

# LIMITED PHASE II ENVIRONMENTAL SITE ASSESSMENT

**Market Property  
13321 Artesia Boulevard  
Cerritos, California 90703**

**Prepared for:**

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**CCI Project Number: CC2503-1**  
March 31, 2022



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Market Property  
13321 Artesia Boulevard  
Cerritos, California 90703

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## 1.0 PROPERTY DESCRIPTION

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### 1.1 PROPERTY LOCATION

CCI conducted a Limited Phase II Environmental Site Assessment (ESA) at 13321 Artesia Boulevard, Cerritos, Los Angeles County, California (Property). The Property is located at the northwest corner of the intersection of Artesia Boulevard and Carmenita Road (refer to Figure 1 in Appendix A).

### 1.2 PROPERTY HISTORY

CCI completed a Phase I ESA of the Property on September 27, 2018. According to this report, the Property consisted of an irregular-shaped parcel approximately 92,870 square-feet in area and was developed with a square-shaped building approximately 23,200 square-feet in size. The single-story concrete-block grocery store building was constructed on the Property approximately in 1970. Adjacent to the west of the building was a sub-grade loading dock and asphalt-paved parking lot. Adjacent to the east of the building was an asphalt-paved parking lot. The Property was currently an abandoned Good Fortune Supermarket along with the associated parking lots and loading dock. Based on the findings of the Phase I ESA, CCI recommended the collection of soil vapor samples on the Property due to the presence of a dry cleaning facility located in the commercial building adjacent to the north-northeast of the Property building.

### 1.3 SCOPE OF WORK COMPLETED

The scope of work conducted as part of this Phase II ESA included the evaluation of soil and soil vapor conditions through the installation of soil borings and soil vapor probes and the collection and analysis of select soil and soil vapor samples. The following provides a summary of the tasks performed:

1. Prepared a Health and Safety Plan (H&SP) for use by CCI, as well as subcontractors, for the field activities conducted during this Phase II ESA.
2. Conducted the soil boring activities on March 25, 2022, using a direct-push rig to facilitate sample collection. The soil boring activities were conducted by Millennium Environmental, Inc. (Millennium) of Anaheim, California.
3. Five (5) soil borings (SV1 -SV5) were advanced on the Property during this assessment. The soil borings were advanced inside the Property building. Soil borings SV1, SV4, and SV5 were advanced to total depths of 10-feet below ground surface (bgs). Soil samples were collected from these three soil boring locations at depths of 2-feet, 5-feet, and 10-feet bgs. Soil borings SV2 and SV3 were advanced to total depths of 5-feet bgs. Soil samples were collected from these two soil boring locations at depths of 2-feet and 5-feet bgs.



4. The soil samples were delivered to Jones Environmental, Inc. (Jones), a State of California certified environmental laboratory located in Santa Fe Springs, California, for analysis. Two soil samples per soil boring were analyzed for volatile organic compounds (VOCs) using United States Environmental Protection Agency (US EPA) method 8260B.
5. The five (5) the soil borings were converted into temporary soil vapor probes. Temporary soil vapor probes were installed in the soil borings at a depth of 5-feet bgs. The temporary soil vapor probes were allowed to equilibrate for at least two (2) hours prior to sampling. On March 25, 2022, soil vapor samples were collected from these temporary soil vapor probes in general accordance with Department of Toxic Substances Control (DTSC) sampling guidance. The soil vapor samples were collected by Jones using tedlar bags and were analyzed for VOCs using US EPA method 8260B.
6. Backfilled the soil borings and completed the ground surface to best match the existing ground surface.
7. Prepared this report documenting the completed fieldwork activities and the analytical laboratory results.



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## 2.0 ASSESSMENT ACTIVITIES

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### 2.1 PRE-FIELDWORK ACTIVITIES

A Property specific H&SP was prepared for the project. Prior to initiating the fieldwork activities, the H&SP was reviewed by all field personnel and maintained on the Property during the field activities.

### 2.2 SOIL SAMPLING ACTIVITIES

On March 25, 2022, five (5) soil borings (SV1 -SV5) were advanced on the Property. Please refer to Figure 2 in Appendix A for a map showing the soil boring locations. The soil borings were advanced using a direct-push Geoprobe® sampling rig. The Geoprobe® sampling rig utilizes direct push technology to collect soil samples from specific subsurface depths without generating soil cuttings. The Geoprobe® sampling system consists of a series of 1.5-inch diameter hollow stainless steel rods which were hydraulically driven into the ground using a pneumatic hammer. Soil samples were then collected by driving an approximately 4-foot long stainless steel sample sleeve attached to the end of the steel rods into soil at a specified sample depth. Soil samples were then collected in an acetate sample tube installed inside the sample sleeve. A new acetate sample tube was used at each sample interval/location to avoid cross-contamination between sampling points. After the rod assembly was hydraulically extended to the target sample depth, the sample sleeve was retrieved to ground surface and the acetate sample tube containing soil from the appropriate sample interval was removed from the stainless steel rod. The tube was then cut with a hand saw into a 6-inch section and capped with Teflon®-lined end caps. A portion of each soil sample was also transferred into 40-ml VOAs in accordance with US EPA sampling method 5035 protocols for VOC analysis. The samples were then labeled with unique identification, sealed inside a Ziplock® bag, and placed in a chest cooled with ice for delivery to the analytical laboratory. CCI recorded the unique sample identification information on a chain-of-custody form.

### 2.3 SOIL VAPOR SAMPLING ACTIVITIES

On March 25, 2022, the five (5) of the soil borings were converted into temporary soil vapor probes. Temporary soil vapor probes were installed in these soil borings at a depth of 5-feet bgs. A 1-foot thick sand pack was placed around the probe tips followed by a 1-foot thick dry bentonite layer and then a hydrated bentonite layer to complete the temporary soil vapor probe construction.

After the temporary soil vapor probes were allowed to equilibrate for at least two (2) hours, soil vapor samples were collected from the temporary soil vapor probes. The soil vapor samples were collected on March 25, 2022. The soil vapor sampling was conducted by Jones. Soil vapor samples were collected into tedlar bags. The tubing placed in the ground was purged three times as recommended by DTSC regulations. The sampling rate was approximately 200 cc/min.

Prior to the purging and sampling of the soil vapor at each point, a shut-in test was conducted to check for leaks in the above ground fittings. The shut-in test was performed on the above ground



apparatus by evacuating the line to a vacuum of 100 inches of water, sealing the entire system, and watching the vacuum for some length of time. A vacuum gauge attached in parallel to the apparatus measured the vacuum. If there was any observable loss of vacuum, the fittings were adjusted as needed until the vacuum did not change noticeably.

A tracer gas mixture of n-pentane, n-hexane, and n-heptane was then placed at the tubing-surface interface before sampling and the soil vapor samples were collected. These compounds were analyzed during the 8260B analytical run to determine if there were surface leaks into the subsurface due to improper installation of the probes. No n-pentane, n-hexane, or n-heptane was found in the soil vapor samples analyzed during this Phase II ESA.

## 2.4 SOIL ANALYTICAL LABORATORY RESULTS

The soil samples were delivered to Jones. Two soil samples collected from each of the soil borings were analyzed for VOCs using US EPA method 8260B. The VOC analytical results were compared with their respective San Francisco Regional Water Quality Control Board (SF-RWQCB) Environmental Screening Levels (ESLs) for commercial/industrial soil. Table 1 summarizing the analytical results can be found in Appendix B of this report. A copy of the analytical data report can be found in Appendix D of this report. The results of the analysis detected the following:

### Soil Boring SV1

Soil boring SV1 was advanced in the northeast corner of the Property which is the closest portion of the building to the adjacent dry cleaners. The soil samples collected from 5-feet and 10-feet bgs were analyzed for VOCs. The results of the analysis did not detect concentrations of the targeted VOCs above their respective practical quantitation limits (PQLs) in soil samples SV1-5 and SV1-10.

### Soil Boring SV2

Soil boring SV2 was advanced inside the Property building along the northern wall. The soil samples collected from 2-feet and 5-feet bgs were analyzed for VOCs. The results of the analysis did not detect concentrations of the targeted VOCs above their respective PQLs in soil samples SB2-2 and SB2-5.

### Soil Boring SV3

Soil boring SV3 was advanced inside the property building along the eastern wall. The soil samples collected from 2-feet and 5-feet bgs were analyzed for VOCs. The results of the analysis detected concentrations of the following VOCs in soil sample SV3-2:

- Benzene at a concentration of 0.0052 milligrams per kilogram (mg/kg). The ESL for benzene is 1.4 mg/kg. The detected benzene concentration in soil sample SV3-2 did not exceed the respective ESL.
- Toluene at a concentration of 0.0029 mg/kg. The ESL for toluene is 5,300mg/kg. The detected toluene concentration in soil sample SV3-2 did not exceed the respective ESL..

The results of the analysis did not detect concentrations of the other targeted VOCs above their respective PQLs in soil sample SV3-2.



The results of the analysis did not detect concentrations of the targeted VOCs above their respective imits PQLs in soil sample SV3-5.

#### Soil Boring SV4

Soil boring SV4 was advanced approximately in the center of the Property building. The soil samples collected from 5-feet and 10-feet bgs were analyzed for VOCs. The results of the analysis did not detect concentrations of the targeted VOCs above their respective PQLs in soil samples SV4-5 and SV4-10.

#### Soil Boring SV5

Soil boring SV5 was advanced inside the Property building in the southwestern corner. The soil samples collected from 5-feet and 10-feet bgs were analyzed for VOCs. The results of the analysis detected a concentration of the following VOC in soil sample SV5-5:

- Benzene at a concentration of 0.0019 mg/kg. The ESL for benzene is 1.4 mg/kg. The detected benzene concentration in soil sample SV5-5 did not exceed the respective ESL.

The results of the analysis did not detect concentrations of the other targeted VOCs above their respective PQLs in soil sample SV5-5.

The results of the analysis detected a concentration of the following VOC in soil sample SV5-10:

- Benzene at a concentration of 0.0011 mg/kg. The ESL for benzene is 1.4 mg/kg. The detected benzene concentration in soil sample SV5-10 did not exceed the respective ESL.

The results of the analysis did not detect concentrations of the other targeted VOCs above their respective PQLs in soil sample SV5-10.

## 2.5 SOIL VAPOR ANALYTICAL LABORATORY RESULTS

The soil vapor samples were collected by Jones personnel and were analyzed for VOCs using US EPA method 8260B at their fixed laboratory located in Santa Fe Springs, California. The analytical results were compared with their respective ESLs for commercial/industrial soil gas. Table 2 summarizing the analytical results can be found in Appendix B of this report. A copy of the analytical data report can be found in Appendix D of this report. The results of the analysis detected the following:

#### Soil Vapor Probe SV1-5'

Soil boring SV1 was converted into a temporary vapor probe with the soil vapor probe set at 5-feet bgs. The soil vapor sample collected from this probe was analyzed for VOCs. The results of the analysis of soil vapor sample SV1-5' detected concentrations of the following VOCs:

- Chloroform at a concentration of 19 micrograms per cubic meter ( $\mu\text{g}/\text{m}^3$ ). The ESL for chloroform is 18  $\mu\text{g}/\text{m}^3$ . The detected chloroform concentration in soil vapor sample





- SV1-5' exceeded the respective ESL.
- Dichlorodiflourmethane at a concentration of 33  $\mu\text{g}/\text{m}^3$ . An ESL for dichlorodiflourmethane is not specified.
- Tetracholoroethene (PCE) at a concentration of 123  $\mu\text{g}/\text{m}^3$ . The ESL for PCE is 67  $\mu\text{g}/\text{m}^3$ . The detected PCE concentration in soil vapor sample SV1-5' exceeded the respective ESL.

Concentrations of the other targeted VOCs were not detected above their respective PQLs in soil vapor sample SV1-5'.

#### Soil Vapor Probe SV2-5'

Soil boring SV2 was converted into a temporary vapor probe with the soil vapor probe set at 5-foot bgs. The soil vapor sample collected from this probe was analyzed for VOCs. The results of the analysis of soil vapor sample SV2-5' detected concentrations of the following VOCs:

- Chloroform at a concentration of 19  $\mu\text{g}/\text{m}^3$ . The ESL for chloroform is 18  $\mu\text{g}/\text{m}^3$ . The detected chloroform concentration in soil vapor sample SV2-5' exceeded the respective ESL.
- Dichlorodiflourmethane at a concentration of 39  $\mu\text{g}/\text{m}^3$ . An ESL for dichlorodiflourmethane is not specified.
- PCE at a concentration of 58  $\mu\text{g}/\text{m}^3$ . The ESL for PCE is 67  $\mu\text{g}/\text{m}^3$ . The detected PCE concentration in soil vapor sample SV2-5' did not exceed the respective ESL.

Concentrations of the other targeted VOCs were not detected above their respective PQLs in soil vapor sample SV2-5'.

#### Soil Vapor Probe SV3-5'

Soil boring SV3 was converted into a temporary vapor probe with the soil vapor probe set at 5-foot bgs. The soil vapor sample collected from this probe was analyzed for VOCs. The results of the analysis of soil vapor sample SV3-5' detected concentrations of the following VOCs:

- Chloroform at a concentration of 12  $\mu\text{g}/\text{m}^3$ . The ESL for chloroform is 18  $\mu\text{g}/\text{m}^3$ . The detected chloroform concentration in soil vapor sample SV3-5' did not exceed the respective ESL.
- Dichlorodiflourmethane at a concentration of 55  $\mu\text{g}/\text{m}^3$ . An ESL for dichlorodiflourmethane is not specified.
- PCE at a concentration of 394  $\mu\text{g}/\text{m}^3$ . The ESL for PCE is 67  $\mu\text{g}/\text{m}^3$ . The detected PCE concentration in soil vapor sample SV3-5' exceeded the respective ESL.
- Trichlorofluoromethane at a concentration of 16  $\mu\text{g}/\text{m}^3$ . An ESL for trichlorofluoromethane is not specified.

Concentrations of the other targeted VOCs were not detected above their respective PQLs in soil vapor sample SV3-5'.



### Soil Vapor Probe SV4-5'

Soil boring SV4 was converted into a temporary vapor probe with the soil vapor probe set at 5-feet bgs. The soil vapor sample collected from this probe was analyzed for VOCs. The results of the analysis of soil vapor sample SV4-5' detected concentrations of the following VOCs:

- Chloroform at a concentration of  $97\mu\text{g}/\text{m}^3$ . The ESL for chloroform is  $18\mu\text{g}/\text{m}^3$ . The detected chloroform concentration in soil vapor sample SV4-5' exceeded the respective ESL.
- PCE at a concentration of  $170\mu\text{g}/\text{m}^3$ . The ESL for PCE is  $67\mu\text{g}/\text{m}^3$ . The detected PCE concentration in soil vapor sample SV4-5' exceeded the respective ESL.
- Toluene at a concentration of  $16\mu\text{g}/\text{m}^3$ . The ESL for toluene is  $44,000\mu\text{g}/\text{m}^3$ . The detected toluene concentration in soil vapor sample SV4-5' did not exceed the respective ESL.
- Trichlorofluoromethane at a concentration of  $32\mu\text{g}/\text{m}^3$ . An ESL for trichlorofluoromethane is not specified.

Concentrations of the other targeted VOCs were not detected above their respective PQLs in soil vapor sample SV4-5'.

### Soil Vapor Probe SV5-5'

Soil boring SV5 was converted into a temporary vapor probe with the soil vapor probes set at 5-feet bgs. The soil vapor sample collected from this probe was analyzed for VOCs. The results of the analysis of soil vapor sample SV5-5' detected concentrations of the following VOCs:

- Chloroform at a concentration of  $76\mu\text{g}/\text{m}^3$ . The ESL for chloroform is  $18\mu\text{g}/\text{m}^3$ . The detected chloroform concentration in soil vapor sample SV5-5' exceeded the respective ESL.
- Dichlorodifluoromethane at a concentration of  $39\mu\text{g}/\text{m}^3$ . An ESL for dichlorodifluoromethane is not specified.
- PCE at a concentration of  $14\mu\text{g}/\text{m}^3$ . The ESL for PCE is  $67\mu\text{g}/\text{m}^3$ . The detected PCE concentration in soil vapor sample SV5-5' did not exceed the respective ESL.
- Trichlorofluoromethane at a concentration of  $41\mu\text{g}/\text{m}^3$ . An ESL for trichlorofluoromethane is not specified.

Concentrations of the other targeted VOCs were not detected above their respective PQLs in soil vapor sample SV5-5'.

## 2.6 SOIL VAPOR INTRUSION

A preliminary screening evaluation of the soil vapor analytical data generated during this assessment was performed according to the DTSC's *Guidance for the Evaluation and Mitigation of Subsurface Vapor Intrusion to Indoor Air* document dated October 2011. The following ratio was used to calculate the theoretical indoor air concentrations based on a default attenuation factor ( $\alpha$ ) provided in the DTSC document:



$$\alpha = C_{\text{indoor}} / C_{\text{soil gas}}$$

The default attenuation factor (0.001) used for the preliminary screening evaluation was based on the current commercial structure. The calculated theoretical indoor air concentrations were compared with their respective ESLs for commercial/industrial air. The results of the preliminary screening evaluation did not identify theoretical indoor air concentrations of the detected VOCs above their respective ESLs, if specified. Table 3, which can be found in Appendix B of this report, summarizes the calculated theoretical indoor air concentrations for the compounds detected in the soil vapor samples.

A preliminary screening evaluation of the soil vapor analytical data generated during this assessment was also performed according to the Regional Water Quality Control Board's (RWQCB's) and DTSC's *Supplemental Guidance: Screening and Evaluating Vapor Intrusion, Draft for Public Comments*, document dated February 2020. This Supplemental Guidance recommends the use of US EPA empirically-derived attenuation factors. The default attenuation factor for most building occupancy scenarios is 0.03. The calculated theoretical indoor air concentrations using this (0.03) attenuation factor were compared with their respective ESLs for commercial/industrial air. The calculated theoretical indoor air concentration were above their respective ESLs, if specified, in the following samples:

- Chloroform at 0.57  $\mu\text{g}/\text{m}^3$  in SV1-5'. The ESL for commercial/industrial air for chloroform 0.53  $\mu\text{g}/\text{m}^3$ .
- Chloroform at 0.57  $\mu\text{g}/\text{m}^3$  in SV2-5'. The ESL for commercial/industrial air for chloroform 0.53  $\mu\text{g}/\text{m}^3$ .
- Chloroform at 2.91  $\mu\text{g}/\text{m}^3$  in SV4-5'. The ESL for commercial/industrial air for chloroform 0.53  $\mu\text{g}/\text{m}^3$ .
- Chloroform at 2.28  $\mu\text{g}/\text{m}^3$  in SV5-5'. The ESL for commercial/industrial air for chloroform 0.53  $\mu\text{g}/\text{m}^3$ .
- PCE at 3.69  $\mu\text{g}/\text{m}^3$  in SV1-5. The ESL for commercial/industrial air for PCE is 2.0  $\mu\text{g}/\text{m}^3$ .
- PCE at 11.82  $\mu\text{g}/\text{m}^3$  in SV3-5. The ESL for commercial/industrial air for PCE is 2.0  $\mu\text{g}/\text{m}^3$ .
- PCE at 5.10  $\mu\text{g}/\text{m}^3$  in SV4-5. The ESL for commercial/industrial air for PCE is 2.0  $\mu\text{g}/\text{m}^3$ .

The results of the preliminary screening evaluation did not identify other theoretical indoor air concentrations of the detected VOCs above their respective ESLs, if specified. Table 6, which can be found in Appendix B of this report, summarizes the calculated theoretical indoor air concentrations for the compounds detected in the soil vapor samples.



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## 3.0 CONCLUSIONS & RECOMMENDATIONS

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### 3.1 SOIL CONCLUSIONS

The purpose of this Phase II ESA was to assess whether the operation of a dry cleaning facility, located in the commercial building adjacent to the north-northeast of the Property building, adversely impacted the subsurface soil and/or soil vapor beneath the Property building. Five (5) soil borings (SV1 - SV5) were advanced on the Property during this assessment. Two soil samples collected from each of the soil borings were analyzed for VOCs. The VOC analytical results were compared with their respective SF-RWQCB ESLs for commercial/industrial soil.

The results of the soil analysis detected minor concentrations of benzene and/or toluene in three of the ten soil samples analyzed. The detected concentrations of benzene and toluene did not exceed their respective ESLs. Concentrations of the other targeted VOCs were not detected above their respective PQLs and, therefore, did not exceed their respective ESLs. Based on the above results, the soil beneath the Property building does not appear to have been adversely impacted by the operations of the adjacent dry cleaning facility.

### 3.2 SOIL VAPOR CONCLUSIONS

The five (5) soil borings were converted into temporary soil vapor probes with the probes set at 5-foot bgs. Soil vapor samples were collected from the temporary soil vapor probes and were analyzed for VOCs. The analytical results were compared with their respective SF-RWQCB ESLs for commercial/industrial soil gas.

The results of the soil vapor analysis detected concentrations of chloroform, dichlorodifluormethane, PCE, toluene, and/or trichlorofluoromethane in the soil vapor samples at concentration above their respective PQLs. However, with the exception of chloroform and PCE, the detected concentrations did not exceed their respective ESLs for commercial/industrial soil gas. Chloroform was detected at concentrations which exceeded the respective ESL in four (4) of the samples (SV1-5, SV2-5, SV4-5, and SV5-5) analyzed. PCE was detected at concentration which exceeded the respective ESL in three (3) of the samples (SV1-5, SV3-5, and SV5-5) analyzed.

A preliminary screening evaluation of the soil vapor analytical data was performed according to the DTSC *Guidance for the Evaluation and Mitigation of Subsurface Vapor Intrusion to Indoor Air* document. The default attenuation factor (0.001) used for the preliminary screening evaluation to calculate theoretical indoor air concentrations was based on the current commercial structure use. The calculated theoretical indoor air concentrations were compared with their respective ESLs for commercial/industrial air. The results of the preliminary screening evaluation did not identify theoretical indoor air concentrations of the detected VOCs above their respective ESLs, if specified.

A preliminary screening evaluation of the soil vapor analytical data was also performed according to the RWQCB's and DTSC's *Supplemental Guidance: Screening and Evaluating Vapor Intrusion*,



*Draft for Public Comments*, document dated February 2020. The US EPA empirically-derived attenuation factor for most building occupancy scenarios of 0.03 was used for this evaluation. Based on these calculations, both the chloroform and PCE concentrations detected in the soil vapor samples exceeded their respective ESLs for commercial/industrial air.

Based on the above results, since the calculated theoretical indoor air concentration of chloroform and PCE exceeded their respective ESLs for commercial/industrial air, a potential vapor encroachment condition (VEC) for the Property building cannot be out.

PCE is a common cleaning chemical used in the dry cleaning industry. Therefore, it is highly likely, that the detected concentrations of PCE in the subsurface soil vapors are the result of the adjacent former dry cleaners operations. The most common source of chloroform in soil vapor is the result of chlorinated water. Possible sources of the elevated chloroform detected in the soil vapor is from landscape irrigation or either a leak in the potable water or sewer piping.

### 3.3 RECOMMENDATIONS

Since the theoretical indoor air concentrations did not exceed the current regulatory requirements but did exceed the proposed draft theoretical indoor air concentrations, depending on the User's desired level of confidence, an indoor air assessment could be performed inside the Property building to assess whether the detected soil vapors beneath the Property building have adversely impacted the indoor air quality inside the Property building. An indoor air assessment should include three (3) interior sample locations and one (1) exterior sample location for comparative purposes.



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## 4.0 LIMITATIONS

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This assessment was conducted according to accepted industry standards and guidelines for similar assessments conducted in this geographic region at this time.

The conclusions and recommendations of this assessment are based, in part, from information and data provided by others. CCI is not responsible for the accuracy or completeness of this information. Inaccurate data, or information that was not found or made available to CCI, may result in a modification of our conclusions and recommendations.

In today's technology, no amount of assessment can ascertain that the Property is completely free of environmental concern. This assessment is not intended to be all inclusive, identify all potential concerns, or wholly eliminate the possibility of the Property having environmental risks. It is possible that variations in unpermitted, undocumented, or concealed improvements or alterations to the Property could exist beyond what was found during this assessment. Future changes in observed conditions on the Property could occur due to variations in environmental and physical conditions.

### USER RELIANCE

This report may be distributed and relied upon by United Family Limited Partnership, its successors and assigns. Reliance on the information and conclusions of this report by any other person or entity is not authorized without the written consent of CCI. This report is not legal opinion and does not offer warranties or guarantees.



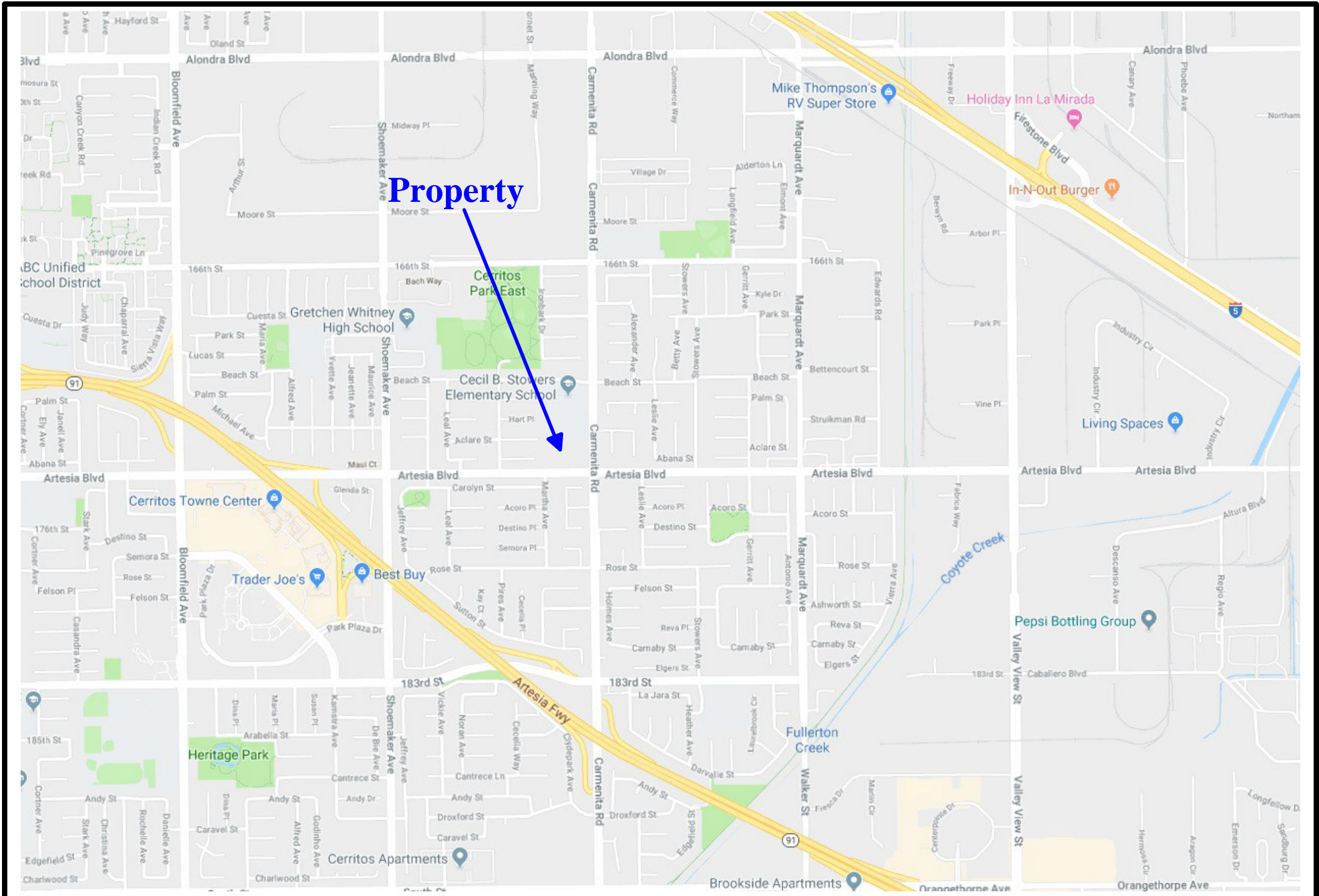
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## APPENDIX A - FIGURES

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**PROPERTY  
LOCATION MAP**

Market Property  
 13321 Artesia Boulevard  
 Cerritos, California 90703  
 CCI Project No. CC2503-1

Map Taken From:  
 Google Maps



**FIGURE  
1**





**SAMPLE LOCATION MAP**

Market Property  
 13321 Artesia Boulevard  
 Cerritos, California 90703  
 CCI Project No. CC2503-1

●SV5 Soil Boring/Vapor Probe Location



**FIGURE 2**

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## APPENDIX B - TABLES

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**Table 1 - Analytical Laboratory Results (Soil Samples)**  
**Volatil Organic Compounds**  
**By US EPA Method 5035/8260B**  
 13321 Artesia Boulevard  
 Cerritos, California  
 CCI Project Number: CC2503-1

Sample ID	Analytical Laboratory Results, mg/kg (milligrams per kilogram, or parts per million)		
	Benzene	Toluene	Other VOCs <sup>1</sup>
SV1-5	ND <sup>2</sup>	ND	ND
SV1-10	ND	ND	ND
SV2-5	ND	ND	ND
SV2-5	ND	ND	ND
SV3-2	0.0052	0.0029	ND
SV3-5	ND	ND	ND
SV4-5	ND	ND	ND
SV4-10	ND	ND	ND
SV5-5	0.0019	ND	ND
SV5-10	0.0011	ND	ND
ESL-C <sup>3</sup>	1.4	5,300	---

<sup>1</sup>VOCs- Volatile Organic Compounds

<sup>2</sup>ND - Non-Detectable

<sup>3</sup>ESL-C -Environmental Screening Levels for Commercial/Industrial Soil

**Table 2 - Analytical Laboratory Results (Soil Vapor Samples)**  
**Volatile Organic Compounds**  
**By US EPA Method 8260B**  
 13321 Artesia Boulevard  
 Cerritos, California  
 CCI Project Number: CC2503-1

Target Analyte	Sample Identification micrograms per cubic meter ( $\mu\text{g}/\text{m}^3$ )					Action Level
	SV1-5'	SV2-5'	SV3-5'	SV4-5'	SV5-5'	ESLs <sup>1</sup>
Chloroform	<b>19</b>	<b>19</b>	12	<b>97</b>	<b>76</b>	18
Dichlorodifluormethane	33	39	55	ND <sup>2</sup>	39	NS <sup>3</sup>
Tetrachloroethene (PCE)	<b>123</b>	58	<b>394</b>	<b>170</b>	14	67
Toluene	ND	ND	ND	16	ND	44,000
Trichlorofluoromethane	ND	ND	16	32	41	NS
Other VOCs <sup>4</sup>	ND	ND	ND	ND	ND	- - -

<sup>1</sup>ESLs - Environmental Screening Levels for Commercial/Industrial Soil Gas

<sup>2</sup>ND - Non-Detect above the practical quantitation limits

<sup>3</sup>NS - Not Specified

<sup>4</sup>VOCs - Volatile Organic Compounds

**Bold face type indicates concentration that exceeds the respective ESL**

**Table 3 - Analytical Laboratory Results (Soil Vapor)**  
**\*Commercial Default Attenuation Factor**  
 13321 Artesia Boulevard  
 Cerritos, California  
 CCI Project Number: CC2503-1

Target Analyte	Analytical Laboratory Results, $\mu\text{g}/\text{m}^3$ (micrograms per cubic meter)					
	SV1-5'	SV2-5'	SV3-5'	SV4-5'	SV5-5'	ESLs-C <sup>1</sup>
Chloroform	0.019	0.019	0.012	0.097	0.076	0.53
Dichlorodifluormethane	0.033	0.039	0.055	---	0.039	NS <sup>2</sup>
Tetrachloroethene (PCE)	0.123	0.058	0.394	0.170	0.014	2.0
Toluene	---	---	---	0.016	---	1,300
Trichlorofluoromethane	---	---	0.016	0.032	0.041	NS
Other VOCs <sup>3</sup>	---	---	---	---	---	---

\*The DTSC Current Commercial Default Attenuation Factor of 0.001 was used to calculate the theoretical indoor air concentrations.

<sup>1</sup>ESLs-C - Environmental Screening Levels for Commercial Air

<sup>2</sup>NS - Not Specified

<sup>3</sup>VOCs - Volatile Organic Compounds

**Bold face type indicates concentrations exceeding the respective ESL**

**Table 4 - Analytical Laboratory Results (Soil Vapor)**  
**\*Draft February 2020 Default Attenuation Factor**

13321 Artesia Boulevard  
 Cerritos, California  
 CCI Project Number: CC2503-1

Target Analyte	Analytical Laboratory Results, $\mu\text{g}/\text{m}^3$ (micrograms per cubic meter)					
	SV1-5'	SV2-5'	SV3-5'	SV4-5'	SV5-5'	ESLs-C <sup>1</sup>
Chloroform	<b>0.57</b>	<b>0.57</b>	0.36	<b>2.91</b>	<b>2.28</b>	0.53
Dichlorodifluormethane	0.99	1.17	1.65	---	1.17	NS <sup>2</sup>
Tetrachloroethene (PCE)	<b>3.69</b>	1.17	<b>11.82</b>	<b>5.10</b>	0.42	2.0
Toluene	---	---	---	0.48	---	1,300
Trichlorofluoromethane	---	---	0.48	0.96	1.23	NS
Other VOCs <sup>3</sup>	---	---	---	---	---	---

\*The DTSC/RWQCB Draft Commercial Default Attenuation Factor of 0.03 was used to calculate the theoretical indoor air concentrations.

<sup>1</sup>ESLs-C - Environmental Screening Levels for Commercial Air

<sup>2</sup>NS - Not Specified

<sup>3</sup>VOCs - Volatile Organic Compounds

**Bold face type indicates concentrations exceeding the respective ESL**

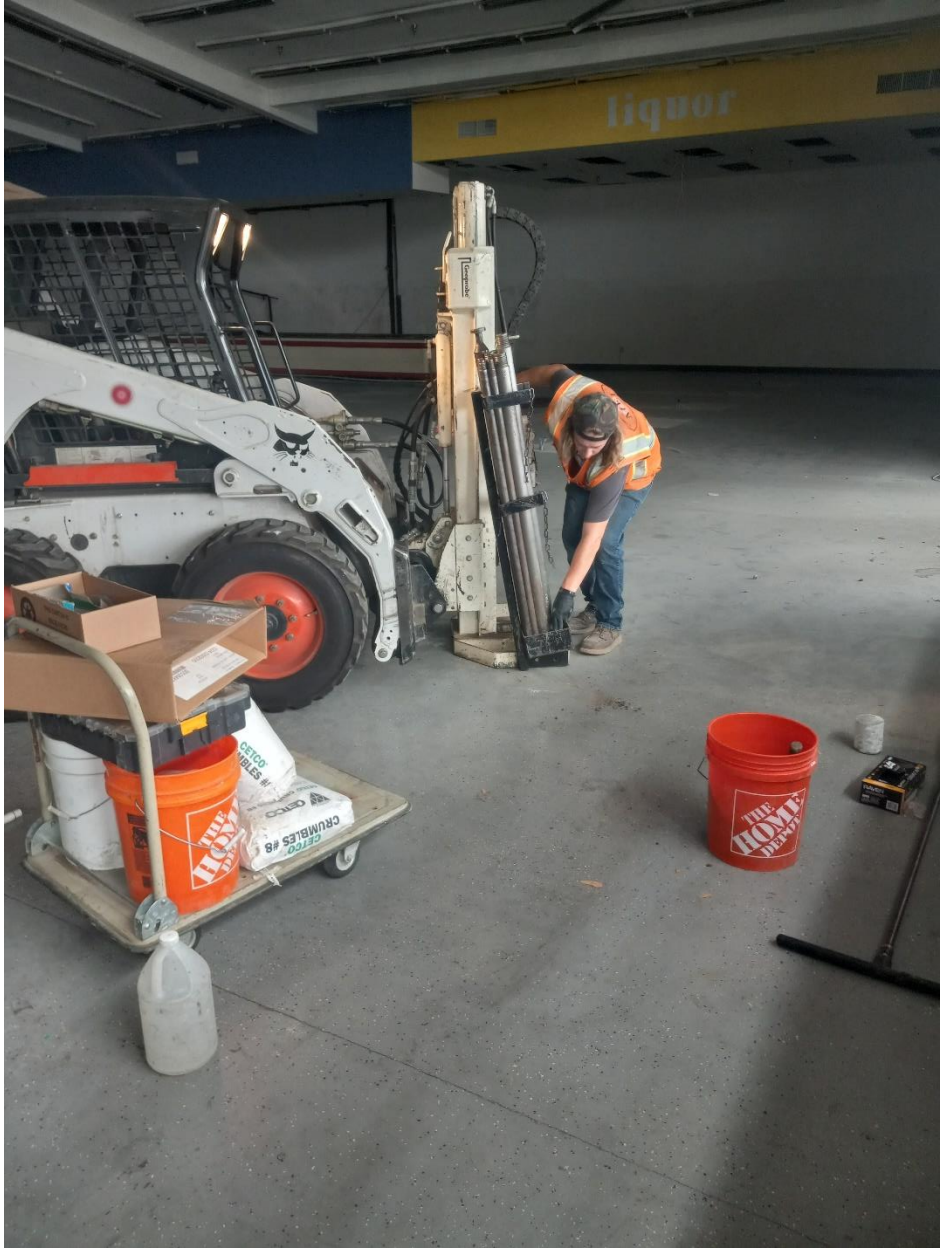
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**APPENDIX C - PHOTOGRAPHS**

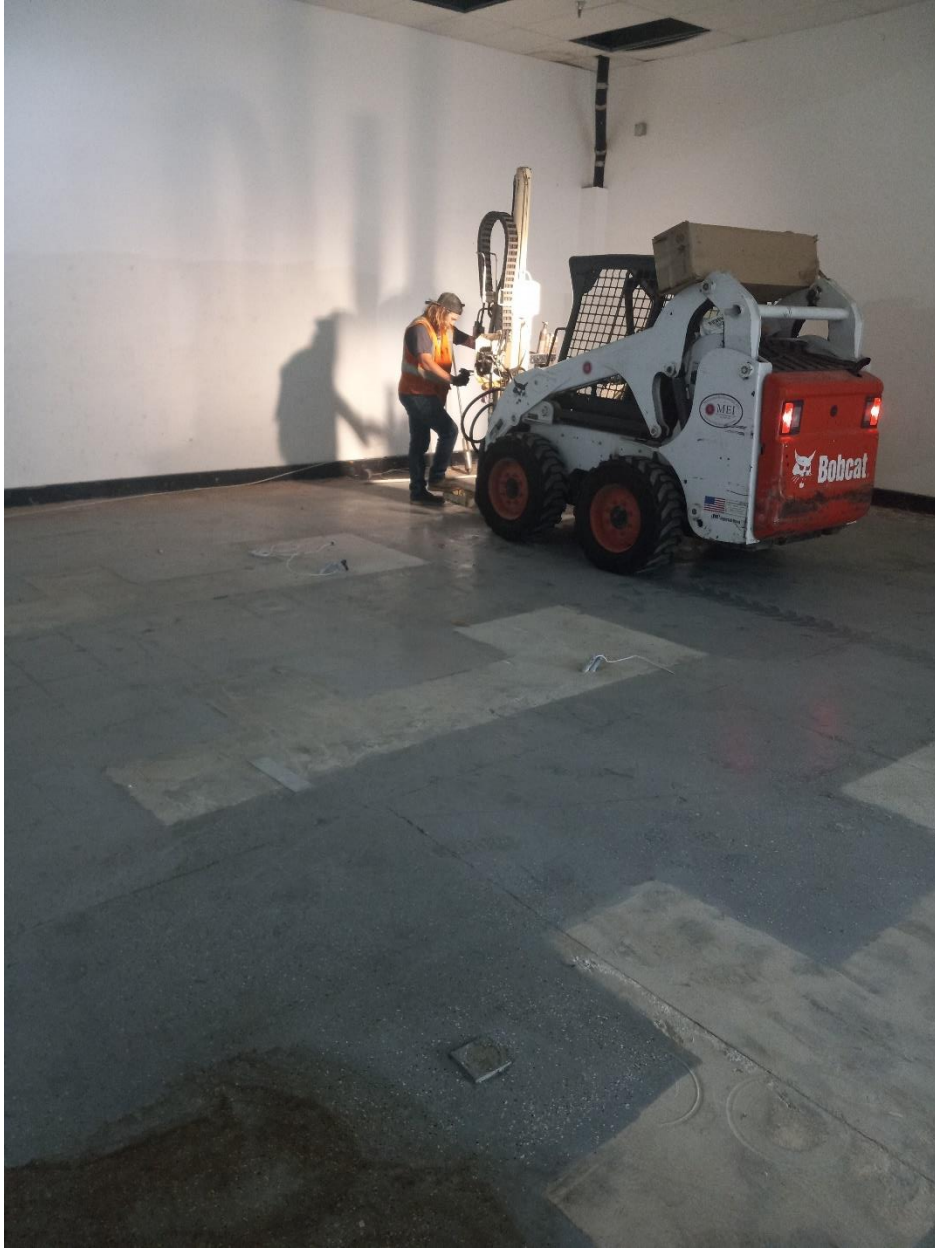
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Photograph 1: View of the soil boring/sampling activities.





Photograph 2: View of the soil boring/sampling activities.



Photograph 3: View of the soil vapor sampling activities.

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**APPENDIX D - ANALYTICAL LABORATORY DATA SHEETS**

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**JONES ENVIRONMENTAL  
LABORATORY RESULTS**

**Client:** Conservation Consulting International  
**Client Address:** 23862 Hawthorne Blvd.  
Torrance, CA 90505

**Report date:** 3/30/2022  
**Jones Ref. No.:** ST-19418  
**Client Ref. No.:** 2503-1

**Attn:** Ken Durand

**Date Sampled:** 3/25/2022

**Project:** Cerritos

**Date Received:** 3/25/2022

**Date Analyzed:** 3/28/2022

**Physical State:** Soil

---

**ANALYSES REQUESTED**

**Soil:**

1. EPA 8260B by 5035 – Volatile Organics by GC/MS + Oxygenates

**Approval:** \_\_\_\_\_

*Juan Camacho*

Juan Camacho, M.S.  
Stationary Lab Technical Manager



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**JONES ENVIRONMENTAL LABORATORY RESULTS**

**Client:** Conservation Consulting International  
**Client Address:** 23862 Hawthorne Blvd.  
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**Attn:** Ken Durand  
  
**Project:** Cerritos

**Report date:** 3/30/2022  
**Jones Ref. No.:** ST-19418  
**Client Ref. No.:** 2503-1  
  
**Date Sampled:** 3/25/2022  
**Date Received:** 3/25/2022  
**Date Analyzed:** 3/28/2022  
**Physical State:** Soil

**EPA 8260B by 5035 – Volatile Organics by GC/MS + Oxygenates**

<u>Sample ID:</u>	SV3-2	SV3-5	SV1-5	SV1-10	SV2-2		
<u>Jones ID:</u>	ST-19418-01	ST-19418-02	ST-19418-04	ST-19418-05	ST-19418-06	<u>Reporting Limit</u>	<u>Units</u>
<b>Analytes:</b>							
Benzene	5.2	ND	ND	ND	ND	1.0	µg/kg
Bromobenzene	ND	ND	ND	ND	ND	1.0	µg/kg
Bromodichloromethane	ND	ND	ND	ND	ND	1.0	µg/kg
Bromoform	ND	ND	ND	ND	ND	1.0	µg/kg
n-Butylbenzene	ND	ND	ND	ND	ND	1.0	µg/kg
sec-Butylbenzene	ND	ND	ND	ND	ND	1.0	µg/kg
tert-Butylbenzene	ND	ND	ND	ND	ND	1.0	µg/kg
Carbon tetrachloride	ND	ND	ND	ND	ND	1.0	µg/kg
Chlorobenzene	ND	ND	ND	ND	ND	1.0	µg/kg
Chloroform	ND	ND	ND	ND	ND	1.0	µg/kg
2-Chlorotoluene	ND	ND	ND	ND	ND	1.0	µg/kg
4-Chlorotoluene	ND	ND	ND	ND	ND	1.0	µg/kg
Dibromochloromethane	ND	ND	ND	ND	ND	1.0	µg/kg
1,2-Dibromo-3-chloropropane	ND	ND	ND	ND	ND	1.0	µg/kg
1,2-Dibromoethane (EDB)	ND	ND	ND	ND	ND	1.0	µg/kg
Dibromomethane	ND	ND	ND	ND	ND	1.0	µg/kg
1,2- Dichlorobenzene	ND	ND	ND	ND	ND	1.0	µg/kg
1,3-Dichlorobenzene	ND	ND	ND	ND	ND	1.0	µg/kg
1,4-Dichlorobenzene	ND	ND	ND	ND	ND	1.0	µg/kg
1,1-Dichloroethane	ND	ND	ND	ND	ND	1.0	µg/kg
1,2-Dichloroethane	ND	ND	ND	ND	ND	1.0	µg/kg
1,1-Dichloroethene	ND	ND	ND	ND	ND	1.0	µg/kg
cis-1,2-Dichloroethene	ND	ND	ND	ND	ND	1.0	µg/kg
trans-1,2-Dichloroethene	ND	ND	ND	ND	ND	1.0	µg/kg
1,2-Dichloropropane	ND	ND	ND	ND	ND	1.0	µg/kg
1,3-Dichloropropane	ND	ND	ND	ND	ND	1.0	µg/kg
2,2-Dichloropropane	ND	ND	ND	ND	ND	1.0	µg/kg
1,1-Dichloropropene	ND	ND	ND	ND	ND	1.0	µg/kg
cis-1,3-Dichloropropene	ND	ND	ND	ND	ND	1.0	µg/kg

# JONES ENVIRONMENTAL LABORATORY RESULTS

## EPA 8260B by 5035 – Volatile Organics by GC/MS + Oxygenates

<b>Sample ID:</b>	<b>SV3-2</b>	<b>SV3-5</b>	<b>SV1-5</b>	<b>SV1-10</b>	<b>SV2-2</b>		
<b>Jones ID:</b>	<b>ST-19418-01</b>	<b>ST-19418-02</b>	<b>ST-19418-04</b>	<b>ST-19418-05</b>	<b>ST-19418-06</b>	<b>Reporting Limit</b>	<b>Units</b>
<b>Analytes:</b>							
trans-1,3-Dichloropropene	ND	ND	ND	ND	ND	1.0	µg/kg
Ethylbenzene	ND	ND	ND	ND	ND	1.0	µg/kg
Freon 11	ND	ND	ND	ND	ND	5.0	µg/kg
Freon 12	ND	ND	ND	ND	ND	5.0	µg/kg
Freon 113	ND	ND	ND	ND	ND	5.0	µg/kg
Hexachlorobutadiene	ND	ND	ND	ND	ND	1.0	µg/kg
Isopropylbenzene	ND	ND	ND	ND	ND	1.0	µg/kg
4-Isopropyltoluene	ND	ND	ND	ND	ND	1.0	µg/kg
Methylene chloride	ND	ND	ND	ND	ND	1.0	µg/kg
Naphthalene	ND	ND	ND	ND	ND	1.0	µg/kg
n-Propylbenzene	ND	ND	ND	ND	ND	1.0	µg/kg
Styrene	ND	ND	ND	ND	ND	1.0	µg/kg
1,1,1,2-Tetrachloroethane	ND	ND	ND	ND	ND	1.0	µg/kg
1,1,2,2-Tetrachloroethane	ND	ND	ND	ND	ND	1.0	µg/kg
Tetrachloroethene	ND	ND	ND	ND	ND	1.0	µg/kg
Toluene	<b>2.9</b>	ND	ND	ND	ND	1.0	µg/kg
1,2,3-Trichlorobenzene	ND	ND	ND	ND	ND	1.0	µg/kg
1,2,4-Trichlorobenzene	ND	ND	ND	ND	ND	1.0	µg/kg
1,1,1-Trichloroethane	ND	ND	ND	ND	ND	1.0	µg/kg
1,1,2-Trichloroethane	ND	ND	ND	ND	ND	1.0	µg/kg
Trichloroethene	ND	ND	ND	ND	ND	1.0	µg/kg
1,2,3-Trichloropropane	ND	ND	ND	ND	ND	1.0	µg/kg
1,2,4-Trimethylbenzene	ND	ND	ND	ND	ND	1.0	µg/kg
1,3,5-Trimethylbenzene	ND	ND	ND	ND	ND	1.0	µg/kg
Vinyl chloride	ND	ND	ND	ND	ND	1.0	µg/kg
m,p-Xylene	ND	ND	ND	ND	ND	2.0	µg/kg
o-Xylene	ND	ND	ND	ND	ND	1.0	µg/kg
Methyl-tert-butylether	ND	ND	ND	ND	ND	5.0	µg/kg
Ethyl-tert-butylether	ND	ND	ND	ND	ND	5.0	µg/kg
Di-isopropylether	ND	ND	ND	ND	ND	5.0	µg/kg
tert-amylmethylether	ND	ND	ND	ND	ND	5.0	µg/kg
tert-Butylalcohol	ND	ND	ND	ND	ND	50.0	µg/kg
<b>Dilution Factor</b>	<b>1</b>	<b>1</b>	<b>1</b>	<b>1</b>	<b>1</b>		
<b>Surrogate Recoveries:</b>						<b>QC Limits</b>	
Dibromofluoromethane	96%	98%	98%	99%	101%	60 - 140	
Toluene-d <sub>8</sub>	93%	94%	95%	93%	93%	60 - 140	
4-Bromofluorobenzene	98%	96%	99%	97%	99%	60 - 140	
<b>Batch:</b>	VOC6-032822-01	VOC6-032822-01	VOC6-032822-01	VOC6-032822-01	VOC6-032822-01		

ND = Value less than reporting limit



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**JONES ENVIRONMENTAL LABORATORY RESULTS**

**Client:** Conservation Consulting International  
**Client Address:** 23862 Hawthorne Blvd.  
Torrance, CA 90505  
  
**Attn:** Ken Durand  
  
**Project:** Cerritos

**Report date:** 3/30/2022  
**Jones Ref. No.:** ST-19418  
**Client Ref. No.:** 2503-1  
  
**Date Sampled:** 3/25/2022  
**Date Received:** 3/25/2022  
**Date Analyzed:** 3/28/2022  
**Physical State:** Soil

**EPA 8260B by 5035 – Volatile Organics by GC/MS + Oxygenates**

<u>Sample ID:</u>	SV2-5	SV4-5	SV4-10	SV5-5	SV5-10		
<u>Jones ID:</u>	ST-19418-07	ST-19418-09	ST-19418-10	ST-19418-12	ST-19418-13	<u>Reporting Limit</u>	<u>Units</u>
<b>Analytes:</b>							
Benzene	ND	ND	ND	1.9	1.1	1.0	µg/kg
Bromobenzene	ND	ND	ND	ND	ND	1.0	µg/kg
Bromodichloromethane	ND	ND	ND	ND	ND	1.0	µg/kg
Bromoform	ND	ND	ND	ND	ND	1.0	µg/kg
n-Butylbenzene	ND	ND	ND	ND	ND	1.0	µg/kg
sec-Butylbenzene	ND	ND	ND	ND	ND	1.0	µg/kg
tert-Butylbenzene	ND	ND	ND	ND	ND	1.0	µg/kg
Carbon tetrachloride	ND	ND	ND	ND	ND	1.0	µg/kg
Chlorobenzene	ND	ND	ND	ND	ND	1.0	µg/kg
Chloroform	ND	ND	ND	ND	ND	1.0	µg/kg
2-Chlorotoluene	ND	ND	ND	ND	ND	1.0	µg/kg
4-Chlorotoluene	ND	ND	ND	ND	ND	1.0	µg/kg
Dibromochloromethane	ND	ND	ND	ND	ND	1.0	µg/kg
1,2-Dibromo-3-chloropropane	ND	ND	ND	ND	ND	1.0	µg/kg
1,2-Dibromoethane (EDB)	ND	ND	ND	ND	ND	1.0	µg/kg
Dibromomethane	ND	ND	ND	ND	ND	1.0	µg/kg
1,2- Dichlorobenzene	ND	ND	ND	ND	ND	1.0	µg/kg
1,3-Dichlorobenzene	ND	ND	ND	ND	ND	1.0	µg/kg
1,4-Dichlorobenzene	ND	ND	ND	ND	ND	1.0	µg/kg
1,1-Dichloroethane	ND	ND	ND	ND	ND	1.0	µg/kg
1,2-Dichloroethane	ND	ND	ND	ND	ND	1.0	µg/kg
1,1-Dichloroethene	ND	ND	ND	ND	ND	1.0	µg/kg
cis-1,2-Dichloroethene	ND	ND	ND	ND	ND	1.0	µg/kg
trans-1,2-Dichloroethene	ND	ND	ND	ND	ND	1.0	µg/kg
1,2-Dichloropropane	ND	ND	ND	ND	ND	1.0	µg/kg
1,3-Dichloropropane	ND	ND	ND	ND	ND	1.0	µg/kg
2,2-Dichloropropane	ND	ND	ND	ND	ND	1.0	µg/kg
1,1-Dichloropropene	ND	ND	ND	ND	ND	1.0	µg/kg
cis-1,3-Dichloropropene	ND	ND	ND	ND	ND	1.0	µg/kg

## JONES ENVIRONMENTAL LABORATORY RESULTS

### EPA 8260B by 5035 – Volatile Organics by GC/MS + Oxygenates

<b>Sample ID:</b>	<b>SV2-5</b>	<b>SV4-5</b>	<b>SV4-10</b>	<b>SV5-5</b>	<b>SV5-10</b>		
<b>Jones ID:</b>	<b>ST-19418-07</b>	<b>ST-19418-09</b>	<b>ST-19418-10</b>	<b>ST-19418-12</b>	<b>ST-19418-13</b>	<b>Reporting Limit</b>	<b>Units</b>
<b>Analytes:</b>							
trans-1,3-Dichloropropene	ND	ND	ND	ND	ND	1.0	µg/kg
Ethylbenzene	ND	ND	ND	ND	ND	1.0	µg/kg
Freon 11	ND	ND	ND	ND	ND	5.0	µg/kg
Freon 12	ND	ND	ND	ND	ND	5.0	µg/kg
Freon 113	ND	ND	ND	ND	ND	5.0	µg/kg
Hexachlorobutadiene	ND	ND	ND	ND	ND	1.0	µg/kg
Isopropylbenzene	ND	ND	ND	ND	ND	1.0	µg/kg
4-Isopropyltoluene	ND	ND	ND	ND	ND	1.0	µg/kg
Methylene chloride	ND	ND	ND	ND	ND	1.0	µg/kg
Naphthalene	ND	ND	ND	ND	ND	1.0	µg/kg
n-Propylbenzene	ND	ND	ND	ND	ND	1.0	µg/kg
Styrene	ND	ND	ND	ND	ND	1.0	µg/kg
1,1,1,2-Tetrachloroethane	ND	ND	ND	ND	ND	1.0	µg/kg
1,1,2,2-Tetrachloroethane	ND	ND	ND	ND	ND	1.0	µg/kg
Tetrachloroethene	ND	ND	ND	ND	ND	1.0	µg/kg
Toluene	ND	ND	ND	ND	ND	1.0	µg/kg
1,2,3-Trichlorobenzene	ND	ND	ND	ND	ND	1.0	µg/kg
1,2,4-Trichlorobenzene	ND	ND	ND	ND	ND	1.0	µg/kg
1,1,1-Trichloroethane	ND	ND	ND	ND	ND	1.0	µg/kg
1,1,2-Trichloroethane	ND	ND	ND	ND	ND	1.0	µg/kg
Trichloroethene	ND	ND	ND	ND	ND	1.0	µg/kg
1,2,3-Trichloropropane	ND	ND	ND	ND	ND	1.0	µg/kg
1,2,4-Trimethylbenzene	ND	ND	ND	ND	ND	1.0	µg/kg
1,3,5-Trimethylbenzene	ND	ND	ND	ND	ND	1.0	µg/kg
Vinyl chloride	ND	ND	ND	ND	ND	1.0	µg/kg
m,p-Xylene	ND	ND	ND	ND	ND	2.0	µg/kg
o-Xylene	ND	ND	ND	ND	ND	1.0	µg/kg
Methyl-tert-butylether	ND	ND	ND	ND	ND	5.0	µg/kg
Ethyl-tert-butylether	ND	ND	ND	ND	ND	5.0	µg/kg
Di-isopropylether	ND	ND	ND	ND	ND	5.0	µg/kg
tert-amylmethylether	ND	ND	ND	ND	ND	5.0	µg/kg
tert-Butylalcohol	ND	ND	ND	ND	ND	50.0	µg/kg
<b>Dilution Factor</b>	1	1	1	1	1		
<b>Surrogate Recoveries:</b>						<b>QC Limits</b>	
Dibromofluoromethane	101%	102%	104%	105%	103%	60 - 140	
Toluene-d <sub>8</sub>	95%	92%	92%	90%	93%	60 - 140	
4-Bromofluorobenzene	98%	96%	98%	100%	96%	60 - 140	
<b>Batch:</b>	VOC6-032822-01	VOC6-032822-01	VOC6-032822-01	VOC6-032822-01	VOC6-032822-01		

ND = Value less than reporting limit





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**JONES ENVIRONMENTAL LABORATORY RESULTS**

**Client:** Conservation Consulting International  
**Client Address:** 23862 Hawthorne Blvd.  
Torrance, CA 90505

**Report date:** 3/30/2022  
**Jones Ref. No.:** ST-19418  
**Client Ref. No.:** 2503-1

**Attn:** Ken Durand

**Date Sampled:** 3/25/2022

**Project:** Cerritos

**Date Received:** 3/25/2022

**Date Analyzed:** 3/28/2022

**Physical State:** Soil

**EPA 8260B by 5035 – Volatile Organics by GC/MS + Oxygenates**

<u>Sample ID:</u>	<u>METHOD</u>		
	<b>BLANK #1</b>		
<b>Jones ID:</b>	<b>032822- V6MB1</b>		
<b>Analytes:</b>		<u>Reporting Limit</u>	<u>Units</u>
Benzene	ND	1.0	µg/kg
Bromobenzene	ND	1.0	µg/kg
Bromodichloromethane	ND	1.0	µg/kg
Bromoform	ND	1.0	µg/kg
n-Butylbenzene	ND	1.0	µg/kg
sec-Butylbenzene	ND	1.0	µg/kg
tert-Butylbenzene	ND	1.0	µg/kg
Carbon tetrachloride	ND	1.0	µg/kg
Chlorobenzene	ND	1.0	µg/kg
Chloroform	ND	1.0	µg/kg
2-Chlorotoluene	ND	1.0	µg/kg
4-Chlorotoluene	ND	1.0	µg/kg
Dibromochloromethane	ND	1.0	µg/kg
1,2-Dibromo-3-chloropropane	ND	1.0	µg/kg
1,2-Dibromoethane (EDB)	ND	1.0	µg/kg
Dibromomethane	ND	1.0	µg/kg
1,2- Dichlorobenzene	ND	1.0	µg/kg
1,3-Dichlorobenzene	ND	1.0	µg/kg
1,4-Dichlorobenzene	ND	1.0	µg/kg
1,1-Dichloroethane	ND	1.0	µg/kg
1,2-Dichloroethane	ND	1.0	µg/kg
1,1-Dichloroethene	ND	1.0	µg/kg
cis-1,2-Dichloroethene	ND	1.0	µg/kg
trans-1,2-Dichloroethene	ND	1.0	µg/kg
1,2-Dichloropropane	ND	1.0	µg/kg
1,3-Dichloropropane	ND	1.0	µg/kg
2,2-Dichloropropane	ND	1.0	µg/kg
1,1-Dichloropropene	ND	1.0	µg/kg
cis-1,3-Dichloropropene	ND	1.0	µg/kg

## JONES ENVIRONMENTAL LABORATORY RESULTS

### EPA 8260B by 5035 – Volatile Organics by GC/MS + Oxygenates

<b><u>Sample ID:</u></b>	<b>METHOD</b> <b>BLANK #1</b>		
<b><u>Jones ID:</u></b>	<b>032822-</b> <b>V6MB1</b>		
<b><u>Analytes:</u></b>		<b><u>Reporting Limit</u></b>	<b><u>Units</u></b>
trans-1,3-Dichloropropene	ND	1.0	µg/kg
Ethylbenzene	ND	1.0	µg/kg
Freon 11	ND	5.0	µg/kg
Freon 12	ND	5.0	µg/kg
Freon 113	ND	5.0	µg/kg
Hexachlorobutadiene	ND	1.0	µg/kg
Isopropylbenzene	ND	1.0	µg/kg
4-Isopropyltoluene	ND	1.0	µg/kg
Methylene chloride	ND	1.0	µg/kg
Naphthalene	ND	1.0	µg/kg
n-Propylbenzene	ND	1.0	µg/kg
Styrene	ND	1.0	µg/kg
1,1,1,2-Tetrachloroethane	ND	1.0	µg/kg
1,1,2,2-Tetrachloroethane	ND	1.0	µg/kg
Tetrachloroethene	ND	1.0	µg/kg
Toluene	ND	1.0	µg/kg
1,2,3-Trichlorobenzene	ND	1.0	µg/kg
1,2,4-Trichlorobenzene	ND	1.0	µg/kg
1,1,1-Trichloroethane	ND	1.0	µg/kg
1,1,2-Trichloroethane	ND	1.0	µg/kg
Trichloroethene	ND	1.0	µg/kg
1,2,3-Trichloropropane	ND	1.0	µg/kg
1,2,4-Trimethylbenzene	ND	1.0	µg/kg
1,3,5-Trimethylbenzene	ND	1.0	µg/kg
Vinyl chloride	ND	1.0	µg/kg
m,p-Xylene	ND	2.0	µg/kg
o-Xylene	ND	1.0	µg/kg
Methyl-tert-butylether	ND	5.0	µg/kg
Ethyl-tert-butylether	ND	5.0	µg/kg
Di-isopropylether	ND	5.0	µg/kg
tert-amylmethylether	ND	5.0	µg/kg
tert-Butylalcohol	ND	50.0	µg/kg
<b><u>Dilution Factor</u></b>	1		
<b><u>Surrogate Recoveries:</u></b>		<b><u>QC Limits</u></b>	
Dibromofluoromethane	90%	60 - 140	
Toluene-d <sub>8</sub>	103%	60 - 140	
4-Bromofluorobenzene	81%	60 - 140	
<b><u>Batch:</u></b>	VOC6-032822- 01		

ND = Value less than reporting limit



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**JONES ENVIRONMENTAL QUALITY CONTROL INFORMATION**

**Client:** Conservation Consulting International  
**Client Address:** 23862 Hawthorne Blvd.  
Torrance, CA 90505

**Report date:** 3/30/2022  
**Jones Ref. No.:** ST-19418  
**Client Ref. No.:** 2503-1

**Attn:** Ken Durand

**Date Sampled:** 3/25/2022

**Project:** Cerritos

**Date Received:** 3/25/2022

**Date Analyzed:** 3/28/2022

**Physical State:** Soil

**EPA 8260B by 5035 – Volatile Organics by GC/MS + Oxygenates**

GC#:	VOC6-032822-01					
	Jones ID: 032822-V6LCS1		032822-V6LCSD1		032822-V6CCV1	
Parameter	LCS Recovery (%)	LCSD Recovery (%)	RPD	Acceptability Range (%)	CCV	Acceptability Range (%)
Vinyl chloride	66%	60%	9.5%	60 - 140	85%	80 - 120
1,1-Dichloroethene	108%	103%	5.0%	60 - 140	113%	80 - 120
Cis-1,2-Dichloroethene	101%	95%	5.8%	70 - 130	105%	80 - 120
1,1,1-Trichloroethane	88%	78%	12.9%	70 - 130	103%	80 - 120
Benzene	100%	98%	2.2%	70 - 130	105%	80 - 120
Trichloroethene	104%	98%	5.3%	70 - 130	107%	80 - 120
Toluene	103%	101%	2.3%	70 - 130	110%	80 - 120
Tetrachloroethene	102%	98%	4.4%	70 - 130	103%	80 - 120
Chlorobenzene	105%	103%	2.0%	70 - 130	103%	80 - 120
Ethylbenzene	105%	101%	4.6%	70 - 130	104%	80 - 120
1,2,4 Trimethylbenzene	94%	92%	1.9%	70 - 130	68% <sup>1</sup>	80 - 120
<b>Surrogate Recovery:</b>						
Dibromofluoromethane	103%	98%		60 - 140	108%	60 - 140
Toluene-d <sub>8</sub>	92%	92%		60 - 140	92%	60 - 140
4-Bromofluorobenzene	100%	101%		60 - 140	116%	60 - 140

<sup>1</sup>=Recovery outside of acceptable limits. LCS/LCSD recoveries and %RPD were within QC limits, therefore data was accepted.

LCS = Laboratory Control Sample  
LCSD = Laboratory Control Sample Duplicate  
CCV = Continuing Calibration Verification  
RPD = Relative Percent Difference; Acceptability range for RPD is ≤ 20%



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# Chain-of-Custody Record

LAB USE ONLY

Jones Project #

ST-19418

Page

1 of 2

Sample Condition as Received:

Chilled  yes  no

Sealed  yes  no

Notes & Special Instructions

Number of Containers

**Turn Around Requested:**

- Immediate Attention
- Rush 24 Hours
- Rush 48 Hours
- Rush 72 Hours
- Normal

**Report Options**

EDD \_\_\_\_\_  
 EDF\* - 10% Surcharge \_\_\_\_\_  
 \*Global ID \_\_\_\_\_

**Analysis Requested**

**Sample Container / Preservative Abbreviations**

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

Sample Matrix:  
 Soil (S), Sludge (SL), Aqueous (A), Free Product (FP)

VOC																				
-----	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--

**Client** CCI  
**Project Name** CERRITOS  
**Project Address**  
**Email**  
**Phone**  
**Report To** Sampler

Sample ID	Date	Sample Collection Time	Jones ID Lab Use Only	Preservative	Sample Container
SU3-2	3/25/22	855	ST-19418-01		
SU3-5		900	ST-19418-02		
SU1-2		910	ST-19418-03		
SU1-5		915	ST-19418-04		
SU1-10		920	ST-19418-05		
SU2-2		930	ST-19418-06		
SU2-5		935	ST-19418-07		
SU4-2		950	ST-19418-08		
SU4-5		952	ST-19418-09		
SU4-10		955	ST-19418-10		

Relinquished By (Signature) *[Signature]* Printed Name **Ken Duim**  
 Company CCI Date 3/25/22 Time 1210  
 Relinquished By (Signature) *[Signature]* Printed Name **Jackson Nestor**  
 Company Jones EN Date 3/25/22 Time 1321

Received By (Signature) *[Signature]* Printed Name **Jackson Nestor**  
 Company Jones EN Date 3/25/22 Time 1210  
 Received By Laboratory (Signature) *[Signature]* Printed Name **Sydney**  
 Company Jones Date 3-25-22 Time 1321

Total Number of Containers

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



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# Chain-of-Custody Record

LAB USE ONLY

**Jones Project #**

ST19418

**Page**

2 of 2

**Sample Condition as Received:**

Chilled  yes  no  
 Sealed  yes  no

**Client** CCI  
**Project Name** Caprice  
**Project Address**  
**Email**  
**Phone**  
**Report To** **Sampler** K [Signature]

**Date**  
**Client Project #**

**Turn Around Requested:**

- Immediate Attention
- Rush 24 Hours
- Rush 48 Hours
- Rush 72 Hours
- Normal

**Report Options**

EDD \_\_\_\_\_  
 EDF\* - 10% Surcharge \_\_\_\_\_  
 \*Global ID \_\_\_\_\_

Sample Container / Preservative Abbreviations

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

**Analysis Requested**

Sample Matrix: Soil (S), Sludge (SL), Aqueous (A), Free Product (FP)	Analysis Requested															Hold	Number of Containers	
VOC																		

Sample ID	Date	Sample Collection Time	Jones ID Lab Use Only	Preservative	Sample Container	Sample Matrix	Hold	Number of Containers
SUS-2	3/25/22	1000	ST-19418-11					
SUS-5	↓	1005	ST-19418-12			X		
SUS-10	↓	1010	ST-19418-13			X		
<hr/>								

**Notes & Special Instructions**

<b>Relinquished By (Signature)</b> [Signature] <b>Company</b> CCI <b>Printed Name</b> Ken Reed <b>Date</b> 3/25/22 <b>Time</b> 1210	<b>Received By (Signature)</b> [Signature] <b>Company</b> Jones Env <b>Printed Name</b> Jackson Nester <b>Date</b> 3/25/22 <b>Time</b> 1210
<b>Relinquished By (Signature)</b> [Signature] <b>Company</b> Jones Env <b>Printed Name</b> Jackson Nester <b>Date</b> 3/25/22 <b>Time</b> 1321	<b>Received By Laboratory (Signature)</b> [Signature] <b>Company</b> Jones <b>Printed Name</b> Sydney <b>Date</b> 3-25-22 <b>Time</b> 1321

Total Number of Containers

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

## SAMPLE RECEIPT FORM

 Jones ID: ST-19418

 CLIENT: CCI DATE/TIME (LAB RECEIVED): 3/25/22  
 PROJECT: Ceritos RECEIVED BY: Sydney  
 Delivered by:  Client  Jones Courier  UPS / FedEx / USPS  Other Jackson

**TEMPERATURE:** Thermometer ID: T-1 (Corrected Temp.) Calibration Due: 08/03/2022

Temperature Cooler #1 6.5 °C ± the CF(-0.5°C) 6.0 °C Blank  Sample

Temperature Cooler #2 \_\_\_\_\_ °C ± the CF(-0.5°C) \_\_\_\_\_ °C Blank  Sample

Temperature Criteria: 0 ≤ 6°C (NO frozen containers) Criteria Met?  Yes  No

If criteria is not met:  
 Sample Received on ice?  Yes  No\*  
 Sample received Chilled on same day of sampling?  Yes  No\*

Checked By: \_\_\_\_\_

SAMPLE CONDITION:	YES	NO*	N/A
Chain of Custody (COC) received filled out completely -----	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Total number of containers received match COC-----	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Sample container label(s) consistent with COC-----	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Sample container(s) intact and in good condition-----	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Proper containers and sufficient volume for analyses requested on COC-----	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Proper preservative indicated on COC/container for analyses requested-----	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Volatile analysis container(s) free of headspace (EPA 8260 water) -----	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Custody Seals Intact on Cooler/Sample-----	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**CONTAINER TYPE:**

<b>Solid:</b> 5035 Kits: <u>13x3</u> Glass Jar: _____ Sleeve: _____ Other: _____	<b>Aqueous:</b> Amber Bottle: _____ VOAs: _____ Poly Bottle: _____ 5030 Kits: _____ Other: _____	<b>Air / Soil Gas:</b> Tedlar Bag: _____ 6 hr 72 hr 5 Day Summa: (1L) _____ (6L) _____
--	---	--

**MILEAGE:**

Round Trip Mileage: 10 Travel Time: 30min On Site Time: 1HR

\* Complete Non-Conformance if checked

Checked by: NA



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### JONES ENVIRONMENTAL LABORATORY RESULTS

**Client:** Conservation Consulting International  
**Client Address:** 23862 Hawthorne Blvd.  
Torrance, CA 90505

**Report date:** 3/29/2022  
**Jones Ref. No.:** ST-19417  
**Client Ref. No.:** 2503-1

**Attn:** Ken Durand

**Date Sampled:** 3/25/2022

**Project:**  
**Project Address:** 13321 Artesia Blvd  
Cerritos, CA 90703

**Date Received:** 3/25/2022

**Date Analyzed:** 3/25/2022

**Physical State:** Soil Gas

---

#### EPA 8260B – Volatile Organics by GC/MS + Oxygenates

#### ANALYSES REQUESTED

1. EPA 8260B – Volatile Organics by GC/MS + Oxygenates

Approval: \_\_\_\_\_

Douglas A. Fowler, B.S.  
Stationary Lab Chemist



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### JONES ENVIRONMENTAL LABORATORY RESULTS

**Client:** Conservation Consulting International  
**Client Address:** 23862 Hawthorne Blvd.  
 Torrance, CA 90505  
  
**Attn:** Ken Durand  
  
**Project:**  
**Project Address:** 13321 Artesia Blvd  
 Cerritos, CA 90703

**Report date:** 3/29/2022  
**Jones Ref. No.:** ST-19417  
**Client Ref. No.:** 2503-1  
  
**Date Sampled:** 3/25/2022  
**Date Received:** 3/25/2022  
**Date Analyzed:** 3/25/2022  
**Physical State:** Soil Gas

#### EPA 8260B – Volatile Organics by GC/MS + Oxygenates

<u>Sample ID:</u>	SV1-5'	SV2-5'	SV3-5'	SV4-5'	SV5-5'		
<u>Jones ID:</u>	ST-19417-01	ST-19417-02	ST-19417-03	ST-19417-04	ST-19417-05	<u>Reporting Limit</u>	<u>Units</u>
<b>Analytes:</b>							
Benzene	ND	ND	ND	ND	ND	8	µg/m3
Bromobenzene	ND	ND	ND	ND	ND	8	µg/m3
Bromodichloromethane	ND	ND	ND	ND	ND	8	µg/m3
Bromoform	ND	ND	ND	ND	ND	8	µg/m3
n-Butylbenzene	ND	ND	ND	ND	ND	12	µg/m3
sec-Butylbenzene	ND	ND	ND	ND	ND	12	µg/m3
tert-Butylbenzene	ND	ND	ND	ND	ND	12	µg/m3
Carbon tetrachloride	ND	ND	ND	ND	ND	8	µg/m3
Chlorobenzene	ND	ND	ND	ND	ND	8	µg/m3
Chloroform	<b>19</b>	<b>19</b>	<b>12</b>	<b>97</b>	<b>76</b>	8	µg/m3
2-Chlorotoluene	ND	ND	ND	ND	ND	12	µg/m3
4-Chlorotoluene	ND	ND	ND	ND	ND	12	µg/m3
Dibromochloromethane	ND	ND	ND	ND	ND	8	µg/m3
1,2-Dibromo-3-chloropropane	ND	ND	ND	ND	ND	8	µg/m3
1,2-Dibromoethane (EDB)	ND	ND	ND	ND	ND	8	µg/m3
Dibromomethane	ND	ND	ND	ND	ND	8	µg/m3
1,2- Dichlorobenzene	ND	ND	ND	ND	ND	16	µg/m3
1,3-Dichlorobenzene	ND	ND	ND	ND	ND	16	µg/m3
1,4-Dichlorobenzene	ND	ND	ND	ND	ND	16	µg/m3
Dichlorodifluoromethane	<b>33</b>	<b>39</b>	<b>55</b>	ND	<b>39</b>	16	µg/m3
1,1-Dichloroethane	ND	ND	ND	ND	ND	8	µg/m3
1,2-Dichloroethane	ND	ND	ND	ND	ND	8	µg/m3
1,1-Dichloroethene	ND	ND	ND	ND	ND	8	µg/m3
cis-1,2-Dichloroethene	ND	ND	ND	ND	ND	8	µg/m3
trans-1,2-Dichloroethene	ND	ND	ND	ND	ND	8	µg/m3
1,2-Dichloropropane	ND	ND	ND	ND	ND	8	µg/m3
1,3-Dichloropropane	ND	ND	ND	ND	ND	8	µg/m3
2,2-Dichloropropane	ND	ND	ND	ND	ND	16	µg/m3
1,1-Dichloropropene	ND	ND	ND	ND	ND	10	µg/m3



## JONES ENVIRONMENTAL LABORATORY RESULTS

### EPA 8260B – Volatile Organics by GC/MS + Oxygenates

<u>Sample ID:</u>	SV1-5'	SV2-5'	SV3-5'	SV4-5'	SV5-5'		
<u>Jones ID:</u>	ST-19417-01	ST-19417-02	ST-19417-03	ST-19417-04	ST-19417-05	<u>Reporting Limit</u>	<u>Units</u>
<b>Analytes:</b>							
cis-1,3-Dichloropropene	ND	ND	ND	ND	ND	8	µg/m3
trans-1,3-Dichloropropene	ND	ND	ND	ND	ND	8	µg/m3
Ethylbenzene	ND	ND	ND	ND	ND	8	µg/m3
Freon 113	ND	ND	ND	ND	ND	16	µg/m3
Hexachlorobutadiene	ND	ND	ND	ND	ND	24	µg/m3
Isopropylbenzene	ND	ND	ND	ND	ND	8	µg/m3
4-Isopropyltoluene	ND	ND	ND	ND	ND	8	µg/m3
Methylene chloride	ND	ND	ND	ND	ND	8	µg/m3
Naphthalene	ND	ND	ND	ND	ND	40	µg/m3
n-Propylbenzene	ND	ND	ND	ND	ND	8	µg/m3
Styrene	ND	ND	ND	ND	ND	8	µg/m3
1,1,1,2-Tetrachloroethane	ND	ND	ND	ND	ND	8	µg/m3
1,1,2,2-Tetrachloroethane	ND	ND	ND	ND	ND	16	µg/m3
Tetrachloroethene	<b>123</b>	<b>58</b>	<b>394</b>	<b>170</b>	<b>14</b>	8	µg/m3
Toluene	<b>14</b>	<b>10</b>	ND	<b>16</b>	ND	8	µg/m3
1,2,3-Trichlorobenzene	ND	ND	ND	ND	ND	16	µg/m3
1,2,4-Trichlorobenzene	ND	ND	ND	ND	ND	16	µg/m3
1,1,1-Trichloroethane	ND	ND	ND	ND	ND	8	µg/m3
1,1,2-Trichloroethane	ND	ND	ND	ND	ND	8	µg/m3
Trichloroethene	ND	ND	ND	ND	ND	8	µg/m3
Trichlorofluoromethane	ND	ND	<b>16</b>	<b>32</b>	<b>41</b>	16	µg/m3
1,2,3-Trichloropropane	ND	ND	ND	ND	ND	8	µg/m3
1,2,4-Trimethylbenzene	ND	ND	ND	ND	ND	8	µg/m3
1,3,5-Trimethylbenzene	ND	ND	ND	ND	ND	8	µg/m3
Vinyl chloride	ND	ND	ND	ND	ND	8	µg/m3
m,p-Xylene	ND	ND	ND	ND	ND	16	µg/m3
o-Xylene	ND	ND	ND	ND	ND	8	µg/m3
MTBE	ND	ND	ND	ND	ND	40	µg/m3
Ethyl-tert-butylether	ND	ND	ND	ND	ND	40	µg/m3
Di-isopropylether	ND	ND	ND	ND	ND	40	µg/m3
tert-amylmethylether	ND	ND	ND	ND	ND	40	µg/m3
tert-Butylalcohol	ND	ND	ND	ND	ND	400	µg/m3
<b>Tracer:</b>							
n-Pentane	ND	ND	ND	ND	ND	80	µg/m3
n-Hexane	ND	ND	ND	ND	ND	80	µg/m3
n-Heptane	ND	ND	ND	ND	ND	80	µg/m3
<b><u>Dilution Factor</u></b>	1	1	1	1	1		
<b><u>Surrogate Recoveries:</u></b>						<b><u>QC Limits</u></b>	
Dibromofluoromethane	97%	96%	96%	95%	93%	60 - 140	
Toluene-d <sub>8</sub>	102%	102%	100%	100%	101%	60 - 140	
4-Bromofluorobenzene	102%	101%	100%	100%	101%	60 - 140	
<b><u>Batch ID:</u></b>	D3-032522-01	D3-032522-01	D3-032522-01	D3-032522-01	D3-032522-01		

ND = Value below reporting limit



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### JONES ENVIRONMENTAL QUALITY CONTROL INFORMATION

**Client:** Conservation Consulting International  
**Client Address:** 23862 Hawthorne Blvd.  
Torrance, CA 90505

**Report date:** 3/29/2022  
**Jones Ref. No.:** ST-19417  
**Client Ref. No.:** 2503-1

**Attn:** Ken Durand

**Date Sampled:** 3/25/2022

**Date Received:** 3/25/2022

**Project:**

**Date Analyzed:** 3/25/2022

**Project Address:** 13321 Artesia Blvd  
Cerritos, CA 90703

**Physical State:** Soil Gas

#### EPA 8260B – Volatile Organics by GC/MS + Oxygenates

<u>Sample ID:</u>	<b>METHOD</b>	<b>SAMPLING</b>		
	<b>BLANK</b>	<b>BLANK</b>		
<u>Jones ID:</u>	<b>032522- D3MB1</b>	<b>032522- D3SB1</b>	<u>Reporting Limit</u>	<u>Units</u>
<b>Analytes:</b>				
Benzene	ND	ND	8	µg/m3
Bromobenzene	ND	ND	8	µg/m3
Bromodichloromethane	ND	ND	8	µg/m3
Bromoform	ND	ND	8	µg/m3
n-Butylbenzene	ND	ND	12	µg/m3
sec-Butylbenzene	ND	ND	12	µg/m3
tert-Butylbenzene	ND	ND	12	µg/m3
Carbon tetrachloride	ND	ND	8	µg/m3
Chlorobenzene	ND	ND	8	µg/m3
Chloroform	ND	ND	8	µg/m3
2-Chlorotoluene	ND	ND	12	µg/m3
4-Chlorotoluene	ND	ND	12	µg/m3
Dibromochloromethane	ND	ND	8	µg/m3
1,2-Dibromo-3-chloropropane	ND	ND	8	µg/m3
1,2-Dibromoethane (EDB)	ND	ND	8	µg/m3
Dibromomethane	ND	ND	8	µg/m3
1,2- Dichlorobenzene	ND	ND	16	µg/m3
1,3-Dichlorobenzene	ND	ND	16	µg/m3
1,4-Dichlorobenzene	ND	ND	16	µg/m3
Dichlorodifluoromethane	ND	ND	16	µg/m3
1,1-Dichloroethane	ND	ND	8	µg/m3
1,2-Dichloroethane	ND	ND	8	µg/m3
1,1-Dichloroethene	ND	ND	8	µg/m3
cis-1,2-Dichloroethene	ND	ND	8	µg/m3
trans-1,2-Dichloroethene	ND	ND	8	µg/m3
1,2-Dichloropropane	ND	ND	8	µg/m3
1,3-Dichloropropane	ND	ND	8	µg/m3
2,2-Dichloropropane	ND	ND	16	µg/m3
1,1-Dichloropropene	ND	ND	10	µg/m3

## JONES ENVIRONMENTAL QUALITY CONTROL INFORMATION

### EPA 8260B – Volatile Organics by GC/MS + Oxygenates

<u>Sample ID:</u>	METHOD	SAMPLING		
	BLANK	BLANK		
<u>Jones ID:</u>	032522- D3MB1	032522- D3SB1	<u>Reporting Limit</u>	<u>Units</u>
<b>Analytes:</b>				
cis-1,3-Dichloropropene	ND	ND	8	µg/m3
trans-1,3-Dichloropropene	ND	ND	8	µg/m3
Ethylbenzene	ND	ND	8	µg/m3
Freon 113	ND	ND	16	µg/m3
Hexachlorobutadiene	ND	ND	24	µg/m3
Isopropylbenzene	ND	ND	8	µg/m3
4-Isopropyltoluene	ND	ND	8	µg/m3
Methylene chloride	ND	ND	8	µg/m3
Naphthalene	ND	ND	40	µg/m3
n-Propylbenzene	ND	ND	8	µg/m3
Styrene	ND	ND	8	µg/m3
1,1,1,2-Tetrachloroethane	ND	ND	8	µg/m3
1,1,2,2-Tetrachloroethane	ND	ND	16	µg/m3
Tetrachloroethene	ND	ND	8	µg/m3
Toluene	ND	ND	8	µg/m3
1,2,3-Trichlorobenzene	ND	ND	16	µg/m3
1,2,4-Trichlorobenzene	ND	ND	16	µg/m3
1,1,1-Trichloroethane	ND	ND	8	µg/m3
1,1,2-Trichloroethane	ND	ND	8	µg/m3
Trichloroethene	ND	ND	8	µg/m3
Trichlorofluoromethane	ND	ND	16	µg/m3
1,2,3-Trichloropropane	ND	ND	8	µg/m3
1,2,4-Trimethylbenzene	ND	ND	8	µg/m3
1,3,5-Trimethylbenzene	ND	ND	8	µg/m3
Vinyl chloride	ND	ND	8	µg/m3
m,p-Xylene	ND	ND	16	µg/m3
o-Xylene	ND	ND	8	µg/m3
MTBE	ND	ND	40	µg/m3
Ethyl-tert-butylether	ND	ND	40	µg/m3
Di-isopropylether	ND	ND	40	µg/m3
tert-amylmethylether	ND	ND	40	µg/m3
tert-Butylalcohol	ND	ND	400	µg/m3
<b>Tracer:</b>				
n-Pentane	ND	ND	80	µg/m3
n-Hexane	ND	ND	80	µg/m3
n-Heptane	ND	ND	80	µg/m3
<b><u>Dilution Factor</u></b>	1	1		
<b><u>Surrogate Recoveries:</u></b>			<b><u>QC Limits</u></b>	
Dibromofluoromethane	99%	99%	60 - 140	
Toluene-d8	100%	100%	60 - 140	
4-Bromofluorobenzene	101%	100%	60 - 140	
<b><u>Batch ID:</u></b>	D3-032522- 01	D3-032522- 01		

ND = Value below reporting limit



714-449-9937  
562-646-1611

11007 FOREST PLACE  
SANTA FE SPRINGS, CA 90671  
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## JONES ENVIRONMENTAL QUALITY CONTROL INFORMATION

<b>Client:</b>	Conservation Consulting International	<b>Report date:</b>	3/29/2022
<b>Client Address:</b>	23862 Hawthorne Blvd. Torrance, CA 90505	<b>Jones Ref. No.:</b>	ST-19417
		<b>Client Ref. No.:</b>	2503-1
<b>Attn:</b>	Ken Durand	<b>Date Sampled:</b>	3/25/2022
		<b>Date Received:</b>	3/25/2022
<b>Project:</b>		<b>Date Analyzed:</b>	3/25/2022
<b>Project Address:</b>	13321 Artesia Blvd Cerritos, CA 90703	<b>Physical State:</b>	Soil Gas

### EPA 8260B – Volatile Organics by GC/MS + Oxygenates

**Batch ID:** D3-032522-01

**Jones ID:**                   **032522-D3LCS1**      **032522-D3LCSD1**                    **032522-D3CCV1**

<u>Parameter</u>	LCS Recovery (%)	LCSD Recovery (%)	<u>RPD</u>	Acceptability Range (%)	<u>CCV</u>	Acceptability Range (%)
Vinyl chloride	133%	135%	2.1%	60 - 140	118%	80 - 120
1,1-Dichloroethene	113%	109%	3.3%	60 - 140	99%	80 - 120
Cis-1,2-Dichloroethene	101%	95%	5.9%	70 - 130	98%	80 - 120
1,1,1-Trichloroethane	102%	98%	3.6%	70 - 130	98%	80 - 120
Benzene	101%	97%	4.0%	70 - 130	97%	80 - 120
Trichloroethene	105%	99%	5.5%	70 - 130	101%	80 - 120
Toluene	100%	97%	2.9%	70 - 130	97%	80 - 120
Tetrachloroethene	100%	97%	2.6%	70 - 130	96%	80 - 120
Chlorobenzene	99%	96%	3.1%	70 - 130	98%	80 - 120
Ethylbenzene	99%	95%	4.3%	70 - 130	100%	80 - 120
1,2,4 Trimethylbenzene	104%	101%	3.4%	70 - 130	112%	80 - 120
Gasoline Range Organics (C4-C12)	101%	97%	3.7%	70 - 130	102%	80 - 120
<b><u>Surrogate Recovery:</u></b>						
Dibromofluoromethane	100%	101%		60 - 140	99%	60 - 140
Toluene-ds	99%	98%		60 - 140	97%	60 - 140
4-Bromofluorobenzene	104%	103%		60 - 140	106%	60 - 140

LCS = Laboratory Control Sample  
 LCSD = Laboratory Control Sample Duplicate  
 CCV = Continuing Calibration Verification  
 RPD = Relative Percent Difference; Acceptability range for RPD is ≤ 20%



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# Soil-Gas Chain-of-Custody Record

Client CCI

Client Address Cerritos

Project Name

Project Address 13321 Artesia Blvd  
Cerritos, CA 90703

Report To

Email/Phone

Sampler Jackson Nestor

Date 3/25/22

Client Project # 2503-1

Turn Around Requested

Immediate Attention-200%  
 Rush 24 Hours-100%  
 Rush 48 Hours-75%  
 Rush 72 Hours-50%  
 Rush 96 Hours-25%  
 Normal - No Surcharge

Reporting Limits Requested

20 ug/m<sup>3</sup>  8 ug/m<sup>3</sup>  
 ug/m<sup>3</sup>

Tedlar Hold-Time Requested:

6 hr (DTSC)  
 72 hr (EPA)  
 5 Day

Report Options

EDD \_\_\_\_\_  
 EDF\* - 10% Surcharge \_\_\_\_\_

\*Global ID \_\_\_\_\_

LAB USE ONLY

Jones Project # ST19417

Page 1 of 1

Sample Container:

If different than above, see Notes.

Tracer

n-pentane  
 n-hexane  
 n-heptane  
 Helium  
 1,1-DFA  
 \_\_\_\_\_

Analysis Requested

Sample Matrix: Soil Gas (SG), Air (A), Material (M)

8260B

Gasoline Range Organics

ASTM D1946, Methane/Fixed Gas/H<sub>2</sub>S

Magnehelic Vacuum (In/H<sub>2</sub>O)

Number of Containers

Units

ug/m<sup>3</sup>  ug/L  ppmV

Sample ID	Purge Number	Purge Volume (mL)	Date	Sample Collection Time	Jones ID (Lab Use Only)	Purge Rate (mL/min)	Pump ID	Magnehelic ID	Sample Matrix: Soil Gas (SG), Air (A), Material (M)	8260B	Gasoline Range Organics	ASTM D1946, Methane/Fixed Gas/H <sub>2</sub> S	Magnehelic Vacuum (In/H <sub>2</sub> O)	Number of Containers	Notes & Special Instructions
SV1-5'	3	1610	3/25	1230	ST-19417-01	200	Casey.1	M100.201	SG	X			<2	1	
SV2-5'	3	1610	3/25	1233	ST-19417-02	200	Jackson.2	M100.204	SG	X			<2	1	
SV3-5'	3	1610	3/25	1238	ST-19417-03	200	Casey.1	H8008	SG	X			<2	1	
SV4-5'	3	1610	3/25	1243	ST-19417-04	200	Jackson.2	M100.010	SG	X			<2	1	
SV5-5'	3	1610	3/25	1251	ST-19417-05	200	Casey.1	M100.201	SG	X			<2	1	

Relinquished By (Signature) [Signature] Printed Name Ken Duval Received By (Signature) [Signature] Printed Name Jackson Nestor

Company CCI Date 3/25/22 Time 1250 Company Jones Env Date 3/25/22 Time 1255

Relinquished By (Signature) [Signature] Printed Name Jackson Nestor Received By Laboratory (Signature) [Signature] Printed Name Sydney

Company Jones Env Date 3/25/22 Time 1321 Company Jones Date 3-25-22 Time 1321

5 Total Number of Containers

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



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**SAMPLE RECEIPT FORM**

Jones ID: ST9417

CLIENT: CCI  
PROJECT: Cemitor

DATE/TIME (LAB RECEIVED): 3/25/22 1321  
RECEIVED BY: Sydney

Delivered by:  Client  Jones Courier  UPS / FedEx / USPS  Other JACKSO

**TEMPERATURE:** Thermometer ID: T-1 (Corrected Temp.) Calibration Due: 08/03/2022

Temperature Cooler #1	_____ °C ± the CF(-0.5°C)	_____ °C	Blank	Sample
Temperature Cooler #2	_____ °C ± the CF(-0.5°C)	_____ °C	Blank	Sample
Temperature Criteria: 0 ≤ 6°C (NO frozen containers)	Criteria Met?	<input type="checkbox"/> Yes <input type="checkbox"/> No		

If criteria is not met:

Sample Received on ice?  Yes  No\*

Sample received Chilled on same day of sampling?  Yes  No\*

Checked By: \_\_\_\_\_

SAMPLE CONDITION:	YES	NO*	N/A
Chain of Custody (COC) received filled out completely -----	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Total number of containers received match COC-----	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Sample container label(s) consistent with COC-----	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Sample container(s) intact and in good condition-----	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Proper containers and sufficient volume for analyses requested on COC-----	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Proper preservative indicated on COC/container for analyses requested-----	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Volatile analysis container(s) free of headspace (EPA 8260 water) -----	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Custody Seals Intact on Cooler/Sample-----	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**CONTAINER TYPE:**

<u>Solid:</u>	<u>Aqueous:</u>	<u>Air / Soil Gas:</u>
5035 Kits: _____	Amber Bottle: _____	Tedlar Bag: <u>5</u>
Glass Jar: _____	VOAs: _____	<u>6 hr</u>
Sleeve: _____	Poly Bottle: _____	72 hr
Other: _____	5030 Kits: _____	5 Day
	Other: _____	Summa:
		(1L) _____ (6L) _____

**MILEAGE:**

Round Trip Mileage: 10 Travel Time: 30min On Site Time: 1hr

\*Complete Non-Conformance if checked

Checked by: NA