

LIMITED SITE INVESTIGATION

Ivy at Mountain Gate

430 West Foothill Parkway

Corona, Riverside County, California

October 3, 2023 | Terracon Project No. LA237498



Prepared for:
O and I Development
Irvine, California

Prepared by:
Terracon Consultants, Inc.
Colton, California

Explore with us



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October 3, 2023

O and I Development
3 Park Plaza, Suite 1920
Irvine, California 92614

Attn: Ms. Carissa Savant
P: (949) 744-5200
E: csavant@oakmontmg.com

Re: Limited Site Investigation
Ivy at Mountain Gate
430 West Foothill Parkway
Corona, Riverside County, California 92882
Terracon Project No. LA237498

Dear Ms. Savant:

Terracon Consultants, Inc. (Terracon) is pleased to submit the enclosed Limited Site Investigation report for the above referenced site. This assessment was performed in accordance with the Terracon Proposal No. PLA237498, dated July 28, 2023.

We appreciate the opportunity to perform these services for O and I Development. Please contact the undersigned at (909) 824-7311 if you have questions regarding the information provided in the report.

Sincerely,

Terracon Consultants, Inc.

Jose Lara, GIT
Assistant Geologist

Jose Marin
Assistant Geologist

Todd G. McFarland, PG, CHG
Environmental Department Manager



Attachments

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**LIMITED SITE INVESTIGATION
 IVY AT MOUNTAIN GATE
 430 WEST FOOTHILL PARKWAY
 CORONA, RIVERSIDE COUNTY, CALIFORNIA
 TERRACON PROJECT NO. LA237498
 OCTOBER 3, 2023**

1.0 INTRODUCTION

1.1 Site Description

Site Name	Ivy at Mountain Gate
Site Location/Address	430 West Foothill Parkway, Corona, Riverside County, California 92882
General Site Description	The site is located at 430 West Foothill Parkway, Corona, Riverside County, California 92882, and consists of three contiguous parcels (Riverside County Assessor Parcel Numbers: 1140-700-20, 1140-700-21 and 1140-700-22) totaling approximately 5.19-acres. The site consists of primarily vacant land with asphalt-paved areas on the southeaster portion of the site, and utilities. At the time of the field work, the site was unoccupied.

A topographic map and site diagram are included as **Exhibits 1** and **2** of **Appendix A**, respectively.

1.2 Scope of Work

Terracon conducted a Limited Site Investigation (LSI) at the site, located at 430 West Foothill Parkway, Corona, Riverside County, California (the site). The scope of work conducted with your approval, was performed in response to the site concern identified in the Phase I Environmental Site Assessment prepared by Terracon for Oakmont Management Group LLC, dated October 13, 2022 (Revised April 25, 2023), Terracon Project No. LA227126. The following was identified in connection with the site:

Site Concern	Description
<i>Historical Agricultural Land Use</i>	<i>Terracon identified agricultural historical land uses on the site.</i>

The objective of the LSI was to assess the presence of chemicals commonly associated with the identified site concerns at concentrations above laboratory reporting limits in the on-site soil.

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1.3 Standard of Care

Terracon's services were performed in a manner consistent with generally accepted practices of the profession undertaken in similar studies in the same geographical area during the same time period. Terracon makes no warranties, either express or implied, regarding the findings, conclusions, or recommendations. Please note that Terracon does not warrant the work of laboratories, regulatory agencies, or other third parties supplying information used in the preparation of the report. These LSI services were performed in accordance with the scope of work agreed with you, our client, as reflected in our proposal and were not restricted by ASTM E1903-19.

1.4 Additional Scope Limitations

Findings, conclusions, and recommendations resulting from these services are based upon information derived from the on-site activities and other services performed under this scope of work; such information is subject to change over time. Certain indicators of the presence of hazardous substances, petroleum products, or other constituents may have been latent, inaccessible, unobservable, nondetectable, or not present during these services, and we cannot represent that the site contains no hazardous substances, toxic materials, petroleum products, or other latent conditions beyond those identified during this LSI. Subsurface conditions may vary from those encountered at specific borings or wells or during other surveys, tests, assessments, investigations, or exploratory services; the data, interpretations, findings, and our recommendations are based solely upon data obtained at the time and within the scope of these services.

1.5 Reliance

This report has been prepared for the exclusive use and reliance of O and I Development. Use or reliance by any other party is prohibited without the written authorization of O and I Development and Terracon. Reliance on the report by the client will be subject to the terms, conditions and limitations stated in the proposal, LSI report, and our agreement. The limitation of liability defined in the Agreement for Services is the aggregate limit of Terracon's liability to O and I Development.

2.0 FIELD ACTIVITIES

Terracon's field activities were conducted on September 13 and September 19, 2023, by a geologist under the oversight of a California-licensed Professional Geologist (P.G.) with Terracon. A site-specific health and safety plan was utilized by Terracon during field activities for this assessment.

2.1 Pre-Mobilization

On September 13, 2023, and more than 48 hours prior to drilling activities, Terracon marked the boring locations, and Terracon contacted USA DigAlert 811 (Ticket No: B232560601) for clearance of public underground utilities in accordance with California law.

2.2 Geophysical Survey

On September 19, 2023, SoCal Locators conducted a non-invasive geophysical survey using ground penetrating radar (GPR) and conductive locating equipment to further evaluate the possible underground utilities and subsurface anomalies at the site. The geophysical survey was performed in

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the vicinity of each of the boring locations where hand tool drilling was to be performed. Conflicts with underground utilities were not identified. Subsurface anomalies were not identified using the GPR in the vicinity of borings.

2.3 Soil Borings and Soil Sampling

On September 19, 2023, Terracon advanced nine (9) soil borings by method of hand tools to a maximum depth of 1 foot below ground surface (bgs) within the site boundaries. Soil samples were collected continuously to document soil lithology, color, moisture content, and staining. Terracon screened the soil samples in the field using a calibrated MiniRae 3000 photoionization detector (PID) with a 10.6eV lamp to indicate the presence of total organic vapors (TOV). Indications of staining were not observed and PID readings were not detected above ambient background of 1.0 parts per million (ppm).

Soil samples were collected using new laboratory provided glassware to prevent cross contamination. Reusable drilling and sampling equipment were cleaned using an Alconox® or similar wash and two potable water rinses prior to the beginning of the project and before collecting each soil sample.

During sample collection, the soils encountered consisted primarily of a silty sand to the maximum depth explored of 1-foot bgs.

2.4 Sampling Program

The soil sampling program consisted of the following:

- Collection of a total of nine (9) discrete soil samples for laboratory analysis. Soil samples submitted for laboratory analysis were collected from the target interval of each boring based on field observations and PID readings, and/or professional judgement.

2.5 Investigation Derived Waste

Soil cuttings and other material generated during the field activities were temporarily stored in a 5-gallon plastic bucket. Based on the absence of in the initial shallow soil sampling activities and no field evidence of impairment in the borings, soil cuttings generated during the investigation activities were dispersed on-site and/or used as backfill material. The backfill material was compacted and finished at the surface to match surrounding conditions.

3.0 LABORATORY ANALYTICAL METHODS

3.1 Soil

Soil samples were collected in laboratory-provided containers. The soil samples were sealed, properly labeled, and placed on ice in a cooler for transportation to the laboratory. The samples and completed chain-of-custody forms were relinquished to SunStar Laboratories, Inc. (SunStar), Lake Forest, California, a State-of-California certified laboratory for analysis. Samples were submitted for analysis on standard turnaround time basis. The selected soil samples were analyzed using standard Environmental Protection Agency (EPA) methods and included:

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- Organochlorinated Pesticides (OCPs) by EPA Method 8081A;
- Herbicides by EPA Method 8151A; and,
- RCRA Metals by EPA Method 6010B/7471A.

The laboratory analytical reports and executed chain-of-custody forms are provided in **Appendix D**.

4.0 DATA EVALUATION

Terracon screened the analytical data using the current residential (unrestricted land use) and commercial Environmental Screening Levels (ESLs) published by San Francisco Bay Regional Water Quality Control Board (2019, Rev. 2)¹. The detection of an analyte at a concentration above a screening level does not necessarily indicate an adverse impact to human health or the environment; however, an exceedance of a screening level may indicate that additional investigation is warranted.

4.1 Soil Analytical Results – OCPs and Herbicides

The soil analytical results for **organochlorinated pesticides (OCPs)** were not detected above the specified laboratory reporting limits (RLs) except for 4,4'-DDE as noted below:

- **4,4'-DDE** was detected in soil sample B-4-1 at a concentration of **0.0052 milligram per kilogram (mg/Kg)**, which is below the residential and commercial ESLs.

The soil analytical results indicated concentrations of **herbicides** were not detected above laboratory RLs for the any of the analytes.

The OCPs and herbicides data is tabulated in **Table 1** of **Appendix C** and the laboratory analytical report and chain-of-custody forms are included in **Appendix D**.

4.2 Soil Analytical Results – Metals

The soil analytical results indicated metals were not detected above the specified laboratory RLs with the exception of **arsenic, barium, chromium, lead** and **mercury**. The detection of listed metals are within the range of naturally occurring "background" concentrations, and/or were below residential, commercial, and construction worker ESLs except for arsenic as discussed below.

Arsenic was detected in soil samples B-4-1, B-7-1, B-8-1, and B-9-1 at concentrations ranging from **2.0 to 2.5 mg/Kg**, which are equal to and/or exceed residential, commercial and/or construction worker ESLs. The ESLs are based on toxicity values and as such, the arsenic ESLs are relatively low. Since the naturally occurring arsenic concentrations in soil for southern California (and other regions) are often 100 times greater than screening levels, based on analyses of soil data, DTSC² established a regional background arsenic concentration. Based on statistically review of arsenic data sets, the DTSC

¹ San Francisco Regional Water Quality Control Board, 2019, *Environmental Screening Levels (ESLs), Direct Exposure Human Health Risk Levels, 2019, Rev 2*.

² California Environmental Protection Agency, Department of Toxic Substances Control (DTSC), 2020, *Human Health Risk Assessment (HHRA) Note Number 11, Southern California Ambient Arsenic Screening Level, December 28, 2020*.

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established an upper-bound arsenic concentration of *12 mg/Kg* for Southern California. Using this regional background concentration, the detected arsenic concentrations are generally within or below the naturally occurring “background” concentrations. Based on the arsenic concentrations and absence of elevated constituents of concern above ESLs, the arsenic concentrations are considered naturally occurring.

The analytical results for metals are summarized in **Table 2 of Appendix C** and the specified laboratory analytical report and chain-of-custody forms are included in **Appendix D**.

4.3 Quality Control/Quality Assurance

Quality control/quality assurance (QC/QA) of analytical data was maintained using the following methods and procedures:

- Established reporting limits (RLs) and method detection limits (MDLs) with the laboratory that meet data quality objectives (DQOs);
- Laboratory QA/QC controls, such as laboratory control standard (LCS), matrix spike (MS), and matrix spike duplicate (MSD);
- Collection of samples in laboratory provided containers;
- Chain-of-custody protocols;
- Storage and transportation of soil samples in secured, chilled containers; and,
- Decontamination of reusable sampling equipment.

Any discrepancy in the laboratory QC/QA is notated in the laboratory reports, which are included as **Appendix D**.

5.0 FINDINGS AND CONCLUSIONS

The findings from this LSI are as follows:

Soil

- During sample collection, the soils encountered consisted primarily of silty sand to the maximum depth explored of 1 foot bgs.
- Observed soils did not indicate staining and PID readings did not exceed 1.0 ppm.
- **4,4'-DDE** was detected in one sample above laboratory reporting limits, but below residential, commercial and construction worker ESLs.
- **Herbicides** were not detected in the soil samples analyzed above reporting limits.
- **Metals** including **barium, chromium, lead** and **mercury** were detected within the range of naturally occurring background concentrations and/or were below residential and commercial ESLs.
- **Arsenic** was detected in concentrations ranging from **2.0 to 2.5 mg/Kg**, which exceed ESLs, but within the range of naturally occurring background concentrations.

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- IDW was not generated for this investigation.

Indications of significantly impacted soil were not encountered at the locations and depths explored. Although the pesticide 4,4'-DDE was detected in one sample, the concentration is below the ESLs and appears to be residual concentration from historically agricultural uses on the site. Groundwater was not encountered or sampled.

6.0 RECOMMENDATIONS

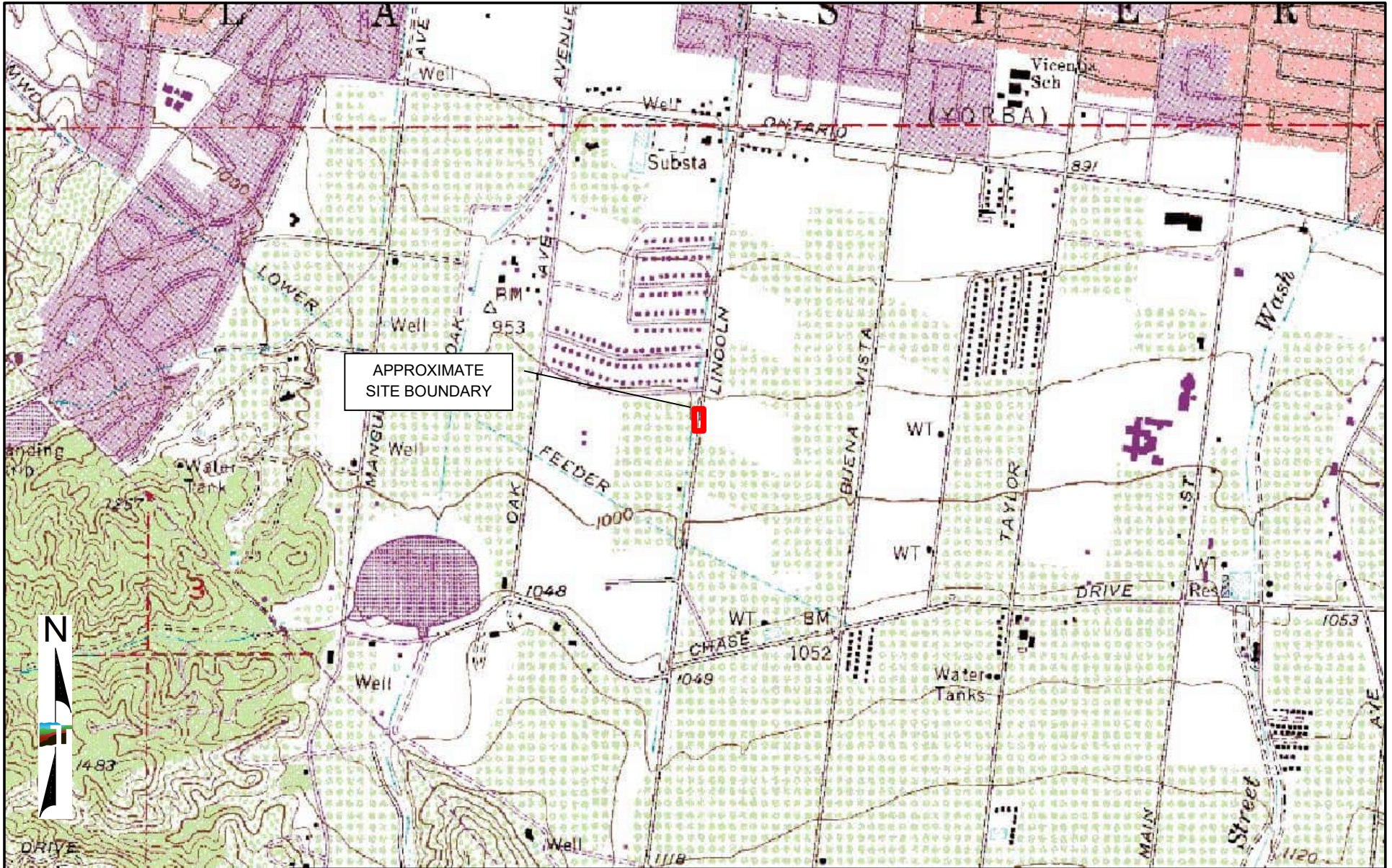
Based on the results of this LSI and the proposed development, further investigation does not appear warranted at this time.

If the planned use changes, or changed conditions are encountered during redevelopment, including stained soils, debris and/or soils with unusual odor, Terracon should be contacted to evaluate the identified soils to determine if additional sampling is required.

APPENDIX A

EXHIBIT 1: TOPOGRAPHIC MAP

EXHIBIT 2: SITE DIAGRAM



TOPOGRAPHIC MAP IMAGE COURTESY OF THE U.S. GEOLOGICAL SURVEY
 QUADRANGLES INCLUDE: CORONA SOUTH, CA (1/1/1997).

DIAGRAM IS FOR GENERAL LOCATION ONLY, AND IS NOT INTENDED FOR CONSTRUCTION PURPOSES

Project Manager: JM
 Drawn by: JM
 Checked by: TGM
 Approved by: TGM

Project No. LA237498
 Scale: 1"=2,000'
 File Name: NA
 Date: 9/28/23



1355 E. Cooley Drive
 Colton, California 92324

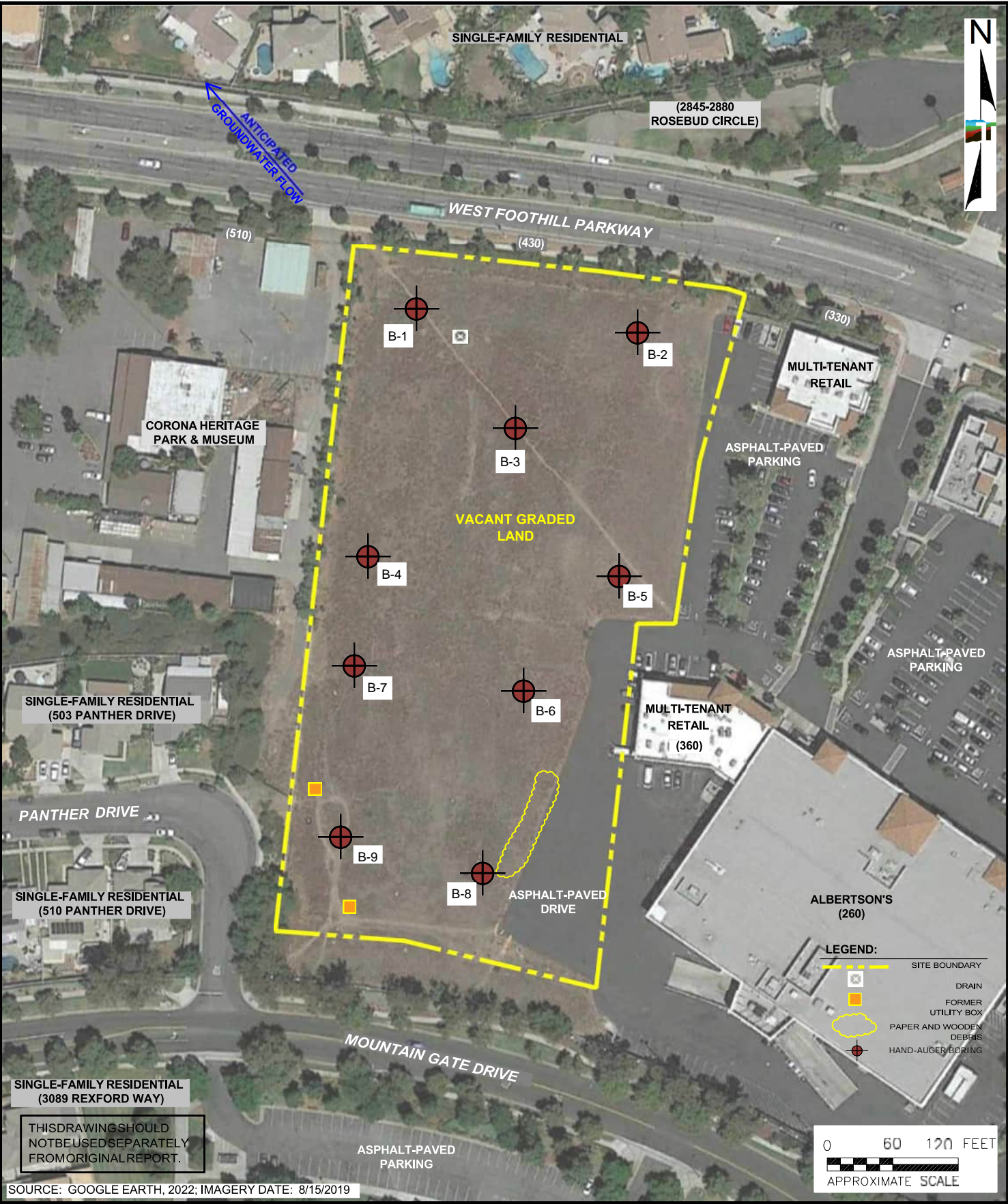
TOPOGRAPHIC MAP

IVY AT MOUNTAIN GATE
 430 WEST FOOTHILL PARKWAY
 CORONA, RIVERSIDE COUNTY, CALIFORNIA

Exhibit

1

Date: 10/05/22 C:\Users\CheryDriscoll\OneDrive - ILP Solutions\Drawings\Terracon\California\2022\LA227126.dwg Layout: portrait Current Layer: -Property Boundary



SOURCE: GOOGLE EARTH, 2022; IMAGERY DATE: 8/15/2019

Project Mngr:	JM	Project No.	LA237498
Drawn By:	JLL	Scale:	AS SHOWN
Checked By:	TGM	Date:	9/19/23
Approved By:	TGM		

Terracon
 1355 E. Cooley Drive
 Colton, California 92324

SITE DIAGRAM

IVY AT MOUNTAIN GATE
 430 WEST FOOTHILL PARKWAY
 CORONA, RIVERSIDE COUNTY, CALIFORNIA

EXHIBIT

2

APPENDIX B

PHOTO LOG



Photo 1: West facing view of the site.



Photo 2: Northwest view of B-1.



Photo 3: East facing view of site and B-3.



Photo 4: Southwest facing view of site and B-5.



Photo 5: Eastern facing view of site from western side.



Photo 6: View of B-4.



Photo 7: West facing view of the site from southern portion.



Photo 8: View of portion of the site from the eastern side.

APPENDIX C

TABLES

Table 1 - Summary of Soil Sample Analytical Results – Organochlorine Pesticides and Chlorinated Herbicides
 Ivy at Mountain Gate
 430 West Foothill Parkway
 Corona, Riverside County, California
 Terracon Project No. LA237498

Location ID	Sample ID	Sample Depth Feet bgs	Sample Date	Organochlorine Pesticides (OCPs)		Chlorinated Herbicides
				4,4'-DDE	Other VOCs	
				EPA Method 8081A (mg/Kg)		EPA Method 8151A (mg/Kg)
Shallow Soil Direct Exposure Screening Levels (1)	Residential	Cancer		1.8	Various	Various
		Non-Cancer		--	Various	Various
	Commercial / Industrial	Cancer		8.3	Various	Various
		Non-Cancer		--	Various	Various
	Construction Worker	Cancer		57	Various	Various
		Non-Cancer		--	Various	Various
B-1	B-1-1	0.5 to 1.0	9/19/2023	<0.0050	ND	ND
B-2	B-2-1	0.5 to 1.0	9/19/2023	<0.050	ND	ND
B-3	B-3-1	0.5 to 1.0	9/19/2023	<0.050	ND	ND
B-4	B-4-1	0.5 to 1.0	9/19/2023	0.0052	ND	ND
B-5	B-5-1	0.5 to 1.0	9/19/2023	<0.050	ND	ND
B-6	B-6-1	0.5 to 1.0	9/19/2023	<0.0050	ND	ND
B-7	B-7-1	0.5 to 1.0	9/19/2023	<0.0050	ND	ND
B-8	B-8-1	0.5 to 1.0	9/19/2023	<0.0050	ND	ND
B-9	B-9-1	0.5 to 1.0	9/19/2023	<0.0050	ND	ND

Notes:
 EPA = United States Environmental Protection Agency
 All units are in milligrams per kilogram (mg/Kg), unless specified
 bgs= below ground surface
 "<" = less than the laboratory reporting limit, or method detection limit, as specified
 -- = Not analyzed/not available/not established.
 ND = not detected above laboratory reporting limits. Multiple analytes, see laboratory report for specific reporting limits.
Bold = concentration above the laboratory report limit (RL), or above the laboratory method detection limit (MDL)

Screening Levels

(1) ESLs = San Francisco Bay Regional Water Quality Control Board Environmental Screening Levels (2019, Rev.2), Summary of Soil ESLs, Direct Exposure Human Health Risk Levels, Residential and Commercial/Industrial Shallow Soil Exposure, Table S-1.

Analyte concentration exceeds the criteria, as applicable.

Concentration Reported Above Residential Limit
Concentration Reported Above Commercial / Industrial Limit
Concentration Reported Above Construction Worker Limit

Table 2 - Summary of Soil Sample Analytical Results – RCRA Metals
 Ivy at Mountain Gate
 430 West Foothill Parkway
 Corona, Riverside County, California
 Terracon Project No. LA237498

Location ID	Sample ID	Sample Depth Feet bgs	Sample Date	Arsenic	Barium	Cadmium	Chromium	Lead	Mercury	Selenium	Silver
				EPA Method 6010B/7471A (mg/Kg)							
Shallow Soil Direct Exposure Screening Levels (1)	Residential	Cancer	0.067	--	910	--	--	82	--	--	--
		Non-Cancer	0.26	15,000	78	--	80	13	390	390	
	Commercial / Industrial	Cancer	0.31	--	4,000	--	380	--	--	--	
		Non-Cancer	3.6	220,000	1,100	--	320	190	5,800	5,800	
	Construction Worker	Cancer	2	--	110	--	2,700	--	--	--	
		Non-Cancer	0.98	3,000	51	--	160	44	1,700	1,800	
Background Levels (2)	Background, Mean (EPA, 1995)		7.0*	560	--	50	26	0.17	0.3	--	
	Background, Mean (EPA, 2007)		5.1*	598	0.4	120	26	--	0.2	0.8	
B-1	B-1-1	0.5 to 1.0	9/19/2023	<2.0	84	<2.0	6.8	7.2	0.11	<5.0	<2.0
B-2	B-2-1	0.5 to 1.0	9/19/2023	<2.0	92	<2.0	10	9.3	<0.10	<5.0	<2.0
B-3	B-3-1	0.5 to 1.0	9/19/2023	<2.0	92	<2.0	7.6	8.0	0.12	<5.0	<2.0
B-4	B-4-1	0.5 to 1.0	9/19/2023	2.1	100	<2.0	11	8.1	<0.10	<5.0	<2.0
B-5	B-5-1	0.5 to 1.0	9/19/2023	<2.0	90	<2.0	13	8.8	<0.10	<5.0	<2.0
B-6	B-6-1	0.5 to 1.0	9/19/2023	<2.0	130	<2.0	18	8.3	<0.10	<5.0	<2.0
B-7	B-7-1	0.5 to 1.0	9/19/2023	2.5	97	<2.0	8.7	9.0	0.12	<5.0	<2.0
B-8	B-8-1	0.5 to 1.0	9/19/2023	2.0	100	<2.0	9.5	8.9	0.12	<5.0	<2.0
B-9	B-9-1	0.5 to 1.0	9/19/2023	2.2	140	<2.0	5.9	9.6	0.12	<5.0	<2.0

Notes:

EPA = United States Environmental Protection Agency

All units are in milligrams per kilogram (mg/Kg), unless specified

bgs= below ground surface

"<" = less than the laboratory reporting limit, or method detection limit, as specified

-- = Not analyzed/not available/not established

Bold = concentration above the laboratory report limit (RL), or above the laboratory method detection limit (MDL)

Screening Levels

(1) ESLs = San Francisco Bay Regional Water Quality Control Board Environmental Screening Levels (2019, Rev.2), Summary of Soil ESLs, Direct Exposure Human Health Risk Levels, Residential and Commercial/Industrial Shallow Soil Exposure, Table S-1.

(2) EPA, 1995, Engineering Forum Issue, Determination of Background Concentrations of Inorganics in Soils and Sediments at Hazardous Waste Sites, EPA/540/S-96/500, December 1995.

(2) EPA, 2007, Guidance for Developing Ecological Soil Screening Levels, OSWER Directive 92857-55, Attachment 1-4, November 2003 (Revised July 2007).

* DTSC. Determination of a Southern California Regional Background Arsenic Concentration in Soil. Upper-bound arsenic concentration of 12 mg/Kg for Los Angeles County. Concentrations at or below this level are considered background concentrations.

** DTSC and the Air Force Center for Environmental Excellence, 2005. Inorganic Chemicals in Ground Water and Soil: Background Concentrations at California Air Force Bases., March 10, 2005. Upper-bound (95th Percentile) thallium concentration of 25 mg/Kg for California. Concentrations at or below this level are considered background concentrations.

DTSC = Department of Toxic Substances Control, HERO HIRA Note 3, April 2019, Table 1. DTSC-Recommended Screening Levels for Soil, Residential and Commercial/Industrial

Analyte concentration exceeds the criteria, as applicable.

	Concentration Reported Above Residential Limit
	Concentration Reported Above Commercial / Industrial Limit
	Concentration Reported Above Construction Worker Limit

APPENDIX D

ANALYTICAL REPORTS AND CHAIN-OF-CUSTODY



25712 Commercentre Drive
Lake Forest, California 92630
949.297.5020 Phone
949.297.5027 Fax

28 September 2023

Eric St. Michel
Terracon - Colton
1355 East Cooley Dr.
Colton, CA 92324
RE: Ivy at Mountain Gate

Enclosed are the results of analyses for samples received by the laboratory on 09/19/23 15:52. If you have any questions concerning this report, please feel free to contact me.

Sincerely,

Joann Marroquin For Jeff Lee
Project Manager



25712 Commercentre Drive
 Lake Forest, California 92630
 949.297.5020 Phone
 949.297.5027 Fax

Terracon - Colton
 1355 East Cooley Dr.
 Colton CA, 92324

Project: Ivy at Mountain Gate
 Project Number: LA237498
 Project Manager: Eric St. Michel

Reported:
 09/28/23 10:40

ANALYTICAL REPORT FOR SAMPLES

Sample ID	Laboratory ID	Matrix	Date Sampled	Date Received
B-1-1	T232720-01	Soil	09/19/23 09:38	09/19/23 15:52
B-2-1	T232720-02	Soil	09/19/23 09:50	09/19/23 15:52
B-3-1	T232720-03	Soil	09/19/23 09:30	09/19/23 15:52
B-4-1	T232720-04	Soil	09/19/23 09:03	09/19/23 15:52
B-5-1	T232720-05	Soil	09/19/23 09:13	09/19/23 15:52
B-6-1	T232720-06	Soil	09/19/23 08:45	09/19/23 15:52
B-7-1	T232720-07	Soil	09/19/23 08:22	09/19/23 15:52
B-8-1	T232720-08	Soil	09/19/23 08:33	09/19/23 15:52
B-9-1	T232720-09	Soil	09/19/23 08:08	09/19/23 15:52

SunStar Laboratories, Inc.

The results in this report apply to the samples analyzed in accordance with the chain of custody document. This analytical report must be reproduced in its entirety.

Joann Marroquin For Jeff Lee, Project Manager

Terracon - Colton
1355 East Cooley Dr.
Colton CA, 92324

Project: Ivy at Mountain Gate
Project Number: LA237498
Project Manager: Eric St. Michel

Reported:
09/28/23 10:40

DETECTIONS SUMMARY

Sample ID: B-1-1

Laboratory ID: T232720-01

Analyte	Reporting		Units	Method	Notes
	Result	Limit			
Barium	84	1.0	mg/kg	EPA 6010b	
Chromium	6.8	2.0	mg/kg	EPA 6010b	
Lead	7.2	3.0	mg/kg	EPA 6010b	
Mercury	0.11	0.10	mg/kg	EPA 7471A Soil	

Sample ID: B-2-1

Laboratory ID: T232720-02

Analyte	Reporting		Units	Method	Notes
	Result	Limit			
Barium	92	1.0	mg/kg	EPA 6010b	
Chromium	10	2.0	mg/kg	EPA 6010b	
Lead	9.3	3.0	mg/kg	EPA 6010b	

Sample ID: B-3-1

Laboratory ID: T232720-03

Analyte	Reporting		Units	Method	Notes
	Result	Limit			
Barium	92	1.0	mg/kg	EPA 6010b	
Chromium	7.6	2.0	mg/kg	EPA 6010b	
Lead	8.0	3.0	mg/kg	EPA 6010b	
Mercury	0.12	0.10	mg/kg	EPA 7471A Soil	

Sample ID: B-4-1

Laboratory ID: T232720-04

Analyte	Reporting		Units	Method	Notes
	Result	Limit			
Arsenic	2.1	2.0	mg/kg	EPA 6010b	
Barium	100	1.0	mg/kg	EPA 6010b	
Chromium	11	2.0	mg/kg	EPA 6010b	
Lead	8.1	3.0	mg/kg	EPA 6010b	
4,4'-DDE	0.0052	0.0050	mg/kg	EPA 8081A	

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Joann Marroquin For Jeff Lee, Project Manager

Terracon - Colton
1355 East Cooley Dr.
Colton CA, 92324

Project: Ivy at Mountain Gate
Project Number: LA237498
Project Manager: Eric St. Michel

Reported:
09/28/23 10:40

Sample ID: B-5-1 **Laboratory ID:** T232720-05

Analyte	Result	Reporting		Units	Method	Notes
		Limit				
Barium	90	1.0		mg/kg	EPA 6010b	
Chromium	13	2.0		mg/kg	EPA 6010b	
Lead	8.8	3.0		mg/kg	EPA 6010b	

Sample ID: B-6-1 **Laboratory ID:** T232720-06

Analyte	Result	Reporting		Units	Method	Notes
		Limit				
Barium	130	1.0		mg/kg	EPA 6010b	
Chromium	18	2.0		mg/kg	EPA 6010b	
Lead	8.3	3.0		mg/kg	EPA 6010b	

Sample ID: B-7-1 **Laboratory ID:** T232720-07

Analyte	Result	Reporting		Units	Method	Notes
		Limit				
Arsenic	2.5	2.0		mg/kg	EPA 6010b	
Barium	97	1.0		mg/kg	EPA 6010b	
Chromium	8.7	2.0		mg/kg	EPA 6010b	
Lead	9.0	3.0		mg/kg	EPA 6010b	
Mercury	0.12	0.10		mg/kg	EPA 7471A Soil	

Sample ID: B-8-1 **Laboratory ID:** T232720-08

Analyte	Result	Reporting		Units	Method	Notes
		Limit				
Arsenic	2.0	2.0		mg/kg	EPA 6010b	
Barium	100	1.0		mg/kg	EPA 6010b	
Chromium	9.5	2.0		mg/kg	EPA 6010b	
Lead	8.9	3.0		mg/kg	EPA 6010b	
Mercury	0.12	0.10		mg/kg	EPA 7471A Soil	

Sample ID: B-9-1 **Laboratory ID:** T232720-09

Analyte	Result	Reporting		Units	Method	Notes
		Limit				
Arsenic	2.2	2.0		mg/kg	EPA 6010b	

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Joann Marroquin For Jeff Lee, Project Manager



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Terracon - Colton 1355 East Cooley Dr. Colton CA, 92324	Project: Ivy at Mountain Gate Project Number: LA237498 Project Manager: Eric St. Michel	Reported: 09/28/23 10:40
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Sample ID: B-9-1 Laboratory ID: T232720-09

Analyte	Result	Reporting		Units	Method	Notes
		Limit				
Barium	140	1.0		mg/kg	EPA 6010b	
Chromium	5.9	2.0		mg/kg	EPA 6010b	
Lead	9.6	3.0		mg/kg	EPA 6010b	
Mercury	0.12	0.10		mg/kg	EPA 7471A Soil	

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Joann Marroquin For Jeff Lee, Project Manager

Terracon - Colton
1355 East Cooley Dr.
Colton CA, 92324

Project: Ivy at Mountain Gate
Project Number: LA237498
Project Manager: Eric St. Michel

Reported:
09/28/23 10:40

B-1-1
T232720-01 (Soil)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
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SunStar Laboratories, Inc.

TTLC RCRA Metals by EPA 6010B

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Arsenic	ND	2.0	mg/kg	1	2310336	09/20/23	09/21/23	EPA 6010b	
Barium	84	1.0	"	"	"	"	"	"	
Cadmium	ND	2.0	"	"	"	"	"	"	
Chromium	6.8	2.0	"	"	"	"	"	"	
Lead	7.2	3.0	"	"	"	"	"	"	
Selenium	ND	5.0	"	"	"	"	"	"	
Silver	ND	2.0	"	"	"	"	"	"	

Cold Vapor Extraction EPA 7470/7471

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Mercury	0.11	0.10	mg/kg	1	2310357	09/20/23	09/27/23	EPA 7471A Soil	

Organochlorine Pesticides by EPA Method 8081A

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
alpha-BHC	ND	0.0050	mg/kg	1	2310337	09/20/23	09/26/23	EPA 8081A	
gamma-BHC (Lindane)	ND	0.0050	"	"	"	"	"	"	
beta-BHC	ND	0.0050	"	"	"	"	"	"	
delta-BHC	ND	0.0050	"	"	"	"	"	"	
Heptachlor	ND	0.0050	"	"	"	"	"	"	
Aldrin	ND	0.0050	"	"	"	"	"	"	
Heptachlor epoxide	ND	0.0050	"	"	"	"	"	"	
gamma-Chlordane	ND	0.0050	"	"	"	"	"	"	
alpha-Chlordane	ND	0.0050	"	"	"	"	"	"	
Endosulfan I	ND	0.0050	"	"	"	"	"	"	
4,4'-DDE	ND	0.0050	"	"	"	"	"	"	
Dieldrin	ND	0.0050	"	"	"	"	"	"	
Endrin	ND	0.0050	"	"	"	"	"	"	
4,4'-DDD	ND	0.0050	"	"	"	"	"	"	
Endosulfan II	ND	0.0050	"	"	"	"	"	"	
4,4'-DDT	ND	0.0050	"	"	"	"	"	"	
Endrin aldehyde	ND	0.0050	"	"	"	"	"	"	
Endosulfan sulfate	ND	0.0050	"	"	"	"	"	"	
Methoxychlor	ND	0.0050	"	"	"	"	"	"	
Endrin ketone	ND	0.0050	"	"	"	"	"	"	

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Joann Marroquin For Jeff Lee, Project Manager

Terracon - Colton
1355 East Cooley Dr.
Colton CA, 92324

Project: Ivy at Mountain Gate
Project Number: LA237498
Project Manager: Eric St. Michel

Reported:
09/28/23 10:40

B-1-1
T232720-01 (Soil)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
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SunStar Laboratories, Inc.

Organochlorine Pesticides by EPA Method 8081A

Toxaphene	ND	0.020	mg/kg	1	2310337	09/20/23	09/26/23	EPA 8081A	
Surrogate: Tetrachloro-meta-xylene		73.9 %	35-140		"	"	"	"	
Surrogate: Decachlorobiphenyl		34.9 %	35-140		"	"	"	"	S-GC

Chlorinated Herbicides by EPA Method 8151A

2,4,5-T	ND	0.00500	mg/kg	1	2310341	09/20/23	09/22/23	8151	
2,4,5-TP (Silvex)	ND	0.00500	"	"	"	"	"	"	
2,4-D	ND	0.00500	"	"	"	"	"	"	
2,4-DB	ND	0.00500	"	"	"	"	"	"	
3,5-Dichlorobenzoic acid	ND	0.00500	"	"	"	"	"	"	
4-Nitrophenol	ND	0.00500	"	"	"	"	"	"	
Acifluorfen	ND	0.00500	"	"	"	"	"	"	
Bentazon	ND	0.00500	"	"	"	"	"	"	
Chloramben	ND	0.00500	"	"	"	"	"	"	
Dalapon	ND	0.0300	"	"	"	"	"	"	
DCPA diacid	ND	0.00500	"	"	"	"	"	"	
Dicamba	ND	0.00500	"	"	"	"	"	"	
Dichloroprop	ND	0.00500	"	"	"	"	"	"	
Dinoseb	ND	0.00500	"	"	"	"	"	"	
Pentachlorophenol	ND	0.00500	"	"	"	"	"	"	
Picloram	ND	0.00500	"	"	"	"	"	"	
Surrogate: 2,4-DCAA		56.7 %	35-150		"	"	"	"	

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Joann Marroquin For Jeff Lee, Project Manager



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Terracon - Colton 1355 East Cooley Dr. Colton CA, 92324	Project: Ivy at Mountain Gate Project Number: LA237498 Project Manager: Eric St. Michel	Reported: 09/28/23 10:40
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B-2-1
T232720-02 (Soil)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
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SunStar Laboratories, Inc.

TTLRCRA Metals by EPA 6010B

Arsenic	ND	2.0	mg/kg	1	2310336	09/20/23	09/21/23	EPA 6010b	
Barium	92	1.0	"	"	"	"	"	"	
Cadmium	ND	2.0	"	"	"	"	"	"	
Chromium	10	2.0	"	"	"	"	"	"	
Lead	9.3	3.0	"	"	"	"	"	"	
Selenium	ND	5.0	"	"	"	"	"	"	
Silver	ND	2.0	"	"	"	"	"	"	

Cold Vapor Extraction EPA 7470/7471

Mercury	ND	0.10	mg/kg	1	2310357	09/20/23	09/27/23	EPA 7471A Soil	
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Organochlorine Pesticides by EPA Method 8081A

alpha-BHC	ND	0.050	mg/kg	10	2310337	09/20/23	09/26/23	EPA 8081A	R-07
gamma-BHC (Lindane)	ND	0.050	"	"	"	"	"	"	R-07
beta-BHC	ND	0.050	"	"	"	"	"	"	R-07
delta-BHC	ND	0.050	"	"	"	"	"	"	R-07
Heptachlor	ND	0.050	"	"	"	"	"	"	R-07
Aldrin	ND	0.050	"	"	"	"	"	"	R-07
Heptachlor epoxide	ND	0.050	"	"	"	"	"	"	R-07
gamma-Chlordane	ND	0.050	"	"	"	"	"	"	R-07
alpha-Chlordane	ND	0.050	"	"	"	"	"	"	R-07
Endosulfan I	ND	0.050	"	"	"	"	"	"	R-07
4,4'-DDE	ND	0.050	"	"	"	"	"	"	R-07
Dieldrin	ND	0.050	"	"	"	"	"	"	R-07
Endrin	ND	0.050	"	"	"	"	"	"	R-07
4,4'-DDD	ND	0.050	"	"	"	"	"	"	R-07
Endosulfan II	ND	0.050	"	"	"	"	"	"	R-07
4,4'-DDT	ND	0.050	"	"	"	"	"	"	R-07
Endrin aldehyde	ND	0.050	"	"	"	"	"	"	R-07
Endosulfan sulfate	ND	0.050	"	"	"	"	"	"	R-07
Methoxychlor	ND	0.050	"	"	"	"	"	"	R-07
Endrin ketone	ND	0.050	"	"	"	"	"	"	R-07

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Joann Marroquin For Jeff Lee, Project Manager

Terracon - Colton
1355 East Cooley Dr.
Colton CA, 92324

Project: Ivy at Mountain Gate
Project Number: LA237498
Project Manager: Eric St. Michel

Reported:
09/28/23 10:40

B-2-1
T232720-02 (Soil)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
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SunStar Laboratories, Inc.

Organochlorine Pesticides by EPA Method 8081A

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Toxaphene	ND	0.20	mg/kg	10	2310337	09/20/23	09/26/23	EPA 8081A	R-07
Surrogate: Tetrachloro-meta-xylene		96.6 %	35-140		"	"	"	"	R-07
Surrogate: Decachlorobiphenyl		31.8 %	35-140		"	"	"	"	R-07, S-GC

Chlorinated Herbicides by EPA Method 8151A

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
2,4,5-T	ND	0.00500	mg/kg	1	2310341	09/20/23	09/22/23	8151	
2,4,5-TP (Silvex)	ND	0.00500	"	"	"	"	"	"	
2,4-D	ND	0.00500	"	"	"	"	"	"	
2,4-DB	ND	0.00500	"	"	"	"	"	"	
3,5-Dichlorobenzoic acid	ND	0.00500	"	"	"	"	"	"	
4-Nitrophenol	ND	0.00500	"	"	"	"	"	"	
Acifluorfen	ND	0.00500	"	"	"	"	"	"	
Bentazon	ND	0.00500	"	"	"	"	"	"	
Chloramben	ND	0.00500	"	"	"	"	"	"	
Dalapon	ND	0.0300	"	"	"	"	"	"	
DCPA diacid	ND	0.00500	"	"	"	"	"	"	
Dicamba	ND	0.00500	"	"	"	"	"	"	
Dichloroprop	ND	0.00500	"	"	"	"	"	"	
Dinoseb	ND	0.00500	"	"	"	"	"	"	
Pentachlorophenol	ND	0.00500	"	"	"	"	"	"	
Picloram	ND	0.00500	"	"	"	"	"	"	
Surrogate: 2,4-DCAA		57.6 %	35-150		"	"	"	"	

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Joann Marroquin For Jeff Lee, Project Manager



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B-3-1
T232720-03 (Soil)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
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SunStar Laboratories, Inc.

TTLRCRA Metals by EPA 6010B

Arsenic	ND	2.0	mg/kg	1	2310336	09/20/23	09/21/23	EPA 6010b	
Barium	92	1.0	"	"	"	"	"	"	
Cadmium	ND	2.0	"	"	"	"	"	"	
Chromium	7.6	2.0	"	"	"	"	"	"	
Lead	8.0	3.0	"	"	"	"	"	"	
Selenium	ND	5.0	"	"	"	"	"	"	
Silver	ND	2.0	"	"	"	"	"	"	

Cold Vapor Extraction EPA 7470/7471

Mercury	0.12	0.10	mg/kg	1	2310357	09/20/23	09/27/23	EPA 7471A Soil	
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Organochlorine Pesticides by EPA Method 8081A

alpha-BHC	ND	0.050	mg/kg	10	2310337	09/20/23	09/26/23	EPA 8081A	R-07
gamma-BHC (Lindane)	ND	0.050	"	"	"	"	"	"	R-07
beta-BHC	ND	0.050	"	"	"	"	"	"	R-07
delta-BHC	ND	0.050	"	"	"	"	"	"	R-07
Heptachlor	ND	0.050	"	"	"	"	"	"	R-07
Aldrin	ND	0.050	"	"	"	"	"	"	R-07
Heptachlor epoxide	ND	0.050	"	"	"	"	"	"	R-07
gamma-Chlordane	ND	0.050	"	"	"	"	"	"	R-07
alpha-Chlordane	ND	0.050	"	"	"	"	"	"	R-07
Endosulfan I	ND	0.050	"	"	"	"	"	"	R-07
4,4'-DDE	ND	0.050	"	"	"	"	"	"	R-07
Dieldrin	ND	0.050	"	"	"	"	"	"	R-07
Endrin	ND	0.050	"	"	"	"	"	"	R-07
4,4'-DDD	ND	0.050	"	"	"	"	"	"	R-07
Endosulfan II	ND	0.050	"	"	"	"	"	"	R-07
4,4'-DDT	ND	0.050	"	"	"	"	"	"	R-07
Endrin aldehyde	ND	0.050	"	"	"	"	"	"	R-07
Endosulfan sulfate	ND	0.050	"	"	"	"	"	"	R-07
Methoxychlor	ND	0.050	"	"	"	"	"	"	R-07
Endrin ketone	ND	0.050	"	"	"	"	"	"	R-07

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Joann Marroquin For Jeff Lee, Project Manager

Terracon - Colton
1355 East Cooley Dr.
Colton CA, 92324

Project: Ivy at Mountain Gate
Project Number: LA237498
Project Manager: Eric St. Michel

Reported:
09/28/23 10:40

B-3-1
T232720-03 (Soil)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
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SunStar Laboratories, Inc.

Organochlorine Pesticides by EPA Method 8081A

Toxaphene	ND	0.20	mg/kg	10	2310337	09/20/23	09/26/23	EPA 8081A	R-07
Surrogate: Tetrachloro-meta-xylene		96.8 %	35-140		"	"	"	"	R-07
Surrogate: Decachlorobiphenyl		49.2 %	35-140		"	"	"	"	R-07

Chlorinated Herbicides by EPA Method 8151A

2,4,5-T	ND	0.00500	mg/kg	1	2310341	09/20/23	09/22/23	8151	
2,4,5-TP (Silvex)	ND	0.00500	"	"	"	"	"	"	
2,4-D	ND	0.00500	"	"	"	"	"	"	
2,4-DB	ND	0.00500	"	"	"	"	"	"	
3,5-Dichlorobenzoic acid	ND	0.00500	"	"	"	"	"	"	
4-Nitrophenol	ND	0.00500	"	"	"	"	"	"	
Acifluorfen	ND	0.00500	"	"	"	"	"	"	
Bentazon	ND	0.00500	"	"	"	"	"	"	
Chloramben	ND	0.00500	"	"	"	"	"	"	
Dalapon	ND	0.0300	"	"	"	"	"	"	
DCPA diacid	ND	0.00500	"	"	"	"	"	"	
Dicamba	ND	0.00500	"	"	"	"	"	"	
Dichloroprop	ND	0.00500	"	"	"	"	"	"	
Dinoseb	ND	0.00500	"	"	"	"	"	"	
Pentachlorophenol	ND	0.00500	"	"	"	"	"	"	
Picloram	ND	0.00500	"	"	"	"	"	"	
Surrogate: 2,4-DCAA		63.9 %	35-150		"	"	"	"	

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Joann Marroquin For Jeff Lee, Project Manager



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Terracon - Colton 1355 East Cooley Dr. Colton CA, 92324	Project: Ivy at Mountain Gate Project Number: LA237498 Project Manager: Eric St. Michel	Reported: 09/28/23 10:40
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B-4-1
T232720-04 (Soil)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
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SunStar Laboratories, Inc.

TTLRCRA Metals by EPA 6010B

Arsenic	2.1	2.0	mg/kg	1	2310336	09/20/23	09/21/23	EPA 6010b	
Barium	100	1.0	"	"	"	"	"	"	
Cadmium	ND	2.0	"	"	"	"	"	"	
Chromium	11	2.0	"	"	"	"	"	"	
Lead	8.1	3.0	"	"	"	"	"	"	
Selenium	ND	5.0	"	"	"	"	"	"	
Silver	ND	2.0	"	"	"	"	"	"	

Cold Vapor Extraction EPA 7470/7471

Mercury	ND	0.10	mg/kg	1	2310357	09/20/23	09/27/23	EPA 7471A Soil	
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Organochlorine Pesticides by EPA Method 8081A

alpha-BHC	ND	0.0050	mg/kg	1	2310337	09/20/23	09/26/23	EPA 8081A	
gamma-BHC (Lindane)	ND	0.0050	"	"	"	"	"	"	
beta-BHC	ND	0.0050	"	"	"	"	"	"	
delta-BHC	ND	0.0050	"	"	"	"	"	"	
Heptachlor	ND	0.0050	"	"	"	"	"	"	
Aldrin	ND	0.0050	"	"	"	"	"	"	
Heptachlor epoxide	ND	0.0050	"	"	"	"	"	"	
gamma-Chlordane	ND	0.0050	"	"	"	"	"	"	
alpha-Chlordane	ND	0.0050	"	"	"	"	"	"	
Endosulfan I	ND	0.0050	"	"	"	"	"	"	
4,4'-DDE	0.0052	0.0050	"	"	"	"	"	"	
Dieldrin	ND	0.0050	"	"	"	"	"	"	
Endrin	ND	0.0050	"	"	"	"	"	"	
4,4'-DDD	ND	0.0050	"	"	"	"	"	"	
Endosulfan II	ND	0.0050	"	"	"	"	"	"	
4,4'-DDT	ND	0.0050	"	"	"	"	"	"	
Endrin aldehyde	ND	0.0050	"	"	"	"	"	"	
Endosulfan sulfate	ND	0.0050	"	"	"	"	"	"	
Methoxychlor	ND	0.0050	"	"	"	"	"	"	
Endrin ketone	ND	0.0050	"	"	"	"	"	"	
Toxaphene	ND	0.020	"	"	"	"	"	"	

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Joann Marroquin For Jeff Lee, Project Manager



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B-4-1
T232720-04 (Soil)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
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SunStar Laboratories, Inc.

Organochlorine Pesticides by EPA Method 8081A

Surrogate: Tetrachloro-meta-xylene	79.8 %	35-140	2310337	09/20/23	09/26/23	EPA 8081A
Surrogate: Decachlorobiphenyl	55.8 %	35-140	"	"	"	"

Chlorinated Herbicides by EPA Method 8151A

2,4,5-T	ND	0.00500	mg/kg	1	2310341	09/20/23	09/22/23	8151
2,4,5-TP (Silvex)	ND	0.00500	"	"	"	"	"	"
2,4-D	ND	0.00500	"	"	"	"	"	"
2,4-DB	ND	0.00500	"	"	"	"	"	"
3,5-Dichlorobenzoic acid	ND	0.00500	"	"	"	"	"	"
4-Nitrophenol	ND	0.00500	"	"	"	"	"	"
Acifluorfen	ND	0.00500	"	"	"	"	"	"
Bentazon	ND	0.00500	"	"	"	"	"	"
Chloramben	ND	0.00500	"	"	"	"	"	"
Dalapon	ND	0.0300	"	"	"	"	"	"
DCPA diacid	ND	0.00500	"	"	"	"	"	"
Dicamba	ND	0.00500	"	"	"	"	"	"
Dichloroprop	ND	0.00500	"	"	"	"	"	"
Dinoseb	ND	0.00500	"	"	"	"	"	"
Pentachlorophenol	ND	0.00500	"	"	"	"	"	"
Picloram	ND	0.00500	"	"	"	"	"	"
Surrogate: 2,4-DCAA	72.4 %	35-150	"	"	"	"	"	"

SunStar Laboratories, Inc.

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Joann Marroquin For Jeff Lee, Project Manager



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Terracon - Colton 1355 East Cooley Dr. Colton CA, 92324	Project: Ivy at Mountain Gate Project Number: LA237498 Project Manager: Eric St. Michel	Reported: 09/28/23 10:40
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B-5-1
T232720-05 (Soil)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
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SunStar Laboratories, Inc.

TTLRCRA Metals by EPA 6010B

Arsenic	ND	2.0	mg/kg	1	2310336	09/20/23	09/21/23	EPA 6010b	
Barium	90	1.0	"	"	"	"	"	"	
Cadmium	ND	2.0	"	"	"	"	"	"	
Chromium	13	2.0	"	"	"	"	"	"	
Lead	8.8	3.0	"	"	"	"	"	"	
Selenium	ND	5.0	"	"	"	"	"	"	
Silver	ND	2.0	"	"	"	"	"	"	

Cold Vapor Extraction EPA 7470/7471

Mercury	ND	0.10	mg/kg	1	2310357	09/20/23	09/27/23	EPA 7471A Soil	
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Organochlorine Pesticides by EPA Method 8081A

alpha-BHC	ND	0.050	mg/kg	10	2310337	09/20/23	09/26/23	EPA 8081A	R-07
gamma-BHC (Lindane)	ND	0.050	"	"	"	"	"	"	R-07
beta-BHC	ND	0.050	"	"	"	"	"	"	R-07
delta-BHC	ND	0.050	"	"	"	"	"	"	R-07
Heptachlor	ND	0.050	"	"	"	"	"	"	R-07
Aldrin	ND	0.050	"	"	"	"	"	"	R-07
Heptachlor epoxide	ND	0.050	"	"	"	"	"	"	R-07
gamma-Chlordane	ND	0.050	"	"	"	"	"	"	R-07
alpha-Chlordane	ND	0.050	"	"	"	"	"	"	R-07
Endosulfan I	ND	0.050	"	"	"	"	"	"	R-07
4,4'-DDE	ND	0.050	"	"	"	"	"	"	R-07
Dieldrin	ND	0.050	"	"	"	"	"	"	R-07
Endrin	ND	0.050	"	"	"	"	"	"	R-07
4,4'-DDD	ND	0.050	"	"	"	"	"	"	R-07
Endosulfan II	ND	0.050	"	"	"	"	"	"	R-07
4,4'-DDT	ND	0.050	"	"	"	"	"	"	R-07
Endrin aldehyde	ND	0.050	"	"	"	"	"	"	R-07
Endosulfan sulfate	ND	0.050	"	"	"	"	"	"	R-07
Methoxychlor	ND	0.050	"	"	"	"	"	"	R-07
Endrin ketone	ND	0.050	"	"	"	"	"	"	R-07

SunStar Laboratories, Inc.

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Joann Marroquin For Jeff Lee, Project Manager



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Terracon - Colton 1355 East Cooley Dr. Colton CA, 92324	Project: Ivy at Mountain Gate Project Number: LA237498 Project Manager: Eric St. Michel	Reported: 09/28/23 10:40
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B-5-1
T232720-05 (Soil)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
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SunStar Laboratories, Inc.

Organochlorine Pesticides by EPA Method 8081A

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Toxaphene	ND	0.20	mg/kg	10	2310337	09/20/23	09/26/23	EPA 8081A	R-07
Surrogate: Tetrachloro-meta-xylene		107 %	35-140		"	"	"	"	R-07
Surrogate: Decachlorobiphenyl		52.5 %	35-140		"	"	"	"	R-07

Chlorinated Herbicides by EPA Method 8151A

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
2,4,5-T	ND	0.00500	mg/kg	1	2310341	09/20/23	09/23/23	8151	
2,4,5-TP (Silvex)	ND	0.00500	"	"	"	"	"	"	
2,4-D	ND	0.00500	"	"	"	"	"	"	
2,4-DB	ND	0.00500	"	"	"	"	"	"	
3,5-Dichlorobenzoic acid	ND	0.00500	"	"	"	"	"	"	
4-Nitrophenol	ND	0.00500	"	"	"	"	"	"	
Acifluorfen	ND	0.00500	"	"	"	"	"	"	
Bentazon	ND	0.00500	"	"	"	"	"	"	
Chloramben	ND	0.00500	"	"	"	"	"	"	
Dalapon	ND	0.0300	"	"	"	"	"	"	
DCPA diacid	ND	0.00500	"	"	"	"	"	"	
Dicamba	ND	0.00500	"	"	"	"	"	"	
Dichloroprop	ND	0.00500	"	"	"	"	"	"	
Dinoseb	ND	0.00500	"	"	"	"	"	"	
Pentachlorophenol	ND	0.00500	"	"	"	"	"	"	
Picloram	ND	0.00500	"	"	"	"	"	"	
Surrogate: 2,4-DCAA		79.3 %	35-150		"	"	"	"	

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Joann Marroquin For Jeff Lee, Project Manager



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B-6-1
T232720-06 (Soil)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
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SunStar Laboratories, Inc.

TTLRCRA Metals by EPA 6010B

Arsenic	ND	2.0	mg/kg	1	2310336	09/20/23	09/21/23	EPA 6010b	
Barium	130	1.0	"	"	"	"	"	"	
Cadmium	ND	2.0	"	"	"	"	"	"	
Chromium	18	2.0	"	"	"	"	"	"	
Lead	8.3	3.0	"	"	"	"	"	"	
Selenium	ND	5.0	"	"	"	"	"	"	
Silver	ND	2.0	"	"	"	"	"	"	

Cold Vapor Extraction EPA 7470/7471

Mercury	ND	0.10	mg/kg	1	2310357	09/20/23	09/27/23	EPA 7471A Soil	
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Organochlorine Pesticides by EPA Method 8081A

alpha-BHC	ND	0.0050	mg/kg	1	2310337	09/20/23	09/26/23	EPA 8081A	
gamma-BHC (Lindane)	ND	0.0050	"	"	"	"	"	"	
beta-BHC	ND	0.0050	"	"	"	"	"	"	
delta-BHC	ND	0.0050	"	"	"	"	"	"	
Heptachlor	ND	0.0050	"	"	"	"	"	"	
Aldrin	ND	0.0050	"	"	"	"	"	"	
Heptachlor epoxide	ND	0.0050	"	"	"	"	"	"	
gamma-Chlordane	ND	0.0050	"	"	"	"	"	"	
alpha-Chlordane	ND	0.0050	"	"	"	"	"	"	
Endosulfan I	ND	0.0050	"	"	"	"	"	"	
4,4'-DDE	ND	0.0050	"	"	"	"	"	"	
Dieldrin	ND	0.0050	"	"	"	"	"	"	
Endrin	ND	0.0050	"	"	"	"	"	"	
4,4'-DDD	ND	0.0050	"	"	"	"	"	"	
Endosulfan II	ND	0.0050	"	"	"	"	"	"	
4,4'-DDT	ND	0.0050	"	"	"	"	"	"	
Endrin aldehyde	ND	0.0050	"	"	"	"	"	"	
Endosulfan sulfate	ND	0.0050	"	"	"	"	"	"	
Methoxychlor	ND	0.0050	"	"	"	"	"	"	
Endrin ketone	ND	0.0050	"	"	"	"	"	"	

SunStar Laboratories, Inc.

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Joann Marroquin For Jeff Lee, Project Manager



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B-6-1
T232720-06 (Soil)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
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SunStar Laboratories, Inc.

Organochlorine Pesticides by EPA Method 8081A

Toxaphene	ND	0.020	mg/kg	1	2310337	09/20/23	09/26/23	EPA 8081A	
Surrogate: Tetrachloro-meta-xylene		66.4 %	35-140		"	"	"	"	
Surrogate: Decachlorobiphenyl		32.2 %	35-140		"	"	"	"	S-GC

Chlorinated Herbicides by EPA Method 8151A

2,4,5-T	ND	0.00500	mg/kg	1	2310341	09/20/23	09/23/23	8151	
2,4,5-TP (Silvex)	ND	0.00500	"	"	"	"	"	"	
2,4-D	ND	0.00500	"	"	"	"	"	"	
2,4-DB	ND	0.00500	"	"	"	"	"	"	
3,5-Dichlorobenzoic acid	ND	0.00500	"	"	"	"	"	"	
4-Nitrophenol	ND	0.00500	"	"	"	"	"	"	
Acifluorfen	ND	0.00500	"	"	"	"	"	"	
Bentazon	ND	0.00500	"	"	"	"	"	"	
Chloramben	ND	0.00500	"	"	"	"	"	"	
Dalapon	ND	0.0300	"	"	"	"	"	"	
DCPA diacid	ND	0.00500	"	"	"	"	"	"	
Dicamba	ND	0.00500	"	"	"	"	"	"	
Dichloroprop	ND	0.00500	"	"	"	"	"	"	
Dinoseb	ND	0.00500	"	"	"	"	"	"	
Pentachlorophenol	ND	0.00500	"	"	"	"	"	"	
Picloram	ND	0.00500	"	"	"	"	"	"	
Surrogate: 2,4-DCAA		62.5 %	35-150		"	"	"	"	

SunStar Laboratories, Inc.

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Joann Marroquin For Jeff Lee, Project Manager



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Terracon - Colton 1355 East Cooley Dr. Colton CA, 92324	Project: Ivy at Mountain Gate Project Number: LA237498 Project Manager: Eric St. Michel	Reported: 09/28/23 10:40
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B-7-1
T232720-07 (Soil)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
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SunStar Laboratories, Inc.

TTLRCRA Metals by EPA 6010B

Arsenic	2.5	2.0	mg/kg	1	2310336	09/20/23	09/21/23	EPA 6010b	
Barium	97	1.0	"	"	"	"	"	"	
Cadmium	ND	2.0	"	"	"	"	"	"	
Chromium	8.7	2.0	"	"	"	"	"	"	
Lead	9.0	3.0	"	"	"	"	"	"	
Selenium	ND	5.0	"	"	"	"	"	"	
Silver	ND	2.0	"	"	"	"	"	"	

Cold Vapor Extraction EPA 7470/7471

Mercury	0.12	0.10	mg/kg	1	2310357	09/20/23	09/27/23	EPA 7471A Soil	
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Organochlorine Pesticides by EPA Method 8081A

alpha-BHC	ND	0.0050	mg/kg	1	2310337	09/20/23	09/26/23	EPA 8081A	
gamma-BHC (Lindane)	ND	0.0050	"	"	"	"	"	"	
beta-BHC	ND	0.0050	"	"	"	"	"	"	
delta-BHC	ND	0.0050	"	"	"	"	"	"	
Heptachlor	ND	0.0050	"	"	"	"	"	"	
Aldrin	ND	0.0050	"	"	"	"	"	"	
Heptachlor epoxide	ND	0.0050	"	"	"	"	"	"	
gamma-Chlordane	ND	0.0050	"	"	"	"	"	"	
alpha-Chlordane	ND	0.0050	"	"	"	"	"	"	
Endosulfan I	ND	0.0050	"	"	"	"	"	"	
4,4'-DDE	ND	0.0050	"	"	"	"	"	"	
Dieldrin	ND	0.0050	"	"	"	"	"	"	
Endrin	ND	0.0050	"	"	"	"	"	"	
4,4'-DDD	ND	0.0050	"	"	"	"	"	"	
Endosulfan II	ND	0.0050	"	"	"	"	"	"	
4,4'-DDT	ND	0.0050	"	"	"	"	"	"	
Endrin aldehyde	ND	0.0050	"	"	"	"	"	"	
Endosulfan sulfate	ND	0.0050	"	"	"	"	"	"	
Methoxychlor	ND	0.0050	"	"	"	"	"	"	
Endrin ketone	ND	0.0050	"	"	"	"	"	"	

SunStar Laboratories, Inc.

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Joann Marroquin For Jeff Lee, Project Manager

Terracon - Colton
1355 East Cooley Dr.
Colton CA, 92324

Project: Ivy at Mountain Gate
Project Number: LA237498
Project Manager: Eric St. Michel

Reported:
09/28/23 10:40

B-7-1
T232720-07 (Soil)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
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SunStar Laboratories, Inc.

Organochlorine Pesticides by EPA Method 8081A

Toxaphene	ND	0.020	mg/kg	1	2310337	09/20/23	09/26/23	EPA 8081A	
Surrogate: Tetrachloro-meta-xylene		76.6 %	35-140		"	"	"	"	
Surrogate: Decachlorobiphenyl		43.1 %	35-140		"	"	"	"	

Chlorinated Herbicides by EPA Method 8151A

2,4,5-T	ND	0.00500	mg/kg	1	2310341	09/20/23	09/23/23	8151	
2,4,5-TP (Silvex)	ND	0.00500	"	"	"	"	"	"	
2,4-D	ND	0.00500	"	"	"	"	"	"	
2,4-DB	ND	0.00500	"	"	"	"	"	"	
3,5-Dichlorobenzoic acid	ND	0.00500	"	"	"	"	"	"	
4-Nitrophenol	ND	0.00500	"	"	"	"	"	"	
Acifluorfen	ND	0.00500	"	"	"	"	"	"	
Bentazon	ND	0.00500	"	"	"	"	"	"	
Chloramben	ND	0.00500	"	"	"	"	"	"	
Dalapon	ND	0.0300	"	"	"	"	"	"	
DCPA diacid	ND	0.00500	"	"	"	"	"	"	
Dicamba	ND	0.00500	"	"	"	"	"	"	
Dichloroprop	ND	0.00500	"	"	"	"	"	"	
Dinoseb	ND	0.00500	"	"	"	"	"	"	
Pentachlorophenol	ND	0.00500	"	"	"	"	"	"	
Picloram	ND	0.00500	"	"	"	"	"	"	
Surrogate: 2,4-DCAA		65.3 %	35-150		"	"	"	"	

SunStar Laboratories, Inc.



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Joann Marroquin For Jeff Lee, Project Manager



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Terracon - Colton 1355 East Cooley Dr. Colton CA, 92324	Project: Ivy at Mountain Gate Project Number: LA237498 Project Manager: Eric St. Michel	Reported: 09/28/23 10:40
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B-8-1
T232720-08 (Soil)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
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SunStar Laboratories, Inc.

TTLRCRA Metals by EPA 6010B

Arsenic	2.0	2.0	mg/kg	1	2310336	09/20/23	09/21/23	EPA 6010b	
Barium	100	1.0	"	"	"	"	"	"	
Cadmium	ND	2.0	"	"	"	"	"	"	
Chromium	9.5	2.0	"	"	"	"	"	"	
Lead	8.9	3.0	"	"	"	"	"	"	
Selenium	ND	5.0	"	"	"	"	"	"	
Silver	ND	2.0	"	"	"	"	"	"	

Cold Vapor Extraction EPA 7470/7471

Mercury	0.12	0.10	mg/kg	1	2310357	09/20/23	09/27/23	EPA 7471A Soil	
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Organochlorine Pesticides by EPA Method 8081A

alpha-BHC	ND	0.0050	mg/kg	1	2310337	09/20/23	09/26/23	EPA 8081A	
gamma-BHC (Lindane)	ND	0.0050	"	"	"	"	"	"	
beta-BHC	ND	0.0050	"	"	"	"	"	"	
delta-BHC	ND	0.0050	"	"	"	"	"	"	
Heptachlor	ND	0.0050	"	"	"	"	"	"	
Aldrin	ND	0.0050	"	"	"	"	"	"	
Heptachlor epoxide	ND	0.0050	"	"	"	"	"	"	
gamma-Chlordane	ND	0.0050	"	"	"	"	"	"	
alpha-Chlordane	ND	0.0050	"	"	"	"	"	"	
Endosulfan I	ND	0.0050	"	"	"	"	"	"	
4,4'-DDE	ND	0.0050	"	"	"	"	"	"	
Dieldrin	ND	0.0050	"	"	"	"	"	"	
Endrin	ND	0.0050	"	"	"	"	"	"	
4,4'-DDD	ND	0.0050	"	"	"	"	"	"	
Endosulfan II	ND	0.0050	"	"	"	"	"	"	
4,4'-DDT	ND	0.0050	"	"	"	"	"	"	
Endrin aldehyde	ND	0.0050	"	"	"	"	"	"	
Endosulfan sulfate	ND	0.0050	"	"	"	"	"	"	
Methoxychlor	ND	0.0050	"	"	"	"	"	"	
Endrin ketone	ND	0.0050	"	"	"	"	"	"	

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Joann Marroquin For Jeff Lee, Project Manager



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B-8-1
T232720-08 (Soil)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
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SunStar Laboratories, Inc.

Organochlorine Pesticides by EPA Method 8081A

Toxaphene	ND	0.020	mg/kg	1	2310337	09/20/23	09/26/23	EPA 8081A	
<i>Surrogate: Tetrachloro-meta-xylene</i>		76.4 %	35-140		"	"	"	"	
<i>Surrogate: Decachlorobiphenyl</i>		43.1 %	35-140		"	"	"	"	

Chlorinated Herbicides by EPA Method 8151A

2,4,5-T	ND	0.00500	mg/kg	1	2310341	09/20/23	09/23/23	8151	
2,4,5-TP (Silvex)	ND	0.00500	"	"	"	"	"	"	
2,4-D	ND	0.00500	"	"	"	"	"	"	
2,4-DB	ND	0.00500	"	"	"	"	"	"	
3,5-Dichlorobenzoic acid	ND	0.00500	"	"	"	"	"	"	
4-Nitrophenol	ND	0.00500	"	"	"	"	"	"	
Acifluorfen	ND	0.00500	"	"	"	"	"	"	
Bentazon	ND	0.00500	"	"	"	"	"	"	
Chloramben	ND	0.00500	"	"	"	"	"	"	
Dalapon	ND	0.0300	"	"	"	"	"	"	
DCPA diacid	ND	0.00500	"	"	"	"	"	"	
Dicamba	ND	0.00500	"	"	"	"	"	"	
Dichloroprop	ND	0.00500	"	"	"	"	"	"	
Dinoseb	ND	0.00500	"	"	"	"	"	"	
Pentachlorophenol	ND	0.00500	"	"	"	"	"	"	
Picloram	ND	0.00500	"	"	"	"	"	"	
<i>Surrogate: 2,4-DCAA</i>		54.0 %	35-150		"	"	"	"	

SunStar Laboratories, Inc.

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Joann Marroquin For Jeff Lee, Project Manager



25712 Commercentre Drive
 Lake Forest, California 92630
 949.297.5020 Phone
 949.297.5027 Fax

Terracon - Colton 1355 East Cooley Dr. Colton CA, 92324	Project: Ivy at Mountain Gate Project Number: LA237498 Project Manager: Eric St. Michel	Reported: 09/28/23 10:40
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B-9-1
T232720-09 (Soil)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
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SunStar Laboratories, Inc.

TTLRCRA Metals by EPA 6010B

Arsenic	2.2	2.0	mg/kg	1	2310336	09/20/23	09/21/23	EPA 6010b	
Barium	140	1.0	"	"	"	"	"	"	
Cadmium	ND	2.0	"	"	"	"	"	"	
Chromium	5.9	2.0	"	"	"	"	"	"	
Lead	9.6	3.0	"	"	"	"	"	"	
Selenium	ND	5.0	"	"	"	"	"	"	
Silver	ND	2.0	"	"	"	"	"	"	

Cold Vapor Extraction EPA 7470/7471

Mercury	0.12	0.10	mg/kg	1	2310357	09/20/23	09/27/23	EPA 7471A Soil	
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Organochlorine Pesticides by EPA Method 8081A

alpha-BHC	ND	0.0050	mg/kg	1	2310337	09/20/23	09/26/23	EPA 8081A	
gamma-BHC (Lindane)	ND	0.0050	"	"	"	"	"	"	
beta-BHC	ND	0.0050	"	"	"	"	"	"	
delta-BHC	ND	0.0050	"	"	"	"	"	"	
Heptachlor	ND	0.0050	"	"	"	"	"	"	
Aldrin	ND	0.0050	"	"	"	"	"	"	
Heptachlor epoxide	ND	0.0050	"	"	"	"	"	"	
gamma-Chlordane	ND	0.0050	"	"	"	"	"	"	
alpha-Chlordane	ND	0.0050	"	"	"	"	"	"	
Endosulfan I	ND	0.0050	"	"	"	"	"	"	
4,4'-DDE	ND	0.0050	"	"	"	"	"	"	
Dieldrin	ND	0.0050	"	"	"	"	"	"	
Endrin	ND	0.0050	"	"	"	"	"	"	
4,4'-DDD	ND	0.0050	"	"	"	"	"	"	
Endosulfan II	ND	0.0050	"	"	"	"	"	"	
4,4'-DDT	ND	0.0050	"	"	"	"	"	"	
Endrin aldehyde	ND	0.0050	"	"	"	"	"	"	
Endosulfan sulfate	ND	0.0050	"	"	"	"	"	"	
Methoxychlor	ND	0.0050	"	"	"	"	"	"	
Endrin ketone	ND	0.0050	"	"	"	"	"	"	

SunStar Laboratories, Inc.

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Joann Marroquin For Jeff Lee, Project Manager



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Terracon - Colton 1355 East Cooley Dr. Colton CA, 92324	Project: Ivy at Mountain Gate Project Number: LA237498 Project Manager: Eric St. Michel	Reported: 09/28/23 10:40
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B-9-1
T232720-09 (Soil)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
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SunStar Laboratories, Inc.

Organochlorine Pesticides by EPA Method 8081A

Toxaphene	ND	0.020	mg/kg	1	2310337	09/20/23	09/26/23	EPA 8081A	
Surrogate: Tetrachloro-meta-xylene		73.3 %	35-140		"	"	"	"	
Surrogate: Decachlorobiphenyl		36.1 %	35-140		"	"	"	"	

Chlorinated Herbicides by EPA Method 8151A

2,4,5-T	ND	0.00500	mg/kg	1	2310341	09/20/23	09/23/23	8151	
2,4,5-TP (Silvex)	ND	0.00500	"	"	"	"	"	"	
2,4-D	ND	0.00500	"	"	"	"	"	"	
2,4-DB	ND	0.00500	"	"	"	"	"	"	
3,5-Dichlorobenzoic acid	ND	0.00500	"	"	"	"	"	"	
4-Nitrophenol	ND	0.00500	"	"	"	"	"	"	
Acifluorfen	ND	0.00500	"	"	"	"	"	"	
Bentazon	ND	0.00500	"	"	"	"	"	"	
Chloramben	ND	0.00500	"	"	"	"	"	"	
Dalapon	ND	0.0300	"	"	"	"	"	"	
DCPA diacid	ND	0.00500	"	"	"	"	"	"	
Dicamba	ND	0.00500	"	"	"	"	"	"	
Dichloroprop	ND	0.00500	"	"	"	"	"	"	
Dinoseb	ND	0.00500	"	"	"	"	"	"	
Pentachlorophenol	ND	0.00500	"	"	"	"	"	"	
Picloram	ND	0.00500	"	"	"	"	"	"	
Surrogate: 2,4-DCAA		42.4 %	35-150		"	"	"	"	

SunStar Laboratories, Inc.

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---	---	-----------------------------

TTLRC RCRA Metals by EPA 6010B - Quality Control
SunStar Laboratories, Inc.

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Notes
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Batch 2310336 - EPA 3050B

Blank (2310336-BLK1)										
					Prepared: 09/20/23 Analyzed: 09/21/23					
Arsenic	ND	2.0	mg/kg							
Barium	ND	1.0	"							
Cadmium	ND	2.0	"							
Chromium	ND	2.0	"							
Lead	ND	3.0	"							
Selenium	ND	5.0	"							
Silver	ND	2.0	"							

LCS (2310336-BS1)										
					Prepared: 09/20/23 Analyzed: 09/21/23					
Arsenic	99.7	2.0	mg/kg	100		99.7	75-125			
Barium	103	1.0	"	100		103	75-125			
Cadmium	103	2.0	"	100		103	75-125			
Chromium	102	2.0	"	100		102	75-125			
Lead	103	3.0	"	100		103	75-125			

Matrix Spike (2310336-MS1)										
			Source: T232717-01		Prepared: 09/20/23 Analyzed: 09/21/23					
Arsenic	69.7	2.0	mg/kg	100	ND	69.7	75-125			QM-05
Barium	166	1.0	"	100	108	58.3	75-125			QM-05
Cadmium	69.6	2.0	"	100	0.833	68.8	75-125			QM-05
Chromium	87.3	2.0	"	100	17.7	69.6	75-125			QM-05
Lead	69.4	3.0	"	100	2.30	67.1	75-125			QM-05

Matrix Spike Dup (2310336-MSD1)										
			Source: T232717-01		Prepared: 09/20/23 Analyzed: 09/21/23					
Arsenic	69.3	2.0	mg/kg	100	ND	69.3	75-125	0.459	20	QM-05
Barium	176	1.0	"	100	108	68.5	75-125	5.96	20	QM-05
Cadmium	69.1	2.0	"	100	0.833	68.3	75-125	0.739	20	QM-05
Chromium	87.1	2.0	"	100	17.7	69.4	75-125	0.239	20	QM-05
Lead	70.4	3.0	"	100	2.30	68.1	75-125	1.51	20	QM-05

SunStar Laboratories, Inc.

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Joann Marroquin For Jeff Lee, Project Manager



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Terracon - Colton 1355 East Cooley Dr. Colton CA, 92324	Project: Ivy at Mountain Gate Project Number: LA237498 Project Manager: Eric St. Michel	Reported: 09/28/23 10:40
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Cold Vapor Extraction EPA 7470/7471 - Quality Control

SunStar Laboratories, Inc.

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Notes
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Batch 2310357 - EPA 7471A Soil

Blank (2310357-BLK1)		Prepared: 09/20/23 Analyzed: 09/27/23								
Mercury	ND	0.10	mg/kg							
LCS (2310357-BS1)		Prepared: 09/20/23 Analyzed: 09/27/23								
Mercury	0.386	0.10	mg/kg	0.410		94.1	80-120			
Matrix Spike (2310357-MS1)		Source: T232720-01		Prepared: 09/20/23 Analyzed: 09/27/23						
Mercury	0.506	0.10	mg/kg	0.417	0.112	94.6	80-120			
Matrix Spike Dup (2310357-MSD1)		Source: T232720-01		Prepared: 09/20/23 Analyzed: 09/27/23						
Mercury	0.487	0.10	mg/kg	0.417	0.112	89.9	80-120	3.96	20	

SunStar Laboratories, Inc.

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Joann Marroquin For Jeff Lee, Project Manager



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Terracon - Colton
 1355 East Cooley Dr.
 Colton CA, 92324

Project: Ivy at Mountain Gate
 Project Number: LA237498
 Project Manager: Eric St. Michel

Reported:
 09/28/23 10:40

Organochlorine Pesticides by EPA Method 8081A - Quality Control

SunStar Laboratories, Inc.

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Notes
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Batch 2310337 - EPA 3550C ECD/GCMS

Blank (2310337-BLK1)

Prepared: 09/20/23 Analyzed: 09/26/23

alpha-BHC	ND	0.0050	mg/kg							
gamma-BHC (Lindane)	ND	0.0050	"							
beta-BHC	ND	0.0050	"							
delta-BHC	ND	0.0050	"							
Heptachlor	ND	0.0050	"							
Aldrin	ND	0.0050	"							
Heptachlor epoxide	ND	0.0050	"							
gamma-Chlordane	ND	0.0050	"							
alpha-Chlordane	ND	0.0050	"							
Endosulfan I	ND	0.0050	"							
4,4'-DDE	ND	0.0050	"							
Dieldrin	ND	0.0050	"							
Endrin	ND	0.0050	"							
4,4'-DDD	ND	0.0050	"							
Endosulfan II	ND	0.0050	"							
4,4'-DDT	ND	0.0050	"							
Endrin aldehyde	ND	0.0050	"							
Endosulfan sulfate	ND	0.0050	"							
Methoxychlor	ND	0.0050	"							
Endrin ketone	ND	0.0050	"							
Toxaphene	ND	0.020	"							
Surrogate: Tetrachloro-meta-xylene	0.00677		"	0.0100		67.7	35-140			
Surrogate: Decachlorobiphenyl	0.00373		"	0.0100		37.3	35-140			

LCS (2310337-BS1)

Prepared: 09/20/23 Analyzed: 09/26/23

gamma-BHC (Lindane)	0.0371	0.0050	mg/kg	0.0404		91.9	40-120			
Heptachlor	0.0375	0.0050	"	0.0400		93.7	40-120			
Aldrin	0.0314	0.0050	"	0.0400		78.5	40-120			
Dieldrin	0.0359	0.0050	"	0.0402		89.2	40-120			
Endrin	0.0393	0.0050	"	0.0402		97.9	40-120			
4,4'-DDT	0.0384	0.0050	"	0.0404		95.1	33-147			
Surrogate: Tetrachloro-meta-xylene	0.00738		"	0.0100		73.8	35-140			
Surrogate: Decachlorobiphenyl	0.00446		"	0.0100		44.6	35-140			

SunStar Laboratories, Inc.

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Joann Marroquin For Jeff Lee, Project Manager



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Terracon - Colton 1355 East Cooley Dr. Colton CA, 92324	Project: Ivy at Mountain Gate Project Number: LA237498 Project Manager: Eric St. Michel	Reported: 09/28/23 10:40
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Organochlorine Pesticides by EPA Method 8081A - Quality Control

SunStar Laboratories, Inc.

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Notes
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Batch 2310337 - EPA 3550C ECD/GCMS

LCS Dup (2310337-BSD1)

Prepared: 09/20/23 Analyzed: 09/26/23

gamma-BHC (Lindane)	0.0360	0.0050	mg/kg	0.0404		89.0	40-120	3.22	30	
Heptachlor	0.0363	0.0050	"	0.0400		90.7	40-120	3.18	30	
Aldrin	0.0309	0.0050	"	0.0400		77.3	40-120	1.52	30	
Dieldrin	0.0346	0.0050	"	0.0402		86.1	40-120	3.61	30	
Endrin	0.0380	0.0050	"	0.0402		94.5	40-120	3.49	30	
4,4'-DDT	0.0371	0.0050	"	0.0404		91.8	33-147	3.54	30	
Surrogate: Tetrachloro-meta-xylene	0.00699		"	0.0100		69.9	35-140			
Surrogate: Decachlorobiphenyl	0.00437		"	0.0100		43.7	35-140			

SunStar Laboratories, Inc.

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Terracon - Colton 1355 East Cooley Dr. Colton CA, 92324	Project: Ivy at Mountain Gate Project Number: LA237498 Project Manager: Eric St. Michel	Reported: 09/28/23 10:40
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Chlorinated Herbicides by EPA Method 8151A - Quality Control

SunStar Laboratories, Inc.

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Notes
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Batch 2310341 - 8151 Prep

Blank (2310341-BLK1)				Prepared: 09/20/23 Analyzed: 09/22/23						
2,4,5-T	ND	0.00500	mg/kg							
2,4,5-TP (Silvex)	ND	0.00500	"							
2,4-D	ND	0.00500	"							
2,4-DB	ND	0.00500	"							
3,5-Dichlorobenzoic acid	ND	0.00500	"							
4-Nitrophenol	ND	0.00500	"							
Acifluorfen	ND	0.00500	"							
Bentazon	ND	0.00500	"							
Chloramben	ND	0.00500	"							
Dalapon	ND	0.0300	"							
DCPA diacid	ND	0.00500	"							
Dicamba	ND	0.00500	"							
Dichloroprop	ND	0.00500	"							
Dinoseb	ND	0.00500	"							
Pentachlorophenol	ND	0.00500	"							
Picloram	ND	0.00500	"							
Surrogate: 2,4-DCAA	0.737		"	1.33		55.3	35-150			

LCS (2310341-BS1)				Prepared: 09/20/23 Analyzed: 09/22/23						
2,4,5-T	0.199	0.00500	mg/kg	0.333		59.8	20-150			
2,4,5-TP (Silvex)	0.233	0.00500	"	0.333		69.8	20-150			
2,4-D	0.236	0.00500	"	0.333		70.8	20-150			
Surrogate: 2,4-DCAA	0.890		"	1.33		66.8	35-150			

LCS Dup (2310341-BSD1)				Prepared: 09/20/23 Analyzed: 09/22/23						
2,4,5-T	0.181	0.00500	mg/kg	0.333		54.3	20-150	9.52	30	
2,4,5-TP (Silvex)	0.220	0.00500	"	0.333		66.0	20-150	5.55	30	
2,4-D	0.226	0.00500	"	0.333		67.7	20-150	4.46	30	
Surrogate: 2,4-DCAA	0.897		"	1.33		67.3	35-150			

SunStar Laboratories, Inc.

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Joann Marroquin For Jeff Lee, Project Manager



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Terracon - Colton
1355 East Cooley Dr.
Colton CA, 92324

Project: Ivy at Mountain Gate
Project Number: LA237498
Project Manager: Eric St. Michel

Reported:
09/28/23 10:40

Notes and Definitions

- S-GC Surrogate recovery outside of established control limits. The data was accepted based on valid recovery of the remaining surrogate(s).
- R-07 Reporting limit for this compound(s) has been raised to account for dilution necessary due to high levels of interfering compound(s) and/or matrix affect.
- QM-05 The spike recovery was outside acceptance limits for the MS and/or MSD due to possible matrix interference. The LCS was within acceptance criteria. The data is acceptable as no negative impact on data is expected.
- DET Analyte DETECTED
- ND Analyte NOT DETECTED at or above the reporting limit
- NR Not Reported
- dry Sample results reported on a dry weight basis
- RPD Relative Percent Difference

SunStar Laboratories, Inc.

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Joann Marroquin For Jeff Lee, Project Manager

T232720

Laboratory: SunStar Lab
 Address:
 Contact: Jeff Lee
 Phone:
 PO/SO#:

Chain of Custody Record



Regulatory Program: DW NPDES RCRA Other:

Client Contact Terracon Consultants, Inc. 1355 E Cooley Drive Suite C Colton, CA 92324 Phone: 909-824-7311	Project Manager: <u>Jose Maria / Eric St. Michel</u> Tel/Fax:	Sampler's Name: <u>Jose L.</u> Lab Contact:	Sampler's Signature: <u>[Signature]</u> Carrier:
--	--	--	---

Analysis Turnaround Time <input type="checkbox"/> CALENDAR DAYS <input type="checkbox"/> WORKING DAYS TAT if different from Below <input checked="" type="checkbox"/> Standard TAT <input type="checkbox"/> 72 Hours/3 Business Days <input type="checkbox"/> 48 Hours <input type="checkbox"/> 24 Hours	Filtered Sample (Y/N) Perform MS / MSD (Y/N) 8015 - TPH gasoline 8015 - TPH diesel 8015 - TPH oil 8015 - TPH carbon chain 8260 - BTEX & Oxygenates 8260 - VOCs (full scan) 6010/7470 - CAM 17 Metals 6010 - Total Lead 8081 - Pesticides, Organochlorine TO-3 TO-15 1.1 DFA 8151A - Herbicides 6010 Full - PCBs/PAHs	COC No: <u>1 of 1</u> 1 of 1 COCs For Lab Use Only: Walk-in Client: Lab Sampling: Job / SDG No.:
--	---	---

Lab ID	Client Sample ID	Sample Date	Sample Time	Sample Type (C=Comp, G=Grab)	Matrix	# of Cont. (g/loss)	Filtered Sample (Y/N)	Perform MS / MSD (Y/N)	8015 - TPH gasoline	8015 - TPH diesel	8015 - TPH oil	8015 - TPH carbon chain	8260 - BTEX & Oxygenates	8260 - VOCs (full scan)	6010/7470 - CAM 17 Metals	6010 - Total Lead	8081 - Pesticides, Organochlorine	TO-3	TO-15	1.1 DFA	8151A - Herbicides	6010 Full - PCBs/PAHs	Sample Specific Notes
1	B-1-1	9/19/23	9:38	Grab	Soil	1											X				X	X	
2	B-2-1		9:50														X				X	X	
3	B-3-1		9:30														X				X	X	
4	B-4-1		9:03														X				X	X	
5	B-5-1		9:13														X				X	X	
6	B-6-1		9:45														X				X	X	
7	B-7-1		8:22														X				X	X	
8	B-8-1		8:33														X				X	X	
9	B-9-1		8:08														X				X	X	

Preservation Used: 1= Ice, 2= HCl; 3= H2SO4; 4=HNO3; 5=NaOH; 6= Other

Possible Hazard Identification:
 Are any samples from a listed EPA Hazardous Waste? Please List any EPA Waste Codes for the sample in the Comments Section if the lab is to dispose of the sample.

Non-Hazard Flammable Skin Irritant Poison B Unknown Return to Client Disposal by Lab Archive for _____ Months

Special Instructions/QC Requirements & Comments:

Custody Seals Intact: <input type="checkbox"/> Yes <input type="checkbox"/> No	Custody Seal No.:	Cooler Temp. (°C):	Obs'd:	Corr'd:	Therm ID No.:
Relinquished by: <u>[Signature]</u>	Company: <u>Sunstar</u>	Date/Time: <u>9/19/23 11:25</u>	Received by: <u>[Signature]</u>	Company: <u>Sunstar</u>	Date/Time: <u>9/19/23 12:25</u>
Relinquished by: <u>[Signature]</u>	Company: <u>Sunstar</u>	Date/Time: <u>9/19/23 15:52</u>	Received by: <u>[Signature]</u>	Company: <u>Sunstar</u>	Date/Time: <u>9-19-23 15:52</u>
Relinquished by:	Company:	Date/Time:	Received in Laboratory by:	Company:	Date/Time: <u>3:30</u>



SAMPLE RECEIVING REVIEW SHEET

Batch/Work Order #: T232720
Client Name: Terracon Consultants Inc Project: Inn at Mountain Gate

Delivered by: Client SunStar Courier GLS FedEx Other

If Courier, Received by: Mike Date/Time Courier Received: 9/19/23 1125

Lab Received by: Paul Date/Time Lab Received: 9/19/23 1552

Total number of coolers received: 1 Thermometer ID: SC-1 Calibration due: 8/2/24

Temperature: Cooler #1	<u>3.0</u> °C +/- the CF (+ 0.3°C) =	<u>3.3</u> °C corrected temperature
Temperature: Cooler #2	°C +/- the CF (+ 0.3°C) =	°C corrected temperature
Temperature: Cooler #3	°C +/- the CF (+ 0.3°C) =	°C corrected temperature
Temperature criteria = ≤ 6°C (no frozen containers)	Within criteria?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
If NO:		
Samples received on ice?	<input type="checkbox"/> Yes	<input type="checkbox"/> No → Complete Non-Conformance Sheet
If on ice, samples received same day collected?	<input type="checkbox"/> Yes → Acceptable	<input type="checkbox"/> No → Complete Non-Conformance Sheet

- Custody seals intact on cooler/sample Yes No* N/A
- Sample containers intact Yes No*
- Sample labels match Chain of Custody IDs Yes No*
- Total number of containers received match COC Yes No*
- Proper containers received for analyses requested on COC Yes No*
- Proper preservative indicated on COC/containers for analyses requested Yes No* N/A
- Complete shipment received in good condition with correct temperatures, containers, labels, volumes preservatives and within method specified holding times Yes No*

* Complete Non-Conformance Receiving Sheet if checked Cooler/Sample Review - Initials and date: M.L. 9/19/23

Comments:

WORK ORDER

T232720

Client: Terracon - Colton	Project Manager: Jeff Lee
Project: Ivy at Mountain Gate	Project Number: LA237498

Report To:

Terracon - Colton
 Eric St. Michel
 1355 East Cooley Dr.
 Colton, CA 92324

Date Due: 09/26/23 17:00 (5 day TAT)	Date Received: 09/19/23 15:52
Received By: Dave Berner	Date Logged In: 09/20/23 10:21
Logged In By: Jeff Lee	

Samples Received at: 3.3°C
Custody Seals No Received On Ice Yes
Containers Intact Yes
COC/Labels Agree Yes
Preservation Confir No

Analysis	Due	TAT	Expires	Comments
T232720-01 B-1-1 [Soil] Sampled 09/19/23 09:38 (GMT-08:00) Pacific Time (US &				
6010 RCRA 8	09/26/23 15:00	5	03/17/24 09:38	
8081 Pesticides	09/26/23 15:00	5	10/03/23 09:38	
8151 Herbicides	09/26/23 15:00	5	10/03/23 09:38	
T232720-02 B-2-1 [Soil] Sampled 09/19/23 09:50 (GMT-08:00) Pacific Time (US &				
6010 RCRA 8	09/26/23 15:00	5	03/17/24 09:50	
8081 Pesticides	09/26/23 15:00	5	10/03/23 09:50	
8151 Herbicides	09/26/23 15:00	5	10/03/23 09:50	
T232720-03 B-3-1 [Soil] Sampled 09/19/23 09:30 (GMT-08:00) Pacific Time (US &				
6010 RCRA 8	09/26/23 15:00	5	03/17/24 09:30	
8081 Pesticides	09/26/23 15:00	5	10/03/23 09:30	
8151 Herbicides	09/26/23 15:00	5	10/03/23 09:30	
T232720-04 B-4-1 [Soil] Sampled 09/19/23 09:03 (GMT-08:00) Pacific Time (US &				
6010 RCRA 8	09/26/23 15:00	5	03/17/24 09:03	
8081 Pesticides	09/26/23 15:00	5	10/03/23 09:03	
8151 Herbicides	09/26/23 15:00	5	10/03/23 09:03	

WORK ORDER

T232720

Client: Terracon - Colton	Project Manager: Jeff Lee
Project: Ivy at Mountain Gate	Project Number: LA237498

Analysis	Due	TAT	Expires	Comments
T232720-05 B-5-1 [Soil] Sampled 09/19/23 09:13 (GMT-08:00) Pacific Time (US &				
6010 RCRA 8	09/26/23 15:00	5	03/17/24 09:13	
8081 Pesticides	09/26/23 15:00	5	10/03/23 09:13	
8151 Herbicides	09/26/23 15:00	5	10/03/23 09:13	
T232720-06 B-6-1 [Soil] Sampled 09/19/23 08:45 (GMT-08:00) Pacific Time (US &				
6010 RCRA 8	09/26/23 15:00	5	03/17/24 08:45	
8081 Pesticides	09/26/23 15:00	5	10/03/23 08:45	
8151 Herbicides	09/26/23 15:00	5	10/03/23 08:45	
T232720-07 B-7-1 [Soil] Sampled 09/19/23 08:22 (GMT-08:00) Pacific Time (US &				
6010 RCRA 8	09/26/23 15:00	5	03/17/24 08:22	
8081 Pesticides	09/26/23 15:00	5	10/03/23 08:22	
8151 Herbicides	09/26/23 15:00	5	10/03/23 08:22	
T232720-08 B-8-1 [Soil] Sampled 09/19/23 08:33 (GMT-08:00) Pacific Time (US &				
6010 RCRA 8	09/26/23 15:00	5	03/17/24 08:33	
8081 Pesticides	09/26/23 15:00	5	10/03/23 08:33	
8151 Herbicides	09/26/23 15:00	5	10/03/23 08:33	
T232720-09 B-9-1 [Soil] Sampled 09/19/23 08:08 (GMT-08:00) Pacific Time (US &				
6010 RCRA 8	09/26/23 15:00	5	03/17/24 08:08	
8081 Pesticides	09/26/23 15:00	5	10/03/23 08:08	
8151 Herbicides	09/26/23 15:00	5	10/03/23 08:08	

Analysis groups included in this work order	
<i>6010 RCRA 8</i>	
subgroup 6010B RCRA 8	7470/71 Hg