risk} = CIA \times (1 \times 10^{-6}) / (\text{IA Cancer SL})$$

Where: IA Cancer SL — commercial indoor air cancer screening level: PCE - 2 ug/m³,
Benzene – 0.42 ug/m³.

Commercial Scenario

$$\text{PCE Cancer Risk} = 71.1 \text{ ug/m}^3 (1 \times 10^{-6}) / 2 \text{ ug/m}^3 = 3.6 \times 10^{-5}$$

$$\text{Benzene Cancer Risk} = 1.7 \text{ ug/m}^3 (1 \times 10^{-6}) / 0.42 \text{ ug/m}^3 = 4.0 \times 10^{-6}$$

$$\text{CUMULATIVE CANCER RISK: } 4.0 \times 10^{-5}$$

NONCANCER HAZARD QUOTIENT – COMMERCIAL SETTING

The Hazard Quotient is determined by the following equation:

$$\text{Hazard Quotient} = CIA \times 1 / (\text{IA Noncancer SL})$$

Where: CIA - potential indoor air concentration (ug/m³)

IA Noncancer SL – Commercial indoor air noncancer screening level: PCE - 180 ug/m³,
Benzene - 13 ug/m³

Commercial Scenario

$$\text{PCE Noncancer Hazard Quotient} = 71.1 \text{ ug/m}^3 / 180 \text{ ug/m}^3 = \mathbf{0.40}$$

$$\text{Benzene Noncancer Hazard Quotient} = 1.7 \text{ ug/m}^3 / 13 \text{ ug/m}^3 = \mathbf{0.13}$$

$$\text{CUMULATIVE NONCANCER HAZARD QUOTIENT: } \mathbf{0.53}$$