



## Magnolia Flats Mixed-Use Project

### Appendix F

#### Phase I Environmental Site Assessment



## PHASE I ENVIRONMENTAL SITE ASSESSMENT



APNs 143-180-026, -028, -031, and -032  
10411-10491 Magnolia Avenue  
Riverside, California 92505

Prepared For:

Realm Group, LLC  
1201 Dove Street, Suite 520  
Newport Beach, California 92660

Hillmann Project Number C3-8024

July 23, 2020

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P19-0683 (PPE) & P20-0133 (CUP) Exhibit 9 - Appendix N Checklist and Appendices 10411-10481 Magnolia Avenue



July 23, 2020

Mr. Todd Cadwell  
Realm Group, LLC  
1201 Dove Street, Suite 520  
Newport Beach, California 92660

**RE: Phase I Environmental Site Assessment**  
10411-10491 Magnolia Avenue  
Riverside, California  
Hillmann Project No: C3-8024

Dear Mr. Cadwell:

Hillmann Consulting, LLC, is pleased to provide the results of our Phase I Environmental Site Assessment of the above referenced property. This assessment was performed in general accordance with the scope and limitations of ASTM Practice E 1527-13, which is the latest version of the E1527 standard published by the ASTM.

We appreciate the opportunity to provide environmental due diligence services. If you have any questions concerning this report, or if we can assist you in any other matter, please contact our office at 714-634-9500.

Sincerely,  
**Hillmann Consulting, LLC**

Gabriela Cyruk  
Environmental Technician

Ryan Terwilliger  
Western Operations Manager

**Your Property. Our Priority.**

*Making a better future for all the communities we touch.*

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P19-0683 (PPE) & P20-0133 (CUP) Exhibit 9 - Appendix N Checklist and Appendices 10411-10481 Magnolia Avenue

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## List of Abbreviations/Acronyms

Hillmann may use the following abbreviations and acronyms for common terminology described in our report. Not all abbreviations or acronyms may be applicable to this report:

ACM	– Asbestos Containing Material
AOC	– Area of Concern
AST	– Aboveground Storage Tank
ASTM	– American Society for Testing Materials
BER	– Business Environmental Risk
CEA	– Classification Exception Area
CERCLA	– Comprehensive Environmental Response Compensation and Liability Act
CERCLIS	– Comprehensive Environmental Response Compensation and Liability Information System
CESQG	– Conditionally Exempt Small Quantity Generator
COC	– Chemicals of Concern
CORRACTS	– Corrective Action Sites
CREC	– Controlled Recognized Environmental Condition
DNPL	– Delisted National Priority List
ENG	– Engineering
EPA	– Environmental Protection Agency
ERNS	– Emergency Response Notification System
FOI/FOIA/FOIL	– Freedom of Information / Freedom of Information Act / Freedom of Information Letter
HVAC	– Heating Ventilation & Air Conditioning
HREC	– Historic Recognized Environmental Condition
IAQ	– Indoor Air Quality
INST	– Institutional
ISRA	– Industrial Site Recovery Act
LBP	– Lead-Based Paint
LQG	– Large Quantity Generator
LTANK	– Leaking Storage Tank
LUST	– Leaking Underground Storage Tank
SDS/MSDS	– Safety Data Sheet / Material Safety Data Sheet
NA	– Not Applicable
NCDOH	– Nassau County Department of Health
NFA	– No Further Action
NFRAP	– No Further Remedial Actions Planned
NJDEP	– California Department of Environmental Protection
NPDES	– National Pollutant Discharge Elimination System
NPL	– National Priority List
SBCGC	– San Bernardino County Government Center
SBCAO	– San Bernardino County Assessor’s Office
OPRA	– Open Public Records Act
PADEP	– Pennsylvania Department of Environmental Protection
PAH	– Polycyclic Aromatic Hydrocarbon
PCE	– Perchloroethylene
RAO	– Response Action Outcome
RCRA	– Resource Conservation and Recovery Act
RCRIS	– Resource Conservation and Recovery Information System
REC	– Recognized Environmental Condition
SDG	– Significant Data Gap
SEMS	– Superfund Enterprise Management System
SRP	– Site Remediation Program
SQG	– Small Quantity Generator
SVOC	– Semi-Volatile Organic Compound
TCE	– Trichloroethylene
TSDF	– Treatment Storage and/or Disposal Facility
USEPA	– United States Environmental Protection Agency
UST	– Underground Storage Tank
VEC	– Vapor Encroachment Condition
VOC	– Volatile Organic Compound

## 1.0 FINDINGS, OPINIONS, AND CONCLUSIONS

Hillmann Consulting, LLC (Hillmann) performed a Phase I Environmental Site Assessment (ESA) of 10411-10491 Magnolia Avenue, Riverside, California (the Property). This assessment has been conducted in accordance with our contracted scope of work and the ASTM Standard Practice E 1527-13 for Phase I Environmental Site Assessments and All Appropriate Inquiries (AAI) Final Rule 40 CFR Part 312. This section contains a summary of findings, opinions and conclusions made by this assessment. However, this section, alone, does not constitute the complete assessment. The report must be read in its entirety.

### 1.1 Summary of Project Details

<b>Project Name:</b>	N/A				
<b>Primary Street Address:</b>	10411-10491 Magnolia Avenue				
<b>City:</b>	Riverside	<b>County:</b>	Riverside	<b>State:</b>	California
<b>Tax ID/Parcel Number:</b>	143-180-026, -028, -031, and -032				
<b>Property Owner:</b>	SFI, Magnolia Riverside				
<b>Zoning Designation:</b>	Commercial				
<b>Approx. Property Area:</b>	16 Acres				
<b>Buildings/# of Floors</b>	Two single-story buildings				
<b>Approx. Building Area:</b>	8,100 SF total				
<b>Approx. Year Built:</b>	1979 - 1981				
<b>Commercial Occupants:</b>	None				
<b>Current Use:</b>	Vacant				
<b>Prior Uses:</b>	Commercial uses including a gas station and dry cleaner				
<b>Inspected By:</b>	Ms. Gabriela Cyrulik				
<b>Property Contact/Company:</b>	Mr. Todd Cadwell / Realm Group, LLC				
<b>Property Escort/Company:</b>	Mr. Jesus Miranda / A to Z Construction				
<b>Inspection Date:</b>	July 10, 2020				
<b>Weather Conditions:</b>	Sunny, 101 °F				

## 1.2 Findings Summary Table

PHASE I ENVIRONMENTAL SITE ASSESSMENT				
Assessment Subject	No Notable Finding	Notable Findings	REC?	Rpt. Ref.
User Provided Info		Prior assessment and site investigations reports were provided for review.	No	3.0
Data Gaps	X			2.3
Property Regulatory Records Review		The former Unocal Gas station is listed on the FINDS, RCRA-LQG, ECHO, HAZNET, RGA LUST, LUST, SWEEPS UST, CA FID UST, and HIST CORTESE databases	HREC	4.3.1
		The former dry cleaner is listed on the BROWNFIELDS, CPS-SLIC, and DRYCLEANERS databases.	HREC	
		Gemco, a former tenant was identified on the FINDS, RCRA-SQG, and ECHO databases.	No	
Property Historical Records Review		Historical site uses included agricultural crop fields from approximately 1930 to 1953	No	4.2
		Historical site uses also consisted of commercial business, including a former gas station and dry cleaner.	HREC	
Site Reconnaissance		Hillmann observed equipment associated with Verizon, two pad-mounted transformers and one pole-mounted transformer, trash and debris on the northwestern portion, a three-stage grease interceptor and numerous abandon/closed wells and soil vapor probes on the Property.	No	5.0
Interviews	X			6.0
Adjoining & Nearby Properties		The southwest adjoining Montessori School is listed on the EMVIROSTOR and VCP databases.	No	4.3.2 5.2.8
BUSINESS ENVIRONMENTAL RISKS / NON-ASTM SCOPE				
BER	Not Applicable	Findings		Rep. Ref.
Asbestos Containing Materials (ACM)		ACM may be present based on building age. Suspected ACM noted during a cursory visual screening of 10411 Magnolia Avenue included sheetrock wall systems, suspended ceiling tiles, carpet mastics, sheet flooring with associated mastics, and floor tile with associated mastics. Although not observed, the roofing materials may contain asbestos.		7.1
Lead Based Paint (LBP)	X			7.2
Radon		The Property located in USEPA Radon Zone 2.		7.3
Mold		Aside from water stained ceiling panels, Hillmann did not observe any evidence of significant problems with moisture intrusion or mold/microbial growth at the Property.		7.4

## 1.3 Findings and Conclusions

### 1.3.1 Recognized Environmental Conditions

Hillmann has performed a Phase I Environmental Site Assessment in accordance with the scope and limitations of ASTM Practice E 1527-13 of the Property as described in Section 2 of this report. Any additions to, exceptions to, or deletions from this practice are also described in Section 2 of this report. This assessment has revealed no evidence of *recognized environmental conditions* in connection with the Property, except for the following:

<b>RECOGNIZED ENVIRONMENTAL CONDITIONS</b>	
	No RECs were identified.
<b>HISTORICAL RECOGNIZED ENVIRONMENTAL CONDITIONS</b>	
HREC #1	<p>A portion of the southern area of the Property was occupied by a Unocal filling station from approximately 1979 to 1997. One 12,000-gallon diesel UST and three 12,000-gallon gasoline USTs were excavated and removed from the gas station in 1997 and impacted soil and groundwater was discovered following subsequent investigations which triggered a LUST case. The site underwent quarterly groundwater monitoring and remediation events between 1998 and 2014. The LUST case associated with the former Unocal gas station were in the final stages of closure in 2015; however, additional impacts were discovered in the vicinity of the former One Hour Dry Cleaner and the southwest adjoining Montessori School.</p> <p>AECOM conducted groundwater sampling on September 27 and 28, 2018 at the request of SARWQCB. In the subsequent groundwater monitoring report submitted by AECOM, low concentrations of TPH as diesel (up to 96 µg/L) were detected in three wells and TPH as gasoline was detected in one well at 110 µg/L, all were reportedly the lowest concentration recorded to date. BTEX and MTBE were not detected; however, low concentrations of PCE were detected in two wells at a maximum concentration of 2.4 µg/L. Based on the most recent groundwater sampling event, AECOM concluded that the Property continues to meet all general and media-specific criteria of the Low-Threat Underground Storage Tank Closure Policy (LTCP).</p> <p>The RWQCB requested that additional soil vapor probes and soil vapor sampling be conducted in all existing probes to satisfy data gaps concerning the presence of benzene in the sub-slab at the Montessori School. The additional investigations are scheduled to occur in February 2019.</p> <p>In March 2019, Geosyntec conducted an additional soil vapor investigation in vicinity of the Montessori School and the Unocal site, and laboratory results indicated that PCE and benzene were sporadically detected above their respective laboratory reporting limits; however, none of the detected concentrations were above their respective soil vapor ESLs with one exception; PCE was detected at SV-15-10 at 280 µg which was slightly above the soil vapor ESL of 240 µg/m<sup>3</sup>.</p> <p>The investigation provided evidence that the former One Hour Dry Cleaner and Montessori School were not the source of the benzene contamination, and indicated that residual concentration of PCE and benzene at the Property does not appear to pose a risk to human health or threat to the beneficial uses of groundwater in the Arlington Groundwater Management Zone. The RWQCB granted a No Further Action Letter for Unocal on July 6, 2020. Due to the granted regulatory closure, this listing is considered to be a HREC in connection to the Property.</p>
HREC #2	<p>A dry-cleaning tenant, One Hour Dry Cleaner, previously operated at a suite in the former 10491 Magnolia Avenue building from approximately 1997 to 2009. Multiple subsurface investigations identified PCE in the soil vapor in the vicinity of the former dry cleaner and benzene in the sub-slab at the Montessori School which resulted in BROWNFIENDS, CPS-SLIC, and DRYCLEANERS database listings. The former dry cleaner. Geosyntec concluded in a 2017 subsurface investigation report that the benzene identified at the Montessori School could not have originated from the Property based on an absence of benzene concentrations in groundwater in the vicinity of the former dry cleaner. The</p>

<b>RECOGNIZED ENVIRONMENTAL CONDITIONS</b>	
	<p>RWQCB requested that additional sampling and excavation of areas of concern at the former dry cleaner be conducted. The excavation and sampling were done in 2018 and found low concentrations of PCE that did not exceed the Residential ESL for soil vapor.</p> <p>The RWQCB requested that additional soil vapor probes and soil vapor sampling be conducted in all existing probes to satisfy data gaps concerning the presence of benzene in the sub-slab at the Montessori School in February 2019.</p> <p>In March 2019, Geosyntec conducted an additional soil vapor investigation in vicinity of the Montessori School and the Unocal site, and laboratory results indicated that PCE and benzene were detected above their respective laboratory reporting limits. None of the detected concentrations were above their respective soil vapor ESLs with only PCE being detected in SV-15-10 at 280/ug. The investigation provided evidence that the former One Hour Dry Cleaner and Montessori were not the source of the benzene contamination.</p> <p>The RWQCB granted a No Further Action Letter for One Hour Dry Cleaner and Montessori School on January 9, 2020 and the case was closed on April 1, 2020. The NFA letter indicated that the residual concentration of PCE and benzene at the site does not pose a risk to human health, and confirmed that One Hour Dry Cleaner and Montessori School were not the source of detected benzene in soil vapor. Due to the granted regulatory closure, listing is considered to be a HREC in connection to the Property.</p>
<b>CONTROLLED RECOGNIZED ENVIRONMENTAL CONDITIONS</b>	
	No CRECs were identified.
<b>SIGNIFICANT DATA GAPS</b>	
	No SDGs were identified.

### 1.3.2 REC Response Action Recommendations

The following table presents recommended response actions to the identified RECs for further investigation and/or corrective action:

<b>REC RESPONSE ACTION SUMMARY TABLE</b>	
REC #	Response Action
HREC #1 & 2	No additional investigation is recommended at this time.

### 1.3.3 Additional Findings

The following environmental conditions were identified, but are not considered to be a REC in connection with the Property:

<b>NOTABLE ENVIRONMENTAL CONDITIONS</b>	
1.	<p>Hillmann reviewed a Phase I ESA of the Property by ADR Environmental Group, Inc. (ADR) and dated June 6, 2012. According to ADR, one 12,000-gallon diesel UST and three 12,000-gallon gasoline UST were removed from the southeastern portion of the Property in 1997. The USTs were associated with the former Unocal gas station. Impacted soil was discovered during the removal and excavation of the USTs. Additional investigations and groundwater monitoring starting in 1998 identified impacts to the soil and groundwater in the area. Based on the active remediation occurring at the site, ADR concluded that the former Unocal station is considered a REC. Additionally, ADR identified two former dry cleaners on the Property, One Hour Express Cleaner and Treasury Cleaners. Based on review of prior subsurface investigational reports, ADR concluded that Treasury Cleaners most likely operated a drop off/pickup location. PCE impacts were identified associated with the One Hour Express Cleaner. ADR identified from historical information that an equipment rental business operated at the southeast portion of the Property from 1955 to 1979 and may have impacted the Property with routine operation and maintenance. ADR also identified an active LUST site 750 feet to the northeast and had impacted</p>

	the Property with elevated MTBE concentrations in groundwater. A more detail discussion of the report findings can be found in Section 3.1.
2.	Hillmann reviewed a 2017 Subsurface Investigation Result report in the vicinity of the former One Hour Dry Cleaner by Geosyntec Consultants and dated September 14, 2017. According to Geosyntec, VOCs were sporadically detected in concentrations below their respective soil vapor ESLs with the exception of TPH as gasoline and PCE. TPHg was not considered a site constituent at the dry cleaner and the highest concentration of PCE was 1,900 µg/m <sup>3</sup> . VOCs and TPH was not detected in groundwater sampled. Geosyntec indicated the location of the former drycleaner will be utilized as a stormwater retention basin and therefore conducted additional calculations to determine whether VOCs presented a risk to groundwater or human health. Based on their calculations, Geosyntec concluded that the highest concentrations of VOCs detected in one sample (1,900 µg/m <sup>3</sup> ) will not pose a significant risk to groundwater or human health. Additionally, Geosyntec concluded that the benzene impacts in the sub-slab at the adjacent Montessori School does not originate from the Property. A more detail discussion of the report findings can be found in Section 3.1.
3.	The Property was originally developed with agricultural uses from approximately 1931 to 1953. The historical application of pesticides may have accumulated in the shallow soils. However, based on the subsequent redevelopment and grading of the Property with commercial buildings, the former use of the Property as agricultural land is not considered to be a REC in connection with the Property.
4.	Gemco #800 (10471 Magnolia Avenue) is listed on the RCRA-SQG, FINDS, and ECHO databases. The listings did not identify evidence of violations associated with this former tenant. Based on the absence of reported violations, these listings are not considered RECs in connection with the Property.
5.	Hillmann observed three pad-mounted transformers and one pole-mounted transformer. Hillmann did not observe evidence of spills or leaks associated with the transformer; as such, they are not considered RECs in connection with the Property.
6.	Hillmann observed various trash and debris scattered around the northwestern portion of the Property. Although not considered a REC, as a best management practice, Hillmann recommends properly disposing of the trash and debris.
7.	Hillmann observed a three-stage grease interceptor adjoining to the western corner of the building at 10411 Magnolia Avenue. Hillmann recommends that prior to redevelopment, the grease interceptor should be properly removed and disposed by under applicable rules and regulations.
8.	Hillmann notes that old equipment including lead-acid batteries and a cell tower associated with the Verizon is present on the Property. Hillmann recommends that the batteries be properly disposed of.
9.	Hillmann observed numerous wells and soil vapor probes located throughout the southeastern portion of the Property, in addition to what appears to be several closed wells on the northwestern, undeveloped portion of the Property, during the January 2019 Environmental Site Assessment. These wells and probes were installed in response to the identified impacts associated with the historical operation of the former Unocal gas station and One Hour Dry Cleaner. Hillmann reviewed documents by Arcadis U.S., Inc. indicating that from February 17 through May 12, 2020, J&H destroyed sixteen (16) soil vapor probes and over drilled thirty-two (32) wells. Monitoring wells GW-18, GW-20, and GW-22 were abandoned in place due to subsurface utility conflicts by pressure grout.
10.	The nearby Montessori School (10493 Magnolia Avenue) is listed on the ENVIROSTOR and VCP databases as a voluntary cleanup site with “no further action” status listed. This site is adjoining to the south/southwest and is located downgradient of the Property. Prior investigations identified benzene in the sub-slab soil vapor at this site. This site agreed to voluntary investigation due to concerns of impact by VOCs in the sub-slab soil due its proximity to the Unocal LUST site and One Hour Dry Cleaners SLIC site (discussed in Section 4.3.1). The status of the VCP/Envirostor case is listed as “No further action as of 1/23/2014”. Both the Unocal and One Hour Dry Cleaners cases were granted No Further Action status in 2020. Based on the closed VCP status, these listings are not considered a REC in connection with the Property.

#### 1.4 Environmental Professional Statement

I declare that, to the best of my professional knowledge and belief, I meet the definition of *Environmental Professional* as defined in §312.10 of 40 CFR 312. I have the specific qualifications based on education, training and experience to assess a *property* of the nature, history and setting of the subject *property*. I have developed and performed all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312.



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David Rutherford  
Environmental Professional

## 2.0 INTRODUCTION

### 2.1 Purpose and Scope

This assessment was conducted utilizing generally accepted Phase I ESA industry standards in accordance with the ASTM Standard Practice E 1527-13. The ASTM describes these methodologies as representing good commercial and customary practice in the United States of America for conducting an environmental site assessment of a parcel of commercial real estate with respect to the range of contaminants within the scope of the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA) and petroleum products. As such, this practice is intended to permit a user to satisfy one of the requirements to qualify for the innocent landowner, contiguous property owner or bona fide prospective purchaser limitations on CERCLA liability (hereinafter, the “landowner liability protections,” or “LLPs”): that is, the practice that constitutes all appropriate inquiries into the previous ownership and uses the property consistent with good commercial and customary practice as defined at 42 U.S.C. §9601(35) (B). The primary goal of the processes established by ASTM E1527-13 is to identify *recognized environmental conditions* in connection with the Property.

The term *recognized environmental condition (REC)* is defined by the ASTM as the presence or likely presence of any hazardous substances or petroleum products in, on or at a property: (1) due to a release to the environment; (2) under conditions indicative of a release to the environment; or (3) under conditions that pose a material threat of a future release to the environment.

The ASTM has also defined the terms *historical recognized environmental conditions* and *controlled recognized environmental conditions* as two additional types of RECs. The term *historical recognized environmental condition (HREC)* is defined as a past release of any hazardous substances or petroleum products that has occurred in connection with the Property and has been addressed to the satisfaction of the applicable regulatory authority or meeting unrestricted use criteria established by a regulatory authority, without subjecting the Property to any required controls (for example, property use restrictions, activity and use limitations, institutional controls or engineering controls).

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

Conditions determined to be “*de minimis conditions*” are not considered to be RECs, HRECs or CRECs. *De minimis condition* is defined by the ASTM, “...as a condition that generally does not present a threat to human health or the environment and that generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies.”

The chief components of this assessment are generally described as follows:

- A non-invasive visual reconnaissance of the Property and adjoining properties in accordance with ASTM guidelines for evidence of RECs.

- Interviews of past and present owners and occupants and state and local government officials, seeking information related to the potential presence of RECs at the Property.
- A review of standard physical record sources for available topographic, geologic and groundwater data.
- A review of standard historic record sources, such as fire insurance maps, city directories, aerial photographs, prior reports and interviews, etc., to determine prior uses of the Property from the present, back to the Property's first developed use, or back to 1940, whichever is earlier.
- A review of standard environmental record sources including federal and state environmental databases, and additional environmental record sources, to identify potential regulatory concerns with the Property, adjoining properties and properties located within the surrounding area.

An evaluation of environmental or other regulatory compliance matters is excluded from the scope of this assessment.

These methodologies are described as representing good commercial and customary practice for conducting an Environmental Site Assessment of a property for the purpose of identifying recognized environmental conditions.

### **2.1.1 Business Environmental Risks/Non-ASTM Scope Considerations**

In accordance with our contract agreement, Hillmann may have addressed the following potential environmental subject matters that are outside of the requirements of the ASTM E1527-13 standard:

Asbestos-Containing Materials (ACM): A cursory non-intrusive visual screening for the presence of suspect ACM within the accessed areas of buildings built prior to 1990 on the Property. It is emphasized that this cursory non-intrusive visual screening does not constitute an asbestos survey/inspection of the premises. An asbestos survey/inspection should be sought by the report User(s) if more certainty is desired regarding ACM and potential asbestos hazards at the Property. Furthermore, a review of regulatory compliance matters pertaining to asbestos is excluded from the scope of work.

Lead-Based Paint (LBP): A cursory non-intrusive visual screening of the condition of painted surfaces in the accessed areas of residential buildings/units built prior to 1980 on the Property. It is emphasized that this cursory non-intrusive visual screening does not constitute a comprehensive survey for LBP or potential lead hazards. A comprehensive inspection should be sought by the report User(s) if more certainty is desired regarding LBP at the Property. Furthermore, a review of regulatory compliance matters pertaining to lead-based paint is excluded from the scope of work.

USEPA Designated Radon Potential: Review of general non-site specific data published by the USEPA regarding the Radon Zone classification for the area of the Property.

Mold: A cursory non-intrusive visual screening within the accessed areas of buildings on the Property for evidence of systemic microbial problems, including visible mold growth, water

damaged building materials or musty odors. It is emphasized that this cursory non-intrusive visual screening does not constitute a comprehensive survey for moisture/mold/microbial damage. A more comprehensive inspection should be sought by the report User(s) if more certainty is desired regarding the potential for moisture/mold/microbial damages at the Property.

## 2.2 Property Location/Legal Description

Property location and legal description details are described as follows:

<b>Primary Street Address:</b>	10411-10491 Magnolia Avenue				
<b>City:</b>	Riverside	<b>County:</b>	Riverside	<b>State:</b>	California
<b>Tax ID/Parcel Number:</b>	143-180-026, -028, -031, and -032				
<b>Approx. Land Area:</b>	16 acres				
<b>Approx. Latitude/Longitude:</b>	North 33.911929 degrees/ West -117.465392 degrees				
<b>Additional Details (if appl.):</b>	The Property consists of four adjoining parcels.				

## 2.3 Data Gaps

A *data gap* is defined by the ASTM as a lack of or inability to obtain information required by this practice despite good faith efforts by the environmental professional to gather such information. A data gap is only significant if other information and/or professional experience raises reasonable concerns involving the data gap and the ability to determine the presence or absence of recognized environmental conditions. The following table summarizes data gaps encountered during the assessment as well as a discussion of their significance.

<b>Data Gap:</b>	<b>Significant (Yes/No)?</b>	<b>Discussion</b>
Historical records data failure	No	See Section 4.2.9
Response to agency records requests not received as of date of report.	No	Any additional information indicative of a REC will be forwarded upon receipt.
Completed environmental questionnaire was not returned.	No	An environmental questionnaire completed by the Property representative has been requested but not yet received.

## 2.4 User Reliance

This report is for the exclusive use of the User(s) named on the front cover. No other party(ies) shall have any right to rely on the content of this report without first obtaining the consent of the original report User; and without obtaining written consent from Hillmann in the form of a letter of reliance or report recertification.

## 2.5 Significant Assumptions

The following significant assumptions are made:

- Hillmann has assumed that the site operations at the time of the site visit reflect typical site conditions relative to potential environmental conditions and that no concealment of environmental conditions or releases by site owners or occupants has occurred. Likewise, Hillmann has also assumed that no areas of the Property with potential environmental concerns or RECs were concealed or otherwise not made known to us, intentionally or unknowingly, by the Property owners/occupants and/or site escort at the time of the site visit.
- For the purpose of estimating the approximate direction of groundwater flow in the absence of site specific groundwater data, unless indicated otherwise, Hillmann has assumed that the gradient of groundwater flow follows the surface topography of the Property and immediate surrounding area.

## **2.6 General Limitations and Exceptions**

### **2.6.1 Limitations**

The report turnaround time specified by the contract agreement for this assessment may present a limitation to Hillmann's ability to access and review pertinent regulatory agency records. Such limitations, if encountered, are further specified in Section 4.4.

Significant limitations related to the condition or accessibility of the Property at the time of the site reconnaissance, if encountered, are reported in Section 5.1.

### **2.6.2 Other Exceptions or Deletions**

No other exceptions or deletions from the ASTM Standard E 1527-13 are reported.

### **2.6.3 Special Terms and Conditions**

Hillmann has prepared this Phase I Environmental Site Assessment using reasonable efforts in each phase of its work to identify recognized environmental conditions associated with hazardous substances, wastes and petroleum products at the Property. Findings within this report are based on information collected from observations made on the day of the site reconnaissance and from reasonably ascertainable information obtained from governing public agencies and private sources.

This report is not definitive and should not be assumed to be a complete or specific definition of the conditions above or below grade. Information in this report is not intended to be used as a construction document and should not be used for demolition, renovation, site development, redevelopment, or other construction purposes. Hillmann makes no representation or warranty that the past or current operations at the Property are, or have been, in compliance with all applicable federal, state and local laws, regulations and codes.

Findings, conclusions and recommendations presented in this report are based on our visual observations of the Property, interviews conducted, the records reviewed, information provided by the Client, and/or a review of readily available and supplied drawings and documents. Hillmann relies upon the information, whether written, graphic or verbal, provided by the Property contact(s) or as shown on any documents reviewed or received from the Property contact, owner or agent, or municipal source; and assumes that information to be true and correct. Although there may have

been some degree of overlap in the information provided by these various sources, Hillmann did not attempt to independently verify the accuracy or completeness of all information reviewed or received during the course of this assessment. Hillmann can neither warrant nor guarantee the accuracy or completeness of information that was obtained from ostensibly knowledgeable individuals, regulatory agency representatives or other secondary sources.

Regardless of the findings stated in this report, Hillmann is not responsible for consequences or conditions arising from facts that were concealed, withheld or not fully disclosed at the time the assessment was conducted.

This report does not warrant against future operations or conditions, nor does it warrant against operations or conditions present of a type or at a location not investigated.

The regulatory database report provided is based on an evaluation of the data collected and compiled by a contracted data research company. The regulatory research is designed to meet the requirements of ASTM Standard E 1527-13. Hillmann can neither warrant nor guarantee the accuracy or completeness of the information obtained from the regulatory database report provider during the course of this assessment.

Subsurface conditions may differ from the conditions implied by the surface observations and can only be reliably evaluated through intrusive techniques.

Reasonable efforts have been made during this assessment to identify aboveground and underground storage tanks and ancillary equipment. "Reasonable efforts" are limited to information gained from visual observation of largely unobstructed areas, recorded database information held in public record and available information gathered from interviews. Such methods may not identify surficial and subsurface features that may have been hidden from view due to parked automobiles and other vehicles, snow cover, vegetative growth, pavement, construction or debris pile storage or incorrect information from sources.

Hillmann is not a professional title insurance firm and makes no guarantee, explicit or implied, that the records which were reviewed represent a comprehensive or precise delineation of past Property ownership or tenancy for legal purposes.

The ASTM E1527-13 standard states that recommendations are not required to be included in a Phase I ESA report; however, further that recommendations are an additional service that may be useful in the User's analysis of landowner liability protections or business environmental risks; and that the User should consider whether recommendations for additional inquiries or other services are desired.

The recommended response actions to the identified RECs presented in Section 1.3, if any, are not intended to represent the only course(s) of action to take; nor does it imply any opinion as to the timing of the action. Furthermore, it is emphasized that additional response actions may become warranted depending on the outcome of the initial action(s) taken. Hillmann advises that consultation with legal counsel familiar with environmental and real estate law may be beneficial to the decision making process for the type and timing of a response action to identified RECs, if any.

Due to the limited nature of our review of potential Business Environmental Risks, the User of the report should consider whether to take additional action(s) to further define, properly manage and/or mitigate potential BERs.

In the event of any conflict between the terms and conditions of this report and the terms and conditions of the consulting services agreement for this project, the consulting services agreement shall control.

### 3.0 USER PROVIDED INFORMATION

The term “User” is defined by ASTM as the party seeking to use Practice E1527 to complete an environmental site assessment of the Property; specifically, the entities named on the front cover to which the report has been addressed.

#### 3.1 Prior Environmental Reports/Documentation

Phase I Environmental Site Assessment, APNs: 143-180-026, -028, -031, and -032, 10411-10491 Magnolia Avenue, Riverside, California 92505; prepared by Hillmann Consulting, LLC, dated January 23, 2019. The report concluded the following:

*“Hillmann has performed a Phase I Environmental Site Assessment in accordance with the scope and limitations of ASTM Practice E 1527-13 of the Property as described in Section 2 of this report. Any additions to, exceptions to, or deletions from this practice are also described in Section 2 of this report. This assessment has revealed no evidence of recognized environmental conditions in connection with the Property, except for the following:*

- *The former Unocal gas station is listed on the FINDS, RCRA-LQG, ECHO, HAZNET, RGA LUST, LUST, SWEEPS UST, CA FID UST, and HIST CORTESE databases. The gas station was located at the southeastern portion of the Property from approximately 1979 to 1997. One 12,000-gallon diesel UST and three 12,000-gallon gasoline USTs were excavated and removed from the gas station in 1997 and impacted soil and groundwater was discovered following subsequent investigations. The site underwent quarterly groundwater monitoring and remediation events between 1998 and 2014. The LUST case associated with the former Unocal gas station were in the final stages of closure in 2015; however, additional impacts were discovered in the vicinity of the former One Hour Dry Cleaner and the southwest adjoining Montessori School.*

*AECOM conducted groundwater sampling on September 27 and 28, 2018 at the request of SARWQCB. In the subsequent groundwater monitoring report submitted by AECOM, low concentrations of TPH as diesel (up to 96 µg/L) were detected in three wells and TPH as gasoline was detected in one well at 110 µg/L, all were reportedly the lowest concentration recorded to date. BTEX and MTBE were not detected; however, low concentrations of PCE were detected in two wells at a maximum concentration of 2.4 µg/L. Based on the most recent groundwater sampling event, AECOM concluded that the Property continues to meet all general and media-specific criteria of the Low-Threat Underground Storage Tank Closure Policy (LTCP).*

*The RWQCB requested that additional soil vapor probes and soil vapor sampling be conducted in all existing probes to satisfy data gaps concerning the presence of benzene in the sub-slab at the Montessori School. The additional investigations are scheduled to occur in February 2019.*

*The former Unocal gas station is considered an open but inactive LUST case. Until LUST case is granted regulatory closure, it is considered a REC in connection with the Property.”*

- *The One Hour Dry Cleaner is listed on the BROWNFRIENDS, CPS-SLIC, and DRYCLEANERS databases. The former dry cleaner operated at a suite located at the 10491 Magnolia Avenue building from approximately 1997 to 2009. Multiple subsurface investigations identified PCE in the soil vapor in the vicinity of the former dry cleaner and benzene in the sub-slab at the Montessori School. Geosyntec concluded in a 2017 subsurface investigation report that the benzene identified at the Montessori School could not have originated from the Property based on an absence of*

benzene concentrations in groundwater in the vicinity of the former dry cleaner. The RWQCB requested that additional sampling and excavation of areas of concern at the former dry cleaner be conducted. The excavation and sampling were done in 2018 and found low concentrations of PCE that did not exceed the Residential ESL for soil vapor.

The RWQCB requested that additional soil vapor probes and soil vapor sampling be conducted in all existing probes to satisfy data gaps concerning the presence of benzene in the sub-slab at the Montessori School. The additional investigations are scheduled to occur in February 2019.

The One Hour Dry Cleaner site is considered an open and active SLIC case. Until SLIC case is granted regulatory closure, it is considered a REC in connection with the Property.”

- *Montessori School (10493 Magnolia Avenue) is listed on the ENVIROSTOR and VCP databases as a voluntary cleanup site with no further action listed. This site is adjoining to the south/southwest and is located downgradient of the Property. Prior investigations identified benzene in the sub-slab soil vapor at this site. Although these database lists no further action, according to recent email correspondence between the RWQCB and Geosyntec, additional investigations are scheduled in February to determine whether the benzene impacts at this site originated from the Property. Based on the ongoing investigations, these listings are considered a REC in connection with the Property.”*
- *Hillmann observed numerous wells and soil vapor probes located throughout the southeastern portion of the Property, in addition to what appears to be several closed wells on the northwestern, undeveloped portion of the Property. These wells and probes were installed in response to the identified impacts associated with the historical operation of the former Unocal gas station and One Hour Dry Cleaner.”*

Phase I Environmental Assessment, The Village at Magnolia Square, 10411 – 10491 Magnolia Avenue, Riverside, California 92505; prepared by ADR Environmental Group, Inc. (ADR), dated June 6, 2012. The report concluded the following at the Property:

*“ADR has performed an ESA on the site located at 10411 and 10491 Magnolia Avenue in Riverside, California. This ESA was performed in accordance with ASTM Standard Practice E 1527-05 and the scope of services identified in the Agreement document, dated April 12, 2012, between The Cavallari Group and ADR. Any exception to or deletions from this practice are described in Section 2.3 of this report. This ESA has identified no evidence of recognized environmental conditions as defined by ASTM, or of other non-ASTM scope environmental concerns in connection with the subject Property with the exception of:*

- *In December 1997, three 12,000-gallon gasoline underground storage tanks (USTs) and one 12,000-gallon diesel UST were removed from the Unocal gas station that was constructed on the southern portion of the subject Property in 1979. A release that impacted soil and groundwater beneath the parcel was reported and, beginning in April 1998, several subsurface investigations including UST removal report, soil investigations, soil vapor investigations, groundwater monitoring events and pilot testing for soil vapor extraction (SVE) have been completed. The groundwater flow direction has consistently been southwesterly. A total of 26 on-site and off-site groundwater monitoring wells have been installed and light non-aqueous phase liquid (LNAPL) product in thickness up to 2 feet has been identified in several wells and, when present, has been removed by hand bailing from the affected wells and disposed. In October 2008, a Screening Health Risk Assessment identified ethyl benzene and tetrachloroethylene (PCE) among other volatile organic compounds (VOCs). In April 2010, a Corrective Action Plan (CAP) was prepared that recommended an active remediation program consisting of soil vapor extraction (SVE) and air*

sparging (AS) to address the remaining soil and groundwater contamination. At the time of the ADR site inspection, a firm was installing the SVE/AS system. According to Ms. Shelby Barker with AECOM, this vapor recovery system is expected to operate for 18 to 24 months in order to reduce soil vapor concentrations to asymptotic levels, at which time groundwater monitoring would continue for an extended period of time to verify the stability and concentrations of groundwater contaminants. Chevron Environmental Management Corporation has been identified as the responsible party and has indemnified the owner (and its successors and assigns) of the subject Property for “applicable contamination” from this prior usage as a gas station. Based on these reports, the southern portion of the subject Property is an active remediation site contaminated with petroleum hydrocarbons and site closure can be expected no earlier than mid-2016.

- In 2005, an ESA prepared by SECOR International Incorporated (SECOR) determined that two dry cleaners had occupied tenant spaces at the subject Property (Treasury Cleaners at 10411 Magnolia Avenue and One Hour Express Cleaners at 10491 Magnolia Avenue) and at least the One Hour Express Cleaners operated a dry cleaning machine that utilized PCE as the dry cleaning solvent. Treasury Cleaners was reportedly located at the subject Property from at least 1983 until at least 1990. Secor indicated that a previous environmental report indicated that this facility did not operate a dry cleaning machine. Regardless, SECOR recommended a subsurface investigation at both site to determine whether a release of PCE had ever occurred. In April 2005, SECOR advanced two borings to 5 feet below ground surface (bgs) in each of the two dry cleaners spaces (Treasury Cleaners at 10411 Magnolia Avenue and One Hour Express Cleaners at 10491 Magnolia Avenue) and analyzed soil samples for VOCs. PCE was detected in soil at the One Hour Express Cleaners space in both borings at concentrations of 0.003 and 0.005 mg/Kg (parts per million, or ppm). Benzene was detected in soil at the Treasury Cleaners space at a concentration of 0.004 ppm. The concentrations of PCE and benzene were below their respective Preliminary Remediation Goals (PRGs) established by the United States Environmental Protection Agency (USEPA) of 1.5 ppm and 0.6 ppm, respectively. SECOR concluded that it was unlikely that VOCs at the former dry cleaners spaces were present in concentrations that would represent an environmental concern, and recommended no further investigation. In June 2010, EBI Consulting (EBI) performed an ESA and concluded the SECOR subsurface investigation was not adequate in that it sampled only shallow soils and failed to sample groundwater. EBI advanced four borings in the vicinity of the two spaces previously occupied by dry cleaner operations to depths of 30 to 50 feet bgs, collected two soil samples at intervals from each boring, collected two groundwater grab samples from borings that were down-gradient of the dry cleaner spaces. The soil samples were analyzed for chlorinated aliphatic hydrocarbons and the groundwater samples for VOCs. PCE was detected in one soil sample taken at 5 feet bgs at a concentration of 19 ppb, significantly less than the regulatory screening level (RSL) of 550 ppb for residential soil exposure. No VOCs were detected in the two groundwater samples. EBI recommended no further action with respect to the dry cleaner operations previously located at the subject Property. On April 22 and 23, 2012, AECOM collected soil vapor samples from three nested probes. PCE was detected in two of these probes – SV-14 (284 micrograms/meter<sup>3</sup> (µg/m<sup>3</sup>) @ 5 feet bgs, 787 µg/m<sup>3</sup> @ 10 feet bgs, 231 µg/m<sup>3</sup> 15 feet bgs, and none detected at 20 feet bgs) and SV-16 (2,840 µg/m<sup>3</sup>@ 5 feet bgs, 3,000 µg/m<sup>3</sup>@ 10 feet bgs, 1,680 µg/m<sup>3</sup> @ 15 feet bgs, and 737 µg/m<sup>3</sup>@ 20 feet bgs). Both of these probes are located near the former One Hour Express Cleaners space at 10491 Magnolia Avenue. In addition, it should be noted that the California Department of Toxic Substances Control has issued a guidance document establishing California Human Health Screening Levels (CHHSLs) for determining if additional evaluation appears warranted for a site. The residential CHHSL for PCE is 180 µg/m<sup>3</sup>. A May 30, 2012 AECOM document identified the former One Hour Express Cleaners as the likely source of the elevated PCE soil vapor levels. Based on these investigations, it is likely that One Hour Express Cleaners is the source of the elevated PCE soil vapor levels. In addition, it is likely that Treasury Cleaners operated as a drop-off/pick-up point only (as noted in previous reports) and did not adversely environmentally impact the subject Property.

- According to historical information, a contractors' equipment rental firm occupied approximately 20 percent of the southeast portion of the subject Property from at least 1955 until approximately 1979. Equipment rental firms can be a source of solvent, oil and gasoline contamination due to improper handling and disposal of solvent from parts washers, used oil, painting operations, and from fuel storage tanks.
- A northeast neighboring property (USA at 3950 Tyler Street, approximately 750 feet northeast of the subject Property) is an active leaking underground storage tank (LUST) case. According to a January 31, 2012, "Semi-Annual Status Report" prepared by Stratus Environmental, Inc. (SEI) that was obtained from the State Water Quality Control Board's GeoTracker website, four groundwater monitoring wells associated with this site previously located in the northeast corner of the subject Property were abandoned in April 2006. In November 2004, methyl tertiary butyl ether (MtBE), a fuel oxygenate, was detected in groundwater in the northeast corner of the subject Property at a concentration of 1.1 parts per billion (ppb) in one of the wells. In May 2005, the MtBE concentration was 1,740 ppb and in September 2005 was 1,820 ppb in the same well. By the time the well was abandoned, the reported concentration at this well had declined to 897 ppb. The California Primary Maximum Contaminant Level (MCL) for MTBE in groundwater is 13 ppb. Soil gas sampling conducted in May 2005 detected no total petroleum hydrocarbons as gasoline or volatile organic compounds. The LUST case is currently in post-remedial monitoring and responsible party for this release is identified as Moller Investment Group, Inc. Based on these reports, the subject Property has been environmentally impacted by this neighboring LUST case.
- According to the November 2001 "Assessment of Bulk Sampling Report for the Weist Plaza" prepared by Environmental Managers & Auditors for Urban Development Organization, Ltd., the following materials at the subject Property were identified as ACMs: roofing materials at 10411 and 10491 Magnolia Avenue. At the time of the site inspection, the following other suspect asbestos-containing building materials were observed on the subject Property: drywall/joint compound/texturing, vinyl floor tiles, suspended acoustic ceiling material and exterior stucco. No significant damage to these materials was observed during the site inspection."

2017 Subsurface Investigation Results and Soil Management Plan, Former One Hour Dry Cleaner: 10491 Magnolia Avenue, Riverside, CA; prepared by Geosyntec Consultants, dated September 14, 2017. The report concluded the following at the Property:

*Based on the investigations performed at the Site since January 2015 (presented in Section 2 and 3), the following is concluded:*

- Soil – VOCs were sporadically detected at the Site in Concentrations below respective Risk Based as well as Groundwater Protection Based ESLs. PCE (and its daughter products) was not detected above laboratory RL at the Site.
- Soil Vapor – VOCs were sporadically detected at the Site in concentrations below their respective Soil Vapor ESLs with the exception of TPHg and PCE. TPHg is not considered a Site constituent. PCE was present above the Soil Vapor ESL in shallow probes (5 to 15 ft bgs) located in the vicinity of the dry cleaning equipment and floor drain (i.e. locations SV-21, SV-22, SV-16, and SV-17); the highest concentration of PCE measured was 1,900  $\mu\text{g}/\text{m}^3$ . PCE concentrations in shallow and deep probes located in front of the Site (SV-14 and SV-18) near the proposed residential redevelopment were below the Soil Vapor ESLs.

- Groundwater – VOCs and TPHg were not detected in groundwater above their respective laboratory RLs.

Based on the above, further evaluation of VOC in soil and groundwater was not warranted. The residual VOC concentrations in soil vapor were greater than the Soil Vapor ESL and therefore, further analysis was performed. The detected concentrations in soil vapor were evaluated to assess the potential risk to human health and the underlying groundwater.

PCE In Soil Vapor is unlikely to pose an unacceptable risk to human health based on the applicable thresholds as further described below:

- PCE is below the Soil Vapor ESL in the vicinity of the proposed residential units (SV-14 and SV-18), therefore, the risk represented by potential vapor intrusion (VI) is very low.
- Where PCE was detected above the Soil Vapor ESL in the southeast portion of the Site, the redevelopment plan specifies that the area will be used as a storm water detention basin and therefore VI is not a complete exposure pathway.

Because the area of the Site where VOCs exceeds Soil Vapor ESLs is to be redeveloped as a stormwater detention basin, the potential risk to groundwater was evaluated. The analysis was performed by concerting the highest residual concentration of PCE in soil vapor to equivalent soil concentrations using the following equation and the attenuation facture method of VOCs presented in the Interim Site Assessment & Cleanup Guidebook [RWQCB, 1996].

Using the highest PCE soil vapor concentration ( $1,900 \mu\text{g}/\text{m}^3$ ) detected in the recent investigations, the equivalent PCE soil concentration is calculated to be  $0.75 \mu\text{g}/\text{kg}$  using the above method which is substantially less than the Groundwater Protection Based Soil ESL of  $420 \mu\text{g}/\text{kg}$ . This indicates that the residual soil vapor concentrations are unlikely to leach in the groundwater above concentrations protective of a nondrinking water source, Further, this calculation is consistent with the results of the laboratory analysis of the recent soil investigation (SB-1, SB-2 and SB-3) that indicate PCE was not detected above the laboratory RL of  $1 \mu\text{g}/\text{kg}$ .

Although detected above the Sub-slab Vapor ESL, the following data indicates that the benzene in sub-slab vapor at the Montessori School does not originate from the Site:

- As indicated in Section 3.5.2, benzene was not detected above its laboratory RL in soil vapor probes SV-19 and SV-20 that were strategically located between the Site and the Montessori School to evaluate if the Site was a source of benzene found in sub-slab vapor at the Montessori School.
- Furthermore, benzene has not been detected above the laboratory RL in soil vapor samples collected by Geosyntec from soil vapor probes underneath the site (SV-21 and SV-22) or installed around the Site (SV-14, SV-16, SV-17, and SV-18) since the baseline sampling in January 2015.
- Data from two prior investigations provide comparable results, AECOM performed a soil vapor investigation for the Unocal Site in 2012 and 2013. AECOM's investigation included collection of samples from depths of 5, 10, 20, and 30 ft bgs at locations SV-14 and SV-16 (Figure 4), and also did not detect benzene above the laboratory RL, with the exception of SV-14 where it was detected at  $7$  and  $4 \mu\text{g}/\text{m}^3$  at 10 and 20 ft bgs probes respectively in 2012. SV-14 is located northeast of both the Site and the Montessori School, and resampling of this probe in 2013 did not detect benzene concentrations above the laboratory RL [AECOM, 2014]. The 2012 detections are below the Soil Vapor ESL of  $48 \mu\text{g}/\text{m}^3$  as well as the concentrations detected below the Montessori School.

### 3.2 User Questionnaire

Section 6 of the ASTM E1527-13 standard describes certain tasks required to be performed by the report User in order to qualify for landowner liability protections to CERCLA liability. To assist the report User to meet these requirements, and as recommended by the ASTM E1527-13 standard, a Questionnaire of inquiries (User Questionnaire) specified in 40 CFR 312.25, 312.28, 312.29, 312.30, and 312.31 has been provided to the original report User. The following is a summary of the User's response:

Question:	Yes/No:	Detail:
<b>Environmental liens that are filed or recorded against the property:</b> Did a search of recorded land title records identify any environmental liens filed or recorded against the property under federal, tribal, state or local law?	No	
<b>Activity and use limitations that are in place on the property or that have been filed or recorded against the property:</b> Did a search of recorded land title records (or judicial records where appropriate, identify any AULs, such as engineering controls, land use restrictions or institutional controls that are in place at the property and/or have been filed or recorded against the property under federal, tribal, state or local law?	No	
<b>Specialized knowledge or experience of the person seeking to qualify for the LLP:</b> Do you have any specialized knowledge or experience related to the property or nearby properties? For example, are you involved in the same line of business as the current or former occupants of the property or an adjoining property so that you would have specialized knowledge of the chemicals and processes used by this type of business?	No	
<b>Relationship of the purchase price to the fair market value of the property if it were not contaminated:</b> Does the purchase price being paid for this property reasonably reflect the fair market value of the property? If you conclude that there is a difference, have you considered whether the lower purchase price is because contamination is known or believed to be present at the property?	Yes	
<b>Commonly Known or Reasonably Ascertainable Information:</b> Are you aware of commonly known or reasonably ascertainable information about the property that would help the environmental professional to identify conditions indicative of releases or threatened releases? For example,		
-Do you know the past uses of the property?	No	
-Do you know of specific chemicals that are present or were once present at the property?	No	
-Do you know of spills or other chemical releases that have taken place at the property?	No	
-Do you know of any environmental cleanups that have taken place at the property?	No	

Question:	Yes/No:	Detail:
<p><b>The degree of obviousness of the presence or likely presence of contamination at the property, and the ability to detect the contamination by appropriate investigation:</b> Based on your knowledge and experience related to the property are there any obvious indicators that point to the presence or likely presence of releases at the property?</p>	No	
<p><b>Litigation/Administrative Proceedings/Government Notices</b> As the User of this ESA, do you have knowledge of (1) any pending, threatened, or past litigation relevant to hazardous substances or petroleum products in, on, or from the property; (2) any pending, threatened, or past administrative proceedings relevant to hazardous substances or petroleum products in, on or from the property; and (3) any notices from any governmental entity regarding any possible violation of environmental laws or possible liability relating to hazardous substances or petroleum products.</p>	No	

NR-no response

### 3.3 Reason for Performing Phase I ESA

Hillmann assumes that the Phase I ESA was being performed in order to qualify for landowner liability protection to CERCLA liability.

## 4.0 RECORDS REVIEW

### 4.1 Physical Setting Sources

The following physical setting sources were reviewed:

Source	Discussion
USGS 7.5 minute Topographic Map Data: (EDR Geocheck-Physical Setting Source Addendum)	The Property lies at an elevation of approximately 733 feet above mean sea level on the Riverside West, California Quadrangle map. The topography indicated by the map appeared to be sloping downward towards the west-southwest. The closest down gradient water body is the Arlington Valley Channel located approximately 1.3 miles to the west-southwest.
USDA SCS Soil Data: (EDR Geocheck-Physical Setting Source Addendum)	The dominant soil component at the Property is identified as Hanford. Hanford soils have a fine sandy loam surface texture with moderate infiltration rates. They have deep and moderately deep, moderately well and well drained soils with moderate coarse textures.
Geologic Data: (EDR Geocheck-Physical Setting Source Addendum)	The geologic formation in the vicinity of the Property is described as a stratified sequence of the Mesozoic Era, Cretaceous System, and Cretaceous granitic rock Series.
Additional Sources/ Data:	N/A
Groundwater Flow Discussion:	Based on a review of a 2018 Groundwater Monitoring Report at the Property, the direction of shallow groundwater flow at the site is inferred to be generally from the northeast to the southwest. Depth to groundwater was estimated to be between 42 and 55 feet bgs.

### 4.2 Historical Use – Property and Adjoining Properties

Hillmann has conducted research in order to help identify the likelihood of past uses having led to recognized environmental conditions in connection with the Property. Standard historical sources have been sought in an attempt to document the past uses of the Property as far back as it can be shown that the Property contained structures; or from the time the Property was first used for residential, agricultural, commercial, industrial or governmental purposes.

#### 4.2.1 Fire Insurance Maps

Hillmann obtained a Certified Sanborn Map Report from EDR in order to research published historic fire insurance maps for the Property and surrounding area. A copy of the report is included in Appendix D. The following is a summary of site use information interpreted from a review of the report:

Year(s)	Description	
	Property	(no coverage)
	Adjoining Properties	

### 4.2.2 City Directories

The following is a generalized summary of the findings of City Directory Research for past occupants of the Property, indicating occupants and the years indicated by the listings.

Property		
Address(es)	Historic Occupant(s)	Appr. Date Range
10411 Magnolia Avenue	Inland Dentistry	2010-2014
	Accutech Electronics	2002-2005
	China Palace	1990-2002
	Treasury Cleaners	1990
	Skinny Haven	1986
10451 Magnolia Avenue	Magnolia Street Unocal 76	1996
	Murray McClellan Union Station	1986-1990
	Digas Co.	1981
10471 Magnolia Avenue	Food & Drug Sav-On Pharmacy	1996-2001
	Lucky Food Centers	1990-1996
	Gemco Watch Repair	1986
	Pharmacy	1981-1986
10491 Magnolia Avenue	Multiple commercial businesses	1981-2014
	One Hour Express Cleaners	2001-2005

A review of historical city directories of the Property identified two drycleaners on the Property in 1990 and from 2001-2005. Additionally, a gas station was identified from 1986-1996

Hillmann also reviewed the EDR City Directory Abstract report for listings of historic occupants of the adjoining properties. The following is a general summary of listings of historic adjoining property occupants:

Adjoining Properties		
Address(es)	Historic Occupant(s)	Appr. Date Range
3900 Tyler Street	Commercial businesses of no environmental significance	1970-2002
3870 Tyler Street	Commercial businesses of no environmental significance	1986-2002
10391 Magnolia Avenue	Commercial businesses of no environmental significance	1960-2014
	Private individuals	1930-1955
10357 Magnolia Avenue	Commercial businesses of no environmental significance	1990-2002
10403 Magnolia Avenue	Commercial businesses of no environmental significance	1981-2002
	Halls Expert Auto Repair	1996-2001
	King Kare Tire & Automotive Center	1986-1990
10495 Magnolia Avenue	Commercial businesses of no environmental significance	1986-2014
	Private individuals	1955-1977
10494 Magnolia Avenue	Restaurant	1981-2014
10436-10460 Magnolia Avenue	Commercial businesses of no environmental significance	1975-2014

### 4.2.3 Historical Topographic Map Review

Hillmann reviewed historic topographic maps of the Property online at [www.historicaerials.com](http://www.historicaerials.com). The following details related to site usage were indicated by the topographic maps:

Year(s)	Summary	
1901	<b>Property</b>	No improvements or other special depictions are shown.
	<b>Adjoining Properties</b>	No improvements or other special depictions are shown.
1942, 1947	<b>Property</b>	No improvements or other special depictions are shown.
	<b>Adjoining Properties</b>	Structures are depicted adjoining to the east and south of the Property. No other structures or other depictions are shown.
1953	<b>Property</b>	No improvements or other special depictions are shown.
	<b>Adjoining Properties</b>	Structures are depicted adjoining to the east, southeast, and south of the Property. Additionally, an orchard is depicted adjoining to the southeast. No other structures or other depictions are shown.
1967	<b>Property</b>	A structure is depicted towards the southeast of the Property.
	<b>Adjoining Properties</b>	Structures are depicted adjoining to the northeast, east, southeast, and south of the Property. A trailer park is depicted adjoining to the southwest of the Property.
1973, 1980	<b>Property</b>	Two structures are depicted on the central and southeastern portion of the Property.
	<b>Adjoining Properties</b>	Structures are depicted adjoining to the northeast, east, southeast, and south of the Property. A trailer park is depicted adjoining to the southwest of the Property. The northwest is shaded, which is indicative of a developed urban area.
2012	<b>Property</b>	No improvements or other special depictions are shown.
	<b>Adjoining Properties</b>	No improvements or other special depictions are shown.

#### 4.2.4 Aerial Photograph Review

Hillmann reviewed historic aerial photographs of the Property online at [www.historicaerials.com](http://www.historicaerials.com). The following interpretation of land usage was made by review of the aerial photographs:

Year(s)	Summary	
1931, 1938	<b>Property</b>	The Property is developed with a structure at the northern corner of the Property, most likely residential or agricultural in nature. The rest of the Property appears to be agricultural land.
	<b>Adjoining Properties</b>	The northwest, northeast, and southwest adjoining areas appear to be agricultural land. The southeast adjoining area appears to be an orchard. Several structures are developed adjoining to the east of the Property, most likely residential or agricultural in nature.
1948, 1953	<b>Property</b>	There are no significant changes from the previous aerial photos.
	<b>Adjoining Properties</b>	The northwest, northeast, and southwest adjoining areas appear to be agricultural land. The east, southeast, and south adjoining sides are developed with structures, most likely residential or agricultural in nature. The southeast adjoining area also consists of an orchard.
1967, 1975	<b>Property</b>	A structure is developed on the southeastern portion of the Property. Half of the Property appears to be occupied for equipment storage while the other half appears to be vacant land.
	<b>Adjoining Properties</b>	The northwest adjoining area is developed with what appears to be residential structures. The northeast adjoining area is developed with what appears to be a commercial building. The east, southeast, and south adjoining areas are developed with what appear to be residential structures. The southwest adjoining area is developed with what appears to be a trailer park.

1985, 1990, 1994, 2006	<b>Property</b>	The Property is developed with what appears to be a large commercial structure and four smaller commercial structures.
	<b>Adjoining Properties</b>	The northwest adjoining area is developed with what appears to be residential structures. The north, northeast, east, southeast, and south adjoining areas are developed with what appear to be several commercial buildings. The southwest adjoining area is developed with what appears to be a trailer park.
2009, 2012, 2016	<b>Property</b>	The large commercial structure on the Property appears to have been demolished in addition to the two structures along the southeastern border. Two small commercial structures remain on the Property.
	<b>Adjoining Properties</b>	The northwest adjoining area is developed with what appears to be residential structures. The north, northeast, east, southeast, and south adjoining areas are developed with what appear to be several commercial buildings. The southwest adjoining area is developed with what appears to be a trailer park.

#### 4.2.5 EDR High-Risk Historical Records

The EDR Radius Map™ report, which will be discussed in greater detail in Section 4.3, provided a search of proprietary databases of potential historical high-risk uses at or in the vicinity of the Property. These databases include EDR Historic Cleaners – a database of property addresses with records of historical occupancy by suspected cleaners businesses; EDR Historic Auto – a database of property addresses with records of historical occupancy by potential automotive gas/filling stations and repair facilities; and EDR MGP - a database of sites historically occupied by manufactured gas plants and related facilities.

EDR Historic Cleaners	One Hour Express Cleaners (10491 Magnolia Avenue, Suite C) is identified as a historical dry cleaning plant from approximately 2000 to 2009 on the Property. This site is further discussed in Section 4.3.1 as it appears on several other database listings.
EDR Historic Auto	Magnolia Street Unocal 76 (10451 Magnolia Avenue) is identified as historical gasoline service station from approximately 1986 to 2001 on the Property. This site is further discussed in Section 4.3.1 as it appears on several other database listings.
EDR MGP	No listings identified within 1-mile search distance.

#### 4.2.6 Petroleum/Natural Gas Well Review

Hillmann reviewed historical record sources for evidence of historic petroleum and/or natural gas wells at the Property. In addition, Hillmann conducted a search of the property location on the California Geologic Energy Management Division (CalGEM) Well Finder database (<http://maps.conservation.ca.gov/doggr/wellfinder/#openmodal>). No record of any historical petroleum/natural gas wells at the Property was identified.

#### 4.2.7 Additional Historical Data

No additional historical data was obtained.

#### 4.2.8 Summary of Identified Historic Uses

The following table presents a summary of the types and approximate timeframes of identified prior uses of the Property:

Property	
Years (Approx.)	Use
1931 to 1953	Agricultural land
1967 to 1975	Vacant, construction, commercial rental equipment
1985 to Present	Commercial, including a drycleaner from approximately 2000 to 2009 and a gas station from 1986 to 2001.

The following table presents a summary of the types of identified prior uses of the adjoining properties:

Adjoining Properties	
Years (Approx.)	Use
1931 to 1953	Residential and agricultural land
1967 to Present	Commercial and residential

#### 4.2.9 Historical Records Data Failure

The ASTM E1527-13 standard defines data failure as a failure to achieve the ASTM specified historical research objectives after reviewing the standard historical sources that are reasonably ascertainable and likely to be useful. The objective is to identify all obvious uses of the property from the present, back to the property's first developed use, or back to 1940, whichever is earlier. Furthermore, records of historic use/conditions should be sought in intervals no less than approximately five years, unless the property conditions appear unchanged over a longer interval.

Objective	Met?	Detail	Significant Data Gap?
First developed use/date determined?	Yes	Earliest records indicate agricultural and residential uses in 1931.	No
Record sources at 5-year intervals back to 1940 or first developed use?	No	Records gaps between 1931 and 1938, 1953 and 1967, 1967 and 1973, 1994 and 2006; however, site conditions likely unchanged during these intervals.	No
All obvious prior uses identified?	Yes	See Section 4.2.8.	No

Please refer to Section 2.3 for additional discussion of data gaps and their significance to the findings of the assessment.

#### 4.2.10 Historic Uses REC Discussion

The Property was historically developed for agricultural uses from 1931 to at least 1953. This use suggests the historical application of pesticides during this time, which could have accumulated in the shallow soils at that time. The Property was eventually partly redeveloped with a commercial structure in the 1960s. The Property was again redeveloped between the late 1970s and the early 1980s with multiple commercial buildings. The construction process would have required site work including the stripping of top soils, de-grubbing and re-grading for the new improvements; and would have removed or dispersed accumulated pesticides that may have been present in the shallow soils. Therefore, the former use of the Property as agricultural land is not considered to be a REC in connection with the Property.

The Property was redeveloped with two multi-tenant commercial buildings, a large retail building, and a gas station in the early 1980s. A former dry cleaner identified as Treasury Cleaner operated as pick-up/drop-off location between the 1980 and late 1990s. The gas station was operated by Unocal and was located at the southeastern portion of the Property from approximately 1979 to 1997. The One Hour Dry Cleaner operated at a suite located at the 10491 Magnolia Avenue building from approximately 1997 to 2009.

Investigations and remedial actions have been conducted at both the former Unocal and One Hour Dry Cleaners portions of the Property, and regulatory closure was granted for both by the RWQCB. Additional details regarding the Unocal and One Hour Dry Cleaning cases are provided in Section 4.3. Based on the closed regulatory statuses, these former uses are considered to be HRECs in connection with the Property.

### 4.3 Standard Environmental Record Sources

Hillmann obtained a regulatory database report, titled EDR Radius Map™ Report, from Environmental Data Resources of Shelton, CT. The report provided a search of standard environmental record sources in general accordance with the requirements of the ASTM E1527-13. Hillmann has reviewed the regulatory database report, and a summary of findings has been presented in the following tables and report sections. Hillmann has also reviewed the list of unmapped sites (a.k.a. “Orphan List” sites). Unmapped sites identified as falling within an applicable specific search distance or warranting discussion in the report, if any, have been included in the information presented below. Detailed descriptions of the meaning and significance of the regulatory databases can be found in the regulatory database report in Appendix E.

Regulatory Database	Search Distance	Property Listed?	Adj. Properties Listed?	Total Listings Within Search Distance
Fed. NPL/Proposed NPL	1-mile	No	No	0
Fed. Delisted NPL	½-mile	No	No	0
Fed. SEMS	½-mile	No	No	0
Fed. SEMS-ARCHIVE	½-mile	No	No	1
Fed. RCRA CORRACTS	1-mile	No	No	0
Fed. RCRA TSD	½-mile	No	No	0
Fed. RCRA LQG	Site & Adj.	Yes	No	
Fed. RCRA SQG	Site & Adj.	Yes	No	
Fed. RCRA CESQG	Site & Adj.	No	No	
Fed. ENG Control List	Site	No		
Fed. INST Control List	Site	No		
Fed. ERNS	Site	No		
State/Tribal Hazardous Waste Site	1-mile	No	Yes	5
State/Tribal Landfill/Solid Waste	½-mile	No	No	0
State/Tribal Leaking Storage Tanks	½-mile	Yes	No	13
State/Tribal Registered Storage Tanks	Site & Adj.	Yes	Yes	
State/Tribal Eng. Control List	Site	No		
State/Tribal Inst. Control List	Site	No		
State/Tribal Voluntary Cleanup Sites	½-mile	No	Yes	1
State/Tribal Brownfields	½-mile	Yes	No	1
Supplemental Regulatory Databases	Site & Adj.	Yes	Yes	

### 4.3.1 Property Listings

The following Property listings were identified:

- FINDS, RCRA-LQG, ECHO, HAZNET, RGA LUST, LUST, SWEEPS UST, CA FID UST, HIST CORTESE – Former Unocal 306440 / Unocal Service Station #6975 (10451 Magnolia Avenue). This former Property occupant is listed on the RCRA-LQG database as a large quantity generator of hazardous waste, no violations were listed. The FINDS database merely references the RCRA listing. The ECHO database tracks violation and compliance history; however, at the time of writing this report, the ECHO database link was not functioning. The HAZNET database lists manifested waste generated at the Property in 1997, 2008, and 2011-2012; the reported wastes were tank bottom wastes and aqueous solutions with total organic residues less than 10%. The CA FID UST database lists an active status with Facility ID # 33002977. The SWEEPS UST database lists an active status associated with four 12,000-gallon USTs. The CA FID UST and SWEEPS UST status listing is most likely inaccurate as the USTs associated with the former Unocal service station were removed in the 1990s.

The former gas station is listed on the LUST database as an “Open – Inactive” case due to impacts to an aquifer used for drinking water with gasoline. The gas station operated from approximately 1986 until at least 1997 when the associated USTs were removed. Confirmation soil sampling detected total petroleum hydrocarbons (TPH) as gasoline and diesel impacts at the Property. Quarterly groundwater monitoring began in 1998 and remediation ran between 2007 and 2014. Approximately 40 on-site and off-site groundwater monitoring wells have been installed in addition to various soil vapor wells. In 2014, AECOM requested low threat closure for the Property. On March 25, 2015, the Santa Ana Regional Water Quality Control Board (SARWQCB) concurred with AECOM and indicated the Property will be granted closure after the removal/abandonment of all wells and remediation systems, disposal of all waste materials, and a well destruction and waste disposal report; unless objections were received. SFI Magnolia Avenue – Riverside, LLC (iStar) submitted comments to SARWQCB on May 8, 2015, indicating that petroleum hydrocarbons were detected in the soil vapor samples in the vicinity of the One Hour Dry Cleaners located on the Property (10491 Magnolia Avenue). iStar requested additional discussion prior to issuance of a closure for the Unocal LUST case. Geosyntec conducted a subsurface investigation in the vicinity of the One Hour Dry Cleaner in 2017 (the report is discussed in further detail in Section 3.1). The investigation by Geosyntec in 2017 concluded that the benzene detected at the southwest adjacent Montessori School did not originate from the One Hour Dry Cleaner or the former Unocal service station. Additionally, TPH was not detected above the laboratory reporting limits in groundwater.

AECOM conducted groundwater sampling on September 27 and 28, 2018 at the request of SARWQCB. In the subsequent groundwater monitoring report submitted by AECOM, low concentrations of TPH as diesel (up to 96 µg/L) were detected in three wells and TPH as gasoline was detected in one well at 110 µg/L, all were reportedly the lowest concentration recorded to date. BTEX and MTBE were not detected; however, low concentrations of PCE were detected in two wells at a maximum concentration of 2.4 µg/L. Based on the most recent groundwater sampling event, AECOM concluded that the Property continues to meet all general and media-specific criteria of the Low-Threat Underground Storage Tank Closure Policy (LTCP). AECOM continues to recommend low-threat closure for the Property and no further

work is warranted or proposed, with the exception of destruction of remaining wells after closure is granted. According to email correspondence between the RWQCB and Geosyntec provided on the RWQCB GeoTracker website, the Waterboard has requested additional investigations to satisfy data gaps and to help determine whether benzene is present on the Property that may have impacted the adjacent Montessori School. Additional investigations include the installation of additional soil vapor probes and sampling of all existing probes associated with the Property. The investigations are scheduled to take place on February 15, 18, 19, and 20, 2019.

In March 2019, Geosyntec conducted an additional soil vapor investigation in vicinity of the Montessori School and the Unocal site, and laboratory results indicated that PCE and benzene were sporadically detected above their respective laboratory reporting limits; however, none of the detected concentrations were above their respective soil vapor ESLs with one exception; PCE was detected at SV-15-10 at 280 µg which was slightly above the soil vapor ESL of 240 µg.

The results of the investigation were indicated to provide evidence that the former One Hour Dry Cleaner and Montessori School were not the source of the benzene contamination. The RWQCB concluded that the residual concentration of PCE and benzene at the Property did not appear to pose a risk to human health or threat to the beneficial uses of groundwater in the Arlington Groundwater Management Zone. The RWQCB granted a No Further Action Letter for Unocal on July 6, 2020. Due to the granted regulatory closure, this listing is considered to be a HREC in connection to the Property.

- **BROWNFIELDS, CPS-SLIC, DRYCLEANERS** – One Hour Dry Cleaners (10491 Magnolia Avenue). This former Property occupant is listed on the DRYCLEANER database with an inactive status. Additionally, this occupant appears on the BROWNFIELDS and CPS-SLIC database due to VOC impacts from historical dry-cleaning operations. One Hour Dry Cleaners formerly utilized tetrachloroethene (PCE) in their dry cleaning machines. Elevated VOC levels in soil vapor were detected during subsurface investigations. Geosyntec conducted a subsurface investigation in the vicinity of the One Hour Dry Cleaner in 2017 (the report is discussed in further detail in Section 3.1). The investigation by Geosyntec in 2017 concluded that the benzene detected at the southwest adjacent Montessori School did not originate from the One Hour Dry Cleaner or the former Unocal service station. Included in the subsurface investigation report, a soil management plan (SMP) was also included as a part of their scope of work. After review of the RWQCB recommended that excavation in the vicinity of the former dry cleaner, floor drains, and former sewer lines. Additionally, they recommended sub-slab soil vapor sampling and indoor air sampling prior and post excavation. In email correspondence between Geosyntec and the RWQCB provided to Hillmann, the results of the sampling and excavation was presented to the RWQCB. In the findings, low concentrations of PCE was detected on the walls of the former dry cleaning equipment, but well below the San Francisco Bay ESL of 420 µg/mg. Geosyntec concluded that further excavation is not warranted, in which the RWQCB concurred.

According to email correspondence between the RWQCB and Geosyntec provided on the RWQCB GeoTracker website, the Waterboard has requested additional investigations associated with data gaps to determine whether benzene is present on the Property that may have impacted the adjacent Montessori School. Additional investigations include the

installation of additional soil vapor probes and sampling of all existing probes associated with the Property. The investigations are scheduled to take place on February 15, 18, 19, and 20, 2019.

In March 2019, Geosyntec conducted an additional soil vapor investigation in vicinity of the Montessori School and the Unocal site, and laboratory results indicated that PCE and benzene were sporadically detected above their respective laboratory reporting limits; however, none of the detected concentrations were above their respective soil vapor ESLs with one exception; PCE was detected at SV-15-10 at 280 µg which was slightly above the soil vapor ESL of 240 µg/m<sup>3</sup>.

The results of the investigation were indicated to provide evidence that the former One Hour Dry Cleaner and Montessori School were not the source of the benzene contamination. The RWQCB concluded that the residual concentration of PCE and benzene at the Property did not appear to pose a risk to human health or threat to the beneficial uses of groundwater in the Arlington Groundwater Management Zone. The RWQCB granted a No Further Action Letter for One Hour Dry Cleaner and Montessori School on January 9, 2020 and the case was closed on April 1, 2020.

Due to the granted regulatory closure, this listing is considered to be a HREC in connection to the Property.

- FINDS, RCRA-SQG, ECHO – Gemco #800 (10471 Magnolia Avenue). The former Property occupant is listed on the RCRA-SQG database as a small quantity generator of hazardous waste, no violations were listed. The FINDS database merely references the RCRA listing. The ECHO database tracks violation and compliance history; however, at the time of writing this report, the ECHO database link was not functioning. Based on the absence of reported violations, these listings are not considered RECs in connection with the Property.

#### 4.3.2 Adjoining Property Listings

The following adjoining property listings were identified:

- ENVIROSTOR, VCP – Chevron EMC – Montessori School (10493 Magnolia Avenue). This site is adjoining to the south/southwest and is located downgradient of the Property. This site appears on the ENVIROSTOR and VCP databases as a voluntary cleanup site with “no further action status” listed. This site agreed to voluntary investigation due to concerns of impact by VOCs in the sub-slab soil due its proximity to the Unocal LUST site and One Hour Dry Cleaners SLIC site (discussed in Section 4.3.1). The status of the VCP/Envirostor case is listed as “*No further action as of 1/23/2014*”. As previously noted in Section 4.3.1, both the Unocal and One Hour Dry Cleaners cases were granted “No Further Action” status in 2020. Based on the closed VCP status, these listings are not considered a REC in connection with the Property.

#### 4.3.3 ASTM Search Distance Findings

The following is a summary of the findings of the regulatory database review with regard to sites identified as located within the ASTM specified search distance surrounding the Property. In order to keep this report informative and yet concise, Hillmann has provided a brief discussion of the

listed site(s) for each database category that appears most likely to impact the Property based on distance, topography and/or case status. A copy of the full regulatory database report, including available details of all listed sites, is included in Appendix E.

Note that listings for the following databases, if identified, would be discussed above in Sections 4.3.1 and 4.3.2: Registered Storage Tanks, Federal RCRA Generators, Federal and State INST and ENG Controls, ERNS.)

**Federal NPL:** No NPL listings were identified within a one-mile radius of the Property.

**Federal Delisted NPL:** No DNPL listings were identified within a ½-mile radius of the Property.

**Federal SEMS (formerly CERCLIS):** No SEMS listings were identified within a ½-mile radius of the Property.

**Federal SEMS-ARCHIVE (former CERC-NFRAP):** One (1) SEMS-ARCHIVE listings was identified within ½-mile radius of the Property. The closest listing identified as Pantronic Inc. (10555 Magnolia Avenue), is located approximately 418 feet to the south-southwest and is downgradient of the Property. The listing identifies this is not an NPL site and is considered an archived site with EPA ID# CAD982359762. Based on the archived status and the downgradient position relative to the Property, this site is not considered a REC in connection with the Property.

**Federal RCRA-CORRACTS:** No CORRACTS listings were identified within a one-mile radius of the Property.

**Federal RCRA-TSD:** No TSD listings were identified within a ½-mile radius of the Property.

**State/Tribal Hazardous Waste Sites:** Five (5) SHWS listings were identified within a one-mile radius of the Property on the EnviroStor database. The closest listing identified as Pantronic Inc. (10555 Magnolia Avenue), is located approximately 418 feet to the south-southwest and is downgradient of the Property. The EnviroStor database indicates this listing is historical and the case was referred to another agency. Additionally, comments indicate no further action was granted and no records to indicate problems exists. Based on the historical status and the provided comment, this listing is not considered a REC in connection with the Property

Based on the distance, none of the other listings are considered RECs in connection with the Property.

**State/Tribal Landfill/Solid Waste Disposal Sites:** No SWF/LF listings were identified within a ½-mile radius of the Property.

**State/Tribal Leaking Storage Tanks:** Twelve (12) LUST listings were identified within a ½-mile radius of the Property. One of the LUST sites was discussed in Section 4.3.1. The closest off-site listing, identified as Riverside Partners (Riverside National Bank)-10301 Magnolia Avenue, is located approximately 744 feet to the east and is upgradient of the Property. This site is listed on the LUST database due to impacts to an aquifer used for drinking water with gasoline and diesel. This site received regulatory closure on January 22, 2014. Based on the regulatory closure received, this listing is not considered a REC in connection with the Property.

Based on status and/or distance, none of the other listings are considered RECs in connection with the Property.

**State/Tribal Voluntary Cleanup Sites:** One (1) VCP listing was identified within a ½-mile radius of the Property. The listing was discussed in Section 4.3.2

**State/Tribal Brownfields:** One (1) BROWNFIELDS listing was identified within a ½-mile radius of the Property. The listing was discussed in Section 4.3.1

Review of the sites identified within the ASTM search parameters did not identify any nearby or surrounding area sites that are considered to be a REC in connection with the Property, unless as discussed otherwise previously in this section.

#### 4.3.4 Tier I Vapor Encroachment Screening

Hillmann reviewed adjoining and vicinity database sites to identify potential off-site sources of subsurface vapor encroachment. This review was based upon the current ASTM “Standard Guide for Vapor Encroachment Screening on Property Involved in Real Estate Transactions” (ASTM E 2600-15); and also utilizing the “Methodology for Identifying the Area of Concern Around a Property Potentially Impacted by Vapor Migration from Nearby Contaminated Sources” (Buonicore, 2011-S-103-AWMA). Vicinity database sites pertaining to non-petroleum product releases within 1,760 feet of the Property in the up-gradient direction, 365 feet of the Property in the cross gradient direction and 100 feet of the Property in the down gradient direction; and vicinity database sites pertaining to petroleum product releases within 528 feet of the Property in the up-gradient direction, 165 feet of the Property in the cross gradient direction and 100 feet of the Property in the down gradient direction were reviewed to identify active contamination sites with the potential to affect subsurface vapor conditions at the subject property. The potential for vapor encroachment was considered in assessing whether or not a REC exists in connection with the Property when reviewing applicable sites within those distances.

Hillmann identified the former Unocal gasoline service station and the One Hour Dry Cleaner tenants as potential sources of vapor encroachment due to the impacts from their historical operations. Recent investigations in 2017 and 2018 suggests that vapor encroachment conditions are no longer an issue at the site. However, the RWQCB issued a request for additional soil vapor investigations to fill in data gaps associated with the sub-slab benzene identified at the southwest adjacent Montessori School (10493 Magnolia Avenue).

In March 2019, Geosyntec conducted an additional soil vapor investigation in vicinity of the Montessori School and the Unocal site, and laboratory results indicated that PCE and benzene were detected above their respective laboratory reporting limits. None of the detected concentrations were above their respective soil vapor ESLs with only PCE being detected in SV-15-10 at 280/ug. The investigation provided evidence that the former One Hour Dry Cleaner and Montessori were not the source of the benzene contamination.

The investigation provided evidence that the former One Hour Dry Cleaner and Montessori School were not the source of the benzene contamination, and indicated that residual concentration of PCE

and benzene at the Property does not appear to pose a risk to human health or threat to the beneficial uses of groundwater in the Arlington Groundwater Management Zone.

The RWQCB granted a No Further Action Letter for One Hour Dry Cleaner and Montessori School on January 9, 2020 and the case was closed on April 1, 2020. The RWQCB granted a No Further Action for Unocal on July 6, 2020.

Due to the granted regulatory closure, these listings are considered to be a REC in connection to the Property.

**4.4 Additional Environmental Record Sources**

**4.4.1 Supplemental Database Listings**

Hillmann reviewed the regulatory database report for listings on supplemental databases that were searched in addition to the Standard Environmental Record Sources. Any property or adjoining property listings on such databases, if identified, would be discussed in Section 4.3.1 and 4.3.2. None of the other supplemental database listings identified by the regulatory database report are considered to be a REC in connection with the Property.

**4.4.2 Local Agency & Internet Research**

Hillmann has submitted requests to local and municipal agencies for pertinent records pertaining to the Property, particularly with regard to potential environmental concerns such as petroleum storage tanks, storage and usage of hazardous substances and petroleum products, and/or known or suspected environmental contamination. Hillmann also conducted online research of government environmental regulatory databases where available, as well as a general cursory internet search of the Property address, for information indicative of a REC. The following table summarizes the findings of the research:

Source	Type of Request	Outcome
Environmental Protection Agency (EPA)	FOIA Request	A response indicated records were found for One Hour Dry Cleaner at 10491 Magnolia Avenue. Results provide facility information for One Hour Dry Cleaner indicate it is considered a superfund site and is listed on the GeoTracker database.
Riverside County Department of Environmental Health (DEH)	FOIA Request	A response indicated a records search was in progress.
Department of Toxic Substances Control (DTSC)	FOIA Request	A response indicated no records were found.
Regional Water Quality Control Board (RWQCB)	FOIA Request	No records were received prior to report issuance. However, Hillmann determined that a file review at the Santa Ana RWQCB office due to the fact that most of recent reports and files can be found on the RWQCB GeoTracker website.
South Coast Air Quality Management District (SCAQMD)	FOIA Request	No records were received prior to report issuance.

Source	Type of Request	Outcome
CA DTSC EnviroStor database <a href="http://www.envirostor.dtsc.ca.gov/public/">http://www.envirostor.dtsc.ca.gov/public/</a>	Internet	The Property address was searched, no results for the Property were found.
CA GeoTracker database <a href="http://geotracker.waterboards.ca.gov/">http://geotracker.waterboards.ca.gov/</a>	Internet	The Property is listed on the LUST and SLIC databases. Further discussion of the SLIC and LUST listings can be found in Section 4.3.1.
USEPA Envirofacts search <a href="http://www.epa.gov/enviro/index.html">http://www.epa.gov/enviro/index.html</a>	Internet	The Property address was searched, no results for the Property were found.
<a href="http://www.google.com">www.google.com</a>	On-line search	Search results did not identify evidence of RECs associated with the Property.
<a href="http://www.realquest.com">www.realquest.com</a>	On-line search	Basic Property information such as parcel number, date of construction, and building square footages were collected. Pertinent information, where obtained, is referenced in the appropriate sections of this report.
Other:	NA	

## 5.0 SITE RECONNAISSANCE

### 5.1 Methodology and Limiting Conditions

The site reconnaissance consisted of visual and/or physical observations of the Property and improvements, adjoining properties as viewed from the Property boundaries and the surrounding area based on visual observations from adjoining public thoroughfares. Building exteriors were observed at ground level, unless otherwise indicated. Where applicable, Hillmann accessed and observed representative areas of building interiors to the extent they were made safely accessible with the cooperation of the site escort.

<b>Site Inspection Personnel:</b>	Ms. Gabriela Cyrulik
<b>Property Escort/Company:</b>	Mr. Jesus Miranda / A to Z Construction
<b>Inspection Date:</b>	July 10, 2020
<b>Weather Conditions:</b>	Sunny, 101 ° F

#### 5.1.1 Significant Inaccessible Areas

No significant areas were excluded from Hillmann's visual inspection.

### 5.2 General Site Setting

#### 5.2.1 Site and Vicinity Characteristics

The Property is characterized as a mostly vacant lot with unpaved and concrete paved parking portions. A vacant multi-tenant commercial building and a small concrete masonry unit (CMU) storage building is present on the Property. The vicinity is characterized as a developed urban area with commercial and residential uses.

Hillmann notes that old equipment including lead-acid batteries and a cell tower associated with Verizon is present on the Property. No backup generator was observed on the Property. Hillmann recommends that the batteries be properly disposed of.

#### 5.2.2 Topographic Characteristics

The terrain of the Property appeared to be relatively flat.

#### 5.2.3 General Description of Structures

The Property is developed with a multi-tenant commercial building located at the eastern corner under the address 10411 Magnolia Avenue. This building totals approximately 8,025 square feet and was built in 1981. A smaller CMU storage building is developed towards the southeastern portion of the Property and totals approximately 75 square feet built in 1979.

### 5.2.4 Sources of Heating and Cooling

The Property building at 10411 Magnolia Avenue is heated and cooled via roof mounted units. The smaller storage building has no sources of heating or cooling.

### 5.2.5 Potable Water Source/Sewage Disposal System

Potable water and sewer services are provided by the public utility.

### 5.2.6 Current Use(s) of the Property

The Property is currently unoccupied.

### 5.2.7 Past Use(s) of the Property

Past uses of the Property included a gas station and a dry cleaner, both of which were discussed in detail in Sections 4.2 and 4.3.

### 5.2.8 Current Use(s) of the Adjoining Properties

The following table describes the current uses of the adjoining properties:

Dir	Street Address	Description
NW	Cochran Avenue	Residences
N	3900 Tyler Street	Best Buy
NE	3870 Tyler Street 10391 Magnolia Avenue	Burlington Coat Factory Northgate
E	10357 Magnolia Avenue 10403 Magnolia Avenue	West Plaza Shopping Center Discount Medical Equipment & Supply / The Camp
SE	10460 Magnolia Avenue 10466 Magnolia Avenue	Commercial strip mall Dragon House
S	10494 Magnolia Avenue	Del Taco
SW	10485 Magnolia Avenue 10493 Magnolia Avenue 10513 Magnolia Avenue	Multi-tenant commercial building Montessori Children's House Western Mobile Home Village

Please refer to Section 4.3.2 for further discussion of the database listings associated with the adjoining properties.

### 5.2.9 Past Use(s) of the Adjoining Properties

No other indication of past uses of the adjoining properties was noted at the time of the site visit. Please refer to Section 4.2 for the findings of historical site use research.

### 5.2.10 Current/Past Uses of Surrounding Area

The vicinity of the Property consists primarily of commercial and residential buildings. No indications of past Property uses that differ substantially from current conditions were observed at the time of the site visit.

## 5.3 Interior & Exterior Observations

### 5.3.1 Storage/Usage of Hazardous Substances and Petroleum Products

The following hazardous substances and petroleum products were observed to be stored and used by property occupants:

Occupant	Substance	Qty/Container Type	Storage Conditions
(none)			

### 5.3.2 Drums

Two empty 55-gallon metal drums were stored in the small storage building at the southeastern portion of the Property. Based on the fact that these drums appear to be empty, they are not considered an environmental concern.

### 5.3.3 Unidentified Substance Containers

No unidentified containers suspected of containing hazardous substances or petroleum products were observed on the Property at the time of site reconnaissance.

### 5.3.4 Other Hazardous Substances/Petroleum Products

No other hazardous substances or petroleum products were observed on the Property at the time of site reconnaissance.

### 5.3.5 Bulk Petroleum/Hazardous Material Storage Tanks

The following storage tanks for bulk petroleum or hazardous material storage were identified or reported to be present; or are suspected to be present based on visual observations:

AST/ UST	Product	Capacity	Construction	Year Installed	Status	Location/Notes
(none)						

### 5.3.6 PCBs in Electrical/Hydraulic Equipment

Hillmann observed three pad-mounted transformers, one located at the central southwestern border, one at the eastern corner, and one towards the southeast central portion of the Property. Additionally, a pole-mounted transformer was observed adjoining to the central northeastern border of the Property. Hillmann did not observe evidence of spills or leaks associated with the transformer; as such, they are not considered RECs in connection with the Property.

No other electrical or hydraulic equipment suspected of containing PCBs was identified at the Property.

### **5.3.7 Odors**

No strong, unusual or pungent odors were noted on the Property at the time of site reconnaissance.

### **5.3.8 Pools of Liquid**

No standing water or pools of liquid likely to contain hazardous substances or petroleum products were observed at the Property at the time of site reconnaissance.

### **5.3.9 Interior Stains or Corrosion**

No interior stains or corrosion due to hazardous substance/petroleum products spills/releases were observed on the Property.

### **5.3.10 Interior Drains/Sumps**

No floor drains or sump pits were noted at the Property other than for storm water or sewage management.

### **5.3.11 Exterior Pits/Ponds/Lagoons**

No evidence of exterior pits, ponds or lagoons was identified on the Property in connection with waste treatment or disposal.

### **5.3.12 Stained Soil, Pavement/Stressed Vegetation**

No stained soil, pavement or stressed vegetation was observed at the Property.

### **5.3.13 On-Site Solid Waste Disposal/Fill Material**

Hillmann observed various trash and debris scattered around the northwestern portion of the Property. Although not considered a REC, as a best management practice, Hillmann recommends properly disposing of the trash and debris.

No evidence of recently deposited fill materials was observed at the Property at the time of site reconnaissance.

### **5.3.14 Wastewater**

Hillmann observed a three-stage grease interceptor adjoining to the western corner of the building at 10411 Magnolia Avenue. The capacity of the interceptor is unknown and the last service date is most likely when the building was vacated approximately 10 years ago. Hillmann recommends that prior to redevelopment, the grease interceptor should be properly removed and disposed by under applicable rules and regulations.

Sanitary sewage and storm water runoff generated on-site are discharged into the municipal sewer systems. No other waste discharges were observed at the Property.

### **5.3.15 Septic Systems**

No indication of a septic system was noted on the Property.

### **5.3.16 Wells**

Hillmann observed numerous abandon/closed wells and soil vapor probes located throughout the southeastern and northwestern portion of the Property.

### **5.3.17 Railroad Spurs**

No railroad spurs were observed on the Property.

## 6.0 INTERVIEWS

### 6.1 Interviews with Past and Present Owners and Occupants

Subject	Name/Affiliation	Summary
Property Owner / Representative	Mr. Jesus Miranda / A to Z Construction	Mr. Miranda was interviewed during the site inspection. Pertinent information, where obtained, is referenced in the appropriate sections of the report.
Property Occupants	Not applicable	Property occupants were not available for interview at the time of the assessment.
Past Owners, Occupants, Operators	Not applicable	Past owners/occupants of the Property were not available for interview at the time of the assessment.
Owners/Occupants of Adjoining or Nearby Properties	Not applicable	The Property was not an abandoned property with evidence of unauthorized uses or uncontrolled access; therefore, interviews with adjoining or nearby property owners or occupants were not conducted.

### 6.2 Interviews with State and/or Local Government Officials

Written and on-line requests for environmental records of the Property from State and Local governmental agencies are detailed in Section 4.4.2.

## **7.0 BUSINESS ENVIRONMENTAL RISKS**

In accordance with the contract agreement for this assessment, Hillmann has performed cursory reviews of several potential Business Environmental Risks (also known as “Non-Scope Considerations”). The ASTM E1527-13 standard defines the term business environmental risk (BER) as, “*a risk which can have a material environmental or environmentally-driven impact on the business associated with the current or planned use of a parcel of commercial real estate, not necessarily limited to those environmental issues required to be investigated in this practice.*”

### **7.1 Asbestos-Containing Material (ACM)**

The contracted scope of work included a cursory visual screening of the accessed portions of buildings at the Property built prior to 1990 for suspect asbestos containing materials (ACM). The information provided in this section, where applicable, is limited to identification of potential suspect materials and their general condition. This is not intended to be a comprehensive survey for the presence of ACM, and no testing has been conducted.

Suspected ACM noted during a cursory visual screening of 10411 Magnolia Avenue included sheetrock wall systems, suspended ceiling tiles, carpet mastics, sheet flooring with associated mastics, and floor tile with associated mastics. Although not observed, the roofing materials may contain asbestos. Additional types of suspect ACM may exist in enclosed areas or areas not accessed during the assessment. It is emphasized that this limited screening does not constitute a comprehensive asbestos survey of the premises and is meant only to provide a cursory evaluation regarding the potential presence of ACM at the Property.

### **7.2 Lead-Based Paint**

The contracted scope of work included a cursory visual screening of the condition of painted surfaces in the accessed areas of residential buildings/units built prior to 1980. This is not intended to constitute a comprehensive survey for LBP or potential lead hazards, and no testing has been conducted.

Considering there are currently no residential buildings on the Property, the visual screening of LBP was not conducted.

### **7.3 Radon**

Hillmann reviewed data compiled by the USEPA, as summarized by the regulatory database report, which indicated that the Property is located in an area with a moderate potential for radon concentrations that exceed current USEPA action guidelines. Riverside County is classified as a Zone 2 or ‘moderate risk’ area for radon.

### **7.4 Mold/Microbial Damage**

As per the contracted scope of work, Hillmann conducted a cursory visual screening of the accessed areas of the building for evidence of significant damage to building materials and finishes as result of moisture intrusion and/or mold/microbial growth.

Aside from water stained ceiling panels, Hillmann did not observe any evidence of significant problems with moisture intrusion or mold/microbial growth at the Property.

## 8.0 REFERENCES

ASTM E1527-13-Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process; ASTM International, 2013

ASTM E12600-15-Standard Guide for Vapor Encroachment Screening on Property Involved in Real Estate Transaction, ASTM International, 2015

EDR Radius Map Report with GeoCheck™, Environmental Data Resources, 2017

EDR City Directory Abstract Report, Environmental Data Resources, 2017

EDR Aerial Photo Decade Package, Environmental Data Resources, 2017

EDR Historical Topo Map Report, Environmental Data Resources, 2017

EDR Sanborn Map Report, Environmental Data Resources, 2017

[www.historicaerials.com](http://www.historicaerials.com)

Methodology for Identifying the Area of Concern Around a Property Potentially Impacted by Vapor Migration from Nearby Contaminated Sources; A. Buonicore, 2011.

Phase I Environmental Assessment, The Village at Magnolia Square, 10411 – 10491 Magnolia Avenue, Riverside, California 92505; ADR Environmental Group, Inc. (ADR), June 6, 2012.

2017 Subsurface Investigation Results and Soil Management Plan, Former One Hour Dry Cleaner: 10491 Magnolia Avenue, Riverside, CA; y Geosyntec Consultants, September 14, 2017.

Third Quarter 2018 Groundwater Monitoring Report, Former Unocal Facility No. 6975 (Chevron Site No. 306440), 10451 Magnolia Avenue, Riverside, California; AECOM, November 8, 2018.

Phase I Environmental Site Assessment, APNs: 143-180-026, -028, -031, and -032, 10411-10491 Magnolia Avenue, Riverside, California 92505; Hillmann Consulting, LLC, January 23, 2019.

## 9.0 APPENDICES

Appendix A	Site Diagram / Vicinity Map
Appendix B	Site Photographs
Appendix C	Questionnaires / User Provided Information
Appendix D	Historical Records Documentation
Appendix E	Regulatory Records Documentation
Appendix F	Other Documents
Appendix G	Project Personnel Qualifications

**APPENDIX A**  
**SITE DIAGRAM / VICINITY MAP**

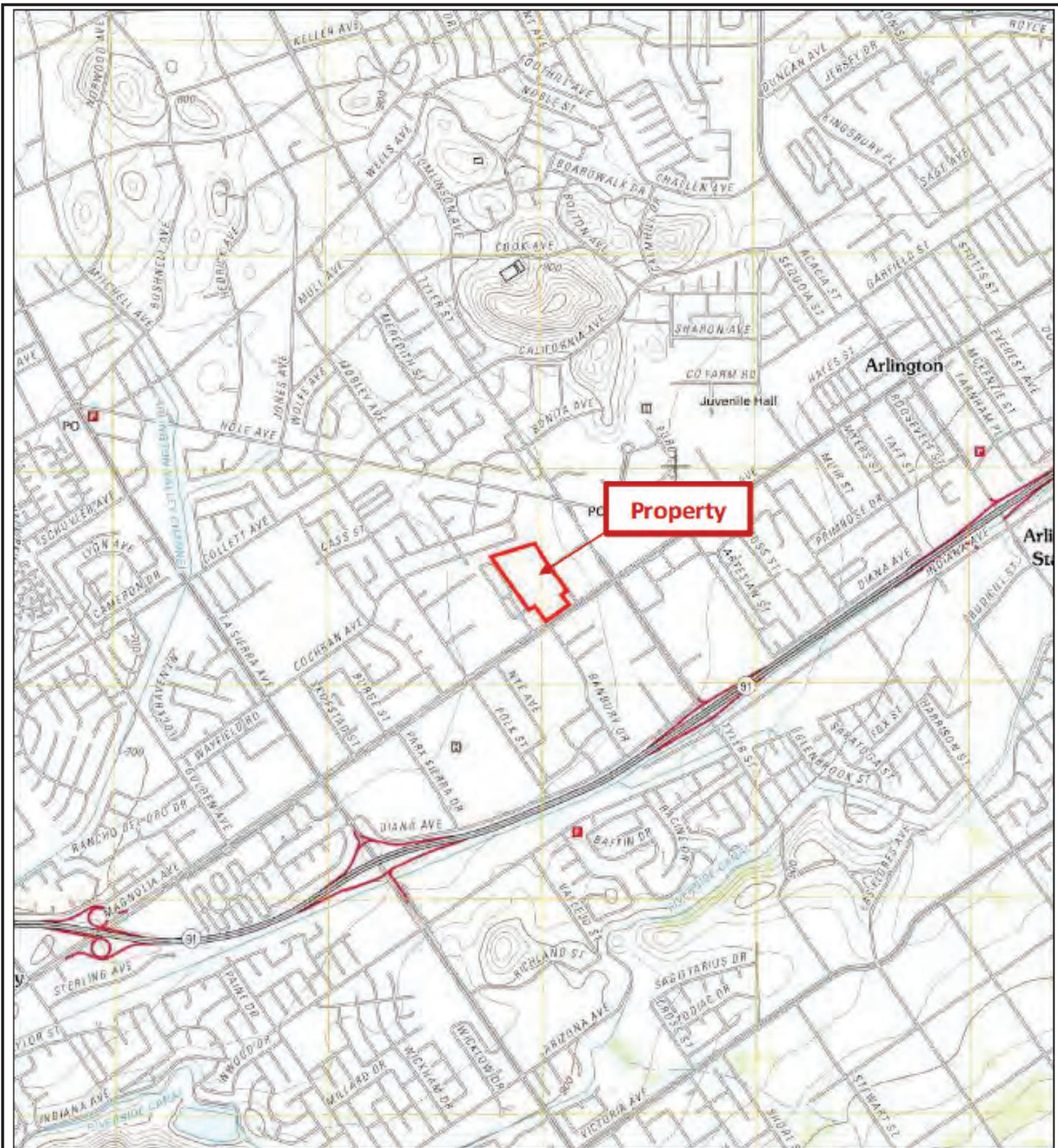


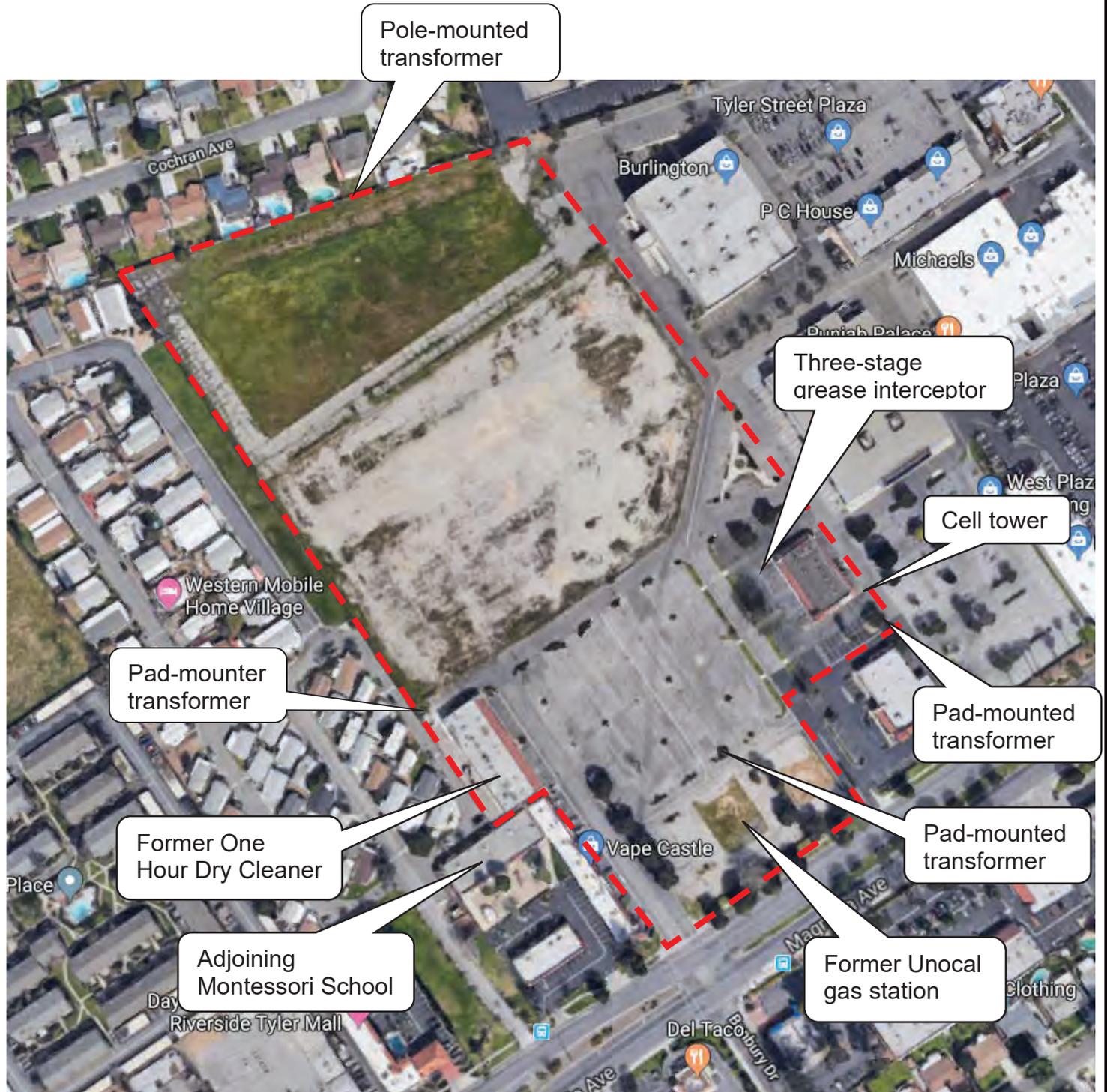
Figure 1: SITE VICINITY MAP

SCALE: (Not to Scale)



**Project Location:** 10411-10491 Magnolia Avenue  
Riverside, California 92505

**Project No.:** C3-8024



<p>Figure 2: SITE DIAGRAM</p>	<p>SCALE: (Not to Scale)</p>	<p>N ↑</p>
	<p><b>Project Location:</b> 10411-10491 Magnolia Avenue Riverside, California 92505</p> <p><b>Project No.:</b> C3-8024</p>	

**APPENDIX B**  
**SITE PHOTOGRAPHS**

**PHOTO LOG**  
10411-10491 Magnolia Avenue  
Riverside, CA 92505  
C3-8024



View of the Property building, facing northeast



View of the Property building and cell tower, facing north



View of the three-stage grease interceptor



View of the former restaurant



View of a vacant space utilized by the private security



View of the cell tower room

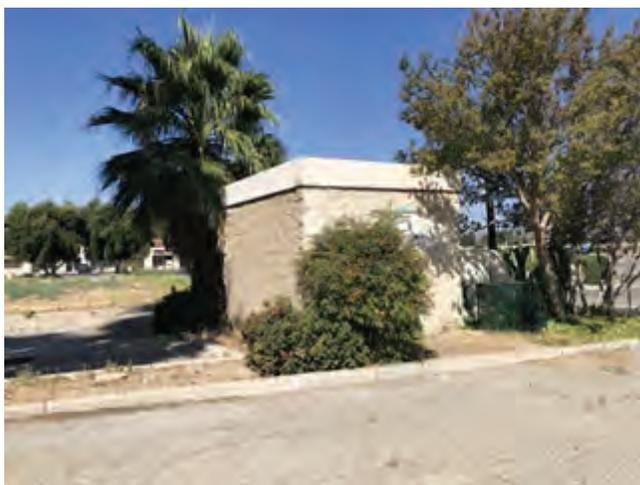
**PHOTO LOG**  
10411-10491 Magnolia Avenue  
Riverside, CA 92505  
C3-8024



View of trash debris in dental office



View of the former dental office



View of the small storage building, facing west



View of interior of the storage building



View of empty drum



View of vacant northwestern portion, facing west

**PHOTO LOG**  
10411-10491 Magnolia Avenue  
Riverside, CA 92505  
C3-8024



View of the northwestern portion, facing north



View of trash/debris on the northeastern boundary



View of the Property facing west



View of the former location of the dry cleaner, facing north



View of the former location of the gas station, facing southwest



View of the abandon wells at the southeastern portion

**PHOTO LOG**  
10411-10491 Magnolia Avenue  
Riverside, CA 92505  
C3-8024



View of more abandoned wells on the southeastern portion



Close up view of a well



View of a northeast adjoining site



View of a pad-mounted transformer facing north



View of the parking lot on the Property facing north



View of the southwest adjoining site

**APPENDIX C**  
**QUESTIONNAIRES/USER PROVIDED INFORMATION**



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**Phase I ESA - Environmental Questionnaire**

Instructions: The following questionnaire should be completed by a person designated by the Property Owner/Manager that is most knowledgeable about its usage, condition and history. Please complete and return to Hillmann via email, fax at 908-686-2636, or in person during the site inspection.

**General:**

Property Name: Magnolia Flats Street Address: 10411-10491 Magnolia Ave, ~~Riverside~~  
 City, ST Zip: Riverside, CA 92505  
 Completed by: Todd Cadwell Company: Magnolia Partnership LLC  
 Signature: *(Signature)* Date: 7.13.20  
 Number of years at or familiar with the Property: 1 year

**Site Description:**

Block & Lot #(s): \_\_\_\_\_ Property Size: 16.6 acres  
 Number of building(s): 1 Building Size(s) 1 bldg @ 5,780 s.f.  
 Year(s) Built: unknown # of units: 0  
 (if appl.)  
 Type of Property: Mixed use

**Utilities and Services: (please check "Yes", "No" or "NA-Not Applicable") and indicate provider if "Yes".**

Utility	Yes	No	NA	Name of Provider	Service	Yes	No	NA	Name of Provider
Water	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		Fuel Oil	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Sewer	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		HVAC Maint.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Power	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		Elev Maint.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Nat Gas	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		Septic Maint.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Telephone	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		Pool Maint.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

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*Instructions: Please answer each question. Check "D/K" if you don't know, or otherwise lack sufficient knowledge of the Property to answer the question.*

PREVIOUS INVESTIGATIONS		
1.	Have any previous environmental investigations (e.g.- Phase I Environmental Site Assessment, soil/groundwater testing, radon testing, asbestos survey, tank closure/removal reports, etc.) been performed at the Property?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> D/K
2.	If yes, what concerns were indicated or recommendations made? (please provide a copy of all previous environmental reports)	Ongoing closure efforts Hillman Project # C3-73375
PROPERTY USAGE		
3.	To the best of your knowledge, is the Property or any adjoining property currently occupied or formerly occupied for industrial purposes? If yes, please elaborate:	Property: <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> D/K  Adj. Property: <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> D/K
4.	Is the property or any adjoining property currently used, or have they ever been used, as a gasoline filling station, dry cleaning facility, automotive service/repair shop, auto body repair shop, commercial printing facility, photo development laboratory shop, junkyard, landfill, or as a waste treatment, storage disposal, recycling or processing facility? If yes, please elaborate:	Property: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> D/K  Adj. Property: <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> D/K  1. Dry cleaner - NFA 2. Gasoline Filling Station - NFA
5.	Have any hazardous substances or petroleum products, unidentified waste materials, tires, automotive or industrial batteries,, or any other waste materials been dumped above grade, buried and/or burned on the property?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
BULK STORAGE TANKS		
6.	Are there currently, or have there been previously, any registered or unregistered above ground or underground storage tanks located at the Property? If YES, please provide number, size, age of tanks, permits, closure reports, regulatory agency correspondence, and related information.	Current Tanks: <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> D/K  Previous Tanks: <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> D/K
7.	Are there currently, or have there been previously, any vent pipes, or access ways indicating a fill pipe protruding from the ground on the property or adjacent to any structure located on the property?	Current: <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> D/K  Previous: <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> D/K
8.	Are there currently, or have there been previously, any leakage of hazardous substances or petroleum products from above ground or underground storage tank systems at the Property?	Current: <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> D/K  Previous: <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> D/K

SPILLS, RELEASES, WASTES	
9. Are there currently, or have there been previously, any waste discharges on or adjacent to the property, other than storm water or into a municipal sanitary sewer system? If yes, please elaborate:	Current: <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> D/K Previous: <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> D/K
10. Are there currently, or have there been previous, any septic systems, dry wells or leach fields on the property? If yes, please elaborate:	Current: <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> D/K Previous: <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> D/K
11. Are there currently, or have there been previously, any flooring, drains or walls located within the facility that are, or have been, stained by substances (or, in the case of drains, used for) other than water or are emanating foul odors? If yes, please elaborate:	Current: <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> D/K Previous: <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> D/K
12. Are there currently, or have there been previously, any spills or releases of hazardous substances or petroleum products within the building(s) or on the exterior of the Property?	Current: <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> D/K Previous: <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> D/K
13. Has any non-native and/or contaminated fill material been deposited on the Property?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> D/K
14. Have any current or former property occupants generated hazardous wastes or other wastes (such as waste oil, or medical wastes) that required non-conventional storage, handling and/or disposal methods? <i>If YES, please indicate type of waste and the name of the waste handling contractor:</i> _____	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> D/K
TRANSFORMERS/HYDRAULIC EQUIPMENT	
15. Are any power transformers, capacitors or hydraulic equipment present at the Property? If yes, please elaborate:	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> D/K
16. If power transformers are present, who owns them? _____	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> D/K
17. If hydraulic equipment is present, indicate age of equipment and name/telephone # of service contractor:	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> D/K

REGULATORY DISCLOSURE		
18.	Have there been any environmental liens or governmental notification or involvement relating to past or current use or disposal of hazardous substances with respect to the property of any facility or structure located on the property?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> D/K
19.	If the property is served by a private well or non-public water system, have contaminants been identified in the well or system that exceed guidelines applicable to the water system, or has the well been designated as contaminated by any government environmental/health agency? <i>(if not applicable, please check NO)</i>	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> D/K
20.	Is there any environmental litigation, administrative action or cleanup action involving the property related to a release or threatened release of any hazardous substance or petroleum product?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> D/K
21.	Are you aware of testing of any environmental media (soil, groundwater, surface water, etc.) at the property which identified levels of contaminants in excess of regulatory standards and/or cleanup guidelines?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> D/K
ENVIRONMENTAL/BUILDING CONDITIONS		
22.	Has asbestos testing ever been conducted at the Property? <i>If YES, please forward a copy of test results and/or survey reports:</i>	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> D/K
23.	Are any asbestos containing materials present at the Property? <i>If yes, please elaborate:</i>	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> D/K
24.	Has lead paint testing ever been conducted at the Property? <i>If YES, please forward a copy of test results.</i>	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> D/K
25.	Is lead-based paint present at the Property? <i>If yes, please elaborate:</i>	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> D/K
26.	Has radon testing ever been conducted at the Property? <i>If YES, please forward a copy of test results.</i>	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> D/K
27.	Are there any problems with water intrusion, water damaged surfaces or excessive mold growth within the buildings? <i>If yes, please elaborate:</i>	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> D/K
COMMENTS:		
<i>For any questions answered "YES" that warrant further elaboration, please use the following space as necessary:</i>		



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## Phase I ESA - User Questionnaire

**Instructions:** This form should be completed by a representative of the USER of the Phase I ESA report and returned to Hillmann via email, fax at 908-686-2636, or in person during the site inspection. Typically, the report USER is the entity on whose behalf the report is being prepared.

In order to qualify for one of the Landowner Liability Protections (LLPs)<sup>187</sup> offered by the Small Business Liability Relief and Brownfields Revitalization Act of 2001 (the "Brownfields Amendments"),<sup>188</sup> the user must conduct the following inquiries required by 40 CFR 312.25, 312.28, 312.29, 312.30, and 312.31. These inquiries must also be conducted by EPA Brownfield Assessment and Characterization grantees. The user should provide the following information to the environmental professional. Failure to conduct these inquiries could result in a determination that "all appropriate inquiries" is not complete. Please complete the following questionnaire and provide any of the referenced information (if available) to Hillmann.

Respondent Name:	Todd Cadwell
Company/Affiliation:	Magnolia Partnership LLC
Address:	1201 Dowd St., Suite 520, NB, CA 92660
Response Date:	7.13, 20

### 1. Environmental liens that are filed or recorded against the property (40 CFR 312.25).

Did a search of recorded land title records identify any environmental liens filed or recorded against the property under federal, tribal, state or local law?

Yes

No

### 2. Activity and use limitations that are in place on the property or that have been filed or recorded against the property (40 CFR 312.26(a)(1)(v) and vi).

Did a search of recorded land title records (or judicial records where appropriate, identify any AULs, such as engineering controls, land use restrictions or institutional controls that are in place at the property and/or have been filed or recorded against the property under federal, tribal, state or local law?

Yes

No

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

Do you have any specialized knowledge or experience related to the property or nearby properties? For example, are you involved in the same line of business as the current or former occupants of the property or an adjoining property so that you would have specialized knowledge of the chemicals and processes used by this type of business?

Yes

No

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

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

Yes  No

**5. Commonly Known or Reasonably Ascertainable Information**

Are you aware of commonly known or reasonably ascertainable information about the property that would help the environmental professional to identify conditions indicative of releases or threatened releases? For example,

5a. Do you know the past uses of the property?

Yes  No

5b. Do you know of specific chemicals that are present or were once were present at the property?

Yes  No

5c. Do you know of spills or other chemical releases that have taken place at the property?

Yes  No

5d. Do you know of any environmental cleanups that have taken place at the property?

Yes  No

**6. The degree of obviousness of the presence or likely presence of contamination at the property, and the ability to detect the contamination by appropriate investigation:**

Based on your knowledge and experience related to the property are there any obvious indicators that point to the presence or likely presence of releases at the property?

Yes  No

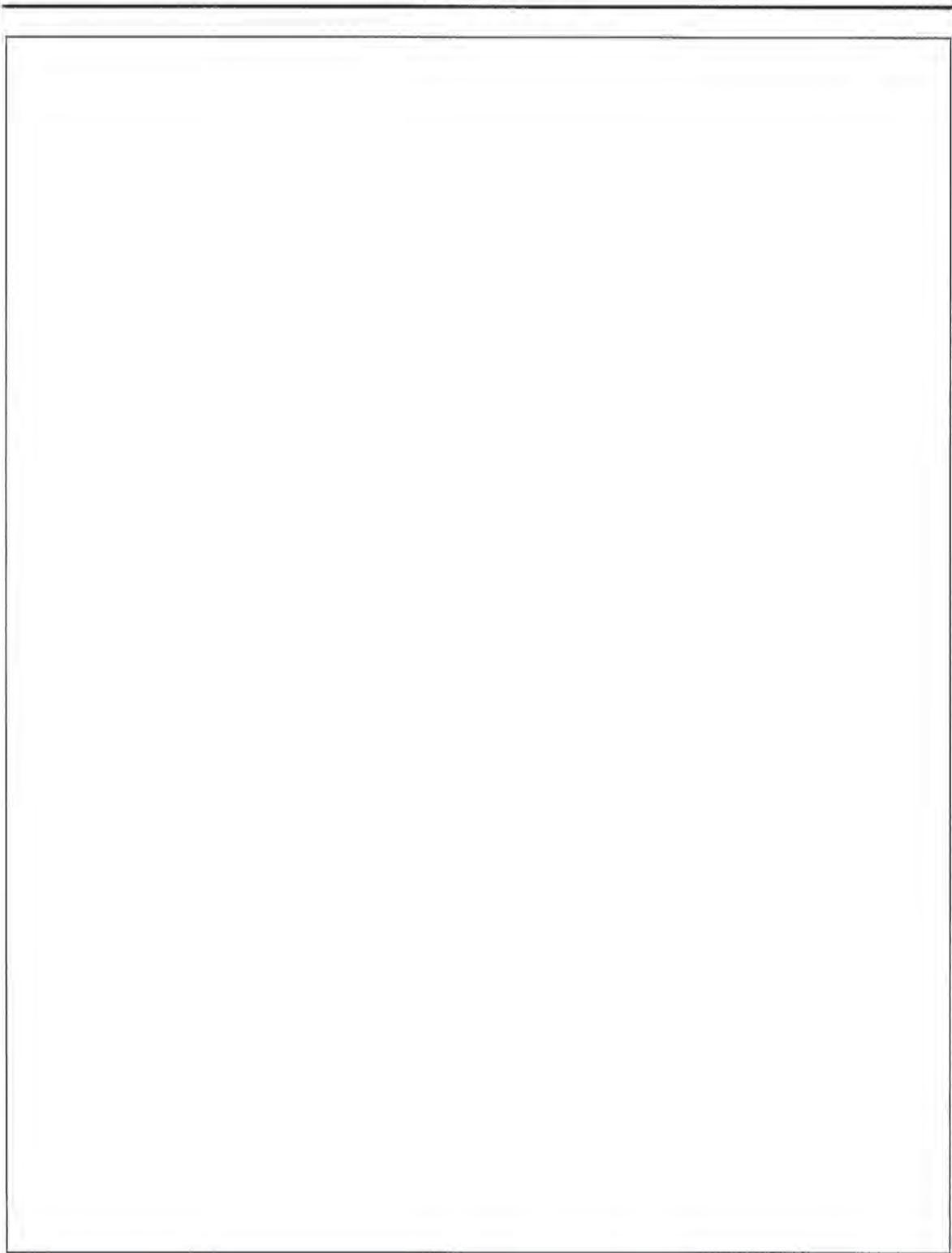
**7. Litigation/Administrative Proceedings/Government Notices**

As the User of this ESA, do have knowledge of (1) any pending, threatened, or past litigation relevant to *hazardous substances or petroleum products* in, on, or from the *property*; (2) any pending, threatened, or past administrative proceedings relevant to *hazardous substances or petroleum products* in, on or from the *property*; and (3) any notices from any governmental entity regarding any possible violation of environmental laws or possible liability relating to *hazardous substances or petroleum products*.

Yes  No

Where applicable, provide additional details regarding any questions that were answered "Yes".

8. Reason for Performing Phase I ESA: Land Purchase





## PHASE I ENVIRONMENTAL SITE ASSESSMENT



APNs: 143-180-026, -028, -031, and -032  
10411-10491 Magnolia Avenue  
Riverside, California 92505

Prepared For:

Realm Group, LLC  
1201 Dove Street, Suite 520  
Newport Beach, California 92660

Hillmann Project Number C3-7375

January 23, 2019

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P19-0683 (PPE) & P20-0133 (CUP) Exhibit 9 - Appendix N Checklist and Appendices 10411-10481 Magnolia Avenue



January 23, 2019

Mr. Todd Cadwell  
Realm Group, LLC  
1201 Dove Street, Suite 520  
Newport Beach, California 92660

**RE: Phase I Environmental Site Assessment**  
10411-10491 Magnolia Avenue  
Riverside, California  
Hillmann Project No: C3-7375

Dear Mr. Cadwell:

Hillmann Consulting, LLC, is pleased to provide the results of our Phase I Environmental Site Assessment of the above referenced property. This assessment was performed in general accordance with the scope and limitations of ASTM Practice E 1527-13, which is the latest version of the E1527 standard published by the ASTM.

We appreciate the opportunity to provide environmental due diligence services. If you have any questions concerning this report, or if we can assist you in any other matter, please contact our office at 714-634-9500.

Sincerely,  
**Hillmann Consulting, LLC**

Davis Tang  
Environmental Scientist

Christopher W. Baker  
Vice President of Operations

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P19-0683 (PPE) & P20-0133 (CUP) Exhibit 9 - Appendix N Checklist and Appendices 10411-10481 Magnolia Avenue

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## List of Abbreviations/Acronyms

Hillmann may use the following abbreviations and acronyms for common terminology described in our report. Not all abbreviations or acronyms may be applicable to this report:

ACM	– Asbestos Containing Material
AOC	– Area of Concern
AST	– Aboveground Storage Tank
ASTM	– American Society for Testing Materials
BER	– Business Environmental Risk
CEA	– Classification Exception Area
CERCLA	– Comprehensive Environmental Response Compensation and Liability Act
CERCLIS	– Comprehensive Environmental Response Compensation and Liability Information System
CESQG	– Conditionally Exempt Small Quantity Generator
COC	– Chemicals of Concern
CORRACTS	– Corrective Action Sites
CREC	– Controlled Recognized Environmental Condition
DNPL	– Delisted National Priority List
ENG	– Engineering
EPA	– Environmental Protection Agency
ERNS	– Emergency Response Notification System
FOI/FOIA/FOIL	– Freedom of Information / Freedom of Information Act / Freedom of Information Letter
HVAC	– Heating Ventilation & Air Conditioning
HREC	– Historic Recognized Environmental Condition
IAQ	– Indoor Air Quality
INST	– Institutional
ISRA	– Industrial Site Recovery Act
LBP	– Lead-Based Paint
LQG	– Large Quantity Generator
LTANK	– Leaking Storage Tank
LUST	– Leaking Underground Storage Tank
SDS/MSDS	– Safety Data Sheet / Material Safety Data Sheet
NA	– Not Applicable
NCDOH	– Nassau County Department of Health
NFA	– No Further Action
NFRAP	– No Further Remedial Actions Planned
NJDEP	– California Department of Environmental Protection
NPDES	– National Pollutant Discharge Elimination System
NPL	– National Priority List
SBCGC	– San Bernardino County Government Center
SBCAO	– San Bernardino County Assessor’s Office
OPRA	– Open Public Records Act
PADEP	– Pennsylvania Department of Environmental Protection
PAH	– Polycyclic Aromatic Hydrocarbon
PCE	– Perchloroethylene
RAO	– Response Action Outcome
RCRA	– Resource Conservation and Recovery Act
RCRIS	– Resource Conservation and Recovery Information System
REC	– Recognized Environmental Condition
SDG	– Significant Data Gap
SEMS	– Superfund Enterprise Management System
SRP	– Site Remediation Program
SQG	– Small Quantity Generator
SVOC	– Semi-Volatile Organic Compound
TCE	– Trichloroethylene
TSDF	– Treatment Storage and/or Disposal Facility
USEPA	– United States Environmental Protection Agency
UST	– Underground Storage Tank
VEC	– Vapor Encroachment Condition
VOC	– Volatile Organic Compound

## 1.0 FINDINGS, OPINIONS, AND CONCLUSIONS

Hillmann Consulting, LLC (Hillmann) performed a Phase I Environmental Site Assessment (ESA) of 10411-10491 Magnolia Avenue, Riverside, California (the Property). This assessment has been conducted in accordance with our contracted scope of work and the ASTM Standard Practice E 1527-13 for Phase I Environmental Site Assessments and All Appropriate Inquiries (AAI) Final Rule 40 CFR Part 312. This section contains a summary of findings, opinions and conclusions made by this assessment. However, this section, alone, does not constitute the complete assessment. The report must be read in its entirety.

### 1.1 Summary of Project Details

<b>Project Name:</b>	N/A				
<b>Primary Street Address:</b>	10411-10491 Magnolia Avenue				
<b>City:</b>	Riverside	<b>County:</b>	Riverside	<b>State:</b>	California
<b>Tax ID/Parcel Number:</b>	143-180-026, -028, -031, and -032				
<b>Property Owner:</b>	SFI, Magnolia Riverside				
<b>Zoning Designation:</b>	Commercial				
<b>Approx. Property Area:</b>	16 acres				
<b>Buildings/# of Floors</b>	Two single-story buildings				
<b>Approx. Building Area:</b>	8,100 SF total				
<b>Approx. Year Built:</b>	1979 - 1981				
<b>Commercial Occupants:</b>	None				
<b>Current Use:</b>	Vacant				
<b>Prior Uses:</b>	Commercial uses including a gas station and dry cleaner				
<b>Inspected By:</b>	Mr. Davis Tang				
<b>Property Contact/Company:</b>	Mr. Todd Cadwell / Realm Group, LLC				
<b>Property Escort/Company:</b>	Mr. Jim Mullican / PCG Security Solutions, Inc.				
<b>Inspection Date:</b>	January 16-17, 2019				
<b>Weather Conditions:</b>	Rainy, 65 ° F				

## 1.2 Findings Summary Table

PHASE I ENVIRONMENTAL SITE ASSESSMENT				
Assessment Subject	No Notable Finding	Notable Findings	REC?	Rpt. Ref.
User Provided Info		Hillmann reviewed a 2012 Phase I ESA.	REC	3.0
		Hillmann reviewed a 2017 Subsurface Investigation report.	No	
Data Gaps	X			2.3
Property Regulatory Records Review		The former Unocal Gas station is listed on the FINDS, RCRA-LQG, ECHO, HAZNET, RGA LUST, LUST, SWEEPS UST, CA FID UST, and HIST CORTESE databases	REC	4.3.1
		The former dry cleaner is listed on the BROWNFIELDS, CPS-SLIC, and DRYCLEANERS databases.	REC	
		Gemco, a former tenant was identified on the FINDS, RCRA-SQG, and ECHO databases.	No	
Property Historical Records Review		Historical site uses included agricultural uses from approximately 1930 to 1953	No	4.2
		Historical site uses also consisted of commercial business, including a former gas station and dry cleaner.	REC	
Site Reconnaissance		Hillmann observed equipment associated with Verizon on the Property.	No	5.0
		Hillmann observed two pad-mounted transformers and one pole-mounted transformer on the Property.	No.	
		Hillmann observed trash and debris on the northwestern portion of the Property.	No	
		Hillmann observed a three-stage grease interceptor on the Property.	No	
		Hillmann observed numerous wells and soil vapor probes	REC	
Interviews	X			6.0
Adjoining & Nearby Properties		The southwest adjoining Montessori School is listed on the EMVIROSTOR and VCP databases.	REC	4.3.2 5.2.8
BUSINESS ENVIRONMENTAL RISKS / NON-ASTM SCOPE				
BER	Not Applicable	Findings		Rep. Ref.
Asbestos Containing Materials (ACM)		ACM may be present based on building age. Suspected ACM noted during a cursory visual screening of 10411 Magnolia Avenue included sheetrock wall systems, suspended ceiling tiles, carpet mastics, sheet flooring with associated mastics, and floor tile with associated mastics. Although not observed, the roofing materials may contain asbestos.		7.1
Lead Based Paint (LBP)	X			7.2
Radon		The Property located in USEPA Radon Zone 2.		7.3
Mold		Aside from water stained ceiling panels, Hillmann did not observe any evidence of significant problems with moisture intrusion or mold/microbial growth at the Property.		7.4

## 1.3 Findings and Conclusions

### 1.3.1 Recognized Environmental Conditions

Hillmann has performed a Phase I Environmental Site Assessment in accordance with the scope and limitations of ASTM Practice E 1527-13 of the Property as described in Section 2 of this report. Any additions to, exceptions to, or deletions from this practice are also described in Section 2 of this report. This assessment has revealed no evidence of *recognized environmental conditions* in connection with the Property, except for the following:

<b>RECOGNIZED ENVIRONMENTAL CONDITIONS</b>	
REC #1	<p>The former Unocal gas station is listed on the FINDS, RCRA-LQG, ECHO, HAZNET, RGA LUST, LUST, SWEEPS UST, CA FID UST, and HIST CORTESE databases. The gas station was located at the southeastern portion of the Property from approximately 1979 to 1997. One 12,000-gallon diesel UST and three 12,000-gallon gasoline USTs were excavated and removed from the gas station in 1997 and impacted soil and groundwater was discovered following subsequent investigations. The site underwent quarterly groundwater monitoring and remediation events between 1998 and 2014. The LUST case associated with the former Unocal gas station were in the final stages of closure in 2015; however, additional impacts were discovered in the vicinity of the former One Hour Dry Cleaner and the southwest adjoining Montessori School.</p> <p>AECOM conducted groundwater sampling on September 27 and 28, 2018 at the request of SARWQCB. In the subsequent groundwater monitoring report submitted by AECOM, low concentrations of TPH as diesel (up to 96 µg/L) were detected in three wells and TPH as gasoline was detected in one well at 110 µg/L, all were reportedly the lowest concentration recorded to date. BTEX and MTBE were not detected; however, low concentrations of PCE were detected in two wells at a maximum concentration of 2.4 µg/L. Based on the most recent groundwater sampling event, AECOM concluded that the Property continues to meet all general and media-specific criteria of the Low-Threat Underground Storage Tank Closure Policy (LTCP).</p> <p>The RWQCB requested that additional soil vapor probes and soil vapor sampling be conducted in all existing probes to satisfy data gaps concerning the presence of benzene in the sub-slab at the Montessori School. The additional investigations are scheduled to occur in February 2019.</p> <p>The former Unocal gas station is considered an open but inactive LUST case. Until LUST case is granted regulatory closure, it is considered a REC in connection with the Property.</p>
REC #2	<p>The One Hour Dry Cleaner is listed on the BROWNFIENDS, CPS-SLIC, and DRYCLEANERS databases. The former dry cleaner operated at a suite located at the 10491 Magnolia Avenue building from approximately 1997 to 2009. Multiple subsurface investigations identified PCE in the soil vapor in the vicinity of the former dry cleaner and benzene in the sub-slab at the Montessori School. Geosyntec concluded in a 2017 subsurface investigation report that the benzene identified at the Montessori School could not have originated from the Property based on an absence of benzene concentrations in groundwater in the vicinity of the former dry cleaner. The RWQCB requested that additional sampling and excavation of areas of concern at the former dry cleaner be conducted. The excavation and sampling were done in 2018 and found low concentrations of PCE that did not exceed the Residential ESL for soil vapor.</p> <p>The RWQCB requested that additional soil vapor probes and soil vapor sampling be conducted in all existing probes to satisfy data gaps concerning the presence of benzene in the sub-slab at the Montessori School. The additional investigations are scheduled to occur in February 2019.</p> <p>The One Hour Dry Cleaner site is considered an open and active SLIC case. Until SLIC case is granted regulatory closure, it is considered a REC in connection with the Property.</p>

REC #3	Montessori School (10493 Magnolia Avenue) is listed on the ENVIROSTOR and VCP databases as a voluntary cleanup site with no further action listed. This site is adjoining to the south/southwest and is located downgradient of the Property. Prior investigations identified benzene in the sub-slab soil vapor at this site. Although these database lists no further action, according to recent email correspondence between the RWQCB and Geosyntec, additional investigations are scheduled in February to determine whether the benzene impacts at this site originated from the Property. Based on the ongoing investigations, these listings are considered a REC in connection with the Property.
REC #4	Hillmann observed numerous wells and soil vapor probes located throughout the southeastern portion of the Property, in addition to what appears to be several closed wells on the northwestern, undeveloped portion of the Property. These wells and probes were installed in response to the identified impacts associated with the historical operation of the former Unocal gas station and One Hour Dry Cleaner.
<b>HISTORICAL RECOGNIZED ENVIRONMENTAL CONDITIONS</b>	
	No HRECs were identified.
<b>CONTROLLED RECOGNIZED ENVIRONMENTAL CONDITIONS</b>	
	No CRECs were identified.
<b>SIGNIFICANT DATA GAPS</b>	
	No SDGs were identified.

### 1.3.2 REC Response Action Recommendations

The following table presents recommended response actions to the identified RECs for further investigation and/or corrective action:

<b>REC RESPONSE ACTION SUMMARY TABLE</b>	
<b>REC #</b>	<b>Response Action</b>
REC #1, 2, & 3	Hillmann recommends that the additional investigations be conducted in accordance to the RWQCB request and to pursue regulatory closure pending the results of the investigation.
REC #4	Hillmann recommends that all the wells and probes associated with the LUST and SLIC cases on the Property be properly abandoned/closed according to applicable rules and regulations following regulatory closure.

### 1.3.3 Additional Findings

The following environmental conditions were identified, but are not considered to be a REC in connection with the Property:

<b>NOTABLE ENVIRONMENTAL CONDITIONS</b>	
1.	Hillmann reviewed a Phase I ESA of the Property by ADR Environmental Group, Inc. (ADR) and dated June 6, 2012. According to ADR, one 12,000-gallon diesel UST and three 12,000-gallon gasoline UST were removed from the southeastern portion of the Property in 1997. The USTs were associated with the former Unocal gas station. Impacted soil was discovered during the removal and excavation of the USTs. Additional investigations and groundwater monitoring starting in 1998 identified impacts to the soil and groundwater in the area. Based on the active remediation occurring at the site, ADR concluded that the former Unocal station is considered a REC. Additionally, ADR identified two former dry cleaners on the Property, One Hour Express Cleaner and Treasury Cleaners. Based on review of prior subsurface investigational reports, ADR concluded that Treasury Cleaners most likely operated a drop off/pickup location. PCE impacts were identified associated with the One Hour Express Cleaner. ADR identified from historical information that an equipment rental business operated at the southeast portion of the Property from 1955 to 1979 and may have impacted the Property with routine operation and maintenance. ADR also identified an active LUST site 750 feet to the northeast and had impacted the Property with elevated MTBE concentrations in groundwater. A more detail discussion of the report findings can be found in Section 3.1.

2.	Hillmann reviewed a 2017 Subsurface Investigation Result report in the vicinity of the former One Hour Dry Cleaner by Geosyntec Consultants and dated September 14, 2017. According to Geosyntec, VOCs were sporadically detected in concentrations below their respective soil vapor ESLs with the exception of TPH as gasoline and PCE. TPHg was not considered a site constituent at the dry cleaner and the highest concentration of PCE was 1,900 $\mu\text{g}/\text{m}^3$ . VOCs and TPH was not detected in groundwater sampled. Geosyntec indicated the location of the former drycleaner will be utilized as a stormwater retention basin and therefore conducted additional calculations to determine whether VOCs presented a risk to groundwater or human health. Based on their calculations, Geosyntec concluded that the highest concentrations of VOCs detected in one sample (1,900 $\mu\text{g}/\text{m}^3$ ) will not pose a significant risk to groundwater or human health. Additionally, Geosyntec concluded that the benzene impacts in the sub-slab at the adjacent Montessori School does not originate from the Property. A more detail discussion of the report findings can be found in Section 3.1.
3.	The Property was originally developed with agricultural uses from approximately 1931 to 1953. The historical application of pesticides may have accumulated in the shallow soils. However, based on the subsequent redevelopment and grading of the Property with commercial buildings, the former use of the Property as agricultural land is not considered to be a REC in connection with the Property.
4.	Gemco #800 (10471 Magnolia Avenue) is listed on the RCRA-SQG, FINDS, and ECHO databases. The listings did not identify evidence of violations associated with this former tenant. Based on the absence of reported violations, these listings are not considered RECs in connection with the Property.
5.	Hillmann observed three pad-mounted transformers and one pole-mounted transformer. Hillmann did not observe evidence of spills or leaks associated with the transformer; as such, they are not considered RECs in connection with the Property.
6.	Hillmann observed various trash and debris scattered around the northwestern portion of the Property. Although not considered a REC, as a best management practice, Hillmann recommends properly disposing of the trash and debris.
7.	Hillmann observed a three-stage grease interceptor adjoining to the western corner of the building at 10411 Magnolia Avenue. Hillmann recommends that prior to redevelopment, the grease interceptor should be properly removed and disposed by under applicable rules and regulations.
8.	Hillmann notes that old equipment including lead-acid batteries and a cell tower associated with the Verizon is present on the Property. Hillmann recommends that the batteries be properly disposed of.

#### 1.4 Environmental Professional Statement

I declare that, to the best of my professional knowledge and belief, I meet the definition of *Environmental Professional* as defined in §312.10 of 40 CFR 312. I have the specific qualifications based on education, training and experience to assess a *property* of the nature, history and setting of the subject *property*. I have developed and performed all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312.



\_\_\_\_\_  
Christopher W. Baker  
Environmental Professional

## 2.0 INTRODUCTION

### 2.1 Purpose and Scope

This assessment was conducted utilizing generally accepted Phase I ESA industry standards in accordance with the ASTM Standard Practice E 1527-13. The ASTM describes these methodologies as representing good commercial and customary practice in the United States of America for conducting an environmental site assessment of a parcel of commercial real estate with respect to the range of contaminants within the scope of the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA) and petroleum products. As such, this practice is intended to permit a user to satisfy one of the requirements to qualify for the innocent landowner, contiguous property owner or bona fide prospective purchaser limitations on CERCLA liability (hereinafter, the “landowner liability protections,” or “LLPs”): that is, the practice that constitutes all appropriate inquiries into the previous ownership and uses the property consistent with good commercial and customary practice as defined at 42 U.S.C. §9601(35) (B). The primary goal of the processes established by ASTM E1527-13 is to identify *recognized environmental conditions* in connection with the Property.

The term *recognized environmental condition (REC)* is defined by the ASTM as the presence or likely presence of any hazardous substances or petroleum products in, on or at a property: (1) due to a release to the environment; (2) under conditions indicative of a release to the environment; or (3) under conditions that pose a material threat of a future release to the environment.

The ASTM has also defined the terms *historical recognized environmental conditions* and *controlled recognized environmental conditions* as two additional types of RECs. The term *historical recognized environmental condition (HREC)* is defined as a past release of any hazardous substances or petroleum products that has occurred in connection with the Property and has been addressed to the satisfaction of the applicable regulatory authority or meeting unrestricted use criteria established by a regulatory authority, without subjecting the Property to any required controls (for example, property use restrictions, activity and use limitations, institutional controls or engineering controls).

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

Conditions determined to be “*de minimis conditions*” are not considered to be RECs, HRECs or CRECs. *De minimis condition* is defined by the ASTM, “...as a condition that generally does not present a threat to human health or the environment and that generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies.”

The chief components of this assessment are generally described as follows:

- A non-invasive visual reconnaissance of the Property and adjoining properties in accordance with ASTM guidelines for evidence of RECs.

- Interviews of past and present owners and occupants and state and local government officials, seeking information related to the potential presence of RECs at the Property.
- A review of standard physical record sources for available topographic, geologic and groundwater data.
- A review of standard historic record sources, such as fire insurance maps, city directories, aerial photographs, prior reports and interviews, etc., to determine prior uses of the Property from the present, back to the Property's first developed use, or back to 1940, whichever is earlier.
- A review of standard environmental record sources including federal and state environmental databases, and additional environmental record sources, to identify potential regulatory concerns with the Property, adjoining properties and properties located within the surrounding area.

An evaluation of environmental or other regulatory compliance matters is excluded from the scope of this assessment.

These methodologies are described as representing good commercial and customary practice for conducting an Environmental Site Assessment of a property for the purpose of identifying recognized environmental conditions.

### **2.1.1 Business Environmental Risks/Non-ASTM Scope Considerations**

In accordance with our contract agreement, Hillmann may have addressed the following potential environmental subject matters that are outside of the requirements of the ASTM E1527-13 standard:

Asbestos-Containing Materials (ACM): A cursory non-intrusive visual screening for the presence of suspect ACM within the accessed areas of buildings built prior to 1990 on the Property. It is emphasized that this cursory non-intrusive visual screening does not constitute an asbestos survey/inspection of the premises. An asbestos survey/inspection should be sought by the report User(s) if more certainty is desired regarding ACM and potential asbestos hazards at the Property. Furthermore, a review of regulatory compliance matters pertaining to asbestos is excluded from the scope of work.

Lead-Based Paint (LBP): A cursory non-intrusive visual screening of the condition of painted surfaces in the accessed areas of residential buildings/units built prior to 1980 on the Property. It is emphasized that this cursory non-intrusive visual screening does not constitute a comprehensive survey for LBP or potential lead hazards. A comprehensive inspection should be sought by the report User(s) if more certainty is desired regarding LBP at the Property. Furthermore, a review of regulatory compliance matters pertaining to lead-based paint is excluded from the scope of work.

USEPA Designated Radon Potential: Review of general non-site specific data published by the USEPA regarding the Radon Zone classification for the area of the Property.

Mold: A cursory non-intrusive visual screening within the accessed areas of buildings on the Property for evidence of systemic microbial problems, including visible mold growth, water

damaged building materials or musty odors. It is emphasized that this cursory non-intrusive visual screening does not constitute a comprehensive survey for moisture/mold/microbial damage. A more comprehensive inspection should be sought by the report User(s) if more certainty is desired regarding the potential for moisture/mold/microbial damages at the Property.

## 2.2 Property Location/Legal Description

Property location and legal description details are described as follows:

<b>Primary Street Address:</b>	10411-10491 Magnolia Avenue				
<b>City:</b>	Riverside	<b>County:</b>	Riverside	<b>State:</b>	California
<b>Tax ID/Parcel Number:</b>	143-180-026, -028, -031, and -032				
<b>Approx. Land Area:</b>	16 acres				
<b>Approx. Latitude/Longitude:</b>	North 33.911929 degrees/ West -117.465392 degrees				
<b>Additional Details (if appl.):</b>	The Property consist of four adjoining parcels.				

## 2.3 Data Gaps

A *data gap* is defined by the ASTM as a lack of or inability to obtain information required by this practice despite good faith efforts by the environmental professional to gather such information. A data gap is only significant if other information and/or professional experience raises reasonable concerns involving the data gap and the ability to determine the presence or absence of recognized environmental conditions. The following table summarizes data gaps encountered during the assessment as well as a discussion of their significance.

<b>Data Gap:</b>	<b>Significant (Yes/No)?</b>	<b>Discussion</b>
Historical records data failure	No	See Section 4.2.9
Response to agency records requests not received as of date of report.	No	Any additional information indicative of a REC will be forwarded upon receipt.
Completed environmental questionnaire was not returned.	No	An environmental questionnaire completed by the Property representative has been requested but not yet received.

## 2.4 User Reliance

This report is for the exclusive use of the User(s) named on the front cover. No other party(ies) shall have any right to rely on the content of this report without first obtaining the consent of the original report User; and without obtaining written consent from Hillmann in the form of a letter of reliance or report recertification.

## 2.5 Significant Assumptions

The following significant assumptions are made:

- Hillmann has assumed that the site operations at the time of the site visit reflect typical site conditions relative to potential environmental conditions and that no concealment of environmental conditions or releases by site owners or occupants has occurred. Likewise, Hillmann has also assumed that no areas of the Property with potential environmental concerns or RECs were concealed or otherwise not made known to us, intentionally or unknowingly, by the Property owners/occupants and/or site escort at the time of the site visit.
- For the purpose of estimating the approximate direction of groundwater flow in the absence of site specific groundwater data, unless indicated otherwise, Hillmann has assumed that the gradient of groundwater flow follows the surface topography of the Property and immediate surrounding area.

## **2.6 General Limitations and Exceptions**

### **2.6.1 Limitations**

The report turnaround time specified by the contract agreement for this assessment may present a limitation to Hillmann's ability to access and review pertinent regulatory agency records. Such limitations, if encountered, are further specified in Section 4.4.

Significant limitations related to the condition or accessibility of the Property at the time of the site reconnaissance, if encountered, are reported in Section 5.1.

### **2.6.2 Other Exceptions or Deletions**

No other exceptions or deletions from the ASTM Standard E 1527-13 are reported.

### **2.6.3 Special Terms and Conditions**

Hillmann has prepared this Phase I Environmental Site Assessment using reasonable efforts in each phase of its work to identify recognized environmental conditions associated with hazardous substances, wastes and petroleum products at the Property. Findings within this report are based on information collected from observations made on the day of the site reconnaissance and from reasonably ascertainable information obtained from governing public agencies and private sources.

This report is not definitive and should not be assumed to be a complete or specific definition of the conditions above or below grade. Information in this report is not intended to be used as a construction document and should not be used for demolition, renovation, site development, redevelopment, or other construction purposes. Hillmann makes no representation or warranty that the past or current operations at the Property are, or have been, in compliance with all applicable federal, state and local laws, regulations and codes.

Findings, conclusions and recommendations presented in this report are based on our visual observations of the Property, interviews conducted, the records reviewed, information provided by the Client, and/or a review of readily available and supplied drawings and documents. Hillmann relies upon the information, whether written, graphic or verbal, provided by the Property contact(s) or as shown on any documents reviewed or received from the Property contact, owner or agent, or municipal source; and assumes that information to be true and correct. Although there may have

been some degree of overlap in the information provided by these various sources, Hillmann did not attempt to independently verify the accuracy or completeness of all information reviewed or received during the course of this assessment. Hillmann can neither warrant nor guarantee the accuracy or completeness of information that was obtained from ostensibly knowledgeable individuals, regulatory agency representatives or other secondary sources.

Regardless of the findings stated in this report, Hillmann is not responsible for consequences or conditions arising from facts that were concealed, withheld or not fully disclosed at the time the assessment was conducted.

This report does not warrant against future operations or conditions, nor does it warrant against operations or conditions present of a type or at a location not investigated.

The regulatory database report provided is based on an evaluation of the data collected and compiled by a contracted data research company. The regulatory research is designed to meet the requirements of ASTM Standard E 1527-13. Hillmann can neither warrant nor guarantee the accuracy or completeness of the information obtained from the regulatory database report provider during the course of this assessment.

Subsurface conditions may differ from the conditions implied by the surface observations and can only be reliably evaluated through intrusive techniques.

Reasonable efforts have been made during this assessment to identify aboveground and underground storage tanks and ancillary equipment. "Reasonable efforts" are limited to information gained from visual observation of largely unobstructed areas, recorded database information held in public record and available information gathered from interviews. Such methods may not identify surficial and subsurface features that may have been hidden from view due to parked automobiles and other vehicles, snow cover, vegetative growth, pavement, construction or debris pile storage or incorrect information from sources.

Hillmann is not a professional title insurance firm and makes no guarantee, explicit or implied, that the records which were reviewed represent a comprehensive or precise delineation of past Property ownership or tenancy for legal purposes.

The ASTM E1527-13 standard states that recommendations are not required to be included in a Phase I ESA report; however, further that recommendations are an additional service that may be useful in the User's analysis of landowner liability protections or business environmental risks; and that the User should consider whether recommendations for additional inquiries or other services are desired.

The recommended response actions to the identified RECs presented in Section 1.3, if any, are not intended to represent the only course(s) of action to take; nor does it imply any opinion as to the timing of the action. Furthermore, it is emphasized that additional response actions may become warranted depending on the outcome of the initial action(s) taken. Hillmann advises that consultation with legal counsel familiar with environmental and real estate law may be beneficial to the decision making process for the type and timing of a response action to identified RECs, if any.

Due to the limited nature of our review of potential Business Environmental Risks, the User of the report should consider whether to take additional action(s) to further define, properly manage and/or mitigate potential BERs.

In the event of any conflict between the terms and conditions of this report and the terms and conditions of the consulting services agreement for this project, the consulting services agreement shall control.

### 3.0 USER PROVIDED INFORMATION

The term “User” is defined by ASTM as the party seeking to use Practice E1527 to complete an environmental site assessment of the Property; specifically, the entities named on the front cover to which the report has been addressed.

#### 3.1 Prior Environmental Reports/Documentation

Phase I Environmental Assessment, The Village at Magnolia Square, 10411 – 10491 Magnolia Avenue, Riverside, California 92505; prepared by ADR Environmental Group, Inc. (ADR), dated June 6, 2012. The report concluded the following at the Property:

*“ADR has performed an ESA on the site located at 10411 and 10491 Magnolia Avenue in Riverside, California. This ESA was performed in accordance with ASTM Standard Practice E 1527-05 and the scope of services identified in the Agreement document, dated April 12, 2012, between The Cavallari Group and ADR. Any exception to or deletions from this practice are described in Section 2.3 of this report. This ESA has identified no evidence of recognized environmental conditions as defined by ASTM, or of other non-ASTM scope environmental concerns in connection with the subject Property with the exception of:*

- In December 1997, three 12,000-gallon gasoline underground storage tanks (USTs) and one 12,000-gallon diesel UST were removed from the Unocal gas station that was constructed on the southern portion of the subject Property in 1979. A release that impacted soil and groundwater beneath the parcel was reported and, beginning in April 1998, several subsurface investigations including UST removal report, soil investigations, soil vapor investigations, groundwater monitoring events and pilot testing for soil vapor extraction (SVE) have been completed. The groundwater flow direction has consistently been southwesterly. A total of 26 on-site and off-site groundwater monitoring wells have been installed and light non-aqueous phase liquid (LNAPL) product in thickness up to 2 feet has been identified in several wells and, when present, has been removed by hand bailing from the affected wells and disposed. In October 2008, a Screening Health Risk Assessment identified ethyl benzene and tetrachloroethylene (PCE) among other volatile organic compounds (VOCs). In April 2010, a Corrective Action Plan (CAP) was prepared that recommended an active remediation program consisting of soil vapor extraction (SVE) and air sparging (AS) to address the remaining soil and groundwater contamination. At the time of the ADR site inspection, a firm was installing the SVE/AS system. According to Ms. Shelby Barker with AECOM, this vapor recovery system is expected to operate for 18 to 24 months in order to reduce soil vapor concentrations to asymptotic levels, at which time groundwater monitoring would continue for an extended period of time to verify the stability and concentrations of groundwater contaminants. Chevron Environmental Management Corporation has been identified as the responsible party and has indemnified the owner (and its successors and assigns) of the subject Property for “applicable contamination” from this prior usage as a gas station. Based on these reports, the southern portion of the subject Property is an active remediation site contaminated with petroleum hydrocarbons and site closure can be expected no earlier than mid-2016.*
- In 2005, an ESA prepared by SECOR International Incorporated (SECOR) determined that two dry cleaners had occupied tenant spaces at the subject Property (Treasury Cleaners at 10411 Magnolia Avenue and One Hour Express Cleaners at 10491 Magnolia Avenue) and at least the One Hour Express Cleaners operated a dry cleaning machine that utilized PCE as the dry cleaning solvent. Treasury Cleaners was reportedly located at the subject*

Property from at least 1983 until at least 1990. Secor indicated that a previous environmental report indicated that this facility did not operate a dry cleaning machine. Regardless, SECOR recommended a subsurface investigation at both site to determine whether a release of PCE had ever occurred. In April 2005, SECOR advanced two borings to 5 feet below ground surface (bgs) in each of the two dry cleaners spaces (Treasury Cleaners at 10411 Magnolia Avenue and One Hour Express Cleaners at 10491 Magnolia Avenue) and analyzed soil samples for VOCs. PCE was detected in soil at the One Hour Express Cleaners space in both borings at concentrations of 0.003 and 0.005 mg/Kg (parts per million, or ppm). Benzene was detected in soil at the Treasury Cleaners space at a concentration of 0.004 ppm. The concentrations of PCE and benzene were below their respective Preliminary Remediation Goals (PRGs) established by the United States Environmental Protection Agency (USEPA) of 1.5 ppm and 0.6 ppm, respectively. SECOR concluded that it was unlikely that VOCs at the former dry cleaners spaces were present in concentrations that would represent an environmental concern, and recommended no further investigation. In June 2010, EBI Consulting (EBI) performed an ESA and concluded the SECOR subsurface investigation was not adequate in that it sampled only shallow soils and failed to sample groundwater. EBI advanced four borings in the vicinity of the two spaces previously occupied by dry cleaner operations to depths of 30 to 50 feet bgs, collected two soil samples at intervals from each boring, collected two groundwater grab samples from borings that were down-gradient of the dry cleaner spaces. The soil samples were analyzed for chlorinated aliphatic hydrocarbons and the groundwater samples for VOCs. PCE was detected in one soil sample taken at 5 feet bgs at a concentration of 19 ppb, significantly less than the regulatory screening level (RSL) of 550 ppb for residential soil exposure. No VOCs were detected in the two groundwater samples. EBI recommended no further action with respect to the dry cleaner operations previously located at the subject Property. On April 22 and 23, 2012, AECOM collected soil vapor samples from three nested probes. PCE was detected in two of these probes – SV-14 (284 micrograms/meter<sup>3</sup> (µg/m<sup>3</sup>) @ 5 feet bgs, 787 µg/m<sup>3</sup> @ 10 feet bgs, 231 µg/m<sup>3</sup> 15 feet bgs, and none detected at 20 feet bgs) and SV-16 (2,840 µg/m<sup>3</sup>@ 5 feet bgs, 3,000 µg/m<sup>3</sup>@ 10 feet bgs, 1,680 µg/m<sup>3</sup> @ 15 feet bgs, and 737 µg/m<sup>3</sup>@ 20 feet bgs). Both of these probes are located near the former One Hour Express Cleaners space at 10491 Magnolia Avenue. In addition, it should be noted that the California Department of Toxic Substances Control has issued a guidance document establishing California Human Health Screening Levels (CHHSLs) for determining if additional evaluation appears warranted for a site. The residential CHHSL for PCE is 180 µg/m<sup>3</sup>. A May 30, 2012 AECOM document identified the former One Hour Express Cleaners as the likely source of the elevated PCE soil vapor levels. Based on these investigations, it is likely that One Hour Express Cleaners is the source of the elevated PCE soil vapor levels. In addition, it is likely that Treasury Cleaners operated as a drop-off/pick-up point only (as noted in previous reports) and did not adversely environmentally impact the subject Property.

- According to historical information, a contractors' equipment rental firm occupied approximately 20 percent of the southeast portion of the subject Property from at least 1955 until approximately 1979. Equipment rental firms can be a source of solvent, oil and gasoline contamination due to improper handling and disposal of solvent from parts washers, used oil, painting operations, and from fuel storage tanks.
- A northeast neighboring property (USA at 3950 Tyler Street, approximately 750 feet northeast of the subject Property) is an active leaking underground storage tank (LUST) case. According to a January 31, 2012, "Semi-Annual Status Report" prepared by Stratus Environmental, Inc. (SEI) that was obtained from the State Water Quality Control Board's GeoTracker website, four groundwater monitoring wells associated with this site previously

located in the northeast corner of the subject Property were abandoned in April 2006. In November 2004, methyl tertiary butyl ether (MtBE), a fuel oxygenate, was detected in groundwater in the northeast corner of the subject Property at a concentration of 1.1 parts per billion (ppb) in one of the wells. In May 2005, the MtBE concentration was 1,740 ppb and in September 2005 was 1,820 ppb in the same well. By the time the well was abandoned, the reported concentration at this well had declined to 897 ppb. The California Primary Maximum Contaminant Level (MCL) for MTBE in groundwater is 13 ppb. Soil gas sampling conducted in May 2005 detected no total petroleum hydrocarbons as gasoline or volatile organic compounds. The LUST case is currently in post-remedial monitoring and responsible party for this release is identified as Moller Investment Group, Inc. Based on these reports, the subject Property has been environmentally impacted by this neighboring LUST case.

- According to the November 2001 “Assessment of Bulk Sampling Report for the Weist Plaza” prepared by Environmental Managers & Auditors for Urban Development Organization, Ltd., the following materials at the subject Property were identified as ACMs: roofing materials at 10411 and 10491 Magnolia Avenue. At the time of the site inspection, the following other suspect asbestos-containing building materials were observed on the subject Property: drywall/joint compound/texturing, vinyl floor tiles, suspended acoustic ceiling material and exterior stucco. No significant damage to these materials was observed during the site inspection.”

2017 Subsurface Investigation Results and Soil Management Plan, Former One Hour Dry Cleaner: 10491 Magnolia Avenue, Riverside, CA; prepared by Geosyntec Consultants, dated September 14, 2017. The report concluded the following at the Property:

*Based on the investigations performed at the Site since January 2015 (presented in Section 2 and 3), the following is concluded:*

- Soil – VOCs were sporadically detected at the Site in Concentrations below respective Risk Based as well as Groundwater Protection Based ESLs. PCE (and its daughter products) was not detected above laboratory RL at the Site.
- Soil Vapor – VOCs were sporadically detected at the Site in concentrations below their respective Soil Vapor ESLs with the exception of TPHg and PCE. TPHg is not considered a Site constituent. PCE was present above the Soil Vapor ESL in shallow probes (5 to 15 ft bgs) located in the vicinity of the dry cleaning equipment and floor drain (i.e. locations SV-21, SV-22, SV-16, and SV-17); the highest concentration of PCE measured was 1,900  $\mu\text{g}/\text{m}^3$ . PCE concentrations in shallow and deep probes located in front of the Site (SV-14 and SV-18) near the proposed residential redevelopment were below the Soil Vapor ESLs.
- Groundwater – VOCs and TPHg were not detected in groundwater above their respective laboratory RLs.

*Based on the above, further evaluation of VOC in soil and groundwater was not warranted. The residual VOC concentrations in soil vapor were greater than the Soil Vapor ESL and therefore, further analysis was performed. The detected concentrations in soil vapor were evaluated to assess the potential risk to human health and the underlying groundwater.*

*PCE In Soil Vapor is unlikely to pose an unacceptable risk to human health based on the applicable thresholds as further described below:*

- PCE is below the Soil Vapor ESL in the vicinity of the proposed residential units (SV-14 and SV-18), therefore, the risk represented by potential vapor intrusion (VI) is very low.
- Where PCE was detected above the Soil Vapor ESL in the southeast portion of the Site, the redevelopment plan specifies that the area will be used as a storm water detention basin and therefore VI is not a complete exposure pathway.

Because the area of the Site where VOCs exceeds Soil Vapor ESLs is to be redeveloped as a stormwater detention basin, the potential risk to groundwater was evaluated. The analysis was performed by concerting the highest residual concentration of PCE in soil vapor to equivalent soil concentrations using the following equation and the attenuation facture method of VOCs presented in the Interim Site Assessment & Cleanup Guidebook [RWQCB, 1996].

Using the highest PCE soil vapor concentration ( $1,900 \mu\text{g}/\text{m}^3$ ) detected in the recent investigations, the equivalent PCE soil concentration is calculated to be  $0.75 \mu\text{g}/\text{kg}$  using the above method which is substantially less than the Groundwater Protection Based Soil ESL of  $420 \mu\text{g}/\text{kg}$ . This indicates that the residual soil vapor concentrations are unlikely to leach in the groundwater above concentrations protective of a nondrinking water source. Further, this calculation is consistent with the results of the laboratory analysis of the recent soil investigation (SB-1, SB-2 and SB-3) that indicate PCE was not detected above the laboratory RL of  $1 \mu\text{g}/\text{kg}$ .

Although detected above the Sub-slab Vapor ESL, the following data indicates that the benzene in sub-slab vapor at the Montessori School does not originate from the Site:

- As indicated in Section 3.5.2, benzene was not detected above its laboratory RL in soil vapor probes SV-19 and SV-20 that were strategically located between the Site and the Montessori School to evaluate if the Site was a source of benzene found in sub-slab vapor at the Montessori School.
- Furthermore, benzene has not been detected above the laboratory RL in soil vapor samples collected by Geosyntec from soil vapor probes underneath the site (SV-21 and SV-22) or installed around the Site (SV-14, SV-16, SV-17, and SV-18) since the baseline sampling in January 2015.
- Data from two prior investigations provide comparable results, AECOM performed a soil vapor investigation for the Unocal Site in 2012 and 2013. AECOM's investigation included collection of samples from depths of 5, 10, 20, and 30 ft bgs at locations SV-14 and SV-16 (Figure 4), and also did not detect benzene above the laboratory RL, with the exception of SV-14 where it was detected at 7 and  $4 \mu\text{g}/\text{m}^3$  at 10 and 20 ft bgs probes respectively in 2012. SV-14 is located northeast of both the Site and the Montessori School, and resampling of this probe in 2013 did not detect benzene concentrations above the laboratory RL [AECOM, 2014]. The 2012 detections are below the Soil Vapor ESL of  $48 \mu\text{g}/\text{m}^3$  as well as the concentrations detected below the Montessori School.

### 3.2 User Questionnaire

Section 6 of the ASTM E1527-13 standard describes certain tasks required to be performed by the report User in order to qualify for landowner liability protections to CERCLA liability. To assist the report User to meet these requirements, and as recommended by the ASTM E1527-13 standard, a Questionnaire of inquiries (User Questionnaire) specified in 40 CFR 312.25, 312.28, 312.29,

312.30, and 312.31 has been provided to the original report User. The following is a summary of the User's response:

Question:	Yes/No:	Detail:
<p><b>Environmental liens that are filed or recorded against the property:</b> Did a search of recorded land title records identify any environmental liens filed or recorded against the property under federal, tribal, state or local law?</p>	NR	Questionnaire not completed by user.
<p><b>Activity and use limitations that are in place on the property or that have been filed or recorded against the property:</b> Did a search of recorded land title records (or judicial records where appropriate, identify any AULs, such as engineering controls, land use restrictions or institutional controls that are in place at the property and/or have been filed or recorded against the property under federal, tribal, state or local law?</p>	NR	
<p><b>Specialized knowledge or experience of the person seeking to qualify for the LLP:</b> Do you have any specialized knowledge or experience related to the property or nearby properties? For example, are you involved in the same line of business as the current or former occupants of the property or an adjoining property so that you would have specialized knowledge of the chemicals and processes used by this type of business?</p>	NR	
<p><b>Relationship of the purchase price to the fair market value of the property if it were not contaminated:</b> Does the purchase price being paid for this property reasonably reflect the fair market value of the property? If you conclude that there is a difference, have you considered whether the lower purchase price is because contamination is known or believed to be present at the property?</p>	NR	
<p><b>Commonly Known or Reasonably Ascertainable Information:</b> Are you aware of commonly known or reasonably ascertainable information about the property that would help the environmental professional to identify conditions indicative of releases or threatened releases? For example,</p>		
<p>-Do you know the past uses of the property?</p>	NR	
<p>-Do you know of specific chemicals that are present or were once present at the property?</p>	NR	
<p>-Do you know of spills or other chemical releases that have taken place at the property?</p>	NR	
<p>-Do you know of any environmental cleanups that have taken place at the property?</p>	NR	
<p><b>The degree of obviousness of the presence or likely presence of contamination at the property, and the ability to detect the contamination by appropriate investigation:</b> Based on your knowledge and experience related to the property are there any obvious indicators that point to the presence or likely presence of releases at the property?</p>	NR	

<p><b>Litigation/Administrative Proceedings/Government Notices</b>          As the User of this ESA, do you have knowledge of (1) any pending, threatened, or past litigation relevant to hazardous substances or petroleum products in, on, or from the property; (2) any pending, threatened, or past administrative proceedings relevant to hazardous substances or petroleum products in, on or from the property; and (3) any notices from any governmental entity regarding any possible violation of environmental laws or possible liability relating to hazardous substances or petroleum products.</p>	<p>NR</p>	
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NR-no response

### 3.3 Reason for Performing Phase I ESA

Hillmann assumes that the Phase I ESA was being performed in order to qualify for landowner liability protection to CERCLA liability.

## 4.0 RECORDS REVIEW

### 4.1 Physical Setting Sources

The following physical setting sources were reviewed:

Source	Discussion
USGS 7.5 minute Topographic Map Data: (EDR Geocheck-Physical Setting Source Addendum)	The Property lies at an elevation of approximately 733 feet above mean sea level on the Riverside West, California Quadrangle map. The topography indicated by the map appeared to be sloping downward towards the west-southwest. The closest down gradient water body is the Arlington Valley Channel located approximately 1.3 miles to the west-southwest.
USDA SCS Soil Data: (EDR Geocheck-Physical Setting Source Addendum)	The dominant soil component at the Property is identified as Hanford. Hanford soils have a fine sandy loam surface texture with moderate infiltration rates. They have deep and moderately deep, moderately well and well drained soils with moderate coarse textures.
Geologic Data: (EDR Geocheck-Physical Setting Source Addendum)	The geologic formation in the vicinity of the Property is described as a stratified sequence of the Mesozoic Era, Cretaceous System, and Cretaceous granitic rock Series.
Additional Sources/ Data:	N/A
Groundwater Flow Discussion:	Based on a review of a 2018 Groundwater Monitoring Report at the Property, the direction of shallow groundwater flow at the site is inferred to be generally from the northeast to the southwest. Depth to groundwater was estimated to be between 42 and 55 feet bgs.

### 4.2 Historical Use – Property and Adjoining Properties

Hillmann has conducted research in order to help identify the likelihood of past uses having led to recognized environmental conditions in connection with the Property. Standard historical sources have been sought in an attempt to document the past uses of the Property as far back as it can be shown that the Property contained structures; or from the time the Property was first used for residential, agricultural, commercial, industrial or governmental purposes.

#### 4.2.1 Fire Insurance Maps

Hillmann obtained a Certified Sanborn Map Report from EDR in order to research published historic fire insurance maps for the Property and surrounding area. A copy of the report is included in Appendix D. The following is a summary of site use information interpreted from a review of the report:

Year(s)	Description	
	Property	(no coverage)
	Adjoining Properties	

### 4.2.2 City Directories

The following is a generalized summary of the findings of City Directory Research for past occupants of the Property, indicating occupants and the years indicated by the listings.

Property		
Address(es)	Historic Occupant(s)	Appr. Date Range
10411 Magnolia Avenue	Inland Dentistry	2010-2014
	Accutech Electronics	2002-2005
	China Palace	1990-2002
	Treasury Cleaners	1990
	Skinny Haven	1986
10451 Magnolia Avenue	Magnolia Street Unocal 76	1996
	Murray McClellan Union Station	1986-1990
	Digas Co.	1981
10471 Magnolia Avenue	Food & Drug Sav-On Pharmacy	1996-2001
	Lucky Food Centers	1990-1996
	Gemco Watch Repair	1986
	Pharmacy	1981-1986
10491 Magnolia Avenue	Multiple commercial businesses	1981-2014
	One Hour Express Cleaners	2001-2005

A review of historical city directories of the Property identified two drycleaners on the Property in 1990 and from 2001-2005. Additionally, a gas station was identified from 1986-1996

Hillmann also reviewed the EDR City Directory Abstract report for listings of historic occupants of the adjoining properties. The following is a general summary of listings of historic adjoining property occupants:

Adjoining Properties		
Address(es)	Historic Occupant(s)	Appr. Date Range
3900 Tyler Street	Commercial businesses of no environmental significance	1970-2002
3870 Tyler Street	Commercial businesses of no environmental significance	1986-2002
10391 Magnolia Avenue	Commercial businesses of no environmental significance	1960-2014
	Private individuals	1930-1955
10357 Magnolia Avenue	Commercial businesses of no environmental significance	1990-2002
10403 Magnolia Avenue	Commercial businesses of no environmental significance	1981-2002
	Halls Expert Auto Repair	1996-2001
	King Kare Tire & Automotive Center	1986-1990
10495 Magnolia Avenue	Commercial businesses of no environmental significance	1986-2014
	Private individuals	1955-1977
10494 Magnolia Avenue	Restaurant	1981-2014
10436-10460 Magnolia Avenue	Commercial businesses of no environmental significance	1975-2014

### 4.2.3 Historical Topographic Map Review

Hillmann reviewed historic topographic maps of the Property online at [www.historicaerials.com](http://www.historicaerials.com). The following details related to site usage were indicated by the topographic maps:

<b>Year(s)</b>	<b>Summary</b>	
1901	<b>Property</b>	No improvements or other special depictions are shown.
	<b>Adjoining Properties</b>	No improvements or other special depictions are shown.
1942, 1947	<b>Property</b>	No improvements or other special depictions are shown.
	<b>Adjoining Properties</b>	Structures are depicted adjoining to the east and south of the Property. No other structures or other depictions are shown.
1953	<b>Property</b>	No improvements or other special depictions are shown.
	<b>Adjoining Properties</b>	Structures are depicted adjoining to the east, southeast, and south of the Property. Additionally, an orchard is depicted adjoining to the southeast. No other structures or other depictions are shown.
1967	<b>Property</b>	A structure is depicted towards the southeast of the Property.
	<b>Adjoining Properties</b>	Structures are depicted adjoining to the northeast, east, southeast, and south of the Property. A trailer park is depicted adjoining to the southwest of the Property.
1973, 1980	<b>Property</b>	Two structures are depicted on the central and southeastern portion of the Property.
	<b>Adjoining Properties</b>	Structures are depicted adjoining to the northeast, east, southeast, and south of the Property. A trailer park is depicted adjoining to the southwest of the Property. The northwest is shaded, which is indicative of a developed urban area.
2012	<b>Property</b>	No improvements or other special depictions are shown.
	<b>Adjoining Properties</b>	No improvements or other special depictions are shown.

#### 4.2.4 Aerial Photograph Review

Hillmann reviewed historic aerial photographs of the Property online at [www.historicaerials.com](http://www.historicaerials.com). The following interpretation of land usage was made by review of the aerial photographs:

<b>Year(s)</b>	<b>Summary</b>	
1931, 1938	<b>Property</b>	The Property is developed with a structure at the northern corner of the Property, most likely residential or agricultural in nature. The rest of the Property appears to be agricultural land.
	<b>Adjoining Properties</b>	The northwest, northeast, and southwest adjoining areas appear to be agricultural land. The southeast adjoining area appears to be an orchard. Several structures are developed adjoining to the east of the Property, most likely residential or agricultural in nature.
1948, 1953	<b>Property</b>	There are no significant changes from the previous aerial photos.
	<b>Adjoining Properties</b>	The northwest, northeast, and southwest adjoining areas appear to be agricultural land. The east, southeast, and south adjoining sides are developed with structures, most likely residential or agricultural in nature. The southeast adjoining area also consists of an orchard.
1967, 1975	<b>Property</b>	A structure is developed on the southeastern portion of the Property. Half of the Property appears to be occupied for equipment storage while the other half appears to be vacant land.
	<b>Adjoining Properties</b>	The northwest adjoining area is developed with what appears to be residential structures. The northeast adjoining area is developed with what appears to be a commercial building. The east, southeast, and south adjoining areas are developed with what appear to be residential structures. The southwest adjoining area is developed with what appears to be a trailer park.

1985, 1990, 1994, 2006	<b>Property</b>	The Property is developed with what appears to be a large commercial structure and four smaller commercial structures.
	<b>Adjoining Properties</b>	The northwest adjoining area is developed with what appears to be residential structures. The north, northeast, east, southeast, and south adjoining areas are developed with what appear to be several commercial buildings. The southwest adjoining area is developed with what appears to be a trailer park.
2009, 2012, 2016	<b>Property</b>	The large commercial structure on the Property appears to have been demolished in addition to the two structures along the southeastern border. Two small commercial structures remain on the Property.
	<b>Adjoining Properties</b>	The northwest adjoining area is developed with what appears to be residential structures. The north, northeast, east, southeast, and south adjoining areas are developed with what appear to be several commercial buildings. The southwest adjoining area is developed with what appears to be a trailer park.

#### 4.2.5 EDR High-Risk Historical Records

The EDR Radius Map™ report, which will be discussed in greater detail in Section 4.3, provided a search of proprietary databases of potential historical high-risk uses at or in the vicinity of the Property. These databases include EDR Historic Cleaners – a database of property addresses with records of historical occupancy by suspected cleaners businesses; EDR Historic Auto – a database of property addresses with records of historical occupancy by potential automotive gas/filling stations and repair facilities; and EDR MGP - a database of sites historically occupied by manufactured gas plants and related facilities.

EDR Historic Cleaners	One Hour Express Cleaners (10491 Magnolia Avenue, Suite C) is identified as a historical dry cleaning plant from approximately 2000 to 2009 on the Property. This site is further discussed in Section 4.3.1 as it appears on several other database listings.
EDR Historic Auto	Magnolia Street Unocal 76 (10451 Magnolia Avenue) is identified as historical gasoline service station from approximately 1986 to 2001 on the Property. This site is further discussed in Section 4.3.1 as it appears on several other database listings.
EDR MGP	No listings identified within 1-mile search distance.

#### 4.2.6 Petroleum/Natural Gas Well Review

Hillmann reviewed historical record sources for evidence of historic petroleum and/or natural gas wells at the Property. In addition, Hillmann conducted a search of the property location on the Division of Oil, Gas & Geothermal Resources (DOGGR) Well Finder database (<http://maps.conservation.ca.gov/doggr/index.html>). No record of any historical petroleum/natural gas wells at the Property was identified.

#### 4.2.7 Additional Historical Data

No additional historical data was obtained.

#### 4.2.8 Summary of Identified Historic Uses

The following table presents a summary of the types and approximate timeframes of identified prior uses of the Property:

Property	
Years (Approx.)	Use
1931 to 1953	Agricultural land
1967 to 1975	Vacant, construction, commercial rental equipment
1985 to Present	Commercial, including a drycleaner from approximately 2000 to 2009 and a gas station from 1986 to 2001.

The following table presents a summary of the types of identified prior uses of the adjoining properties:

Adjoining Properties	
Years (Approx.)	Use
1931 to 1953	Residential and agricultural land
1967 to Present	Commercial and residential

#### 4.2.9 Historical Records Data Failure

The ASTM E1527-13 standard defines data failure as a failure to achieve the ASTM specified historical research objectives after reviewing the standard historical sources that are reasonably ascertainable and likely to be useful. The objective is to identify all obvious uses of the property from the present, back to the property's first developed use, or back to 1940, whichever is earlier. Furthermore, records of historic use/conditions should be sought in intervals no less than approximately five years, unless the property conditions appear unchanged over a longer interval.

Objective	Met?	Detail	Significant Data Gap?
First developed use/date determined?	Yes	Earliest records indicate agricultural and residential uses in 1931.	No
Record sources at 5-year intervals back to 1940 or first developed use?	No	Records gaps between 1931 and 1938, 1953 and 1967, 1967 and 1973, 1994 and 2006; however, site conditions likely unchanged during these intervals.	No
All obvious prior uses identified?	Yes	See Section 4.2.8.	No

Please refer to Section 2.3 for additional discussion of data gaps and their significance to the findings of the assessment.

#### 4.2.10 Historic Uses REC Discussion

The Property was historically developed for agricultural uses from 1931 to at least 1953. This use suggests the historical application of pesticides during this time, which could have accumulated in the shallow soils at that time. The Property was eventually partly redeveloped with a commercial structure in the 1960s. The Property was again redeveloped between the late 1970s and the early 1980s with multiple commercial buildings. The construction process would have required site work including the stripping of top soils, de-grubbing and re-grading for the new improvements; and would have removed or dispersed accumulated pesticides that may have been present in the shallow soils. Therefore, the former use of the Property as agricultural land is not considered to be a REC in connection with the Property.

The Property was redeveloped with two multi-tenant commercial buildings, a large retail building, and a gas station in the early 1980s. A former dry cleaner identified as Treasury Cleaner operated as pick-up/drop-off location between the 1980 and late 1990s. The gas station was operated by Unocal and was located at the southeastern portion of the Property from approximately 1979 to 1997. The USTs were excavated and removed from the gas station in 1997 and impacted soil and groundwater was discovered following subsequent investigations. The site underwent quarterly groundwater monitoring and remediation events between 1998 and 2014. The LUST case associated with the former Unocal gas station were in the final stages of closure in 2015; however, additional impacts were discovered in the vicinity of the former One Hour Dry Cleaner and the southwest adjoining Montessori School. The One Hour Dry Cleaner operated at a suite located at the 10491 Magnolia Avenue building from approximately 1997 to 2009. Multiple subsurface investigations identified PCE in the soil vapor in the vicinity of the former dry cleaner and benzene in the sub-slab at the Montessori School. Geosyntec concluded in a 2017 subsurface investigation report that the benzene identified at the Montessori School could not have originated from the Property based on an absence of benzene concentrations in groundwater in the vicinity of the former dry cleaner. The RWQCB requested that additional sampling and excavation of areas of concern at the former dry cleaner be conducted. The excavation and sampling were done in 2018 and found low concentrations of PCE that did not exceed the Residential ESL for soil vapor.

The RWQCB requested that additional soil vapor probes and soil vapor sampling be conducted in all existing probes to satisfy data gaps concerning the presence of benzene in the sub-slab at the Montessori School. The additional investigations are scheduled to occur in February 2019. The One Hour Dry Cleaner site is considered an open and active SLIC case while the former Unocal gas station is considered an open but inactive LUST case. Until both the SLIC and LUST cases are granted regulatory closure, they are considered RECs in connection with the Property. Hillmann recommends that the additional investigations be conducted in accordance to the RWQCB request and to pursue regulatory closure pending the results of the investigation.

### 4.3 Standard Environmental Record Sources

Hillmann obtained a regulatory database report, titled EDR Radius Map™ Report, from Environmental Data Resources of Shelton, CT. The report provided a search of standard environmental record sources in general accordance with the requirements of the ASTM E1527-13. Hillmann has reviewed the regulatory database report, and a summary of findings has been presented in the following tables and report sections. Hillmann has also reviewed the list of unmapped sites (a.k.a. “Orphan List” sites). Unmapped sites identified as falling within an applicable specific search distance or warranting discussion in the report, if any, have been included in the information presented below. Detailed descriptions of the meaning and significance of the regulatory databases can be found in the regulatory database report in Appendix E.

Regulatory Database	Search Distance	Property Listed?	Adj. Properties Listed?	Total Listings Within Search Distance
Fed. NPL/Proposed NPL	1-mile	No	No	0
Fed. Delisted NPL	½-mile	No	No	0
Fed. SEMS	½-mile	No	No	0
Fed. SEMS-ARCHIVE	½-mile	No	No	1

Fed. RCRA CORRACTS	1-mile	No	No	0
Fed. RCRA TSD	½-mile	No	No	0
Fed. RCRA LQG	Site & Adj.	Yes	No	
Fed. RCRA SQG	Site & Adj.	Yes	No	
Fed. RCRA CESQG	Site & Adj.	No	No	
Fed. ENG Control List	Site	No		
Fed. INST Control List	Site	No		
Fed. ERNS	Site	No		
State/Tribal Hazardous Waste Site	1-mile	No	Yes	5
State/Tribal Landfill/Solid Waste	½-mile	No	No	0
State/Tribal Leaking Storage Tanks	½-mile	Yes	No	13
State/Tribal Registered Storage Tanks	Site & Adj.	Yes	Yes	
State/Tribal Eng. Control List	Site	No		
State/Tribal Inst. Control List	Site	No		
State/Tribal Voluntary Cleanup Sites	½-mile	No	Yes	1
State/Tribal Brownfields	½-mile	Yes	No	1
Supplemental Regulatory Databases	Site & Adj.	Yes	Yes	

### 4.3.1 Property Listings

The following Property listings were identified:

- FINDS, RCRA-LQG, ECHO, HAZNET, RGA LUST, LUST, SWEEPS UST, CA FID UST, HIST CORTESE – Former Unocal 306440 / Unocal Service Station #6975 (10451 Magnolia Avenue). This former Property occupant is listed on the RCRA-LQG database as a large quantity generator of hazardous waste, no violations were listed. The FINDS database merely references the RCRA listing. The ECHO database tracks violation and compliance history; however, at the time of writing this report, the ECHO database link was not functioning. The HAZNET database lists manifested waste generated at the Property in 1997, 2008, and 2011-2012; the reported wastes were tank bottom wastes and aqueous solutions with total organic residues less than 10%. The CA FID UST database lists an active status with Facility ID # 33002977. The SWEEPS UST database lists an active status associated with four 12,000-gallon USTs. The CA FID UST and SWEEPS UST status listing is most likely inaccurate as the USTs associated with the former Unocal service station were removed in the 1990s.

The former gas station is listed on the LUST database as an “Open – Inactive” case due to impacts to an aquifer used for drinking water with gasoline. The gas station operated from approximately 1986 until at least 1997 when the associated USTs were removed. Confirmation soil sampling detected total petroleum hydrocarbons (TPH) as gasoline and diesel impacts at the Property. Quarterly groundwater monitoring began in 1998 and remediation ran between 2007 and 2014. Approximately 40 on-site and off-site groundwater monitoring wells have been installed in addition to various soil vapor wells. In 2014, AECOM requested low threat closure for the Property. On March 25, 2015, the Santa Ana Regional Water Quality Control Board (SARWQCB) concurred with AECOM and indicated the Property will be granted closure after the removal/abandonment of all wells and remediation systems, disposal of all waste materials, and a well destruction and waste disposal report; unless objections were received. SFI Magnolia Avenue – Riverside, LLC (iStar) submitted comments to SARWQCB on May 8, 2015, indicating that petroleum hydrocarbons were detected in the soil vapor samples in the vicinity of the One Hour Dry Cleaners located on the Property (10491 Magnolia Avenue). iStar

requested additional discussion prior to issuance of a closure for the Unocal LUST case. Geosyntec conducted a subsurface investigation in the vicinity of the One Hour Dry Cleaner in 2017 (the report is discussed in further detail in Section 3.1). The investigation by Geosyntec in 2017 concluded that the benzene detected at the southwest adjacent Montessori School did not originate from the One Hour Dry Cleaner or the former Unocal service station. Additionally, TPH was not detected above the laboratory reporting limits in groundwater.

AECOM conducted groundwater sampling on September 27 and 28, 2018 at the request of SARWQCB. In the subsequent groundwater monitoring report submitted by AECOM, low concentrations of TPH as diesel (up to 96 µg/L) were detected in three wells and TPH as gasoline was detected in one well at 110 µg/L, all were reportedly the lowest concentration recorded to date. BTEX and MTBE were not detected; however, low concentrations of PCE were detected in two wells at a maximum concentration of 2.4 µg/L. Based on the most recent groundwater sampling event, AECOM concluded that the Property continues to meet all general and media-specific criteria of the Low-Threat Underground Storage Tank Closure Policy (LTCP). AECOM continues to recommend low-threat closure for the Property and no further work is warranted or proposed, with the exception of destruction of remaining wells after closure is granted. According to email correspondence between the RWQCB and Geosyntec provided on the RWQCB GeoTracker website, the Waterboard has requested additional investigations to satisfy data gaps and to help determine whether benzene is present on the Property that may have impacted the adjacent Montessori School. Additional investigations include the installation of additional soil vapor probes and sampling of all existing probes associated with the Property. The investigations are scheduled to take place on February 15, 18, 19, and 20, 2019.

Based on the open status and additional investigations requested by the RWQCB, this LUST case is considered a REC in connection with the Property. Hillmann recommends that the additional investigations be completed in accordance to the RWQCB request and low-threat closure of the LUST case continue to be pursued.

- BROWNFIELDS, CPS-SLIC, DRYCLEANERS – One Hour Dry Cleaners (10491 Magnolia Avenue). This former Property occupant is listed on the DRYCLEANER database with an inactive status. Additionally, this occupant appears on the BROWNFIELDS and CPS-SLIC database due to VOC impacts from historical dry-cleaning operations. One Hour Dry Cleaners formerly utilized tetrachloroethene (PCE) in their dry cleaning machines. Elevated VOC levels in soil vapor were detected during subsurface investigations. Geosyntec conducted a subsurface investigation in the vicinity of the One Hour Dry Cleaner in 2017 (the report is discussed in further detail in Section 3.1). The investigation by Geosyntec in 2017 concluded that the benzene detected at the southwest adjacent Montessori School did not originate from the One Hour Dry Cleaner or the former Unocal service station. Included in the subsurface investigation report, a soil management plan (SMP) was also included as apart of their scope of work. After review of the RWQCB recommended that excavation in the vicinity of the former dry cleaner, floor drains, and former sewer lines. Additionally, they recommended sub-slab soil vapor sampling and indoor air sampling prior and post excavation. In email correspondence between Geosyntec and the RWQCB provided to Hillmann, the results of the sampling and excavation was presented to the RWQCB. In the findings, low concentrations of PCE was detected on the walls of the former dry cleaning equipment, but well below the San Francisco Bay ESL of 420

µg/mg. Geosyntec concluded that further excavation is not warranted, in which the RWQCB concurred.

According to email correspondence between the RWQCB and Geosyntec provided on the RWQCB GeoTracker website, the Waterboard has requested additional investigations associated with data gaps to determine whether benzene is present on the Property that may have impacted the adjacent Montessori School. Additional investigations include the installation of additional soil vapor probes and sampling of all existing probes associated with the Property. The investigations are scheduled to take place on February 15, 18, 19, and 20, 2019.

Based on the open status of the SLIC case, these listings are considered RECs in connection with the Property. Hillmann recommends that the additional investigations be completed in accordance to the RWQCB request and closure of the site be pursued should the additional investigations prove to be favorable.

- FINDS, RCRA-SQG, ECHO – Gemco #800 (10471 Magnolia Avenue). The former Property occupant is listed on the RCRA-SQG database as a small quantity generator of hazardous waste, no violations were listed. The FINDS database merely references the RCRA listing. The ECHO database tracks violation and compliance history; however, at the time of writing this report, the ECHO database link was not functioning. Based on the absence of reported violations, these listings are not considered RECs in connection with the Property.

#### **4.3.2 Adjoining Property Listings**

The following adjoining property listings were identified:

- ENVIROSTOR, VCP – Chevron EMC – Montessori School (10493 Magnolia Avenue). This site is adjoining to the south/southwest and is located downgradient of the Property. This site appears on the EVNIROSTOR and VCP databases as a voluntary cleanup site with no further action status listed. This site has been impacted by benzene in the sub-slab soil. Although these database lists no further action as the status, according to correspondence between the RWQCB and Geosyntec, additional investigations are scheduled in February to determine whether the benzene impacts at this site originated from the Property. Based on the ongoing investigations, these listings are considered a REC in connection with the Property.

#### **4.3.3 ASTM Search Distance Findings**

The following is a summary of the findings of the regulatory database review with regard to sites identified as located within the ASTM specified search distance surrounding the Property. In order to keep this report informative and yet concise, Hillmann has provided a brief discussion of the listed site(s) for each database category that appears most likely to impact the Property based on distance, topography and/or case status. A copy of the full regulatory database report, including available details of all listed sites, is included in Appendix E.

Note that listings for the following databases, if identified, would be discussed above in Sections 4.3.1 and 4.3.2: Registered Storage Tanks, Federal RCRA Generators, Federal and State INST and ENG Controls, ERNS.)

**Federal NPL:** No NPL listings were identified within a one-mile radius of the Property.

**Federal Delisted NPL:** No DNPL listings were identified within a ½-mile radius of the Property.

**Federal SEMS (formerly CERCLIS):** No SEMS listings were identified within a ½-mile radius of the Property.

**Federal SEMS-ARCHIVE (former CERC-NFRAP):** One (1) SEMS-ARCHIVE listings was identified within ½-mile radius of the Property. The closest listing identified as Pantronic Inc. (10555 Magnolia Avenue), is located approximately 418 feet to the south-southwest and is downgradient of the Property. The listing identifies this is not an NPL site and is considered an archived site with EPA ID# CAD982359762. Based on the archived status and the downgradient position relative to the Property, this site is not considered a REC in connection with the Property.

**Federal RCRA-CORRACTS:** No CORRACTS listings were identified within a one-mile radius of the Property.

**Federal RCRA-TSD:** No TSD listings were identified within a ½-mile radius of the Property.

**State/Tribal Hazardous Waste Sites:** Five (5) SHWS listings were identified within a one-mile radius of the Property on the EnviroStor database. The closest listing identified as Pantronic Inc. (10555 Magnolia Avenue), is located approximately 418 feet to the south-southwest and is downgradient of the Property. The EnviroStor database indicates this listing is historical and the case was referred to another agency. Additionally, comments indicate no further action was granted and no records to indicate problems exists. Based on the historical status and the provided comment, this listing is not considered a REC in connection with the Property

Based on the distance, none of the other listings are considered RECs in connection with the Property.

**State/Tribal Landfill/Solid Waste Disposal Sites:** No SWF/LF listings were identified within a ½-mile radius of the Property.

**State/Tribal Leaking Storage Tanks:** Twelve (12) LUST listings were identified within a ½-mile radius of the Property. The closest listing identified as Riverside Partners (Riverside National Bank), is located approximately 1,477 feet to the east and is upgradient of the Property. This site is listed on the LUST database due to impacts to an aquifer used for drinking water with gasoline and diesel. This site received regulatory closure on January 22, 2014. Based on the regulatory closure received, this listing is not considered a REC in connection with the Property.

Based on status and/or distance, none of the other listings are considered RECs in connection with the Property.

**State/Tribal Voluntary Cleanup Sites:** One (1) VCP listing was identified within a ½-mile radius of the Property. The listing was discussed in Section 4.3.2

**State/Tribal Brownfields:** One (1) BROWNFIELDS listing was identified within a ½-mile radius of the Property. The listing was discussed in Section 4.3.1

Review of the sites identified within the ASTM search parameters did not identify any nearby or surrounding area sites that are considered to be a REC in connection with the Property, unless as discussed otherwise previously in this section.

#### **4.3.4 Tier I Vapor Encroachment Screening**

Hillmann reviewed adjoining and vicinity database sites to identify potential off-site sources of subsurface vapor encroachment. This review was based upon the current ASTM “Standard Guide for Vapor Encroachment Screening on Property Involved in Real Estate Transactions” (ASTM E 2600-15); and also utilizing the “Methodology for Identifying the Area of Concern Around a Property Potentially Impacted by Vapor Migration from Nearby Contaminated Sources” (Buonicore, 2011-S-103-AWMA). Vicinity database sites pertaining to non-petroleum product releases within 1,760 feet of the Property in the up-gradient direction, 365 feet of the Property in the cross gradient direction and 100 feet of the Property in the down gradient direction; and vicinity database sites pertaining to petroleum product releases within 528 feet of the Property in the up-gradient direction, 165 feet of the Property in the cross gradient direction and 100 feet of the Property in the down gradient direction were reviewed to identify active contamination sites with the potential to affect subsurface vapor conditions at the subject property. The potential for vapor encroachment was considered in assessing whether or not a REC exists in connection with the Property when reviewing applicable sites within those distances.

Hillmann identified the former Unocal gasoline service station and the One Hour Dry Cleaner tenants as potential sources of vapor encroachment due to the impacts from their historical operations. Recent investigations in 2017 and 2018 suggests that vapor encroachment conditions are no longer an issue at the site. However, the RWQCB issued a request for additional soil vapor investigations to fill in data gaps associated with the sub-slab benzene identified at the southwest adjacent Montessori School (10493 Magnolia Avenue). The additional investigations are scheduled to occur in February. Based on the additional investigations recommended by the RWQCB, the potential for vapor encroachment conditions at the site exists. Hillmann recommends that the additional investigations be conducted according to the RWQCB guidelines.

### **4.4 Additional Environmental Record Sources**

#### **4.4.1 Supplemental Database Listings**

Hillmann reviewed the regulatory database report for listings on supplemental databases that were searched in addition to the Standard Environmental Record Sources. Any property or adjoining property listings on such databases, if identified, would be discussed in Section 4.3.1 and 4.3.2. None of the other supplemental database listings identified by the regulatory database report are considered to be a REC in connection with the Property.

#### **4.4.2 Local Agency & Internet Research**

Hillmann has submitted requests to local and municipal agencies for pertinent records pertaining to the Property, particularly with regard to potential environmental concerns such as petroleum storage

tanks, storage and usage of hazardous substances and petroleum products, and/or known or suspected environmental contamination. Hillmann also conducted online research of government environmental regulatory databases where available, as well as a general cursory internet search of the Property address, for information indicative of a REC. The following table summarizes the findings of the research:

Source	Type of Request	Outcome
Environmental Protection Agency (EPA)	FOIA Request	A response indicated records were found for One Hour Dry Cleaner at 10491 Magnolia Avenue. Results provide facility information for One Hour Dry Cleaner indicate it is considered a superfund site and is listed on the GeoTracker database.
Riverside County Department of Environmental Health (DEH)	FOIA Request	A response indicated a records search was in progress.
Riverside County DEH Land Use & Water Resources	FOIA Request	A response has not been received.
Department of Toxic Substances Control (DTSC)	FOIA Request	A response indicated no records were found.
Regional Water Quality Control Board (RWQCB)	FOIA Request	A response indicated records were available. However, Hillmann determined that a file review at the Santa Ana RWQCB office due to the fact that the most recent reports and files can be found on the RWQCB GeoTracker website.
South Coast Air Quality Management District (SCAQMD)	FOIA Request	A response provided records of equipment inspection records of the dry cleaning equipment associated with One Hour Dry Cleaner. The last inspection done in 2010 indicated the site was vacant and appeared to be out of business. Other records included equipment lists for a char broiler and a gasoline service station. Other records include notice to comply associated with the former gas station and demolition and asbestos removal permits.
CA DTSC EnviroStor database <a href="http://www.envirostor.dtsc.ca.gov/public/">http://www.envirostor.dtsc.ca.gov/public/</a>	Internet	The Property address was searched, no results for the Property were found.
CA GeoTracker database <a href="http://geotracker.waterboards.ca.gov/">http://geotracker.waterboards.ca.gov/</a>	Internet	The Property is listed on the LUST and SLIC databases. Further discussion of the SLIC and LUST listings can be found in Section 4.3.1.
USEPA Envirofacts search <a href="http://www.epa.gov/enviro/index.html">http://www.epa.gov/enviro/index.html</a>	Internet	The Property address was searched, no results for the Property were found.
www.google.com	On-line search	Search results did not identify evidence of RECs associated with the Property.
<a href="http://www.realquest.com">www.realquest.com</a>	On-line search	Basic Property information such as parcel number, date of construction, and building square footages were collected. Pertinent information, where obtained, is referenced in the appropriate sections of this report.
Other:	NA	

## 5.0 SITE RECONNAISSANCE

### 5.1 Methodology and Limiting Conditions

The site reconnaissance consisted of visual and/or physical observations of the Property and improvements, adjoining properties as viewed from the Property boundaries and the surrounding area based on visual observations from adjoining public thoroughfares. Building exteriors were observed at ground level, unless otherwise indicated. Where applicable, Hillmann accessed and observed representative areas of building interiors to the extent they were made safely accessible with the cooperation of the site escort.

<b>Site Inspection Personnel:</b>	Mr. Davis Tang
<b>Property Escort/Company:</b>	Mr. Jim Mullican / PCG Security Solutions, Inc.
<b>Inspection Date:</b>	January 16-17, 2019
<b>Weather Conditions:</b>	Rainy, 65 ° F

#### 5.1.1 Significant Inaccessible Areas

No significant areas were excluded from Hillmann's visual inspection.

### 5.2 General Site Setting

#### 5.2.1 Site and Vicinity Characteristics

The Property is characterized as a mostly vacant lot with unpaved and concrete paved parking portions. A vacant multi-tenant commercial building and a small concrete masonry unit (CMU) storage building is present on the Property. The vicinity is characterized as a developed urban area with commercial and residential uses.

Hillmann notes that old equipment including lead-acid batteries and a cell tower associated with the Verizon is present on the Property. No backup generator was observed on the Property. Hillmann recommends that the batteries be properly disposed of.

#### 5.2.2 Topographic Characteristics

The terrain of the Property appeared to be relatively flat. Aside from pooling rain water from the recent rain, Hillmann did not observe other evidence of standing or pooling liquids on the Property.

#### 5.2.3 General Description of Structures

The Property is developed with a multi-tenant commercial building located at the eastern corner under the address 10411 Magnolia Avenue. This building totals approximately 8,025 square feet and was built in 1981. A smaller CMU storage building is developed towards the southeastern portion of the Property and totals approximately 75 square feet built in 1979.

### 5.2.4 Sources of Heating and Cooling

The Property building at 10411 Magnolia Avenue is heated and cooled via roof mounted units. The smaller storage building has no sources of heating or cooling.

### 5.2.5 Potable Water Source/Sewage Disposal System

Potable water and sewer services are provided by the public utility.

### 5.2.6 Current Use(s) of the Property

The Property is currently unoccupied except by PCG Security Solutions, Inc., a private security company providing security services for the Property.

### 5.2.7 Past Use(s) of the Property

The Property was formerly occupied by a gas station and a dry cleaner; both of which have negatively impacted the Property. Please refer to Section 4.0 for findings of historical site use research.

### 5.2.8 Current Use(s) of the Adjoining Properties

The following table describes the current uses of the adjoining properties:

Dir	Street Address	Description
NW	Cochran Avenue	Residences
N	3900 Tyler Street	Best Buy
NE	3870 Tyler Street 10391 Magnolia Avenue	Burlington Coat Factory Vacant
E	10357 Magnolia Avenue 10403 Magnolia Avenue	West Plaza Shopping Center Discount Medical Equipment & Supply / The Camp
SE	10460 Magnolia Avenue 10466 Magnolia Avenue	Commercial strip mall Dragon House
S	10494 Magnolia Avenue	Del Taco
SW	10485 Magnolia Avenue 10493 Magnolia Avenue 10513 Magnolia Avenue	Multi-tenant commercial building Montessori Children's House Western Mobile Home Village

Please refer to Section 4.3.2 for further discussion of the database listings associated with the adjoining properties.

### 5.2.9 Past Use(s) of the Adjoining Properties

The vacant building at 10391 Magnolia Avenue was formerly a Toys R' Us. No other indication of past uses of the adjoining properties was noted at the time of the site visit. Please refer to Section 4.2 for the findings of historical site use research.

### 5.2.10 Current/Past Uses of Surrounding Area

The vicinity of the Property consists primarily of commercial and residential buildings. No indications of past Property uses that differ substantially from current conditions were observed at the time of the site visit.

## 5.3 Interior & Exterior Observations

### 5.3.1 Storage/Usage of Hazardous Substances and Petroleum Products

The following hazardous substances and petroleum products were observed to be stored and used by property occupants:

Occupant	Substance	Qty/Container Type	Storage Conditions
(none)			

### 5.3.2 Drums

Two empty 55-gallon metal drums were stored in the small storage building at the southeastern portion of the Property. Based on the fact that these drums appear to be empty, they are not considered an environmental concern.

### 5.3.3 Unidentified Substance Containers

No unidentified containers suspected of containing hazardous substances or petroleum products were observed on the Property at the time of site reconnaissance.

### 5.3.4 Other Hazardous Substances/Petroleum Products

No other hazardous substances or petroleum products were observed on the Property at the time of site reconnaissance.

### 5.3.5 Bulk Petroleum/Hazardous Material Storage Tanks

The following storage tanks for bulk petroleum or hazardous material storage were identified or reported to be present; or are suspected to be present based on visual observations:

AST/ UST	Product	Capacity	Construction	Year Installed	Status	Location/Notes
(none)						

### 5.3.6 PCBs in Electrical/Hydraulic Equipment

Hillmann observed three pad-mounted transformers, one located at the central southwestern border, one at the eastern corner, and one towards the southeast central portion of the Property. Additionally, a pole-mounted transformer was observed adjoining to the central northeastern border of the Property. Hillmann did not observe evidence of spills or leaks associated with the transformer; as such, they are not considered RECs in connection with the Property.

No other electrical or hydraulic equipment suspected of containing PCBs was identified at the Property.

### **5.3.7 Odors**

No strong, unusual or pungent odors were noted on the Property at the time of site reconnaissance.

### **5.3.8 Pools of Liquid**

No standing water or pools of liquid likely to contain hazardous substances or petroleum products were observed at the Property at the time of site reconnaissance.

### **5.3.9 Interior Stains or Corrosion**

No interior stains or corrosion due to hazardous substance/petroleum products spills/releases were observed on the Property.

### **5.3.10 Interior Drains/Sumps**

No floor drains or sump pits were noted at the Property other than for storm water or sewage management.

### **5.3.11 Exterior Pits/Ponds/Lagoons**

No evidence of exterior pits, ponds or lagoons was identified on the Property in connection with waste treatment or disposal.

### **5.3.12 Stained Soil, Pavement/Stressed Vegetation**

No stained soil, pavement or stressed vegetation was observed at the Property.

### **5.3.13 On-Site Solid Waste Disposal/Fill Material**

Hillmann observed various trash and debris scattered around the northwestern portion of the Property. Although not considered a REC, as a best management practice, Hillmann recommends properly disposing of the trash and debris.

No evidence of recently deposited fill materials was observed at the Property at the time of site reconnaissance.

### **5.3.14 Wastewater**

Hillmann observed a three-stage grease interceptor adjoining to the western corner of the building at 10411 Magnolia Avenue. The capacity of the interceptor is unknown and the last service date is most likely when the building was vacated approximately 10 years ago. Hillmann recommends that prior to redevelopment, the grease interceptor should be properly removed and disposed by under applicable rules and regulations.

Sanitary Sewage and storm water runoff generated on-site are discharged into the municipal sewer systems. No other waste discharges were observed at the Property.

### **5.3.15 Septic Systems**

No indication of a septic system was noted on the Property.

### **5.3.16 Wells**

Hillmann observed numerous wells and soil vapor probes located throughout the southeastern portion of the Property. A couple of what appears to be closed wells also appear to be spread sporadically out among the northwestern portion of the Property. These wells were installed in response to the impacts identified associated with the former Unocal gas station and the former One Hour Dry Cleaner. An investigation scheduled for February 2019 will be utilizing these wells and soil vapor probes at the request of the RWQCB. Until the RWQCB deems investigations are satisfactory, these wells and probes are considered a REC in connection with the Property. Hillmann recommends that all the wells and probes associated with the LUST and SLIC cases on the Property be properly abandoned/closed according to applicable rules and regulations following regulatory closure.

### **5.3.17 Railroad Spurs**

No railroad spurs were observed on the Property.

## 6.0 INTERVIEWS

### 6.1 Interviews with Past and Present Owners and Occupants

Subject	Name/Affiliation	Summary
Property Owner / Representative	Mr. Jim Mullican / PCG Security Solutions, Inc.	Mr. Mullican was interviewed during the site inspection. Pertinent information, where obtained, is referenced in the appropriate sections of the report.
Property Occupants	Not applicable	Property occupants were not available for interview at the time of the assessment.
Past Owners, Occupants, Operators	Not applicable	Past owners/occupants of the Property were not available for interview at the time of the assessment.
Owners/Occupants of Adjoining or Nearby Properties	Not applicable	The Property was not an abandoned property with evidence of unauthorized uses or uncontrolled access; therefore, interviews with adjoining or nearby property owners or occupants were not conducted.

### 6.2 Interviews with State and/or Local Government Officials

Written and on-line requests for environmental records of the Property from State and Local governmental agencies are detailed in Section 4.4.2.

## **7.0 BUSINESS ENVIRONMENTAL RISKS**

In accordance with the contract agreement for this assessment, Hillmann has performed cursory reviews of several potential Business Environmental Risks (also known as “Non-Scope Considerations”). The ASTM E1527-13 standard defines the term business environmental risk (BER) as, “*a risk which can have a material environmental or environmentally-driven impact on the business associated with the current or planned use of a parcel of commercial real estate, not necessarily limited to those environmental issues required to be investigated in this practice.*”

### **7.1 Asbestos-Containing Material (ACM)**

The contracted scope of work included a cursory visual screening of the accessed portions of buildings at the Property built prior to 1990 for suspect asbestos containing materials (ACM). The information provided in this section, where applicable, is limited to identification of potential suspect materials and their general condition. This is not intended to be a comprehensive survey for the presence of ACM, and no testing has been conducted.

Suspected ACM noted during a cursory visual screening of 10411 Magnolia Avenue included sheetrock wall systems, suspended ceiling tiles, carpet mastics, sheet flooring with associated mastics, and floor tile with associated mastics. Although not observed, the roofing materials may contain asbestos. Additional types of suspect ACM may exist in enclosed areas or areas not accessed during the assessment. It is emphasized that this limited screening does not constitute a comprehensive asbestos survey of the premises and is meant only to provide a cursory evaluation regarding the potential presence of ACM at the Property.

### **7.2 Lead-Based Paint**

The contracted scope of work included a cursory visual screening of the condition of painted surfaces in the accessed areas of residential buildings/units built prior to 1980. This is not intended to constitute a comprehensive survey for LBP or potential lead hazards, and no testing has been conducted.

Considering there are currently no residential buildings on the Property, the visual screening of LBP was not conducted.

### **7.3 Radon**

Hillmann reviewed data compiled by the USEPA, as summarized by the regulatory database report, which indicated that the Property is located in an area with a moderate potential for radon concentrations that exceed current USEPA action guidelines. Riverside County is classified as a Zone 2 or ‘moderate risk’ area for radon.

### **7.4 Mold/Microbial Damage**

As per the contracted scope of work, Hillmann conducted a cursory visual screening of the accessed areas of the building for evidence of significant damage to building materials and finishes as result of moisture intrusion and/or mold/microbial growth.

Aside from water stained ceiling panels, Hillmann did not observe any evidence of significant problems with moisture intrusion or mold/microbial growth at the Property.

## 8.0 REFERENCES

ASTM E1527-13-Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process; ASTM International, 2013

ASTM E12600-15-Standard Guide for Vapor Encroachment Screening on Property Involved in Real Estate Transaction, ASTM International, 2015

EDR Radius Map Report with GeoCheck™, Environmental Data Resources, 2017

EDR City Directory Abstract Report, Environmental Data Resources, 2017

EDR Aerial Photo Decade Package, Environmental Data Resources, 2017

EDR Historical Topo Map Report, Environmental Data Resources, 2017

EDR Sanborn Map Report, Environmental Data Resources, 2017

[www.historicaerials.com](http://www.historicaerials.com)

Methodology for Identifying the Area of Concern Around a Property Potentially Impacted by Vapor Migration from Nearby Contaminated Sources; A. Buonicore, 2011.

Phase I Environmental Assessment, The Village at Magnolia Square, 10411 – 10491 Magnolia Avenue, Riverside, California 92505; prepared by ADR Environmental Group, Inc. (ADR), dated June 6, 2012.

2017 Subsurface Investigation Results and Soil Management Plan, Former One Hour Dry Cleaner: 10491 Magnolia Avenue, Riverside, CA; prepared by Geosyntec Consultants, dated September 14, 2017.

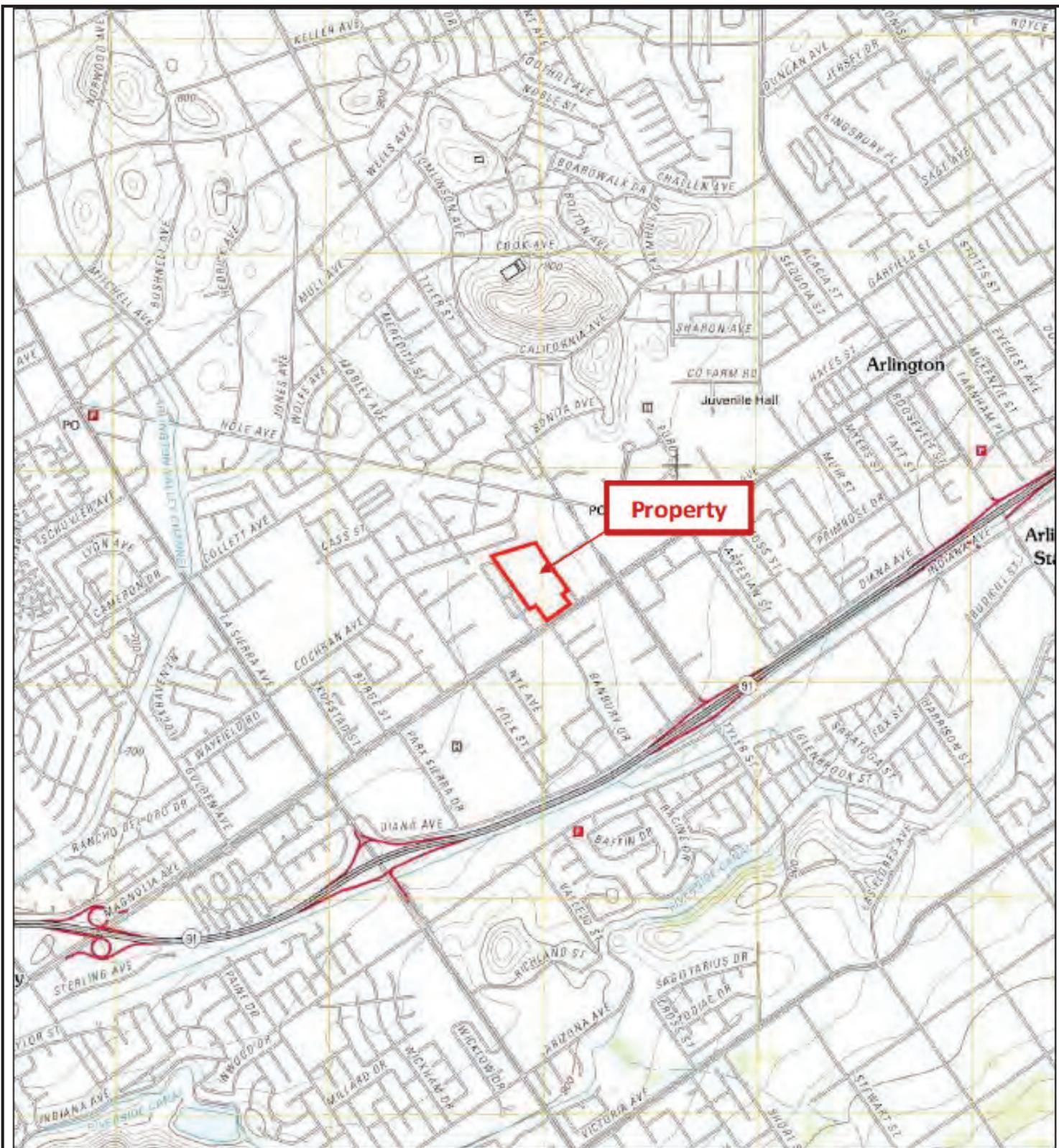
**\*Due to the electronic security setting of the document provided to Hillmann for review, the above referenced file could not be included in the report. A copy can be provided separately upon request.**

Third Quarter 2018 Groundwater Monitoring Report, Former Unocal Facility No. 6975 (Chevron Site No. 306440), 10451 Magnolia Avenue, Riverside, California; prepared by AECOM, dated November 8, 2018.

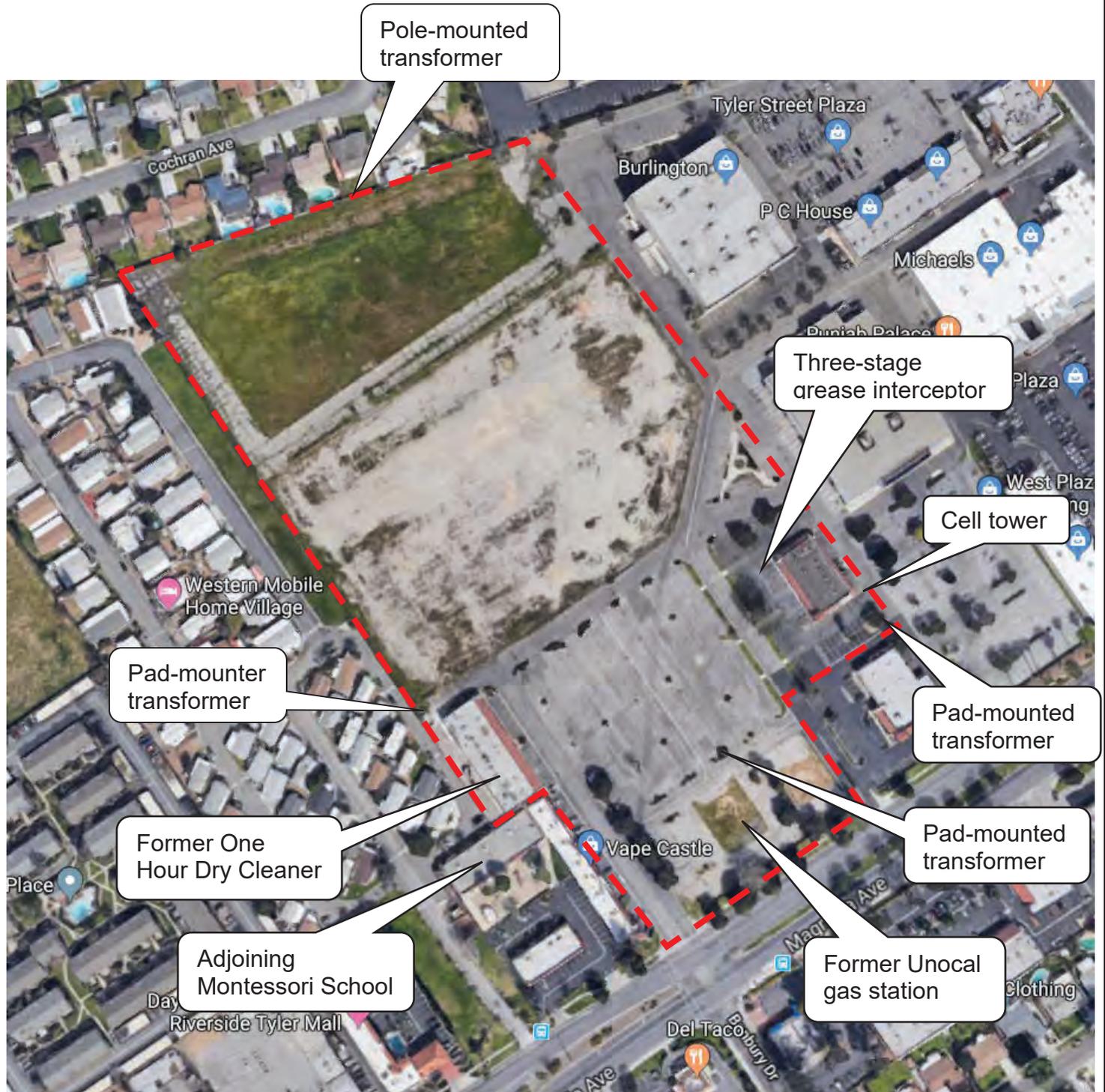
## 9.0 APPENDICES

Appendix A	Site Diagram / Vicinity Map
Appendix B	Site Photographs
Appendix C	Questionnaires / User Provided Information
Appendix D	Historical Records Documentation
Appendix E	Regulatory Records Documentation
Appendix F	Other Documents
Appendix G	Project Personnel Qualifications

**APPENDIX A**  
**SITE DIAGRAM / VICINITY MAP**



<p>Figure 1: SITE VICINITY MAP</p>	<p>SCALE: (Not to Scale)</p>	<p>N ↑</p>
	<p><b>Project Location:</b> 10411-10491 Magnolia Avenue Riverside, California 92505</p> <p><b>Project No.:</b> C3-7375</p>	



<p>Figure 2: SITE DIAGRAM</p>	<p>SCALE: (Not to Scale)</p>	<p>N ↑</p>
	<p><b>Project Location:</b> 10411-10491 Magnolia Avenue Riverside, California 92505</p> <p><b>Project No.:</b> C3-7375</p>	

**APPENDIX B**  
**SITE PHOTOGRAPHS**

**PHOTO LOG**  
APNs 330-130-018, -020, -024  
Perris, CA 91739  
C3-6033



View of the Property building, facing northeast



View of the Property building and cell tower, facing north



View of the three-stage grease interceptor



View of the former restaurant



View of a vacant space utilized by the private security



View of the cell tower room

**PHOTO LOG**  
APNs 330-130-018, -020, -024  
Perris, CA 91739  
C3-6033



View of water stained ceiling panels



View of the former dental office



View of the small storage building, facing west



View of interior of the storage building



View of empty drum



View of vacant northwestern portion, facing west

**PHOTO LOG**  
APNs 330-130-018, -020, -024  
Perris, CA 91739  
C3-6033



View of the northwestern portion, facing north



View of the pole-mounted transformer



View of some of the wells on the northwestern portion



View of the former location of the dry cleaner, facing north



View of the former location of the gas station, facing southwest



View of the wells at the southeastern portion

**PHOTO LOG**  
APNs 330-130-018, -020, -024  
Perris, CA 91739  
C3-6033



View of more wells on the southeastern portion



Close up view of a well



View of a northeast adjoining site



View the east adjoining site



View of the southeast adjoining site



View of the southwest adjoining site

**APPENDIX C**  
**QUESTIONNAIRES/USER PROVIDED INFORMATION**

November 8, 2018

Ms. Nancy Olson-Martin  
California Regional Water Quality Control Board  
Santa Ana Region  
3737 Main Street, Suite 500  
Riverside, California 92501-3399  
(via email and internet upload)

**Subject: Third Quarter 2018 Groundwater Monitoring Report  
Former Unocal Facility No. 6975 (Chevron Site No. 306440)  
10451 Magnolia Avenue, Riverside, California  
CRWQCB-SAR Case No. 083303117T**

Dear Ms. Olson-Martin,

On behalf of Chevron Environmental Management Company (CEMC), AECOM has prepared this *Third Quarter 2018 Groundwater Monitoring Report* for the above-referenced site (**Attachments A through F**). This groundwater gauging and sampling event was conducted as requested by the CRWQCB-SAR during an internal CRWQCB-SAR meeting held on August 23, 2018, and summarized in your email correspondence to CEMC on August 24, 2018. The event was a pre-requisite to regulatory case closure, as groundwater monitoring was last performed during the third quarter 2014.

### Remarks/Signatures

The interpretations in this report represent AECOM's professional opinions and are based, in part, on the information supplied by the groundwater monitoring contractor and laboratory. These opinions are based on currently available information and are arrived at in accordance with currently accepted hydrogeologic and engineering practices at this time and location. Other than this, no warranty is implied or intended.

Note that following submission of this report and attendance at the anticipated follow-up meeting, CEMC's environmental consultant for this site will change to Arcadis. If you have any questions regarding this project, please contact Mr. James Kiernan of CEMC at 925-842-3220 or [jkiernan@chevron.com](mailto:jkiernan@chevron.com).

Sincerely,



Lorien Sanders, PG, STS  
Senior Project Manager  
Stamped: 11-8-2018



Brenda Evans  
Senior Project Manager

ccs: Mr. James Kiernan, CEMC (via electronic copy)  
Mr. Eric Brooks, iStar Financial (via paper copy)

Enclosures:

Attachment A - Groundwater Summary

Attachment B - Figures

Attachment C - Tables

Attachment D - Hydrographs

Attachment E - Field Procedures and Field Logs

Attachment F - Laboratory Analytical Report and Chain-of-Custody Documentation

# **ATTACHMENT A**

## **GROUNDWATER SUMMARY**

**GROUNDWATER MONITORING SUMMARY REPORT**  
 Former Unocal Facility No. 6975 (Chevron Site No. 306440)  
 10451 Magnolia Avenue, Riverside, California

**CURRENT FIELD ACTIVITIES**

Groundwater monitoring frequency:	One-time event for case closure review
Activity date:	September 27 and 29, 2018
Groundwater monitoring subcontractor:	Blaine Tech Services, Inc. (Blaine Tech)
Number of groundwater wells total:	22
Number of groundwater wells off-site:	18
Number of wells gauged (this period)	21
Number of wells sampled (this period):	6 sampled, 22 attempted
Number of wells with LNAPL (this period):	0
Cumulative LNAPL recovered to date (gallons):	0
LNAPL recovered during this period (gallons):	0

**SITE HYDROGEOLOGY**

Depth to groundwater (of wells gauged) (this period):	42.50 to 54.47 feet below top of casing
Groundwater elevation (of wells gauged) (this period):	677.18 to 692.70 feet above mean sea level (amsl)
Approximate groundwater flow direction (this period):	Southwest
Approximate hydraulic gradient (feet per foot) (this period):	0.02

**GROUNDWATER CONDITIONS**

Maximum detected TPH-d concentration (this period):	96 HD µg/L (GW-25)
Historical maximum detected TPH-d concentration:	32,000,000 µg/L (GW-19) on 10/26/2006
Maximum detected TPH-g concentration (this period):	110 HD µg/L (GW-25 only)
Historical maximum detected TPH-g concentration:	200,000,000 µg/L (GW-19) on 10/26/2006
Maximum detected benzene concentration (this period):	Not detected
Historical maximum detected benzene concentration:	800 µg/L (GW-2) on 9/11/1998
Maximum detected MTBE concentration (this period):	Not detected
Historical maximum detected MTBE concentration:	600 µg/L (GW-3) on 6/16/2000
HD = The chromatographic pattern was inconsistent with the profile of the reference fuel standard.	

**GROUNDWATER TRENDS AND OBSERVATIONS**

In email correspondence dated August 24, 2018, the CRWQCB-SAR requested that all groundwater monitoring wells be gauged and sampled, and that analyses should include “TPH-g, TPH-d, and full-scan VOCs.” The sampling and analyses were conducted in accordance with this request.

- Blaine Tech attempted to gauge and sample all wells; however, well GW-22 (located to the west of the site in Magnolia Avenue) was paved over and inaccessible. All other wells were gauged, nine of which (GW-4, GW-7, GW-8, GW-13R, GW-16, GW-17, GW-18, GW-19 and GW-20) were dry. Similar to the previous groundwater monitoring event conducted during the third quarter 2014,

several wells (GW-1, GW-2, GW-9, GW-11, GW-12, and GW-21) contained insufficient water to sample.

- The calculated groundwater flow direction was to the southwest, which is consistent with the flow direction during previous events. The historical groundwater flow direction is primarily to the west/southwest.
- Measured groundwater elevations were similar to the third quarter 2014 event, during which they ranged from 685.50 (GW-27) to 692.55 (GW-9) feet amsl.
- The groundwater analytical results in the sampled wells were generally consistent with prior events.
- Low concentrations of TPH-d (up to 96 µg/L) were detected in three of the wells; the current concentration in GW-26 was the lowest to date in this well and no TPH-d was detected in GW-27 for the first time.
- TPH-g was only detected in GW-25 (110 µg/L), which was the lowest to date in this well.
- BTEX and MTBE were not detected in any of the wells; no ethylbenzene or xylenes were detected in GW-25 for the first time during the current event.
- Low concentrations of tetrachloroethene (PCE) (up to 2.4 µg/L) continue to be detected in wells GW-10R and GW-25.

**Figures 1 through 4** show the site location, site and surrounding area layout, groundwater elevation contour, and groundwater data, respectively (**Attachment B**).

**Tables 1 through 8 (Attachment C)** provide well construction details (**Table 1**), current and historical groundwater monitoring and analytical results (**Tables 2 through 6**), historical natural attenuation parameter analytical results (**Table 7**), and historical hand-bailing data for LNAPL (**Table 8**).

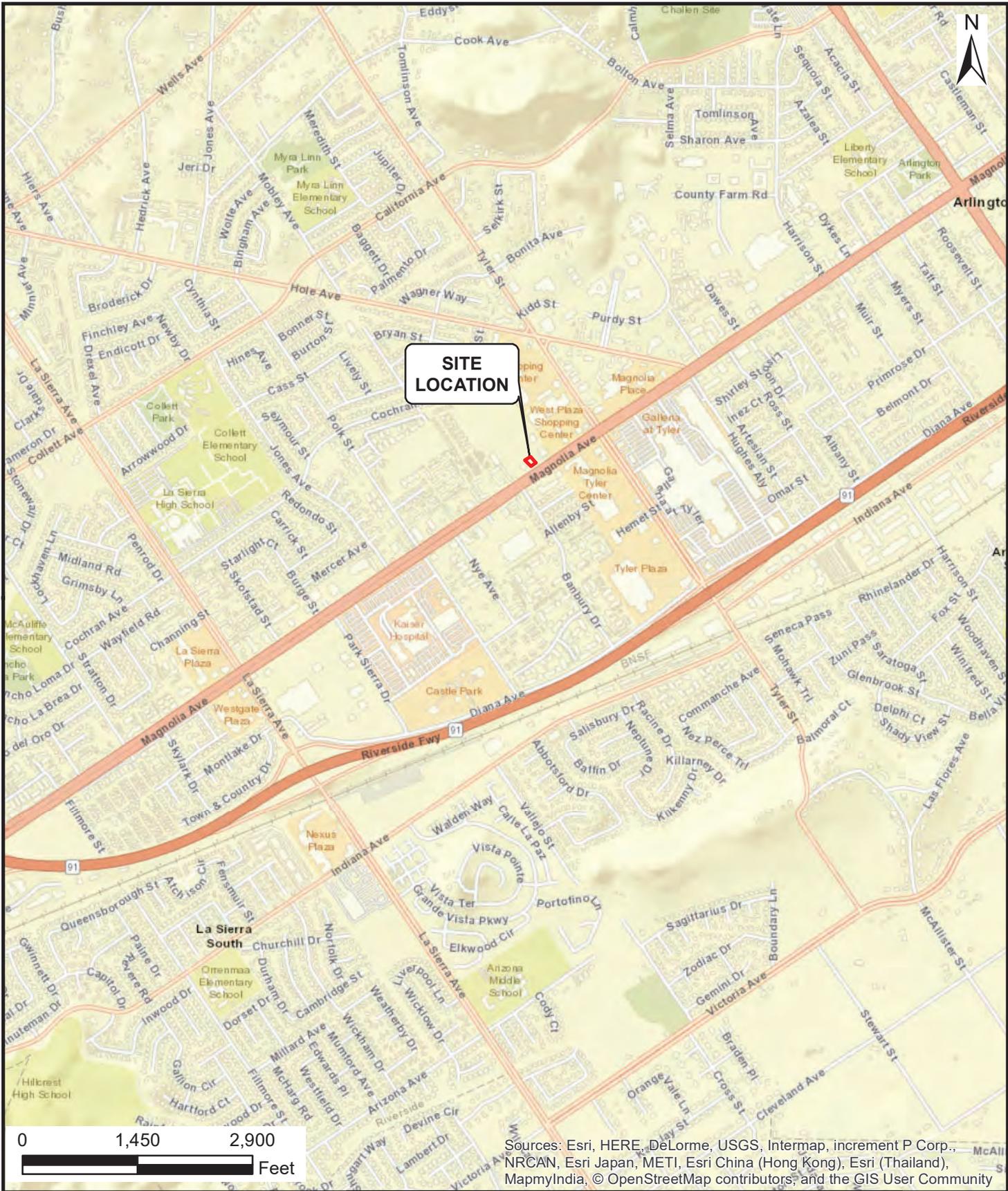
Hydrographs for all wells are provided in **Attachment D**; field documentation is provided in **Attachment E**; and copies of the laboratory analytical reports and documentation are provided in **Attachment F**.

## CONCLUSIONS AND RECOMMENDATIONS

- As previously discussed in the *Confirmation Soil Boring Summary and Low-Threat Closure Request*, dated October 2014, site conditions continue to meet all of the general and media-specific criteria of the *Low-Threat Underground Storage Tank Case Closure Policy* (LTCP).
- Based on the above conclusion, low-threat case closure remains recommended.
- No further work is warranted or proposed, with the exception of destruction of remaining wells upon case closure concurrence.

# **ATTACHMENT B**

## **FIGURES**



Sources: Esri, HERE, DeLorme, USGS, Intermap, increment P Corp., NRCAN, Esri Japan, METI, Esri China (Hong Kong), Esri (Thailand), MapmyIndia, © OpenStreetMap contributors, and the GIS User Community

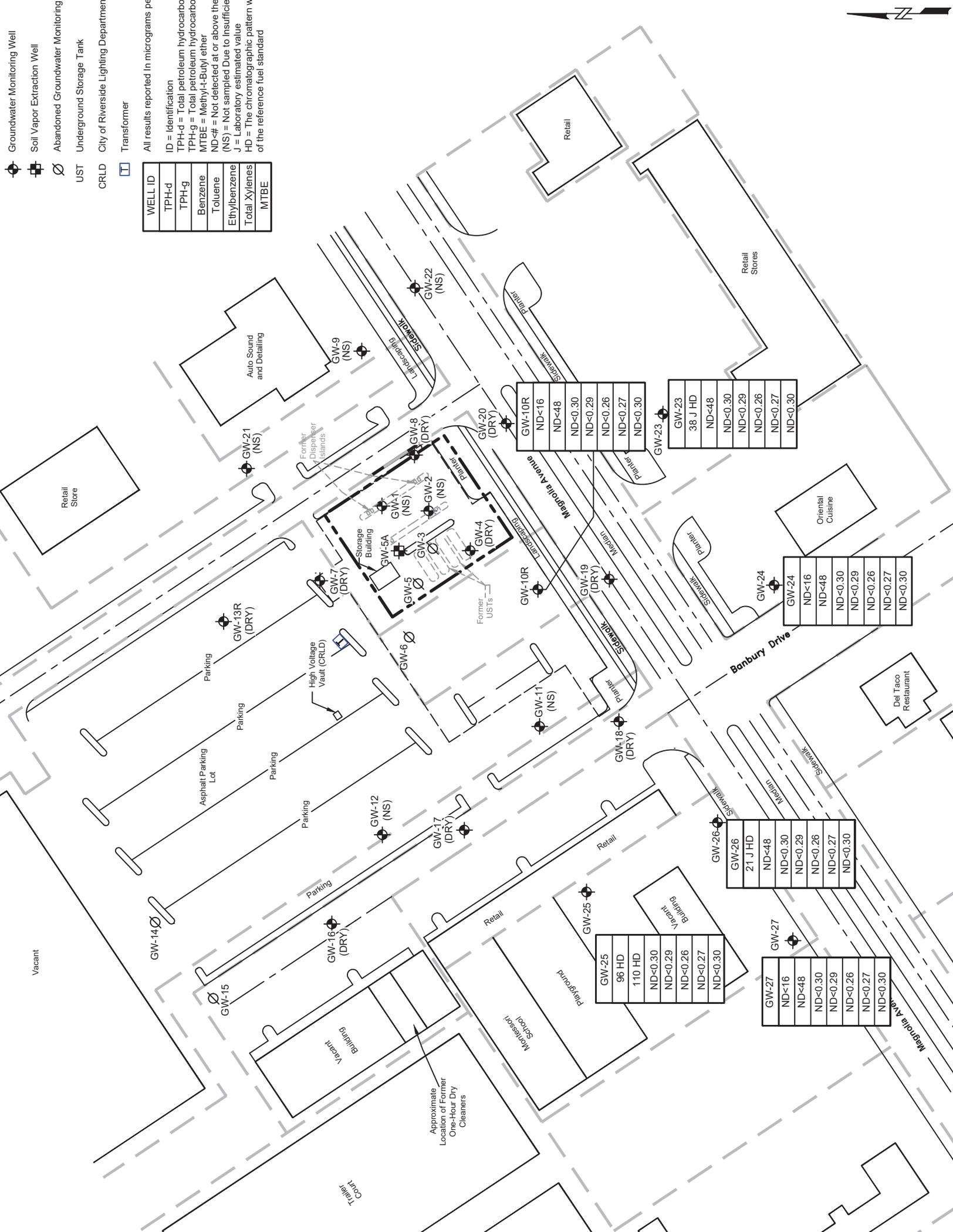
 <p><b>AECOM</b> 3500 PORSCHE WAY, SUITE 300 ONTARIO, CALIFORNIA 91764 PHONE: 909.579.3050 FAX: 909.579.3997</p>	<p><b>SITE LOCATION MAP</b> Former Unocal Facility No. 6975 (Chevron Site No. 306440) 10451 Magnolia Avenue Riverside, California</p>			<p>FIGURE NUMBER:  <b>1</b></p>
	<p>DRAWN BY: T. QUINN</p>	<p>DATE: 10/11/2018</p>	<p>PROJECT NUMBER: 6068883</p>	<p>SHEET NUMBER:  1 of 1</p>



-  Soil Vapor Extraction Well
-  Abandoned Groundwater Monitoring Well
-  UST
-  CRLD
-  City of Riverside Lighting Department
-  Transformer







Groundwater Monitoring Well  
 Soil Vapor Extraction Well  
 Abandoned Groundwater Monitoring Well  
 UST  
 Underground Storage Tank  
 City of Riverside Lighting Department  
 Transformer  
 All results reported in micrograms per liter (µg/L)

WELL ID
TPH-d
TPH-g
Benzene
Toluene
Ethylbenzene
Total Xylenes
MTBE

ID = Identification  
 TPH-d = Total petroleum hydrocarbons (dissolved)  
 TPH-g = Total petroleum hydrocarbons (gas phase)  
 Benzene = Benzene  
 Toluene = Toluene  
 Ethylbenzene = Ethylbenzene  
 Total Xylenes = Total Xylenes  
 MTBE = Methyl-Tertiary-Butyl ether  
 ND-# = Not detected at or above the reporting level  
 (NS) = Not sampled Due to Insufficient  
 J = Laboratory estimated value  
 HD = The chromatographic pattern was not  
 of the reference fuel standard

GW-10R
ND<0.16
ND<0.48
ND<0.30
ND<0.29
ND<0.26
ND<0.27
ND<0.30

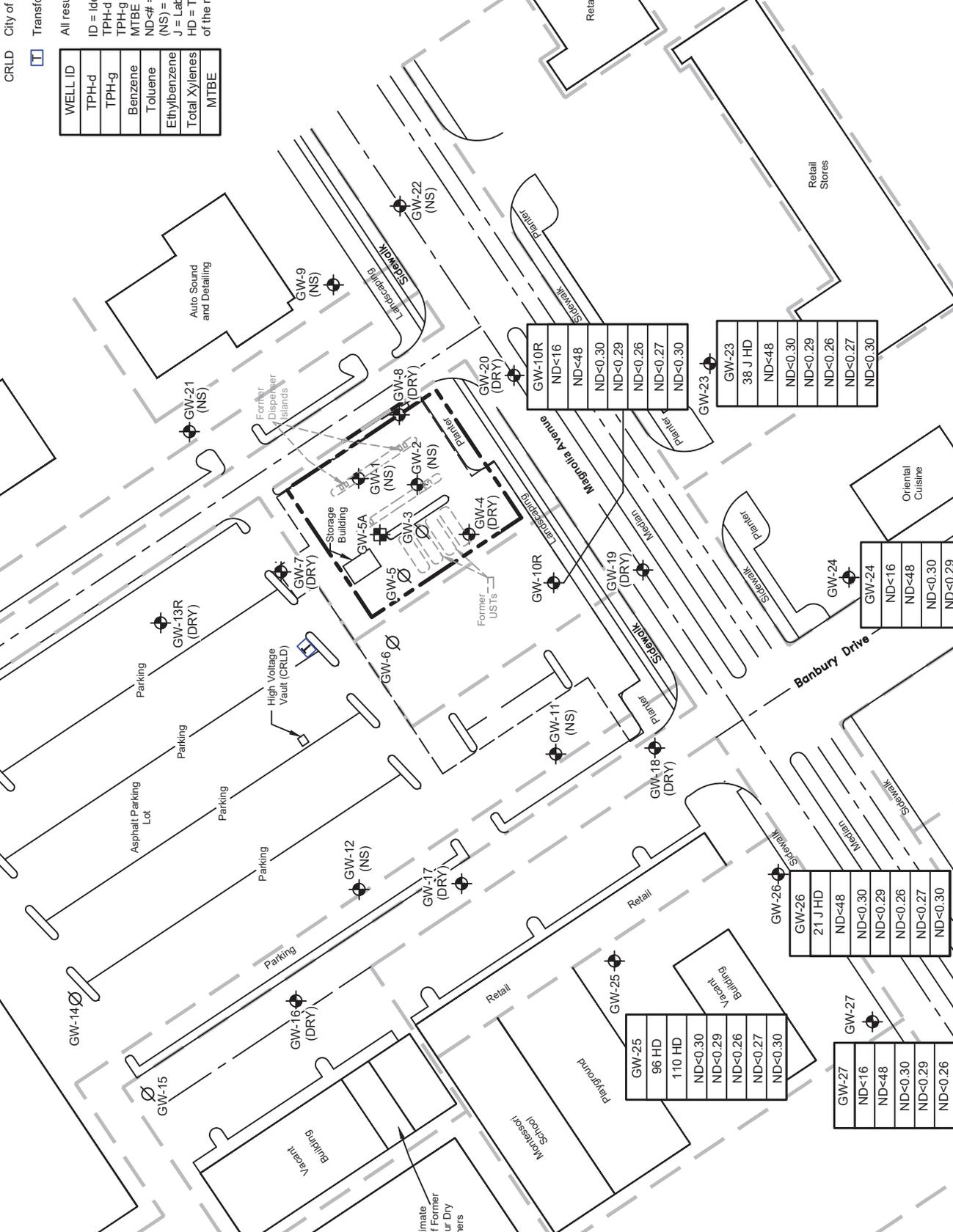
GW-23
38 J HD
ND<0.48
ND<0.30
ND<0.29
ND<0.26
ND<0.27
ND<0.30

GW-24
ND<0.16
ND<0.48
ND<0.30
ND<0.29
ND<0.26
ND<0.27
ND<0.30

GW-26
21 J HD
ND<0.48
ND<0.30
ND<0.29
ND<0.26
ND<0.27
ND<0.30

GW-25
96 HD
110 HD
ND<0.30
ND<0.29
ND<0.26
ND<0.27
ND<0.30

GW-27
ND<0.16
ND<0.48
ND<0.30
ND<0.29
ND<0.26
ND<0.27
ND<0.30



# **ATTACHMENT C**

## **TABLES**

07/07/10	60.00	57-60	2	54-60	
07/07/10	60.00	57-60	2	54-60	
07/08/10	60.00	57-60 / 28-43	2 / 4	54-60 / 28-43	Dual-nested AS/S
07/08/10	60.00	57-60	2	54-60	
07/08/10	60.00	57-60	2	54-60	
07/09/10	60.00	57-60 / 29-44	2 / 4	54-60 / 28-43	Dual-nested AS/S
07/08/10	60.00	57-60 / 28-43	2 / 4	54-60 / 28-43	Dual-nested AS/S
07/08/10	60.00	57-60	2	54-60	
07/09/10	60.00	57-60	2	54-60	
07/08/10	60.00	57-60	2	54-60	
07/09/10	60.00	57-60 / 29-44	2 / 4	54-60 / 28-43	Dual-nested AS/S
Apr-98	44.23	24.23-44.23	4	*	
Apr-98	44.35	24.35-44.35	4	*	
Apr-98	44.43	24.43-44.43	4	*	Abandoned (Janua
Apr-98	43.41	23.41-43.41	4	*	
Apr-98	44.14	24.14-44.14	4	*	Abandoned (Janua
08/30/04	49.08	20-50	4	19-50	Reinstall of original well (January 200
08/30/04	47.03	20-50	4	19-50	Reinstall of original well; c well screened 53-
08/31/04	49.70	20-50	4	19-50	Reinstall of original well; c well screened 53-
12/11/00	44.30	19.30-44.30	4	12-47	
12/11/00	45.00	20-45	4	12-47	Abandoned (10/
10/16/08	60.00	30-60	4	28-60	
12/12/00	42.90	17.90-42.90	4	12-47	
12/12/00	43.41	18.41-43.41	4	12-47	
12/12/00	42.93	17.93-42.93	4	12-47	Abandoned (10/
10/17/08	60.00	30-60	4	28-60	
08/31/04	50.15	20-50	4	19-50	Abandoned (3/2
09/02/04	50.20	20-50	4	19-50	Abandoned (3/2
09/02/04	50.25	20-50	4	19-50	Reinstall of original well; c well screened 53-
09/01/04	50.00	20-50	4	19-50	Reinstall of original well; c well screened 53-
09/01/04	49.65	20-50	4	19-50	Reinstall of original well; c well screened 53-
09/15/04	47.70	20-50	4	19-50	
09/14/04	49.60	20-50	4	19-50	
01/26/06	50.00	20-50	4	19-50	
05/04/07	49.00	19-49	4	17-50	
10/14/08	60.00	30-60	4	28-60	
10/13/08	60.00	30-60	4	28-60	
10/11/09	59.70	35-60	4	33-60	
02/13/10	59.70	30-60	4	33-61	
09/11/10	59.15	30-60	4	33-61	

s well was abandoned.

well

extraction well

grade

not provided by previous consultant.

ells GW-1 to GW-5 and GW-9 to GW-13 provided by Tait Environmental Management, Inc., Groundwater Monitoring Report - Third Quarter 2003

Date	TD (ft-bmp)	DTW (ft-bmp)	measured Depth to LNAPL (ft-bmp)	Corrected GW Elevation (ft-msl)	LNAPL (feet)	TPH-d (µg/L)	TPH-g (µg/L)	B (µg/L)	T (µg/L)	E (µg/L)	X (µg/L)	MTBE (µg/L)	C
9/27/2018	45.60	45.21	--	689.97	0	--	--	--	--	--	--	--	Not sampled d
9/27/2018	44.52	44.33	--	690.89	0	--	--	--	--	--	--	--	Not sampled d
9/27/2018	41.85	--	--	--	--	--	--	--	--	--	--	--	
9/27/2018	44.86	--	--	--	--	--	--	--	--	--	--	--	
9/27/2018	50.60	--	--	--	--	--	--	--	--	--	--	--	
9/27/2018	43.41	43.11	--	692.70	0	--	--	--	--	--	--	--	Not sampled d
9/27/2018	60.50	54.47	--	678.82	0	ND<16	ND<48	ND<0.30	ND<0.29	ND<0.26	ND<0.27	ND<0.30	
9/27/2018	42.82	42.50	--	690.00	0	--	--	--	--	--	--	--	Not sampled d
9/27/2018	43.54	43.13	--	689.79	0	--	--	--	--	--	--	--	Not sampled d
9/27/2018	60.07	--	--	--	--	--	--	--	--	--	--	--	
9/27/2018	50.35	--	--	--	--	--	--	--	--	--	--	--	
9/27/2018	50.35	--	--	--	--	--	--	--	--	--	--	--	
9/27/2018	49.63	--	--	--	--	--	--	--	--	--	--	--	
9/29/2018	50.56	--	--	--	--	--	--	--	--	--	--	--	
9/29/2018	48.76	--	--	--	--	--	--	--	--	--	--	--	
9/27/2018	49.50	49.12	--	686.77	0	--	--	--	--	--	--	--	Not sampled d
9/27/2018	--	--	--	--	--	--	--	--	--	--	--	--	P
9/29/2018	60.10	51.28	--	681.15	0	38 J HD	ND<48	ND<0.30	ND<0.29	ND<0.26	ND<0.27	ND<0.30	
9/29/2018	60.16	51.87	--	679.70	0	ND<16	ND<48	ND<0.30	ND<0.29	ND<0.26	ND<0.27	ND<0.30	
9/27/2018	59.59	53.49	--	677.39	0	96 HD	110 HD	ND<0.30	ND<0.29	ND<0.26	ND<0.27	ND<0.30	
9/27/2018	59.53	53.00	--	677.93	0	21 J HD	ND<48	ND<0.30	ND<0.29	ND<0.26	ND<0.27	ND<0.30	
9/27/2018	59.25	53.42	--	677.18	0	ND<16	ND<48	ND<0.30	ND<0.29	ND<0.26	ND<0.27	ND<0.30	

asured DTW + [(Specific Gravity of LNAPL) x Apparent LNAPL Thickness].

PL was analyzed to be 0.69.

PH-d was performed using Environmental Protection Agency (EPA) Method 8015B (M)

ene, ethylbenzene, and total xylenes were performed using EPA Method 8260B

alyzed

r

eriment point

ea level

c pattern was inconsistent with the profile of the reference fuel standard.

LNAPL = Light non-aqueous phase liquid

TPH-g = Total petroleum hydrocarbons as gasoline

TPH-d = Total petroleum hydrocarbons as diesel

B = Benzene

T = Toluene

E = Ethylbenzene

X = Total xylenes

J = Laboratory estimated value

ND<# = Not detected at or above laboratory detection limit

TD = Total depth

TOC = Top of casing

MTBE = Methyl-t-Butyl Ether

Table 3

**Historical Groundwater Monitoring Data and Analytical Results  
Former Unocal Facility No. 6975 (Chevron Site No. 306440)  
10451 Magnolia Avenue  
Riverside, California**

Well ID (SI fbg#)	TOC (ft)	Date	TD (ft-bmp)	DTW (ft-bmp)	Measured		LNAPL		TPH-d w/ SG Cleanup (µg/L)	TPH-g (µg/L)	B (µg/L)	T (µg/L)	E (µg/L)	X (µg/L)
					Depth to LNAPL (ft-bmp)	Elevation (ft-msl)	LNAPL (feet)	TPH-d (µg/L)						
GW-1 (25-45)	732.02	9/11/1998	--	23.52	--	708.5	--	4,200	--	25,000	50	52	580	1,770
	732.02	12/3/1998	--	23.90	--	708.12	--	3,800	--	17,000	51	28	400	1,560
	732.02	3/15/1999	--	21.63	--	710.39	--	1,900	--	16,000	32	22	230	1,560
	732.02	6/16/1999	--	21.09	--	710.93	--	2,100	--	19,000	25	23	410	1,360
	732.02	10/8/1999	--	22.50	--	709.52	--	2,200	--	16,000	8.7	25	400	1,460
	732.02	12/29/1999	--	23.64	--	708.38	--	2,000	--	27,000	26	12	370	1,160
	732.02	3/10/2000	--	24.24	--	707.78	--	2,500	--	22,000	91	ND	790	1,860
	732.01	6/16/2000	--	25.20	--	706.81	--	6,500	--	12,000	110	5.1	310	1,260
	732.01	9/13/2000	--	26.95	--	705.06	--	5,400	--	14,000	43	14	630	850
	732.02	12/22/2000	--	28.74	--	703.28	--	4,900	--	11,000	16	8.6	600	470
	732.02	3/16/2001	--	27.60	--	704.42	--	4,400	--	10,000	ND<8.0	8.1	350	310
	732.02	6/14/2001	--	28.54	--	703.48	--	5,200	--	12,000	ND<20	ND<20	490	430
	732.02	9/13/2001	--	29.19	--	702.83	--	4,800	--	13,000	ND<1.0	5.7	430	300
	732.02	11/13/2001	--	30.21	--	701.81	--	5,000	--	11,000	ND<20	ND<20	430	240
	732.02	7/25/2002	--	33.79	--	698.23	--	5,100	--	14,000	ND<5.0	7.8	670	590
	732.02	11/27/2002	--	35.53	--	696.49	--	5,400	--	17,000	ND<60	ND<60	930	980
	732.02	2/28/2003	--	36.24	--	695.78	--	5,300	--	22,000	22	11	890	1,160
	732.02	5/28/2003	--	36.25	--	695.77	--	5,100	--	18,000	100	ND<60	810	910
	732.02	8/28/2003	--	34.73	--	697.29	--	3,700	--	17,000	ND<10	ND<10	970	880
	732.02	2/29/2004	--	38.02	--	694.00	--	3,800	--	13,000	ND<40	ND<40	670	530
	732.02	5/3/2004	--	44.45	--	687.57	--	3,800	--	18,000	ND<20	25	690	500
	732.02	7/27/2004	44.42	39.36	--	692.66	--	12,000	--	25,000	6.6 J	9 J	890	1,160
	732.02	10/6/2004	44.45	40.77	40.31	691.57	0.46	--	--	--	--	--	--	--
	732.02	1/18/2005	44.44	40.97	40.48	691.39	0.49	--	--	--	--	--	--	--
	732.02	4/18/2005	44.44	38.70	--	693.32	--	5,700	--	29,000	16 J	7.6 J	1,400	2,160
732.02	7/20/2005	44.44	37.90	--	694.12	--	25,000	--	30,000	25	6.6 J	1,300	1,560	
732.02	12/19/2005	44.44	39.53	--	692.49	--	20,000	--	27,000	14	4.4 J	770	610	
732.02	2/23/2006	44.44	39.40	--	692.62	--	230,000	--	26,000	15.0	8.6	800	640	
732.02	5/11/2006	44.44	39.65	39.60	692.40	0.05	210,000	--	29,000	8	1.8 J	870	550	
732.02	7/27/2006	44.42	40.14	40.10	691.91	0.04	12,000	--	14,000	4	ND<1.7	380	270	
732.02	10/26/2006	46.35	41.05	40.99	691.01	0.06	150,000	--	31,000	6.0 J	ND<3.0	560	530	
732.02	1/26/2007	46.35	40.79	40.77	691.24	0.02	--	--	--	--	--	--	--	
732.02	5/16/2007	44.45	40.49	40.47	691.54	0.02	--	--	--	--	--	--	--	



Table 3

**Historical Groundwater Monitoring Data and Analytical Results  
Former Unocal Facility No. 6975 (Chevron Site No. 306440)  
10451 Magnolia Avenue  
Riverside, California**

Well ID (SI fbg#)	TOC (ft)	Date	TD (ft-bmp)	DTW (ft-bmp)	LNAPL		TPH-d (µg/L)	TPH-d w/ SG Cleanup (µg/L)	TPH-g (µg/L)	B (µg/L)	T (µg/L)	E (µg/L)	X (µg)
					Measured Depth to LNAPL (ft-bmp)	Corrected Ground- water Elevation (ft-msl)							
	735.18	9/5/2014	45.44	45.23	--	689.95	0	--	--	--	--	--	--
	<b>735.18</b>	<b>9/27/2018</b>	<b>45.60</b>	<b>45.21</b>	--	<b>689.97</b>	<b>0</b>	--	--	--	--	--	--
<b>GW-2 25-45)</b>	732.31	9/11/1998	--	23.66	--	708.65	0	3,200	--	800	62	440	2,400
	732.31	12/3/1998	--	23.26	--	709.05	0	4,400	--	30	34	200	1,900
	732.31	3/15/1999	--	21.82	--	710.49	0	1,600	--	33	28	240	2,100
	732.31	6/16/1999	--	21.23	--	711.08	0	1,500	--	21	ND	370	2,100
	732.31	10/8/1999	--	22.68	--	709.63	0	1,400	--	4.7	22	230	1,900
	732.31	12/29/1999	--	23.54	--	708.77	0	1,500	--	18	25	390	1,900
	732.31	3/10/2000	--	24.34	--	707.97	0	1,900	--	50	ND	180	1,600
	732.04	6/16/2000	--	25.20	--	706.84	0	6,100	--	83	17	420	1,800
	732.04	9/13/2000	--	27.12	--	704.92	0	6,900	--	6.8	8.4	360	1,100
	732.30	12/22/2000	--	28.90	--	703.40	0	5,900	--	13	11	440	910
	732.30	3/16/2001	--	27.77	--	704.53	0	4,500	--	ND<20	ND<20	270	710
	732.30	6/14/2001	--	28.71	--	703.59	0	5,100	--	24	ND<20	520	1,000
	732.30	9/13/2001	--	29.35	--	702.95	0	5,100	--	16	13	480	960
	732.30	11/13/2001	--	30.38	--	701.92	0	5,400	--	ND<25	ND<25	400	720
	732.30	7/25/2002	--	34.00	--	698.30	0	5,800	--	18	11	600	940
	732.30	11/27/2002	--	35.55	--	696.75	0	5,400	--	ND<60	ND<60	560	1,300
	732.30	2/28/2003	--	36.46	--	695.84	0	5,600	--	53	ND<60	340	800
	732.03	5/28/2003	--	36.46	--	695.57	0	6,100	--	100	5.6	330	650
	732.03	8/28/2003	--	34.92	--	697.11	0	3,000	--	100	ND<10	420	660
	732.03	2/29/2004	--	38.23	--	693.80	0	5,600	--	370	ND<20	190	320
732.03	5/3/2004	--	37.72	--	694.31	0	510,000	--	23,000	330	530	910	
732.03	7/27/2004	44.60	39.89	39.46	692.44	0.43	--	--	--	--	--	--	--
732.03	10/6/2004	--	40.81	40.60	691.36	0.21	--	--	--	--	--	--	--
732.03	1/18/2005	44.60	41.00	40.80	691.17	0.20	--	--	--	--	--	--	--
732.03	4/18/2005	44.60	38.90	--	693.13	0	7,000	--	25,000	53	6.6 J	860	940
732.03	7/20/2005	44.60	38.11	--	693.92	0	16,000	--	25,000	55	9.4 J	1,300	1,300
732.03	12/19/2005	44.60	39.73	--	692.30	0	3,400	--	8,600	18	2.2	270	100
732.03	2/23/2006	44.60	39.91	--	692.12	0	4,900	--	5,100	13	2.6	200	480
732.03	5/11/2006	44.60	39.87	--	692.16	0	10,000	--	15,000	10	1.2 J	350	170
732.03	7/27/2006	44.36	40.39	--	691.64	0	3,000	--	7,100	10	ND<0.69	140	360

Table 3

**Historical Groundwater Monitoring Data and Analytical Results  
Former Unocal Facility No. 6975 (Chevron Site No. 306440)  
10451 Magnolia Avenue  
Riverside, California**

Well ID (SI fbg)	TOC (ft)	Date	TD (ft-bmp)	DTW (ft-bmp)	LNAPL		LNAPL Elevation (ft-rmsl)	LNAPL (feet)	TPH-d (µg/L)	TPH-d w/ SG Cleanup (µg/L)	TPH-g (µg/L)	B (µg/L)	T (µg/L)	E (µg/L)	X (µg)
					Measured Depth to LNAPL (ft-bmp)	Corrected Ground- water Elevation									
732.03	732.03	10/26/2006	44.49	41.22	--	690.81	0	320	--	23,000	14	1.0 J	440	29	
732.03	732.03	1/26/2007	44.49	40.98	--	691.05	0	1,100	--	12,000	12	1.0	230	16	
732.03	732.03	5/16/2007	44.45	40.30	--	691.73	0	1,800	--	16,000	12	0.9 J	470	132	
732.03	732.03	8/8/2007	44.35	41.01	--	691.02	0	1,900	--	10,000	12	0.6 J	190	10	
732.03	732.03	11/20/2007	--	41.97	--	690.06	0	--	--	6,300	8.0	ND<0.5	170	42	
--	--	11/20/2007	--	--	--	--	--	--	--	6,000	8.0	ND<0.5	180	39	
732.03	732.03	2/13/2008	44.35	42.36	--	689.67	0	--	--	5,200	5.0	ND<0.5	150	22	
--	--	2/13/2008	--	--	--	--	--	--	--	6,200	5.0	ND<0.5	160	22	
732.03	732.03	5/13/2008	44.30	42.33	--	689.70	0	--	--	4,600	3.0 J	ND < 0.5	81	4.0	
--	--	5/13/2008	--	--	--	--	--	--	--	4,000	3.0 J	ND < 0.5	86	4.0	
732.03	732.03	8/19/2008	44.30	43.20	--	688.83	0	--	--	--	--	--	--	--	
735.22	735.22	10/28/2008	--	45.00	43.00	691.60	2.00	--	--	--	--	--	--	--	
735.22	735.22	1/29/2009	44.61	44.36	43.91	691.17	0.45	--	--	--	--	--	--	--	
735.22	735.22	6/1/2009	44.50	44.21	--	691.01	0	--	--	--	--	--	--	--	
735.22	735.22	8/17/2009	--	44.39	44.21	690.95	0.18	--	--	--	--	--	--	--	
735.22	735.22	11/18/2009	--	44.45	44.38	690.82	0.07	--	--	--	--	--	--	--	
735.22	735.22	2/16/2010	--	44.50	44.10	691.00	0.40	--	--	--	--	--	--	--	
735.22	735.22	5/3/2010	--	44.43	44.39	690.82	0.04	--	--	--	--	--	--	--	
735.22	735.22	9/21/2010	--	44.25	44.22	690.99	0.03	--	--	--	--	--	--	--	
735.22	735.22	11/22/2010	44.52	44.30	--	690.92	0	--	--	--	--	--	--	--	
735.22	735.22	5/27/2011	44.54	43.89	--	691.33	0	--	--	--	--	--	--	--	
735.22	735.22	9/1/2011	44.50	42.62	--	692.60	0	10,000	--	21,000	4 J	ND<3	1,800	54	
735.22	735.22	12/2/2011	42.88	44.44	--	692.34	0	--	--	54,000	3 J	ND<1	1,500	19	
735.22	735.22	3/30/2012	41.32	43.49	--	693.90	0	--	--	16,000	3 J	1 J	1,100	25	
735.22	735.22	6/1/2012	42.85	45.73	--	692.37	0	--	--	22,000	4 J	1 J	1,100	27	
735.22	735.22	8/30/2012	45.62	43.70	--	691.52	0	12,000	10,000	17,000	3 J	ND<3	1,200	34	
735.22	735.22	11/30/2012	45.06	44.48	--	690.74	0	--	--	--	--	--	--	--	
735.22	735.22	2/13/2013	45.25	43.24	--	691.98	0	--	--	21,000	1.6 J	2.5 J	1,000	14	
735.22	735.22	5/28/2013 <sup>2</sup>	--	--	--	--	--	--	--	--	--	--	--	--	
735.22	735.22	8/29/2013 <sup>2</sup>	--	--	--	--	--	--	--	--	--	--	--	--	
735.22	735.22	11/26/2013	45.60	44.83	--	690.39	0	--	--	--	--	--	--	--	
735.22	735.22	2/27/2014	45.60	45.32	--	689.90	0	--	--	--	--	--	--	--	
735.22	735.22	6/2/2014	45.55	45.30	--	689.92	0	--	--	--	--	--	--	--	

Table 3

**Historical Groundwater Monitoring Data and Analytical Results  
Former Unocal Facility No. 6975 (Chevron Site No. 306440)  
10451 Magnolia Avenue  
Riverside, California**

Well ID (SI fbg#)	TOC (ft)	Date	TD (ft-bmp)	DTW (ft-bmp)	LNAPL		TPH-d (µg/L)	TPH-g (µg/L)	B (µg/L)	T (µg/L)	E (µg/L)	X (µg)
					Measured Depth to LNAPL (ft-bmp)	Corrected Ground- water Elevation (ft-msl)						
	735.22	9/5/2014	45.58	45.35	--	689.87	0	--	--	--	--	--
	<b>735.22</b>	<b>9/27/2018</b>	<b>44.52</b>	<b>44.33</b>	--	<b>690.89</b>	<b>0</b>	--	--	--	--	--
<b>GW-3</b>	731.53	9/11/1998	--	23.58	--	707.95	0	2,900	27,000	120	260	1,200
	731.53	12/3/1998	--	23.12	--	708.41	0	3,400	19,000	97	220	770
	731.53	3/15/1999	--	21.83	--	709.70	0	2,600	27,000	470	260	480
	731.53	6/16/1999	--	21.14	--	710.39	0	1,300	25,000	200	92	1,200
	731.53	10/8/1999	--	22.59	--	708.94	0	3,400	17,000	160	83	930
	731.53	12/29/1999	--	23.65	--	707.88	0	2,100	31,000	180	63	890
	731.53	3/10/2000	--	24.35	--	707.18	0	1,800	21,000	190	99	970
	731.52	6/16/2000	--	25.20	--	706.32	0	8,300	34,000	530	140	2,000
	731.52	9/13/2000	--	27.13	--	704.39	0	5,700	19,000	150	47	1,100
	731.52	12/22/2000	--	28.94	--	702.58	0	5,700	14,000	160	50	1,100
	731.52	3/16/2001	--	27.75	--	703.77	0	4,100	11,000	150	61	840
	731.52	6/14/2001	--	28.72	--	702.80	0	6,200	17,000	230	44	1,400
	731.52	9/13/2001	--	29.35	--	702.17	0	5,500	15,000	170	26	1,200
	731.52	11/13/2001	--	30.42	--	701.10	0	5,700	11,000	160	27	1,200
	731.52	7/25/2002	--	34.02	--	697.50	0	6,100	16,000	90	13	1,500
731.52	11/27/2002	--	35.56	--	695.96	0	6,500	24,000	ND<150	ND<150	1,800	
731.52	2/28/2003	--	36.49	--	695.03	0	6,800	30,000	110	ND<150	1,400	
731.52	5/28/2003	--	36.47	--	695.05	0	7,800	24,000	110	10	1,100	
731.52	8/28/2003	--	34.91	--	696.61	0	4,600	21,000	140	ND<20	1,600	
731.52	2/29/2004	--	38.26	--	693.26	0	ND<10	19,000	75	ND<40	1,100	
731.52	5/3/2004	--	37.58	--	693.94	0	7,200	20,000	60	ND<20	2,300	
731.52	7/27/2004	44.60	40.18	39.39	691.89	0.79	--	--	--	--	--	--
731.52	10/6/2004	--	40.96	40.55	690.84	0.41	--	--	--	--	--	--
731.52	1/18/2005	44.69	40.92	40.76	690.71	0.16	--	--	--	--	--	--
731.52	4/18/2005	44.65	38.91	--	692.61	0	12,000	35,000	67	5.4 J	1,400	
731.52	7/20/2005	44.65	38.15	--	693.37	0	24,000	34,000	59	ND<6.9	1,200	
731.52	12/19/2005	44.65	39.72	--	691.80	0	19,000	32,000	42	ND<6.9	1,400	
<b>GW-4 (25-45)</b>	730.85	9/11/1998	--	23.03	--	707.82	0	4,700	17,000	65	97	540
	730.85	12/3/1998	--	22.58	--	708.27	0	3,300	15,000	91	74	610

Table 3

**Historical Groundwater Monitoring Data and Analytical Results  
Former Unocal Facility No. 6975 (Chevron Site No. 306440)  
10451 Magnolia Avenue  
Riverside, California**

Well ID (SI fbg)	TOC (ft)	Date	TD (ft-bmp)	DTW (ft-bmp)	LNAPL		TPH-d (µg/L)	TPH-g (µg/L)	B (µg/L)	T (µg/L)	E (µg/L)	X (µg/L)
					Measured Depth to LNAPL (ft-bmp)	Corrected Ground- water Elevation (ft-msl)						
730.85	730.85	3/15/1999	--	21.12	--	709.73	1,700	22,000	140	190	460	2,600
730.85	730.85	6/16/1999	--	20.56	--	710.29	1,500	15,000	28	67	430	1,900
730.85	730.85	10/8/1999	--	22.01	--	708.84	1,700	6,500	3.6	42	350	1,100
730.85	730.85	12/29/1999	--	23.08	--	707.77	1,400	17,000	16	43	360	1,500
730.85	730.85	3/10/2000	--	23.48	--	707.37	1,000	6,000	37	50	340	1,200
730.84	730.84	6/16/2000	--	24.63	--	706.21	3,700	5,900	63	30	350	1,600
730.84	730.84	9/13/2000	--	26.54	--	704.30	3,000	7,200	3.0	8.4	300	470
730.84	730.84	12/22/2000	--	28.35	--	702.49	5,100	7,800	7.0	8.3	250	490
730.84	730.84	3/16/2001	--	27.16	--	703.68	2,200	4,500	9.6	5.6	300	350
730.84	730.84	6/14/2001	--	28.14	--	702.70	6,300	7,900	27	11	590	1,600
730.84	730.84	9/13/2001	--	28.77	--	702.07	3,900	8,000	40	11	650	1,800
730.84	730.84	11/13/2001	--	29.84	--	701.00	4,600	7,500	ND<80	ND<80	520	1,600
730.84	730.84	7/25/2002	--	33.45	--	697.39	4,000	12,000	48	14	860	1,900
730.84	730.84	11/27/2002	--	34.98	--	695.86	2,600	9,700	ND<30	ND<30	590	1,600
730.84	730.84	2/28/2003	--	35.91	--	694.93	4,800	18,000	12	16	770	1,600
730.84	730.84	8/28/2003	--	34.35	--	696.49	4,600	17,000	20	12 J	1,200	1,700
730.84	730.84	2/29/2004	--	37.70	--	693.14	6,000	19,000	23	ND<20	650	1,800
730.84	730.84	5/3/2004	--	38.04	--	692.80	3,600	11,000	10	ND<10	250	780
730.84	730.84	7/27/2004	43.63	39.07	--	691.77	930	5,100	29	1.8 J	110	780
730.84	730.84	10/6/2004	43.60	40.10	--	690.74	1,000	8,000	34	3.5 J	130	210
730.84	730.84	1/18/2005	43.65	40.26	--	690.58	740	4,800	24	1.4 J	75	130
730.84	730.84	4/18/2005	43.65	38.36	--	692.48	1,400	8,400	34	1.9 J	300	500
730.84	730.84	7/20/2005	43.65	37.60	--	693.24	8,200	19,000	44	3.0	860	1,100
730.84	730.84	12/19/2005	43.65	39.24	--	691.60	3,200	7,700	25	2.4 J	78	100
730.84	730.84	2/23/2006	43.65	39.40	--	691.44	3,800	7,900	24	1.6	120	150
730.84	730.84	5/11/2006	43.65	39.35	--	691.49	2,000	6,200	18	1.0	81	850
730.84	730.84	7/27/2006	43.42	39.84	--	691.00	1,500	2,600	18	0.65 J	27	220
730.84	730.84	10/26/2006	43.59	40.68	--	690.16	390	4,000	15	0.6 J	49	480
730.84	730.84	1/26/2007	43.59	40.47	--	690.37	440	6,400	18	0.9 J	160	200
730.84	730.84	5/16/2007	43.36	39.41	--	691.43	470	4,700	17	0.7 J	220	1630
730.84	730.84	8/8/2007	43.40	40.45	--	690.39	440	4,500	16	ND<0.5	110	740
730.84	730.84	11/20/2007	--	41.37	--	689.47	--	4,700	12	0.7 J	210	1600
730.84	730.84	2/13/2008	43.43	41.75	--	689.09	--	3,400	8.0	ND<0.5	98	410

Table 3

**Historical Groundwater Monitoring Data and Analytical Results  
Former Unocal Facility No. 6975 (Chevron Site No. 306440)  
10451 Magnolia Avenue  
Riverside, California**

Well ID (SI fbg)	TOC (ft)	Date	TD (ft-bmp)	DTW (ft-bmp)	LNAPL		LNAPL Elevation (ft-msl)	LNAPL (feet)	TPH-d (µg/L)	TPH-d w/ SG Cleanup (µg/L)	TPH-g (µg/L)	B (µg/L)	T (µg/L)	E (µg/L)	X (µg)
					Measured Depth to LNAPL (ft-bmp)	Corrected Ground- water Elevation									
	730.84	5/13/2008	43.38	41.72	--	--	689.12	0	--	--	2,900	7.0	ND < 0.5	110	42
	730.84	8/19/2008	43.45	42.55	--	--	688.29	0	--	--	--	--	--	--	--
	734.03	1/29/2009	43.50	43.48	42.77	--	720.57	0.71	--	--	--	--	--	--	--
	734.03	6/1/2009	43.54	DRY	--	--	--	--	--	--	--	--	--	--	--
	734.03	8/17/2009	--	43.62	43.00	--	690.84	0.62	--	--	--	--	--	--	--
	734.03	11/19/2009	--	43.56	43.36	--	690.61	0.20	--	--	--	--	--	--	--
	734.03	2/16/2010	--	--	--	--	DRY	--	--	--	--	--	--	--	--
	734.03	5/3/2010	--	43.57	43.17	--	690.74	0.40	--	--	--	--	--	--	--
	734.03	9/21/2010	--	43.63	43.38	--	690.57	0.25	--	--	--	--	--	--	--
	734.03	11/22/2010	44.20	DRY	--	--	--	--	--	--	--	--	--	--	--
	734.03	5/27/2011	--	42.84	42.45	--	691.46	0.39	--	--	--	--	--	--	--
	734.03	9/1/2011	43.50	41.90	--	--	692.13	0	23,000	--	24,000	6 J	ND < 3	1,700	33
	734.03	12/2/2011	42.25	43.48	--	--	691.78	0	--	--	17,000	5 J	ND < 3	1,500	17
	734.03	3/30/2012	42.21	44.50	--	--	691.82	0	--	--	16,000	4	0.5 J	1,500	ND < 10
	734.03	6/1/2012	42.45	44.90	--	--	691.58	0	--	--	34,000	4 J	ND < 1	1,400	10
	734.03	8/30/2012	44.90	43.21	--	--	690.82	0	15,000	7,300	19,000	3 J	ND < 3	1,400	9
	734.03	11/30/2012	44.45	43.92	--	--	690.11	0	--	--	--	--	--	--	--
	734.03	2/13/2013	44.83	42.86	--	--	691.17	0	--	--	15,000	2.0 J	ND < 2.4	1,100	12
	734.03	5/28/2013 <sup>2</sup>	--	--	--	--	--	--	--	--	--	--	--	--	--
	734.03	8/29/2013 <sup>2</sup>	--	--	--	--	--	--	--	--	--	--	--	--	--
	734.03	11/26/2013	44.80	44.36	--	--	689.67	0	--	--	--	--	--	--	--
	734.03	2/27/2014	44.90	44.72	--	--	689.31	0	--	--	--	--	--	--	--
	734.03	6/2/2014	44.86	44.74	--	--	689.29	0	--	--	--	--	--	--	--
	734.03	9/5/2014	44.88	44.67	--	--	689.36	0	--	--	--	--	--	--	--
	<b>734.03</b>	<b>9/27/2018</b>	<b>41.85</b>	--	--	--	--	--	--	--	--	--	--	--	--
<b>GW-5</b>	730.58	9/11/1998	--	22.81	--	--	707.77	0	2,800	--	11,000	66	57	280	1,500
	730.58	12/3/1998	--	22.39	--	--	708.19	0	2,200	--	4,900	85	18	150	880
	730.58	3/15/1999	--	20.95	--	--	709.63	0	990	--	3,700	100	6.0	84	300
	730.58	6/16/1999	--	20.40	--	--	710.18	0	860	--	2,600	110	9.9	74	330
	730.58	10/8/1999	--	22.82	--	--	707.76	0	750	--	3,900	110	17	190	930
	730.58	12/29/1999	--	22.88	--	--	707.70	0	660	--	3,200	86	7.5	70	290
	730.58	3/10/2000	--	22.60	--	--	707.98	0	1,100	--	5,800	65	48	350	1,700

Table 3

**Historical Groundwater Monitoring Data and Analytical Results  
Former Unocal Facility No. 6975 (Chevron Site No. 306440)  
10451 Magnolia Avenue  
Riverside, California**

Well ID (SI fbgs)	TOC (ft)	Date	TD (ft-bmp)	DTW (ft-bmp)	LNAPL		TPH-d w/ SG Cleanup (µg/L)	TPH-g (µg/L)	B (µg/L)	T (µg/L)	E (µg/L)	X (µg/L)
					Measured Depth to LNAPL (ft-bmp)	Corrected Ground- water Elevation (ft-msl)						
730.59	730.59	6/16/2000	--	24.40	--	706.19	0	7,800	200	38	1,500	3,300
730.59	730.59	9/13/2000	--	26.36	--	704.23	0	11,000	26	100	1,000	4,600
730.55	730.55	12/22/2000	--	28.17	--	702.38	0	11,000	22	96	1,200	5,300
730.55	730.55	3/16/2001	--	26.98	--	703.57	0	7,700	ND<25	94	980	4,100
730.55	730.55	6/14/2001	--	27.96	--	702.59	0	8,900	ND<25	92	1,200	4,600
730.55	730.55	9/13/2001	--	28.58	--	701.97	0	8,100	14	73	1,200	4,400
730.55	730.55	11/13/2001	--	29.64	--	700.91	0	8,900	ND<20	60	1,100	4,000
730.55	730.55	7/25/2002	--	33.23	--	697.32	0	6,000	10	28	970	1,900
730.55	730.55	11/27/2002	--	34.75	--	695.80	0	4,800	ND<60	ND<60	730	1,300
730.55	730.55	2/28/2003	--	35.72	--	694.83	0	4,600	ND<60	12	700	1,100
730.55	730.55	8/28/2003	--	34.14	--	696.41	0	4,500	10	14	810	1,200
730.55	730.55	2/29/2004	--	37.51	--	693.04	0	3,700	ND<40	ND<40	660	920
730.55	730.55	5/3/2004	--	37.89	--	692.66	0	4,200	ND<20	ND<20	740	790
730.55	730.55	7/27/2004	44.31	38.92	--	691.63	0	3,700	13 J	7.2 J	970	1,500
730.55	730.55	10/6/2004	44.40	39.96	--	690.59	0	2,000	10 J	6.7 J	870	1,300
730.55	730.55	1/18/2005	44.35	40.15	--	690.40	0	3,200	6.6	4.1	640	890
730.55	730.55	4/18/2005	44.35	38.20	--	692.35	0	3,500	7.6	2.8 J	590	630
730.55	730.55	7/20/2005	44.35	37.42	--	693.13	0	8,000	11	2.0	700	580
730.55	730.55	12/19/2005	44.35	39.10	--	691.45	--	8,900	9.4	2.0 J	470	370
<b>GW-6</b>	729.56	3/10/2000	--	22.91	--	706.65	0	2,400	110	55	2,000	6,800
729.56	729.56	6/16/2000	--	23.82	--	705.74	0	7,000	270	35	330	290
729.56	729.56	9/13/2000	--	25.71	--	703.85	0	5,500	46	28	950	2,500
729.56	729.56	12/22/2000	--	27.57	--	701.99	0	4,900	40	24	1,100	3,000
729.56	729.56	3/16/2001	--	26.36	--	703.20	0	3,500	56	ND<20	880	1,700
729.56	729.56	6/14/2001	--	27.35	--	702.21	0	3,900	45	ND<20	1,000	2,000
729.56	729.56	9/13/2001	--	27.97	--	701.59	0	3,200	45	11	620	1,600
729.56	729.56	11/13/2001	--	29.05	--	700.51	0	4,400	34	ND<20	880	1,800
729.56	729.56	7/25/2002	--	32.66	--	696.90	0	5,700	28	17	1,300	3,500
729.56	729.56	11/27/2002	--	34.21	--	695.35	0	3,400	ND<60	ND<60	1,300	2,000
729.56	729.56	2/28/2003	--	35.15	--	694.41	0	5,700	100	21	1,400	2,900
729.56	729.56	5/28/2003	--	35.18	--	694.38	0	6,600	64	13 J	990	1,300
729.56	729.56	8/28/2003	--	33.55	--	696.01	0	3,200	69	ND<10	1,600	1,900

Table 3

**Historical Groundwater Monitoring Data and Analytical Results  
Former Unocal Facility No. 6975 (Chevron Site No. 306440)  
10451 Magnolia Avenue  
Riverside, California**

Well ID (SI fbg#)	TOC (ft)	Date	TD (ft-bmp)	DTW (ft-bmp)	LNAPL		TPH-d (µg/L)	TPH-g (µg/L)	B (µg/L)	T (µg/L)	E (µg/L)	X (µg)
					Measured Depth to LNAPL (ft-bmp)	Corrected Ground- water Elevation (ft-msl)						
	729.56	2/29/2004	--	37.03	--	692.53	0	4,500	--	ND<20	1,400	1,600
	729.56	5/3/2004	--	29.37	--	700.19	0	4,600	--	ND<40	1,800	1,200
	729.56	7/27/2004	38.40	38.25	--	691.31	0	--	--	--	--	--
	730.40	10/6/2004	49.20	39.59	39.52	690.86	0.07	--	--	--	--	--
	730.40	1/18/2005	49.23	39.83	39.70	690.66	0.13	--	--	--	--	--
	730.40	4/18/2005	49.23	37.78	--	692.62	0	2,800	--	ND<1.2	410	1,100
	730.40	7/20/2005	49.23	37.02	--	693.38	0	9,400	--	ND<1.7	810	730
	730.40	12/19/2005	49.23	38.70	--	691.70	0	12,000	--	ND<1.7	510	460
GW-7 20-50)	730.06	3/10/2000	--	22.85	--	707.21	0	1,500	--	3.5	31	310
	730.06	6/16/2000	--	24.67	--	705.39	0	ND<0.61	--	1.5	91	440
	730.06	9/13/2000	--	25.58	--	704.48	0	1,500	--	4.0	25	210
	730.07	12/22/2000	--	27.38	--	702.69	0	1,400	--	2.0	10	300
	730.07	3/16/2001	--	26.21	--	703.86	0	1,100	--	ND<4.0	27	210
	730.07	6/14/2001	--	27.17	--	702.90	0	1,600	--	ND<4.0	22	210
	730.07	9/13/2001	--	27.82	--	702.25	0	1,200	--	1.5	15	120
	730.07	11/13/2001	--	28.85	--	701.22	0	1,500	--	2.1	18	160
	730.07	7/25/2002	--	32.45	--	697.62	0	1,500	--	ND<0.5	2.8	0.8
	730.07	11/27/2002	--	34.02	--	696.05	0	1,500	--	4.4	45	190
	730.07	2/28/2003	--	34.94	--	695.13	0	1,800	--	5.4	38	150
	730.07	5/28/2003	--	34.93	--	695.14	0	1,900	--	3.7	37 M2	150
	730.07	8/28/2003	--	33.40	--	696.67	0	1,700	--	3.6	75	290
730.07	2/29/2004	--	36.77	--	693.30	0	1,200	--	2.9	46	240	
730.07	5/3/2004	--	37.12	--	692.95	0	1,000	--	2.2	38	160	
730.07	7/27/2004	40.27	38.61	37.96	691.91	0.65	--	--	--	--	--	--
731.01	10/6/2004	47.80	39.42	--	691.59	0	750	--	ND<0.36	8.5	610	
731.01	1/18/2005	48.40	39.57	--	691.44	0	380 J	--	ND<0.36	6.2	140	
731.01	4/18/2005	48.40	37.65	--	693.36	0	580	--	ND<0.24	20	800	
731.01	7/20/2005	48.40	36.90	--	694.11	0	430	--	ND<0.35	17	900	
731.01	12/19/2005	48.40	38.50	--	692.51	0	460	--	ND<0.35	6.9	0.33	
731.01	2/23/2006	48.40	38.72	--	692.29	0	ND<420	--	ND<0.35	5.6	1.5	
731.01	5/11/2006	48.40	38.65	--	692.36	0	ND<480	--	ND<0.35	3.7	1.0	
731.01	7/27/2006	48.34	39.16	--	691.85	0	ND<480	--	ND<0.35	5.5	2.0	

**Table 3**  
**Historical Groundwater Monitoring Data and Analytical Results**  
**Former Unocal Facility No. 6975 (Chevron Site No. 306440)**  
**10451 Magnolia Avenue**  
**Riverside, California**

Well ID (SI fbg)	TOC (ft)	Date	TD (ft-bmp)	DTW (ft-bmp)	LNAPL		TPH-d (µg/L)	TPH-d w/ SG Cleanup (µg/L)	TPH-g (µg/L)	B (µg/L)	T (µg/L)	E (µg/L)	X (µg)
					Measured Depth to LNAPL (ft-bmp)	Corrected Ground- water Elevation (ft-msl)							
731.01	731.01	10/26/2006	51.11	40.01	--	691.00	0	ND<50	--	1,600	ND<0.5	10	3.0
731.01	731.01	1/25/2007	51.11	39.79	--	691.22	0	ND<50	--	530	ND<0.5	1.0	2.0
731.01	731.01	5/16/2007	48.46	39.06	--	691.95	0	88 J	--	360	ND<0.5	0.8 J	ND<
731.01	731.01	8/7/2007	48.41	39.80	--	691.21	0	ND<50	--	210	ND<0.5	1.0 J	ND<
731.01	731.01	11/20/2007	--	40.71	--	690.30	0	--	--	54	ND<0.5	ND<0.5	ND<
731.01	731.01	2/12/2008	48.48	41.10	--	689.91	0	--	--	200	ND<0.5	ND<0.5	ND<
731.01	731.01	5/13/2008	48.41	41.08	--	689.93	0	--	--	180	ND<0.5	1.0 J	ND<
731.01	731.01	8/19/2008	48.41	41.91	--	689.10	0	160	--	ND < 0.5	ND<0.5	0.9 J	ND<
733.42	733.42	10/28/2008	48.51	42.58	--	690.84	0	--	--	790	ND<0.5	3 J	ND<
733.42	733.42	1/28/2009	48.35	42.77	--	690.65	0	--	--	1,600	ND<0.5	ND<0.5	ND<
733.42	733.42	6/1/2009	48.50	42.38	--	691.04	0	--	--	3,600	ND<1.0	16	ND<
--	--	6/1/2009	--	--	--	--	--	--	--	4,700	ND<0.5	22	1.0
733.42	733.42	8/17/2009	--	43.11	43.09	690.32	0.02	--	--	--	--	--	--
733.42	733.42	11/19/2009	--	43.93	43.90	689.51	0.03	--	--	--	--	--	--
733.42	733.42	2/16/2010	--	43.64	43.60	689.81	0.04	--	--	--	--	--	--
733.42	733.42	5/3/2010	48.59	42.77	--	690.65	0	--	--	2,800	ND<0.5	4 J	ND<
--	--	5/3/2010	--	--	--	--	--	--	--	3,900	ND<0.5	7	0.5
733.42	733.42	9/21/2010	48.64	43.40	--	690.02	0	--	--	930	ND<0.5	3 J	ND<
733.42	733.42	11/22/2010	48.73	44.06	--	689.36	0	--	--	3,100	ND<0.5	4	ND<
733.42	733.42	5/27/2011	48.48	41.98	--	691.44	0	--	--	4,400	ND<0.5	12	0.6
--	--	5/27/2011	--	--	--	--	0	--	--	5,400	ND<0.5	0.9 J	0.5
733.42	733.42	9/1/2011	48.88	41.60	--	691.82	0	460	--	1,100	ND<0.5	1 J	ND<
733.42	733.42	12/2/2011	41.58	48.50	--	691.84	0	--	--	450	ND<0.5	2 J	ND<
733.42	733.42	3/29/2012	40.72	48.46	--	692.70	0	--	--	600	ND<0.5	3 J	ND<
733.42	733.42	6/1/2012	41.75	50.20	--	691.67	0	--	--	350	ND<0.5	3 J	ND<
733.42	733.42	8/30/2012	49.90	42.57	--	690.85	0	58 J	ND<50	230	ND<0.5	3 J	ND<
733.42	733.42	11/30/2012	50.05	43.17	--	690.25	0	--	--	130	ND<0.5	0.9 J	ND<
733.42	733.42	2/13/2013	49.95	42.14	--	691.28	0	--	--	560	ND<0.14	0.44 J	ND<
733.42	733.42	5/28/2013 <sup>2</sup>	--	--	--	--	--	--	--	--	--	--	--
733.42	733.42	8/29/2013 <sup>2</sup>	--	--	--	--	--	--	--	--	--	--	--
733.42	733.42	11/26/2013	46.07	43.71	--	689.71	0	ND<47	ND<47	ND<48	ND<0.14	ND<0.14	ND<
733.42	733.42	2/27/2014	46.06	44.39	--	689.03	0	--	--	ND<48	ND<0.14	ND<0.14	ND<
--	--	2/27/2014	--	--	--	--	--	--	--	ND<48	ND<0.14	ND<0.14	ND<

Table 3

**Historical Groundwater Monitoring Data and Analytical Results  
Former Unocal Facility No. 6975 (Chevron Site No. 306440)  
10451 Magnolia Avenue  
Riverside, California**

Well ID (SI fbgs)	TOC (ft)	Date	TD (ft-bmp)	DTW (ft-bmp)	LNAPL		LNAPL (feet)	TPH-d (µg/L)	TPH-d w/ SG Cleanup (µg/L)	TPH-g (µg/L)	B (µg/L)	T (µg/L)	E (µg/L)	X (µg/L)
					Measured Depth to LNAPL (ft-bmp)	Corrected Ground- water Elevation (ft-msl)								
	733.42	6/2/2014	46.13	44.74	--	688.68	0	--	--	ND<48	ND<0.14	ND<0.24	ND<0.14	ND<0.14
	--	6/2/2014	--	--	--	--	--	--	--	ND<48	ND<0.14	ND<0.24	ND<0.14	ND<0.14
	733.42	9/5/2014	46.13	45.91	--	687.51	0	--	--	--	--	--	--	--
	<b>733.42</b>	<b>9/27/2018</b>	<b>44.86</b>	--	--	--	--	--	--	--	--	--	--	--
<b>GW-8 20-50)</b>	731.88	3/10/2000	--	24.05	--	707.83	0	3,200	--	23,000	92	27	1,800	9,300
	731.88	6/16/2000	--	24.65	--	707.23	0	11,000	--	28,000	270	23	1,800	8,700
	731.88	9/13/2000	--	26.76	--	705.12	0	11,000	--	27,000	13	27	1,500	8,100
	731.91	12/22/2000	--	28.54	--	703.37	0	7,000	--	30,000	11	22	1,300	5,200
	731.91	3/16/2001	--	27.41	--	704.50	0	6,600	--	17,000	ND<25	25	1,100	3,600
	731.91	6/14/2001	--	28.35	--	703.56	0	10,000	--	22,000	ND<40	ND<40	1,600	6,000
	731.91	9/13/2001	--	29.00	--	702.91	0	8,900	--	19,000	13	37	1,700	7,300
	731.91	11/13/2001	--	30.02	--	701.89	0	9,300	--	20,000	ND<25	ND<25	1,300	4,800
	731.91	7/25/2002	--	33.58	--	698.33	0	ND<1,000	--	25,000	ND<5.0	20	1,300	6,100
	731.91	11/27/2002	--	35.14	--	696.77	0	13,000	--	30,000	ND<150	ND<150	1,900	7,000
	731.91	2/28/2003	--	36.05	--	695.86	0	10,000	--	33,000	ND<150	ND<150	1,900	7,200
	731.91	5/28/2003	--	36.05	--	695.86	0	11,000	--	30,000	ND<50	ND<50	1,500	5,700
	731.91	8/28/2003	--	34.56	--	697.35	0	6,700	--	23,000	ND<20	ND<20	1,700	5,000
	731.91	2/29/2004	--	37.81	--	694.10	0	--	--	21,000	ND<2.0	ND<2.0	86	190
	731.91	5/3/2004	--	37.86	--	694.05	0	--	--	20,000	ND<40	ND<40	1,500	4,200
	731.91	7/27/2004	38.30	37.96	--	693.95	0	--	--	--	--	--	--	--
	732.67	10/6/2004	--	40.62	40.00	692.48	0.62	--	--	--	--	--	--	--
	732.67	1/18/2005	49.82	40.45	40.30	692.32	0.15	--	--	--	--	--	--	--
	732.67	4/18/2005	49.82	38.43	--	694.24	0	2,600	--	15,000	ND<0.73	ND<1.2	77	390
	732.67	7/20/2005	49.80	37.65	--	695.02	0	4,400	--	3,800	ND<0.26	ND<0.35	37	150
	732.67	12/19/2005	49.80	39.28	--	693.39	0	1,400	--	720	ND<0.26	0.7 J	6.5	130
	732.67	2/23/2006	49.80	39.46	--	693.21	0	2,700	--	960	ND<0.26	ND<0.35	7.5	110
	--	2/23/2006	--	--	--	--	--	3,800	--	2,900	0.30 J	ND<0.35	20	260
	732.67	5/11/2006	49.80	39.41	--	693.26	0	1,200	--	2,000	0.45 J	ND<0.35	23	190
	732.67	7/27/2006	49.57	39.88	--	692.79	0	830	--	600	ND<0.26	ND<0.35	0.29 J	0.97
	732.67	10/26/2006	49.88	40.71	--	691.96	0	86 J	--	2,600	0.8 J	ND<0.5	11	140
	732.67	1/25/2007	49.88	40.51	--	692.16	0	ND<50	--	1,200	0.6 J	ND<0.5	17	290
	732.67	5/16/2007	49.65	39.80	--	692.87	0	99 J	--	310	ND<0.5	ND<0.5	3.0 J	2.0



Table 3

**Historical Groundwater Monitoring Data and Analytical Results  
Former Unocal Facility No. 6975 (Chevron Site No. 306440)  
10451 Magnolia Avenue  
Riverside, California**

Well ID (SI fbg#)	TOC (ft)	Date	TD (ft-bmp)	DTW (ft-bmp)	LNAPL		LNAPL (feet)	TPH-d (µg/L)	TPH-d w/ SG Cleanup (µg/L)	TPH-g (µg/L)	B (µg/L)	T (µg/L)	E (µg/L)	X (µg)
					Measured Depth to LNAPL (ft-bmp)	Corrected Ground- water Elevation (ft-rmsl)								
GW-9	732.66	12/22/2000	--	28.45	--	704.21	0	7,300	--	21,000	ND<5.0	14	680	2,800
20-45)	732.66	3/16/2001	--	27.40	--	705.26	0	3,000	--	5,700	ND<5.0	5.5	190	64
	732.66	6/14/2001	--	28.26	--	704.40	0	1,900	--	4,800	ND<20	ND<20	170	40
	732.66	9/13/2001	--	28.93	--	703.73	0	700	--	1,900	ND<2.0	ND<2.0	92	14
	732.66	11/13/2001	--	29.95	--	702.71	0	1,500	--	2,500	ND<2.0	4.3	170	37
	732.66	7/25/2002	--	33.48	--	699.18	0	4,400	--	12,000	4.6	21	850	2,000
	732.66	11/27/2002	--	35.03	--	697.63	0	5,700	--	17,000	ND<60	ND<60	870	2,200
	732.66	2/28/2003	--	35.94	--	696.72	0	6,400	--	21,000	11	18	940	2,300
	732.66	5/28/2003	--	35.94	--	696.72	0	5,900	--	20,000	11	14	790	1,900
	732.66	8/28/2003	--	34.49	--	698.17	0	4,800	--	14,000	13	15	970	2,100
	732.66	2/29/2004	--	37.62	--	695.04	0	5,100	--	9,600	ND<20	ND<20	820	1,400
	732.66	5/3/2004	--	37.96	--	694.70	0	5,100	--	12,000	ND<20	ND<20	740	1,200
	732.66	7/27/2004	43.53	38.93	--	693.73	0	38,000	--	34,000	13 J	20 J	1,600	5,700
	732.66	10/6/2004	43.50	39.93	--	692.73	0	9,600	--	25,000	16 J	14 J	1,700	5,000
	732.66	1/18/2005	43.50	40.12	--	692.54	0	7,300	--	23,000	3.7 J	6.4 J	900	1,700
	732.66	4/18/2005	43.50	38.29	--	694.37	0	14,000	--	18,000	5.0	4.0 J	670	1,200
	732.66	7/20/2005	43.50	37.52	--	695.14	0	13,000	--	13,000	8.5	3.3	620	70
	732.66	12/19/2005	43.50	39.03	--	693.63	0	11,000	--	17,000	4.0	2.4 J	580	42
	732.66	2/23/2006	43.50	39.25	--	693.41	0	10,000	--	14,000	5.6	1.8 J	570	40
	732.66	5/11/2006	43.50	39.17	--	693.49	0	6,000	--	15,000	6.0	2.1 J	560	36
	732.66	7/27/2006	43.29	39.67	--	692.99	0	8,200	--	9,900	10	2.5 J	660	53
	732.66	10/26/2006	45.91	40.50	--	692.16	0	1,200	--	14,000	7.0 J	1.0 J	430	18
	732.66	1/26/2007	45.91	40.32	--	692.34	0	1,400	--	14,000	13	2.0	520	30
	732.66	5/16/2007	43.57	39.58	--	693.08	0	1,100	--	11,000	6.0	1.0 J	550	32
	732.66	8/8/2007	43.30	40.29	--	692.37	0	1,400	--	9,300	3.0	0.7 J	340	14
	732.66	11/20/2007	--	41.20	--	691.46	0	--	--	12,000	4.0	0.9 J	590	19
	732.66	2/12/2008	43.30	41.58	--	691.08	0	--	--	--	--	--	--	--
	732.66	5/13/2008	43.20	41.67	--	690.99	0	--	--	--	--	--	--	--
	732.66	8/19/2008	43.20	42.39	--	690.27	0	--	--	--	--	--	--	--
	735.81	10/28/2008	43.30	43.02	--	692.79	0	--	--	--	--	--	--	--
	735.81	1/29/2009	43.32	43.12	--	692.69	0	--	--	--	--	--	--	--
	735.81	6/1/2009	43.40	43.02	--	692.79	0	--	--	--	--	--	--	--
	735.81	8/17/2009	43.37	43.04	--	692.77	0	--	--	--	--	--	--	--

Table 3

**Historical Groundwater Monitoring Data and Analytical Results  
Former Unocal Facility No. 6975 (Chevron Site No. 306440)  
10451 Magnolia Avenue  
Riverside, California**

Well ID (SI fbg)	TOC (ft)	Date	TD (ft-bmp)	DTW (ft-bmp)	Measured		LNAPL Elevation (ft-msl)	LNAPL (feet)	TPH-d (µg/L)	TPH-d w/ SG Cleanup (µg/L)	TPH-g (µg/L)	B (µg/L)	T (µg/L)	E (µg/L)	X (µg)
					Depth to LNAPL (ft-bmp)	Corrected Ground- water									
	735.81	11/19/2009	43.44	43.11	--	692.70	0	--	--	--	--	--	--	--	--
	735.81	2/16/2010	--	--	--	DRY	--	--	--	--	--	--	--	--	--
	735.81	5/3/2010	43.43	43.10	--	692.71	0	--	--	--	--	--	--	--	--
	735.81	9/21/2010	43.42	43.14	--	692.67	0	--	--	--	--	--	--	--	--
	735.81	11/22/2010	49.92	DRY	--	--	--	--	--	--	--	--	--	--	--
	735.81	5/27/2011	43.55	42.62	--	693.19	0	--	--	--	--	--	--	--	--
	735.81	9/1/2011	43.52	42.39	--	693.42	0	11,000	--	--	16,000	4	ND<0.5	1,100	24
	735.81	12/1/2011	42.50	43.18	--	693.31	0	--	--	--	--	--	--	--	--
	735.81	3/29/2012	41.55	43.16	--	694.26	0	--	--	--	13,000	4 J	ND<1	870	19
	735.81	5/31/2012	41.10	43.55	--	694.71	0	--	--	--	14,000	3 J	ND<1	990	10
	735.81	8/30/2012	43.42	41.80	--	694.01	0	12,000	4,800	--	13,000	3 J	ND<0.5	870	12.7
	735.81	11/30/2012	43.30	42.33	--	693.48	0	--	--	--	--	--	--	--	--
	735.81	2/13/2013	43.20	42.72	--	693.09	0	--	--	--	--	--	--	--	--
	735.81	5/28/2013	43.43	40.76	--	695.05	0	--	--	--	3,500 HD	0.37 J	ND<0.24	73	2.3
	735.81	8/29/2013	43.59	41.98	--	693.83	0	--	--	--	880 HD	ND<0.14	ND<0.24	13	0.73
	735.81	11/26/2013	43.20	43.10	--	692.71	0	--	--	--	--	--	--	--	--
	735.81	2/27/2014	43.41	43.08	--	692.73	0	--	--	--	--	--	--	--	--
	735.81	6/2/2014	43.40	43.10	--	692.71	0	--	--	--	--	--	--	--	--
	735.81	9/5/2014	43.42	43.26	--	692.55	0	--	--	--	--	--	--	--	--
	<b>735.81</b>	<b>9/27/2018</b>	<b>43.41</b>	<b>43.11</b>	--	<b>692.70</b>	<b>0</b>	--	--	--	--	--	--	--	--
<b>GW-10</b>	730.00	12/22/2000	--	27.93	--	702.07	0	2,500	--	--	5,800	ND<0.5	ND<0.5	45	34
	730.00	3/16/2001	--	26.72	--	703.28	0	700	--	--	1,800	ND<4.0	ND<4.0	31	13
	730.00	6/14/2001	--	27.72	--	702.28	0	690	--	--	1,100	ND<2.0	ND<2.0	26	7.6
	730.00	9/13/2001	--	28.35	--	701.65	0	ND<500	--	--	1,000	ND<0.5	ND<0.5	15	3.2
	730.00	11/13/2001	--	29.43	--	700.57	0	910	--	--	1,300	ND<2.0	ND<2.0	34	4.9
	730.00	7/25/2002	--	33.04	--	696.96	0	1,500	--	--	4,200	ND<0.5	ND<0.5	62	12
	730.00	11/27/2002	--	34.61	--	695.39	0	1,400	--	--	3,600	ND<3.0	ND<3.0	43	8.3
	730.00	2/28/2003	--	35.53	--	694.47	0	1,800	--	--	5,900	ND<3.0	ND<3.0	47	7.4
	730.00	5/28/2003	--	35.52	--	694.48	0	1,700	--	--	8,100	ND<1.0	0.5 J	52	9.4
	730.00	8/28/2003	--	33.93	--	696.07	0	1,400	--	--	3,800	ND<1.0	ND<1.0	46	5.6
	730.00	2/29/2004	--	37.36	--	692.64	0	2,000	--	--	5,000	ND<4.0	ND<4.0	130	23
	730.00	5/3/2004	--	37.68	--	692.32	0	1,800	--	--	810	ND<4.0	ND<4.0	130	30

**Table 3**  
**Historical Groundwater Monitoring Data and Analytical Results**  
**Former Unocal Facility No. 6975 (Chevron Site No. 306440)**  
**10451 Magnolia Avenue**  
**Riverside, California**

Well ID (SI fbg)	TOC (ft)	Date	TD (ft-bmp)	DTW (ft-bmp)	LNAPL		LNAPL (feet)	TPH-d (µg/L)	TPH-d w/ SG Cleanup (µg/L)	TPH-g (µg/L)	B (µg/L)	T (µg/L)	E (µg/L)	X (µg/L)
					Measured Depth to LNAPL (ft-bmp)	Corrected Ground- water Elevation (ft-msl)								
	730.00	7/27/2004	45.18	38.71	--	691.29	0	1,600	--	9,200	3.8 J	1.4 J	180	36
	730.00	10/6/2004	45.15	39.76	--	690.24	0	1,200	--	7,200	5.3	1.5 J	140	32
	730.00	1/18/2005	45.20	39.90	--	690.10	0	--	--	--	--	--	--	--
	730.00	4/18/2005	45.20	37.94	--	692.06	0	1,700	--	7,900	6.4	1.2 J	140	24
	730.00	7/20/2005	45.20	37.20	--	692.80	0	4,200	--	4,400	8.1	1.1	150	20
	730.00	12/19/2005	45.20	38.85	--	691.15	0	3,400	--	4,600	6.6	0.82 J	120	10
	730.00	2/23/2006	45.20	39.03	--	690.97	0	4,700	--	5,200	5.9	0.58 J	98	6.6
	730.00	5/11/2006	45.20	38.97	--	691.03	0	3,400	--	6,900	7.7	0.68 J	120	6.5
	730.00	7/27/2006	44.99	39.48	--	690.52	0	5,900	--	4,700	7.2	0.5 J	77	4.8
	730.00	10/26/2006	45.24	40.37	40.36	689.64	0.01	490	--	7,000	8.0	0.6 J	89	5.0
	730.00	1/26/2007	45.24	40.11	--	689.89	0	460	--	5,100	7.0	ND<0.5	80	4.0
	730.00	5/16/2007	45.23	39.36	--	690.64	0	520	--	5,600	10	ND<0.5	110	4.0
	730.00	8/8/2007	45.00	40.11	--	689.89	0	610	--	6,700	12	ND<0.5	78	4.0
	730.00	11/20/2007	--	41.06	--	688.94	0	--	--	4,500	8.0	ND<0.5	200	4.0
	730.00	2/12/2008	45.00	41.43	--	688.57	0	--	--	--	--	--	--	--
	730.00	5/13/2008	44.91	41.41	--	688.59	0	--	--	--	--	--	--	--
	730.00	8/19/2008	44.91	42.26	--	687.74	0	7,200	--	8.0	ND<0.5	200	4.0	
	733.29	10/28/2008	59.70	42.97	--	690.32	0	--	--	1,200	1 J	ND<0.5	3 J	0.9
	733.29	1/28/2009	59.70	43.20	--	690.09	0	--	--	370	ND<0.5	ND<0.5	0.7 J	ND<
	--	1/28/2009	--	--	--	--	--	--	--	360	ND<0.5	ND<0.5	0.7 J	ND<
	733.29	6/1/2009	59.83	42.86	--	690.43	0	--	--	3,100	2 J	ND<0.5	16	6.7
	733.29	8/17/2009	59.86	43.69	--	689.60	0	--	--	760	0.6 J	ND<0.5	1 J	ND<
	733.29	11/19/2009	59.81	44.38	--	688.91	0	--	--	290	ND<0.5	ND<0.5	ND<0.5	ND<
	733.29	2/16/2010	60.24	44.81	--	688.48	0	--	--	620	0.5 J	ND<0.5	ND<0.5	ND<
	733.29	5/3/2010	59.80	43.15	--	690.14	0	--	--	1,500	2 J	ND<0.5	7	1.0
	733.29	9/21/2010	59.88	43.84	--	689.45	0	--	--	580	0.6 J	ND<0.5	0.7 J	ND<
	733.29	11/22/2010	59.95	44.46	--	688.83	0	--	--	340	ND<0.5	ND<0.5	ND<0.5	ND<
	733.29	5/27/2011	59.80	42.38	--	690.91	0	--	--	4,600	3 J	ND<0.5	130	2.0
	733.29	9/1/2011	60.00	41.95	--	691.34	0	910	--	7,400	3 J	0.7 J	270	3.0
	733.29	12/1/2011	42.00	59.65	--	691.29	0	--	--	6,900	2 J	0.5 J	180	2.0
	733.29	3/30/2012	41.44	59.63	--	691.85	0	--	--	5,800	2 J	ND<1	77	2.0
	733.29	6/1/2012	42.20	61.33	--	691.09	0	--	--	2,300	0.9 J	ND<0.5	23	ND<
	733.29	8/30/2012	61.05	42.63	--	690.66	0	620	130	3,000	0.9 J	ND<0.5	23	ND<

**W-10R  
30-60)**

Table 3

**Historical Groundwater Monitoring Data and Analytical Results  
Former Unocal Facility No. 6975 (Chevron Site No. 306440)  
10451 Magnolia Avenue  
Riverside, California**

Well ID (SI fbg)	TOC (ft)	Date	TD (ft-bmp)	DTW (ft-bmp)	LNAPL		TPH-d (µg/L)	TPH-d w/ SG Cleanup (µg/L)	TPH-g (µg/L)	B (µg/L)	T (µg/L)	E (µg/L)	X (µg)
					Measured Depth to LNAPL (ft-bmp)	Corrected Ground- water Elevation (ft-rmsl)							
733.29	733.29	11/30/2012	60.56	43.54	--	689.75	0	--	2,300	0.6 J	ND<0.5	10	ND<
733.29	733.29	2/13/2013	60.50	42.56	--	690.73	0	--	1,400	0.40 J	0.29 J	1.5	0.25
733.29	733.29	5/28/2013 <sup>2</sup>	--	--	--	--	--	--	--	--	--	--	--
733.29	733.29	8/29/2013 <sup>2</sup>	--	--	--	--	--	--	--	--	--	--	--
733.29	733.29	11/26/2013	60.46	44.07	--	689.22	0	ND<47	ND<48	ND<0.14	ND<0.24	ND<0.14	ND<
733.29	733.29	2/27/2014	60.54	44.83	--	688.46	0	--	ND<48	ND<0.14	ND<0.24	ND<0.14	ND<
733.29	733.29	6/2/2014	60.13	45.18	--	688.11	0	--	ND<48	ND<0.14	ND<0.24	ND<0.14	ND<
733.29	733.29	9/5/2014	59.88	46.38	--	686.91	0	320 HD	ND<48	ND<0.14	ND<0.24	ND<0.14	ND<
<b>733.29</b>	<b>733.29</b>	<b>9/27/2018</b>	<b>60.50</b>	<b>54.47</b>	--	<b>678.82</b>	<b>0</b>	--	<b>ND&lt;48</b>	<b>ND&lt;0.30</b>	<b>ND&lt;0.29</b>	<b>ND&lt;0.26</b>	<b>ND&lt;</b>
729.40	729.40	3/16/2001	--	26.96	--	702.44	0	3,200	11,000	ND<20	89	700	1,55
729.40	729.40	6/14/2001	--	28.04	--	701.36	0	4,600	11,000	8.4	110	780	1,77
729.40	729.40	9/13/2001	--	28.65	--	700.75	0	3,900	12,000	10	100	840	1,88
729.40	729.40	11/13/2001	--	29.76	--	699.64	0	4,800	11,000	ND<100	ND<100	920	2,00
729.40	729.40	7/25/2002	--	33.41	--	695.99	0	6,000	17,000	24	130	840	2,33
729.40	729.40	11/27/2002	--	35.03	--	694.37	0	3,400	12,000	ND<30	70	890	1,50
729.40	729.40	2/28/2003	--	35.87	--	693.53	0	4,200	2,500	23	80	1,100	1,80
729.40	729.40	5/28/2003	--	35.82	--	693.58	0	2,800	13,000	17	39	610	77
729.40	729.40	8/28/2003	--	34.25	--	695.15	0	5,000	17,000	31 J	52	1,200	2,50
729.40	729.40	2/29/2004	--	38.11	--	691.29	0	26,000	22,000	ND<80	98	1,700	6,00
729.40	729.40	5/3/2004	--	38.00	--	691.40	0	19,000	19,000	ND<40	48	910	2,50
729.40	729.40	7/27/2004	43.10	40.07	38.65	690.31	1.42	--	--	--	--	--	--
729.40	729.40	10/6/2004	--	40.86	39.83	689.25	1.03	--	--	--	--	--	--
729.40	729.40	1/18/2005	43.10	40.49	40.07	689.20	0.42	--	--	--	--	--	--
729.40	729.40	4/18/2005	43.10	38.13	--	691.27	0	49,000	57,000	28 J	53 J	1,200	4,57
729.40	729.40	7/20/2005	43.10	37.45	--	691.95	0	34,000	30,000	43	27	1,400	3,44
729.40	729.40	12/19/2005	43.10	39.12	--	690.28	0	16,000	24,000	49	28	830	1,60
729.40	729.40	2/23/2006	43.10	39.31	--	690.09	0	79,000	30,000	44	26	930	2,22
729.40	729.40	5/11/2006	43.10	39.28	39.26	690.13	0.02	28,000	28,000	40	20	790	1,50
729.40	729.40	7/27/2006	43.10	39.76	39.75	689.65	0.01	32,000	24,000	45	20	860	1,50
729.40	729.40	10/26/2006	43.10	40.72	40.65	688.73	0.07	2,700	25,000	42	14	750	1,20
729.40	729.40	1/26/2007	43.10	40.57	40.29	689.02	0.28	--	--	--	--	--	--
729.40	729.40	5/16/2007	43.12	39.72	39.56	689.79	0.16	--	--	--	--	--	--

Table 3

**Historical Groundwater Monitoring Data and Analytical Results  
Former Unocal Facility No. 6975 (Chevron Site No. 306440)  
10451 Magnolia Avenue  
Riverside, California**

Well ID SI fbg#s	TOC (ft)	Date	TD (ft-bmp)	DTW (ft-bmp)	Measured		LNAPL		TPH-d (µg/L)	TPH-g (µg/L)	TPH-d w/ SG Cleanup (µg/L)	TPH-g (µg/L)	B (µg/L)	T (µg/L)	E (µg/L)	X (µg)
					Depth to LNAPL (ft-bmp)	Elevation (ft-msl)	LNAPL (feet)	Corrected Ground- water Elevation (ft-msl)								
729.40	729.40	8/7/2007	43.12	41.05	41.03	688.36	0.02	--	--	--	--	--	--	--	--	--
729.40	729.40	11/19/2007	--	41.45	41.46	687.94	-0.01	--	--	--	--	--	--	--	--	--
729.40	729.40	2/12/2008	43.12	42.40	41.48	687.63	0.92	--	--	--	--	--	--	--	--	--
729.40	729.40	5/13/2008	43.12	42.47	41.53	687.58	0.94	--	--	--	--	--	--	--	--	--
729.40	729.40	8/19/2008	43.12	42.63	42.36	686.96	0.27	--	--	--	--	--	--	--	--	--
732.50	732.50	10/28/2008	--	43.06	42.94	689.52	0.12	--	--	--	--	--	--	--	--	--
732.50	732.50	1/29/2009	43.20	43.07	43.00	689.48	0.07	--	--	--	--	--	--	--	--	--
732.50	732.50	6/1/2009	43.00	DRY	--	--	--	--	--	--	--	--	--	--	--	--
732.50	732.50	8/17/2009	--	43.04	43.03	689.47	0.01	--	--	--	--	--	--	--	--	--
732.50	732.50	11/19/2009	--	43.01	42.98	689.51	0.03	--	--	--	--	--	--	--	--	--
732.50	732.50	2/16/2010	--	--	--	DRY	--	--	--	--	--	--	--	--	--	--
732.50	732.50	5/3/2010	43.10	42.98	--	689.52	0	--	--	--	--	--	--	--	--	--
732.50	732.50	9/21/2010	43.11	43.02	--	689.48	0	--	--	--	--	--	--	--	--	--
732.50	732.50	11/22/2010	43.07	42.95	--	689.55	0	--	--	--	--	--	--	--	--	--
732.50	732.50	5/27/2011	43.07	42.63	--	689.87	0	--	--	--	--	--	--	--	--	--
732.50	732.50	9/1/2011	43.00	41.85	--	690.65	0	16,000	16,000	--	--	23,000	28	2 J	2,600	67
732.50	732.50	12/1/2011	42.28	42.91	--	690.22	0	--	--	--	--	--	--	--	--	--
732.50	732.50	3/29/2012	41.34	42.97	--	691.16	0	--	--	--	--	11,000	25	2 J	1,700	24
732.50	732.50	5/31/2012	40.70	43.10	--	691.80	0	--	--	--	--	18,000	22	ND<3	1,400	17
732.50	732.50	8/30/2012	42.82	41.58	--	690.92	0	510	510	2,600	18,000	18,000	19 J	ND<3	1,500	27
732.50	732.50	11/30/2012	42.90	42.19	--	690.31	0	--	--	--	--	--	--	--	--	--
732.50	732.50	2/13/2013	42.77	41.18	--	691.32	0	--	--	--	16,000	16,000	17	2.9 J	1,300	17
732.50	732.50	5/28/2013 <sup>2</sup>	--	--	--	--	--	--	--	--	--	--	--	--	--	--
732.50	732.50	8/29/2013 <sup>2</sup>	--	--	--	--	--	--	--	--	--	--	--	--	--	--
732.50	732.50	11/26/2013	42.60	42.38	--	690.12	0	--	--	--	--	--	--	--	--	--
732.50	732.50	2/27/2014	42.77	42.42	--	690.08	0	--	--	--	--	--	--	--	--	--
732.50	732.50	6/2/2014	42.73	42.40	--	690.10	0	--	--	--	--	--	--	--	--	--
732.50	732.50	9/5/2014	42.76	42.44	--	690.06	0	--	--	--	--	--	--	--	--	--
<b>732.50</b>	<b>732.50</b>	<b>9/27/2018</b>	<b>42.82</b>	<b>42.50</b>	<b>42.50</b>	<b>690.00</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
729.75	729.75	12/22/2000	--	28.94	--	700.81	0	ND<500	ND<500	--	2,100	2,100	ND<1.0	ND<1.0	ND<0.5	ND<
729.75	729.75	3/16/2001	--	27.66	--	702.09	0	ND<500	ND<500	--	530	530	ND<2.0	ND<2.0	ND<2.0	ND<
729.75	729.75	6/14/2001	--	28.71	--	701.04	0	ND<900	ND<900	--	430	430	ND<2.0	ND<2.0	ND<2.0	ND<

Table 3

**Historical Groundwater Monitoring Data and Analytical Results  
Former Unocal Facility No. 6975 (Chevron Site No. 306440)  
10451 Magnolia Avenue  
Riverside, California**

Well ID (SI fbg)	TOC (ft)	Date	TD (ft-bmp)	DTW (ft-bmp)	LNAPL		LNAPL (feet)	TPH-d (µg/L)	TPH-d w/ SG Cleanup (µg/L)	TPH-g (µg/L)	B (µg/L)	T (µg/L)	E (µg/L)	X (µg)
					Measured Depth to LNAPL (ft-bmp)	Corrected Ground- water Elevation (ft-msl)								
729.75	729.75	9/13/2001	--	29.31	--	700.44	0	ND<500	--	230	ND<0.5	ND<0.5	ND<0.5	ND<
729.75	729.75	11/13/2001	--	30.43	--	699.32	0	ND<900	--	280	ND<2.0	ND<2.0	ND<2.0	ND<
729.75	729.75	7/25/2002	--	34.11	--	695.64	0	ND<500	--	290	ND<0.5	ND<0.5	ND<0.5	ND<
729.75	729.75	11/27/2002	--	35.74	--	694.01	0	ND<500	--	650	ND<3.0	ND<3.0	ND<3.0	ND<
729.75	729.75	2/28/2003	--	36.66	--	693.09	0	520	--	13,000	1.8 J	ND<3.0	3.4	ND<
729.75	729.75	5/28/2003	--	36.61	--	693.14	0	800	--	1,800	1.2 J	ND<3.0	2.9 J	ND<
729.75	729.75	8/28/2003	--	34.98	--	694.77	0	560	--	1,400	3.3	ND<1.0	7.2	ND<
729.75	729.75	2/29/2004	--	38.70	--	691.05	0	650,000	--	12,000	ND<8.0	ND<8.0	310	1,2
729.75	729.75	5/3/2004	--	39.14	--	690.61	0	6,600,000	--	47,000	ND<80	ND<80	1,800	6,90
729.75	729.75	7/27/2004	43.42	40.14	39.87	689.80	0.27	--	--	--	--	--	--	--
729.75	729.75	10/6/2004	--	41.13	41.00	688.71	0.13	--	--	--	--	--	--	--
729.75	729.75	1/18/2005	43.62	41.20	41.07	688.64	0.13	--	--	--	--	--	--	--
729.75	729.75	4/18/2005	43.62	39.07	--	690.68	0	7,700	--	18,000	ND<2.9	ND<4.7	370	1,22
729.75	729.75	7/20/2005	43.62	38.38	--	691.37	0	17,000	--	19,000	2.7	ND<1.7	350	77
729.75	729.75	12/19/2005	43.62	40.10	--	689.65	0	18,000	--	14,000	ND<5.1	ND<6.9	140	96
729.75	729.75	2/23/2006	43.62	40.27	--	689.48	0	22,000	--	6,000	0.70	ND<0.35	29	66
729.75	729.75	5/11/2006	43.62	40.22	--	689.53	0	2,700	--	1,500	0.40 J	ND<0.35	7.9	12
729.75	729.75	7/27/2006	43.50	40.78	--	688.97	0	1,200	--	750	ND<0.26	ND<0.35	1.6	4.4
729.75	729.75	10/26/2006	43.43	41.64	--	688.11	0	720	--	2,300	ND<0.5	ND<0.5	5.0	18
729.75	729.75	1/25/2007	43.43	41.37	--	688.38	0	570	--	1,700	ND<0.5	ND<0.5	6.0	26
729.75	729.75	5/16/2007	43.45	40.60	--	689.15	0	300	--	1,700	0.6 J	ND<0.5	13	10
729.75	729.75	8/7/2007	43.44	41.39	--	688.36	0	120	--	1,100	ND<0.5	ND<0.5	5.0	9.0
729.75	729.75	11/19/2007	--	42.35	--	687.40	0	--	--	440	ND<0.5	ND<0.5	5.0	3.0
729.75	729.75	2/12/2008	43.42	42.72	--	687.03	0	--	--	--	--	--	--	--
729.75	729.75	5/13/2008	43.35	42.70	--	687.05	0	--	--	--	--	--	--	--
729.75	729.75	8/19/2008	43.35	43.23	--	686.52	0	--	--	--	--	--	--	--
732.92	732.92	10/28/2008	43.46	43.21	--	689.71	0	--	--	--	--	--	--	--
732.92	732.92	1/29/2009	43.43	43.22	--	689.70	0	--	--	--	--	--	--	--
732.92	732.92	6/1/2009	43.50	43.17	--	689.75	0	--	--	--	--	--	--	--
732.92	732.92	8/17/2009	43.52	43.18	--	689.74	0	--	--	--	--	--	--	--
732.92	732.92	11/19/2009	43.54	43.21	--	689.71	0	--	--	--	--	--	--	--
732.92	732.92	2/16/2010	--	DRY	--	DRY	--	--	--	--	--	--	--	--
732.92	732.92	5/3/2010	43.54	43.22	--	689.70	0	--	--	--	--	--	--	--

Table 3

**Historical Groundwater Monitoring Data and Analytical Results  
Former Unocal Facility No. 6975 (Chevron Site No. 306440)  
10451 Magnolia Avenue  
Riverside, California**

Well ID (SI fbg)	TOC (ft)	Date	TD (ft-bmp)	DTW (ft-bmp)	LNAPL		TPH-d (µg/L)	TPH-d w/ SG Cleanup (µg/L)	TPH-g (µg/L)	B (µg/L)	T (µg/L)	E (µg/L)	X (µg)
					Measured Depth to LNAPL (ft-bmp)	Corrected Ground- water Elevation (ft-msl)							
	732.92	9/21/2010	43.63	43.19	--	689.73	0	--	--	--	--	--	--
	732.92	11/22/2010	42.94	DRY	--	DRY	--	--	--	--	--	--	--
	732.92	5/27/2011	43.56	43.48	--	689.44	0	--	--	--	--	--	--
	732.92	9/1/2011	43.60	43.25	--	689.67	0	--	--	--	--	--	--
	732.92	12/1/2011	43.15	43.56	--	689.77	0	--	--	--	--	--	--
	732.92	3/29/2012	42.31	43.52	--	690.61	0	--	1,700	ND<0.5	ND<0.5	1 J	ND<
	732.92	5/31/2012	41.95	43.80	--	690.97	0	--	1,100	ND<0.5	ND<0.5	0.6 J	ND<
	732.92	8/30/2012	43.60	43.39	--	689.53	0	--	--	--	--	--	--
	732.92	11/30/2012	43.66	DRY	--	DRY	--	--	--	--	--	--	--
	732.92	2/13/2013	43.58	42.99	--	689.93	0	--	--	--	--	--	--
	732.92	5/28/2013	43.48	41.51	--	691.41	0	--	350 HD	ND<0.14	ND<0.24	0.15 J	ND<
	732.92	8/29/2013	43.49	42.67	--	690.25	0	--	--	--	--	--	--
	732.92	11/26/2013	43.45	DRY	--	DRY	--	--	--	--	--	--	--
	732.92	2/27/2014	43.54	43.14	--	689.78	0	--	--	--	--	--	--
	732.92	6/2/2014	43.50	43.14	--	689.78	0	--	--	--	--	--	--
	732.92	9/5/2014	43.52	43.20	--	689.72	0	--	--	--	--	--	--
	<b>732.92</b>	<b>9/27/2018</b>	<b>43.54</b>	<b>43.13</b>	--	<b>689.79</b>	<b>0</b>	--	--	--	--	--	--
<b>GW-13</b>	730.09	12/22/2000	--	28.42	--	701.67	0	ND<500	1,300	ND<0.5	ND<0.5	ND<0.5	ND<
	730.09	3/16/2001	--	27.31	--	702.78	0	ND<500	ND<50	ND<2.0	ND<2.0	ND<2.0	ND<
	730.09	6/14/2001	--	28.22	--	701.87	0	ND<900	ND<0.50	ND<2.0	ND<2.0	ND<2.0	ND<
	730.09	9/13/2001	--	28.87	--	701.22	0	ND<500	ND<50	ND<0.5	ND<0.5	ND<0.5	ND<
	730.09	11/13/2001	--	29.90	--	700.19	0	ND<900	ND<50	ND<2.0	ND<2.0	ND<2.0	ND<
	730.09	7/25/2002	--	33.49	--	696.60	0	ND<500	ND<50	ND<0.5	ND<0.5	ND<0.5	0.8
	730.09	11/27/2002	--	35.02	--	695.07	0	ND<500	ND<100	ND<3.0	ND<3.0	ND<3.0	ND<
	730.09	2/28/2003	--	35.95	--	694.14	0	210	ND<100	ND<3.0	ND<3.0	ND<3.0	ND<
	730.09	5/28/2003	--	35.95	--	694.14	0	ND<500	ND<50	ND<3.0	ND<3.0	ND<3.0	ND<
	730.09	8/28/2003	--	34.38	--	695.71	0	ND<500	ND<50	ND<1.0	ND<1.0	ND<1.0	ND<
	730.09	2/29/2004	--	37.75	--	692.34	0	ND<500	ND<50	ND<2.0	ND<2.0	ND<2.0	ND<
	730.09	5/3/2004	--	38.11	--	691.98	0	1,800	240	ND<2.0	ND<2.0	ND<2.0	ND<
	730.09	7/27/2004	43.14	39.22	--	690.87	0	ND<500	760	ND<0.28	ND<0.36	ND<0.25	ND<
	730.09	10/6/2004	43.10	40.30	--	689.79	0	ND<500	510	ND<0.28	ND<0.36	ND<0.25	0.9
	730.09	1/18/2005	43.15	40.49	--	689.60	0	ND<820	320	ND<0.28	ND<0.36	ND<0.25	ND<

**Table 3**  
**Historical Groundwater Monitoring Data and Analytical Results**  
**Former Unocal Facility No. 6975 (Chevron Site No. 306440)**  
**10451 Magnolia Avenue**  
**Riverside, California**

Well ID (SI fbg#)	TOC (ft)	Date	TD (ft-bmp)	DTW (ft-bmp)	LNAPL		TPH-d (µg/L)	TPH-g (µg/L)	B (µg/L)	T (µg/L)	E (µg/L)	X
					Measured Depth to LNAPL (ft-bmp)	Corrected Ground- water Elevation (ft-msl)						
730.09	730.09	4/18/2005	43.15	38.51	--	0	ND<500	670	ND<0.15	ND<0.24	ND<0.12	ND<
730.09	730.09	7/20/2005	43.15	37.70	--	0	990	2,300	0.49	ND<0.35	0.23 J	0.46
730.09	730.09	12/19/2005	43.15	39.39	--	0	990	1,500	ND<0.26	ND<0.35	ND<0.17	ND<
730.09	730.09	2/23/2006	43.15	39.55	--	0	670	750	ND<0.26	ND<0.35	0.79 J	1.8
730.09	730.09	5/11/2006	43.15	39.51	--	0	ND<480	490	ND<0.26	ND<0.35	ND<0.17	ND<
730.09	730.09	7/27/2006	42.95	40.03	--	0	ND<480	510	ND<0.26	ND<0.35	ND<0.17	ND<
730.09	730.09	10/26/2006	44.98	40.89	--	0	120	440	ND<0.5	ND<0.5	ND<0.5	ND<
730.09	730.09	1/25/2007	44.98	40.68	--	0	120	360	ND<0.5	ND<0.5	ND<0.5	ND<
730.09	730.09	5/16/2007	42.95	39.94	--	0	77 J	370	ND<0.5	ND<0.5	ND<0.5	ND<
730.09	730.09	8/7/2007	42.96	40.67	--	0	76 J	420	ND<0.5	ND<0.5	ND<0.5	ND<
730.09	730.09	11/20/2007	--	41.61	--	0	--	220	ND<0.5	ND<0.5	ND<0.5	ND<
730.09	730.09	2/12/2008	42.94	42.00	--	0	--	--	--	--	--	--
730.09	730.09	5/13/2008	42.89	41.98	--	0	--	--	--	--	--	--
730.09	730.09	8/19/2008	42.89	42.77	--	0	--	--	--	--	--	--
734.32	734.32	10/28/2008	60.05	43.40	--	0	--	33 J	ND<0.5	ND<0.5	ND<0.5	ND<
734.32	734.32	1/27/2009	60.00	43.60	--	0	--	45 J	ND<0.5	ND<0.5	ND<0.5	ND<
734.32	734.32	6/1/2009	60.17	43.30	--	0	--	71	ND<0.5	ND<0.5	ND<0.5	ND<
734.32	734.32	8/17/2009	60.20	43.93	--	0	--	69	ND<0.5	ND<0.5	ND<0.5	ND<
734.32	734.32	11/19/2009	60.15	44.82	--	0	--	130	ND<0.5	ND<0.5	ND<0.5	ND<
734.32	734.32	2/16/2010	60.26	45.15	--	0	--	110	ND<0.5	ND<0.5	ND<0.5	ND<
734.32	734.32	5/3/2010	60.14	43.66	--	0	--	49 J	ND<0.5	ND<0.5	ND<0.5	ND<
734.32	734.32	9/21/2010	60.17	44.28	--	0	--	46 J	ND<0.5	ND<0.5	ND<0.5	ND<
734.32	734.32	11/22/2010	59.93	44.90	--	0	--	ND<20	ND<0.5	ND<0.5	ND<0.5	ND<
734.32	734.32	5/27/2011	60.18	42.78	--	0	--	79	ND<0.5	ND<0.5	ND<0.5	ND<
734.32	734.32	9/1/2011	60.22	42.20	--	0	52 J	26 J	ND<0.5	ND<0.5	ND<0.5	ND<
734.32	734.32	12/1/2011	42.42	59.95	--	0	--	29 J	ND<0.5	ND<0.5	ND<0.5	ND<
734.32	734.32	3/29/2012	41.73	59.92	--	0	--	180	ND<0.5	ND<0.5	ND<0.5	ND<
734.32	734.32	5/31/2012	41.26	60.18	--	0	--	67	ND<0.5	ND<0.5	ND<0.5	ND<
734.32	734.32	8/30/2012	60.29	42.08	--	0	ND<50	23 J	ND<0.5	ND<0.5	ND<0.5	ND<
734.32	734.32	11/30/2012	60.33	42.50	--	0	--	ND<20	ND<0.5	ND<0.5	ND<0.5	ND<
734.32	734.32	2/13/2013	60.27	41.65	--	0	--	ND<48	ND<0.14	ND<0.24	ND<0.14	ND<
734.32	734.32	5/28/2013	60.13	40.83	--	0	--	ND<48	ND<0.14	ND<0.24	ND<0.14	ND<
734.32	734.32	8/29/2013	60.20	41.97	--	0	--	ND<48	ND<0.14	ND<0.24	ND<0.14	ND<

Table 3

**Historical Groundwater Monitoring Data and Analytical Results  
Former Unocal Facility No. 6975 (Chevron Site No. 306440)  
10451 Magnolia Avenue  
Riverside, California**

Well ID (SI fbg)	TOC (ft)	Date	TD (ft-bmp)	DTW (ft-bmp)	LNAPL		TPH-d (µg/L)	TPH-d w/ SG Cleanup (µg/L)	TPH-g (µg/L)	B (µg/L)	T (µg/L)	E (µg/L)	X
					Measured Depth to LNAPL (ft-bmp)	Corrected Ground- water Elevation (ft-msl)							
	734.32	11/26/2013	60.12	43.15	--	691.17	0	ND<47	ND<47	ND<48	ND<0.24	ND<0.14	ND<0.14
	734.32	2/27/2014	60.10	43.90	--	690.42	0	--	ND<48	ND<0.24	ND<0.24	ND<0.14	ND<0.14
	734.32	6/2/2014	60.12	44.28	--	690.04	0	--	ND<48	ND<0.24	ND<0.24	ND<0.14	ND<0.14
	734.32	9/5/2014	60.09	45.42	--	688.90	0	35 J HD	65	2.9	3.5	2.4	9.7
	<b>734.32</b>	<b>9/27/2018</b>	<b>60.07</b>	--	--	--	--	--	--	--	--	--	--
<b>GW-14</b>	732.05	10/6/2004	50.30	43.32	--	688.73	0	ND<500	--	31 J	ND<0.36	ND<0.25	ND<0.14
	732.05	1/18/2005	50.33	43.42	--	688.63	0	ND<820	--	ND<22	ND<0.36	ND<0.25	ND<0.14
	732.05	4/18/2005	50.33	41.38	--	690.67	0	ND<500	--	ND<50	ND<0.24	ND<0.12	ND<0.14
	732.05	7/20/2005	50.33	40.65	--	691.40	0	ND<420	--	ND<44	ND<0.35	ND<0.17	ND<0.14
	732.05	12/19/2005	50.33	42.21	--	689.84	0	ND<420	--	ND<44	ND<0.35	ND<0.17	ND<0.14
	732.05	2/23/2006	50.33	42.57	--	689.48	0	ND<420	--	ND<44	ND<0.35	ND<0.17	ND<0.14
<b>GW-15</b>	731.19	10/6/2004	50.10	43.12	--	688.07	0	ND<500	--	28 J	ND<0.36	ND<0.25	ND<0.14
	731.19	1/18/2005	50.23	43.17	--	688.02	0	ND<820	--	ND<22	ND<0.36	ND<0.25	ND<0.14
	731.19	4/18/2005	50.23	41.10	--	690.09	0	ND<500	--	ND<50	ND<0.24	ND<0.12	ND<0.14
	731.19	7/20/2005	50.23	40.38	--	690.81	0	ND<420	--	ND<44	ND<0.35	ND<0.17	ND<0.14
	731.19	12/19/2005	50.23	42.21	--	688.98	0	ND<420	--	ND<44	ND<0.35	ND<0.17	ND<0.14
	731.19	2/23/2006	50.23	42.35	--	688.84	0	ND<420	--	ND<44	ND<0.35	ND<0.17	ND<0.14
<b>GW-16 20-50)</b>	730.10	10/6/2004	50.30	41.29	--	688.81	0	ND<910	--	77	ND<0.36	ND<0.25	ND<0.14
	730.10	1/18/2005	50.42	41.37	--	688.73	0	ND<820	--	92	0.66 J	0.31 J	1.8
	730.10	4/18/2005	50.42	39.32	--	690.78	0	ND<560	--	140	ND<0.24	ND<0.12	ND<0.14
	730.10	7/20/2005	50.42	38.60	--	691.50	0	ND<420	--	85	ND<0.35	ND<0.17	ND<0.14
	730.10	12/19/2005	50.42	40.39	--	689.71	0	ND<420	--	ND<44	ND<0.35	ND<0.17	ND<0.14
	730.10	2/23/2006	50.42	40.54	--	689.56	0	ND<420	--	ND<44	ND<0.35	ND<0.17	ND<0.14
	730.10	5/11/2006	50.42	40.50	--	689.60	0	ND<480	--	ND<48	ND<0.35	ND<0.17	ND<0.14
	--	5/11/2006	--	--	--	--	--	ND<480	--	ND<48	ND<0.35	ND<0.17	ND<0.14
	730.10	7/27/2006	50.24	41.03	--	689.07	0	ND<480	--	ND<48	ND<0.35	ND<0.17	ND<0.14
	730.10	10/26/2006	50.26	41.94	--	688.16	0	ND<50	--	ND<20	ND<0.5	ND<0.5	ND<0.14
	730.10	1/25/2007	50.26	41.62	--	688.48	0	--	--	ND<20	ND<0.5	ND<0.5	ND<0.14
	730.10	5/16/2007	50.25	40.88	--	689.22	0	ND<50	--	ND<20	ND<0.5	ND<0.5	ND<0.14

Table 3

**Historical Groundwater Monitoring Data and Analytical Results  
Former Unocal Facility No. 6975 (Chevron Site No. 306440)  
10451 Magnolia Avenue  
Riverside, California**

Well ID SI fbg#s	TOC (ft)	Date	TD (ft-bmp)	DTW (ft-bmp)	LNAPL		TPH-d (µg/L)	TPH-d w/ SG Cleanup (µg/L)	TPH-g (µg/L)	B (µg/L)	T (µg/L)	E (µg/L)	X (µg)
					Measured Depth to LNAPL (ft-bmp)	Corrected Ground- water Elevation (ft-msl)							
	730.10	8/7/2007	50.26	41.68	--	688.42	0	ND<50	ND<20	ND<0.5	ND<0.5	ND<0.5	0.7
	730.10	11/19/2007	--	42.66	--	687.44	0	--	ND<20	ND<0.5	ND<0.5	ND<0.5	ND<
	730.10	2/12/2008	50.22	43.04	--	687.06	0	--	ND<20	ND<0.5	ND<0.5	ND<0.5	ND<
	730.10	5/13/2008	50.16	43.00	--	687.10	0	--	ND<20	ND<0.5	ND<0.5	ND<0.5	ND<
	730.10	8/19/2008	50.16	43.88	--	686.22	0	31 J	ND<0.5	ND<0.5	ND<0.5	ND<0.5	ND<
	732.54	10/28/2008	50.23	44.56	--	687.98	0	--	ND<20	ND<0.5	ND<0.5	ND<0.5	ND<
	732.54	1/27/2009	50.07	44.75	--	687.79	0	--	ND<20	ND<0.5	ND<0.5	ND<0.5	ND<
	732.54	6/1/2009	50.32	44.43	--	688.11	0	--	ND<20	ND<0.5	ND<0.5	ND<0.5	ND<
	732.54	8/17/2009	50.32	45.10	--	687.44	0	--	ND<20	ND<0.5	ND<0.5	ND<0.5	ND<
	732.54	11/19/2009	50.36	46.05	--	686.49	0	--	ND<20	ND<0.5	ND<0.5	ND<0.5	ND<
	732.54	2/16/2010	50.60	46.46	--	686.08	0	--	29 J	ND<0.5	ND<0.5	ND<0.5	ND<
	732.54	5/3/2010	50.36	44.62	--	687.92	0	--	ND<20	ND<0.5	ND<0.5	ND<0.5	ND<
	732.54	9/21/2010	50.42	45.55	--	686.99	0	--	ND<20	ND<0.5	ND<0.5	ND<0.5	ND<
	732.54	11/22/2010	49.63	46.00	--	686.54	0	--	ND<20	ND<0.5	ND<0.5	ND<0.5	ND<
	732.54	5/27/2011	50.38	43.62	--	688.92	0	--	42 J	ND<0.5	ND<0.5	ND<0.5	ND<
	732.54	9/1/2011	50.44	43.13	--	689.41	0	150	59	ND<0.5	ND<0.5	ND<0.5	ND<
	732.54	12/1/2011	43.38	50.15	--	689.16	0	--	ND<20	ND<0.5	ND<0.5	ND<0.5	ND<
	732.54	3/29/2012	42.72	50.16	--	689.82	0	--	ND<20	ND<0.5	ND<0.5	ND<0.5	ND<
	732.54	5/31/2012	42.25	50.35	--	690.29	0	--	ND<20	ND<0.5	ND<0.5	ND<0.5	ND<
	732.54	8/30/2012	50.38	43.28	--	689.26	0	ND<50	ND<20	ND<0.5	ND<0.5	ND<0.5	ND<
	732.54	11/30/2012	50.45	43.66	--	688.88	0	--	ND<20	ND<0.5	ND<0.5	ND<0.5	ND<
	732.54	2/13/2013	50.32	42.61	--	689.93	0	--	ND<48	ND<0.14	ND<0.24	ND<0.14	ND<
	732.54	5/28/2013	50.22	41.83	--	690.71	0	--	ND<48	ND<0.14	ND<0.24	ND<0.14	ND<
	732.54	8/29/2013	50.27	43.02	--	689.52	0	--	ND<48	ND<0.14	ND<0.24	ND<0.14	ND<
	732.54	11/26/2013	50.16	44.09	--	688.45	0	340 HD	ND<48	ND<0.14	ND<0.24	ND<0.14	ND<
	732.54	2/27/2014	50.32	44.98	--	687.56	0	--	ND<48	ND<0.14	ND<0.24	ND<0.14	ND<
	732.54	6/2/2014	50.20	45.45	--	687.09	0	--	ND<48	ND<0.14	ND<0.24	ND<0.14	ND<
	732.54	9/5/2014	50.05	46.69	--	685.85	0	190 HD	ND<48	ND<0.14	ND<0.24	ND<0.14	ND<
	<b>732.54</b>	<b>9/27/2018</b>	<b>50.35</b>	--	--	--	--	--	--	--	--	--	--
<b>GW-17</b>	729.62	10/6/2004	50.05	42.29	--	687.33	0	ND<500	1,800	4.3	0.59 J	60	30
<b>20-50)</b>	729.62	1/18/2005	50.05	40.37	--	689.25	0	390 J	1,800	1.9 J	ND<0.36	59	13
	729.62	4/18/2005	50.05	38.32	--	691.30	0	ND<500	570	0.7 J	ND<0.24	0.91 J	5.1

Table 3

**Historical Groundwater Monitoring Data and Analytical Results  
Former Unocal Facility No. 6975 (Chevron Site No. 306440)  
10451 Magnolia Avenue  
Riverside, California**

Well ID (SI fbgs)	TOC (ft)	Date	TD (ft-bmp)	DTW (ft-bmp)	LNAPL		TPH-d w/ SG	TPH-g (µg/L)	B (µg/L)	T (µg/L)	E (µg/L)	X (µg/L)
					Measured Depth to LNAPL (ft-bmp)	Corrected Ground- water Elevation (ft-rmsl)						
729.62	729.62	7/20/2005	50.05	37.62	--	692.00	0	ND<420	0.76	ND<0.35	3.3	2.2
729.62	729.62	12/19/2005	50.05	39.37	--	690.25	0	ND<420	0.71	ND<0.35	6.5	3.5
729.62	729.62	2/23/2006	50.05	39.54	--	690.08	0	ND<420	0.46 J	ND<0.35	2.7	1.6
729.62	729.62	5/11/2006	50.05	39.49	--	690.13	0	ND<480	ND<0.26	ND<0.35	2.0	ND<0.5
729.62	729.62	7/27/2006	49.82	40.02	--	689.60	0	ND<480	0.26 J	ND<0.35	1.5	ND<0.5
729.62	729.62	10/26/2006	49.85	40.90	--	688.72	0	54 J	0.7 J	ND<0.5	2.0 J	ND<0.5
729.62	729.62	1/25/2007	49.85	40.62	--	689.00	0	65 J	ND<0.5	ND<0.5	2.0	ND<0.5
729.62	729.62	5/16/2007	49.86	39.87	--	689.75	0	68 J	ND<0.5	ND<0.5	ND<0.5	ND<0.5
729.62	729.62	8/8/2007	49.85	40.66	--	688.96	0	ND<50	ND<0.5	ND<0.5	0.9 J	ND<0.5
729.62	729.62	11/19/2007	--	41.63	--	687.99	0	--	ND<0.5	ND<0.5	0.5 J	ND<0.5
729.62	729.62	2/12/2008	49.85	42.01	--	687.61	0	--	0.9 J	ND<0.5	2.0 J	ND<0.5
729.62	729.62	5/13/2008	49.78	41.97	--	687.65	0	--	ND<0.5	ND<0.5	3.0 J	ND<0.5
729.62	729.62	8/19/2008	49.78	42.82	--	686.80	0	380	ND<0.5	3.0 J	1.0 J	0.5
732.00	732.00	10/28/2008	49.85	43.48	--	688.52	0	--	ND<0.5	ND<0.5	3 J	0.8
732.00	732.00	1/27/2009	49.87	43.66	--	688.34	0	--	ND<0.5	ND<0.5	0.8 J	ND<0.5
732.00	732.00	6/1/2009	49.72	43.35	--	688.65	0	--	ND<0.5	ND<0.5	33	3
732.00	732.00	8/17/2009	49.94	43.97	--	688.03	0	--	ND<0.5	ND<0.5	1 J	ND<0.5
732.00	732.00	11/19/2009	49.97	44.90	--	687.10	0	--	0.9 J	ND<0.5	2 J	ND<0.5
732.00	732.00	2/16/2010	50.42	45.22	--	686.78	0	--	ND<0.5	ND<0.5	3 J	ND<0.5
732.00	732.00	5/3/2010	49.96	43.55	--	688.45	0	--	ND<0.5	ND<0.5	7	ND<0.5
732.00	732.00	9/21/2010	50.05	44.39	--	687.61	0	--	ND<0.5	ND<0.5	2 J	ND<0.5
732.00	732.00	11/22/2010	49.61	44.90	--	687.10	0	--	ND<0.5	ND<0.5	2 J	ND<0.5
732.00	732.00	5/27/2011	50.02	42.56	--	689.44	0	--	0.6 J	0.6 J	39	ND<0.5
732.00	732.00	9/1/2011	50.24	42.09	--	689.91	0	1,100	0.6 J	2 J	51	ND<0.5
732.00	732.00	12/2/2011	42.40	49.80	--	689.60	0	--	ND<0.5	0.9 J	16	ND<0.5
732.00	732.00	3/29/2012	41.42	49.82	--	690.58	0	--	ND<0.5	ND<0.5	4	ND<0.5
732.00	732.00	5/31/2012	41.10	49.98	--	690.90	0	--	ND<0.5	ND<0.5	ND<0.5	ND<0.5
732.00	732.00	8/30/2012	49.89	41.96	--	690.04	0	67 J	ND<0.5	ND<0.5	ND<0.5	ND<0.5
732.00	732.00	11/30/2012	49.91	42.62	--	689.38	0	--	ND<0.5	ND<0.5	ND<0.5	ND<0.5
732.00	732.00	2/13/2013	49.91	41.52	--	690.48	0	--	ND<0.14	ND<0.24	ND<0.14	ND<0.14
732.00	732.00	5/28/2013	49.78	40.68	--	691.32	0	--	ND<0.14	ND<0.24	ND<0.14	ND<0.14
732.00	732.00	8/29/2013	49.86	41.98	--	690.02	0	--	ND<0.14	ND<0.24	ND<0.14	ND<0.14
732.00	732.00	11/26/2013	49.78	43.01	--	688.99	0	190 HD	ND<0.14	ND<0.24	ND<0.14	ND<0.14
732.00	732.00	2/27/2014	49.94	43.72	--	688.28	0	--	ND<0.14	ND<0.24	ND<0.14	ND<0.14

Table 3

**Historical Groundwater Monitoring Data and Analytical Results  
Former Unocal Facility No. 6975 (Chevron Site No. 306440)  
10451 Magnolia Avenue  
Riverside, California**

Well ID (SI fbgs)	TOC (ft)	Date	TD (ft-bmp)	DTW (ft-bmp)	Measured		LNAPL Elevation (ft-rmsl)	LNAPL (feet)	TPH-d (µg/L)	TPH-d w/ SG Cleanup (µg/L)	TPH-g (µg/L)	B (µg/L)	T (µg/L)	E (µg/L)	X (µg)
					Depth to LNAPL (ft-bmp)	Corrected Ground- water									
	732.00	6/2/2014	49.90	44.32	--	687.68	0	--	ND<0.14	--	ND<48	ND<0.14	ND<0.24	ND<0.14	ND<
	732.00	9/5/2014	49.61	45.46	--	686.54	0	110 HD	68 HD	68 HD	ND<48	ND<0.14	ND<0.24	ND<0.14	ND<
	<b>732.00</b>	<b>9/27/2018</b>	<b>50.35</b>	--	--	--	--	--	--	--	--	--	--	--	--
<b>GW-18 (20-50)</b>	730.08	10/6/2004	49.72	42.00	--	688.08	0	ND<500	--	--	2,000	4.5	0.8 J	46	64
	730.08	1/18/2005	49.90	40.20	--	689.88	0	520	--	--	4,000	3.7	1.0 J	100	40
	730.08	4/18/2005	49.90	38.35	--	691.73	0	520	--	--	4,700	3.6	0.97 J	130	27
	730.08	7/20/2005	49.90	37.55	--	692.53	0	910	--	--	3,200	2.7	0.74 J	96	27
	730.08	12/19/2005	49.90	39.28	--	690.80	0	800	--	--	1,200	2.2	0.51 J	63	7.8
	730.08	2/23/2006	49.90	39.44	--	690.64	0	860	--	--	2,500	2.3	0.55 J	95	12
	--	2/23/2006	--	--	--	--	--	1,600	--	--	2,700	2.4	0.61 J	94	13
	730.08	5/11/2006	49.90	39.39	--	690.69	0	620	--	--	1,300	1.7	ND<0.35	45	6.1
	730.08	7/27/2006	49.70	39.91	--	690.17	0	520	--	--	530	0.88	ND<0.35	11	1.7
	730.08	10/26/2006	49.68	40.79	--	689.29	0	140	--	--	2,300	3.0 J	0.5 J	45	8.0
	730.08	1/25/2007	49.68	40.52	--	689.56	0	110	--	--	5,500	7.0	1.0	110	83
	730.08	5/16/2007	49.68	39.77	--	690.31	0	150	--	--	2,200	3.0 J	ND<0.5	27	6.0
	730.08	8/8/2007	49.70	40.53	--	689.55	0	140	--	--	2,500	4.0	ND<0.5	51	9.0
	730.08	11/19/2007	--	42.07	--	688.01	0	--	--	--	--	--	--	--	--
	730.08	2/12/2008	49.90	42.24	41.69	688.22	0.55	--	--	--	--	--	--	--	--
	730.08	5/13/2008	49.90	42.24	41.76	688.17	0.48	--	--	--	--	--	--	--	--
	730.08	8/19/2008	--	43.29	42.42	687.39	0.87	--	--	--	--	--	--	--	--
	732.48	10/28/2008	--	43.86	43.14	689.12	0.72	--	--	--	--	--	--	--	--
	732.48	1/29/2009	49.90	43.76	43.39	688.98	0.37	--	--	--	--	--	--	--	--
	732.48	6/1/2009	49.75	43.65	--	688.83	0	--	--	--	17,000	7	1 J	950	63
	732.48	8/17/2009	--	44.40	43.74	688.54	0.66	--	--	--	--	--	--	--	--
	732.48	11/19/2009	--	45.53	44.45	687.70	1.08	--	--	--	--	--	--	--	--
	732.48	2/16/2010	--	44.74	44.24	688.09	0.50	--	--	--	--	--	--	--	--
	732.48	5/3/2010	49.74	43.44	--	689.04	0	--	--	--	13,000	9	0.7 J	640	40
	732.48	9/21/2010	--	44.17	44.14	688.33	0.03	--	--	--	--	--	--	--	--
	732.48	11/22/2010	--	45.26	44.54	687.72	0.72	--	--	--	--	--	--	--	--
	732.48	5/27/2011	--	42.43	42.39	690.08	0.04	--	--	--	--	--	--	--	--
	732.48	9/1/2011	49.95	41.92	--	690.56	0	4,100	--	--	17,000	4	0.7 J	1,000	89
	732.48	12/2/2011	42.28	49.60	--	690.20	0	--	--	--	14,000	2 J	ND<1	740	34



Table 3

**Historical Groundwater Monitoring Data and Analytical Results  
Former Unocal Facility No. 6975 (Chevron Site No. 306440)  
10451 Magnolia Avenue  
Riverside, California**

Well ID (SI fbgs)	TOC (ft)	Date	TD (ft-bmp)	DTW (ft-bmp)	Measured		LNAPL		TPH-d w/ SG Cleanup (µg/L)	TPH-g (µg/L)	B (µg/L)	T (µg/L)	E (µg/L)	X (µg)
					Depth to LNAPL (ft-bmp)	Elevation (ft-msl)	LNAPL (feet)	TPH-d (µg/L)						
	733.57	6/1/2009	50.05	43.25	43.24	690.33	0.01	--	--	5,700	1 J	ND<0.5	230	89
	733.57	8/17/2009	--	43.98	43.84	689.69	0.14	--	--	--	--	--	--	--
	733.57	11/19/2009	--	44.97	44.83	688.70	0.14	--	--	--	--	--	--	--
	733.57	2/16/2010	--	44.74	44.69	688.86	0.05	--	--	--	--	--	--	--
	733.57	5/3/2010	--	43.59	43.36	690.14	0.23	--	--	--	--	--	--	--
	733.57	9/21/2010	--	44.23	44.16	689.39	0.07	--	--	--	--	--	--	--
	733.57	11/22/2010	50.00	45.00	--	688.57	0	--	--	6,700	ND<1	ND<1	29	1
	733.57	5/27/2011	49.97	42.52	--	691.05	0	--	--	8,500	0.6 J	0.7 J	200	2
	733.57	9/1/2011	50.64	42.87	--	690.70	0	2,300	--	6,200	ND<0.5	1 J	80	0.5
	733.57	12/1/2011	42.52	49.70	--	691.05	0	--	--	4,400	ND<0.5	0.7 J	74	ND<
	733.57	3/29/2012	41.88	49.79	--	691.69	0	--	--	4,000	ND<0.5	0.5 J	64	ND<
	733.57	6/1/2012	41.35	50.30	--	692.22	0	--	--	5,400	ND<0.5	0.6 J	76	ND<
	733.57	8/30/2012	50.28	42.24	--	691.33	0	6,500	740	6,000	ND<1	ND<1	84	ND<
	733.57	11/30/2012	50.05	42.72	--	690.85	0	--	--	4,100	ND<0.5	0.6 J	47	ND<
	733.57	2/13/2013	50.12	41.79	--	691.78	0	--	--	56,000	0.21 J	0.96 J	37	0.88
	733.57	5/28/2013	50.12	40.85	--	692.72	0	--	--	7,200 HD	0.40 J	0.87 J	92	0.91
	733.57	8/29/2013	50.10	41.99	--	691.58	0	--	--	6,000 HD	ND<0.14	1.3	43	1.3
	733.57	11/26/2013	50.10	42.88	--	690.69	0	3,500 HD	1,800 HD	4,300 HD	ND<0.14	1.3	32	0.36
	733.57	2/27/2014	50.12	43.66	--	689.91	0	--	--	1,800	ND<0.14	0.73 J	4.6	0.44
	733.57	6/2/2014	50.09	44.42	--	689.15	0	--	--	2,600	ND<0.14	0.70 J	4.8	0.37
	733.57	9/5/2014	50.05	46.10	--	687.47	0	300 HD	150 HD	880	15	12	6.8	28
	<b>733.57</b>	<b>9/29/2018</b>	<b>50.56</b>	--	--	--	--	--	--	--	--	--	--	--
<b>GW-20</b>	732.69	10/6/2004	49.00	40.52	40.22	692.38	0.30	47,000	--	23,000	ND<2.8	8.2 J	620	1.8
<b>20-50)</b>	732.69	1/18/2005	49.00	40.62	40.25	692.33	0.37	--	--	--	--	--	--	--
	732.69	4/18/2005	49.00	40.25	38.55	693.61	1.70	--	--	--	--	--	--	--
	732.69	7/20/2005	49.00	40.25	37.78	694.14	2.47	140,000	--	21,000	ND<5.1	ND<6.9	400	56
	732.69	12/19/2005	49.00	39.38	--	683.69	0	18,000	--	26,000	4.0 J	5.5 J	390	35
	732.69	2/23/2006	49.00	39.56	--	683.69	0	40,000	--	18,000	3.6	4.2	380	25
	732.69	5/11/2006	49.00	39.50	--	683.69	0	21,000	--	17,000	4.9	3.6	340	17
	732.69	7/27/2006	48.95	39.91	39.90	692.79	0.01	230,000	--	18,000	5.2	3.5 J	450	35
	732.69	10/26/2006	50.51	41.22	40.70	691.83	0.52	6,000	--	30,000	7.0	3.0 J	260	36
	732.69	1/26/2007	48.97	40.67	40.50	692.14	0.17	--	--	--	--	--	--	--



Table 3

**Historical Groundwater Monitoring Data and Analytical Results  
Former Unocal Facility No. 6975 (Chevron Site No. 306440)  
10451 Magnolia Avenue  
Riverside, California**

Well ID (SI fbg)	TOC (ft)	Date	TD (ft-bmp)	DTW (ft-bmp)	LNAPL		TPH-d (µg/L)	TPH-d w/ SG Cleanup (µg/L)	TPH-g (µg/L)	B (µg/L)	T (µg/L)	E (µg/L)	X (µg)
					Measured Depth to LNAPL (ft-bmp)	Corrected Ground- water Elevation (ft-msl)							
GW-21	733.36	2/23/2006	49.61	39.77	--	693.59	4,200	--	4,200	ND<0.26	ND<0.35	1.2	2.5
20-50)	733.36	5/11/2006	49.61	39.70	--	693.66	980	--	980	0.32 J	ND<0.35	1.0	1.7
	--	5/11/2006	--	--	--	--	870	--	870	ND<0.26	ND<0.35	0.56 J	1.2
	733.36	7/27/2006	49.38	40.17	--	693.19	880	--	880	ND<0.26	ND<0.35	0.19 J	0.4
	733.36	10/26/2006	52.05	41.00	--	692.36	51 J	--	51 J	ND<0.5	ND<0.5	ND<0.5	ND<
	733.36	1/25/2007	52.05	41.99	--	691.37	--	--	--	--	--	--	--
	733.36	5/16/2007	49.81	40.11	--	693.25	1,400	--	1,400	ND<0.5	ND<0.5	ND<0.5	2.0
	733.36	8/7/2007	49.41	40.84	40.77	692.57	--	--	--	--	--	--	--
	733.36	11/19/2007	--	42.12	41.72	691.52	--	--	--	--	--	--	--
	733.36	2/12/2008	--	42.39	42.02	691.23	--	--	--	--	--	--	--
	733.36	5/13/2008	--	42.32	42.09	691.20	--	--	--	--	--	--	--
	733.36	8/19/2008	--	42.87	42.85	690.50	--	--	--	--	--	--	--
	735.89	10/28/2008	--	43.50	Sheen	692.39	0	--	--	--	--	--	--
	735.89	1/29/2009	47.30	43.74	Sheen	692.15	0	--	--	--	--	--	--
	735.89	6/1/2009	49.58	43.50	--	692.39	0	--	--	ND<0.5	ND<0.5	ND<0.5	0.7
	735.89	8/17/2009	--	44.09	44.08	691.81	0.01	--	--	--	--	--	--
	735.89	11/19/2009	--	44.93	44.91	690.97	0.02	--	--	--	--	--	--
	735.89	2/16/2010	49.42	44.68	--	691.21	0	--	--	ND<0.5	ND<0.5	ND<0.5	0.6
	735.89	5/3/2010	49.54	43.83	--	692.06	0	--	--	ND<0.5	ND<0.5	ND<0.5	ND<
	735.89	9/21/2010	49.56	44.51	--	691.38	0	--	--	ND<0.5	ND<0.5	ND<0.5	ND<
	735.89	11/22/2010	49.23	45.00	--	690.89	0	--	--	ND<0.5	ND<0.5	ND<0.5	ND<
	735.89	5/27/2011	49.55	43.20	--	692.69	0	--	--	ND<0.5	ND<0.5	ND<0.5	ND<
	735.89	9/1/2011	49.72	42.48	--	693.41	0	--	380	ND<0.5	ND<0.5	ND<0.5	ND<
	735.89	12/1/2011	42.70	49.48	--	693.19	0	--	--	ND<0.5	ND<0.5	ND<0.5	ND<
	735.89	3/29/2012	41.82	49.49	--	694.07	0	--	--	ND<0.5	ND<0.5	ND<0.5	ND<
	735.89	5/31/2012	41.52	49.57	--	694.37	0	--	--	ND<0.5	ND<0.5	ND<0.5	ND<
	735.89	8/30/2012	49.51	42.30	--	693.59	0	68 J	160	ND<0.5	ND<0.5	ND<0.5	ND<
	735.89	11/30/2012	49.55	42.93	--	692.96	0	--	--	ND<0.5	ND<0.5	ND<0.5	ND<
	735.89	2/13/2013	49.90	42.98	--	692.91	0	--	--	ND<0.14	ND<0.24	0.19 J	ND<
	735.89	5/28/2013	49.78	41.21	--	694.68	0	--	--	ND<0.14	ND<0.24	ND<0.14	ND<
	--	5/28/2013	--	--	--	--	--	--	--	ND<0.14	ND<0.24	ND<0.14	ND<
	735.89	8/29/2013	49.49	42.43	--	693.46	0	--	--	ND<0.14	ND<0.24	0.24 J	ND<
	--	8/29/2013	--	--	--	--	--	--	--	ND<0.14	ND<0.24	ND<0.14	ND<

Table 3

**Historical Groundwater Monitoring Data and Analytical Results  
Former Unocal Facility No. 6975 (Chevron Site No. 306440)  
10451 Magnolia Avenue  
Riverside, California**

Well ID (SI fbg#)	TOC (ft)	Date	TD (ft-bmp)	DTW (ft-bmp)	LNAPL		TPH-d (µg/L)	TPH-d w/ SG Cleanup (µg/L)	TPH-g (µg/L)	B (µg/L)	T (µg/L)	E (µg/L)	X (µg/L)	
					Measured Depth to LNAPL (ft-bmp)	Corrected Ground- water Elevation (ft-msl)								
	735.89	11/26/2013	49.80	43.28	--	692.61	0	140 HD	82 HD	190	2.5	5.0	13	54
	735.89	2/27/2014	49.75	44.12	--	691.77	0	--	--	ND<48	ND<0.14	ND<0.24	ND<0.14	ND<0.14
	735.89	6/2/2014	49.35	44.49	--	691.40	0	--	--	ND<48	ND<0.14	ND<0.24	ND<0.14	ND<0.14
	735.89	9/5/2014	49.42	45.56	--	690.33	0	130 HD	39 J HD	ND<48	ND<0.14	ND<0.24	ND<0.14	ND<0.14
	<b>735.89</b>	<b>9/27/2018</b>	<b>49.50</b>	<b>49.12</b>	--	<b>686.77</b>	<b>0</b>	--	--	--	--	--	--	--
<b>GW-22 (19-49)</b>	733.93	5/16/2007	49.57	39.91	--	694.02	0	220	--	870	2.0 J	ND<0.5	4.0 J	6.0
	--	5/16/2007	--	--	--	--	--	--	--	910	2.0 J	ND<0.5	3.0 J	5.0
	733.93	8/7/2007	49.34	41.21	--	692.72	0	90 J	--	730	2.0	ND<0.5	3.0	1.0
	733.93	11/19/2007	--	41.55	--	692.38	0	--	--	390	2.0 J	ND<0.5	2.0 J	0.6
	733.93	2/12/2008	49.35	41.92	--	692.01	0	--	--	370	0.5 J	ND<0.5	2.0 J	2.0
	--	2/12/2008	--	--	--	--	--	--	--	330	ND<0.5	ND<0.5	3.0 J	3.0
	733.93	5/13/2008	49.30	41.91	--	692.02	0	--	--	220	ND < 0.5	ND < 0.5	2.0 J	1.0
	--	5/13/2008	--	--	--	--	--	--	--	170	ND < 0.5	ND < 0.5	1.0 J	1.0
	733.93	8/19/2008	49.30	42.71	--	691.22	0	440	--	0.7 J	ND < 0.5	3.0 J	2.0 J	ND < 0.14
	--	8/19/2008	--	--	--	--	--	260	--	0.7 J	ND < 0.5	2.0 J	2.0 J	ND < 0.14
	736.39	10/28/2008	49.35	43.35	--	693.04	0	--	--	200	ND < 0.5	ND < 0.5	2 J	1.0
	736.39	1/27/2009	49.33	43.60	--	692.79	0	--	--	670	0.9 J	ND < 0.5	1 J	2.0
	736.39	6/1/2009	49.45	43.29	--	693.10	0	--	--	1,300	ND<0.5	ND<0.5	5	2.0
	736.39	8/17/2009	49.48	44.00	--	692.39	0	--	--	1,000	ND<0.5	ND<0.5	4 J	1.0
	736.39	11/19/2009	49.46	44.77	--	691.62	0	--	--	820	ND<0.5	ND<0.5	2 J	ND<0.14
	736.39	2/16/2010	49.23	46.74	--	689.65	0	--	--	1,500	0.6 J	ND<0.5	38	2.0
	736.39	5/3/2010	--	43.85	43.81	692.57	0.04	--	--	--	--	--	--	--
	736.39	9/21/2010	--	44.37	44.34	692.04	0.03	--	--	--	--	--	--	--
	736.39	11/22/2010	49.52	44.52	--	691.87	0	--	--	910	ND<0.5	ND<0.5	7	0.8
	736.39	5/27/2011	49.44	43.27	--	693.12	0	--	--	2,800	0.9 J	ND<0.5	52	2.0
	736.39	9/1/2011	49.50	42.40	--	693.99	0	240	--	1,700	1 J	ND<0.5	25	1.0
	736.39	12/1/2011	42.59	49.38	--	693.80	0	--	--	1,800	ND<0.5	3 J	43	1.0
	736.39	3/29/2012	41.75	49.40	--	694.64	0	--	--	1,400	ND<0.5	4 J	38	1.0
	736.39	6/1/2012	41.46	49.55	--	694.93	0	--	--	530	ND<0.5	ND<0.5	5	ND<0.14
	736.39	8/30/2012	49.50	42.19	--	694.20	0	880	75 J	2,300	ND<0.5	ND<0.5	100	1.0
	736.39	11/30/2012	49.98	42.85	--	693.54	0	--	--	360	ND<0.5	ND<0.5	2 J	ND<0.14
	736.39	2/13/2013	44.65	41.94	--	694.45	0	--	--	26,000	0.69 J	2.2	300	3.49

Table 3

**Historical Groundwater Monitoring Data and Analytical Results  
Former Unocal Facility No. 6975 (Chevron Site No. 306440)  
10451 Magnolia Avenue  
Riverside, California**

Well ID (SI fbg)	TOC (ft)	Date	TD (ft-bmp)	DTW (ft-bmp)	LNAPL		TPH-d (µg/L)	TPH-d w/ SG Cleanup (µg/L)	TPH-g (µg/L)	B (µg/L)	T (µg/L)	E (µg/L)	X (µg)
					Measured Depth to LNAPL (ft-bmp)	Corrected Ground- water Elevation (ft-msl)							
	736.39	5/28/2013	49.38	40.97	--	695.42	0	--	510 HD	0.15 J	ND<0.24	13	0.74
	736.39	8/29/2013	49.23	41.84	--	694.55	0	--	76 HD	ND<0.14	ND<0.24	ND<0.14	ND<0.14
	736.39	11/26/2013 <sup>1</sup>	--	--	--	--	--	--	--	--	--	--	--
	736.39	2/27/2014 <sup>1</sup>	--	--	--	--	--	--	--	--	--	--	--
	736.39	6/2/2014 <sup>1</sup>	--	--	--	--	--	--	--	--	--	--	--
	736.39	9/5/2014 <sup>1</sup>	--	--	--	--	--	--	--	--	--	--	--
	<b>736.39</b>	<b>9/27/2018<sup>1</sup></b>	--	--	--	--	--	--	--	--	--	--	--
<b>GW-23</b>	732.43	10/28/2008	60.02	41.25	--	691.18	0	--	54	ND<0.5	ND<0.5	ND<0.5	ND<0.5
<b>30-60)</b>	732.43	1/27/2009	60.05	41.48	--	690.95	0	--	30 J	ND<0.5	ND<0.5	ND<0.5	ND<0.5
	732.43	6/1/2009	60.21	41.19	--	691.24	0	--	1,500	ND<0.5	ND<0.5	16	13
	732.43	8/17/2009	56.27	41.78	--	690.65	0	--	49 J	ND<0.5	ND<0.5	ND<0.5	ND<0.5
	732.43	11/19/2009	60.18	42.66	--	689.77	0	--	27 J	ND<0.5	ND<0.5	ND<0.5	ND<0.5
	732.43	2/16/2010	59.84	43.11	--	689.32	0	--	77	ND<0.5	ND<0.5	ND<0.5	ND<0.5
	732.43	5/3/2010	60.14	41.46	--	690.97	0	--	57	ND<0.5	ND<0.5	ND<0.5	ND<0.5
	732.43	9/21/2010	60.21	42.26	--	690.17	0	--	29 J	ND<0.5	ND<0.5	ND<0.5	ND<0.5
	732.43	11/22/2010	59.61	43.52	--	688.91	0	--	27 J	ND<0.5	ND<0.5	ND<0.5	ND<0.5
	732.43	5/27/2011	60.04	40.72	--	691.71	0	--	90	ND<0.5	ND<0.5	ND<0.5	ND<0.5
	732.43	9/1/2011	60.15	40.05	--	692.38	0	61 J	56	ND<0.5	ND<0.5	ND<0.5	ND<0.5
	732.43	12/1/2011	40.35	59.90	--	692.08	0	--	48 J	ND<0.5	ND<0.5	ND<0.5	ND<0.5
	732.43	3/29/2012	39.62	59.92	--	692.81	0	--	23 J	ND<0.5	ND<0.5	ND<0.5	ND<0.5
	732.43	5/31/2012	39.16	60.24	--	693.27	0	--	ND<20	ND<0.5	ND<0.5	ND<0.5	ND<0.5
	732.43	8/30/2012	60.18	39.94	--	692.49	0	ND<50	ND<20	ND<0.5	ND<0.5	ND<0.5	ND<0.5
	732.43	11/30/2012	60.22	40.54	--	691.89	0	--	ND<20	ND<0.5	ND<0.5	ND<0.5	ND<0.5
	732.43	2/13/2013	60.10	39.59	--	692.84	0	--	ND<48	ND<0.14	ND<0.24	ND<0.14	ND<0.14
	732.43	5/28/2013	60.12	38.84	--	693.59	0	--	ND<48	ND<0.14	ND<0.24	ND<0.14	ND<0.14
	732.43	8/29/2013	60.01	40.03	--	692.40	0	--	ND<48	ND<0.14	ND<0.24	ND<0.14	ND<0.14
	732.43	11/26/2013	60.02	40.91	--	691.52	0	ND<47	ND<48	ND<0.14	ND<0.24	ND<0.14	ND<0.14
	732.43	2/27/2014	60.09	42.72	--	689.71	0	--	ND<48	ND<0.14	ND<0.24	ND<0.14	ND<0.14
	732.43	6/2/2014	60.00	42.25	--	690.18	0	--	ND<48	ND<0.14	ND<0.24	ND<0.14	ND<0.14
	732.43	9/5/2014	59.70	43.30	--	689.13	0	150 HD	ND<48	ND<0.14	ND<0.24	ND<0.14	ND<0.14
	<b>732.43</b>	<b>9/29/2018</b>	<b>60.10</b>	<b>51.28</b>	--	<b>681.15</b>	<b>0</b>	<b>38 J HD</b>	<b>ND&lt;48</b>	<b>ND&lt;0.30</b>	<b>ND&lt;0.29</b>	<b>ND&lt;0.26</b>	<b>ND&lt;0.26</b>

**Table 3**  
**Historical Groundwater Monitoring Data and Analytical Results**  
**Former Unocal Facility No. 6975 (Chevron Site No. 306440)**  
**10451 Magnolia Avenue**  
**Riverside, California**

Well ID (SI fbg#)	TOC (ft)	Date	TD (ft-bmp)	DTW (ft-bmp)	LNAPL		TPH-d (µg/L)	TPH-d w/ SG Cleanup (µg/L)	TPH-g (µg/L)	B (µg/L)	T (µg/L)	E (µg/L)	X (µg)
					Measured Depth to LNAPL (ft-bmp)	Corrected Ground- water Elevation (ft-msl)							
GW-24 (30-60)	731.57	10/28/2008	60.00	41.84	--	0	--	--	200	ND<0.5	ND<0.5	ND<0.5	ND<0.5
	731.57	1/27/2009	60.04	42.04	--	0	--	--	47 J	ND<0.5	ND<0.5	ND<0.5	ND<0.5
	731.57	6/1/2009	60.11	41.73	--	0	--	--	650	ND<0.5	ND<0.5	2 J	2 J
	731.57	8/17/2009	60.13	42.35	--	0	--	--	450	ND<0.5	ND<0.5	ND<0.5	ND<0.5
	731.57	11/19/2009	60.14	43.28	--	0	--	--	150	ND<0.5	ND<0.5	ND<0.5	ND<0.5
	731.57	2/16/2010	59.80	43.64	--	0	--	--	210	ND<0.5	ND<0.5	ND<0.5	ND<0.5
	--	--	2/16/2010	--	--	--	--	--	270	ND<0.5	ND<0.5	ND<0.5	ND<0.5
	731.57	5/3/2010	60.11	42.05	--	0	--	--	180	ND<0.5	ND<0.5	ND<0.5	ND<0.5
	731.57	9/21/2010	60.25	42.82	--	0	--	--	130	ND<0.5	ND<0.5	ND<0.5	ND<0.5
	731.57	11/22/2010	59.74	43.32	--	0	--	--	170	ND<0.5	ND<0.5	ND<0.5	ND<0.5
	731.57	5/27/2011	59.85	41.00	--	0	--	--	160	ND<0.5	ND<0.5	ND<0.5	ND<0.5
	731.57	9/1/2011	60.23	40.59	--	0	ND<50	--	150	ND<0.5	ND<0.5	ND<0.5	ND<0.5
	731.57	12/1/2011	40.82	60.10	--	0	--	--	79	ND<0.5	ND<0.5	ND<0.5	ND<0.5
	731.57	3/29/2012	40.02	59.95	--	0	--	--	68	ND<0.5	ND<0.5	ND<0.5	ND<0.5
	731.57	5/31/2012	39.65	60.06	--	0	--	--	20 J	ND<0.5	ND<0.5	ND<0.5	ND<0.5
	731.57	8/30/2012	60.09	41.50	--	0	8,200	ND<50	ND<20	ND<0.5	ND<0.5	ND<0.5	ND<0.5
	731.57	11/30/2012	60.11	41.09	--	0	--	--	ND<20	ND<0.5	ND<0.5	ND<0.5	ND<0.5
	731.57	2/13/2013	60.05	40.09	--	0	--	--	ND<48	ND<0.14	ND<0.24	ND<0.14	ND<0.14
731.57	5/28/2013	60.08	39.30	--	0	--	--	ND<48	ND<0.14	ND<0.24	ND<0.14	ND<0.14	
731.57	8/29/2013	60.19	40.45	--	0	--	--	ND<48	ND<0.14	ND<0.24	ND<0.14	ND<0.14	
731.57	11/26/2013	59.88	41.47	--	0	55 HD	ND<47	ND<48	ND<0.14	ND<0.24	ND<0.14	ND<0.14	
731.57	2/27/2014	59.89	42.26	--	0	--	--	ND<48	ND<0.14	ND<0.24	ND<0.14	ND<0.14	
731.57	6/2/2014	59.92	42.80	--	0	--	--	ND<48	ND<0.14	ND<0.24	ND<0.14	ND<0.14	
731.57	9/5/2014	59.94	43.90	--	0	190 HD	44 J HD	ND<48	ND<0.14	ND<0.24	ND<0.14	ND<0.14	
<b>731.57</b>	<b>9/29/2018</b>	<b>60.16</b>	<b>51.87</b>	--	<b>0</b>	<b>ND&lt;16</b>	--	<b>ND&lt;48</b>	<b>ND&lt;0.30</b>	<b>ND&lt;0.29</b>	<b>ND&lt;0.26</b>	<b>ND&lt;0.26</b>	
GW-25 (25-60)	730.88	11/19/2009	59.57	44.55	--	0	--	--	3,400	1 J	ND<0.5	120	68
	730.88	2/16/2010	60.00	45.00	--	0	--	--	6,100	2 J	1 J	210	19
	730.88	5/3/2010	59.56	43.15	--	0	--	--	7,300	3 J	1 J	330	31
	730.88	9/21/2010	59.60	43.93	--	0	--	--	4,200	1 J	ND<0.5	230	20
	730.88	11/22/2010	59.74	44.66	--	0	--	--	5,100	1 J	ND<0.5	180	17
	730.88	5/27/2011	59.54	42.18	--	0	--	--	5,800	3 J	0.9 J	340	19
730.88	9/1/2011	59.60	41.65	--	0	980	--	7,100	2 J	ND<1	400	15	

Table 3

**Historical Groundwater Monitoring Data and Analytical Results  
Former Unocal Facility No. 6975 (Chevron Site No. 306440)  
10451 Magnolia Avenue  
Riverside, California**

Well ID SI fbg#s	TOC (ft)	Date	TD (ft-bmp)	DTW (ft-bmp)	LNAPL		TPH-d (µg/L)	TPH-g (µg/L)	B (µg/L)	T (µg/L)	E (µg/L)	X (µg/L)	
					Measured Depth to LNAPL (ft-bmp)	Corrected Ground- water Elevation (ft-msl)							
	730.88	12/2/2011	41.95	59.50	--	688.93	0	--	4,500	1 J	ND<0.5	230	67
	730.88	3/30/2012	41.13	59.53	--	689.75	0	--	4,000	1 J	2 J	270	33
	730.88	6/1/2012	40.78	59.70	--	690.10	0	--	4,400	1 J	ND<0.5	290	27
	730.88	8/30/2012	59.86	41.61	--	689.27	0	ND<50	3,700	ND<1	ND<1	180	23
	730.88	11/30/2012	--	--	--	--	--	--	--	--	--	--	--
	730.88	2/13/2013	59.49	41.14	--	689.74	0	--	2,000	0.53	ND<0.24	68	4.3
	730.88	5/28/2013	59.55	40.42	--	690.46	0	--	3,900	1.0	ND<0.47	260	6.6
	730.88	8/29/2013	59.49	41.51	--	689.37	0	--	850 HD	0.57	0.26 J	47	3.3
	730.88	11/26/2013	59.35	42.70	--	688.18	0	250 HD	170 HD	0.16 J	ND<0.24	9.7	0.28
	730.88	2/27/2014	59.50	43.51	--	687.37	0	--	650	0.17 J	ND<0.24	8.7	0.41
	730.88	6/2/2014	59.40	43.95	--	686.93	0	--	420	ND<0.14	ND<0.24	5.6	0.41
	730.88	9/5/2014	59.00	45.11	--	685.77	0	23 J HD	140	2.8	3.7	3.4	11
	<b>730.88</b>	<b>9/27/2018</b>	<b>59.59</b>	<b>53.49</b>	--	<b>677.39</b>	<b>0</b>	<b>96 HD</b>	<b>110 HD</b>	<b>ND&lt;0.30</b>	<b>ND&lt;0.29</b>	<b>ND&lt;0.26</b>	<b>ND&lt;0.26</b>
<b>GW-26 30-60)</b>	731.07	3/3/2010	59.51	43.64	--	687.43	0	--	3,000	0.5 J	ND<0.5	31	64.
	731.07	5/3/2010	59.50	42.83	--	688.24	0	--	4,500	0.7 J	ND<0.5	140	120
	730.93	9/21/2010	59.54	43.60	--	687.33	0	--	1,300	ND<0.5	ND<0.5	17	10
	730.93	11/22/2010	59.69	44.47	--	686.46	0	--	450	ND<0.5	ND<0.5	6	5.0
	730.93	5/27/2011	59.55	41.88	--	689.05	0	--	3,700	0.6 J	ND<0.5	170	38
	730.93	9/1/2011	59.55	41.50	--	689.43	0	830	4,400	ND<0.5	ND<0.5	57	ND<
	730.93	12/2/2011	41.56	59.41	--	689.37	0	--	2,200	ND<0.5	ND<0.5	32	0.8
	730.93	3/30/2012	40.73	59.47	--	690.20	0	--	4,400	ND<0.5	ND<0.5	77	ND<
	730.93	6/1/2012	40.39	59.55	--	690.54	0	--	3,900	ND<1	ND<1	49	ND
	730.93	8/30/2012	59.68	41.25	--	689.68	0	850	2,400	ND<0.5	ND<0.5	16	ND<
	730.93	11/30/2012	59.60	41.81	--	689.12	0	--	1,400	ND<0.5	ND<0.5	14	ND<
	730.93	2/13/2013	59.45	40.83	--	690.10	0	--	3,500	0.41 J	0.58 J	41	0.38
	730.93	5/28/2013	59.52	40.07	--	690.86	0	--	7,200	ND<0.28	0.57 J	31	ND<
	730.93	8/29/2013	59.50	41.24	--	689.69	0	--	760 HD	ND<0.14	0.46 J	5.3	0.27
	730.93	11/26/2013	59.38	42.37	--	688.56	0	760 HD	940 HD	ND<0.14	1.6	3.6	ND<
	730.93	2/27/2014	59.45	43.11	--	687.82	0	--	84 HD	ND<0.14	ND<0.24	ND<0.14	ND<
	730.93	6/2/2014	59.45	43.72	--	687.21	0	--	230	ND<0.14	ND<0.24	0.60 J	ND<
	730.93	9/5/2014	59.48	44.75	--	686.18	0	37 J HD	ND<48	ND<0.14	ND<0.24	ND<0.14	ND<
	<b>730.93</b>	<b>9/27/2018</b>	<b>59.53</b>	<b>53.00</b>	--	<b>677.93</b>	<b>0</b>	<b>21 J HD</b>	<b>ND&lt;48</b>	<b>ND&lt;0.30</b>	<b>ND&lt;0.29</b>	<b>ND&lt;0.26</b>	<b>ND&lt;</b>

Table 3

**Historical Groundwater Monitoring Data and Analytical Results  
Former Unocal Facility No. 6975 (Chevron Site No. 306440)  
10451 Magnolia Avenue  
Riverside, California**

Well ID (SI fbg)	TOC (ft)	Date	TD (ft-bmp)	DTW (ft-bmp)	Measured Depth to LNAPL (ft-bmp)	LNAPL Corrected Ground- water Elevation (ft-msl)	LNAPL (feet)	TPH-d (µg/L)	TPH-d w/ SG Cleanup (µg/L)	TPH-g (µg/L)	B (µg/L)	T (µg/L)	E (µg/L)	X (µg)
GW-27	730.60	9/21/2010	59.38	43.94	--	686.66	0	--	--	200	ND<0.5	ND<0.5	ND<0.5	ND<
57-60)	730.60	11/22/2010	59.45	44.58	--	686.02	0	--	--	530	ND<0.5	ND<0.5	ND<0.5	ND<
	730.60	5/27/2011	59.28	42.14	--	688.46	0	--	--	860	ND<0.5	ND<0.5	0.9 J	ND<
	730.60	9/1/2011	59.53	41.62	--	688.98	0	99 J	--	180	ND<0.5	ND<0.5	ND<0.5	ND<
	730.60	12/2/2011	41.81	59.28	--	688.79	0	--	--	200	ND<0.5	ND<0.5	ND<0.5	ND<
	730.60	3/30/2012	41.11	59.14	--	689.49	0	--	--	750	ND<0.5	ND<0.5	2 J	ND<
	730.60	6/1/2012	40.66	59.45	--	689.94	0	--	--	1,300	ND<0.5	ND<0.5	2 J	ND<
	730.60	8/30/2012	59.52	41.58	--	689.02	0	350	150	1,500	ND<0.5	ND<0.5	0.7 J	ND<
	730.60	11/30/2012	59.55	42.28	--	688.32	0	--	--	210	ND<0.5	ND<0.5	ND<0.5	ND<
	730.60	2/13/2013	59.55	41.05	--	689.55	0	--	--	2,300	ND<0.14	0.71 J	0.60 J	ND<
	730.60	5/28/2013	59.34	40.29	--	690.31	0	--	--	840 HD	ND<0.14	0.74 J	0.18 J	ND<
	730.60	8/29/2013	59.24	41.53	--	689.07	0	--	--	1,000 HD	ND<0.14	0.94 J	0.18 J	0.28
	730.60	11/26/2013	59.43	42.68	--	687.92	0	350 HD	130 HD	380 HD	ND<0.14	ND<0.24	ND<0.14	ND<
	730.60	2/27/2014	59.21	43.53	--	687.07	0	--	--	ND<48	ND<0.14	ND<0.24	ND<0.14	ND<
	730.60	6/2/2014	58.92	43.92	--	686.68	0	--	--	ND<48	ND<0.14	ND<0.24	ND<0.14	ND<
	730.60	9/5/2014	58.85	45.10	--	685.50	0	48 J HD	27 J HD	67	2.0	2.6	2.1	8.2
	<b>730.60</b>	<b>9/27/2018</b>	<b>59.25</b>	<b>53.42</b>	--	<b>677.18</b>	<b>0</b>	<b>ND&lt;16</b>	--	<b>ND&lt;48</b>	<b>ND&lt;0.30</b>	<b>ND&lt;0.29</b>	<b>ND&lt;0.26</b>	<b>ND&lt;0</b>

Table 3

**Historical Groundwater Monitoring Data and Analytical Results  
Former Unocal Facility No. 6975 (Chevron Site No. 306440)  
10451 Magnolia Avenue  
Riverside, California**

Well ID (SI fbg)	TOC (ft)	Date	TD (ft-bmp)	DTW (ft-bmp)	Measured Depth to LNAPL (ft-bmp)	LNAPL Corrected Ground- water Elevation (ft-msl)	LNAPL (feet)	TPH-d (µg/L)	TPH-d w/ SG Cleanup (µg/L)	TPH-g (µg/L)	B (µg/L)	T (µg/L)	E (µg/L)	X (µg/L)
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**ES:**

Elevation = Top of Casing - Measured Depth to Groundwater + [(Specific Gravity of LNAPL) x apparent LNAPL Thickness]. Specific Gravity of LNAPL was analyzed to be 0.69.  
As noted otherwise, all concentrations are reported in micrograms per Liter (µg/L).

aved over  
remediation device attached to well  
ot applicable / Not analyzed  
uplicate sample  
= Micrograms per liter  
= Not detected at or above laboratory detection limit indicated  
= Depth to water  
= Feet below ground surface  
o = feet below measurement point  
= feet above mean sea level  
entification

LNAPL = Light non-aqueous phase liquid  
TPH-d = Total petroleum hydrocarbons as diesel  
TPH-g = Total petroleum hydrocarbons as gasoline  
B = Benzene  
T = Toluene  
E = Ethylbenzene  
X = Total xylenes  
J = Laboratory estimated value  
HD = The chromatographic pattern was inconsistent with the profile of the reference fuel standard  
JA = Analyte positively identified but quantitation is an estimate  
SI = Screened interval  
w/SG = with silica gel  
TOC = Top of casing  
TD = Total depth



**Table 5**  
**Historical Groundwater Analytical Results - Oxygenate Compounds**  
**Former Unocal Facility No. 6975 (Chevron Site No. 306440)**  
**10451 Magnolia Avenue**  
**Riverside, California**

Well ID (SI fbgs)	Date	MTBE (µg/L)	TBA (µg/L)	ETHANOL (µg/L)	DIPE (µg/L)	ETBE (µg/L)	TAME (µg/L)	
GW-1 (25-45)	9/11/1998	490	ND	ND	ND	ND	ND	
	12/3/1998	130	ND	ND	ND	ND	ND	
	3/15/1999	ND<10	ND	ND	ND	ND	ND	
	6/16/1999	ND<10	ND	ND	ND	ND	ND	
	10/8/1999	230	ND	ND	ND	ND	ND	
	12/29/1999	75	ND	ND	ND	ND	ND	
	3/10/2000	ND<10	ND	ND	ND	ND	ND	
	6/16/2000	300	ND	ND	ND	ND	ND	
	9/13/2000	ND<10	ND	ND	ND	ND	ND	
	12/22/2000	ND<5.0	ND	ND	ND	ND	ND	
	3/16/2001	ND<20	ND	ND	ND	ND	ND	
	6/14/2001	ND<50	ND	ND	ND	ND	ND	
	9/13/2001	ND<2.0	ND	ND	ND	ND	ND	
	11/13/2001	ND<50	ND	ND	ND	ND	ND	
	7/25/2002	ND<10	ND	ND	ND	ND	ND	
	11/27/2002	ND<60	ND	ND	ND	ND	ND	
	2/28/2003	ND<60	ND	ND	ND	ND	ND	
	5/28/2003	ND<60	ND	ND	ND	ND	ND	
	8/28/2003	ND<20	ND	ND	ND	ND	ND	
	2/29/2004	ND<100	ND	ND	ND	ND	ND	
	5/3/2004	ND<50	ND	ND	ND	ND	ND	
	7/27/2004	ND<3.2	ND	ND	ND	ND	ND	
	10/6/2004	--	--	--	--	--	--	--
	1/18/2005	--	--	--	--	--	--	--
	4/18/2005	ND<5.3	ND	ND	ND	ND	ND	ND
	7/20/2005	ND<2.9	ND	ND	ND	ND	ND	ND
	12/19/2005	ND<2.9	ND	ND	ND	ND	ND	ND
	2/23/2006	ND<1.5	ND	ND	ND	ND	ND	ND
	5/11/2006	ND<1.5	ND	ND	ND	ND	ND	ND
	7/27/2006	ND<1.5	ND	ND	ND	ND	ND	ND
	10/26/2006	ND<3.0	ND	ND	ND	ND	ND	ND
	1/26/2007	--	--	--	--	--	--	--
	5/16/2007	--	--	--	--	--	--	--
	8/7/2007	--	--	--	--	--	--	--
	11/19/2007	--	--	--	--	--	--	--
	2/12/2008	--	--	--	--	--	--	--
	5/13/2008	--	--	--	--	--	--	--
	8/19/2008	--	--	--	--	--	--	--
	10/28/2008	--	--	--	--	--	--	--
	1/29/2009	--	--	--	--	--	--	--
6/1/2009	--	--	--	--	--	--	--	
8/17/2009	--	--	--	--	--	--	--	
11/19/2009	--	--	--	--	--	--	--	
2/16/2010	--	--	--	--	--	--	--	
5/3/2010	--	--	--	--	--	--	--	
9/21/2010	--	--	--	--	--	--	--	
11/22/2010	--	--	--	--	--	--	--	

**Table 5**  
**Historical Groundwater Analytical Results - Oxygenate Compounds**  
**Former Unocal Facility No. 6975 (Chevron Site No. 306440)**  
**10451 Magnolia Avenue**  
**Riverside, California**

<b>Well ID (SI fbgs)</b>	<b>Date</b>	<b>MTBE (µg/L)</b>	<b>TBA (µg/L)</b>	<b>ETHANOL (µg/L)</b>	<b>DIPE (µg/L)</b>	<b>ETBE (µg/L)</b>	<b>TAME (µg/L)</b>
	5/27/2011	--	--	--	--	--	--
	9/1/2011	2 J	ND<10	ND<100	ND<1	ND<1	ND<1
	9/1/2011	3 J	ND<10	ND<100	ND<1	ND<1	ND<1
	12/2/2011	3 J	ND<5	ND<50	ND<0.5	ND<0.5	ND<0.5
	12/2/2011	2 J	ND<13	ND<130	ND<1	ND<1	ND<1
	3/30/2012	3 J	ND<10	ND<100	ND<1	ND<1	ND<1
	3/30/2012	3 J	ND<10	ND<100	ND<1	ND<1	ND<1
	6/1/2012	3 J	ND<5	ND<50	ND<0.5	ND<0.5	ND<0.5
	6/1/2012	3 J	ND<5	ND<50	ND<0.5	ND<0.5	ND<0.5
	8/30/2012	1 J	ND<10	ND<100	ND<1	ND<1	ND<1
	11/30/2012	ND<1	ND<10	ND<100	ND<1	ND<1	ND<1
	11/30/2012	ND<1	ND<10	ND<100	ND<1	ND<1	ND<1
	2/13/2013	ND<1.5	ND<23	ND<250	ND<1.7	ND<2.2	ND<1.1
	2/13/2013	ND<1.5	ND<23	ND<250	ND<1.7	ND<2.2	ND<1.1
	5/28/2013	--	--	--	--	--	--
	8/29/2013	--	--	--	--	--	--
	11/26/2013	--	--	--	--	--	--
	2/27/2014	--	--	--	--	--	--
	6/2/2014	--	--	--	--	--	--
	9/5/2014	--	--	--	--	--	--
	<b>9/27/2018</b>	--	--	--	--	--	--
<b>GW-2 (25-45)</b>	9/11/1998	500	ND	ND	ND	ND	ND
	12/3/1998	29	ND	ND	ND	ND	ND
	3/15/1999	ND<10	ND	ND	ND	ND	ND
	6/16/1999	ND<10	ND	ND	ND	ND	ND
	10/8/1999	86	ND	ND	ND	ND	ND
	12/29/1999	64	ND	ND	ND	ND	ND
	3/10/2000	ND<10	ND	ND	ND	ND	ND
	6/16/2000	ND<10	ND	ND	ND	ND	ND
	9/13/2000	ND<10	ND	ND	ND	ND	ND
	12/22/2000	48	ND	ND	ND	ND	ND
	3/16/2001	ND<50	ND	ND	ND	ND	ND
	6/14/2001	ND<50	ND	ND	ND	ND	ND
	9/13/2001	ND<4.0	ND	ND	ND	ND	ND
	11/13/2001	ND<62	ND	ND	ND	ND	ND
	7/25/2002	ND<10	ND	ND	ND	ND	ND
	11/27/2002	ND<60	ND	ND	ND	ND	ND
	2/28/2003	ND<60	ND	ND	ND	ND	ND
	5/28/2003	ND<15	ND	ND	ND	ND	ND
	8/28/2003	ND<20	ND	ND	ND	ND	ND
	2/29/2004	ND<50	ND	ND	ND	ND	ND
	5/3/2004	ND<50	ND	ND	ND	ND	ND
	7/27/2004	--	--	--	--	--	--
	10/6/2004	--	--	--	--	--	--
	1/18/2005	--	--	--	--	--	--
	4/18/2005	8.6 J	ND	ND	ND	ND	ND

**Table 5**  
**Historical Groundwater Analytical Results - Oxygenate Compounds**  
**Former Unocal Facility No. 6975 (Chevron Site No. 306440)**  
**10451 Magnolia Avenue**  
**Riverside, California**

<b>Well ID (SI fbgs)</b>	<b>Date</b>	<b>MTBE (µg/L)</b>	<b>TBA (µg/L)</b>	<b>ETHANOL (µg/L)</b>	<b>DIPE (µg/L)</b>	<b>ETBE (µg/L)</b>	<b>TAME (µg/L)</b>
	7/20/2005	ND<5.9	ND	ND	ND	ND	ND
	12/19/2005	ND<0.59	ND	ND	ND	ND	ND
	2/23/2006	ND<0.59	ND	ND	ND	ND	ND
	5/11/2006	ND<0.59	ND	ND	ND	ND	ND
	7/27/2006	ND<0.59	ND	ND	ND	ND	ND
	10/26/2006	10	ND	ND	ND	ND	ND
	1/26/2007	13	ND	ND	ND	ND	ND
	5/16/2007	14	ND	ND	ND	ND	ND
	8/8/2007	6.0	ND	ND	ND	ND	ND
	11/20/2007	0.8 J	ND	ND	ND	ND	ND
	11/20/2007	0.8 J	ND	ND	ND	ND	ND
	2/13/2008	0.8 J	ND	ND	ND	ND	ND
	2/13/2008	1.0 J	ND	ND	ND	ND	ND
	5/13/2008	1.0 J	ND	ND	ND	ND	ND
	5/13/2008	ND<0.5	ND	ND	ND	ND	ND
	8/19/2008	--	--	--	--	--	--
	10/28/2008	--	--	--	--	--	--
	1/29/2009	--	--	--	--	--	--
	6/1/2009	--	--	--	--	--	--
	8/17/2009	--	--	--	--	--	--
	11/18/2009	--	--	--	--	--	--
	2/16/2010	--	--	--	--	--	--
	5/3/2010	--	--	--	--	--	--
	9/21/2010	--	--	--	--	--	--
	11/22/2010	--	--	--	--	--	--
	5/27/2011	--	--	--	--	--	--
	9/1/2011	6 J	ND<25	ND<250	ND<3	ND<3	ND<3
	12/2/2011	7 J	ND<10	ND<100	ND<1	ND<1	ND<1
	3/30/2012	4 J	ND<10	ND<100	ND<1	ND<1	ND<1
	6/1/2012	5	ND<5	ND<50	ND<0.5	ND<0.5	ND<0.5
	8/30/2012	3 J	ND<25	ND<250	ND<3	ND<3	ND<3
	11/30/2012	--	--	--	--	--	--
	2/13/2013	ND<3.1	ND<46	ND<500	ND<3.3	ND<4.4	ND<2.2
	5/28/2013	--	--	--	--	--	--
	8/29/2013	--	--	--	--	--	--
	11/26/2013	--	--	--	--	--	--
	2/27/2014	--	--	--	--	--	--
	6/2/2014	--	--	--	--	--	--
	9/5/2014	--	--	--	--	--	--
	<b>9/27/2018</b>	--	--	--	--	--	--
<b>GW-3</b>	9/11/1998	470	ND	ND	ND	ND	ND
	12/3/1998	140	ND	ND	ND	ND	ND
	3/15/1999	ND<10	ND	ND	ND	ND	ND
	6/16/1999	ND<10	ND	ND	ND	ND	ND
	10/8/1999	45	ND	ND	ND	ND	ND
	12/29/1999	190	ND	ND	ND	ND	ND

**Table 5**  
**Historical Groundwater Analytical Results - Oxygenate Compounds**  
**Former Unocal Facility No. 6975 (Chevron Site No. 306440)**  
**10451 Magnolia Avenue**  
**Riverside, California**

<b>Well ID (SI fbgs)</b>	<b>Date</b>	<b>MTBE (µg/L)</b>	<b>TBA (µg/L)</b>	<b>ETHANOL (µg/L)</b>	<b>DIPE (µg/L)</b>	<b>ETBE (µg/L)</b>	<b>TAME (µg/L)</b>
	3/10/2000	ND<10	ND	ND	ND	ND	ND
	6/16/2000	600	ND	ND	ND	ND	ND
	9/13/2000	33	ND	ND	ND	ND	ND
	12/22/2000	48	ND	ND	ND	ND	ND
	3/16/2001	87	ND	ND	ND	ND	ND
	6/14/2001	ND<50	ND	ND	ND	ND	ND
	9/13/2001	27	ND	ND	ND	ND	ND
	11/13/2001	ND<50	ND	ND	ND	ND	ND
	7/25/2002	ND<20	ND	ND	ND	ND	ND
	11/27/2002	ND<150	ND	ND	ND	ND	ND
	2/28/2003	ND<150	ND	ND	ND	ND	ND
	5/28/2003	ND<20	ND	ND	ND	ND	ND
	8/28/2003	ND<40	ND	ND	ND	ND	ND
	2/29/2004	ND<100	ND	ND	ND	ND	ND
	5/3/2004	ND<50	ND	ND	ND	ND	ND
	7/27/2004	--	--	--	--	--	--
	10/6/2004	--	--	--	--	--	--
	1/18/2005	--	--	--	--	--	--
	4/18/2005	67 J	ND	ND	ND	ND	ND
	7/20/2005	ND<5.9	ND	ND	ND	ND	ND
	12/19/2005	ND<5.9	ND	ND	ND	ND	ND
<b>GW-4 (25-45)</b>	9/11/1998	340	ND	ND	ND	ND	ND
	12/3/1998	60	ND	ND	ND	ND	ND
	3/15/1999	ND<10	ND	ND	ND	ND	ND
	6/16/1999	ND<10	ND	ND	ND	ND	ND
	10/8/1999	29	ND	ND	ND	ND	ND
	12/29/1999	55	ND	ND	ND	ND	ND
	3/10/2000	ND<10	ND	ND	ND	ND	ND
	6/16/2000	ND<10	ND	ND	ND	ND	ND
	9/13/2000	4.0	ND	ND	ND	ND	ND
	12/22/2000	4.4	ND	ND	ND	ND	ND
	3/16/2001	ND<13	ND	ND	ND	ND	ND
	6/14/2001	ND<25	ND	ND	ND	ND	ND
	9/13/2001	5.2	ND	ND	ND	ND	ND
	11/13/2001	ND<200	ND	ND	ND	ND	ND
	7/25/2002	ND<20	ND	ND	ND	ND	ND
	11/27/2002	ND<30	ND	ND	ND	ND	ND
	2/28/2003	ND<30	ND	ND	ND	ND	ND
	8/28/2003	ND<20	ND	ND	ND	ND	ND
	2/29/2004	ND<50	ND	ND	ND	ND	ND
	5/3/2004	ND<25	ND	ND	ND	ND	ND
	7/27/2004	1.0 J	ND	ND	ND	ND	ND
	10/6/2004	ND<0.64	ND	ND	ND	ND	ND
	1/18/2005	3.1 J	ND	ND	ND	ND	ND
	4/18/2005	6.4 J	ND	ND	ND	ND	ND
	7/20/2005	ND<0.29	ND	ND	ND	ND	ND

**Table 5**  
**Historical Groundwater Analytical Results - Oxygenate Compounds**  
**Former Unocal Facility No. 6975 (Chevron Site No. 306440)**  
**10451 Magnolia Avenue**  
**Riverside, California**

<b>Well ID (SI fbgs)</b>	<b>Date</b>	<b>MTBE (µg/L)</b>	<b>TBA (µg/L)</b>	<b>ETHANOL (µg/L)</b>	<b>DIPE (µg/L)</b>	<b>ETBE (µg/L)</b>	<b>TAME (µg/L)</b>
	12/19/2005	ND<1.5	ND	ND	ND	ND	ND
	2/23/2006	ND<0.29	ND	ND	ND	ND	ND
	5/11/2006	ND<0.29	ND	ND	ND	ND	ND
	7/27/2006	ND<0.29	ND	ND	ND	ND	ND
	10/26/2006	2.0 J	ND	ND	ND	ND	ND
	1/26/2007	8.0	ND	ND	ND	ND	ND
	5/16/2007	4.0	ND	ND	ND	ND	ND
	8/8/2007	3.0	ND	ND	ND	ND	ND
	11/20/2007	15	ND	ND	ND	ND	ND
	2/13/2008	2.0 J	ND	ND	ND	ND	ND
	5/13/2008	5.0	ND	ND	ND	ND	ND
	8/19/2008	--	--	--	--	--	--
	1/29/2009	--	--	--	--	--	--
	6/1/2009	--	--	--	--	--	--
	8/17/2009	--	--	--	--	--	--
	11/19/2009	--	--	--	--	--	--
	2/16/2010	--	--	--	--	--	--
	5/3/2010	--	--	--	--	--	--
	9/21/2010	--	--	--	--	--	--
	11/22/2010	--	--	--	--	--	--
	5/27/2011	--	--	--	--	--	--
	9/1/2011	31	ND<25	ND<250	ND<3	ND<3	ND<3
	12/2/2011	18 J	ND<25	ND<250	ND<3	ND<3	ND<3
	3/30/2012	13	ND<5	ND<50	ND<0.5	ND<0.5	ND<0.5
	6/1/2012	7 J	ND<10	ND<100	ND<1	ND<1	ND<1
	8/30/2012	6 J	ND<25	ND<250	ND<3	ND<3	ND<3
	11/30/2012	--	--	--	--	--	--
	2/13/2013	11	ND<46	ND<500	ND<3.3	ND<4.4	ND<2.2
	5/28/2013	--	--	--	--	--	--
	8/29/2013	--	--	--	--	--	--
	11/26/2013	--	--	--	--	--	--
	2/27/2014	--	--	--	--	--	--
	6/2/2014	--	--	--	--	--	--
	9/5/2014	--	--	--	--	--	--
	<b>9/27/2018</b>	--	--	--	--	--	--
<b>GW-5</b>	9/11/1998	270	ND	ND	ND	ND	ND
	12/3/1998	110	ND	ND	ND	ND	ND
	3/15/1999	ND<10	ND	ND	ND	ND	ND
	6/16/1999	ND<10	ND	ND	ND	ND	ND
	10/8/1999	110	ND	ND	ND	ND	ND
	12/29/1999	140	ND	ND	ND	ND	ND
	3/10/2000	ND<10	ND	ND	ND	ND	ND
	6/16/2000	ND<10	ND	ND	ND	ND	ND
	9/13/2000	21	ND	ND	ND	ND	ND
	12/22/2000	ND<20	ND	ND	ND	ND	ND
	3/16/2001	ND<63	ND	ND	ND	ND	ND

**Table 5**  
**Historical Groundwater Analytical Results - Oxygenate Compounds**  
**Former Unocal Facility No. 6975 (Chevron Site No. 306440)**  
**10451 Magnolia Avenue**  
**Riverside, California**

<b>Well ID (SI fbgs)</b>	<b>Date</b>	<b>MTBE (µg/L)</b>	<b>TBA (µg/L)</b>	<b>ETHANOL (µg/L)</b>	<b>DIPE (µg/L)</b>	<b>ETBE (µg/L)</b>	<b>TAME (µg/L)</b>
	6/14/2001	ND<63	ND	ND	ND	ND	ND
	9/13/2001	ND<10	ND	ND	ND	ND	ND
	11/13/2001	ND<50	ND	ND	ND	ND	ND
	7/25/2002	ND<20	ND	ND	ND	ND	ND
	11/27/2002	ND<60	ND	ND	ND	ND	ND
	2/28/2003	ND<60	ND	ND	ND	ND	ND
	8/28/2003	27 J	ND	ND	ND	ND	ND
	2/29/2004	ND<100	ND	ND	ND	ND	ND
	5/3/2004	68	ND	ND	ND	ND	ND
	7/27/2004	84	ND	ND	ND	ND	ND
	10/6/2004	110	ND	ND	ND	ND	ND
	1/18/2005	69	ND	ND	ND	ND	ND
	4/18/2005	110	ND	ND	ND	ND	ND
	7/20/2005	190	ND	ND	ND	ND	ND
	12/19/2005	260	ND	ND	ND	ND	ND
<b>GW-6</b>	3/10/2000	ND<10	ND	ND	ND	ND	ND
	6/16/2000	ND<10	ND	ND	ND	ND	ND
	9/13/2000	ND<10	ND	ND	ND	ND	ND
	12/22/2000	ND<10	ND	ND	ND	ND	ND
	3/16/2001	ND<50	ND	ND	ND	ND	ND
	6/14/2001	ND<50	ND	ND	ND	ND	ND
	9/13/2001	ND<5.0	ND	ND	ND	ND	ND
	11/13/2001	ND<50	ND	ND	ND	ND	ND
	7/25/2002	ND<10	ND	ND	ND	ND	ND
	11/27/2002	ND<60	ND	ND	ND	ND	ND
	2/28/2003	ND<60	ND	ND	ND	ND	ND
	5/28/2003	ND<100	ND	ND	ND	ND	ND
	8/28/2003	ND<20	ND	ND	ND	ND	ND
	2/29/2004	ND<50	ND	ND	ND	ND	ND
	5/3/2004	ND<100	ND	ND	ND	ND	ND
	7/27/2004	--	--	--	--	--	--
	10/6/2004	--	--	--	--	--	--
	1/18/2005	--	--	--	--	--	--
	4/18/2005	3.6 J	ND	ND	ND	ND	ND
	7/20/2005	ND<1.5	ND	ND	ND	ND	ND
	12/19/2005	ND<1.5	ND	ND	ND	ND	ND
<b>GW-7 (20-50)</b>	3/10/2000	ND<10	ND	ND	ND	ND	ND
	6/16/2000	ND<10	ND	ND	ND	ND	ND
	9/13/2000	ND<10	ND	ND	ND	ND	ND
	12/22/2000	ND<1.0	ND	ND	ND	ND	ND
	3/16/2001	ND<10	ND	ND	ND	ND	ND
	6/14/2001	ND<10	ND	ND	ND	ND	ND
	9/13/2001	ND<1.0	ND	ND	ND	ND	ND
	11/13/2001	ND<5.0	ND	ND	ND	ND	ND
	7/25/2002	ND<1.0	ND	ND	ND	ND	ND

**Table 5**  
**Historical Groundwater Analytical Results - Oxygenate Compounds**  
**Former Unocal Facility No. 6975 (Chevron Site No. 306440)**  
**10451 Magnolia Avenue**  
**Riverside, California**

Well ID (SI fbgs)	Date	MTBE (µg/L)	TBA (µg/L)	ETHANOL (µg/L)	DIPE (µg/L)	ETBE (µg/L)	TAME (µg/L)
	11/27/2002	ND<3.0	ND	ND	ND	ND	ND
	2/28/2003	ND<3.0	ND	ND	ND	ND	ND
	5/28/2003	ND<3.0	ND	ND	ND	ND	ND
	8/28/2003	ND<2.0	ND	ND	ND	ND	ND
	2/29/2004	ND<5.0	ND	ND	ND	ND	ND
	5/3/2004	ND<5.0	ND	ND	ND	ND	ND
	7/27/2004	--					
	10/6/2004	ND<0.32	ND	ND	ND	ND	ND
	1/18/2005	ND<0.32	ND	ND	ND	ND	ND
	4/18/2005	ND<0.26	ND	ND	ND	ND	ND
	7/20/2005	ND<0.29	ND	ND	ND	ND	ND
	12/19/2005	ND<0.29	ND	ND	ND	ND	ND
	2/23/2006	ND<0.29	ND	ND	ND	ND	ND
	5/11/2006	ND<0.29	ND	ND	ND	ND	ND
	7/27/2006	ND<0.29	ND	ND	ND	ND	ND
	10/26/2006	ND<0.5	ND	ND	ND	ND	ND
	1/25/2007	ND<0.5	ND	ND	ND	ND	ND
	5/16/2007	ND<0.5	ND	ND	ND	ND	ND
	8/7/2007	ND<0.5	ND	ND	ND	ND	ND
	11/20/2007	ND<0.5	ND	ND	ND	ND	ND
	2/12/2008	ND<0.5	ND	ND	ND	ND	ND
	5/13/2008	ND<0.5	ND	ND	ND	ND	ND
	8/19/2008	ND<0.5	ND	ND	ND	ND	ND
	10/28/2008	ND<0.5	ND	ND	ND	ND	ND
	1/28/2009	ND<0.5	ND	ND	ND	ND	ND
	6/1/2009	ND<1.0	ND	ND	ND	ND	ND
	6/1/2009	ND<0.5	ND	ND	ND	ND	ND
	8/17/2009	--	--	--	--	--	--
	11/19/2009	--	--	--	--	--	--
	2/16/2010	--	--	--	--	--	--
	5/3/2010	ND<0.5	ND	ND	ND	ND	ND
	5/3/2010	ND<0.5	ND	ND	ND	ND	ND
	9/21/2010	ND<0.5	ND	ND	ND	ND	ND
	11/22/2010	ND<0.5	ND	ND	ND	ND	ND
	5/27/2011	ND<0.5	ND<5	ND<50	ND<0.5	ND<0.5	ND<0.5
	5/27/2011	ND<0.5	ND<5	ND<50	ND<0.5	ND<0.5	ND<0.5
	9/1/2011	ND<0.5	ND<5	ND<50	ND<0.5	ND<0.5	ND<0.5
	12/2/2011	ND<0.5	ND<5	ND<50	ND<0.5	ND<0.5	ND<0.5
	3/29/2012	ND<0.5	ND<5	ND<50	ND<0.5	ND<0.5	ND<0.5
	6/1/2012	ND<0.5	ND<5	ND<50	ND<0.5	ND<0.5	ND<0.5
	8/30/2012	ND<0.5	ND<5	ND<50	ND<0.5	ND<0.5	ND<0.5
	11/30/2012	ND<0.5	ND<5	ND<50	ND<0.5	ND<0.5	ND<0.5
	2/13/2013	ND<0.31	ND<4.6	ND<50	ND<0.33	ND<0.44	ND<0.22
	5/28/2013	--	--	--	--	--	--
	8/29/2013	--	--	--	--	--	--
	11/26/2013	ND<0.31	ND<4.6	ND<50	ND<0.33	ND<0.44	ND<0.22
	2/27/2014	ND<0.31	ND<4.6	ND<50	ND<0.33	ND<0.44	ND<0.22

**Table 5**  
**Historical Groundwater Analytical Results - Oxygenate Compounds**  
**Former Unocal Facility No. 6975 (Chevron Site No. 306440)**  
**10451 Magnolia Avenue**  
**Riverside, California**

<b>Well ID (SI fbgs)</b>	<b>Date</b>	<b>MTBE (µg/L)</b>	<b>TBA (µg/L)</b>	<b>ETHANOL (µg/L)</b>	<b>DIPE (µg/L)</b>	<b>ETBE (µg/L)</b>	<b>TAME (µg/L)</b>
	2/27/2014	ND<0.31	ND<4.6	ND<50	ND<0.33	ND<0.44	ND<0.22
	6/2/2014	ND<0.31	ND<4.6	ND<50	ND<0.33	ND<0.44	ND<0.22
	6/2/2014	ND<0.31	ND<4.6	ND<50	ND<0.33	ND<0.44	ND<0.22
	9/5/2014	--	--	--	--	--	--
	<b>9/27/2018</b>	--	--	--	--	--	--
<b>GW-8 (20-50)</b>	3/10/2000	ND<10	ND	ND	ND	ND	ND
	6/16/2000	ND<10	ND	ND	ND	ND	ND
	9/13/2000	ND<10	ND	ND	ND	ND	ND
	12/22/2000	ND<20	ND	ND	ND	ND	ND
	3/16/2001	ND<63	ND	ND	ND	ND	ND
	6/14/2001	ND<100	ND	ND	ND	ND	ND
	9/13/2001	ND<20	ND	ND	ND	ND	ND
	11/13/2001	ND<62	ND	ND	ND	ND	ND
	7/25/2002	ND<10	ND	ND	ND	ND	ND
	11/27/2002	ND<150	ND	ND	ND	ND	ND
	2/28/2003	ND<150	ND	ND	ND	ND	ND
	5/28/2003	ND<150	ND	ND	ND	ND	ND
	8/28/2003	ND<40	ND	ND	ND	ND	ND
	2/29/2004	ND<5.0	ND	ND	ND	ND	ND
	5/3/2004	ND<100	ND	ND	ND	ND	ND
	7/27/2004	--	--	--	--	--	--
	10/6/2004	--	--	--	--	--	--
	1/18/2005	--	--	--	--	--	--
	4/18/2005	ND<1.3	ND	ND	ND	ND	ND
	7/20/2005	ND<0.29	ND	ND	ND	ND	ND
	12/19/2005	ND<0.29	ND	ND	ND	ND	ND
	2/23/2006	ND<0.29	ND	ND	ND	ND	ND
	2/23/2006	ND<0.29	ND	ND	ND	ND	ND
	5/11/2006	ND<0.29	ND	ND	ND	ND	ND
	7/27/2006	ND<0.29	ND	ND	ND	ND	ND
	10/26/2006	ND<0.5	ND	ND	ND	ND	ND
	1/25/2007	ND<0.5	ND	ND	ND	ND	ND
	5/16/2007	ND<0.5	ND	ND	ND	ND	ND
	8/7/2007	ND<0.5	ND	ND	ND	ND	ND
	8/7/2007	ND<0.5	ND	ND	ND	ND	ND
	11/19/2007	--	--	--	--	--	--
	2/12/2008	--	--	--	--	--	--
	5/13/2008	--	--	--	--	--	--
	8/19/2008	--	--	--	--	--	--
	10/28/2008	--	--	--	--	--	--
	1/29/2009	--	--	--	--	--	--
	6/1/2009	ND<2.0	ND	ND	ND	ND	ND
	8/17/2009	--	--	--	--	--	--
	11/19/2009	--	--	--	--	--	--
	2/16/2010	ND<0.5	ND	ND	ND	ND	ND
	5/3/2010	ND<0.5	ND	ND	ND	ND	ND

**Table 5**  
**Historical Groundwater Analytical Results - Oxygenate Compounds**  
**Former Unocal Facility No. 6975 (Chevron Site No. 306440)**  
**10451 Magnolia Avenue**  
**Riverside, California**

<b>Well ID (SI fbgs)</b>	<b>Date</b>	<b>MTBE (µg/L)</b>	<b>TBA (µg/L)</b>	<b>ETHANOL (µg/L)</b>	<b>DIPE (µg/L)</b>	<b>ETBE (µg/L)</b>	<b>TAME (µg/L)</b>
	9/21/2010	ND<0.5	ND	ND	ND	ND	ND
	11/22/2010	ND<0.5	ND	ND	ND	ND	ND
	11/22/2010	ND<0.5	ND	ND	ND	ND	ND
	5/27/2011	ND<0.5	ND<5	ND<50	ND<0.5	ND<0.5	ND<0.5
	9/1/2011	ND<0.5	ND<5	ND<50	ND<0.5	ND<0.5	ND<0.5
	12/1/2011	ND<0.5	ND<5	ND<50	ND<0.5	ND<0.5	ND<0.5
	3/29/2012	ND<0.5	ND<5	ND<50	ND<0.5	ND<0.5	ND<0.5
	6/1/2012	ND<0.5	ND<5	ND<50	ND<0.5	ND<0.5	ND<0.5
	8/30/2012	ND<0.5	ND<5	ND<50	ND<0.5	ND<0.5	ND<0.5
	11/30/2012	ND<0.5	ND<5	ND<50	ND<0.5	ND<0.5	ND<0.5
	2/13/2013	ND<0.31	ND<4.6	ND<50	ND<0.33	ND<0.44	ND<0.22
	5/28/2013	--	--	--	--	--	--
	8/29/2013	--	--	--	--	--	--
	11/26/2013	ND<0.31	ND<4.6	ND<50	ND<0.33	ND<0.44	ND<0.22
	2/27/2014	ND<0.31	ND<4.6	ND<50	ND<0.33	ND<0.44	ND<0.22
	6/2/2014	ND<0.31	ND<4.6	ND<50	ND<0.33	ND<0.44	ND<0.22
	9/5/2014	ND<0.31	ND<4.6	ND<50	ND<0.33	ND<0.44	ND<0.22
	<b>9/27/2018</b>	--	--	--	--	--	--
<b>GW-9 (20-45)</b>	12/22/2000	ND<10	ND	ND	ND	ND	ND
	3/16/2001	ND<13	ND	ND	ND	ND	ND
	6/14/2001	ND<50	ND	ND	ND	ND	ND
	9/13/2001	ND<4.0	ND	ND	ND	ND	ND
	11/13/2001	ND<5.0	ND	ND	ND	ND	ND
	7/25/2002	ND<2.0	ND	ND	ND	ND	ND
	11/27/2002	ND<60	ND	ND	ND	ND	ND
	2/28/2003	ND<60	ND	ND	ND	ND	ND
	5/28/2003	ND<60	ND	ND	ND	ND	ND
	8/28/2003	ND<20	ND	ND	ND	ND	ND
	2/29/2004	ND<50	ND	ND	ND	ND	ND
	5/3/2004	ND<50	ND	ND	ND	ND	ND
	7/27/2004	ND<6.4	ND	ND	ND	ND	ND
	10/6/2004	ND<13	ND	ND	ND	ND	ND
	1/18/2005	ND<1.3	ND	ND	ND	ND	ND
	4/18/2005	ND<1.3	ND	ND	ND	ND	ND
	7/20/2005	ND<0.29	ND	ND	ND	ND	ND
	12/19/2005	ND<1.5	ND	ND	ND	ND	ND
	2/23/2006	ND<1.5	ND	ND	ND	ND	ND
	5/11/2006	ND<1.5	ND	ND	ND	ND	ND
	7/27/2006	ND<1.5	ND	ND	ND	ND	ND
	10/26/2006	ND<1.0	ND	ND	ND	ND	ND
	1/26/2007	ND<0.5	ND	ND	ND	ND	ND
	5/16/2007	ND<0.5	ND	ND	ND	ND	ND
	8/8/2007	ND<0.5	ND	ND	ND	ND	ND
	11/20/2007	ND<0.5	6.0 J	ND	ND	ND	ND
	2/12/2008	--	--	--	--	--	--
	5/13/2008	--	--	--	--	--	--

**Table 5**  
**Historical Groundwater Analytical Results - Oxygenate Compounds**  
**Former Unocal Facility No. 6975 (Chevron Site No. 306440)**  
**10451 Magnolia Avenue**  
**Riverside, California**

Well ID (SI fbgs)	Date	MTBE (µg/L)	TBA (µg/L)	ETHANOL (µg/L)	DIPE (µg/L)	ETBE (µg/L)	TAME (µg/L)
	8/19/2008	--	--	--	--	--	--
	10/28/2008	--	--	--	--	--	--
	1/29/2009	--	--	--	--	--	--
	6/1/2009	--	--	--	--	--	--
	8/17/2009	--	--	--	--	--	--
	11/19/2009	--	--	--	--	--	--
	2/16/2010	--	--	--	--	--	--
	5/3/2010	--	--	--	--	--	--
	9/21/2010	--	--	--	--	--	--
	11/22/2010	--	--	--	--	--	--
	5/27/2011	--	--	--	--	--	--
	9/1/2011	ND<0.5	ND<5	ND<50	ND<0.5	ND<0.5	ND<0.5
	12/1/2011	--	--	--	--	--	--
	3/29/2012	ND<1	ND<10	ND<100	ND<1	ND<1	ND<1
	5/31/2012	ND<1	ND<10	ND<100	ND<1	ND<1	ND<1
	8/30/2012	ND<0.5	ND<5	ND<50	ND<0.5	ND<0.5	ND<0.5
	11/30/2012	--	--	--	--	--	--
	2/13/2013	--	--	--	--	--	--
	5/28/2013	ND<0.31	ND<4.6	ND<50	ND<0.33	ND<0.44	ND<0.22
	8/29/2013	ND<0.31	ND<4.6	ND<50	ND<0.33	ND<0.44	ND<0.22
	11/26/2013	--	--	--	--	--	--
	2/27/2014	--	--	--	--	--	--
	6/2/2014	--	--	--	--	--	--
	9/5/2014	--	--	--	--	--	--
	<b>9/27/2018</b>	--	--	--	--	--	--
<b>GW-10</b>	12/22/2000	ND<1.0	ND	ND	ND	ND	ND
	3/16/2001	ND<10	ND	ND	ND	ND	ND
	6/14/2001	ND<5.0	ND	ND	ND	ND	ND
	9/13/2001	ND<1.0	ND	ND	ND	ND	ND
	11/13/2001	ND<5.0	ND	ND	ND	ND	ND
	7/25/2002	ND<1.0	ND	ND	ND	ND	ND
	11/27/2002	ND<3.0	ND	ND	ND	ND	ND
	2/28/2003	ND<3.0	ND	ND	ND	ND	ND
	5/28/2003	ND<3.0	ND	ND	ND	ND	ND
	8/28/2003	ND<2.0	ND	ND	ND	ND	ND
	2/29/2004	ND<10	ND	ND	ND	ND	ND
	5/3/2004	ND<10	ND	ND	ND	ND	ND
	7/27/2004	ND<0.64	ND	ND	ND	ND	ND
	10/6/2004	1.3 J	ND	ND	ND	ND	ND
	1/18/2005	--	--	--	--	--	--
	4/18/2005	1.4 J	ND	ND	ND	ND	ND
	7/20/2005	ND<0.29	ND	ND	ND	ND	ND
	12/19/2005	ND<0.29	ND	ND	ND	ND	ND
	2/23/2006	ND<0.29	ND	ND	ND	ND	ND
	5/11/2006	ND<0.29	ND	ND	ND	ND	ND
	7/27/2006	ND<0.29	ND	ND	ND	ND	ND

**Table 5**  
**Historical Groundwater Analytical Results - Oxygenate Compounds**  
**Former Unocal Facility No. 6975 (Chevron Site No. 306440)**  
**10451 Magnolia Avenue**  
**Riverside, California**

Well ID (SI fbgs)	Date	MTBE (µg/L)	TBA (µg/L)	ETHANOL (µg/L)	DIPE (µg/L)	ETBE (µg/L)	TAME (µg/L)	
<b>GW-10R</b> <b>(30-60)</b>	10/26/2006	3.0 J	ND	ND	ND	ND	ND	
	1/26/2007	3.0	ND	ND	ND	ND	ND	
	5/16/2007	5.0	ND	ND	ND	ND	ND	
	8/8/2007	5.0	2.0 J	ND	ND	ND	ND	
	11/20/2007	5.0	ND	ND	ND	ND	ND	
	2/12/2008	--	--	--	--	--	--	
	5/13/2008	--	--	--	--	--	--	
	8/19/2008	--	--	--	--	--	--	
	10/28/2008	ND<0.5	ND	ND	ND	ND	ND	
	1/28/2009	ND<0.5	ND	ND	ND	ND	ND	
	1/28/2009	ND<0.5	ND	ND	ND	ND	ND	
	6/1/2009	ND<0.5	ND	ND	ND	ND	ND	
	8/17/2009	ND<0.5	ND	ND	ND	ND	ND	
	11/19/2009	ND<0.5	ND	ND	ND	ND	ND	
	2/16/2010	ND<0.5	ND	ND	ND	ND	ND	
	5/3/2010	0.8 J	ND	ND	ND	ND	ND	
	9/21/2010	ND<0.5	ND	ND	ND	ND	ND	
	11/22/2010	ND<0.5	ND	ND	ND	ND	ND	
	5/27/2011	3 J	ND<5	ND<50	ND<50	ND<0.5	ND<0.5	ND<0.5
	9/1/2011	2 J	ND<5	ND<50	ND<50	ND<0.5	ND<0.5	ND<0.5
	12/1/2011	0.9 J	ND<5	ND<50	ND<50	ND<0.5	ND<0.5	ND<0.5
	3/30/2012	ND<1	ND<10	ND<100	ND<100	ND<1	ND<1	ND<1
	6/1/2012	0.8 J	ND<5	ND<50	ND<50	ND<0.5	ND<0.5	ND<0.5
	8/30/2012	0.7 J	ND<5	ND<50	ND<50	ND<0.5	ND<0.5	ND<0.5
	11/30/2012	ND<0.5	ND<5	ND<50	ND<50	ND<0.5	ND<0.5	ND<0.5
	2/13/2013	ND<0.31	ND<4.6	ND<50	ND<50	ND<0.33	ND<0.44	ND<0.22
	5/28/2013	--	--	--	--	--	--	--
	8/29/2013	--	--	--	--	--	--	--
	11/26/2013	ND<0.31	ND<4.6	ND<50	ND<50	ND<0.33	ND<0.44	ND<0.22
	2/27/2014	ND<0.31	ND<4.6	ND<50	ND<50	ND<0.33	ND<0.44	ND<0.22
	6/2/2014	ND<0.31	ND<4.6	ND<50	ND<50	ND<0.33	ND<0.44	ND<0.22
	9/5/2014	ND<0.31	ND<4.6	ND<50	ND<50	ND<0.33	ND<0.44	ND<0.22
<b>9/27/2018</b>	<b>ND&lt;0.30</b>	--	--	--	--	--	--	
<b>GW-11</b> <b>(20-45)</b>	3/16/2001	ND<50	ND	ND	ND	ND	ND	
	6/14/2001	ND<20	ND	ND	ND	ND	ND	
	9/13/2001	5.1	ND	ND	ND	ND	ND	
	11/13/2001	ND<250	ND	ND	ND	ND	ND	
	7/25/2002	ND<10	ND	ND	ND	ND	ND	
	11/27/2002	ND<30	ND	ND	ND	ND	ND	
	2/28/2003	ND<30	ND	ND	ND	ND	ND	
	5/28/2003	ND<10	ND	ND	ND	ND	ND	
	8/28/2003	ND<40	ND	ND	ND	ND	ND	
	2/29/2004	ND<200	ND	ND	ND	ND	ND	
	5/3/2004	ND<100	ND	ND	ND	ND	ND	
	7/27/2004	--	--	--	--	--	--	
10/6/2004	--	--	--	--	--	--		

**Table 5**  
**Historical Groundwater Analytical Results - Oxygenate Compounds**  
**Former Unocal Facility No. 6975 (Chevron Site No. 306440)**  
**10451 Magnolia Avenue**  
**Riverside, California**

<b>Well ID (SI fbgs)</b>	<b>Date</b>	<b>MTBE (µg/L)</b>	<b>TBA (µg/L)</b>	<b>ETHANOL (µg/L)</b>	<b>DIPE (µg/L)</b>	<b>ETBE (µg/L)</b>	<b>TAME (µg/L)</b>
	1/18/2005	--	--	--	--	--	--
	4/18/2005	15 J	ND	ND	ND	ND	ND
	7/20/2005	ND<2.9	ND	ND	ND	ND	ND
	12/19/2005	ND<7.3	ND	ND	ND	ND	ND
	2/23/2006	ND<2.9	ND	ND	ND	ND	ND
	5/11/2006	ND<2.9	ND	ND	ND	ND	ND
	7/27/2006	ND<2.9	ND	ND	ND	ND	ND
	10/26/2006	24	ND	ND	ND	ND	ND
	1/26/2007	--	--	--	--	--	--
	5/16/2007	--	--	--	--	--	--
	8/7/2007	--	--	--	--	--	--
	11/19/2007	--	--	--	--	--	--
	2/12/2008	--	--	--	--	--	--
	5/13/2008	--	--	--	--	--	--
	8/19/2008	--	--	--	--	--	--
	10/28/2008	--	--	--	--	--	--
	1/29/2009	--	--	--	--	--	--
	6/1/2009	--	--	--	--	--	--
	8/17/2009	--	--	--	--	--	--
	11/19/2009	--	--	--	--	--	--
	2/16/2010	--	--	--	--	--	--
	5/3/2010	--	--	--	--	--	--
	9/21/2010	--	--	--	--	--	--
	11/22/2010	--	--	--	--	--	--
	5/27/2011	--	--	--	--	--	--
	9/1/2011	37	ND<6	ND<100	ND<1	ND<1	ND<1
	12/1/2011	--	--	--	--	--	--
	3/29/2012	33	ND<10	ND<100	ND<1	ND<1	ND<1
	5/31/2012	48	29 J	ND<250	ND<3	ND<3	ND<3
	8/30/2012	43	ND<25	ND<250	ND<3	ND<3	ND<3
	11/30/2012	--	--	--	--	--	--
	2/13/2013	42	ND<46	ND<500	ND<3.3	ND<4.4	ND<2.2
	5/28/2013	--	--	--	--	--	--
	8/29/2013	--	--	--	--	--	--
	11/26/2013	--	--	--	--	--	--
	2/27/2014	--	--	--	--	--	--
	6/2/2014	--	--	--	--	--	--
	9/5/2014	--	--	--	--	--	--
	<b>9/27/2018</b>	--	--	--	--	--	--
<b>GW-12 (20-45)</b>	12/22/2000	ND<1.0	ND	ND	ND	ND	ND
	3/16/2001	ND<5.0	ND	ND	ND	ND	ND
	6/14/2001	ND<5.0	ND	ND	ND	ND	ND
	9/13/2001	ND<1.0	ND	ND	ND	ND	ND
	11/13/2001	ND<5.0	ND	ND	ND	ND	ND
	7/25/2002	ND<1.0	ND	ND	ND	ND	ND
	11/27/2002	ND<3.0	ND	ND	ND	ND	ND

**Table 5**  
**Historical Groundwater Analytical Results - Oxygenate Compounds**  
**Former Unocal Facility No. 6975 (Chevron Site No. 306440)**  
**10451 Magnolia Avenue**  
**Riverside, California**

<b>Well ID (SI fbgs)</b>	<b>Date</b>	<b>MTBE (µg/L)</b>	<b>TBA (µg/L)</b>	<b>ETHANOL (µg/L)</b>	<b>DIPE (µg/L)</b>	<b>ETBE (µg/L)</b>	<b>TAME (µg/L)</b>
	2/28/2003	ND<3.0	ND	ND	ND	ND	ND
	5/28/2003	ND<3.0	ND	ND	ND	ND	ND
	8/28/2003	ND<2.0	ND	ND	ND	ND	ND
	2/29/2004	ND<20	ND	ND	ND	ND	ND
	5/3/2004	ND<200	ND	ND	ND	ND	ND
	7/27/2004	--	--	--	--	--	--
	10/6/2004	--	--	--	--	--	--
	1/18/2005	--	--	--	--	--	--
	4/18/2005	ND<5.3	ND	ND	ND	ND	ND
	7/20/2005	ND<1.5	ND	ND	ND	ND	ND
	12/19/2005	ND<5.9	ND	ND	ND	ND	ND
	2/23/2006	ND<0.29	ND	ND	ND	ND	ND
	5/11/2006	ND<0.29	ND	ND	ND	ND	ND
	7/27/2006	ND<0.29	ND	ND	ND	ND	ND
	10/26/2006	ND<0.5	ND	ND	ND	ND	ND
	1/25/2007	ND<0.5	ND	ND	ND	ND	ND
	5/16/2007	ND<0.5	ND	ND	ND	ND	ND
	8/7/2007	ND<0.5	ND	ND	ND	ND	ND
	11/19/2007	ND<0.5	ND	ND	ND	ND	ND
	2/12/2008	--	--	--	--	--	--
	5/13/2008	--	--	--	--	--	--
	8/19/2008	--	--	--	--	--	--
	10/28/2008	--	--	--	--	--	--
	1/29/2009	--	--	--	--	--	--
	6/1/2009	--	--	--	--	--	--
	8/17/2009	--	--	--	--	--	--
	11/19/2009	--	--	--	--	--	--
	2/16/2010	--	--	--	--	--	--
	5/3/2010	--	--	--	--	--	--
	9/21/2010	--	--	--	--	--	--
	11/22/2010	--	--	--	--	--	--
	5/27/2011	--	--	--	--	--	--
	9/1/2011	--	--	--	--	--	--
	12/1/2011	--	--	--	--	--	--
	3/29/2012	ND<0.5	ND<5	ND<50	ND<0.5	ND<0.5	ND<0.5
	5/31/2012	ND<0.5	ND<5	ND<50	ND<0.5	ND<0.5	ND<0.5
	8/30/2012	--	--	--	--	--	--
	11/30/2012	--	--	--	--	--	--
	2/13/2013	--	--	--	--	--	--
	5/28/2013	ND<0.31	ND<4.6	ND<50	ND<0.33	ND<0.44	ND<0.22
	8/29/2013	--	--	--	--	--	--
	11/26/2013	--	--	--	--	--	--
	2/27/2014	--	--	--	--	--	--
	6/2/2014	--	--	--	--	--	--
	9/5/2014	--	--	--	--	--	--
	<b>9/27/2018</b>	--	--	--	--	--	--

**Table 5**  
**Historical Groundwater Analytical Results - Oxygenate Compounds**  
**Former Unocal Facility No. 6975 (Chevron Site No. 306440)**  
**10451 Magnolia Avenue**  
**Riverside, California**

<b>Well ID (SI fbgs)</b>	<b>Date</b>	<b>MTBE (µg/L)</b>	<b>TBA (µg/L)</b>	<b>ETHANOL (µg/L)</b>	<b>DIPE (µg/L)</b>	<b>ETBE (µg/L)</b>	<b>TAME (µg/L)</b>	
<b>GW-13</b>	12/22/2000	ND<1.0	ND	ND	ND	ND	ND	
	3/16/2001	ND<5.0	ND	ND	ND	ND	ND	
	6/14/2001	ND<5.0	ND	ND	ND	ND	ND	
	9/13/2001	ND<1.0	ND	ND	ND	ND	ND	
	11/13/2001	ND<5.0	ND	ND	ND	ND	ND	
	7/25/2002	ND<1.0	ND	ND	ND	ND	ND	
	11/27/2002	ND<3.0	ND	ND	ND	ND	ND	
	2/28/2003	ND<3.0	ND	ND	ND	ND	ND	
	5/28/2003	ND<3.0	ND	ND	ND	ND	ND	
	8/28/2003	ND<2.0	ND	ND	ND	ND	ND	
	2/29/2004	ND<5.0	ND	ND	ND	ND	ND	
	5/3/2004	ND<5.0	ND	ND	ND	ND	ND	
	7/27/2004	ND<0.32	ND	ND	ND	ND	ND	
	10/6/2004	ND<0.32	ND	ND	ND	ND	ND	
	1/18/2005	ND<0.32	ND	ND	ND	ND	ND	
	4/18/2005	ND<0.26	ND	ND	ND	ND	ND	
	7/20/2005	ND<0.29	ND	ND	ND	ND	ND	
	12/19/2005	ND<0.29	ND	ND	ND	ND	ND	
	2/23/2006	ND<0.29	ND	ND	ND	ND	ND	
	5/11/2006	ND<0.29	ND	ND	ND	ND	ND	
	7/27/2006	ND<0.29	ND	ND	ND	ND	ND	
	10/26/2006	ND<0.5	ND	ND	ND	ND	ND	
	1/25/2007	ND<0.5	ND	ND	ND	ND	ND	
	5/16/2007	ND<0.5	ND	ND	ND	ND	ND	
	8/7/2007	ND<0.5	ND	ND	ND	ND	ND	
	11/20/2007	ND<0.5	7.0 J	ND	ND	ND	ND	
	2/12/2008	--	--	--	--	--	--	
	5/13/2008	--	--	--	--	--	--	
	8/19/2008	--	--	--	--	--	--	
	<b>GW-13R (30-60)</b>	10/28/2008	ND<0.5	ND	ND	ND	ND	ND
		1/27/2009	ND<0.5	ND	ND	ND	ND	ND
		6/1/2009	ND<0.5	ND	ND	ND	ND	ND
8/17/2009		ND<0.5	ND	ND	ND	ND	ND	
11/19/2009		ND<0.5	ND	ND	ND	ND	ND	
2/16/2010		ND<0.5	ND	ND	ND	ND	ND	
5/3/2010		ND<0.5	ND	ND	ND	ND	ND	
9/21/2010		ND<0.5	ND	ND	ND	ND	ND	
11/22/2010		ND<0.5	ND	ND	ND	ND	ND	
5/27/2011		ND<0.5	ND<5	ND<50	ND<0.5	ND<0.5	ND<0.5	
9/1/2011		ND<0.5	ND<5	ND<50	ND<0.5	ND<0.5	ND<0.5	
12/1/2011		ND<0.5	ND<5	ND<50	ND<0.5	ND<0.5	ND<0.5	
3/29/2012		ND<0.5	ND<5	ND<50	ND<0.5	ND<0.5	ND<0.5	
5/31/2012		ND<0.5	ND<5	ND<50	ND<0.5	ND<0.5	ND<0.5	
8/30/2012		ND<0.5	ND<5	ND<50	ND<0.5	ND<0.5	ND<0.5	
11/30/2012		ND<0.5	ND<5	ND<50	ND<0.5	ND<0.5	ND<0.5	
2/13/2013		ND<0.31	ND<4.6	ND<50	ND<0.33	ND<0.44	ND<0.22	
5/28/2013	ND<0.31	ND<4.6	ND<50	ND<0.33	ND<0.44	ND<0.22		

**Table 5**  
**Historical Groundwater Analytical Results - Oxygenate Compounds**  
**Former Unocal Facility No. 6975 (Chevron Site No. 306440)**  
**10451 Magnolia Avenue**  
**Riverside, California**

<b>Well ID (SI fbgs)</b>	<b>Date</b>	<b>MTBE (µg/L)</b>	<b>TBA (µg/L)</b>	<b>ETHANOL (µg/L)</b>	<b>DIPE (µg/L)</b>	<b>ETBE (µg/L)</b>	<b>TAME (µg/L)</b>
	8/29/2013	ND<0.31	ND<4.6	ND<50	ND<0.33	ND<0.44	ND<0.22
	11/26/2013	ND<0.31	ND<4.6	ND<50	ND<0.33	ND<0.44	ND<0.22
	2/27/2014	ND<0.31	ND<4.6	ND<50	ND<0.33	ND<0.44	ND<0.22
	6/2/2014	ND<0.31	ND<4.6	ND<50	ND<0.33	ND<0.44	ND<0.22
	9/5/2014	0.70 J	ND<4.6	ND<50	ND<0.33	ND<0.44	ND<0.22
	<b>9/27/2018</b>	--	--	--	--	--	--
<b>GW-14</b>	10/6/2004	ND<0.32	ND	ND	ND	ND	ND
	1/18/2005	ND<0.32	ND	ND	ND	ND	ND
	4/18/2005	ND<0.26	ND	ND	ND	ND	ND
	7/20/2005	ND<0.29	ND	ND	ND	ND	ND
	12/19/2005	ND<0.29	ND	ND	ND	ND	ND
	2/23/2006	ND<0.29	ND	ND	ND	ND	ND
<b>GW-15</b>	10/6/2004	ND<0.32	ND	ND	ND	ND	ND
	1/18/2005	ND<0.32	ND	ND	ND	ND	ND
	4/18/2005	ND<0.26	ND	ND	ND	ND	ND
	7/20/2005	ND<0.29	ND	ND	ND	ND	ND
	12/19/2005	ND<0.29	ND	ND	ND	ND	ND
	2/23/2006	ND<0.29	ND	ND	ND	ND	ND
<b>GW-16 (20-50)</b>	10/6/2004	ND<0.32	ND	ND	ND	ND	ND
	1/18/2005	ND<0.32	ND	ND	ND	ND	ND
	4/18/2005	ND<0.26	ND	ND	ND	ND	ND
	7/20/2005	ND<0.29	ND	ND	ND	ND	ND
	12/19/2005	ND<0.29	ND	ND	ND	ND	ND
	2/23/2006	ND<0.29	ND	ND	ND	ND	ND
	5/11/2006	ND<0.29	ND	ND	ND	ND	ND
	5/11/2006	ND<0.29	ND	ND	ND	ND	ND
	7/27/2006	ND<0.29	ND	ND	ND	ND	ND
	10/26/2006	ND<0.5	ND	ND	ND	ND	ND
	1/25/2007	ND<0.5	ND	ND	ND	ND	ND
	5/16/2007	ND<0.5	ND	ND	ND	ND	ND
	8/7/2007	ND<0.5	ND	ND	ND	ND	ND
	11/19/2007	ND<0.5	ND	ND	ND	ND	ND
	2/12/2008	ND<0.5	ND	ND	ND	ND	ND
	5/13/2008	ND<0.5	ND	ND	ND	ND	ND
	8/19/2008	ND<0.5	ND	ND	ND	ND	ND
	10/28/2008	ND<0.5	ND	ND	ND	ND	ND
	1/27/2009	ND<0.5	ND	ND	ND	ND	ND
	6/1/2009	ND<0.5	ND	ND	ND	ND	ND
	8/17/2009	ND<0.5	ND	ND	ND	ND	ND
	11/19/2009	ND<0.5	ND	ND	ND	ND	ND
	2/16/2010	ND<0.5	ND	ND	ND	ND	ND
	5/3/2010	ND<0.5	ND	ND	ND	ND	ND
	9/21/2010	ND<0.5	ND	ND	ND	ND	ND
	11/22/2010	ND<0.5	ND	ND	ND	ND	ND

**Table 5**  
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**Former Unocal Facility No. 6975 (Chevron Site No. 306440)**  
**10451 Magnolia Avenue**  
**Riverside, California**

<b>Well ID (SI fbgs)</b>	<b>Date</b>	<b>MTBE (µg/L)</b>	<b>TBA (µg/L)</b>	<b>ETHANOL (µg/L)</b>	<b>DIPE (µg/L)</b>	<b>ETBE (µg/L)</b>	<b>TAME (µg/L)</b>
	5/27/2011	ND<0.5	ND<5	ND<50	ND<0.5	ND<0.5	ND<0.5
	9/1/2011	ND<0.5	ND<5	ND<50	ND<0.5	ND<0.5	ND<0.5
	12/1/2011	ND<0.5	ND<5	ND<50	ND<0.5	ND<0.5	ND<0.5
	3/29/2012	ND<0.5	ND<5	ND<50	ND<0.5	ND<0.5	ND<0.5
	5/31/2012	ND<0.5	ND<5	ND<50	ND<0.5	ND<0.5	ND<0.5
	8/30/2012	ND<0.5	ND<5	ND<50	ND<0.5	ND<0.5	ND<0.5
	11/30/2012	ND<0.5	ND<5	ND<50	ND<0.5	ND<0.5	ND<0.5
	2/13/2013	ND<0.31	ND<4.6	ND<50	ND<0.33	ND<0.44	ND<0.22
	5/28/2013	ND<0.31	ND<4.6	ND<50	ND<0.33	ND<0.44	ND<0.22
	8/29/2013	ND<0.31	ND<4.6	ND<50	ND<0.33	ND<0.44	ND<0.22
	11/26/2013	ND<0.31	ND<4.6	ND<50	ND<0.33	ND<0.44	ND<0.22
	2/27/2014	ND<0.31	ND<4.6	ND<50	ND<0.33	ND<0.44	ND<0.22
	6/2/2014	ND<0.31	ND<4.6	ND<50	ND<0.33	ND<0.44	ND<0.22
	9/5/2014	ND<0.31	ND<4.6	ND<50	ND<0.33	ND<0.44	ND<0.22
	<b>9/27/2018</b>	--	--	--	--	--	--
<b>GW-17 (20-50)</b>	10/6/2004	2.0 J	ND	ND	ND	ND	ND
	1/18/2005	0.64 J	ND	ND	ND	ND	ND
	4/18/2005	0.88 J	ND	ND	ND	ND	ND
	7/20/2005	ND<0.29	ND	ND	ND	ND	ND
	12/19/2005	ND<0.29	ND	ND	ND	ND	ND
	2/23/2006	ND<0.29	ND	ND	ND	ND	ND
	5/11/2006	ND<0.29	ND	ND	ND	ND	ND
	7/27/2006	0.63 J	ND	ND	ND	ND	ND
	10/26/2006	2.0 J	ND	ND	ND	ND	ND
	1/25/2007	1.0	ND	ND	ND	ND	ND
	5/16/2007	0.6 J	ND	ND	ND	ND	ND
	8/8/2007	1.0	ND	ND	ND	ND	ND
	11/19/2007	0.6 J	ND	ND	ND	ND	ND
	2/12/2008	2.0 J	ND	ND	ND	ND	ND
	5/13/2008	0.8 J	ND	ND	ND	ND	ND
	8/19/2008	ND<0.5	ND	ND	ND	ND	ND
	10/28/2008	ND<0.5	ND	ND	ND	ND	ND
	1/27/2009	ND<0.5	ND	ND	ND	ND	ND
	6/1/2009	0.8 J	ND	ND	ND	ND	ND
	8/17/2009	ND<0.5	ND	ND	ND	ND	ND
	11/19/2009	3 J	ND	ND	ND	ND	ND
	2/16/2010	0.6 J	ND	ND	ND	ND	ND
	5/3/2010	ND<0.5	ND	ND	ND	ND	ND
	9/21/2010	ND<0.5	ND	ND	ND	ND	ND
	11/22/2010	1 J	ND	ND	ND	ND	ND
	5/27/2011	1 J	ND<5	ND<50	ND<0.5	ND<0.5	ND<0.5
	9/1/2011	2 J	ND<5	ND<50	ND<0.5	ND<0.5	ND<0.5
	12/2/2011	0.9 J	ND<5	ND<50	ND<0.5	ND<0.5	ND<0.5
	3/29/2012	1 J	ND<5	ND<50	ND<0.5	ND<0.5	ND<0.5
	5/31/2012	0.7 J	ND<5	ND<50	ND<0.5	ND<0.5	ND<0.5
	8/30/2012	ND<0.5	ND<5	ND<50	ND<0.5	ND<0.5	ND<0.5

**Table 5**  
**Historical Groundwater Analytical Results - Oxygenate Compounds**  
**Former Unocal Facility No. 6975 (Chevron Site No. 306440)**  
**10451 Magnolia Avenue**  
**Riverside, California**

<b>Well ID (SI fbgs)</b>	<b>Date</b>	<b>MTBE (µg/L)</b>	<b>TBA (µg/L)</b>	<b>ETHANOL (µg/L)</b>	<b>DIPE (µg/L)</b>	<b>ETBE (µg/L)</b>	<b>TAME (µg/L)</b>
	11/30/2012	ND<0.5	ND<5	ND<50	ND<0.5	ND<0.5	ND<0.5
	2/13/2013	0.67 J	ND<4.6	ND<50	ND<0.33	ND<0.44	ND<0.22
	5/28/2013	0.46 J	ND<4.6	ND<50	ND<0.33	ND<0.44	ND<0.22
	8/29/2013	ND<0.31	ND<4.6	ND<50	ND<0.33	ND<0.44	ND<0.22
	11/26/2013	ND<0.31	ND<4.6	ND<50	ND<0.33	ND<0.44	ND<0.22
	2/27/2014	ND<0.31	ND<4.6	ND<50	ND<0.33	ND<0.44	ND<0.22
	6/2/2014	ND<0.31	ND<4.6	ND<50	ND<0.33	ND<0.44	ND<0.22
	9/5/2014	ND<0.31	ND<4.6	ND<50	ND<0.33	ND<0.44	ND<0.22
	<b>9/27/2018</b>	--	--	--	--	--	--
<b>GW-18 (20-50)</b>	10/6/2004	ND<0.32	ND	ND	ND	ND	ND
	1/18/2005	ND<0.32	ND	ND	ND	ND	ND
	4/18/2005	ND<0.26	ND	ND	ND	ND	ND
	7/20/2005	ND<0.29	ND	ND	ND	ND	ND
	12/19/2005	ND<0.29	ND	ND	ND	ND	ND
	2/23/2006	ND<0.29	ND	ND	ND	ND	ND
	2/23/2006	ND<0.29	ND	ND	ND	ND	ND
	5/11/2006	ND<0.29	ND	ND	ND	ND	ND
	7/27/2006	ND<0.29	ND	ND	ND	ND	ND
	10/26/2006	ND<0.5	ND	ND	ND	ND	ND
	1/25/2007	0.8 J	ND	ND	ND	ND	ND
	5/16/2007	ND<0.5	ND	ND	ND	ND	ND
	8/8/2007	ND<0.5	ND	ND	ND	ND	ND
	11/19/2007	--	--	--	--	--	--
	2/12/2008	--	--	--	--	--	--
	5/13/2008	--	--	--	--	--	--
	8/19/2008	--	--	--	--	--	--
	10/28/2008	--	--	--	--	--	--
	1/29/2009	--	--	--	--	--	--
	6/1/2009	ND<0.5	ND	ND	ND	ND	ND
	8/17/2009	--	--	--	--	--	--
	11/19/2009	--	--	--	--	--	--
	2/16/2010	--	--	--	--	--	--
	5/3/2010	2 J	ND	ND	ND	ND	ND
	9/21/2010	--	--	--	--	--	--
	11/22/2010	--	--	--	--	--	--
	5/27/2011	--	--	--	--	--	--
	9/1/2011	ND<0.5	ND<5	ND<50	ND<0.5	ND<0.5	ND<0.5
	12/2/2011	ND<1	ND<10	ND<100	ND<1	ND<1	ND<1
	3/29/2012	ND<0.5	ND<5	ND<50	ND<0.5	ND<0.5	ND<0.5
	5/31/2012	ND<5	ND<50	ND<500	ND<5	ND<5	ND<5
	8/30/2012	0.5 J	ND<5	ND<50	ND<0.5	ND<0.5	ND<0.5
	8/30/2012	ND<1	ND<10	ND<100	ND<1	ND<1	ND<1
	11/30/2012	0.6 J	ND<5	ND<50	ND<0.5	ND<0.5	ND<0.5
	2/13/2013	ND<1.5	ND<23	ND<250	ND<1.7	ND<2.2	ND<1.1
	5/28/2013	--	--	--	--	--	--
	8/29/2013	--	--	--	--	--	--

**Table 5**  
**Historical Groundwater Analytical Results - Oxygenate Compounds**  
**Former Unocal Facility No. 6975 (Chevron Site No. 306440)**  
**10451 Magnolia Avenue**  
**Riverside, California**

<b>Well ID (SI fbgs)</b>	<b>Date</b>	<b>MTBE (µg/L)</b>	<b>TBA (µg/L)</b>	<b>ETHANOL (µg/L)</b>	<b>DIPE (µg/L)</b>	<b>ETBE (µg/L)</b>	<b>TAME (µg/L)</b>
	11/26/2013	ND<1.5	ND<23	340 J	ND<1.7	ND<2.2	ND<1.1
	11/26/2013	ND<1.5	ND<23	ND<250	ND<1.7	ND<2.2	ND<1.1
	2/27/2014	ND<1.5	ND<23	ND<250	ND<1.7	ND<2.2	ND<1.1
	6/2/2014	ND<0.62	ND<9.1	ND<100	ND<0.67	ND<0.87	ND<0.44
	9/5/2014	ND<6.2	ND<91	1,200 J	ND<6.7	ND<8.7	ND<4.4
	*9/5/2014	ND<15	ND<230	2,700 J	ND<17	ND<22	ND<11
	<b>9/27/2018</b>	--	--	--	--	--	--
<b>GW-19 (20-50)</b>	10/6/2004	ND<3.2	ND	ND	ND	ND	ND
	1/18/2005	--	--	--	--	--	--
	4/18/2005	--	--	--	--	--	--
	7/20/2005	ND<0.29	ND	ND	ND	ND	ND
	12/19/2005	ND<2.9	ND	ND	ND	ND	ND
	2/23/2006	ND<1.5	ND	ND	ND	ND	ND
	5/11/2006	ND<1.5	ND	ND	ND	ND	ND
	7/27/2006	ND<1.5	ND	ND	ND	ND	ND
	10/26/2006	ND<3.0	ND	ND	ND	ND	ND
	1/26/2007	--	--	--	--	--	--
	5/16/2007	--	--	--	--	--	--
	8/7/2007	--	--	--	--	--	--
	11/19/2007	--	--	--	--	--	--
	2/12/2008	--	--	--	--	--	--
	5/13/2008	--	--	--	--	--	--
	8/19/2008	--	--	--	--	--	--
	10/28/2008	--	--	--	--	--	--
	1/27/2009	--	--	--	--	--	--
	6/1/2009	ND<0.5	ND	ND	ND	ND	ND
	8/17/2009	--	--	--	--	--	--
	11/19/2009	--	--	--	--	--	--
	2/16/2010	--	--	--	--	--	--
	5/3/2010	--	--	--	--	--	--
	9/21/2010	--	--	--	--	--	--
	11/22/2010	ND<1	ND	ND	ND	ND	ND
	5/27/2011	ND<0.5	ND<5	ND<50	ND<0.5	ND<0.5	ND<0.5
	9/1/2011	ND<0.5	ND<5	ND<50	ND<0.5	ND<0.5	ND<0.5
	12/1/2011	ND<0.5	ND<5	ND<50	ND<0.5	ND<0.5	ND<0.5
	3/29/2012	ND<0.5	ND<5	ND<50	ND<0.5	ND<0.5	ND<0.5
	6/1/2012	ND<0.5	ND<5	ND<50	ND<0.5	ND<0.5	ND<0.5
	8/30/2012	ND<1	ND<10	ND<100	ND<1	ND<1	ND<1
	11/30/2012	ND<0.5	ND<5	ND<50	ND<0.5	ND<0.5	ND<0.5
	2/13/2013	ND<0.31	ND<4.6	ND<50	ND<0.33	ND<0.44	ND<0.22
	5/28/2013	ND<0.62	ND<9.1	ND<100	ND<0.67	ND<0.87	ND<0.44
	8/29/2013	ND<0.31	ND<4.6	ND<50	ND<0.33	ND<0.44	ND<0.22
	11/26/2013	ND<0.31	6.1 J	ND<50	ND<0.33	ND<0.44	ND<0.22
	2/27/2014	ND<0.31	ND<4.6	ND<50	ND<0.33	ND<0.44	ND<0.22
	6/2/2014	ND<0.31	22	ND<50	ND<0.33	ND<0.44	ND<0.22
	9/5/2014	6.0	ND<4.6	ND<50	ND<0.33	ND<0.44	ND<0.22

**Table 5**  
**Historical Groundwater Analytical Results - Oxygenate Compounds**  
**Former Unocal Facility No. 6975 (Chevron Site No. 306440)**  
**10451 Magnolia Avenue**  
**Riverside, California**

Well ID (SI fbgs)	Date	MTBE (µg/L)	TBA (µg/L)	ETHANOL (µg/L)	DIPE (µg/L)	ETBE (µg/L)	TAME (µg/L)
	<b>9/29/2018</b>	--	--	--	--	--	--
<b>GW-20 (20-50)</b>	10/6/2004	ND<3.2	ND	ND	ND	ND	ND
	1/18/2005	--	--	--	--	--	--
	4/18/2005	--	--	--	--	--	--
	7/20/2005	ND<5.9	ND	ND	ND	ND	ND
	12/19/2005	ND<2.9	ND	ND	ND	ND	ND
	2/23/2006	ND<0.59	ND	ND	ND	ND	ND
	5/11/2006	ND<0.59	ND	ND	ND	ND	ND
	7/27/2006	ND<2.9	ND	ND	ND	ND	ND
	10/26/2006	ND<0.5	ND	ND	ND	ND	ND
	1/26/2007	--	--	--	--	--	--
	5/16/2007	--	--	--	--	--	--
	5/16/2007	--	--	--	--	--	--
	8/7/2007	--	--	--	--	--	--
	11/19/2007	--	--	--	--	--	--
	2/12/2008	--	--	--	--	--	--
	5/13/2008	--	--	--	--	--	--
	8/19/2008	--	--	--	--	--	--
	10/28/2008	--	--	--	--	--	--
	1/27/2009	--	--	--	--	--	--
	6/1/2009	ND<0.5	ND	ND	ND	ND	ND
	8/17/2009	--	--	--	--	--	--
	11/19/2009	--	--	--	--	--	--
	2/16/2010	ND<1	ND	ND	ND	ND	ND
	5/3/2010	--	--	--	--	--	--
	9/21/2010	--	--	--	--	--	--
	11/22/2010	--	--	--	--	--	--
	5/27/2011	--	--	--	--	--	--
	9/1/2011	ND<3	ND<25	ND<250	ND<3	ND<3	ND<3
	12/1/2011	ND<5	ND<50	ND<500	ND<5	ND<5	ND<5
	3/29/2012	ND<0.5	ND<5	ND<50	ND<0.5	ND<0.5	ND<0.5
	6/1/2012	ND<1	ND<10	ND<100	ND<1	ND<1	ND<1
	8/30/2012	ND<0.5	ND<5	ND<50	ND<0.5	ND<0.5	ND<0.5
11/30/2012	ND<0.5	ND<5	ND<50	ND<0.5	ND<0.5	ND<0.5	
2/13/2013	ND<0.31	ND<4.6	ND<50	ND<0.33	ND<0.44	ND<0.22	
5/28/2013	ND<0.62	ND<9.1	ND<100	ND<0.67	ND<0.87	ND<0.44	
8/29/2013	ND<0.77	ND<11	ND<120	ND<0.83	ND<1.1	ND<0.55	
11/26/2013	ND<0.77	ND<11	ND<120	ND<0.83	ND<1.1	ND<0.55	
2/27/2014	ND<1.5	ND<23	260 J	ND<1.7	ND<2.2	ND<1.1	
6/2/2014	ND<0.62	ND<9.1	ND<100	ND<0.67	ND<0.87	ND<0.44	
9/5/2014	ND<0.77	ND<11	ND<120	ND<0.83	ND<1.1	ND<0.55	
	<b>9/29/2018</b>	--	--	--	--	--	--
<b>GW-21 (20-50)</b>	2/23/2006	ND<0.29	ND	ND	ND	ND	ND
	5/11/2006	ND<0.29	ND	ND	ND	ND	ND
	5/11/2006	ND<0.29	ND	ND	ND	ND	ND

**Table 5**  
**Historical Groundwater Analytical Results - Oxygenate Compounds**  
**Former Unocal Facility No. 6975 (Chevron Site No. 306440)**  
**10451 Magnolia Avenue**  
**Riverside, California**

<b>Well ID (SI fbgs)</b>	<b>Date</b>	<b>MTBE (µg/L)</b>	<b>TBA (µg/L)</b>	<b>ETHANOL (µg/L)</b>	<b>DIPE (µg/L)</b>	<b>ETBE (µg/L)</b>	<b>TAME (µg/L)</b>
	7/27/2006	ND<0.29	ND	ND	ND	ND	ND
	10/26/2006	ND<0.5	ND	ND	ND	ND	ND
	1/25/2007	--	--	--	--	--	--
	5/16/2007	ND<0.5	ND	ND	ND	ND	ND
	8/7/2007	--	--	--	--	--	--
	11/19/2007	--	--	--	--	--	--
	2/12/2008	--	--	--	--	--	--
	5/13/2008	--	--	--	--	--	--
	8/19/2008	--	--	--	--	--	--
	10/28/2008	--	--	--	--	--	--
	1/29/2009	--	--	--	--	--	--
	6/1/2009	--	--	--	--	--	--
	8/17/2009	--	--	--	--	--	--
	11/19/2009	--	--	--	--	--	--
	2/16/2010	ND<0.5	ND	ND	ND	ND	ND
	5/3/2010	ND<0.5	ND	ND	ND	ND	ND
	9/21/2010	ND<0.5	ND	ND	ND	ND	ND
	11/22/2010	ND<0.5	ND	ND	ND	ND	ND
	5/27/2011	ND<0.5	ND<5	ND<50	ND<0.5	ND<0.5	ND<0.5
	9/1/2011	ND<0.5	ND<5	ND<50	ND<0.5	ND<0.5	ND<0.5
	12/1/2011	ND<0.5	ND<5	370	ND<0.5	ND<0.5	ND<0.5
	3/29/2012	ND<0.5	ND<5	ND<50	ND<0.5	ND<0.5	ND<0.5
	5/31/2012	ND<0.5	ND<5	ND<50	ND<0.5	ND<0.5	ND<0.5
	8/30/2012	ND<0.5	ND<5	ND<50	ND<0.5	ND<0.5	ND<0.5
	11/30/2012	ND<0.5	ND<5	ND<50	ND<0.5	ND<0.5	ND<0.5
	2/13/2013	ND<0.31	ND<4.6	ND<50	ND<0.33	ND<0.44	ND<0.22
	5/28/2013	ND<0.31	ND<4.6	ND<50	ND<0.33	ND<0.44	ND<0.22
	5/28/2013	ND<0.31	ND<4.6	ND<50	ND<0.33	ND<0.44	ND<0.22
	8/29/2013	ND<0.31	ND<4.6	ND<50	ND<0.33	ND<0.44	ND<0.22
	8/29/2013	ND<0.31	ND<4.6	ND<50	ND<0.33	ND<0.44	ND<0.22
	11/26/2013	ND<0.31	ND<4.6	ND<50	ND<0.33	ND<0.44	ND<0.22
	2/27/2014	ND<0.31	ND<4.6	ND<50	ND<0.33	ND<0.44	ND<0.22
	6/2/2014	ND<0.31	ND<4.6	ND<50	ND<0.33	ND<0.44	ND<0.22
	9/5/2014	ND<0.31	ND<4.6	ND<50	ND<0.33	ND<0.44	ND<0.22
	<b>9/27/2018</b>	--	--	--	--	--	--
<b>GW-22 (19-49)</b>	5/16/2007	ND<0.5	ND	ND	ND	ND	ND
	5/16/2007	ND<0.5	ND	ND	ND	ND	ND
	8/7/2007	ND<0.5	ND	ND	ND	ND	ND
	11/19/2007	ND<0.5	ND	ND	ND	ND	ND
	2/12/2008	ND<0.5	ND	ND	ND	ND	ND
	2/12/2008	ND<0.5	ND	ND	ND	ND	ND
	5/13/2008	ND<0.5	ND	ND	ND	ND	ND
	5/13/2008	ND<0.5	ND	ND	ND	ND	ND
	8/19/2008	ND<0.5	ND	ND	ND	ND	ND
	8/19/2008	ND<0.5	ND	ND	ND	ND	ND
	10/28/2008	ND<0.5	ND	ND	ND	ND	ND

**Table 5**  
**Historical Groundwater Analytical Results - Oxygenate Compounds**  
**Former Unocal Facility No. 6975 (Chevron Site No. 306440)**  
**10451 Magnolia Avenue**  
**Riverside, California**

<b>Well ID (SI fbgs)</b>	<b>Date</b>	<b>MTBE (µg/L)</b>	<b>TBA (µg/L)</b>	<b>ETHANOL (µg/L)</b>	<b>DIPE (µg/L)</b>	<b>ETBE (µg/L)</b>	<b>TAME (µg/L)</b>
	1/27/2009	ND<0.5	ND	ND	ND	ND	ND
	6/1/2009	ND<0.5	ND	ND	ND	ND	ND
	8/17/2009	0.5 J	ND	ND	ND	ND	ND
	11/19/2009	ND<0.5	ND	ND	ND	ND	ND
	2/16/2010	ND<0.5	ND	ND	ND	ND	ND
	5/3/2010	--	--	--	--	--	--
	9/21/2010	--	--	--	--	--	--
	11/22/2010	ND<0.5	ND	ND	ND	ND	ND
	5/27/2011	ND<0.5	ND<5	ND<50	ND<0.5	ND<0.5	ND<0.5
	9/1/2011	ND<0.5	ND<5	ND<50	ND<0.5	ND<0.5	ND<0.5
	12/1/2011	ND<0.5	ND<5	ND<50	ND<0.5	ND<0.5	ND<0.5
	3/29/2012	ND<0.5	ND<5	ND<50	ND<0.5	ND<0.5	ND<0.5
	6/1/2012	ND<0.5	ND<5	ND<50	ND<0.5	ND<0.5	ND<0.5
	8/30/2012	ND<0.5	ND<5	ND<50	ND<0.5	ND<0.5	ND<0.5
	11/30/2012	ND<0.5	ND<5	ND<50	ND<0.5	ND<0.5	ND<0.5
	2/13/2013	ND<0.62	ND<9.1	ND<100	ND<0.67	ND<0.87	ND<0.44
	5/28/2013	ND<0.31	ND<4.6	ND<50	ND<0.33	ND<0.44	ND<0.22
	8/29/2013	ND<0.31	ND<4.6	ND<50	ND<0.33	ND<0.44	ND<0.22
	11/26/2013	--	--	--	--	--	--
	2/27/2014	--	--	--	--	--	--
	6/2/2014	--	--	--	--	--	--
	9/5/2014	--	--	--	--	--	--
	<b>9/27/2018</b>	--	--	--	--	--	--
<b>GW-23 (30-60)</b>	10/28/2008	ND<0.5	ND	ND	ND	ND	ND
	1/27/2009	ND<0.5	ND	ND	ND	ND	ND
	6/1/2009	ND<0.5	ND	ND	ND	ND	ND
	8/17/2009	ND<0.5	ND	ND	ND	ND	ND
	11/19/2009	ND<0.5	ND	ND	ND	ND	ND
	2/16/2010	ND<0.5	ND	ND	ND	ND	ND
	5/3/2010	ND<0.5	ND	ND	ND	ND	ND
	9/21/2010	ND<0.5	ND	ND	ND	ND	ND
	11/22/2010	ND<0.5	ND	ND	ND	ND	ND
	5/27/2011	ND<0.5	ND<5	ND<50	ND<0.5	ND<0.5	ND<0.5
	9/1/2011	ND<0.5	ND<5	ND<50	ND<0.5	ND<0.5	ND<0.5
	12/1/2011	ND<0.5	ND<5	ND<50	ND<0.5	ND<0.5	ND<0.5
	3/29/2012	ND<0.5	ND<5	ND<50	ND<0.5	ND<0.5	ND<0.5
	5/31/2012	ND<0.5	ND<5	ND<50	ND<0.5	ND<0.5	ND<0.5
	8/30/2012	ND<0.5	ND<5	ND<50	ND<0.5	ND<0.5	ND<0.5
	11/30/2012	ND<0.5	ND<5	ND<50	ND<0.5	ND<0.5	ND<0.5
	2/13/2013	ND<0.31	ND<4.6	ND<50	ND<0.33	ND<0.44	ND<0.22
	5/28/2013	ND<0.31	ND<4.6	ND<50	ND<0.33	ND<0.44	ND<0.22
	8/29/2013	ND<0.31	ND<4.6	ND<50	ND<0.33	ND<0.44	ND<0.22
	11/26/2013	ND<0.31	ND<4.6	ND<50	ND<0.33	ND<0.44	ND<0.22
	2/27/2014	ND<0.31	ND<4.6	ND<50	ND<0.33	ND<0.44	ND<0.22
	6/2/2014	ND<0.31	ND<4.6	ND<50	ND<0.33	ND<0.44	ND<0.22
	9/5/2014	ND<0.31	ND<4.6	ND<50	ND<0.33	ND<0.44	ND<0.22

**Table 5**  
**Historical Groundwater Analytical Results - Oxygenate Compounds**  
**Former Unocal Facility No. 6975 (Chevron Site No. 306440)**  
**10451 Magnolia Avenue**  
**Riverside, California**

Well ID (SI fbgs)	Date	MTBE (µg/L)	TBA (µg/L)	ETHANOL (µg/L)	DIPE (µg/L)	ETBE (µg/L)	TAME (µg/L)
	<b>9/29/2018</b>	<b>ND&lt;0.30</b>	--	--	--	--	--
<b>GW-24 (30-60)</b>	10/28/2008	ND<0.5	ND	ND	ND	ND	ND
	1/27/2009	ND<0.5	ND	ND	ND	ND	ND
	6/1/2009	ND<0.5	ND	ND	ND	ND	ND
	8/17/2009	ND<0.5	ND	ND	ND	ND	ND
	11/19/2009	ND<0.5	ND	ND	ND	ND	ND
	2/16/2010	ND<0.5	ND	ND	ND	ND	ND
	2/16/2010	ND<0.5	ND	ND	ND	ND	ND
	5/3/2010	ND<0.5	ND	ND	ND	ND	ND
	9/21/2010	ND<0.5	ND	ND	ND	ND	ND
	11/22/2010	ND<0.5	ND	ND	ND	ND	ND
	5/27/2011	ND<0.5	ND<5	ND<50	ND<0.5	ND<0.5	ND<0.5
	9/1/2011	ND<0.5	ND<5	ND<50	ND<0.5	ND<0.5	ND<0.5
	12/1/2011	ND<0.5	ND<5	ND<50	ND<0.5	ND<0.5	ND<0.5
	3/29/2012	ND<0.5	ND<5	ND<50	ND<0.5	ND<0.5	ND<0.5
	5/31/2012	ND<0.5	ND<5	ND<50	ND<0.5	ND<0.5	ND<0.5
	8/30/2012	ND<0.5	ND<5	ND<50	ND<0.5	ND<0.5	ND<0.5
	11/30/2012	ND<0.5	ND<5	ND<50	ND<0.5	ND<0.5	ND<0.5
	2/13/2013	ND<0.31	ND<4.6	ND<50	ND<0.33	ND<0.44	ND<0.22
	5/28/2013	ND<0.31	ND<4.6	ND<50	ND<0.33	ND<0.44	ND<0.22
	8/29/2013	ND<0.31	ND<4.6	ND<50	ND<0.33	ND<0.44	ND<0.22
	11/26/2013	ND<0.31	ND<4.6	ND<50	ND<0.33	ND<0.44	ND<0.22
2/27/2014	ND<0.31	ND<4.6	ND<50	ND<0.33	ND<0.44	ND<0.22	
6/2/2014	ND<0.31	ND<4.6	ND<50	ND<0.33	ND<0.44	ND<0.22	
9/5/2014	ND<0.31	ND<4.6	ND<50	ND<0.33	ND<0.44	ND<0.22	
	<b>9/29/2018</b>	<b>ND&lt;0.30</b>	--	--	--	--	--
<b>GW-25 (25-60)</b>	11/19/2009	0.5 J	ND	ND	ND	ND	ND
	2/16/2010	1 J	ND	ND	ND	ND	ND
	5/3/2010	0.8 J	ND	ND	ND	ND	ND
	9/21/2010	0.8 J	ND	ND	ND	ND	ND
	11/22/2010	1 J	ND	ND	ND	ND	ND
	5/27/2011	0.8 J	ND<5	ND<50	ND<0.5	ND<0.5	ND<0.5
	9/1/2011	ND<1	ND<10	ND<100	ND<1	ND<1	ND<1
	12/2/2011	0.8 J	ND<5	ND<50	ND<0.5	ND<0.5	ND<0.5
	3/30/2012	0.6 J	ND<5	ND<50	ND<0.5	ND<0.5	ND<0.5
	6/1/2012	0.6 J	ND<5	ND<50	ND<0.5	ND<0.5	ND<0.5
	8/30/2012	ND<1	ND<10	ND<100	ND<1	ND<1	ND<1
	11/30/2012	--	--	--	--	--	--
	2/13/2013	ND<0.31	ND<4.6	ND<50	ND<0.33	ND<0.44	ND<0.22
	5/28/2013	0.99 J	ND<9.1	ND<100	ND<0.67	ND<0.87	ND<0.44
	8/29/2013	2.4	ND<4.6	ND<50	ND<0.33	ND<0.44	ND<0.22
	11/26/2013	0.46 J	ND<4.6	ND<50	ND<0.33	ND<0.44	ND<0.22
	2/27/2014	ND<0.31	ND<4.6	ND<50	ND<0.33	ND<0.44	ND<0.22
	6/2/2014	ND<0.31	ND<4.6	ND<50	ND<0.33	ND<0.44	ND<0.22

**Table 5**  
**Historical Groundwater Analytical Results - Oxygenate Compounds**  
**Former Unocal Facility No. 6975 (Chevron Site No. 306440)**  
**10451 Magnolia Avenue**  
**Riverside, California**

Well ID (SI fbgs)	Date	MTBE (µg/L)	TBA (µg/L)	ETHANOL (µg/L)	DIPE (µg/L)	ETBE (µg/L)	TAME (µg/L)
	9/5/2014	0.77 J	ND<4.6	ND<50	ND<0.33	ND<0.44	ND<0.22
	<b>9/27/2018</b>	<b>ND&lt;0.30</b>	--	--	--	--	--
<b>GW-26 (30-60)</b>	3/3/2010	ND<0.5	ND	ND	ND	ND	ND
	5/3/2010	ND<0.5	ND	ND	ND	ND	ND
	9/21/2010	ND<0.5	ND	ND	ND	ND	ND
	11/22/2010	ND<0.5	ND	ND	ND	ND	ND
	5/27/2011	ND<0.5	ND<5	ND<50	ND<0.5	ND<0.5	ND<0.5
	9/1/2011	ND<0.5	ND<5	ND<50	ND<0.5	ND<0.5	ND<0.5
	12/2/2011	ND<0.5	ND<5	ND<50	ND<0.5	ND<0.5	ND<0.5
	3/30/2012	ND<0.5	ND<5	ND<50	ND<0.5	ND<0.5	ND<0.5
	6/1/2012	ND<1	ND<10	ND<100	ND<1	ND<1	ND<1
	8/30/2012	ND<0.5	ND<5	ND<50	ND<0.5	ND<0.5	ND<0.5
	11/30/2012	ND<0.5	ND<5	ND<50	ND<0.5	ND<0.5	ND<0.5
	2/13/2013	ND<0.31	ND<4.6	ND<50	ND<0.33	ND<0.44	ND<0.22
	5/28/2013	ND<0.62	ND<9.1	ND<100	ND<0.67	ND<0.87	ND<0.44
	8/29/2013	ND<0.31	ND<4.6	ND<50	ND<0.33	ND<0.44	ND<0.22
	11/26/2013	ND<0.31	ND<4.6	ND<50	ND<0.33	ND<0.44	ND<0.22
	2/27/2014	ND<0.31	ND<4.6	ND<50	ND<0.33	ND<0.44	ND<0.22
	6/2/2014	ND<0.31	ND<4.6	ND<50	ND<0.33	ND<0.44	ND<0.22
	9/5/2014	ND<0.31	ND<4.6	ND<50	ND<0.33	ND<0.44	ND<0.22
	<b>9/27/2018</b>	<b>ND&lt;0.30</b>	--	--	--	--	--
<b>GW-27 (57-60)</b>	9/21/2010	ND<0.5	ND	ND	ND	ND	ND
	11/22/2010	ND<0.5	ND	ND	ND	ND	ND
	5/27/2011	ND<0.5	ND<5	ND<50	ND<0.5	ND<0.5	ND<0.5
	9/1/2011	ND<0.5	ND<5	ND<50	ND<0.5	ND<0.5	ND<0.5
	12/2/2011	ND<0.5	ND<5	ND<50	ND<0.5	ND<0.5	ND<0.5
	3/30/2012	ND<0.5	ND<5	ND<50	ND<0.5	ND<0.5	ND<0.5
	6/1/2012	ND<0.5	ND<5	ND<50	ND<0.5	ND<0.5	ND<0.5
	8/30/2012	ND<0.5	ND<5	ND<50	ND<0.5	ND<0.5	ND<0.5
	11/30/2012	ND<0.5	ND<5	ND<50	ND<0.5	ND<0.5	ND<0.5
	2/13/2013	ND<0.31	ND<4.6	ND<50	ND<0.33	ND<0.44	ND<0.22
	5/28/2013	ND<0.31	ND<4.6	ND<50	ND<0.33	ND<0.44	ND<0.22
	8/29/2013	ND<0.31	ND<4.6	ND<50	ND<0.33	ND<0.44	ND<0.22
	11/26/2013	ND<0.31	8.4 J	ND<50	ND<0.33	ND<0.44	ND<0.22
	2/27/2014	ND<0.31	ND<4.6	ND<50	ND<0.33	ND<0.44	ND<0.22
	6/2/2014	ND<0.31	ND<4.6	ND<50	ND<0.33	ND<0.44	ND<0.22
9/5/2014	ND<0.31	ND<4.6	ND<50	ND<0.33	ND<0.44	ND<0.22	
	<b>9/27/2018</b>	<b>ND&lt;0.30</b>	--	--	--	--	--

**Table 5**  
**Historical Groundwater Analytical Results - Oxygenate Compounds**  
**Former Unocal Facility No. 6975 (Chevron Site No. 306440)**  
**10451 Magnolia Avenue**  
**Riverside, California**

Well ID (SI fbgs)	Date	MTBE (µg/L)	TBA (µg/L)	ETHANOL (µg/L)	DIPE (µg/L)	ETBE (µg/L)	TAME (µg/L)
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**NOTES:**

-- = Not applicable / Not analyzed

\* = Duplicate sample

µg/L = Micrograms per liter

ID = Identification

J = Laboratory estimated value

ND = Not detected

ND<# = Not detected at or above laboratory detection limit indicated

SI = Screened interval

fbgs = Feet below ground surface

MTBE = Methyl-t-Butyl Ether

TBA = Tert-Butyl Alcohol

DIPE = Diisopropyl Ether

ETBE = Ethyl-t-Butyl Ether

TAME = Tert-Amyl-Methyl Ether



































		(µg/L)	(µg/L)	(µg/L)	(µg/L)	(µg/L)	(µg/L)
GW-2	10/26/2006	2,550	22,600	ND<250	227	21,600	2,100
GW-2	1/26/2007	2,310	37,600	ND<250	449	7,700	1,600
GW-2	5/16/2007	2,360	31,500	ND<250	428	5,100	2,400
GW-2	8/8/2007	2,370	16,400	ND<250	456	2,500	3,100
GW-2	11/20/2007	--	--	--	--	--	--
GW-2	2/13/2008	--	--	--	--	--	--
GW-2	5/13/2008	2,210	22,700	ND<250	149*	8,100	960
GW-2	8/19/2008	--	--	--	--	--	--
GW-4	10/26/2006	2,510	9,000	ND<250	269	5,400	3,400
GW-4	1/26/2007	2,300	16,600	ND<250	438	3,400	2,500
GW-4	5/16/2007	2,250	16,700	ND<250	431	3,300	3,800
GW-4	8/8/2007	2,240	9,000	ND<250	457	3,600	4,700
GW-4	11/20/2007	--	--	--	--	--	--
GW-4	2/13/2008	--	--	--	--	--	--
GW-4	5/13/2008	2,350	4,500 J	ND<250	125*	48,500	2,400
GW-4	8/19/2008	--	--	--	--	--	--
GW-9	10/26/2006	3,400	ND<1,500	ND<250	402	2,100	2,200
GW-9	1/26/2007	3,160	ND<1,500	ND<250	449	1,700	2,500
GW-9	5/16/2007	3,920	1,900 J	ND<250	405	2,300	730
GW-9	8/8/2007	3,460	1,500 J	ND<250	460	4,900	710
GW-9	11/20/2007	--	--	--	--	--	--
GW-9	2/12/2008	--	--	--	--	--	--
GW-9	5/13/2008	3,220	ND<1,500	ND<250	228**	7,700	1,400
GW-9	8/19/2008	--	--	--	--	--	--
GW-17	10/26/2006	1,300	170,000	19,400 H	408	17 J	77
GW-17	1/25/2007	471	176,000	21,200	430	25 J	19
GW-17	5/16/2007	412	157,000	18,000	304	ND<8.0	23
GW-17	8/8/2007	1,090	161,000	19,900	451	21 J	38
GW-17	11/19/2007	--	--	--	--	--	--
GW-17	2/12/2008	--	--	--	--	--	--
GW-17	5/13/2008	2,450	164,000	19,400	72*	65 J	15
GW-17	8/19/2008	--	--	--	98*	--	--
GW-18	10/26/2006	1,820	25,900	610	414	2,600	1,000
GW-18	1/25/2007	1,670	15,900	300 J	275	1,600	1,500
GW-18	5/16/2007	1,550	46,800	490 J	370	750	1,100
GW-18	8/8/2007	1,570	44,800	1200	457	970	1,800
GW-18 <sup>1</sup>	11/19/2007	--	--	--	--	--	--
GW-18	2/12/2008	--	--	--	--	--	--
GW-18	8/19/2008	--	--	--	--	--	--
GW-21	10/26/2006	168	176,000	24,500 H	378	27 J	24
GW-21 <sup>1</sup>	1/25/2007	--	--	--	--	--	--
GW-21	5/16/2007	--	--	--	--	--	--
GW-21 <sup>1</sup>	8/8/2007	--	--	--	--	--	--
GW-21 <sup>1</sup>	11/19/2007	--	--	--	--	--	--
GW-21	2/12/2008	--	--	--	--	--	--
GW-21	8/19/2008	--	--	--	--	--	--

**NOTES:**

<sup>1</sup> = Sample not submitted to laboratory due to either a detectable quantity of light non-aqueous phase liquid (LNAPL) prior to purging or a noticeable sheen when the sample was collected.

\* ORP measured during sampling event, using a Horiba YSI-550

\*\* ORP measured during pre-purge, using a Horiba YSI-550

-- = Not applicable / Not analyzed

µg/L = micrograms per liter

ND<# = Not detected at or above laboratory detection limit indicated

ID = Identification

mV = millivolts

ORP = Oxidation-reduction potential

H = Sample analyzed past hold time

J = Laboratory estimated value

**Table 8**  
**Light Non-Aqueous Phase Liquid (LNAPL) Hand Bailing Log Sheet**  
**Former Unocal Facility No. 6975 (Chevron Site No. 306440)**  
**10451 Magnolia Avenue**  
**Riverside, California**

		BEFORE BAILING		AFTER BAILING				
Date	Well ID	DTP (ft-bmp)	DTW (ft-bmp)	DTP (ft-bmp)	DTW (ft-bmp)	Approx. LNAPL Removed Per (gallons)	Total LNAPL Removed Per Event (gallons)	Total LNAPL Removed to Date (gallons)
8/12/2004	GW-11	--	--	--	--	0.500	1.583	1.583
8/12/2004	GW-12	--	--	--	--	0.125		
8/12/2004	GW-2	--	--	--	--	0.083		
8/12/2004	GW-3	--	--	--	--	0.500		
8/12/2004	GW-4	NA	--	--	--	NA		
8/12/2004	GW-5	NA	--	--	--	NA		
8/12/2004	GW-7	--	--	--	--	0.375		
8/26/2004	GW-11	--	--	--	--	1.625	1.688	3.271
8/26/2004	GW-12	--	--	--	--	0.063		
9/15/2004	GW-12	40.70	40.87	--	--	0.050	0.113	3.383
9/15/2004	GW-2	40.31	40.59	--	--	0.063		
9/15/2004	GW-4	NA	39.84	--	--	--		
9/15/2004	GW-5	NA	39.70	--	--	--		
9/21/2004	GW-11	39.44	41.37	39.78	40.69	1.500	1.688	5.071
9/21/2004	GW-3	40.33	40.92	40.40	40.71	0.188		
9/21/2004	GW-7	NA	39.24	--	--	--		
11/4/2004	GW-11	40.30	40.65	40.88	41.30	0.250	0.530	5.601
11/4/2004	GW-3	40.85	41.26	40.92	41.15	0.093		
11/4/2004	GW-8	40.30	40.90	40.35	40.76	0.187		
1/13/2005	GW-1	40.48	40.97	40.58	40.87	0.093	0.155	5.756
1/13/2005	GW-2	40.80	41.00	41.21	41.30	0.062		
1/21/2005	GW-11	39.91	40.36	40.43	40.74	0.621	0.671	6.427
1/21/2005	GW-12	40.93	41.05	40.95	41.00	0.030		
1/21/2005	GW-6	39.56	39.65	39.58	39.62	0.020		
1/28/2005	GW-3	39.56	39.71	39.64	39.70	0.063	0.070	6.496
1/28/2005	GW-6	39.50	39.53	--	39.50	0.007		
2/2/2005	GW-1	40.26	40.68	40.50	40.63	0.078	0.303	6.799
2/2/2005	GW-11	39.80	40.10	40.38	40.55	0.125		
2/2/2005	GW-12	40.77	40.84	--	40.81	0.054		
2/2/2005	GW-2	40.59	40.80	40.95	41.03	0.046		
2/11/2005	GW-1	40.30	40.71	41.05	41.24	0.125	0.374	7.173
2/11/2005	GW-11	39.81	40.12	40.90	40.95	0.156		
2/11/2005	GW-12	40.63	40.51	41.21	41.26	0.031		
2/11/2005	GW-2	40.62	40.80	41.25	41.26	0.023		
2/11/2005	GW-3	39.95	40.12	41.00	41.05	0.039		

**Table 8**  
**Light Non-Aqueous Phase Liquid (LNAPL) Hand Bailing Log Sheet**  
**Former Unocal Facility No. 6975 (Chevron Site No. 306440)**  
**10451 Magnolia Avenue**  
**Riverside, California**

		BEFORE BAILING		AFTER BAILING				
Date	Well ID	DTP (ft-bmp)	DTW (ft-bmp)	DTP (ft-bmp)	DTW (ft-bmp)	Approx. LNAPL Removed Per (gallons)	Total LNAPL Removed Per Event (gallons)	Total LNAPL Removed to Date (gallons)
2/15/2005	GW-1	40.05	40.33	40.11	40.23	0.141	0.292	7.465
2/15/2005	GW-11	39.64	39.81	40.12	40.21	0.125		
2/15/2005	GW-12	40.59	40.62	--	40.61	0.007		
2/15/2005	GW-2	40.33	40.36	--	39.85	0.003		
2/15/2005	GW-3	40.32	40.37	40.35	40.37	0.016		
3/3/2005	GW-1	39.80	39.98	39.98	40.00	0.093	0.138	7.603
3/3/2005	GW-11	39.35	39.43	39.79	39.82	0.031		
3/3/2005	GW-12	40.28	40.30	--	40.31	0.007		
3/3/2005	GW-3	40.05	40.08	--	40.09	0.007		
3/9/2005	GW-1	39.68	39.75	39.79	39.81	0.031	0.078	7.680
3/9/2005	GW-11	39.22	39.26	39.63	39.65	0.031		
3/9/2005	GW-3	39.92	39.94	--	40.20	0.016		
3/16/2005	GW-1	39.69	39.74	--	40.95	0.039	0.069	7.749
3/16/2005	GW-11	38.78	38.80	--	39.90	0.023		
3/16/2005	GW-3	39.72	39.74	--	40.20	0.007		
3/30/2005	GW-1	39.17	39.20	--	39.28	0.016	0.031	7.780
3/30/2005	GW-11	38.66	38.69	--	39.00	0.016		
7/18/2006	GW-1	40.03	40.09	40.80	40.80	0.047	0.070	7.851
7/18/2006	GW-11	39.67	39.70	40.62	40.62	0.023		
8/7/2006	GW-1	40.08	40.14	40.72	40.72	0.063	0.109	7.960
8/7/2006	GW-11	39.64	39.72	40.87	40.87	0.047		
9/1/2006	GW-1	40.16	40.18	40.97	40.97	0.031	1.563	9.523
9/1/2006	GW-11	40.47	40.57	41.23	41.23	0.078		
9/1/2006	GW-19	40.24	40.53	41.56	41.56	0.305		
9/1/2006	GW-20	39.93	41.15	41.86	41.86	1.148		
9/11/2006	GW-1	40.47	40.59	41.16	41.16	0.070	1.570	11.093
9/11/2006	GW-11	40.21	40.23	40.74	40.74	0.031		
9/11/2006	GW-19	40.29	40.58	41.32	41.32	0.211		
9/11/2006	GW-20	39.84	41.22	41.99	41.99	1.258		
9/27/2006	GW-1	40.68	40.92	40.48	40.48	0.039	1.594	12.687
9/27/2006	GW-11	40.41	40.44	41.82	41.82	0.023		
9/27/2006	GW-19	40.48	40.80	41.56	41.56	0.180		
9/27/2006	GW-20	40.15	41.45	42.06	42.06	1.352		

**Table 8**  
**Light Non-Aqueous Phase Liquid (LNAPL) Hand Bailing Log Sheet**  
**Former Unocal Facility No. 6975 (Chevron Site No. 306440)**  
**10451 Magnolia Avenue**  
**Riverside, California**

		BEFORE BAILING		AFTER BAILING				
Date	Well ID	DTP (ft-bmp)	DTW (ft-bmp)	DTP (ft-bmp)	DTW (ft-bmp)	Approx. LNAPL Removed Per (gallons)	Total LNAPL Removed Per Event (gallons)	Total LNAPL Removed to Date (gallons)
10/9/2006	GW-1	40.00	40.99	41.72	41.72	0.094	1.438	14.124
10/9/2006	GW-11	40.50	40.55	41.06	41.06	0.031		
10/9/2006	GW-19	40.50	41.11	41.92	41.92	0.203		
10/9/2006	GW-20	40.28	41.68	42.37	42.37	1.109		
10/23/2006	GW-1	40.90	41.14	41.00	41.00	0.102	1.438	15.562
10/23/2006	GW-11	40.60	40.65	41.05	41.05	0.039		
10/23/2006	GW-19	40.60	41.15	40.70	41.70	0.219		
10/23/2006	GW-20	40.35	41.66	41.99	41.99	1.078		
11/8/2006	GW-1	40.76	41.13	41.56	41.56	0.125	1.680	17.241
11/8/2006	GW-11	40.69	40.75	41.83	41.83	0.055		
11/8/2006	GW-19	40.64	41.58	42.06	42.06	0.281		
11/8/2006	GW-20	40.37	41.72	42.32	42.32	1.219		
11/21/2006	GW-1	40.62	41.11	41.62	41.62	0.188	1.867	19.109
11/21/2006	GW-11	40.61	40.72	41.02	41.02	0.070		
11/21/2006	GW-19	40.54	41.59	42.09	42.09	0.328		
11/21/2006	GW-20	40.42	41.68	42.24	42.24	1.281		
2/19/2007	GW-1	40.55	40.56	41.23	41.23	0.078	0.164	19.273
2/19/2007	GW-11	40.12	40.21	40.97	40.97	0.055		
2/19/2007	GW-21	40.56	40.57	40.92	40.92	0.031		
3/17/2007	GW-1	41.32	41.34	41.97	41.97	0.039	0.180	19.452
3/17/2007	GW-11	39.90	40.00	41.21	41.21	0.117		
3/17/2007	GW-21	40.35	40.36	41.05	41.05	0.023		
3/30/2007	GW-1	41.36	41.38	42.07	42.07	0.078	0.234	19.687
3/30/2007	GW-11	39.96	40.02	41.21	41.21	0.156		
3/30/2007	GW-21	40.35	40.35	--	--	0.000		
4/10/2007	GW-1	40.03	40.06	40.82	40.82	0.070	0.289	19.976
4/10/2007	GW-11	39.56	39.69	40.69	40.69	0.219		
4/10/2007	GW-21	NA	40.09	--	--	0.000		
4/27/2007	GW-1	40.08	40.10	40.96	40.96	0.047	0.219	20.194
4/27/2007	GW-11	39.60	39.71	40.57	40.57	0.172		
4/27/2007	GW-21	NA	40.13	--	--	0.000		
5/8/2007	GW-1	41.28	41.37	41.89	41.89	0.070	0.281	20.476
5/8/2007	GW-11	39.79	39.99	41.14	41.14	0.156		
5/8/2007	GW-21	40.29	40.33	41.00	41.00	0.055		

**Table 8**  
**Light Non-Aqueous Phase Liquid (LNAPL) Hand Bailing Log Sheet**  
**Former Unocal Facility No. 6975 (Chevron Site No. 306440)**  
**10451 Magnolia Avenue**  
**Riverside, California**

		BEFORE BAILING		AFTER BAILING				
Date	Well ID	DTP (ft-bmp)	DTW (ft-bmp)	DTP (ft-bmp)	DTW (ft-bmp)	Approx. LNAPL Removed Per (gallons)	Total LNAPL Removed Per Event (gallons)	Total LNAPL Removed to Date (gallons)
5/24/2007	GW-1	41.32	41.36	41.96	41.96	0.063	0.180	20.655
5/24/2007	GW-11	39.93	39.99	41.03	41.03	0.117		
5/24/2007	GW-21	NA	40.31	--	--	0.000		
6/8/2007	GW-1	41.36	41.39	42.01	42.01	0.086	0.297	20.952
6/8/2007	GW-11	39.81	39.86	41.21	41.21	0.141		
6/8/2007	GW-21	40.32	40.39	41.28	41.28	0.070		
6/21/2007	GW-1	41.28	41.40	42.15	42.15	0.133	0.359	21.312
6/21/2007	GW-11	39.79	39.89	41.16	41.16	0.109		
6/21/2007	GW-21	40.25	40.37	41.44	41.44	0.117		
7/27/2007	GW-11	40.25	40.28	--	--	0.047	1.375	22.687
7/27/2007	GW-19	40.42	40.55	--	--	0.328		
7/27/2007	GW-20	40.11	41.15	--	--	1.000		
8/7/2007	GW-11	41.01	41.03	--	--	0.000	0.844	23.530
8/7/2007	GW-19	40.30	41.18	--	--	0.828		
8/7/2007	GW-20	40.90	40.91	--	--	0.016		
9/4/2007	GW-11	40.73	40.73	--	--	0.023	2.383	25.913
9/4/2007	GW-19	40.33	40.75	--	--	1.094		
9/4/2007	GW-20	40.52	41.72	--	--	1.266		
9/11/2007	GW-11	40.81	40.81	--	--	0.039	2.211	28.124
9/11/2007	GW-19	40.81	41.59	--	--	1.063		
9/11/2007	GW-20	40.13	41.10	--	--	1.109		
9/18/2007	GW-11	40.83	40.83	--	--	0.031	2.047	30.171
9/18/2007	GW-19	40.90	41.62	--	--	0.945		
9/18/2007	GW-20	40.20	41.12	--	--	1.070		
9/25/2007	GW-11	40.81	40.82	--	--	0.039	2.172	32.343
9/25/2007	GW-19	40.82	41.53	--	--	1.047		
9/25/2007	GW-20	40.12	41.18	--	--	1.086		
10/2/2007	GW-11	40.91	40.91	--	--	0.023	1.664	34.007
10/2/2007	GW-19	40.93	41.85	--	--	0.672		
10/2/2007	GW-20	40.89	41.68	--	--	0.969		
10/9/2007	GW-11	40.92	40.92	--	--	0.016	1.648	35.655
10/9/2007	GW-19	40.94	41.87	--	--	0.938		
10/9/2007	GW-20	40.90	41.65	--	--	0.695		

**Table 8**  
**Light Non-Aqueous Phase Liquid (LNAPL) Hand Bailing Log Sheet**  
**Former Unocal Facility No. 6975 (Chevron Site No. 306440)**  
**10451 Magnolia Avenue**  
**Riverside, California**

		BEFORE BAILING		AFTER BAILING				
Date	Well ID	DTP (ft-bmp)	DTW (ft-bmp)	DTP (ft-bmp)	DTW (ft-bmp)	Approx. LNAPL Removed Per (gallons)	Total LNAPL Removed Per Event (gallons)	Total LNAPL Removed to Date (gallons)
10/16/2007	GW-11	--	41.26	--	--	0.000	1.656	37.312
10/16/2007	GW-19	40.97	41.79	--	--	0.594		
10/16/2007	GW-20	40.93	41.59	--	--	1.063		
10/30/2007	GW-11	42.00	42.01	--	--	0.016	0.844	38.155
10/30/2007	GW-19	41.13	42.11	--	--	0.500		
10/30/2007	GW-20	41.18	41.72	--	--	0.328		
11/6/2007	GW-11	42.03	42.03	--	--	0.016	0.461	38.616
11/6/2007	GW-19	41.11	42.25	--	--	0.164		
11/6/2007	GW-20	41.20	41.73	--	--	0.281		
11/13/2007	GW-1	42.57	42.58	--	--	0.000	1.531	40.148
11/13/2007	GW-19	41.19	42.01	--	--	0.734		
11/13/2007	GW-20	41.23	41.51	--	--	0.797		
11/19/2007	GW-1	41.06	41.07	--	--	0.000	1.336	41.484
11/19/2007	GW-19	41.55	41.64	--	--	0.813		
11/19/2007	GW-20	41.45	43.22	--	--	0.523		
1/22/2008	GW-1	NA	43.26	--	--	0.000	1.945	43.429
1/22/2008	GW-19	40.99	41.86	--	--	0.938		
1/22/2008	GW-20	40.96	41.38	--	--	1.008		
2/5/2008	GW-1	NA	43.26	--	--	0.000	1.961	45.390
2/5/2008	GW-19	41.96	42.73	--	--	0.945		
2/5/2008	GW-20	40.97	41.97	--	--	1.016		
2/19/2008	GW-1	43.20	43.52	--	--	0.078	2.875	48.265
2/19/2008	GW-19	41.90	42.58	--	--	0.500		
2/19/2008	GW-20	42.23	43.18	--	--	2.000		
2/19/2008	GW-21	43.25	43.82	--	--	0.297		
3/3/2008	GW-1	NA	43.55	--	--	0.000	2.039	50.304
3/3/2008	GW-19	42.35	43.91	--	--	0.992		
3/3/2008	GW-20	41.91	42.25	--	--	0.930		
3/3/2008	GW-21	42.33	43.39	--	--	0.117		
3/18/2008	GW-11	NA	40.90	--	--	0.000	1.938	52.241
3/18/2008	GW-19	41.92	42.26	--	--	0.938		
3/18/2008	GW-20	41.90	41.98	--	--	1.000		
3/18/2008	GW-21	NA	42.30	--	--	0.000		

**Table 8**  
**Light Non-Aqueous Phase Liquid (LNAPL) Hand Bailing Log Sheet**  
**Former Unocal Facility No. 6975 (Chevron Site No. 306440)**  
**10451 Magnolia Avenue**  
**Riverside, California**

		BEFORE BAILING		AFTER BAILING				
Date	Well ID	DTP (ft-bmp)	DTW (ft-bmp)	DTP (ft-bmp)	DTW (ft-bmp)	Approx. LNAPL Removed Per (gallons)	Total LNAPL Removed Per Event (gallons)	Total LNAPL Removed to Date (gallons)
4/1/2008	GW-11	41.26	41.26			0.000	1.922	54.163
4/1/2008	GW-19	40.96	41.77	--	--	0.945		
4/1/2008	GW-20	41.99	42.58	--	--	0.977		
4/1/2008	GW-21	42.29	42.29	--	--	0.000		
4/21/2008	GW-11	41.40	42.44	--	--	0.000	0.141	54.304
4/21/2008	GW-19	41.43	41.71	--	--	0.063		
4/21/2008	GW-20	41.55	42.47	--	--	0.031		
4/21/2008	GW-21	41.95	42.25	--	--	0.047		
5/13/2008	GW-11	41.53	42.47	--	--	0.000	2.039	56.343
5/13/2008	GW-19	41.48	41.85	--	--	0.039		
5/13/2008	GW-20	41.31	42.80	--	--	2.000		
5/13/2008	GW-21	42.09	42.32	--	--	0.000		
5/29/2008	GW-11	41.63	42.57	--	--	0.273	1.930	58.273
5/29/2008	GW-19	41.92	41.92	--	--	0.023		
5/29/2008	GW-20	41.74	42.88	--	--	1.500		
5/29/2008	GW-21	42.22	42.24	--	--	0.133		
6/12/2008	GW-11	0.00	42.34	--	--	0.000	0.000	58.273
6/12/2008	GW-19	0.00	0.00	--	--	0.000		
6/12/2008	GW-20	0.00	42.90	--	--	0.000		
6/12/2008	GW-21	0.00	0.00	--	--	0.000		
7/7/2008	GW-11	42.05	42.51	--	--	0.063	0.938	59.210
7/7/2008	GW-18	42.09	42.75	--	--	0.000		
7/7/2008	GW-19	42.20	42.23	--	--	0.031		
7/7/2008	GW-20	42.12	42.78	--	--	0.844		
7/7/2008	GW-21	--	42.51	--	--	0.000		
7/7/2008	GW-8	42.16	42.32	--	--	0.000		
7/24/2008	GW-11	42.18	42.51	--	--	0.188	0.625	59.835
7/24/2008	GW-18	42.20	42.98	--	--	0.000		
7/24/2008	GW-19	--	--	--	--	0.000		
7/24/2008	GW-20	42.31	42.93	--	--	0.438		
7/24/2008	GW-21	--	42.64	--	--	0.000		
7/24/2008	GW-8	42.28	42.47	--	--	0.000		
8/19/2008	GW-1	42.93	43.08	--	--	0.000	0.492	60.327
8/19/2008	GW-11	42.36	42.63	--	--	0.000		
8/19/2008	GW-18	42.42	43.29	--	--	0.352		
8/19/2008	GW-19	42.58	42.58	--	--	0.000		

**Table 8**  
**Light Non-Aqueous Phase Liquid (LNAPL) Hand Bailing Log Sheet**  
**Former Unocal Facility No. 6975 (Chevron Site No. 306440)**  
**10451 Magnolia Avenue**  
**Riverside, California**

		BEFORE BAILING		AFTER BAILING				
Date	Well ID	DTP (ft-bmp)	DTW (ft-bmp)	DTP (ft-bmp)	DTW (ft-bmp)	Approx. LNAPL Removed Per Event (gallons)	Total LNAPL Removed Per Event (gallons)	Total LNAPL Removed to Date (gallons)
8/19/2008	GW-20	42.45	42.88	--	--	0.000		
8/19/2008	GW-21	42.85	42.87	--	--	0.000		
8/19/2008	GW-8	42.39	42.50	--	--	0.141		
9/4/2008	GW-11	42.48	42.70	--	--	0.234	0.359	60.687
9/4/2008	GW-19	42.70	42.90	--	--	0.031		
9/4/2008	GW-20	42.67	43.26	--	--	0.094		
9/4/2008	GW-21	--	43.06	--	--	0.000		
10/2/2008	GW-11	42.76	42.96	--	--	0.031	0.102	60.788
10/2/2008	GW-19	42.95	43.27	--	--	0.023		
10/2/2008	GW-20	42.96	43.48	--	--	0.047		
10/2/2008	GW-21	NA	43.29	--	--	0.000		
10/16/2008	GW-11	42.88	43.02	--	--	0.039	0.109	60.898
10/16/2008	GW-19	43.11	43.12	--	--	0.023		
10/16/2008	GW-20	43.11	43.51	--	--	0.047		
10/16/2008	GW-21	NA	43.41	--	--	0.000		
12/16/2008	GW-11	42.97	43.05	--	--	0.000	0.000	60.898
12/16/2008	GW-21	43.85	43.86			0.000		
1/29/2009	GW-11	43.74	43.07	--	--	0.016	0.016	60.913
1/29/2009	GW-19	43.55	43.56	--	--	0.000		
1/29/2009	GW-20	43.53	43.54	--	--	0.000		
1/29/2009	GW-21	43.73	43.74	--	--	0.000		
6/30/2009	GW-1	43.77	44.05	--	--	0.180	1.463	62.376
6/30/2009	GW-11	42.94	42.98	--	--	0.026		
6/30/2009	GW-18	43.29	43.96	--	--	0.435		
6/30/2009	GW-19	43.46	43.47	--	--	0.007		
6/30/2009	GW-2	43.84	44.21	--	--	0.240		
6/30/2009	GW-20	43.55	43.56	--	--	0.003		
6/30/2009	GW-4	42.74	43.58	--	--	0.546		
6/30/2009	GW-8	43.35	43.39	--	--	0.026		
9/16/2009	GW-1	44.11	44.31	--	--	0.200	1.560	63.936
9/16/2009	GW-11	43.01	43.04	--	--	0.030		
9/16/2009	GW-18	43.91	44.69	--	--	0.780		
9/16/2009	GW-2	44.28	44.40	--	--	0.120		
9/16/2009	GW-4	43.23	43.58	--	--	0.350		
9/16/2009	GW-8	44.00	44.08	--	--	0.080		
10/20/2009	GW-1	44.25	44.35	--	--	0.100		
10/20/2009	GW-11	43.32	43.35	--	--	0.030		

**Table 8  
Light Non-Aqueous Phase Liquid (LNAPL) Hand Bailing Log Sheet  
Former Unocal Facility No. 6975 (Chevron Site No. 306440)  
10451 Magnolia Avenue  
Riverside, California**

		BEFORE BAILING		AFTER BAILING				
Date	Well ID	DTP (ft-bmp)	DTW (ft-bmp)	DTP (ft-bmp)	DTW (ft-bmp)	Approx. LNAPL Removed Per Event (gallons)	Total LNAPL Removed Per Event (gallons)	Total LNAPL Removed to Date (gallons)
10/20/2009	GW-18	43.82	44.37	--	--	0.550	0.910	64.846
10/20/2009	GW-4	43.38	43.58	--	--	0.200		
10/20/2009	GW-8	44.35	44.38	--	--	0.030		
11/19/2009	GW-1	44.32	44.40	--	--	0.080	1.830	66.676
11/19/2009	GW-11	42.98	43.01	--	--	0.030		
11/19/2009	GW-18	44.45	45.53	--	--	1.080		
11/19/2009	GW-19	44.83	44.97	--	--	0.140		
11/19/2009	GW-2	44.38	44.45	--	--	0.070		
11/19/2009	GW-20	44.83	44.97	--	--	0.140		
11/19/2009	GW-21	44.91	44.93	--	--	0.020		
11/19/2009	GW-4	43.36	43.56	--	--	0.200		
11/19/2009	GW-7	43.90	43.93	--	--	0.030		
11/19/2009	GW-8	44.57	44.61	--	--	0.040		
12/21/2009	GW-1	44.31	44.36	--	--	0.050	1.030	67.706
12/21/2009	GW-2	44.39	44.44	--	--	0.050		
12/21/2009	GW-4	43.44	43.60	--	--	0.160		
12/21/2009	GW-8	44.72	44.75	--	--	0.030		
12/21/2009	GW-11	42.97	42.99	--	--	0.020		
12/21/2009	GW-18	44.67	45.39	--	--	0.720		
1/19/2010	GW-1	44.30	44.35	--	--	0.050	0.760	68.466
1/19/2010	GW-2	44.40	44.44	--	--	0.040		
1/19/2010	GW-4	43.45	43.59	--	--	0.140		
1/19/2010	GW-8	44.58	44.61	--	--	0.030		
1/19/2010	GW-11	42.97	42.99	--	--	0.020		
1/19/2010	GW-18	44.50	44.98	--	--	0.480		
3/3/2010	GW-1	NA	44.30	--	--	0.000	0.530	68.996
3/3/2010	GW-2	44.40	44.44	--	--	0.040		
3/3/2010	GW-4	43.44	43.59	--	--	0.150		
3/3/2010	GW-8	NA	44.41	--	--	0.000		
3/3/2010	GW-11	NA	42.98	--	--	0.000		
3/3/2010	GW-18	44.06	44.40	--	--	0.340		
3/3/2010	GW-21	NA	44.51	--	--	0.000		
3/3/2010	GW-26	NA	43.64	--	--	0.000		
4/15/2010	GW-1	NA	44.31	--	--	0.000	0.150	69.146
4/15/2010	GW-2	NA	44.39	--	--	0.000		
4/15/2010	GW-4	43.26	43.41	--	--	0.150		
4/15/2010	GW-8	NA	43.60	--	--	0.000		
4/15/2010	GW-11	NA	42.98	--	--	0.000		
4/15/2010	GW-18	NA	43.59	--	--	0.000		

**Table 8**  
**Light Non-Aqueous Phase Liquid (LNAPL) Hand Bailing Log Sheet**  
**Former Unocal Facility No. 6975 (Chevron Site No. 306440)**  
**10451 Magnolia Avenue**  
**Riverside, California**

		BEFORE BAILING		AFTER BAILING				
Date	Well ID	DTP (ft-bmp)	DTW (ft-bmp)	DTP (ft-bmp)	DTW (ft-bmp)	Approx. LNAPL Removed Per (gallons)	Total LNAPL Removed Per Event (gallons)	Total LNAPL Removed to Date (gallons)
4/15/2010	GW-21	NA	43.98	--	--	0.000		
6/28/2010	GW-1	43.90	44.09	--	--	0.190	0.830	69.976
6/28/2010	GW-2	44.14	44.15	--	--	0.010		
6/28/2010	GW-4	42.98	43.58	--	--	0.600		
6/28/2010	GW-8	43.39	43.40	--	--	0.010		
6/28/2010	GW-11	42.96	42.97	--	--	0.010		
6/28/2010	GW-18	43.35	43.36	--	--	0.010		
6/28/2010	GW-21	NA	43.75	--	--	0.000		
7/21/2010	GW-1	43.99	44.14	--	--	0.150	0.730	70.706
7/21/2010	GW-2	43.01	43.52	--	--	0.510		
7/21/2010	GW-4	44.19	44.21	--	--	0.020		
7/21/2010	GW-8	43.53	43.56	--	--	0.030		
7/21/2010	GW-11	Dry		--	--	0.000		
7/21/2010	GW-18	43.56	43.58	--	--	0.020		
7/21/2010	GW-21	NA	43.91	--	--	0.000		
8/30/2010	GW-1	44.06	44.12	--	--	0.060	0.500	71.206
8/30/2010	GW-2	NA	44.22	--	--	0.000		
8/30/2010	GW-4	43.19	43.57	--	--	0.380		
8/30/2010	GW-8	NA	43.91	--	--	0.000		
8/30/2010	GW-11	NA	42.98	--	--	0.000		
8/30/2010	GW-18	43.94	44.00	--	--	0.060		
8/30/2010	GW-21	NA	44.24	--	--	0.000		
10/12/2010	GW-1	NA	44.29	--	--	0.000	0.000	71.206
10/12/2010	GW-2	NA	44.25	--	--	0.000		
10/12/2010	GW-4	Dry		--	--	0.000		
10/12/2010	GW-8	NA	44.51	--	--	0.000		
10/12/2010	GW-11	Dry		--	--	0.000		
10/12/2010	GW-18	NA	44.52	--	--	0.000		
10/12/2010	GW-21	NA	44.81	--	--	0.000		
4/27/2011	GW-1	NA	43.85	--	--	0.000	0.140	71.346
4/27/2011	GW-2	NA	43.98	--	--	0.000		
4/27/2011	GW-4	43.38	43.51	--	--	0.130		
4/27/2011	GW-8	NA	43.24	--	--	0.000		
4/27/2011	GW-11	NA	42.90	--	--	0.000		
4/27/2011	GW-18	43.12	43.13	--	--	0.010		
5/27/2011	GW-1	NA	43.88	--	--	0.000		
5/27/2011	GW-2	NA	43.89	--	--	0.000		
5/27/2011	GW-4	42.45	42.84	--	--	0.390		

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		BEFORE BAILING		AFTER BAILING				
Date	Well ID	DTP (ft-bmp)	DTW (ft-bmp)	DTP (ft-bmp)	DTW (ft-bmp)	Approx. LNAPL Removed Per Event (gallons)	Total LNAPL Removed Per Event (gallons)	Total LNAPL Removed to Date (gallons)
5/27/2011	GW-8	NA	42.59	--	--	0.000	0.480	71.826
5/27/2011	GW-11	Dry	42.63	--	--	0.000		
5/27/2011	GW-18	42.39	42.43	--	--	0.040		
5/27/2011	GW-21	43.95	44.00	--	--	0.050		
6/23/2011	GW-1	NA	42.51	--	--	0.000	0.000	71.826
6/23/2011	GW-2	NA	42.72	--	--	0.000		
6/23/2011	GW-4	NA	41.98	--	--	0.000		
6/23/2011	GW-8	NA	42.11	--	--	0.000		
6/23/2011	GW-11	NA	41.88	--	--	0.000		
6/23/2011	GW-18	NA	41.93	--	--	0.000		
7/27/2011	GW-1	NA	42.29	--	--	0.000	0.000	71.826
7/27/2011	GW-2	NA	42.99	--	--	0.000		
7/27/2011	GW-4	NA	41.75	--	--	0.000		
7/27/2011	GW-8	NA	41.86	--	--	0.000		
7/27/2011	GW-11	NA	41.62	--	--	0.000		
7/27/2011	GW-18	NA	41.73	--	--	0.000		
9/1/2011	GW-1	NA	42.40	--	--	0.000	0.000	71.826
9/1/2011	GW-2	NA	42.62	--	--	0.000		
9/1/2011	GW-4	NA	41.90	--	--	0.000		
9/1/2011	GW-8	NA	42.38	--	--	0.000		
9/1/2011	GW-11	NA	41.85	--	--	0.000		
9/1/2011	GW-18	NA	41.92	--	--	0.000		
9/1/2011	GW-21	NA	42.48	--	--	0.000		
9/21/2011	GW-1	NA	42.61	--	--	0.000	0.000	71.826
9/21/2011	GW-2	NA	42.79	--	--	0.000		
9/21/2011	GW-4	NA	42.12	--	--	0.000		
9/21/2011	GW-8	NA	42.23	--	--	0.000		
9/21/2011	GW-11	NA	41.98	--	--	0.000		
9/21/2011	GW-18	NA	42.13	--	--	0.000		
10/19/2011	GW-1	NA	42.84	--	--	0.000	0.000	71.826
10/19/2011	GW-2	NA	43.02	--	--	0.000		
10/19/2011	GW-4	NA	42.37	--	--	0.000		
10/19/2011	GW-8	NA	42.43	--	--	0.000		
10/19/2011	GW-11	NA	42.23	--	--	0.000		
10/19/2011	GW-18	NA	42.36	--	--	0.000		
12/1/2011	GW-1	NA	42.78	--	--	0.000		
12/1/2011	GW-2	NA	42.88	--	--	0.000		

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**10451 Magnolia Avenue**  
**Riverside, California**

		BEFORE BAILING		AFTER BAILING				
Date	Well ID	DTP (ft-bmp)	DTW (ft-bmp)	DTP (ft-bmp)	DTW (ft-bmp)	Approx. LNAPL Removed Per Event (gallons)	Total LNAPL Removed Per Event (gallons)	Total LNAPL Removed to Date (gallons)
12/1/2011	GW-4	NA	42.25	--	--	0.000	0.000	71.826
12/1/2011	GW-8	NA	42.28	--	--	0.000		
12/1/2011	GW-11	NA	42.28	--	--	0.000		
12/1/2011	GW-18	NA	42.28	--	--	0.000		
12/27/2011	GW-1	NA	42.54	--	--	0.000	0.000	71.826
12/27/2011	GW-2	NA	42.73	--	--	0.000		
12/27/2011	GW-4	NA	42.09	--	--	0.000		
12/27/2011	GW-8	NA	42.12	--	--	0.000		
12/27/2011	GW-11	NA	41.89	--	--	0.000		
12/27/2011	GW-18	NA	42.03	--	--	0.000		
1/23/2012	GW-1	NA	42.24	--	--	0.000	0.000	71.826
1/23/2012	GW-2	NA	42.46	--	--	0.000		
1/23/2012	GW-4	NA	41.84	--	--	0.000		
1/23/2012	GW-8	NA	41.72	--	--	0.000		
1/23/2012	GW-11	NA	41.62	--	--	0.000		
1/23/2012	GW-18	NA	41.72	--	--	0.000		
3/8/2012	GW-1	NA	41.91	--	--	0.000	0.000	71.826
3/8/2012	GW-2	NA	42.10	--	--	0.000		
3/8/2012	GW-4	NA	41.46	--	--	0.000		
3/8/2012	GW-8	NA	41.52	--	--	0.000		
3/8/2012	GW-11	NA	41.32	--	--	0.000		
3/8/2012	GW-18	NA	41.44	--	--	0.000		
3/29/2012	GW-1	NA	41.88	--	--	0.000	0.000	71.826
3/29/2012	GW-2	NA	41.32	--	--	0.000		
3/29/2012	GW-4	NA	42.21	--	--	0.000		
3/29/2012	GW-8	NA	41.51	--	--	0.000		
3/29/2012	GW-11	NA	41.34	--	--	0.000		
3/29/2012	GW-18	NA	41.28	--	--	0.000		
4/23/2012	GW-1	NA	41.55	--	--	0.000	0.000	71.826
4/23/2012	GW-2	NA	41.76	--	--	0.000		
4/23/2012	GW-4	NA	41.06	--	--	0.000		
4/23/2012	GW-8	NA	41.28	--	--	0.000		
4/23/2012	GW-11	Unable to access						
4/23/2012	GW-18	NA	41.17	--	--	0.000		
6/26/2012	GW-1	NA	42.70	--	--	0.000	0.000	71.826
6/26/2012	GW-2	NA	42.91	--	--	0.000		
6/26/2012	GW-4	NA	42.56	--	--	0.000		
6/26/2012	GW-8	NA	42.54	--	--	0.000		

**Table 8**  
**Light Non-Aqueous Phase Liquid (LNAPL) Hand Bailing Log Sheet**  
**Former Unocal Facility No. 6975 (Chevron Site No. 306440)**  
**10451 Magnolia Avenue**  
**Riverside, California**

		BEFORE BAILING		AFTER BAILING				
Date	Well ID	DTP (ft-bmp)	DTW (ft-bmp)	DTP (ft-bmp)	DTW (ft-bmp)	Approx. LNAPL Removed Per Event (gallons)	Total LNAPL Removed Per Event (gallons)	Total LNAPL Removed to Date (gallons)
6/26/2012	GW-11	NA	40.76	--	--	0.000		
6/26/2012	GW-18	NA	40.95	--	--	0.000		
9/28/2012	GW-1	NA	43.83	--	--	0.000	0.000	71.826
9/28/2012	GW-2	NA	44.03	--	--	0.000		
9/28/2012	GW-4	NA	43.57	--	--	0.000		
9/28/2012	GW-8	NA	43.60	--	--	0.000		
9/28/2012	GW-11	NA	41.92	--	--	0.000		
9/28/2012	GW-18	NA	42.09	--	--	0.000		
10/31/2012	GW-1	NA	44.18	--	--	0.000	0.000	71.826
10/31/2012	GW-2	NA	44.32	--	--	0.000		
10/31/2012	GW-4	NA	43.86	--	--	0.000		
10/31/2012	GW-8	NA	43.89	--	--	0.000		
10/31/2012	GW-11	NA	42.11	--	--	0.000		
10/31/2012	GW-18	NA	42.23	--	--	0.000		
12/28/2012	GW-1	NA	43.85	--	--	0.000	0.000	71.826
12/28/2012	GW-2	NA	44.03	--	--	0.000		
12/28/2012	GW-4	NA	43.56	--	--	0.000		
12/28/2012	GW-8	NA	43.58	--	--	0.000		
12/28/2012	GW-11	NA	41.86	--	--	0.000		
12/28/2012	GW-18	NA	42.06	--	--	0.000		
1/29/2013	GW-1	NA	43.34	--	--	0.000	0.000	71.826
1/29/2013	GW-2	NA	43.54	--	--	0.000		
1/29/2013	GW-4	NA	43.07	--	--	0.000		
1/29/2013	GW-8	NA	43.12	--	--	0.000		
1/29/2013	GW-11	NA	41.40	--	--	0.000		
1/29/2013	GW-18	NA	41.57	--	--	0.000		
3/22/2013	GW-1	NA	42.21	--	--	0.000	0.000	71.826
3/22/2013	GW-2	NA	42.32	--	--	0.000		
3/22/2013	GW-4	NA	41.85	--	--	0.000		
3/22/2013	GW-8	NA	42.30	--	--	0.000		
3/22/2013	GW-11	NA	40.42	--	--	0.000		
3/22/2013	GW-18	NA	40.73	--	--	0.000		
5/1/2013	GW-1	Unable to access				0.000	71.826	
5/1/2013	GW-2	Unable to access						
5/1/2013	GW-4	Unable to access						
5/1/2013	GW-8	Unable to access						
5/1/2013	GW-11	Unable to access						
5/1/2013	GW-18	Unable to access						

**Table 8**  
**Light Non-Aqueous Phase Liquid (LNAPL) Hand Bailing Log Sheet**  
**Former Unocal Facility No. 6975 (Chevron Site No. 306440)**  
**10451 Magnolia Avenue**  
**Riverside, California**

		BEFORE BAILING		AFTER BAILING				
Date	Well ID	DTP (ft-bmp)	DTW (ft-bmp)	DTP (ft-bmp)	DTW (ft-bmp)	Approx. LNAPL Removed Per (gallons)	Total LNAPL Removed Per Event (gallons)	Total LNAPL Removed to Date (gallons)
8/29/2013	GW-1			Unable to access			0.000	71.826
8/29/2013	GW-2			Unable to access				
8/29/2013	GW-4			Unable to access				
8/29/2013	GW-8			Unable to access				
8/29/2013	GW-11			Unable to access				
8/29/2013	GW-18			Unable to access				
11/26/2013	GW-1	NA	44.98	--	--	0.000	0.000	71.826
11/26/2013	GW-2	NA	44.83	--	--	0.000		
11/26/2013	GW-4	NA	44.36	--	--	0.000		
11/26/2013	GW-8	NA	44.32	--	--	0.000		
11/26/2013	GW-11	NA	42.38	--	--	0.000		
11/26/2013	GW-18	NA	42.82	--	--	0.000		
2/27/2014	GW-1	NA	45.18	--	--	0.000	0.000	71.826
2/27/2014	GW-2	NA	45.32	--	--	0.000		
2/27/2014	GW-4	NA	44.72	--	--	0.000		
2/27/2014	GW-8	NA	45.05	--	--	0.000		
2/27/2014	GW-11	NA	42.42	--	--	0.000		
2/27/2014	GW-18	NA	43.58	--	--	0.000		
6/2/2014	GW-1	NA	45.21	--	--	0.000	0.000	71.826
6/2/2014	GW-2	NA	45.30	--	--	0.000		
6/2/2014	GW-4	NA	44.74	--	--	0.000		
6/2/2014	GW-8	NA	45.37	--	--	0.000		
6/2/2014	GW-11	NA	42.40	--	--	0.000		
6/2/2014	GW-18	NA	44.10	--	--	0.000		
9/5/2014	GW-1	NA	45.23	--	--	0.000	0.000	71.826
9/5/2014	GW-2	NA	45.35	--	--	0.000		
9/5/2014	GW-4	NA	44.67	--	--	0.000		
9/5/2014	GW-8	NA	46.53	--	--	0.000		
9/5/2014	GW-11	NA	42.44	--	--	0.000		
9/5/2014	GW-18	NA	45.37	--	--	0.000		
9/27/2018	GW-1	NA	45.21	--	--	0.000	0.000	71.826
9/27/2018	GW-2	NA	44.33	--	--	0.000		
9/27/2018	GW-4	Dry		--	--	0.000		
9/27/2018	GW-8	Dry		--	--	0.000		
9/27/2018	GW-11	NA	42.50	--	--	0.000		
9/27/2018	GW-18	Dry		--	--	0.000		

**Table 8  
 Light Non-Aqueous Phase Liquid (LNAPL) Hand Bailing Log Sheet  
 Former Unocal Facility No. 6975 (Chevron Site No. 306440)  
 10451 Magnolia Avenue  
 Riverside, California**

		BEFORE BAILING		AFTER BAILING				
Date	Well ID	DTP (ft-bmp)	DTW (ft-bmp)	DTP (ft-bmp)	DTW (ft-bmp)	Approx. LNAPL Removed Per (gallons)	Total LNAPL Removed Per Event (gallons)	Total LNAPL Removed to Date (gallons)

**NOTES:**

ID = Identification

DTP = Depth to product (Light non-aqueous phase liquid [LNAPL])

DTW = Depth to water

NA = No LNAPL detected in well

ft-bmp = Feet below measuring point

-- = Not applicable

LNAPL skimmers were installed in wells GW-11, GW-19, and GW-20 in July 2007.

LNAPL skimmer was moved from GW-11 to GW-1 in November 2007 due to minimal LNAPL recovery.

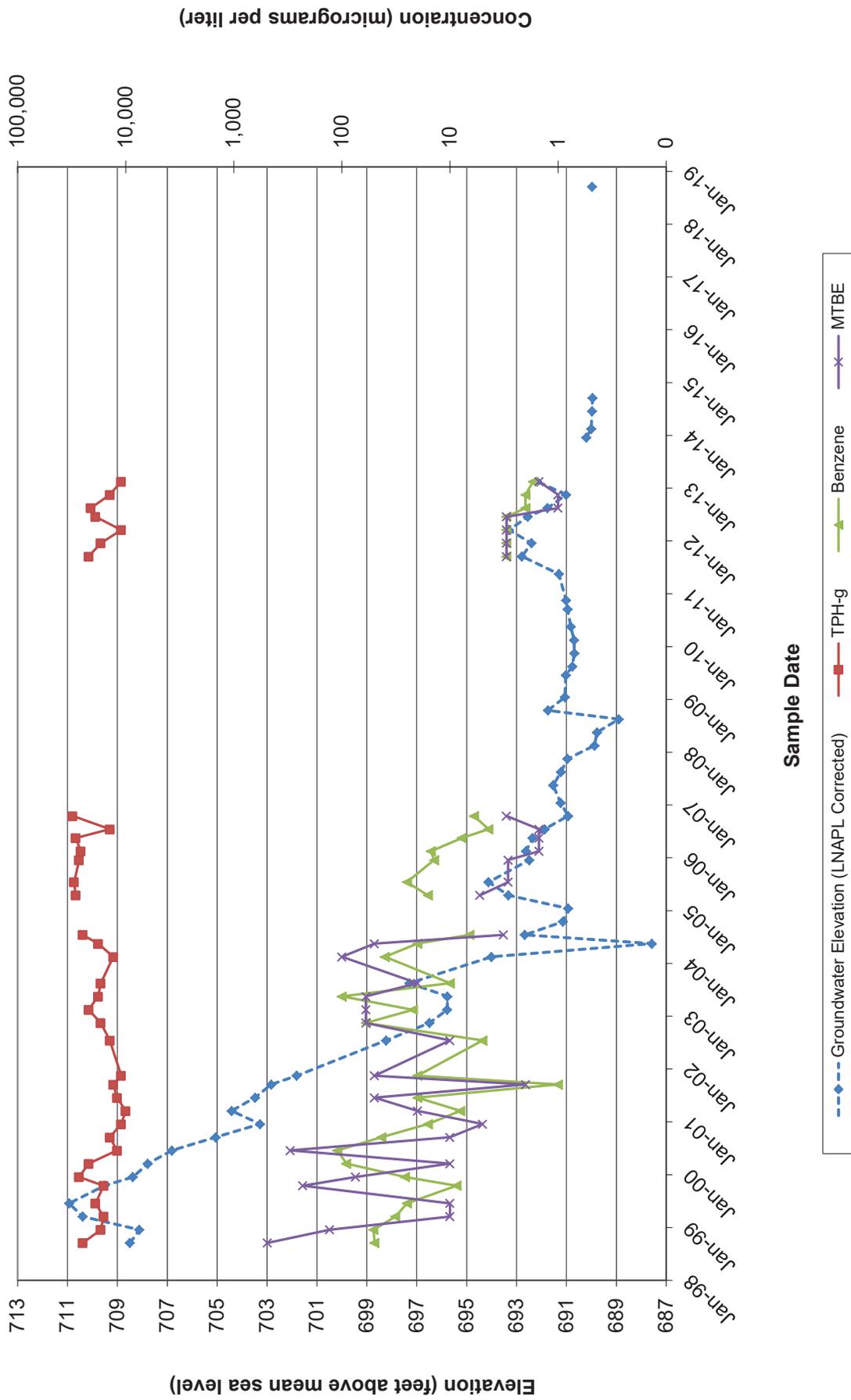
LNAPL skimmer was moved from GW-1 to GW-21 in February 2008 due to minimal LNAPL recovery.

Skimmer was moved from GW-21 to GW-18 in March 2010.

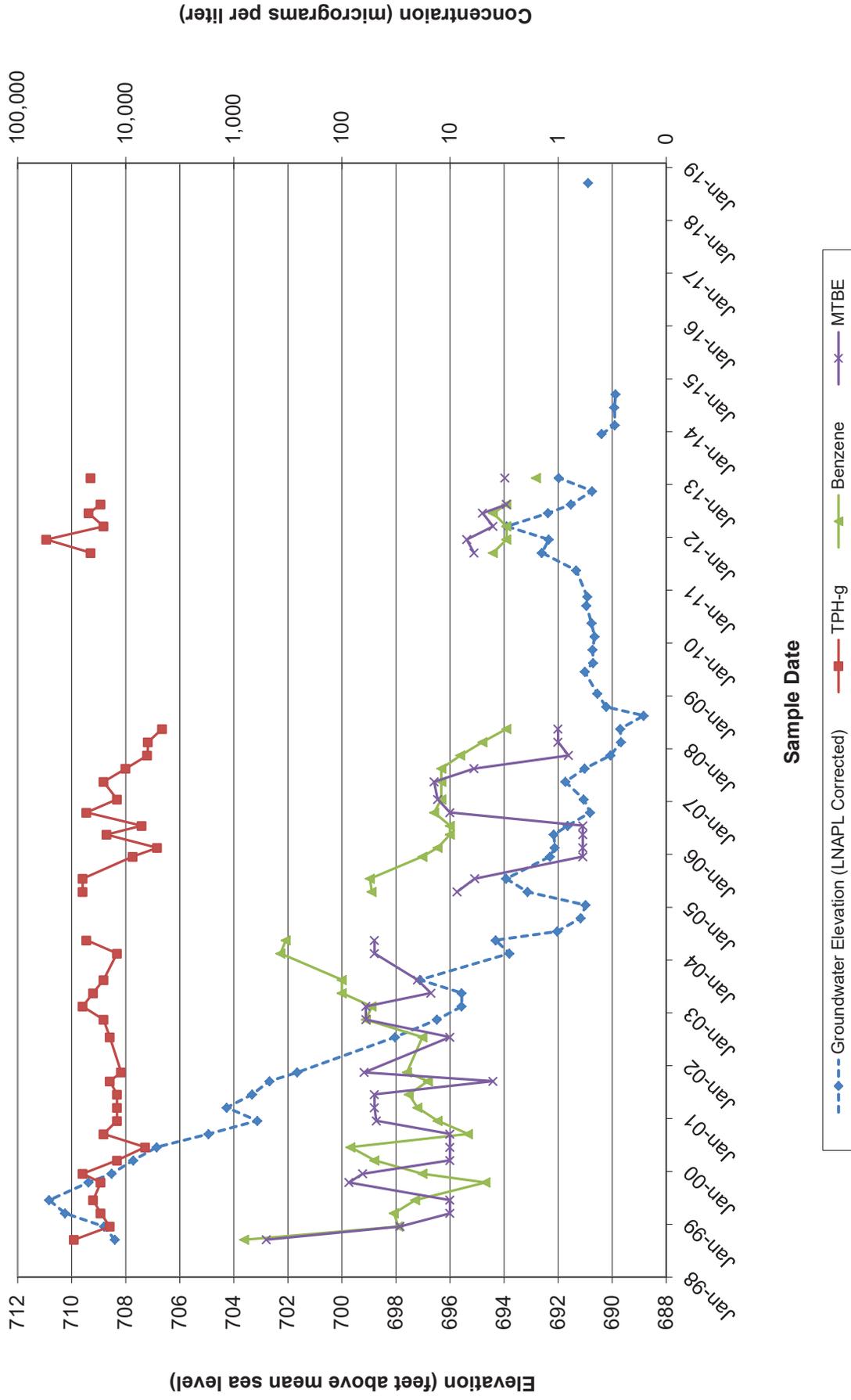
# **ATTACHMENT D**

# **HYDROGRAPHS**

**Chart 1 - Hydrograph for Well GW-1**



**Chart 2 - Hydrograph for Well GW-2**



**Chart 3 - Hydrograph for Well GW-4**

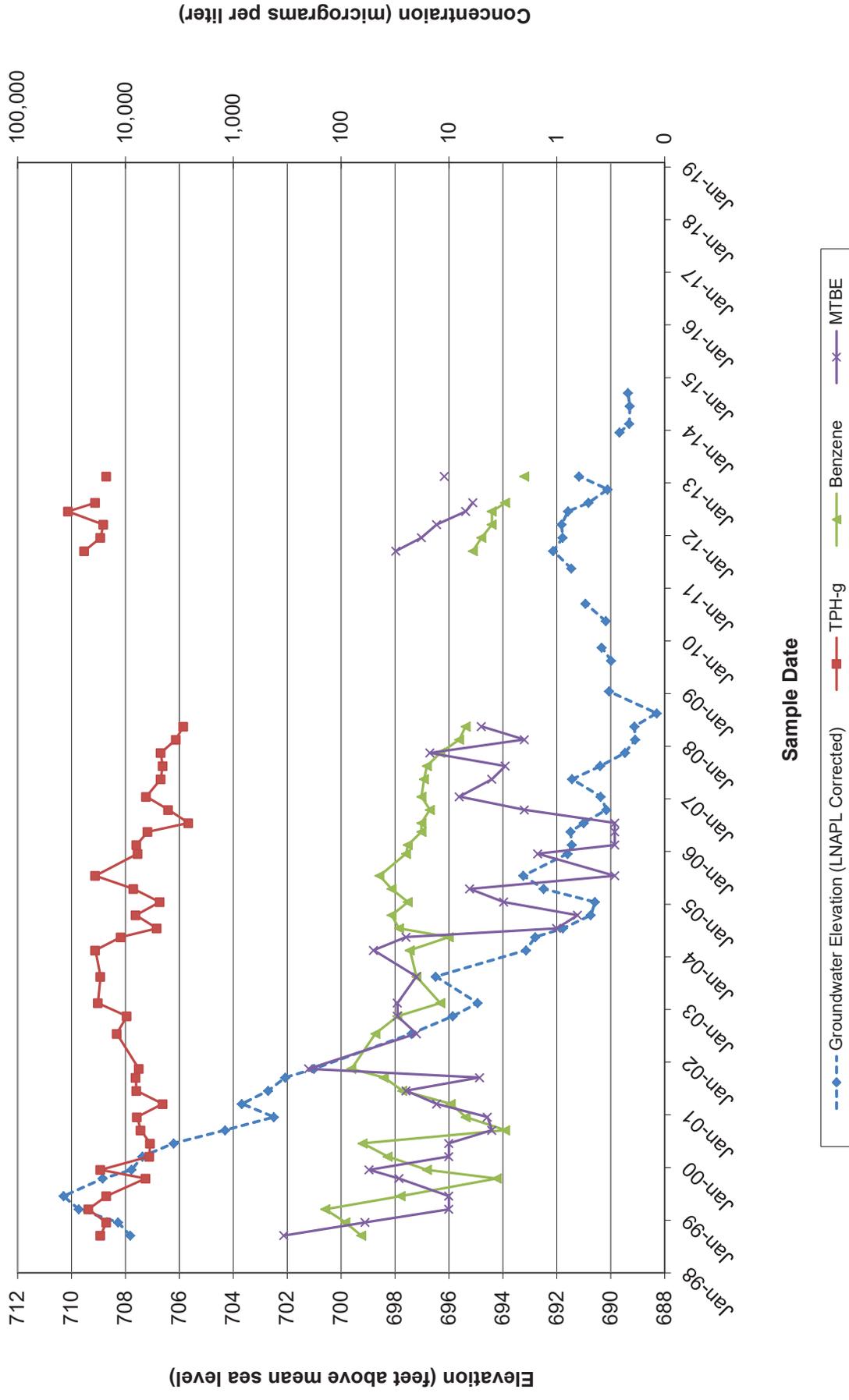
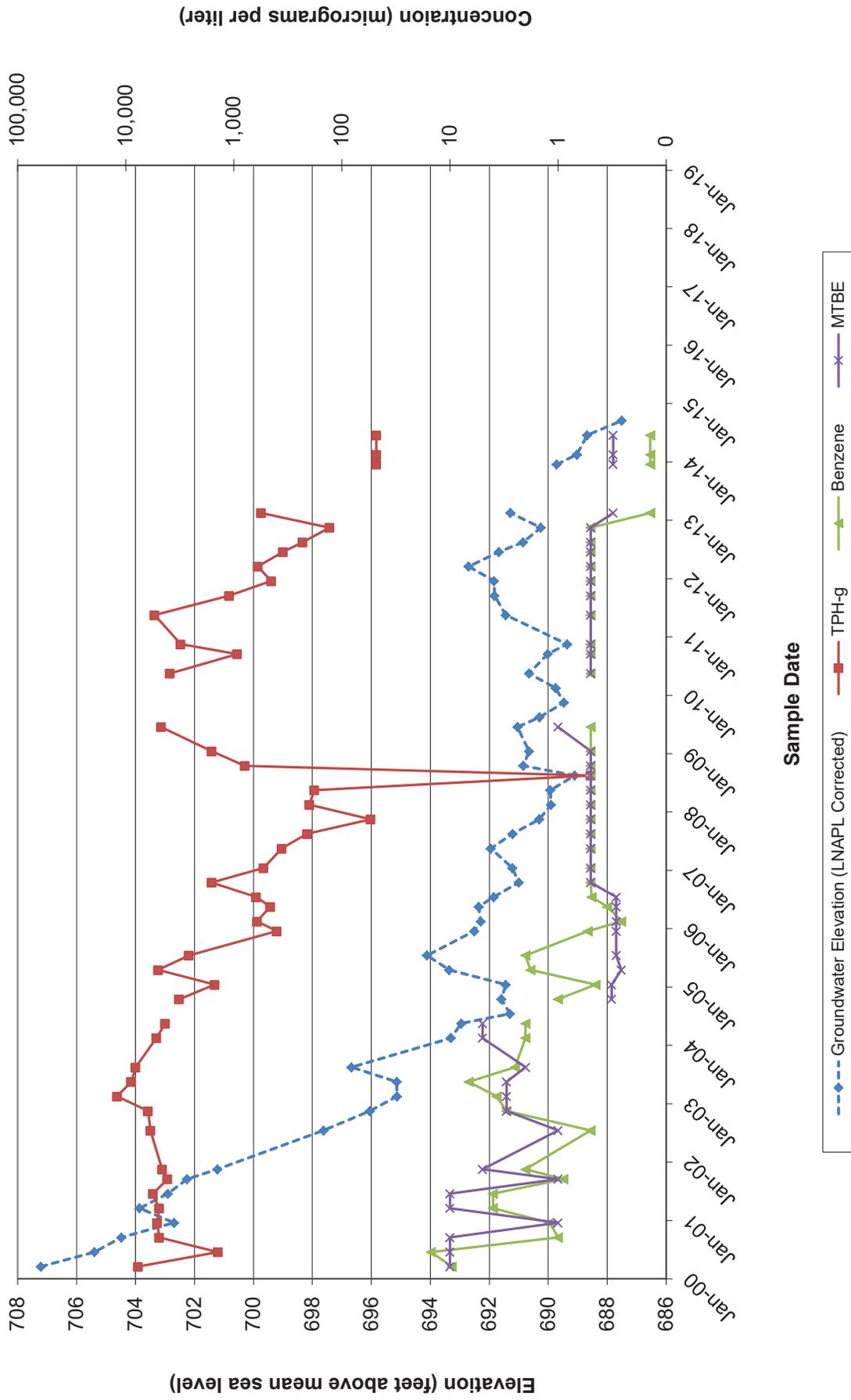
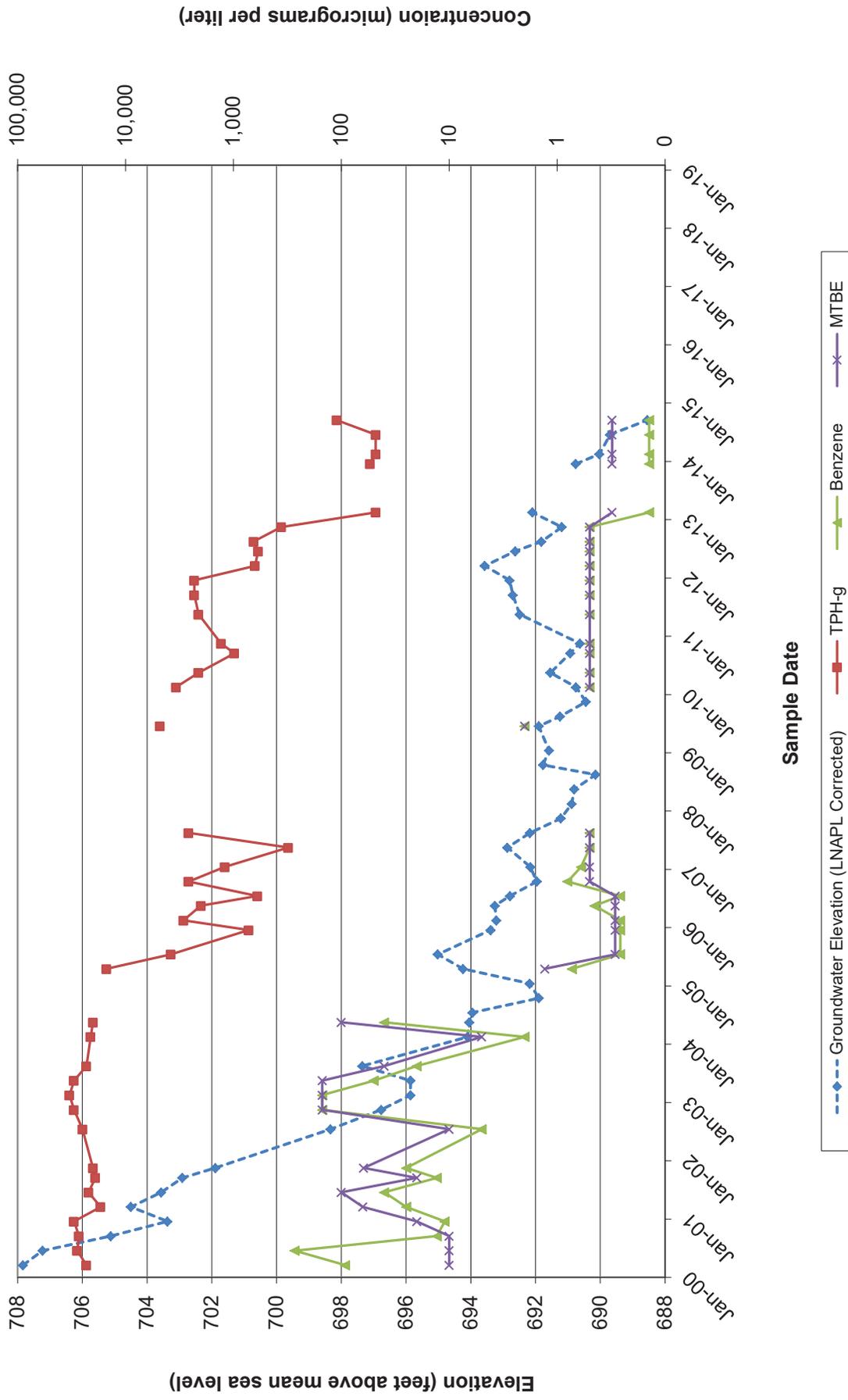


Chart 4 - Hydrograph for Well GW-7



**Chart 5 - Hydrograph for Well GW-8**



**Chart 6 - Hydrograph for Well GW-9**

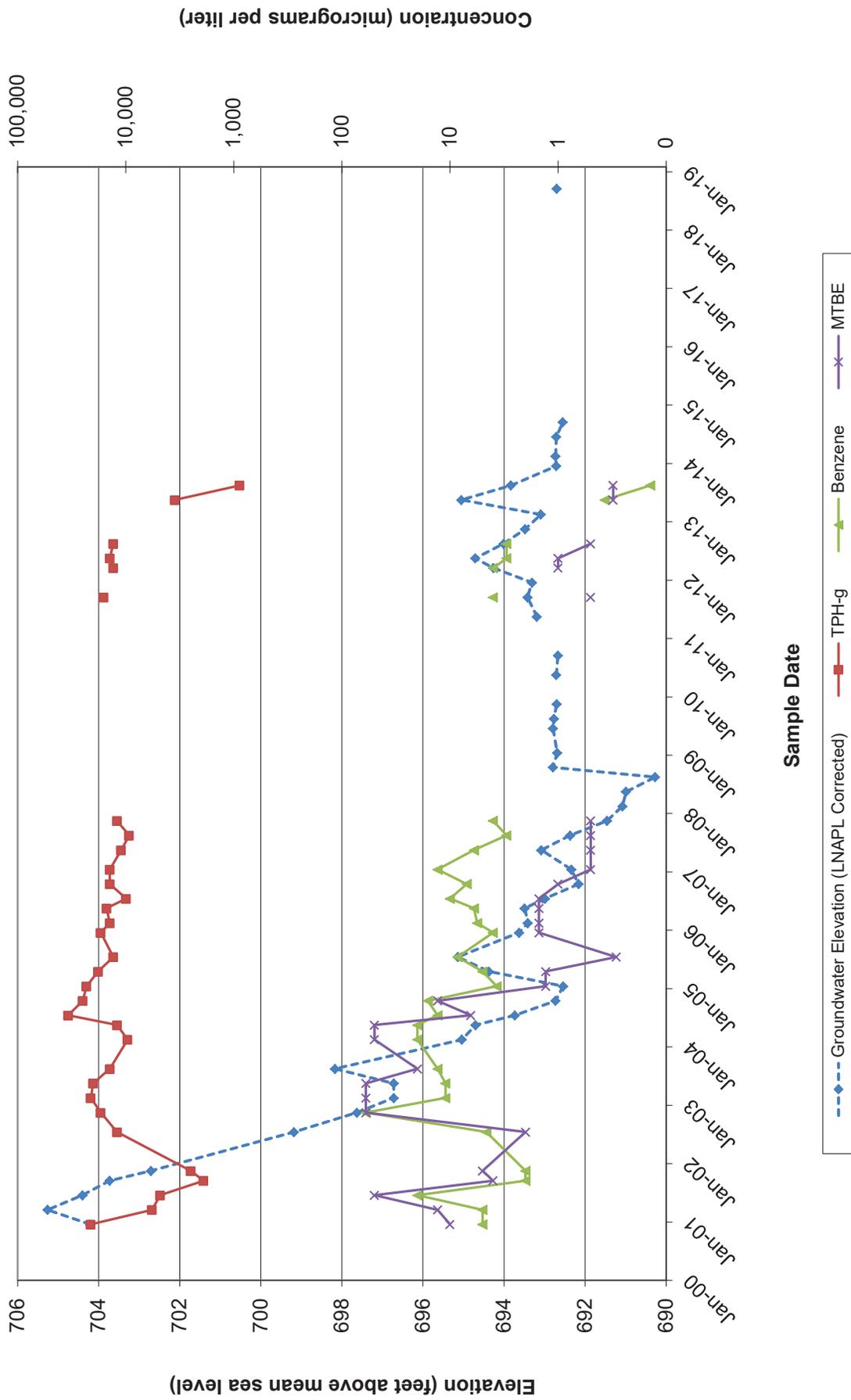
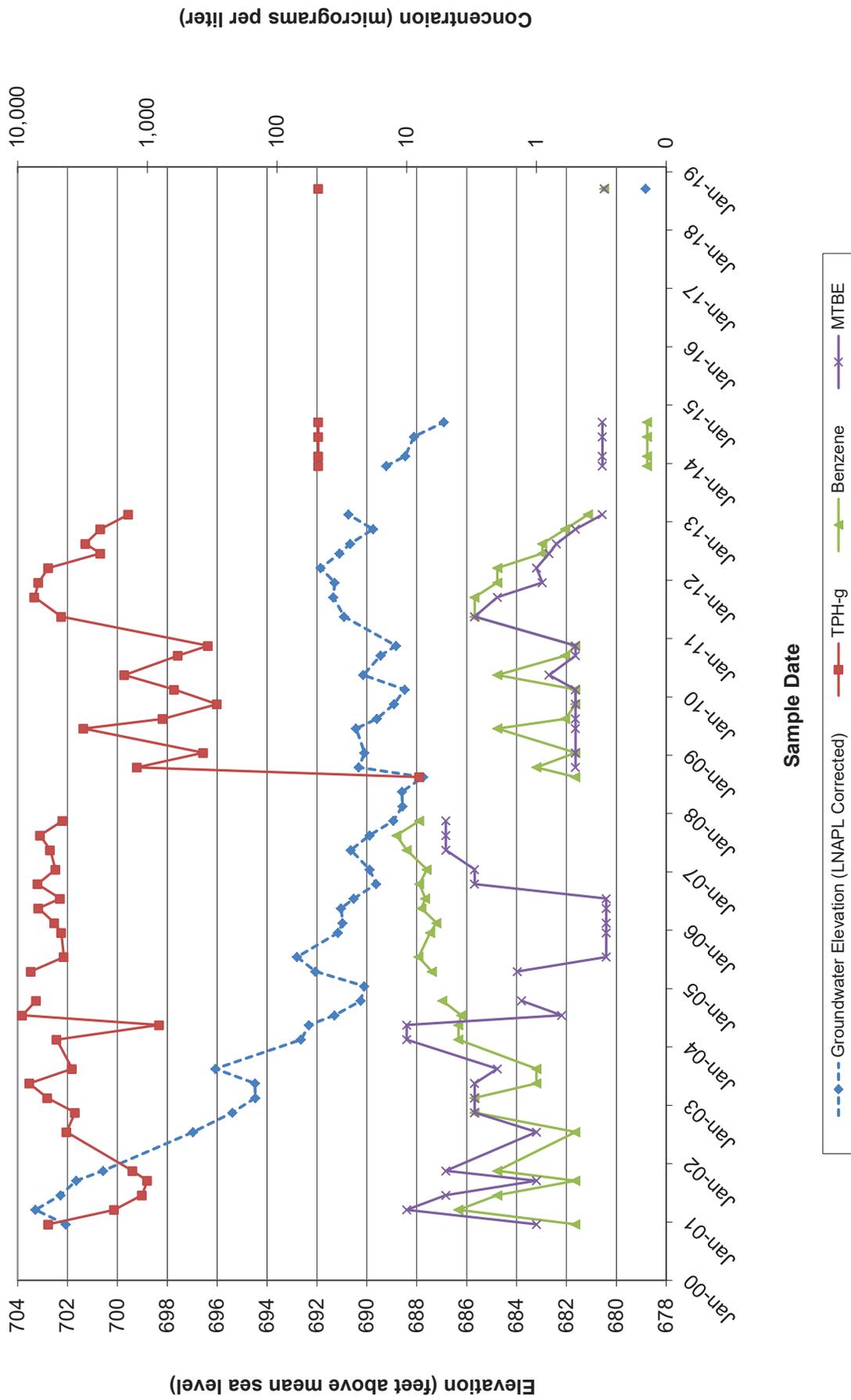
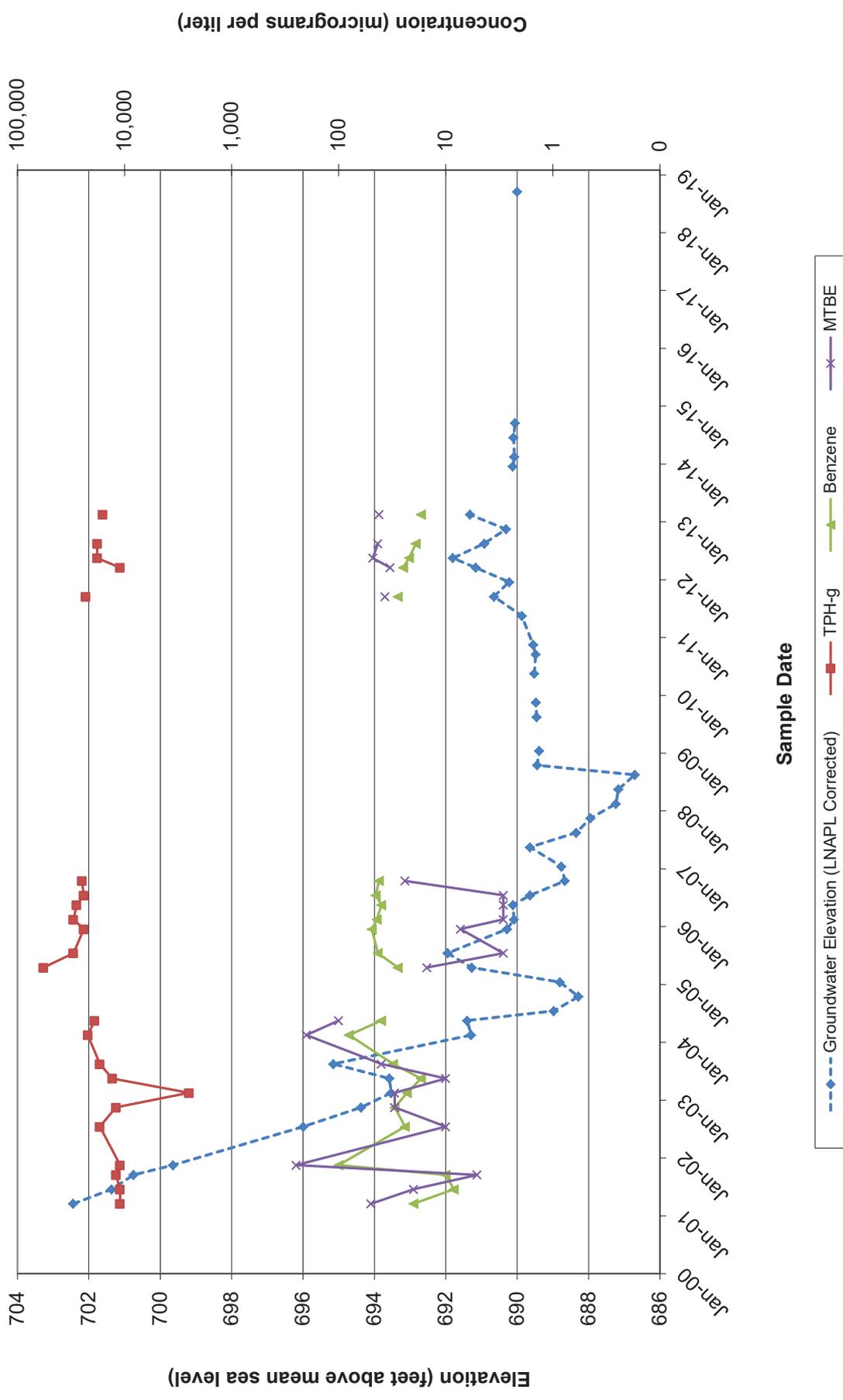


Chart 7 - Hydrograph for Well GW-10R



**Chart 8 - Hydrograph for Well GW-11**



**Chart 9 - Hydrograph for Well GW-12**

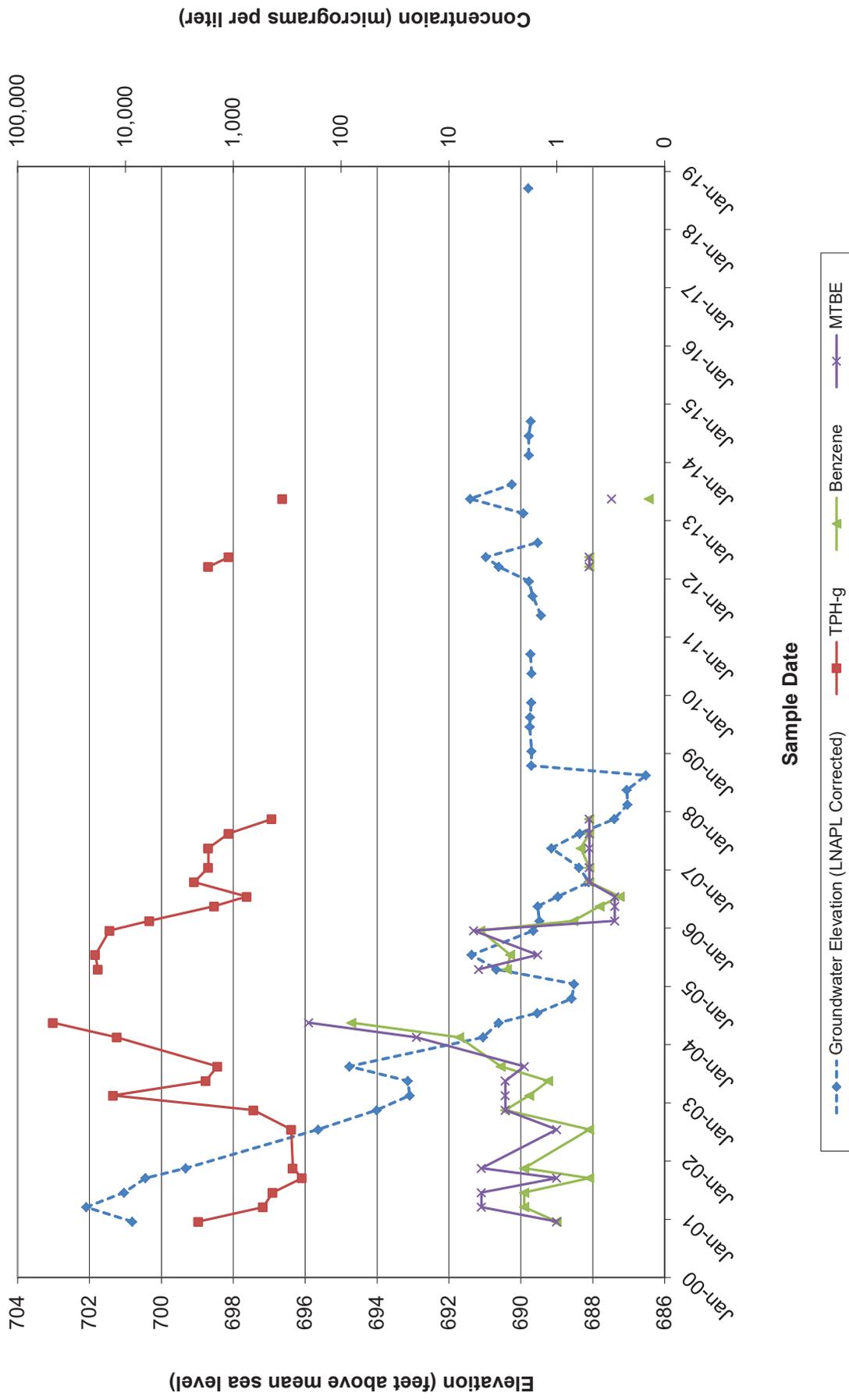
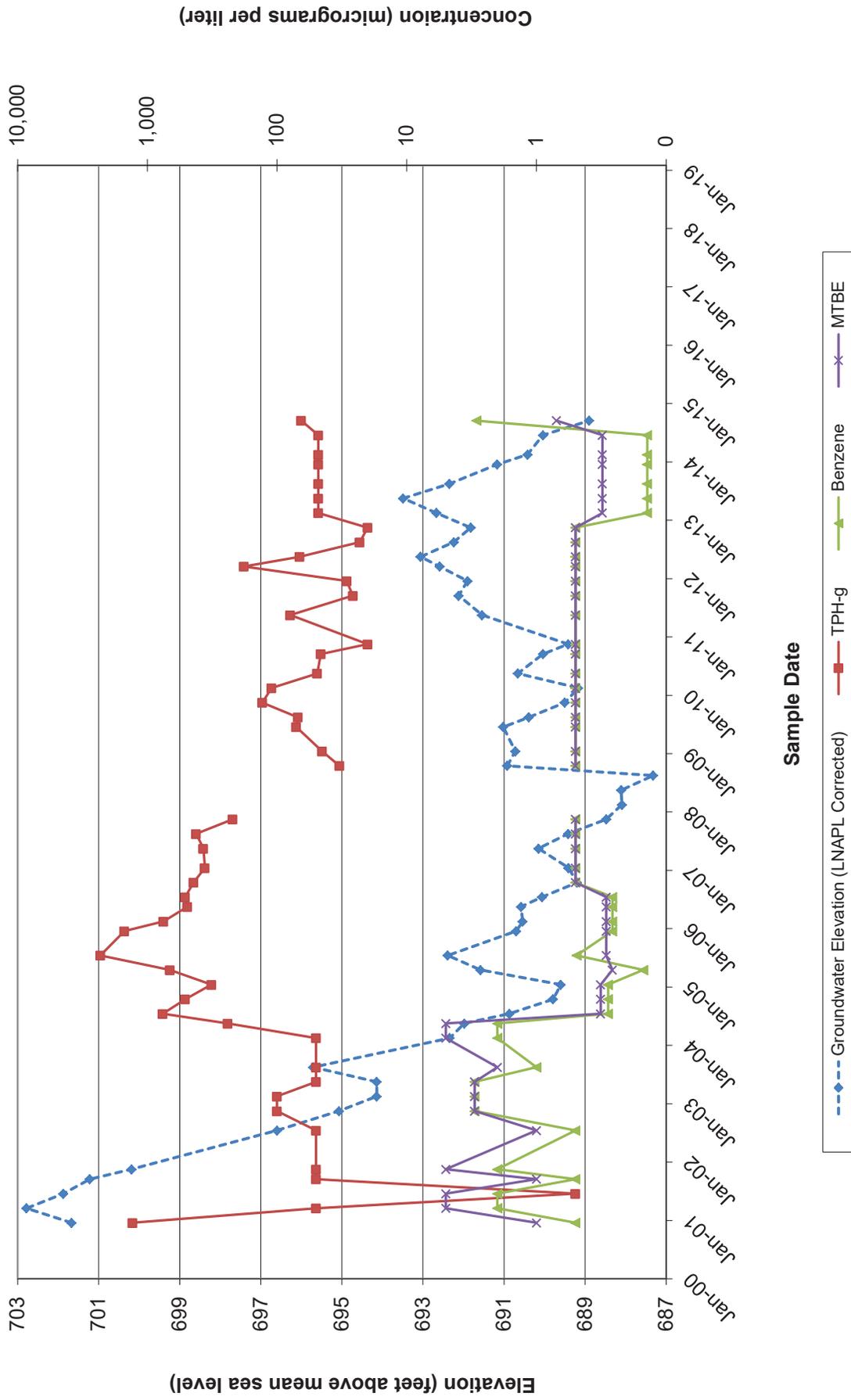


Chart 10 - Hydrograph for Well GW-13R



**Chart 11 - Hydrograph for Well GW-16**

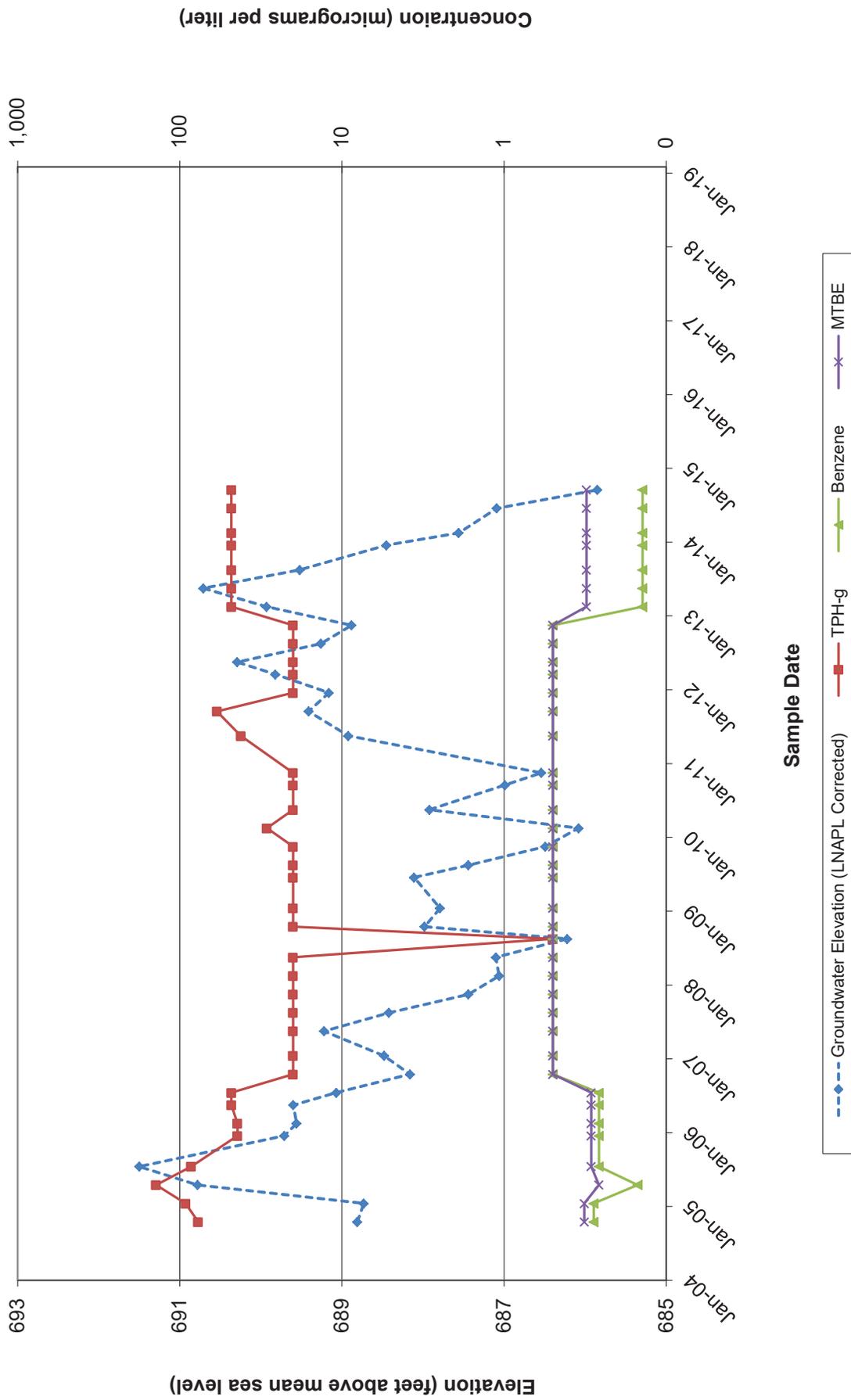


Chart 12 - Hydrograph for Well GW-17

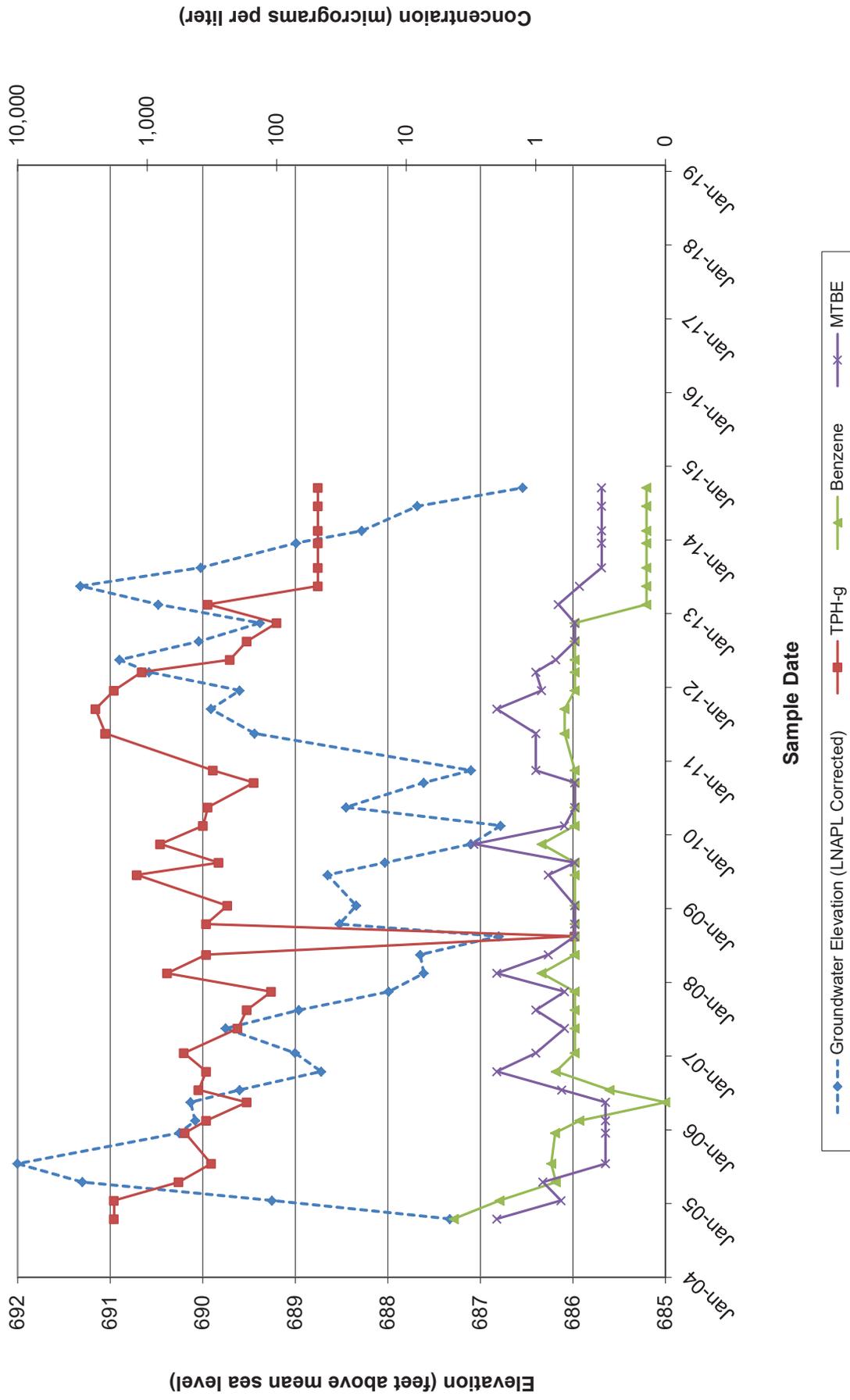
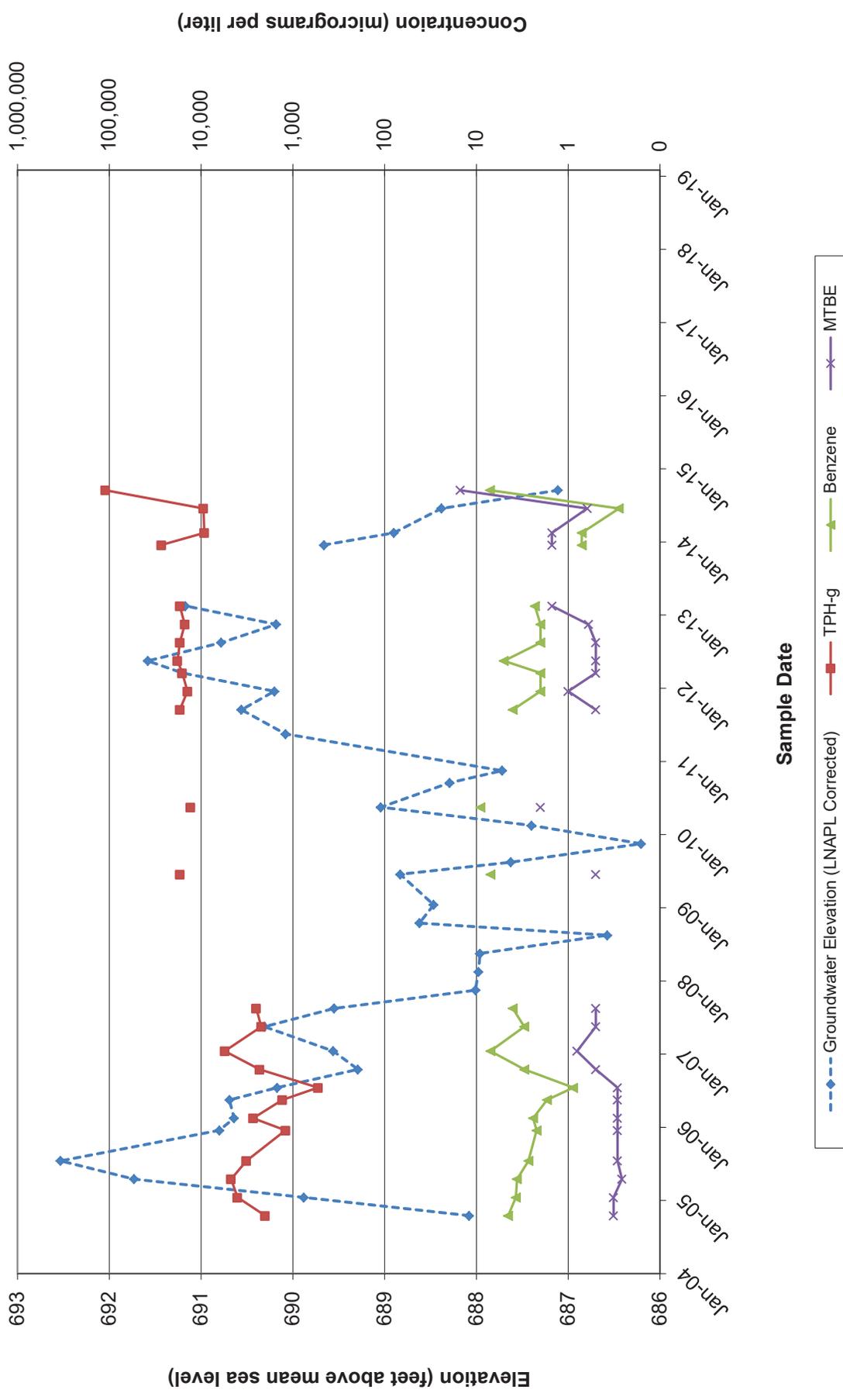


Chart 13 - Hydrograph for Well GW-18



**Chart 14 - Hydrograph for Well GW-19**

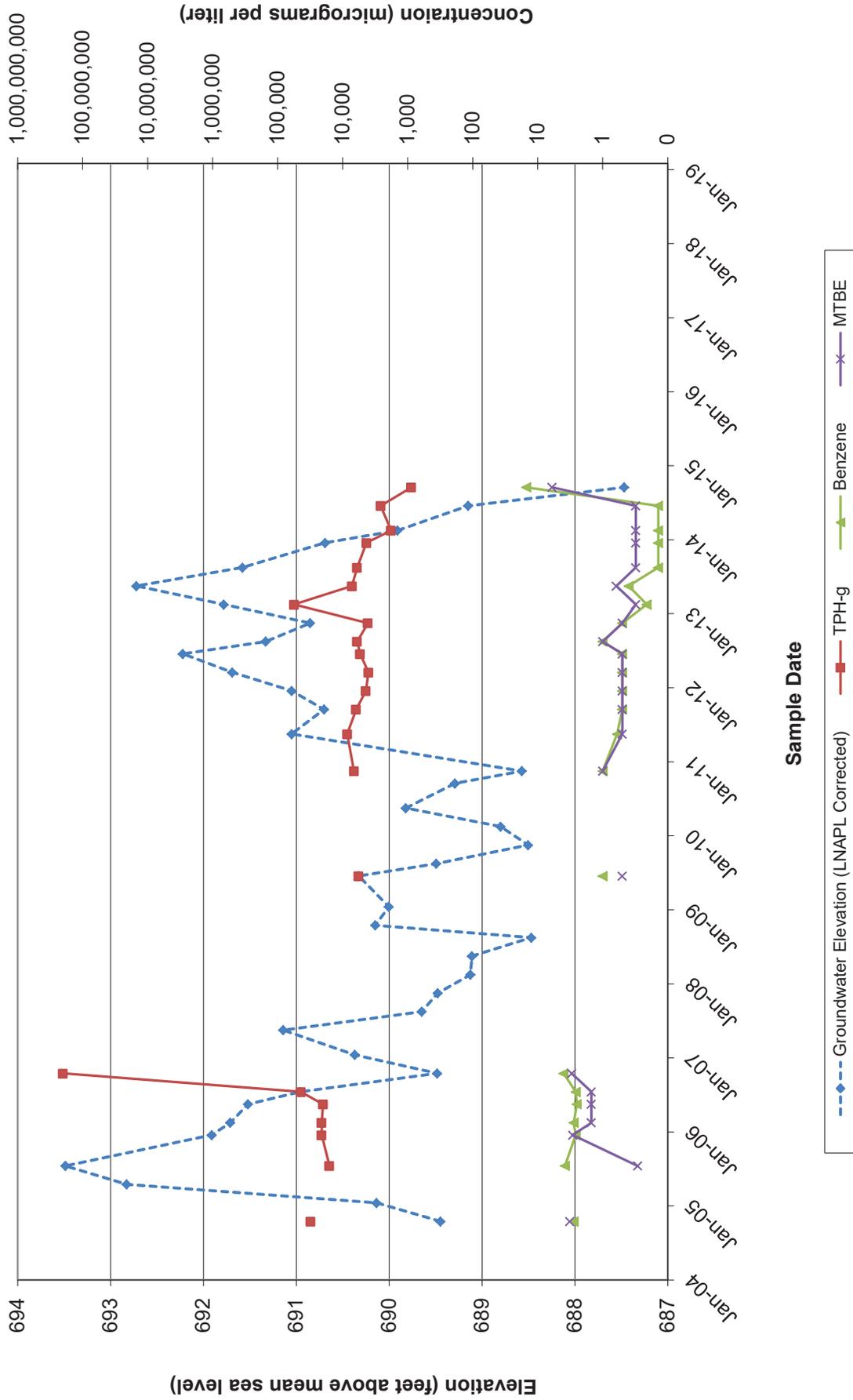


Chart 15 - Hydrograph for Well GW-20

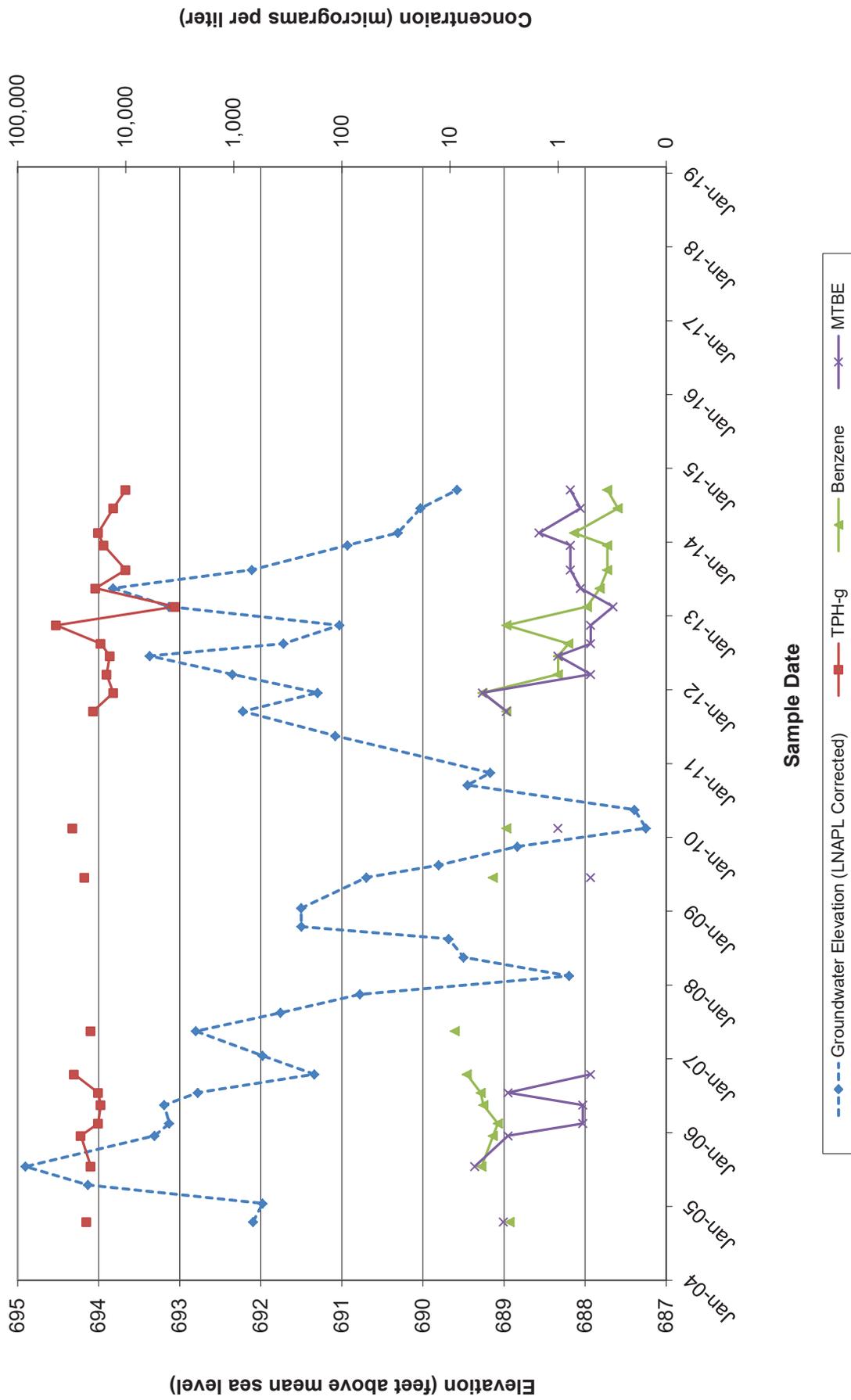


Chart 16 - Hydrograph for Well GW-21

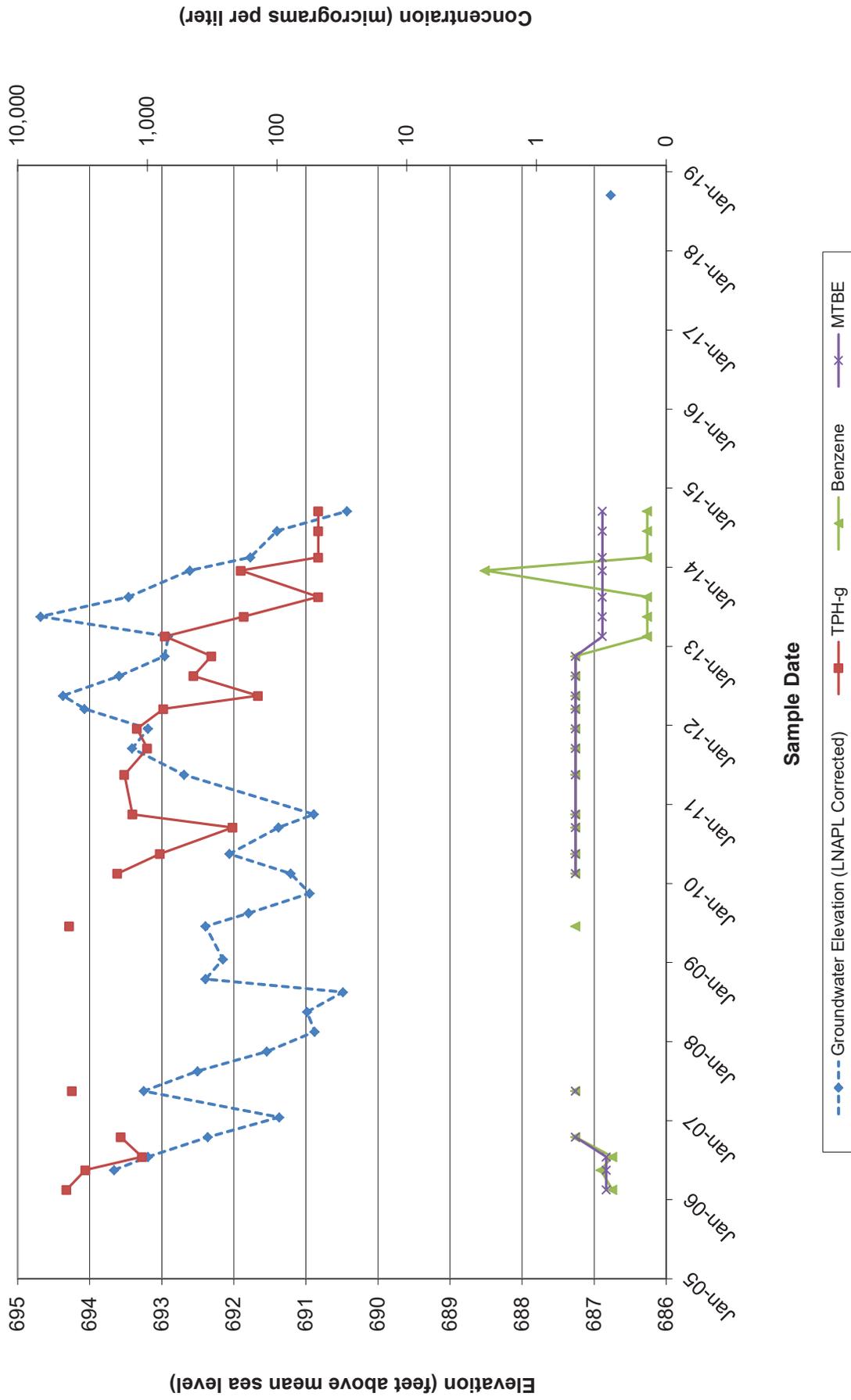


Chart 17 - Hydrograph for Well GW-22

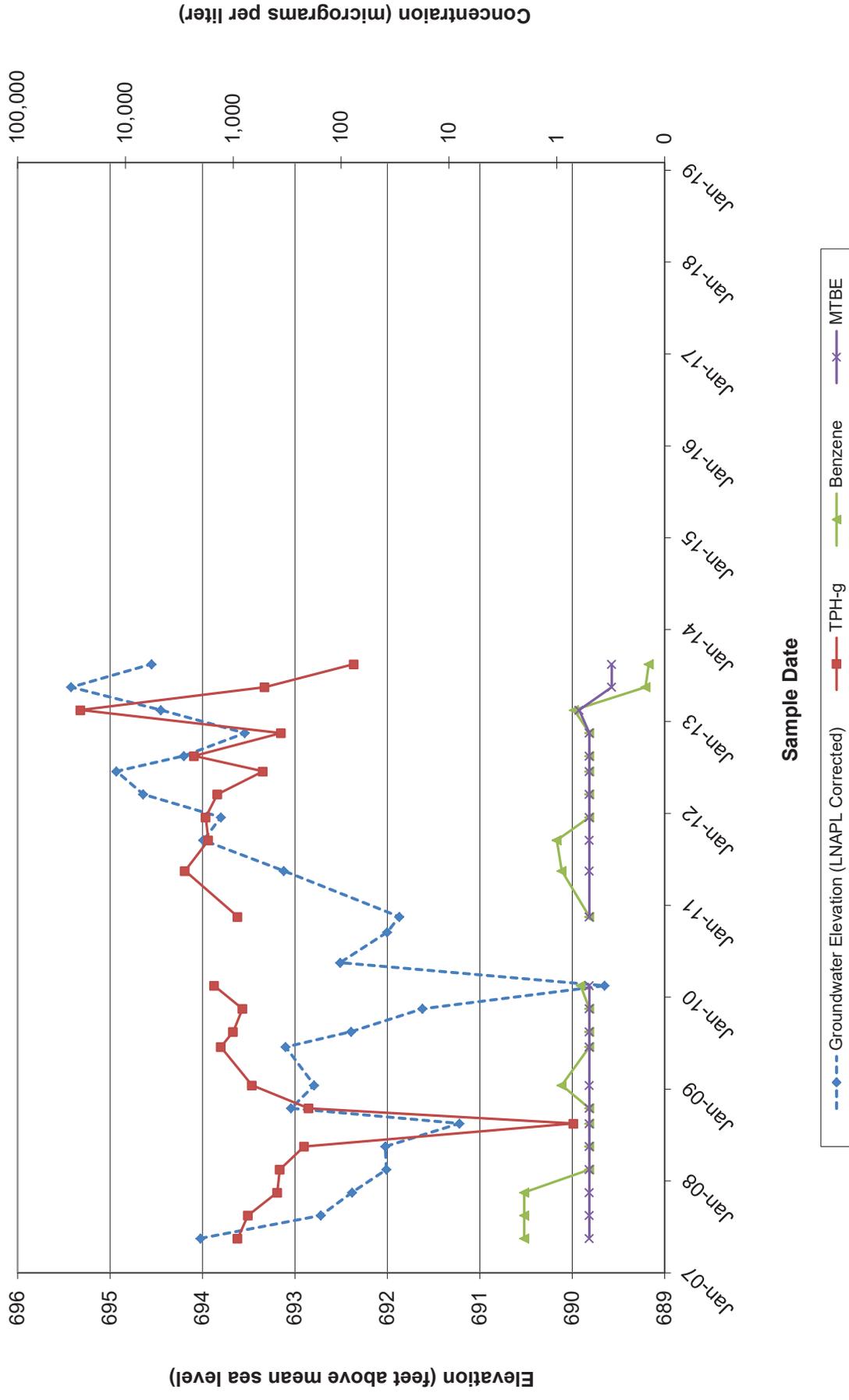


Chart 18 - Hydrograph for Well GW-23

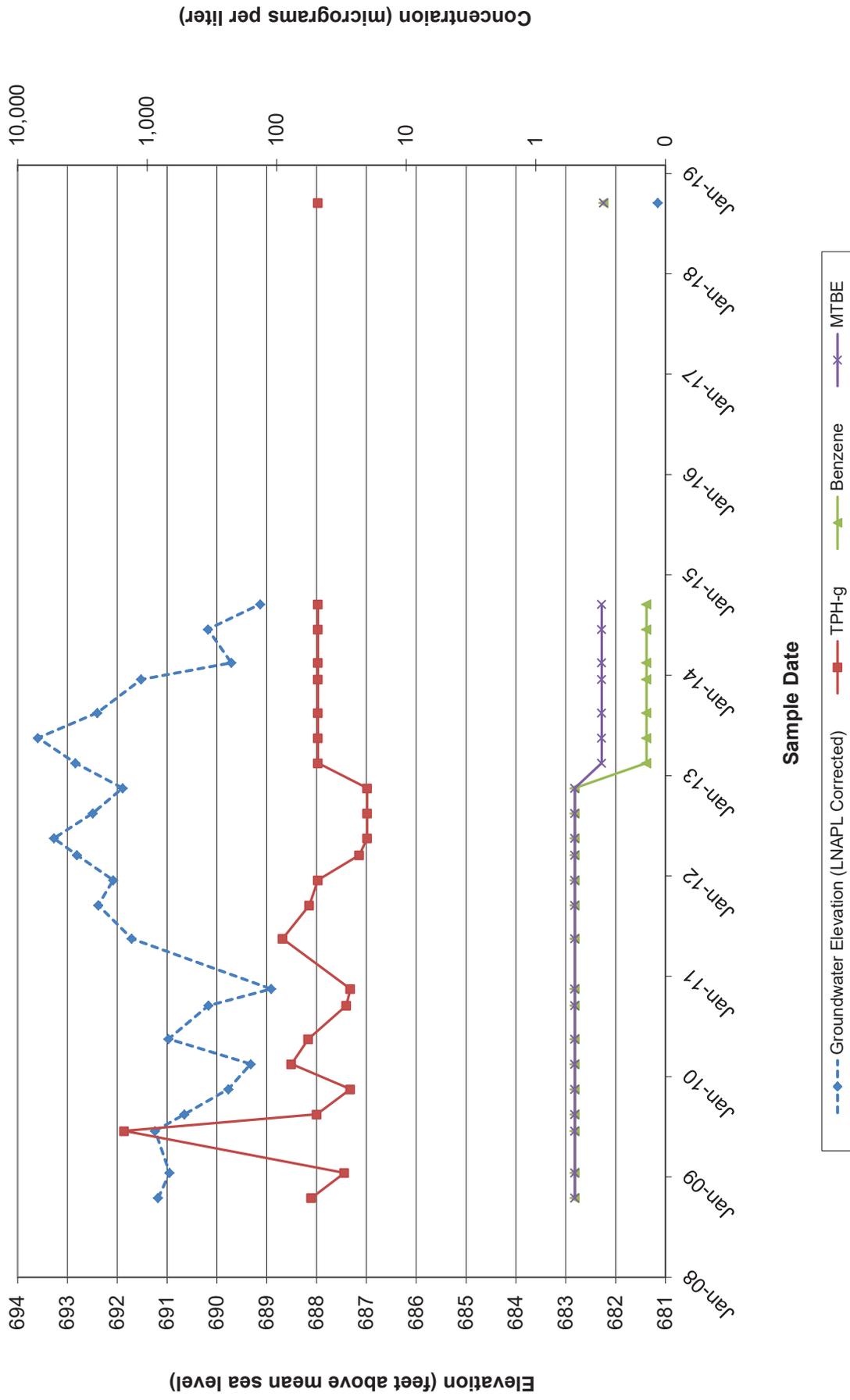


Chart 19 - Hydrograph for Well GW-24

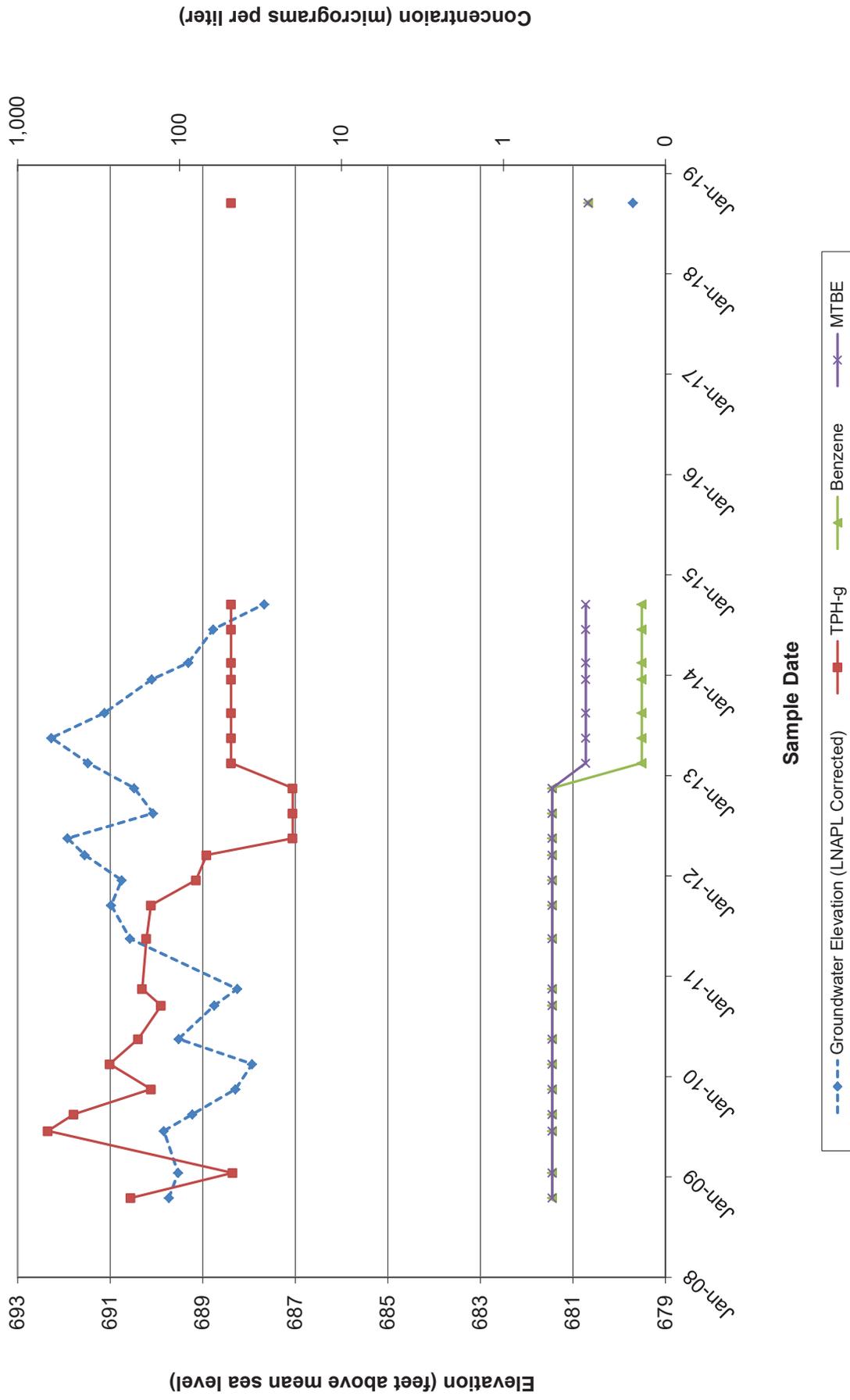


Chart 20 - Hydrograph for Well GW-25

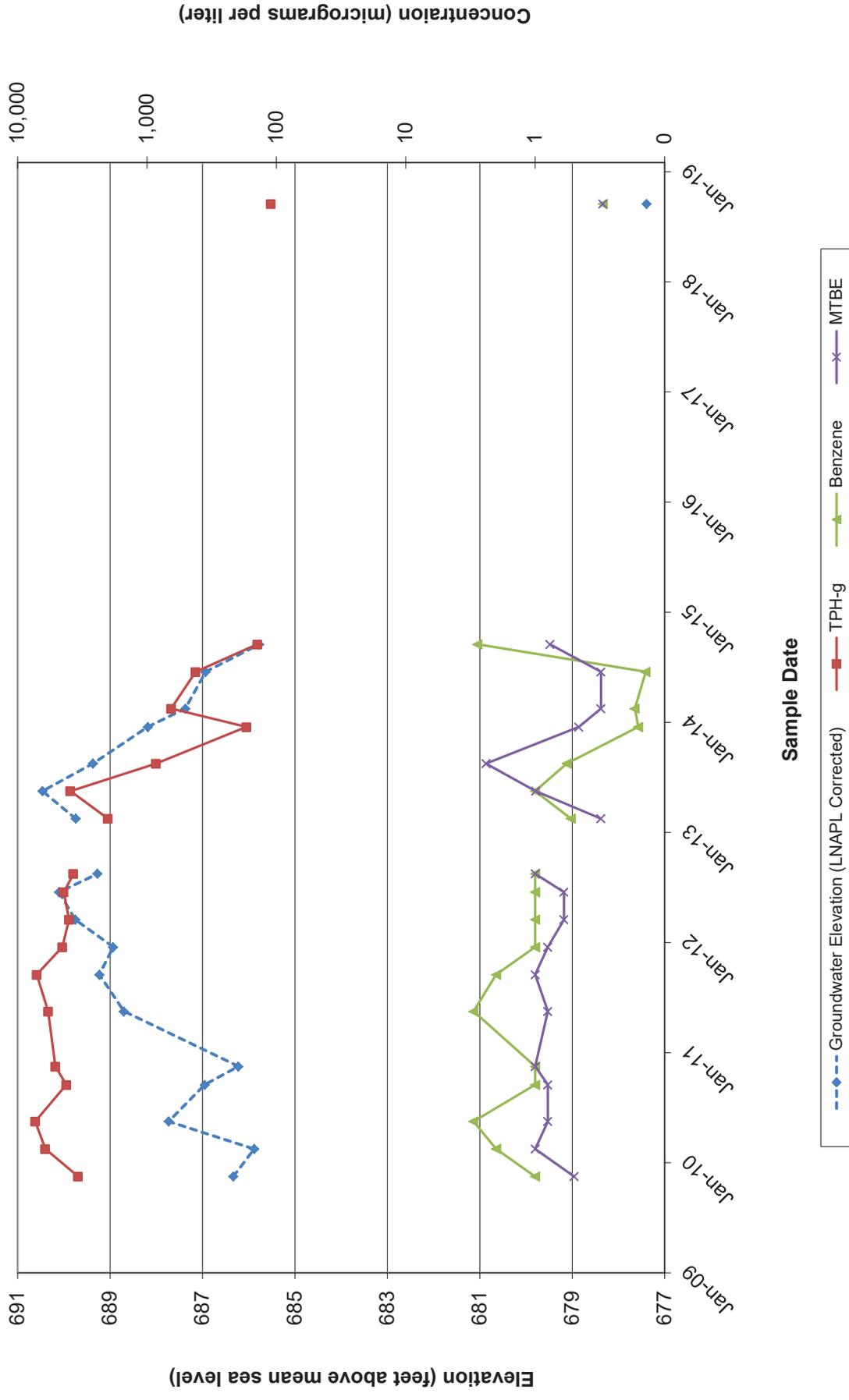


Chart 21 - Hydrograph for Well GW-26

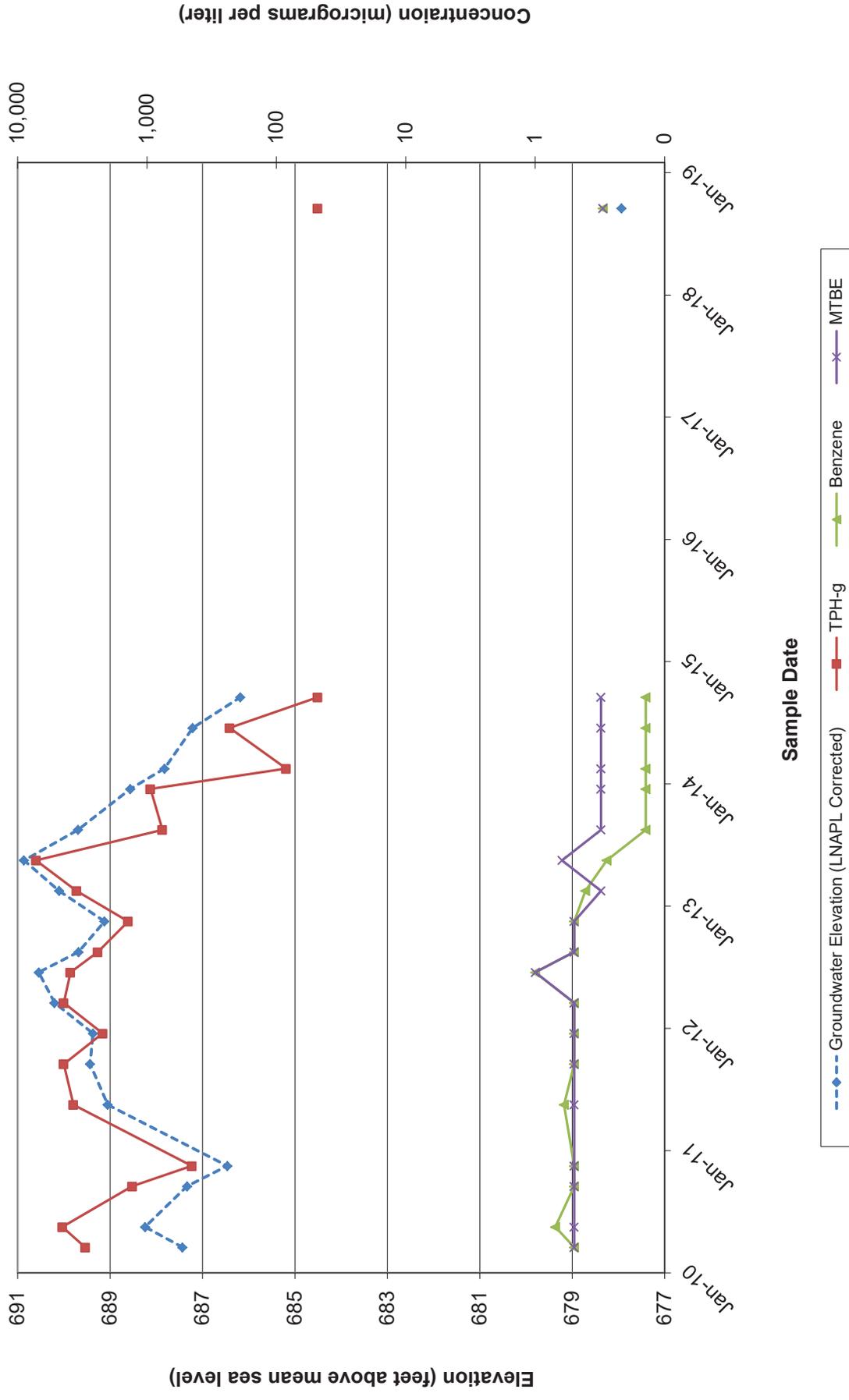
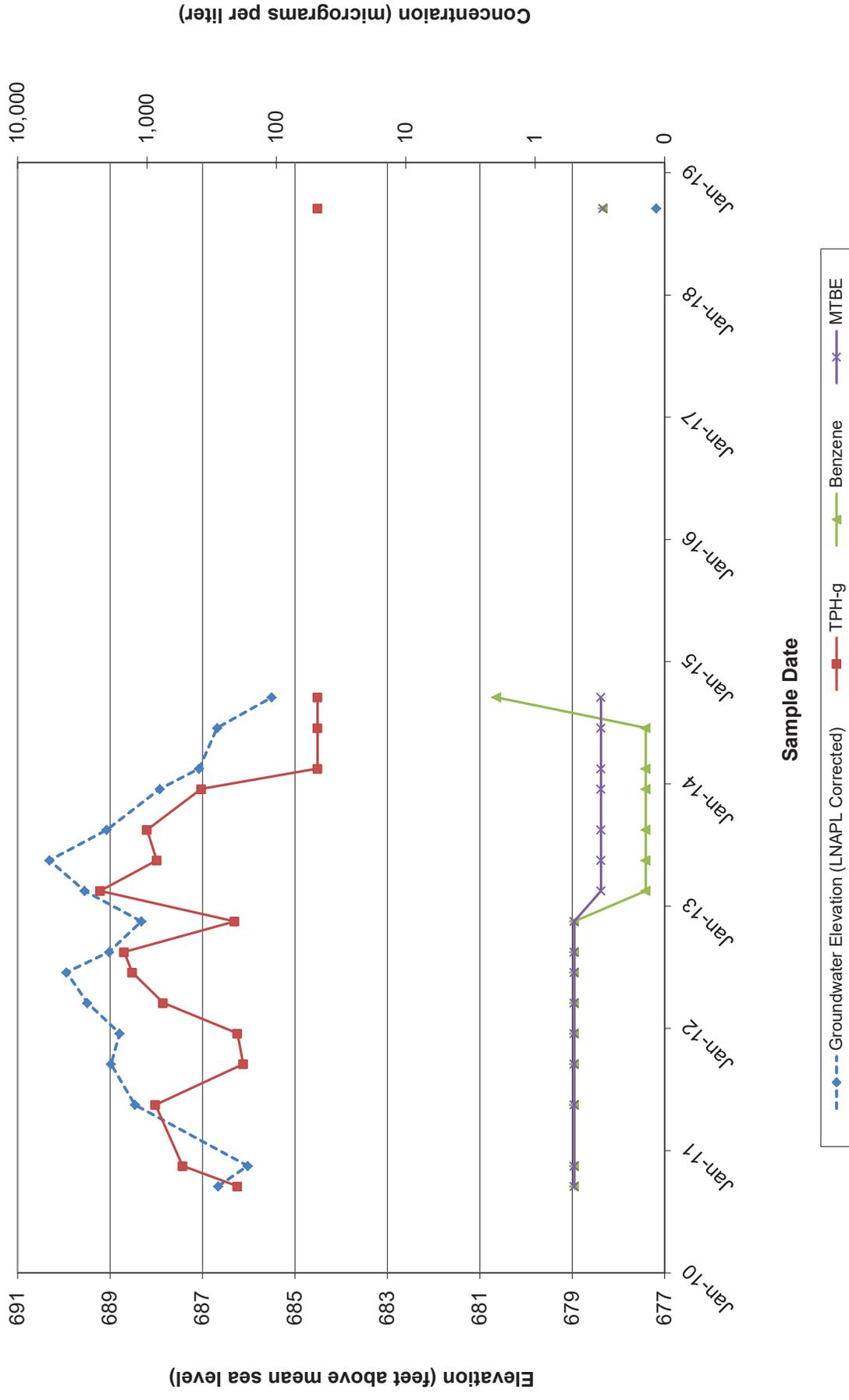


Chart 22 - Hydrograph for Well GW-27



## **ATTACHMENT E**

### **FIELD PROCEDURES AND FIELD LOGS**

Blaine Tech Services, Inc.  
Standard Operating Procedure

## WELL WATER EVACUATION (PURGING)

### Purpose

Evacuation of a predetermined minimum volume of water from a well (purging) while *simultaneously* measuring water quality parameters is typically required prior to sampling. Purging a minimum volume guarantees that actual formation water is drawn into the well. Measuring water quality parameters either verifies that the water is stable and suitable for sampling or shows that the water remains unstable, indicating the need for continued purging. Both the minimum volume and the stable parameter qualifications need to be met prior to sampling. This assures that the subsequent sample will be representative of the formation water surrounding the well screen and not of the water standing in the well.

### Defining Casing Volumes

The predetermined minimum quantity of water to be purged is based on the wells' casing volume. A casing volume is the volume of water presently standing within the casing of the well. This is calculated as follows:

$$\text{Casing Volume} = (\text{TD} - \text{DTW}) \text{ VCF}$$

1. Subtract the wells' depth to water (DTW) measurement from its total depth (TD) measurement. This is the height of the water column in feet.
2. Determine the well casings' volume conversion factor (VCF). The VCF is based on the diameter of the well casing and represents the volume, in gallons, that is contained in one (1) foot of a particular diameter of well casing. The common VCF's are listed on our Well Purge Data Sheets.
3. Multiply the VCF by the calculated height of the water column. This is the casing volume, the amount of water in gallons standing in the well.

### Remove Three to Five Casing Volumes

Prior to sampling, an attempt will be made to purge all wells of a minimum of three casing volumes and a maximum of five casing volumes except where regulations mandate the minimum removal of four casing volumes.

### Choose the Appropriate Evacuation Device Based on Efficiency

In the absence of instructions on the SOW to the contrary, selection of evacuation device will be based on efficiency.

**Measure Water Quality Parameters at Each Casing Volume**

At a minimum, water quality measurements include pH, temperature and electrical conductivity (EC). Measurements are made and recorded at least once every casing volume. They are considered stable when all parameters are within 10% of their previous measurement.

*Note: The following instructions assume that well has already been properly located, accessed, inspected and gauged.*

**Prior to Purging a Well**

1. Confirm that the well is to be purged and sampled per the SOW.
2. Confirm that the well is suitable based on the conditions set by the client relative to separate phase.
3. Calculate the wells' casing volume.
4. Put new Latex or Nitrile gloves on your hands.

**Purging With a Bailer (Stainless Steel, Teflon or Disposable)**

1. Attach bailer cord or string to bailer. Leave other end attached to spool.
2. Gently lower empty bailer into well until well bottom is reached.
3. Cut cord from spool. Tie end of cord to hand.
4. Gently raise full bailer out of well and clear of well head. Do not let the bailer or cord touch the ground.
5. Pour contents into graduated 5-gallon bucket or other graduated receptacle.
6. Repeat purging process.
7. Upon removal of first casing volume, fill clean parameter cup with purgewater, empty the remainder of the purgewater into the bucket, lower the bailer back into the well and secure the cord on the Sampling Vehicle.
8. Use the water in the cup to collect and record parameter measurements.
9. Continue purging until second casing volume is removed.
10. Collect parameter measurements.
11. Continue purging until third casing volume is removed.
12. Collect parameter measurements. If parameters are stable, stop purging. If parameters remain unstable, continue purging until stabilization occurs or the fifth casing volume is removed.

**Purging With a Pneumatic Pump**

1. Position Pneumatic pump hose reel over the top of the well.
2. Gently unreel and lower the pump into the well. Do not contact the well bottom.
3. Secure the hose reel.
4. Begin purging into graduated 5-gallon bucket or other graduated receptacle.
5. Adjust water recharge duration and air pulse duration for maximum efficiency.
6. Upon removal of first casing volume, fill clean parameter cup with water.
7. Use the water in the cup to collect and record parameter measurements.
8. Continue purging until second casing volume is removed.

9. Collect parameter measurements.
10. Continue purging until third casing volume is removed.
11. Collect parameter measurements. If parameters are stable, stop purging. If parameters remain unstable, continue purging until stabilization occurs or the fifth casing volume is removed.
12. Upon completion of purging, gently recover the pump and secure the reel.

### **Purging With a Fixed Speed Electric Submersible Pump**

1. Position Electric Submersible hose reel over the top of the well.
2. Gently unreel and lower the pump to the well bottom.
3. Raise the pump 5 feet off the bottom.
4. Secure the hose reel.
5. Begin purging.
6. Verify pump rate with flow meter or graduated 5-gallon bucket
7. Upon removal of first casing volume, fill clean parameter cup with water.
8. Use the water in the cup to collect and record parameter measurements.
9. Continue purging until second casing volume is removed.
10. Collect parameter measurements.
11. Continue purging until third casing volume is removed.
12. Collect parameter measurements. If parameters are stable, stop purging. If parameters remain unstable, continue purging until stabilization occurs or the fifth casing volume is removed.
13. Upon completion of purging, gently recover the pump and secure the reel.

Blaine Tech Services, Inc.  
Standard Operating Procedure

## **SAMPLE COLLECTION FROM GROUNDWATER WELLS USING BAILERS**

### **Sampling with a Bailer (Stainless Steel, Teflon or Disposable)**

1. Put new Latex or Nitrile gloves on your hands.
2. Determine required bottle set.
3. Fill out sample labels completely and attach to bottles.
4. Arrange bottles in filling order and loosen caps (see Determine Collection Order below).
5. Attach bailer cord or string to bailer. Leave other end attached to spool.
6. Gently lower empty bailer into well until water is reached.
7. As bailer fills, cut cord from spool and tie end of cord to hand.
8. Gently raise full bailer out of well and clear of well head. Do not let the bailer or cord touch the ground. If a set of parameter measurements is required, go to step 9. If no additional measurements are required, go to step 11.
9. Fill a clean parameter cup, empty the remainder contained in the bailer into the sink, lower the bailer back into the well and secure the cord on the Sampling Vehicle. Use the water in the cup to collect and record parameter measurements.
10. Fill bailer again and carefully remove it from the well.
11. Slowly fill and cap sample bottles. Fill and cap volatile compounds first, then semi-volatile, then inorganic. Return to the well as needed for additional sample material.

Fill 40-milliliter vials for volatile compounds as follows: Slowly pour water down the inside on the vial. Carefully pour the last drops creating a convex or positive meniscus on the surface. Gently screw the cap on eliminating any air space in the vial. Turn the vial over, tap several times and check for trapped bubbles. If bubbles are present, repeat process.

Fill 1 liter amber bottles for semi-volatile compounds as follows: Slowly pour water into the bottle. Leave approximately 1 inch of headspace in the bottle. Cap bottle.

Field filtering of inorganic samples using a stainless steel bailer is performed as follows: Attach filter connector to top of full stainless steel bailer. Attach 0.45 micron filter to connector. Flip bailer over and let water gravity feed through the filter and into the sample bottle. If high turbidity level of water clogs filter, repeat process with new filter until bottle is filled. Leave headspace in the bottle. Cap bottle.

Field filtering of inorganic samples using a disposable bailer is performed as follows: Attach 0.45 micron filter to connector plug. Attach connector plug to bottom of full disposable bailer. Water will gravity feed through the filter and into the sample bottle. If high turbidity level of water clogs filter, repeat process with new filter until bottle is filled. Leave headspace in the bottle. Cap bottle.

12. Bag samples and place in ice chest.

13. Note sample collection details on well data sheet and Chain of Custody.

### **Collect Sample with a Stainless Steel, Teflon or Disposable Bailer**

With few exceptions, all samples are collected with a stainless steel, Teflon or disposable bailer.

### **Collect Parameter Measurements**

Always collect a set of parameter measurements at the time of sampling. If the well was purged until stabilization prior to sample collection, the last set of measurements collected will suffice. Otherwise, collect a set of measurements at the time of sampling.

### **Confirm Required Analysis and Corresponding Bottle Set**

The S.O.W. shows the exact analyses being requested at the well. Confirm before sampling that you have the exact type and minimum quantity of the corresponding bottles.

### **Determine Collection Order**

Every time a bailer is lowered into the well, the water is disturbed and the risk of constituents in the water volatilizing increases. Subsequently, actual collection order is based on the volatilization sensitivity of the parameter being sought. Volatile organic compounds are collected and containerized first, then semi-volatile organic compounds, then inorganic compounds. It is imperative to seal the most volatile compounds before moving on to any other tasks including filling other bottles or closing the well.

**FIRST: Volatile Organic Compounds** may be requested and identified by EPA Method number, analysis description and/or individual compound name.

Some common EPA Method numbers are 8010, 8015M, 8020 and 8260.

Commonly requested analysis descriptions are Halogenated Volatile Organics (HVOC), Total Petroleum Hydrocarbons as Gasoline (TPH-G), Aromatic Volatile Organics (BTEX) and Volatile Organics by GCMS.

Volatile organic compounds frequently requested by name are MTBE, ETBE, DIPE, TAME, TBA, EDB, DBCP and 1,2 DCA.

All volatile organic compound samples are collected in 40-milliliter septum vials with screw caps. Some are preserved.

**SECOND: Semi-Volatile or Extractable Organic Compounds** are typically requested by method number and/or analysis description.

Common EPA Methods include 418.1, 610, 5520, 8015M, 8080, 8140, 8141, 8150 and 8270.

Common analysis descriptions are Total Oil & Grease (TOG), Polynuclear Aromatic Hydrocarbons (PNAs, PAHs), Total Petroleum Hydrocarbons as Diesel (TPH-D), Total Petroleum Hydrocarbons as Motor Oil, Total Petroleum Hydrocarbons as Jet Fuel, Organochlorine Pesticides and Semi-Volatile Organic Compounds (SVOC).

Most extractable organic compounds are collected in 1 liter amber bottles. Most are not preserved.

**THIRD: Inorganic Compounds** are typically requested by method number and/or analysis description.

Common method numbers include 160.1, 200.7, 300.0 and 6010.

Common analysis descriptions are Total Metals, Dissolved Metals, Ferrous Iron, Nitrate, Sulfate, Total Dissolved Solids, Total & Fecal Coliform and Organic Lead.

Inorganic compounds are collected in a wide variety of special containers. Some are preserved. Some require field filtering.

**BLAINE**  
**TECH SERVICES INC.**

GROUNDWATER SAMPLING SPECIALISTS  
SINCE 1985

October 11, 2018

James Kiernan  
6101 Bollinger Canyon Road  
San Ramon, CA 94583

Third Quarter 2018 Monitoring at  
Site Number 306440  
10451 Magnolia Ave.  
Riverside, CA

Monitoring performed on September 27th and 29th

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**Blaine Tech Services, Inc. Groundwater Monitoring Event 180927KC-1**

This submission covers the routine monitoring of groundwater wells conducted on September 27th and 29th at this location. Twenty-One monitoring wells were measured for depth to groundwater (DTW) and presence of separate-phase hydrocarbons (SPH). Six monitoring wells were sampled. Fifteen of the wells were dry, or had an insufficient amount of water to sample. Well GW-22 was unable to locate and presumed paved over. All sampling activities were performed in accordance with local, state and federal guidelines.

Water levels and separate-phase measurements were collected using an electronic water, or oil-water interface detector. All sampled wells were purged of three case volumes or until water temperature, pH and conductivity stabilized. Purging was accomplished using an RF2 electric submersible pump. Subsequent sample collection and sample handling was performed in accordance with EPA protocols using disposable bailers. Alternately, where applicable, wells were sampled utilizing no-purge methodology. All reused equipment was decontaminated in an integrated stainless steel sink with de-ionized water supplied Hotsy pressure washer and Liquinox or equivalent.

Samples were delivered under chain-of-custody to Calscience for analysis. Monitoring well purgewater and equipment rinsate water was collected and transported under bill of lading to Blaine Tech Services, Inc.'s yard in Carson, California, and bulked for future transportation (within 90 days) under non-hazardous manifest for disposal at Evoqua Water Technologies, a licensed facility located in Vernon, CA.

Enclosed documentation from this event includes copies of the Well Gauging Sheet, Well Monitoring Data Sheets, and Chain-of-Custody.

Third Quarter 2018 Groundwater Monitoring at Chevron «Site\_», «Address», «City», CA

SAN JOSE                      SACRAMENTO                      LOS ANGELES                      SAN DIEGO                      SEATTLE  
1680 ROGERS AVENUE    SAN JOSE, CA    (408) 573-0555    FAX (408) 573-7771    LIC. 746684    WWW.BLAINETECH.COM

P19-0683 (PPE) & P20-0133 (CUP) Exhibit 9 - Appendix N Checklist and Appendices 10411-10481 Magnolia Avenue

Blaine Tech Services, Inc.'s activities at this site consisted of objective data and sample collection only. No interpretation of analytical results, defining of hydrogeologic conditions or formulation of recommendations was performed.

Please call if you have any questions.

Thank you,



*Ryan Prevost*  
Blaine Tech Services, Inc  
Project Manager

attachments: Well Gauging Sheet  
Individual Well Monitoring Data Sheets  
Chain of Custody Forms  
Bill of Lading  
Wellhead Inspection Form

cc: AECOM  
Attn: Lorien Sanders  
999 Town & Country road  
Santa Ana, CA 92705

Third Quarter 2018 Groundwater Monitoring at Chevron «Site\_», «Address», «City», CA

SAN JOSE                      SACRAMENTO                      LOS ANGELES                      SAN DIEGO                      SEATTLE  
1680 ROGERS AVENUE    SAN JOSE, CA    (408) 573-0555    FAX (408) 573-7771    LIC. 746684    WWW.BLAINETECH.COM

P19-0683 (PPE) & P20-0133 (CUP) Exhibit 9 - Appendix N Checklist and Appendices 10411-10481 Magnolia Avenue

WELL GAUGING DATA

Project # 180927-KC1 Date 09-27-18 Client AECOM

Site 10451 Magnolia Ave, Riverside

Well ID	Time	Well Size (in.)	Sheen / Odor	Depth to Immiscible Liquid (ft.)	of Immiscible Liquid (ft.)	Volume of Immiscibles Removed (ml)	Depth to water (ft.)	Depth to well bottom (ft.)	Survey Point: TOB or TOC	Notes
Gw-1	1052	4					45.21	45.60	TOC	
Gw-2	1037	4					44.33	44.52		
Gw-4	1028	4					dry	41.85		
Gw-7	1057	4					dry	44.86		
Gw-8	1049	4					dry	50.60		
Gw-9	0954	4					43.11	43.41		
Gw-10R	1033	4					54.47	60.50		
Gw-11	0954	4					42.50	42.82		
Gw-12	0833	4					43.13	43.54		
Gw-13R	0825	4					dry	60.07		
Gw-16	0838	4					dry	50.35		
Gw-17	0850	4					dry	49.80		
Gw-18	0950	4					dry	49.63		
Gw-19										ACCESS Saturday only
Gw-20										"
Gw-21	1000	4					49.12	49.50		
Gw-22										ACCESS Saturday only

## WELL GAUGING DATA

Project # 180927-KC1 Date 09-27-18 Client AECOM

Site 10451 Magnolia Ave, Riverside

Well ID	Time	Well Size (in.)	Sheen / Odor	Depth to Immiscible Liquid (ft.)	of Immiscible Liquid (ft.)	Volume of Immiscibles Removed (ml)	Depth to water (ft.)	Depth to well bottom (ft.)	Survey Point: TOB or TOC	Notes
GW-23	0936	4					51.28	60.10	 TOC   I	
GW-24	0932	4				51.87	60.16			
GW-25	0920	4				53.49	59.59			
GW-26	0910	4				53.00	59.53			
GW-27	0915	4				53.42	59.25			

## WELL GAUGING DATA

Project # 180927-KC1 Date 2/29/18 Client ATCOM

Site 10451 Magnolia Ave, Riverside, CA

Well ID	Time	Well Size (in.)	Sheen / Odor	Depth to Immiscible Liquid (ft.)	Thickness of Immiscible Liquid (ft.)	Volume of Immiscibles Removed (ml)	Depth to water (ft.)	Depth to well bottom (ft.)	Survey Point: TOB or TOC	Notes	
GW-2	1215	4						44.54			
GW-4	1217	4					41.82				
GW-7	1220	4					44.84				
GW-19	1025	4				DRY	50.56			Skimmer	
GW-20	1035	4				DRY	48.76			Skimmer	
GW-22	1020	paved over									
GW-23	1100	4					51.28	60.10			
GW-24	1045	4					51.89	60.16			

**CHEVRON (SO. CAL) WELL MONITORING DATA SHEET**

Project #: <b>180927-KC1</b>	Station #: <b>30-6440</b>
Sampler: <b>KC</b>	Date: <b>09-27-18</b>
Weather: <b>Sunny</b>	Ambient Air Temperature: <b>80°F</b>
Well I.D.: <b>6W-1</b>	Well Diameter: 2 3 <b>(4)</b> 6 8
Total Well Depth: <b>45.60</b>	Depth to Water: <b>45.21</b>
Depth to Free Product: _____	Thickness of Free Product (feet): _____
Referenced to: <b>(PVC)</b> Grade	D.O. Meter (if req'd): <b>(YSI)</b> HACH
DTW with 80% Recharge [(Height of Water Column x 0.20) + DTW]: _____	

Purge Method:

- ~~Bailer~~
- ~~Disposable Bailer~~
- ~~Positive Air Displacement~~
- ~~Electric Submersible~~
- ~~Waterra~~
- ~~Peristaltic~~
- ~~Extraction Pump~~
- ~~Other \_\_\_\_\_~~

Sampling Method:

- ~~Bailer~~
- ~~Disposable Bailer~~
- ~~Extraction Port~~
- ~~Dedicated Tubing~~
- Other: \_\_\_\_\_

\_\_\_\_\_ (Gals.) X \_\_\_\_\_ = \_\_\_\_\_ Gals.  
 1 Case Volume                  Specified Volumes                  Calculated Volume

Well Diameter	Multiplier	Well Diameter	Multiplier
1"	0.04	4"	0.65
2"	0.16	6"	1.47
3"	0.37	Other	radius <sup>2</sup> * 0.163

Time	Temp (°F)	pH	Cond. (mS or µS)	Turbidity (NTUs)	Gals. Removed	Observations
_____	_____	_____	_____	_____	_____	<b>insuff. water, No samples taken</b>

Did well dewater?    Yes                  No	Gallons actually evacuated: _____
Sampling Date: _____	Sampling Time: _____
Sample I.D.: _____	Depth to Water: _____
Analyzed for:    TPH-G    BTEX    MTBE    OXYS    Other: _____	Laboratory:    Lancaster    Other _____
Duplicate I.D.: _____	Analyzed for:    TPH-G    BTEX    MTBE    OXYS    Other: _____
D.O. (if req'd): _____	Pre-purge: _____ mg/L                  Post-purge: _____ mg/L
O.R.P. (if req'd): _____	Pre-purge: _____ mV                  Post-purge: _____ mV

**Blaine Tech Services, Inc., 1680 Rogers Avenue, San Jose, CA 95112 (408) 573-0555**

## CHEVRON (SO. CAL) WELL MONITORING DATA SHEET

Project #: <b>180927-KCI</b>	Station #: <b>30-6440</b>
Sampler: <b>KC</b>	Date: <b>09-27-18</b>
Weather: <b>Sunny</b>	Ambient Air Temperature: <b>80°F</b>
Well I.D.: <b>GW-2</b>	Well Diameter: 2 3 <b>(4)</b> 6 8
Total Well Depth: <b>44.52</b>	Depth to Water: <b>44.33</b>
Depth to Free Product: _____	Thickness of Free Product (feet): _____
Referenced to: <b>(PVC)</b> Grade	D.O. Meter (if req'd): <b>(YSI)</b> HACH
DTW with 80% Recharge [(Height of Water Column x 0.20) + DTW]: _____	

Purge Method:

- ~~Bailer~~
- ~~Disposable Bailer~~
- ~~Positive Air Displacement~~
- ~~Electric Submersible~~
- ~~Waterra~~
- ~~Peristaltic~~
- ~~Extraction Pump~~
- ~~Other \_\_\_\_\_~~

Sampling Method:

- ~~Bailer~~
- ~~Disposable Bailer~~
- ~~Extraction Port~~
- ~~Dedicated Tubing~~

Other: \_\_\_\_\_

\_\_\_\_\_ (Gals.) X \_\_\_\_\_ = \_\_\_\_\_ Gals.  
 1 Case Volume      Specified Volumes      Calculated Volume

Well Diameter	Multiplier	Well Diameter	Multiplier
1"	0.04	4"	0.65
2"	0.16	6"	1.47
3"	0.37	Other	radius <sup>2</sup> * 0.163

Time	Temp (°F)	pH	Cond. (mS or µS)	Turbidity (NTUs)	Gals. Removed	Observations
_____	_____	_____	_____	_____	_____	<b>insuf. water, No samples taken</b>

Did well dewater?    Yes      No	Gallons actually evacuated: _____
Sampling Date: _____	Sampling Time: _____
Sample I.D.: _____	Depth to Water: _____
Analyzed for: TPH-G    BTEX    MTBE    OXYS    Other: _____	Laboratory: Lancaster    Other: _____
Duplicate I.D.: _____	Analyzed for: TPH-G    BTEX    MTBE    OXYS    Other: _____
D.O. (if req'd): _____	Pre-purge: _____ mg/L      Post-purge: _____ mg/L
O.R.P. (if req'd): _____	Pre-purge: _____ mV      Post-purge: _____ mV

Blaine Tech Services, Inc., 1680 Rogers Avenue, San Jose, CA 95112 (408) 573-0555

**CHEVRON (SO. CAL) WELL MONITORING DATA SHEET**

Project #: <b>180927-KCI</b>	Station #: <b>30-6440</b>
Sampler: <b>KC</b>	Date: <b>09-27-18</b>
Weather: <b>Sunny</b>	Ambient Air Temperature: <b>80°F</b>
Well I.D.: <b>GW-4</b>	Well Diameter: 2 3 <b>(4)</b> 6 8 <u>    </u>
Total Well Depth: <b>41.85</b>	Depth to Water: <b>dry</b>
Depth to Free Product: <u>    </u>	Thickness of Free Product (feet): <u>    </u>
Referenced to: <b>(PVC)</b> Grade	D.O. Meter (if req'd): <b>(YSI)</b> HACH
DTW with 80% Recharge [(Height of Water Column x 0.20) + DTW]: <u>    </u>	

Purge Method: ~~Bailer~~ ~~Disposable Bailer~~ ~~Positive Air Displacement~~ ~~Electric Submersible~~ ~~Watera~~ ~~Peristaltic~~ ~~Extraction Pump~~ ~~Other~~     

Sampling Method: ~~Bailer~~ ~~Disposable Bailer~~ ~~Extraction Port~~ ~~Dedicated Tubing~~ ~~Other~~     

     (Gals.) X      =      Gals.  
 Case Volume Specified Volumes Calculated Volume

Well Diameter	Multiplier	Well Diameter	Multiplier
1"	0.04	4"	0.65
2"	0.16	6"	1.47
3"	0.37	Other	radius <sup>2</sup> * 0.163

Time	Temp (°F)	pH	Cond. (mS or µS)	Turbidity (NTUs)	Gals. Removed	Observations
<u>    </u>	<u>    </u>	<u>    </u>	<u>    </u>	<u>    </u>	<u>    </u>	<b>insuf. water, No samples taken</b>

Did well dewater? Yes  No  Gallons actually evacuated:     

Sampling Date:      Sampling Time:      Depth to Water:     

Sample I.D.:      Laboratory: Lancaster Other     

Analyzed for: TPH-G BTEX MTBE OXYS Other:     

Duplicate I.D.:      Analyzed for: TPH-G BTEX MTBE OXYS Other:     

D.O. (if req'd):	Pre-purge:	<u>    </u> mg/L	Post-purge:	<u>    </u> mg/L
O.R.P. (if req'd):	Pre-purge:	<u>    </u> mV	Post-purge:	<u>    </u> mV

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## CHEVRON (SO. CAL) WELL MONITORING DATA SHEET

Project #: <b>180927-KCI</b>	Station #: <b>30-6440</b>
Sampler: <b>KC</b>	Date: <b>09-27-18</b>
Weather: <b>Sunny</b>	Ambient Air Temperature: <b>80°F</b>
Well I.D.: <b>GW-7</b>	Well Diameter: 2 3 <b>(4)</b> 6 8
Total Well Depth: <b>44.86</b>	Depth to Water: <b>dry</b>
Depth to Free Product: _____	Thickness of Free Product (feet): _____
Referenced to: <b>(PVC)</b> Grade	D.O. Meter (if req'd): <b>(YSI)</b> HACH
DTW with 80% Recharge [(Height of Water Column x 0.20) + DTW]: _____	

Purge Method: ~~Bailer~~ ~~Disposable Bailer~~ ~~Positive Air Displacement~~ ~~Electric Submersible~~ ~~Waterra~~ ~~Peristaltic~~ ~~Extraction Pump~~ ~~Other~~

Sampling Method: ~~Bailer~~ ~~Disposable Bailer~~ ~~Extraction Port~~ ~~Dedicated Tubing~~ Other: \_\_\_\_\_

\_\_\_\_\_ (Gals.) X \_\_\_\_\_ = \_\_\_\_\_ Gals.  
 Case Volume Specified Volumes Calculated Volume

Well Diameter	Multiplier	Well Diameter	Multiplier
1"	0.04	4"	0.65
2"	0.16	6"	1.47
3"	0.37	Other	radius <sup>2</sup> * 0.163

Time	Temp (°F)	pH	Cond. (mS or µS)	Turbidity (NTUs)	Gals. Removed	Observations
_____	_____	_____	_____	_____	_____	<b>insuff. water, No samples taken</b>

Did well dewater? Yes  No  Gallons actually evacuated: \_\_\_\_\_

Sampling Date: \_\_\_\_\_ Sampling Time: \_\_\_\_\_ Depth to Water: \_\_\_\_\_

Sample I.D.: \_\_\_\_\_ Laboratory: Lancaster Other \_\_\_\_\_

Analyzed for: TPH-G BTEX MTBE OXYS Other: \_\_\_\_\_

Duplicate I.D.: \_\_\_\_\_ Analyzed for: TPH-G BTEX MTBE OXYS Other: \_\_\_\_\_

D.O. (if req'd):	Pre-purge:	mg/L	Post-purge:	mg/L
O.R.P. (if req'd):	Pre-purge:	mV	Post-purge:	mV

**Blaine Tech Services, Inc., 1680 Rogers Avenue, San Jose, CA 95112 (408) 573-0555**

## CHEVRON (SO. CAL) WELL MONITORING DATA SHEET

Project #: <b>180927-KCI</b>	Station #: <b>30-6440</b>
Sampler: <b>KC</b>	Date: <b>09-27-18</b>
Weather: <b>Sunny</b>	Ambient Air Temperature: <b>80°F</b>
Well I.D.: <b>GW-8</b>	Well Diameter: 2 3 <b>(4)</b> 6 8
Total Well Depth: <b>50.60</b>	Depth to Water: <b>dry</b>
Depth to Free Product: _____	Thickness of Free Product (feet): _____
Referenced to: <b>(PVC)</b> Grade	D.O. Meter (if req'd): <b>(YSI)</b> HACH
DTW with 80% Recharge [(Height of Water Column x 0.20) + DTW]: _____	

Purge Method:

- ~~Bailer~~
- ~~Disposable Bailer~~
- ~~Positive Air Displacement~~
- ~~Electric Submersible~~
- ~~Watera~~
- ~~Peristaltic~~
- ~~Extraction Pump~~
- ~~Other \_\_\_\_\_~~

Sampling Method:

- ~~Bailer~~
- ~~Disposable Bailer~~
- ~~Extraction Port~~
- ~~Dedicated Tubing~~

Other: \_\_\_\_\_

\_\_\_\_\_ (Gals.) X \_\_\_\_\_ = \_\_\_\_\_ Gals.  
 1 Case Volume                  Specified Volumes                  Calculated Volume

Well Diameter	Multiplier	Well Diameter	Multiplier
1"	0.04	4"	0.65
2"	0.16	6"	1.47
3"	0.37	Other	radius <sup>2</sup> * 0.163

Time	Temp (°F)	pH	Cond. (mS or µS)	Turbidity (NTUs)	Gals. Removed	Observations
_____	_____	_____	_____	_____	_____	<b>insuf. water, No samples taken</b>

Did well dewater?    Yes                  No	Gallons actually evacuated: _____
Sampling Date: _____	Sampling Time: _____
Sample I.D.: _____	Depth to Water: _____
Analyzed for: TPH-G BTEX MTBE OXYS Other: _____	Laboratory: Lancaster Other _____
Duplicate I.D.: _____	Analyzed for: TPH-G BTEX MTBE OXYS Other: _____
D.O. (if req'd): _____	Pre-purge: _____ mg/L                  Post-purge: _____ mg/L
O.R.P. (if req'd): _____	Pre-purge: _____ mV                  Post-purge: _____ mV

**Blaine-Tech Services, Inc., 1680 Rogers Avenue, San Jose, CA 95112 (408) 573-0555**

## CHEVRON (SO. CAL) WELL MONITORING DATA SHEET

Project #: <b>180927-KCI</b>	Station #: <b>30-6440</b>
Sampler: <b>KC</b>	Date: <b>09-27-18</b>
Weather: <b>Sunny</b>	Ambient Air Temperature: <b>80°F</b>
Well I.D.: <b>GW-9</b>	Well Diameter: 2 3 <b>4</b> 6 8
Total Well Depth: <b>43.41</b>	Depth to Water: <b>43.11</b>
Depth to Free Product: _____	Thickness of Free Product (feet): _____
Referenced to: <b>PVC</b> Grade	D.O. Meter (if req'd): <b>YSI</b> HACH
DTW with 80% Recharge [(Height of Water Column x 0.20) + DTW]: _____	

Purge Method:

- ~~Bailer~~
- ~~Disposable Bailer~~
- ~~Positive Air Displacement~~
- ~~Electric Submersible~~
- ~~Waterra~~
- ~~Peristaltic~~
- ~~Extraction Pump~~
- ~~Other \_\_\_\_\_~~

Sampling Method:

- ~~Bailer~~
- ~~Disposable Bailer~~
- ~~Extraction Port~~
- ~~Dedicated Tubing~~

Other: \_\_\_\_\_

\_\_\_\_\_ (Gals.) X \_\_\_\_\_ = \_\_\_\_\_ Gals.  
 1 Case Volume                      Specified Volumes                      Calculated Volume

Well Diameter	Multiplier	Well Diameter	Multiplier
1"	0.04	4"	0.65
2"	0.16	6"	1.47
3"	0.37	Other	radius <sup>2</sup> * 0.163

Time	Temp (°F)	pH	Cond. (mS or µS)	Turbidity (NTUs)	Gals. Removed	Observations
_____						<b>insuf. water, No samples taken</b>

Did well dewater?    Yes            No	Gallons actually evacuated: _____	
Sampling Date: _____	Sampling Time: _____	Depth to Water: _____
Sample I.D.: _____	Laboratory: _____	Lancaster    Other _____
Analyzed for:    TPH-G    BTEX    MTBE    OXYS    Other: _____		
Duplicate I.D.: _____	Analyzed for:    TPH-G    BTEX    MTBE    OXYS    Other: _____	
D.O. (if req'd): _____	Pre-purge: _____ mg/L	Post-purge: _____ mg/L
O.R.P. (if req'd): _____	Pre-purge: _____ mV	Post-purge: _____ mV

**Blaine Tech Services, Inc., 1680 Rogers Avenue, San Jose, CA 95112 (408) 573-0555**

## CHEVRON (SO. CAL) WELL MONITORING DATA SHEET

Project #: 180927-KC1	Station #: 30-6440
Sampler: KC	Date: 09-27-18
Weather: Sunny ☀	Ambient Air Temperature: 74 °F
Well I.D.: GW-10R	Well Diameter: 2 3 4 6 8 _____
Total Well Depth: 60.50	Depth to Water: 54.47
Depth to Free Product: _____	Thickness of Free Product (feet): _____
Referenced to: (PVC) Grade	D.O. Meter (if req'd): (YSI) HACH
DTW with 80% Recharge [(Height of Water Column x 0.20) + DTW]: 55.68	

Purge Method:

- Bailer  
 Disposable Bailer  
 Positive Air Displacement  
 Electric Submersible
- Waterra  
 Peristaltic  
 Extraction Pump  
 Other \_\_\_\_\_

Sampling Method:

- Bailer  
 Disposable Bailer  
 Extraction Port  
 Dedicated Tubing  
 Other: \_\_\_\_\_

start purge @ 1130

3.9	(Gals.) X	3	=	11.7	Gals.
I Case Volume		Specified Volumes		Calculated Volume	

Well Diameter	Multiplier	Well Diameter	Multiplier
1"	0.04	4"	0.65
2"	0.16	6"	1.47
3"	0.37	Other	radius <sup>2</sup> * 0.163

Time	Temp (°F)	pH	Cond. (mS or µS)	Turbidity (NTUs)	Gals. Removed	Observations
1130	75.5	6.1	1692	31	0	
1133	73.5	6.7	1699	17	4.0	
1136	73.5	6.7	1701	8	8.0	
1139	73.6	6.8	1692	5	12.0	

Did well dewater? Yes  No  Gallons actually evacuated: 12.0

Sampling Date: 09-27-18 Sampling Time: 1145 Depth to Water: 55.50

Sample I.D.: GW-10R Laboratory: Lancaster Other Calverton

Analyzed for: ~~TPH-G~~ BTEX MTBE OXYS Other: See Spec

Duplicate I.D.: Analyzed for: TPH-G BTEX MTBE OXYS Other:

D.O. (if req'd):	Pre-purge:	1.21 mg/L	Post-purge:	mg/L
O.R.P. (if req'd):	Pre-purge:	mV	Post-purge:	mV

Blaine Tech Services, Inc., 1680 Rogers Avenue, San Jose, CA 95112 (408) 573-0555

## CHEVRON (SO. CAL) WELL MONITORING DATA SHEET

Project #: <b>180927-KCI</b>	Station #: <b>30-6440</b>
Sampler: <b>KC</b>	Date: <b>09-27-18</b>
Weather: <b>Sunny</b>	Ambient Air Temperature: <b>80°F</b>
Well I.D.: <b>GW-11</b>	Well Diameter: 2 3 <b>(4)</b> 6 8
Total Well Depth: <b>42.82</b>	Depth to Water: <b>42.50</b>
Depth to Free Product: _____	Thickness of Free Product (feet): _____
Referenced to: <b>(PVC)</b> Grade	D.O. Meter (if req'd): <b>(YSI)</b> HACH
DTW with 80% Recharge [(Height of Water Column x 0.20) + DTW]: _____	

Purge Method:

- ~~Bailer~~
- ~~Disposable Bailer~~
- ~~Positive Air Displacement~~
- ~~Electric Submersible~~
- ~~Waterra~~
- ~~Peristaltic~~
- ~~Extraction Pump~~
- ~~Other \_\_\_\_\_~~

Sampling Method:

- ~~Bailer~~
- ~~Disposable Bailer~~
- ~~Extraction Port~~
- ~~Dedicated Tubing~~

Other: \_\_\_\_\_

_____ (Gals.) X _____	=	_____ Gals.
1 Case Volume		Specified Volumes      Calculated Volume

Well Diameter	Multiplier	Well Diameter	Multiplier
1"	0.04	4"	0.65
2"	0.16	6"	1.47
3"	0.37	Other	radius <sup>2</sup> * 0.163

Time	Temp (°F)	pH	Cond. (mS or µS)	Turbidity (NTUs)	Gals. Removed	Observations
_____	<b>insuf. water, No samples taken</b>					_____

Did well dewater? Yes <input type="checkbox"/> No <input type="checkbox"/>	Gallons actually evacuated: _____
Sampling Date: _____	Sampling Time: _____
Sample I.D.: _____	Depth to Water: _____
Analyzed for: TPH-G BTEX MTBE OXYS Other: _____	Laboratory: Lancaster Other _____
Duplicate I.D.: _____	Analyzed for: TPH-G BTEX MTBE OXYS Other: _____
D.O. (if req'd): _____	Pre-purge: _____ mg/L      Post-purge: _____ mg/L
O.R.P. (if req'd): _____	Pre-purge: _____ mV      Post-purge: _____ mV

**Blaine Tech Services, Inc., 1680 Rogers Avenue, San Jose, CA 95112 (408) 573-0555**

## CHEVRON (SO. CAL) WELL MONITORING DATA SHEET

Project #: <b>180927-KCI</b>	Station #: <b>30-6440</b>
Sampler: <b>KC</b>	Date: <b>09-27-18</b>
Weather: <b>Sunny</b>	Ambient Air Temperature: <b>80°F</b>
Well I.D.: <b>6W-12</b>	Well Diameter: 2 3 <b>(4)</b> 6 8
Total Well Depth: <b>43.54</b>	Depth to Water: <b>43.13</b>
Depth to Free Product: _____	Thickness of Free Product (feet): _____
Referenced to: <b>(PVC)</b> Grade	D.O. Meter (if req'd): <b>(YSI)</b> HACH
DTW with 80% Recharge [(Height of Water Column x 0.20) + DTW]: _____	

Purge Method:

- ~~Bailer~~
- ~~Disposable Bailer~~
- ~~Positive Air Displacement~~
- ~~Electric Submersible~~
- ~~Waterra~~
- ~~Peristaltic~~
- ~~Extraction Pump~~
- ~~Other \_\_\_\_\_~~

Sampling Method:

- ~~Bailer~~
- ~~Disposable Bailer~~
- ~~Extraction Port~~
- ~~Dedicated Tubing~~

Other: \_\_\_\_\_

_____ (Gals.) X _____	=	_____ Gals.
Case Volume	Specified Volumes	Calculated Volume

Well Diameter	Multiplier	Well Diameter	Multiplier
1"	0.04	4"	0.65
2"	0.16	6"	1.47
3"	0.37	Other	radius <sup>2</sup> * 0.163

Time	Temp (°F)	pH	Cond. (mS or µS)	Turbidity (NTUs)	Gals. Removed	Observations
_____						<b>insuf. water, No samples taken</b>

Did well dewater?	Yes	No	Gallons actually evacuated:
Sampling Date:	Sampling Time:	Depth to Water:	
Sample I.D.:	Laboratory:	Lancaster	Other _____
Analyzed for: TPH-G BTEX MTBE OXYS	Other: _____		
Duplicate I.D.:	Analyzed for: TPH-G BTEX MTBE OXYS Other: _____		
D.O. (if req'd):	Pre-purge:	mg/L	Post-purge: <span style="float: right;">mg/L</span>
O.R.P. (if req'd):	Pre-purge:	mV	Post-purge: <span style="float: right;">mV</span>

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**CHEVRON (SO. CAL) WELL MONITORING DATA SHEET**

Project #: <b>180927-KCI</b>	Station #: <b>30-6440</b>
Sampler: <b>KC</b>	Date: <b>09-27-18</b>
Weather: <b>Sunny</b>	Ambient Air Temperature: <b>80°F</b>
Well I.D.: <b>GW-13R</b>	Well Diameter: 2 3 <b>(4)</b> 6 8
Total Well Depth: <b>60.07</b>	Depth to Water: <b>dry</b>
Depth to Free Product: _____	Thickness of Free Product (feet): _____
Referenced to: <b>(PVC)</b> Grade	D.O. Meter (if req'd): <b>(YSI)</b> HACH
DTW with 80% Recharge [(Height of Water Column x 0.20) + DTW]: _____	

Purge Method: ~~Bailer~~ ~~Disposable Bailer~~ ~~Positive Air Displacement~~ ~~Electric Submersible~~

Sampling Method: ~~Bailer~~ ~~Disposable Bailer~~ ~~Extraction Port~~ ~~Dedicated Tubing~~

Water: ~~Peristaltic~~ ~~Extraction Pump~~ ~~Other~~

Other: \_\_\_\_\_

\_\_\_\_\_ (Gals.) X \_\_\_\_\_ = \_\_\_\_\_ Gals.

1 Case Volume      Specified Volumes      Calculated Volume

Well Diameter	Multiplier	Well Diameter	Multiplier
1"	0.04	4"	0.65
2"	0.16	6"	1.47
3"	0.37	Other	radius <sup>2</sup> * 0.163

Time	Temp (°F)	pH	Cond. (mS or µS)	Turbidity (NTUs)	Gals. Removed	Observations
_____						<b>insuf. water, No samples taken</b>

Did well dewater?    Yes    No	Gallons actually evacuated: _____
Sampling Date: _____	Sampling Time: _____
Sample I.D.: _____	Depth to Water: _____
Analyzed for: TPH-G BTEX MTBE OXYS Other: _____	Laboratory: Lancaster Other _____
Duplicate I.D.: _____	Analyzed for: TPH-G BTEX MTBE OXYS Other: _____
D.O. (if req'd): _____	Pre-purge: _____ mg/L      Post-purge: _____ mg/L
O.R.P. (if req'd): _____	Pre-purge: _____ mV      Post-purge: _____ mV

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## CHEVRON (SO. CAL) WELL MONITORING DATA SHEET

Project #: 180927-K1	Station #: 306410
Sampler: KC	Date: 9/27/18
Weather: Clear	Ambient Air Temperature: 70°
Well I.D.: GW-16	Well Diameter: 2 3 <u>4</u> 6 8
Total Well Depth: 50.35	Depth to Water: Dry
Depth to Free Product:	Thickness of Free Product (feet):
Referenced to: <u>PVC</u> Grade	D.O. Meter (if req'd): YSI HACH
DTW with 80% Recharge [(Height of Water Column x 0.20) + DTW]:	

Purge Method:

Bailer  
 Disposable Bailer  
 Positive Air Displacement  
 Electric Submersible  
 Waterra  
 Peristaltic  
 Extraction Pump  
 Other

Sampling Method:

Bailer  
 Disposable Bailer  
 Extraction Port  
 Dedicated Tubing

Other:

	(Gals.) X	=	Gals.
I Case Volume	Specified Volumes	Calculated Volume	

Well Diameter	Multiplier	Well Diameter	Multiplier
1"	0.04	4"	0.65
2"	0.16	6"	1.47
3"	0.37	Other	radius <sup>2</sup> * 0.163

Time	Temp (°F)	pH	Cond. (mS or µS)	Turbidity (NTUs)	Gals. Removed	Observations
						Well is dry
		NO	Sample	Taken		

Did well dewater? Yes No Gallons actually evacuated:

Sampling Date: Sampling Time: Depth to Water:

Sample I.D.: Laboratory: Lancaster Other

Analyzed for: TPH-G BTEX MTBE OXYS Other:

Duplicate I.D.: Analyzed for: TPH-G BTEX MTBE OXYS Other:

D.O. (if req'd):	Pre-purge:	mg/L	Post-purge:	mg/L
O.R.P. (if req'd):	Pre-purge:	mV	Post-purge:	mV

**CHEVRON (SO. CAL) WELL MONITORING DATA SHEET**

Project #: <b>180927-KCI</b>	Station #: <b>30-6440</b>
Sampler: <b>KC</b>	Date: <b>09-27-18</b>
Weather: <b>Sunny</b>	Ambient Air Temperature: <b>80°F</b>
Well I.D.: <b>GW-17</b>	Well Diameter: 2 3 <b>(4)</b> 6 8
Total Well Depth: <b>50.35</b>	Depth to Water: <b>dry</b>
Depth to Free Product: _____	Thickness of Free Product (feet): _____
Referenced to: <b>(PVC)</b> Grade	D.O. Meter (if req'd): <b>(YSI)</b> HACH
DTW with 80% Recharge [(Height of Water Column x 0.20) + DTW]: _____	

Purge Method: ~~Bailer~~ ~~Disposable Bailer~~ ~~Positive Air Displacement~~ ~~Electric Submersible~~ ~~Waterra~~ ~~Peristaltic~~ ~~Extraction Pump~~ ~~Other~~

Sampling Method: ~~Bailer~~ ~~Disposable Bailer~~ ~~Extraction Port~~ ~~Dedicated Tubing~~ Other: \_\_\_\_\_

\_\_\_\_\_ (Gals.) X \_\_\_\_\_ = \_\_\_\_\_ Gals.  
 1 Case Volume                      Specified Volumes                      Calculated Volume

Well Diameter	Multiplier	Well Diameter	Multiplier
1"	0.04	4"	0.65
2"	0.16	6"	1.47
3"	0.37	Other	radius <sup>2</sup> * 0.163

Time	Temp (°F)	pH	Cond. (mS or µS)	Turbidity (NTUs)	Gals. Removed	Observations
_____	_____	_____	_____	_____	_____	<b>insuf. water, No samples taken</b>

Did well dewater? Yes      No	Gallons actually evacuated: _____
Sampling Date: _____	Sampling Time: _____
Sample I.D.: _____	Depth to Water: _____
Analyzed for: TPH-G BTEX MTBE OXYS Other: _____	Laboratory: Lancaster Other _____
Duplicate I.D.: _____	Analyzed for: TPH-G BTEX MTBE OXYS Other: _____
D.O. (if req'd): _____	Pre-purge: _____ mg/L      Post-purge: _____ mg/L
O.R.P. (if req'd): _____	Pre-purge: _____ mV      Post-purge: _____ mV

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## CHEVRON (SO. CAL) WELL MONITORING DATA SHEET

Project #: <b>180927-KCI</b>	Station #: <b>30-6440</b>
Sampler: <b>KC</b>	Date: <b>09-27-18</b>
Weather: <b>Sunny</b>	Ambient Air Temperature: <b>80°F</b>
Well I.D.: <b>6W-18</b>	Well Diameter: 2 3 <b>(4)</b> 6 8
Total Well Depth: <b>49.63</b>	Depth to Water: <b>dry</b>
Depth to Free Product: _____	Thickness of Free Product (feet): _____
Referenced to: <b>(PVC)</b> Grade	D.O. Meter (if req'd): <b>(YSI)</b> HACH
DTW with 80% Recharge [(Height of Water Column x 0.20) + DTW]: _____	

Purge Method: ~~Bailer~~ ~~Disposable Bailer~~ ~~Positive Air Displacement~~ ~~Electric Submersible~~ ~~Waterra~~ ~~Peristaltic~~ ~~Extraction Pump~~ ~~Other~~

Sampling Method: ~~Bailer~~ ~~Disposable Bailer~~ ~~Extraction Port~~ ~~Dedicated Tubing~~ Other: \_\_\_\_\_

\_\_\_\_\_ (Gals.) X \_\_\_\_\_ = \_\_\_\_\_ Gals.  
 Case Volume Specified Volumes Calculated Volume

Well Diameter	Multiplier	Well Diameter	Multiplier
1"	0.04	4"	0.65
2"	0.16	6"	1.47
3"	0.37	Other	radius <sup>2</sup> * 0.163

Time	Temp (°F)	pH	Cond. (mS or µS)	Turbidity (NTUs)	Gals. Removed	Observations
<b>insub. water, No samples taken</b>						

Did well dewater? Yes <input type="checkbox"/> No <input type="checkbox"/>	Gallons actually evacuated: _____
Sampling Date: _____	Sampling Time: _____
Sample I.D.: _____	Depth to Water: _____
Analyzed for: TPH-G BTEX MTBE OXYS Other: _____	Laboratory: Lancaster Other _____
Duplicate I.D.: _____	Analyzed for: TPH-G BTEX MTBE OXYS Other: _____
D.O. (if req'd): Pre-purge: _____ mg/L	Post-purge: _____ mg/L
O.R.P. (if req'd): Pre-purge: _____ mV	Post-purge: _____ mV

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## CHEVRON (SO. CAL) WELL MONITORING DATA SHEET

Project #: <u>180927K01</u>	Station #: <u>306440</u>
Sampler: <u>HP</u>	Date: <u>9/29/18</u>
Weather: <u>Clear</u>	Ambient Air Temperature: <u>70"</u>
Well I.D.: <del>6W-19</del> <u>6W-19</u>	Well Diameter: 2 3 <u>(4)</u> 6 8
Total Well Depth: <del>40.76</del> <u>50.56</u>	Depth to Water: <u>DRY</u>
Depth to Free Product:	Thickness of Free Product (feet):
Referenced to: <u>(PVC)</u> Grade	D.O. Meter (if req'd): YSI HACH
DTW with 80% Recharge [(Height of Water Column x 0.20) + DTW]:	

Purge Method:

- Bailer
- Disposable Bailer
- Positive Air Displacement
- Electric Submersible
- Watera
- Peristaltic
- Extraction Pump
- Other

Sampling Method:

- Bailer
- Disposable Bailer
- Extraction Port
- Dedicated Tubing

Other:

Well Diameter	Multiplier	Well Diameter	Multiplier
1"	0.04	4"	0.65
2"	0.16	6"	1.47
3"	0.37	Other	radius <sup>2</sup> * 0.163

	(Gals.) X	=		Gals.
1 Case Volume	Specified Volumes		Calculated Volume	

Time	Temp (°F)	pH	Cond. (mS or μS)	Turbidity (NTUs)	Gals. Removed	Observations
		<u>well</u>	<u>is</u>	<u>dry</u>		
		<u>No</u>	<u>Sample</u>	<u>Taken</u>		

Did well dewater? Yes  No  Gallons actually evacuated:

Sampling Date:                      Sampling Time:                      Depth to Water:

Sample I.D.:                      Laboratory: / Lancaster Other \_\_\_\_\_

Analyzed for: TPH-G BTEX MTBE OXYS Other: /

Duplicate I.D.:                      Analyzed for: TPH-G BTEX MTBE OXYS Other: /

D.O. (if req'd):	Pre-purge:	mg/L	Post-purge:	mg/L
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O.R.P. (if req'd):	Pre-purge:	mV	Post-purge:	mV
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## CHEVRON (SO. CAL) WELL MONITORING DATA SHEET

Project #: <u>180927-KC1</u>	Station #: <u>306740</u>
Sampler: <u>HP</u>	Date: <u>9/29/18</u>
Weather: <u>Clear</u>	Ambient Air Temperature: <u>70'</u>
Well I.D.: <u><del>MW-20</del> GW-20</u>	Well Diameter: 2 3 <u>(4)</u> 6 8 <u>    </u>
Total Well Depth: <u>49.76</u>	Depth to Water: <u>DRY</u>
Depth to Free Product:	Thickness of Free Product (feet):
Referenced to: <u>PVC</u> Grade	D.O. Meter (if req'd): <u>YSI</u> <u>HACH</u>
DTW with 80% Recharge [(Height of Water Column x 0.20) + DTW]: <u>    </u>	

**Purge Method:**

- |                           |                   |
|---------------------------|-------------------|
| Bailer                    | Watera            |
| Disposable Bailer         | Peristaltic       |
| Positive Air Displacement | Extraction Pump   |
| Electric Submersible      | Other <u>    </u> |

**Sampling Method:**

- Bailer  
 Disposable Bailer  
 Extraction Port  
 Dedicated Tubing

Other:     

	(Gals.) X	=	Gals.
I Case Volume	Specified Volumes	Calculated Volume	

Well Diameter	Multiplier	Well Diameter	Multiplier
1"	0.04	4"	0.65
2"	0.16	6"	1.47
3"	0.37	Other	radius <sup>2</sup> * 0.163

Time	Temp (°F)	pH	Cond. (mS or µS)	Turbidity (NTUs)	Gals. Removed	Observations
		<u>well</u>	<u>is</u>	<u>dry</u>		
		<u>no</u>		<u>sample taken</u>		

Did well dewater?    Yes                  No                  Gallons actually evacuated:

Sampling Date: <u>    </u>	Sampling Time: <u>    </u>	Depth to Water: <u>    </u>
Sample I.D.: <u>    </u>	Laboratory: <u>    </u>	Lancaster    Other <u>    </u>
Analyzed for: <u>TPH-G</u> <u>BTEX</u> <u>MTBE</u> <u>OXYS</u> Other: <u>    </u>		
Duplicate I.D.: <u>    </u>	Analyzed for: <u>TPH-G</u> <u>BTEX</u> <u>MTBE</u> <u>OXYS</u> Other: <u>    </u>	

D.O. (if req'd):	Pre-purge:	mg/L	Post-purge:	mg/L
O.R.P. (if req'd):	Pre-purge:	mV	Post-purge:	mV

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## CHEVRON (SO. CAL) WELL MONITORING DATA SHEET

Project #: <b>180927-KCI</b>	Station #: <b>30-6440</b>
Sampler: <b>KC</b>	Date: <b>09-27-18</b>
Weather: <b>Sunny</b>	Ambient Air Temperature: <b>80°F</b>
Well I.D.: <b>GW-21</b>	Well Diameter: 2 3 <b>(4)</b> 6 8 <u>    </u>
Total Well Depth: <b>49.50</b>	Depth to Water: <b>49.12</b>
Depth to Free Product: <u>    </u>	Thickness of Free Product (feet): <u>    </u>
Referenced to: <b>(PVC)</b> Grade	D.O. Meter (if req'd): <b>(YSI)</b> HACH
DTW with 80% Recharge [(Height of Water Column x 0.20) + DTW]: <u>    </u>	

Purge Method: ~~Bailer~~ ~~Disposable Bailer~~ ~~Positive Air Displacement~~ ~~Electric Submersible~~ ~~Waterra~~ ~~Peristaltic~~ ~~Extraction Pump~~ Other:     

Sampling Method: ~~Bailer~~ ~~Disposable Bailer~~ ~~Extraction Port~~ ~~Dedicated Tubing~~ Other:     

     (Gals.) X      =      Gals.  
 1 Case Volume      Specified Volumes      Calculated Volume

Well Diameter	Multiplier	Well Diameter	Multiplier
1"	0.04	4"	0.65
2"	0.16	6"	1.47
3"	0.37	Other	radius <sup>2</sup> * 0.163

Time	Temp (°F)	pH	Cond. (mS or µS)	Turbidity (NTUs)	Gals. Removed	Observations
<u>    </u>	<u>    </u>	<u>    </u>	<u>    </u>	<u>    </u>	<u>    </u>	<b>insuff. water, No samples taken</b>

Did well dewater? Yes <input type="checkbox"/> No <input type="checkbox"/>	Gallons actually evacuated: <u>    </u>
Sampling Date: <u>    </u>	Sampling Time: <u>    </u>
Sample I.D.: <u>    </u>	Depth to Water: <u>    </u>
Analyzed for: TPH-G BTEX MTBE OXYS Other: <u>    </u>	Laboratory: Lancaster Other <u>    </u>
Duplicate I.D.: <u>    </u>	Analyzed for: TPH-G BTEX MTBE OXYS Other: <u>    </u>
D.O. (if req'd): <u>    </u>	Pre-purge: <u>    </u> mg/L      Post-purge: <u>    </u> mg/L
O.R.P. (if req'd): <u>    </u>	Pre-purge: <u>    </u> mV      Post-purge: <u>    </u> mV

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## CHEVRON (SO. CAL) WELL MONITORING DATA SHEET

Project #: <u>180927-KC1</u>	Station #: <u>306440</u>
Sampler: <u>HP</u>	Date: <u>9/27/18</u>
Weather: <u>Clear</u>	Ambient Air Temperature: _____
Well I.D.: <u>AW-654-22</u>	Well Diameter: <u>2</u> 3 4 6 8 _____
Total Well Depth: _____	Depth to Water: _____
Depth to Free Product: _____	Thickness of Free Product (feet): _____
Referenced to: <u>PVC</u> Grade	D.O. Meter (if req'd): YSI HACH
DTW with 80% Recharge [(Height of Water Column x 0.20) + DTW]: _____	

Purge Method:

- Bailer  
 Disposable Bailer  
 Positive Air Displacement  
 Electric Submersible  
 Waterra  
 Peristaltic  
 Extraction Pump  
 Other \_\_\_\_\_

Sampling Method:

- Bailer  
 Disposable Bailer  
 Extraction Port  
 Dedicated Tubing  
 Other: \_\_\_\_\_

	(Gals.) X		=		Gals.
I Case Volume	Specified Volumes	Calculated Volume			

Well Diameter	Multiplier	Well Diameter	Multiplier
1"	0.04	4"	0.63
2"	0.16	6"	1.47
3"	0.37	Other	radius <sup>2</sup> * 0.163

Time	Temp (°F)	pH	Cond. (mS or µS)	Turbidity (NTUs)	Gals. Removed	Observations
						Unable to locate
						— panned over —
						— No sample taken —

Did well dewater? Yes No	Gallons actually evacuated: _____
Sampling Date: _____	Sampling Time: _____
Sample I.D.: _____	Depth to Water: _____
Analyzed for: TPH-G BTEX MTBE OXYS Other: _____	Laboratory: Lancaster Other: _____
Duplicate I.D.: _____	Analyzed for: TPH-G BTEX MTBE OXYS Other: _____
D.O. (if req'd): Pre-purge: _____ mg/L	Post-purge: _____ mg/L
O.R.P. (if req'd): Pre-purge: _____ mV	Post-purge: _____ mV

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## CHEVRON (SO. CAL) WELL MONITORING DATA SHEET

Project #: 180027 - KCI	Station #: 30-6640
Sampler: HP	Date: 9/29/18
Weather: Sunny	Ambient Air Temperature: 75°F
Well I.D.: CW-23	Well Diameter: 2 3 <u>4</u> 6 8
Total Well Depth: 60.10'	Depth to Water: 51.28'
Depth to Free Product: —	Thickness of Free Product (feet): —
Referenced to: <u>PVC</u> Grade	D.O. Meter (if req'd): <u>YSI</u> HACH
DTW with 80% Recharge [(Height of Water Column x 0.20) + DTW]: <sup>8.82</sup> 53.65	

Purge Method:

- Bailer
- Disposable Bailer
- Positive Air Displacement
- Electric Submersible
- Waterra
- Peristaltic
- Extraction Pump
- Other: RFL

Sampling Method:

- Bailer
- Disposable Bailer
- Extraction Port
- Dedicated Tubing
- Other: \_\_\_\_\_

5.7	(Gals.) X	3	=	17.1	Gals.
1 Case Volume		Specified Volumes		Calculated Volume	

Well Diameter	Multiplier	Well Diameter	Multiplier
1"	0.04	4"	0.65
2"	0.16	6"	1.47
3"	0.37	Other	radius <sup>2</sup> * 0.163

Time	Temp (°F)	pH	Cond. (mS or $\mu$ S)	Turbidity (NTUs)	Gals. Removed	Observations
1105	75.7	7.25	1630	100	0	
1105	75.6	7.25	1609	184	6	
1108	77.2	7.18	1608	77	12	
1110	74.7	7.13	1629	85	18	

Did well dewater? Yes  No  Gallons actually evacuated: 18

Sampling Date: 9/29/18 Sampling Time: 1145 Depth to Water: 51.81'

Sample I.D.: CW-23 Laboratory: Lancaster Other: Carlsburg

Analyzed for: TPH-G BTEX MTBE OXYS Other: see C.O.C.

Duplicate I.D.: Analyzed for: TPH-G BTEX MTBE OXYS Other:

D.O. (if req'd): Pre-purge: 1.53 mg/L Post-purge: mg/L

O.R.P. (if req'd): Pre-purge: mV Post-purge: mV

## CHEVRON (SO. CAL) WELL MONITORING DATA SHEET

Project #: <u>1989 27-K1</u>	Station #: <u>30-6440</u>
Sampler: <u>IMP</u>	Date: <u>9/29/18</u>
Weather: <u>Sunny</u>	Ambient Air Temperature: <u>75°F</u>
Well I.D.: <u>GW-29</u>	Well Diameter: 2 3 <u>4</u> 6 8
Total Well Depth: <u>60.16'</u>	Depth to Water: <u>51.87'</u>
Depth to Free Product: <u>-</u>	Thickness of Free Product (feet): <u>-</u>
Referenced to: <u>PVC</u> Grade	D.O. Meter (if req'd): <u>YSI</u> HACH
DTW with 80% Recharge [(Height of Water Column x 0.20) + DTW]: <u>53.57</u>	

Purge Method:

- Bailer
- Disposable Bailer
- Positive Air Displacement
- Electric Submersible
- Waterra
- Peristaltic
- Extraction Pump
- Other: PPE

Sampling Method:

- Bailer
- Disposable Bailer
- Extraction Port
- Dedicated Tubing
- Other: \_\_\_\_\_

<u>5.4</u>	(Gals.) X	<u>3</u>	=	<u>16.2</u>	Gals.
1 Case Volume		Specified Volumes		Calculated Volume	

Well Diameter	Multiplier	Well Diameter	Multiplier
1"	0.04	4"	0.65
2"	0.16	6"	1.47
3"	0.37	Other	radius <sup>2</sup> * 0.163

Time	Temp (°F)	pH	Cond. (mS or $\mu$ S)	Turbidity (NTUs)	Gals. Removed	Observations
1049	73.8	7.20	1588	250	0	
1051	77.9	7.19	1591	318	4	
1054	75.3	7.25	1617	> 1000	12	
1056	75.0	7.31	1606	> 1000	17	

Did well dewater? Yes  No  Gallons actually evacuated: 17.0

Sampling Date: 9/29/18 Sampling Time: 1135 Depth to Water: 52.81'

Sample I.D.: GW-29 Laboratory: Lancaster Other: CalSWACE

Analyzed for: TPH-G BTEX MTBE OXYS Other: see C.O.C.

Duplicate I.D.: \_\_\_\_\_ Analyzed for: TPH-G BTEX MTBE OXYS Other: \_\_\_\_\_

D.O. (if req'd): Pre-purge: 1.69 mg/L Post-purge: \_\_\_\_\_ mg/L

O.R.P. (if req'd): Pre-purge: \_\_\_\_\_ mV Post-purge: \_\_\_\_\_ mV

## CHEVRON (SO. CAL) WELL MONITORING DATA SHEET

Project #: 180927-KC1	Station #: 30-6440
Sampler: KC	Date: 09-27-18
Weather: Sunny	Ambient Air Temperature: 79°F
Well I.D.: GW-25	Well Diameter: 2 3 <u>4</u> 6 8
Total Well Depth: 59.59	Depth to Water: 53.49
Depth to Free Product: —	Thickness of Free Product (feet): —
Referenced to: <u>PVC</u> Grade	D.O. Meter (if req'd): <u>YSI</u> HACH
DTW with 80% Recharge [(Height of Water Column x 0.20) + DTW]: 54.71	

Purge Method:

- Bailer  
 Disposable Bailer  
 Positive Air Displacement  
 Electric Submersible  
 Waterra  
 Peristaltic  
 Extraction Pump  
 Other \_\_\_\_\_

Sampling Method:

- Bailer  
 Disposable Bailer  
 Extraction Port  
 Dedicated Tubing  
 Other \_\_\_\_\_

start purge @ 1220

4.0	(Gals.) X	3	=	12.0	Gals.
1 Case Volume		Specified Volumes		Calculated Volume	

Well Diameter	Multiplier	Well Diameter	Multiplier
1"	0.04	4"	0.65
2"	0.16	6"	1.47
3"	0.37	Other	radius <sup>2</sup> * 0.163

Time	Temp (°F)	pH	Cond. (mS or $\mu$ S)	Turbidity (NTUs)	Gals. Removed	Observations
1220	74.6	6.6	1692	19	0	
1223	73.9	6.6	1707	11	4.0	
1226	74.0	6.6	1715	4	8.0	
1229	74.0	6.6	1710	1	12.0	

Did well dewater? Yes   No Gallons actually evacuated: 12.0

Sampling Date: 09-27-18 Sampling Time: 1235 Depth to Water: 53.52

Sample I.D.: GW-25 Laboratory: Lancaster Other: Calcein

Analyzed for: TPH-G BTEX MTBE OXYS Other: See SW

Duplicate I.D.: Analyzed for: TPH-G BTEX MTBE OXYS Other:

D.O. (if req'd):	Pre-purge:	0.83 mg/L	Post-purge:	mg/L
O.R.P. (if req'd):	Pre-purge:	mV	Post-purge:	mV

Blaine Tech Services, Inc., 1680 Rogers Avenue, San Jose, CA 95112 (408) 573-0555

## CHEVRON (SO. CAL) WELL MONITORING DATA SHEET

Project #: 180927-KC1	Station #: 30-6440
Sampler: KC	Date: 09-27-18
Weather: Sunny	Ambient Air Temperature: 80°F
Well I.D.: GW-26	Well Diameter: 2 3 4 6 8 <u>    </u>
Total Well Depth: 59.53	Depth to Water: 53.00
Depth to Free Product: <u>    </u>	Thickness of Free Product (feet): <u>    </u>
Referenced to: <u>PVC</u> Grade	D.O. Meter (if req'd): <u>YSI</u> HACH
DTW with 80% Recharge [(Height of Water Column x 0.20) + DTW]: 54.31	

Purge Method:

- Bailer  
 Disposable Bailer  
 Positive Air Displacement  
 Electric Submersible
- Waterra  
 Peristaltic  
 Extraction Pump  
 Other

Sampling Method:

- Bailer  
 Disposable Bailer  
 Extraction Port  
 Dedicated Tubing  
 Other:

Start purge @ 1258

4.2	(Gals.) X	3	=	12.6	Gals.
I Case Volume		Specified Volumes		Calculated Volume	

Well Diameter	Multiplier	Well Diameter	Multiplier
1"	0.04	<u>4"</u>	<u>0.65</u>
2"	0.16	6"	1.47
3"	0.37	Other	radius <sup>2</sup> * 0.163

Time	Temp (°F)	pH	Cond. (mS or $\mu$ S)	Turbidity (NTUs)	Gals. Removed	Observations
1258	74.1	6.5	1760	14	0	
1301	74.1	6.5	1765	60	4.5	
1304	74.1	6.5	1785	24	8.5	
1307	74.1	6.6	1761	18	<del>12.6</del> 13.0	

Did well de-water? Yes  No  Gallons actually evacuated: 13.0

Sampling Date: 09-27-18 Sampling Time: 1315 Depth to Water: 53.00

Sample I.D.: GW-26 Laboratory: Lancaster Other Cal Science

Analyzed for: ~~PHG~~ BTEX MTBE OXYS Other See Log

Duplicate I.D.: Analyzed for: TPH-G BTEX MTBE OXYS Other:

D.O. (if req'd):	Pre-purge:	0.80	mg/L	Post-purge:		mg/L
O.R.P. (if req'd):	Pre-purge:		mV	Post-purge:		mV

Blaine Tech Services, Inc., 1680 Rogers Avenue, San Jose, CA 95112 (408) 573-0555

## CHEVRON (SO. CAL) WELL MONITORING DATA SHEET

Project #: 180927-KC1	Station #: 30-6440
Sampler: KC	Date: 09-27-18
Weather: Sunny	Ambient Air Temperature: 83°F
Well I.D.: GW-27	Well Diameter: 2 3 <u>4</u> 6 8
Total Well Depth: 59.25	Depth to Water: 53.42
Depth to Free Product: _____	Thickness of Free Product (feet): _____
Referenced to: <u>PVC</u> Grade	D.O. Meter (if req'd): <u>YSI</u> HACH
DTW with 80% Recharge [(Height of Water Column x 0.20) + DTW]: 54.59	

Purge Method:

- Bailer  
 Disposable Bailer  
 Positive Air Displacement  
 Electric Submersible  
 Waterra  
 Peristaltic  
 Extraction Pump  
 Other \_\_\_\_\_

Sampling Method:

- Bailer  
 Disposable Bailer  
 Extraction Port  
 Dedicated Tubing  
 Other: \_\_\_\_\_

start purge @ 1331

3.8	(Gals.) X	3	=	11.4	Gals.
1 Case Volume		Specified Volumes		Calculated Volume	

Well Diameter	Multiplier	Well Diameter	Multiplier
1"	0.04	4"	0.65
2"	0.16	6"	1.47
3"	0.37	Other	radius <sup>2</sup> * 0.163

Time	Temp (°F)	pH	Cond. (mS or μS)	Turbidity (NTUs)	Gals. Removed	Observations
1334	74.2	6.7	11034	203	0	
1337	74.4	6.5	11024	70	4.0	
1340	74.5	6.5	11037	33	8.0	
1343	74.5	6.5	11038	12	11.5	

Did well dewater? Yes   No Gallons actually evacuated: 11.5

Sampling Date: 09-27-18 Sampling Time: 1350 Depth to Water: 53.46

Sample I.D.: GW-27 Laboratory: Lancaster Other: Calcein

Analyzed for: TPH-G BTEX MTBE OXYS Other: See Sew

Duplicate I.D.: Analyzed for: TPH-G BTEX MTBE OXYS Other:

D.O. (if req'd):	Pre-purge:	1.37 mg/L	Post-purge:		mg/L
O.R.P. (if req'd):	Pre-purge:	mV	Post-purge:		mV

**Blaine Tech Services, Inc., 1680 Rogers Avenue, San Jose, CA 95112 (408) 573-0555**

CHAIN OF CUSTODY FORM

Chevron Environmental Management Company ■ 145 S. State College Boulevard ■ Brea, CA 92822-2292 COC 1 of 1

Chevron Site Number: 306440 Chevron Site Global ID: I0606500513 Chevron Site Address: 10451 Magnolia, Riverside, CA		<b>Calscience Laboratories</b> 7441 Lincoln Way, Garden Grove, CA 92841-1427 Consultant Project No. 180927-KC1 Sampling Company: Blaine Tech Services Sampled By (Print): <u>Kerry L. Campbell</u> Sampler Signature: <u>[Signature]</u>		CHEVRON CONSULTANT: <u>AECOM</u> Address: <u>901 Via Piemonte, 5th Floor</u> Ontario, California 91764 Consultant Contact: <u>Lorien Sanders</u> Consultant Phone No.: _____		Temp. Blank Check Time: <u>1:00</u> Temp. <u>2°</u> <u>1:30</u> <u>2°</u> EPA 8260B/GCMS ETHANOL EDB/EDC FULL SCAN VOC EPA 8260B/GCMS TPH-G BTEX MTBE OXYS EPA 8015B TPH-G TPH-D ORO HC SCREEN TPH-D WITH SILICA GEL CLEAN UP (SPECIAL INSTRUCTIONS) ACETONE FORMALDEHYDE TOTAL BORON CHLORIDE TOTAL CHROMIUM HEXAVALENT CHROMIUM NITRATE SULFATE TDS BROMIDE PH DISSOLVED OXYGEN FERROUS IRON METHANE NAPHTHALENE BY 8260 EPA 8260B/GCMS TPH-G C4-C12		Preservation Codes H = HCL T = Thioullate N = HNO <sub>3</sub> B = NaOH S = H <sub>2</sub> SO <sub>4</sub> O = Other Special Instructions Please use Count of Riverside Detection Limits	
Charge Code: <u>NWENV-0306440-0802</u> (WBS ELEMENTS: SITE ASSESSMENT: A1L REMEDIATION IMPLEMENTATION: RSL SITE MONITORING: OML OPERATION MAINTENANCE & MONITORING: M1L THIS IS A LEGAL DOCUMENT. ALL FIELDS MUST BE FILLED OUT CORRECTLY AND COMPLETELY.		SAMPLE ID Field Point Name Matrix Top Depth Date (yyymmdd)		ANALYSES REQUIRED <b>18-09-2178</b>		Turnaround Time: Standard 24 Hours 48 hours 72 Hours Other: _____ Sample Integrity: (Check by lab on arrival) Intact: _____ On Ice: _____ Temp: _____ COC # _____			
Relinquished By: <u>Kerry L. Campbell</u> Company: <u>EC</u> Date/Time: <u>09/28/18 1440</u>		Relinquished To: <u>[Signature]</u> Company: <u>EC</u> Date/Time: <u>09/28/18 1440</u>		Relinquished By: <u>[Signature]</u> Company: <u>EC</u> Date/Time: <u>09/28/18 1815</u>		Relinquished To: <u>[Signature]</u> Company: <u>EC</u> Date/Time: <u>09/28/18 1815</u>			
Relinquished By: _____ Company: _____ Date/Time: _____		Relinquished To: _____ Company: _____ Date/Time: _____		Relinquished By: _____ Company: _____ Date/Time: _____		Relinquished To: _____ Company: _____ Date/Time: _____			

<p><b>Calscience Laboratories</b>                  7441 Lincoln Way, Garden Grove, CA 92841-1427                  Consultant Project No. <u>30-6770</u>                  Sampling Company: <u>Blaine Tech Services</u>                  Sampled By (Print): <u>Patrice RD</u>                  Sampler Signature: </p>		<p><b>ANALYSES REQUIRED</b></p> <p><input checked="" type="checkbox"/> EPA 8260B/GCMS ETHANOL <input type="checkbox"/> EDB/EDC <input type="checkbox"/> FULL SCAN VOC  <input checked="" type="checkbox"/> EPA 8260B/GCMS TPH-G <input type="checkbox"/> BTEX <input type="checkbox"/> MTBE <input type="checkbox"/> OXYS  <input checked="" type="checkbox"/> EPA 8015B TPH-G <input checked="" type="checkbox"/> TPH-D <input type="checkbox"/> ORO <input type="checkbox"/> HC SCREEN <input type="checkbox"/>                  TPH-D WITH SILICA GEL CLEAN UP (SPECIAL INSTRUCTIONS)  <input type="checkbox"/> ACETONE <input type="checkbox"/> FORMALDEHYDE <input type="checkbox"/> TOTAL BORON <input type="checkbox"/> CHLORIDE  <input type="checkbox"/> TOTAL CHROMIUM <input type="checkbox"/> HEXAVALENT CHROMIUM                  NITRATE <input type="checkbox"/> SULFATE <input type="checkbox"/> TDS <input type="checkbox"/> BROMIDE <input type="checkbox"/>  <input type="checkbox"/> PH <input type="checkbox"/> DISSOLVED OXYGEN <input type="checkbox"/> FERROUS IRON <input type="checkbox"/> METHANE  <input type="checkbox"/> NAPHTHALENE BY 8260 <input type="checkbox"/>                  EPA 8260B/GCMS TPH-G C4-C12 <input type="checkbox"/></p>		<p>Preservation Codes                  H = HCL T = Thiosulfate                  N = HNO<sub>3</sub> B = NaOH                  S = H<sub>2</sub>SO<sub>4</sub> O = Other</p> <p>Special Instructions                  Please use County of Riverside Detection limits</p>	
<p><b>CalScience Laboratories</b>                  7441 Lincoln Way, Garden Grove, CA 92841-1427                  Consultant Project No. <u>30-6770</u>                  Sampling Company: <u>Blaine Tech Services</u>                  Sampled By (Print): <u>Patrice RD</u>                  Sampler Signature: </p>		<p><b>ANALYSES REQUIRED</b></p> <p><input checked="" type="checkbox"/> EPA 8260B/GCMS ETHANOL <input type="checkbox"/> EDB/EDC <input type="checkbox"/> FULL SCAN VOC  <input checked="" type="checkbox"/> EPA 8260B/GCMS TPH-G <input type="checkbox"/> BTEX <input type="checkbox"/> MTBE <input type="checkbox"/> OXYS  <input checked="" type="checkbox"/> EPA 8015B TPH-G <input checked="" type="checkbox"/> TPH-D <input type="checkbox"/> ORO <input type="checkbox"/> HC SCREEN <input type="checkbox"/>                  TPH-D WITH SILICA GEL CLEAN UP (SPECIAL INSTRUCTIONS)  <input type="checkbox"/> ACETONE <input type="checkbox"/> FORMALDEHYDE <input type="checkbox"/> TOTAL BORON <input type="checkbox"/> CHLORIDE  <input type="checkbox"/> TOTAL CHROMIUM <input type="checkbox"/> HEXAVALENT CHROMIUM                  NITRATE <input type="checkbox"/> SULFATE <input type="checkbox"/> TDS <input type="checkbox"/> BROMIDE <input type="checkbox"/>  <input type="checkbox"/> PH <input type="checkbox"/> DISSOLVED OXYGEN <input type="checkbox"/> FERROUS IRON <input type="checkbox"/> METHANE  <input type="checkbox"/> NAPHTHALENE BY 8260 <input type="checkbox"/>                  EPA 8260B/GCMS TPH-G C4-C12 <input type="checkbox"/></p>		<p>Preservation Codes                  H = HCL T = Thiosulfate                  N = HNO<sub>3</sub> B = NaOH                  S = H<sub>2</sub>SO<sub>4</sub> O = Other</p> <p>Special Instructions                  Please use County of Riverside Detection limits</p>	
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# WELLHEAD INSPECTION CHECKLIST

Client AECOM Date 09-27-18

Site Address 10451 Magnolia Ave, Riverside

Job Number 180927-KC1 Technician KC

Well ID	Well Inspected - No Corrective Action Required	WELL IS SECURABLE BY DESIGN (12" or less)	WELL IS CLEARLY MARKED WITH CORRECT IDENTIFICATION	Water Bailed From Wellbox	Wellbox Components Cleaned	Cap Replaced	Lock Replaced	Other Action Taken (explain below)	Well Not Inspected (explain below)	Repair Order Submitted
Gw-1	x	x	x							
Gw-2		x	x							x
Gw-4		x	x							x
Gw-1		x	x							x
Gw-8	x	x	x							
Gw-9	x	x	x							
Gw-10R		x	x							x
Gw-11		x	x							x
Gw-12	x	x	x							
Gw-13R		x	x							x
Gw-16	x	x	x							
Gw-17	x	x	x							
Gw-18		x	x							x
Gw-19										
Gw-20										
Gw-21	x	x	x							
Gw-22										

NOTES: Gw-10R well is just a PVC pipe with slip cap, no well box.







CHEVRON-NORTHERN CALIFORNIA TYPE A BILL OF LADING

BILL OF LADING No. 1001

SOURCE RECORD **BILL OF LADING**

FOR PURGEWATER RECOVERED FROM GROUNDWATER WELLS AT CHEVRON FACILITIES IN THE STATE OF CALIFORNIA. THE PURGE- WATER WHICH HAS BEEN RECOVERED FROM GROUND- WATER WELLS IS COLLECTED BY THE CONTRACTOR AND HAULED TO THEIR FACILITY IN CARSON, CALIFORNIA FOR TEMPORARILY HOLDING PENDING TRANSPORT BY OTHERS TO FINAL DESTINATION.

The contractor performing this work is BLAINE TECH SERVICES, INC. (BLAINE TECH), 20735 Belshaw Ave, Carson (310) 885-4455). BLAINE TECH. is authorized by Chevron Environmental Management Company (CHEVRON EMC) to recover, collect, apportion into loads, and haul the purgewater that is drawn from wells at the CHEVRON EMC facility indicated below and to deliver that purgewater to BLAINE TECH for temporarily holding. Transport routing of the purgewater may be direct from one CHEVRON EMC facility to BLAINE TECH; from one CHEVRON EMC facility to BLAINE TECH via another CHEVRON EMC facility; or any combination thereof. The well purgewater is and remains the property of CHEVRON EMC.

This Source Record **BILL OF LADING** was initiated to cover the recovery of Non-Hazardous Well Purgewater from wells at the Chevron facility described below:

30-60140

CHEVRON #

James Kieran

Chevron Project Manager

10151 Magnolia Ave

street name

Riverside

city

CA

state

WELL I.D. GALS. WELL I.D. GALS.

GW-21 / 17

GW-23 / 18

\_\_\_\_\_ / \_\_\_\_\_

\_\_\_\_\_ / \_\_\_\_\_

\_\_\_\_\_ / \_\_\_\_\_

\_\_\_\_\_ / \_\_\_\_\_

\_\_\_\_\_ / \_\_\_\_\_

\_\_\_\_\_ / \_\_\_\_\_

added equip. \_\_\_\_\_

rinse water / 0.5

any other

adjustments / \_\_\_\_\_

TOTAL GALS. 35.5

RECOVERED \_\_\_\_\_

loaded onto

BTS vehicle # \_\_\_\_\_

BTS event # \_\_\_\_\_

time

date

1500 9/27/18

Transporter signature \_\_\_\_\_

\*\*\*\*\*

REC'D AT \_\_\_\_\_

time

date

Carson 1500 9/27/18

Unloaded/received by signature \_\_\_\_\_

# Permit To Work

for Chevron EMC Sites

Client: AECOM

Date 9/29/18

Site Address: 10461 Magnolia Ave, Riverside

Job Number: 180927-KC1 Technician(s): TPR

## Pre-Job Safety Review

1. JMP reviewed, site restrictions and parking/access issues addressed. Reviewed:

### 2. Special Permit Required Task Review

Are there any conditions or tasks that would require:

	Yes	No
Confined space entry	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Working at height	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Lock-out/Tag-out	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Excavations greater than 4 feet deep	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Excavations within 3 feet of a buried active electrical line or product piping or within 10 feet of a high pressure gas line.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Use of overhead equipment within 15 feet of an overhead electrical power line or pole supporting one	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Hot work	<input type="checkbox"/>	<input checked="" type="checkbox"/>

If "Yes" was the answer to any of the Special Permit Required Tasks above, the Project Manager will contact the client and arrange to modify the Scope of Work so that the Special Permit Required Tasks are not required to be performed by Blaine Tech Services employees.

### 3. Is a Traffic Control Permit required for today's work?

	Yes	No
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
If so is it in the folder?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Is it current?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Do you understand the Traffic Control Plan and what equipment you will need?	<input type="checkbox"/>	<input type="checkbox"/>

## On site Pre-Job Safety Review

1. Reviewed and signed the site specific HASP.
2. Route to hospital understood.
3. Reviewed "Groundwater Monitoring Well Sampling General Job Safety Analysis included in the HASP.
4. Exceptional circumstances today that are not covered by the HASP, JSA or JMP have been addressed and mitigated.
5. Understands procedure to follow, if site circumstances change, to address new site hazards.
6. There are no unexpected conditions which would make your task a Special Permit Required Task. If there is, contact your Project Manager.
7. All site hazards have been communicated to all necessary onsite personnel during tailgate safety meeting.
8. After lunch tailgate safety meeting refresher conducted.

If Checklist Task cannot be completed, explain:

Permit To Work Authority:

Ryan Hreus  
Name

PM  
Title

9/25/18  
Date

1000  
Time

## **ATTACHMENT F**

### **LABORATORY ANALYTICAL REPORT AND CHAIN-OF- CUSTODY DOCUMENTATION**



**WORK ORDER NUMBER: 18-09-2178**

*The difference is service*



AIR | SOIL | WATER | MARINE CHEMISTRY

**Analytical Report For**

**Client:** AECOM

**Client Project Name:** Chevron / 306440

**Attention:** Lorien Sanders  
3500 Porsche Way, Suite 300  
Ontario, CA 91764-4937

*Vikas Patel*

Approved for release on 10/16/2018 by:  
Vikas Patel  
Project Manager

ResultLink ▶

Email your PM ▶

Eurofins Calscience (Calscience) certifies that the test results provided in this report meet all NELAC Institute requirements for parameters for which accreditation is required or available. Any exceptions to NELAC Institute requirements are noted in the case narrative. The original report of subcontracted analyses, if any, is attached to this report. The results in this report are limited to the sample(s) tested and any reproduction thereof must be made in its entirety. The client or recipient of this report is specifically prohibited from making material changes to said report and, to the extent that such changes are made, Calscience is not responsible, legally or otherwise. The client or recipient agrees to indemnify Calscience for any defense to any litigation which may arise.

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 Work Order Number: 18-09-2178

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**Condition Upon Receipt:**

Samples were received under Chain-of-Custody (COC) on 09/28/18. They were assigned to Work Order 18-09-2178.

Unless otherwise noted on the Sample Receiving forms all samples were received in good condition and within the recommended EPA temperature criteria for the methods noted on the COC. The COC and Sample Receiving Documents are integral elements of the analytical report and are presented at the back of the report.

**Holding Times:**

All samples were analyzed within prescribed holding times (HT) and/or in accordance with the Calscience Sample Acceptance Policy unless otherwise noted in the analytical report and/or comprehensive case narrative, if required.

Any parameter identified in 40CFR Part 136.3 Table II that is designated as "analyze immediately" with a holding time of  $\leq 15$  minutes (40CFR-136.3 Table II, footnote 4), is considered a "field" test and the reported results will be qualified as being received outside of the stated holding time unless received at the laboratory within 15 minutes of the collection time.

**Quality Control:**

All quality control parameters (QC) were within established control limits except where noted in the QC summary forms or described further within this report.

**Subcontractor Information:**

Unless otherwise noted below (or on the subcontract form), no samples were subcontracted.

**Additional Comments:**

Air - Sorbent-extracted air methods (EPA TO-4A, EPA TO-10, EPA TO-13A, EPA TO-17): Analytical results are converted from mass/sample basis to mass/volume basis using client-supplied air volumes.

Solid - Unless otherwise indicated, solid sample data is reported on a wet weight basis, not corrected for % moisture. All QC results are always reported on a wet weight basis.

**DoD Projects:**

The test results contained in this report are accredited under the laboratory's ISO/IEC 17025:2005 and DoD-ELAP accreditation issued by the ANSI-ASQ National Accreditation Board. Refer to certificate and scope of accreditation ADE-1864.

## Sample Summary

Client: AECOM	Work Order:	18-09-2178
3500 Porsche Way, Suite 300	Project Name:	Chevron / 306440
Ontario, CA 91764-4937	PO Number:	
	Date/Time Received:	09/28/18 18:15
	Number of Containers:	34

Attn: Lorien Sanders

Sample Identification	Lab Number	Collection Date and Time	Number of Containers	Matrix
GW-10R-W-180927	18-09-2178-1	09/28/18 11:45	8	Aqueous
GW-25-W-180927	18-09-2178-2	09/28/18 12:35	8	Aqueous
GW-26-W-180927	18-09-2178-3	09/28/18 13:15	8	Aqueous
GW-27-W-180927	18-09-2178-4	09/28/18 13:50	8	Aqueous
QA-W-180927	18-09-2178-5	09/28/18 11:42	2	Aqueous

## Detections Summary

Client: AECOM  
 3500 Porsche Way, Suite 300  
 Ontario, CA 91764-4937

Work Order: 18-09-2178  
 Project Name: Chevron / 306440  
 Received: 09/28/18

Attn: Lorien Sanders

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### Client SampleID

<u>Analyte</u>	<u>Result</u>	<u>Qualifiers</u>	<u>RL</u>	<u>Units</u>	<u>Method</u>	<u>Extraction</u>
GW-10R-W-180927 (18-09-2178-1)						
Tetrachloroethene	2.1		1.0	ug/L	EPA 8260B	EPA 5030C
GW-25-W-180927 (18-09-2178-2)						
TPH as Diesel	96	HD	50	ug/L	EPA 8015B (M)	EPA 3510C
TPH as Gasoline	110	HD	50	ug/L	EPA 8015B (M)	EPA 5030C
n-Butylbenzene	0.60	J	0.31*	ug/L	EPA 8260B	EPA 5030C
sec-Butylbenzene	0.59	J	0.28*	ug/L	EPA 8260B	EPA 5030C
Isopropylbenzene	1.6		1.0	ug/L	EPA 8260B	EPA 5030C
n-Propylbenzene	3.5		1.0	ug/L	EPA 8260B	EPA 5030C
Tetrachloroethene	2.4		1.0	ug/L	EPA 8260B	EPA 5030C
GW-26-W-180927 (18-09-2178-3)						
TPH as Diesel	21	HD,J	16*	ug/L	EPA 8015B (M)	EPA 3510C

Subcontracted analyses, if any, are not included in this summary.

\* MDL is shown

## Analytical Report

AECOM	Date Received:	09/28/18
3500 Porsche Way, Suite 300	Work Order:	18-09-2178
Ontario, CA 91764-4937	Preparation:	EPA 3510C
	Method:	EPA 8015B (M)
	Units:	ug/L

Project: Chevron / 306440

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Client Sample Number	Lab Sample Number	Date/Time Collected	Matrix	Instrument	Date Prepared	Date/Time Analyzed	QC Batch ID
GW-10R-W-180927	18-09-2178-1-H	09/28/18 11:45	Aqueous	GC 50	10/04/18	10/05/18 21:11	181004B07

Comment(s): - Results were evaluated to the MDL (DL), concentrations &gt;= to the MDL (DL) but &lt; RL (LOQ), if found, are qualified with a "J" flag.

Parameter	Result	RL	MDL	DF	Qualifiers
TPH as Diesel	ND	50	16	1.00	

Surrogate	Rec. (%)	Control Limits	Qualifiers
n-Octacosane	102	68-140	

Client Sample Number	Lab Sample Number	Date/Time Collected	Matrix	Instrument	Date Prepared	Date/Time Analyzed	QC Batch ID
GW-25-W-180927	18-09-2178-2-H	09/28/18 12:35	Aqueous	GC 50	10/04/18	10/05/18 21:31	181004B07

Comment(s): - Results were evaluated to the MDL (DL), concentrations &gt;= to the MDL (DL) but &lt; RL (LOQ), if found, are qualified with a "J" flag.

Parameter	Result	RL	MDL	DF	Qualifiers
TPH as Diesel	96	50	16	1.00	HD

Surrogate	Rec. (%)	Control Limits	Qualifiers
n-Octacosane	98	68-140	

Client Sample Number	Lab Sample Number	Date/Time Collected	Matrix	Instrument	Date Prepared	Date/Time Analyzed	QC Batch ID
GW-26-W-180927	18-09-2178-3-H	09/28/18 13:15	Aqueous	GC 50	10/04/18	10/05/18 21:50	181004B07

Comment(s): - Results were evaluated to the MDL (DL), concentrations &gt;= to the MDL (DL) but &lt; RL (LOQ), if found, are qualified with a "J" flag.

Parameter	Result	RL	MDL	DF	Qualifiers
TPH as Diesel	21	50	16	1.00	HD,J

Surrogate	Rec. (%)	Control Limits	Qualifiers
n-Octacosane	97	68-140	

Client Sample Number	Lab Sample Number	Date/Time Collected	Matrix	Instrument	Date Prepared	Date/Time Analyzed	QC Batch ID
GW-27-W-180927	18-09-2178-4-H	09/28/18 13:50	Aqueous	GC 50	10/04/18	10/05/18 22:10	181004B07

Comment(s): - Results were evaluated to the MDL (DL), concentrations &gt;= to the MDL (DL) but &lt; RL (LOQ), if found, are qualified with a "J" flag.

Parameter	Result	RL	MDL	DF	Qualifiers
TPH as Diesel	ND	50	16	1.00	

Surrogate	Rec. (%)	Control Limits	Qualifiers
n-Octacosane	100	68-140	

RL: Reporting Limit. DF: Dilution Factor. MDL: Method Detection Limit.

## Analytical Report

AECOM	Date Received:	09/28/18
3500 Porsche Way, Suite 300	Work Order:	18-09-2178
Ontario, CA 91764-4937	Preparation:	EPA 3510C
	Method:	EPA 8015B (M)
	Units:	ug/L
Project: Chevron / 306440		Page 2 of 2

Client Sample Number	Lab Sample Number	Date/Time Collected	Matrix	Instrument	Date Prepared	Date/Time Analyzed	QC Batch ID
Method Blank	099-15-304-2162	N/A	Aqueous	GC 50	10/04/18	10/05/18 20:13	181004B07

Comment(s): - Results were evaluated to the MDL (DL), concentrations  $\geq$  to the MDL (DL) but  $<$  RL (LOQ), if found, are qualified with a "J" flag.

Parameter	Result	RL	MDL	DF	Qualifiers
TPH as Diesel	ND	50	16	1.00	
Surrogate	Rec. (%)	Control Limits	Qualifiers		
n-Octacosane	103	68-140			

RL: Reporting Limit. DF: Dilution Factor. MDL: Method Detection Limit.

## Analytical Report

AECOM	Date Received:	09/28/18
3500 Porsche Way, Suite 300	Work Order:	18-09-2178
Ontario, CA 91764-4937	Preparation:	EPA 5030C
	Method:	EPA 8015B (M)
	Units:	ug/L

Project: Chevron / 306440 Page 1 of 2

Client Sample Number	Lab Sample Number	Date/Time Collected	Matrix	Instrument	Date Prepared	Date/Time Analyzed	QC Batch ID
GW-10R-W-180927	18-09-2178-1-D	09/28/18 11:45	Aqueous	GC 57	10/06/18	10/06/18 15:45	181006L019

Comment(s): - Results were evaluated to the MDL (DL), concentrations  $\geq$  to the MDL (DL) but  $<$  RL (LOQ), if found, are qualified with a "J" flag.

Parameter	Result	RL	MDL	DF	Qualifiers
TPH as Gasoline	ND	50	48	1.00	

Surrogate	Rec. (%)	Control Limits	Qualifiers
1,4-Bromofluorobenzene	66	38-134	

Client Sample Number	Lab Sample Number	Date/Time Collected	Matrix	Instrument	Date Prepared	Date/Time Analyzed	QC Batch ID
GW-25-W-180927	18-09-2178-2-D	09/28/18 12:35	Aqueous	GC 57	10/06/18	10/06/18 16:17	181006L019

Comment(s): - Results were evaluated to the MDL (DL), concentrations  $\geq$  to the MDL (DL) but  $<$  RL (LOQ), if found, are qualified with a "J" flag.

Parameter	Result	RL	MDL	DF	Qualifiers
TPH as Gasoline	110	50	48	1.00	HD

Surrogate	Rec. (%)	Control Limits	Qualifiers
1,4-Bromofluorobenzene	57	38-134	

Client Sample Number	Lab Sample Number	Date/Time Collected	Matrix	Instrument	Date Prepared	Date/Time Analyzed	QC Batch ID
GW-26-W-180927	18-09-2178-3-D	09/28/18 13:15	Aqueous	GC 57	10/06/18	10/06/18 16:48	181006L019

Comment(s): - Results were evaluated to the MDL (DL), concentrations  $\geq$  to the MDL (DL) but  $<$  RL (LOQ), if found, are qualified with a "J" flag.

Parameter	Result	RL	MDL	DF	Qualifiers
TPH as Gasoline	ND	50	48	1.00	

Surrogate	Rec. (%)	Control Limits	Qualifiers
1,4-Bromofluorobenzene	62	38-134	

Client Sample Number	Lab Sample Number	Date/Time Collected	Matrix	Instrument	Date Prepared	Date/Time Analyzed	QC Batch ID
GW-27-W-180927	18-09-2178-4-D	09/28/18 13:50	Aqueous	GC 57	10/06/18	10/06/18 12:50	181006L019

Comment(s): - Results were evaluated to the MDL (DL), concentrations  $\geq$  to the MDL (DL) but  $<$  RL (LOQ), if found, are qualified with a "J" flag.

Parameter	Result	RL	MDL	DF	Qualifiers
TPH as Gasoline	ND	50	48	1.00	

Surrogate	Rec. (%)	Control Limits	Qualifiers
1,4-Bromofluorobenzene	57	38-134	

RL: Reporting Limit. DF: Dilution Factor. MDL: Method Detection Limit.

## Analytical Report

AECOM	Date Received:	09/28/18
3500 Porsche Way, Suite 300	Work Order:	18-09-2178
Ontario, CA 91764-4937	Preparation:	EPA 5030C
	Method:	EPA 8015B (M)
	Units:	ug/L

Project: Chevron / 306440 Page 2 of 2

Client Sample Number	Lab Sample Number	Date/Time Collected	Matrix	Instrument	Date Prepared	Date/Time Analyzed	QC Batch ID
QA-W-180927	18-09-2178-5-B	09/28/18 11:42	Aqueous	GC 57	10/10/18	10/10/18 20:48	181010L037

Comment(s): - Results were evaluated to the MDL (DL), concentrations  $\geq$  to the MDL (DL) but  $<$  RL (LOQ), if found, are qualified with a "J" flag.

Parameter	Result	RL	MDL	DF	Qualifiers
TPH as Gasoline	ND	50	48	1.00	

Surrogate	Rec. (%)	Control Limits	Qualifiers
1,4-Bromofluorobenzene	68	38-134	

Method Blank	099-12-436-12272	N/A	Aqueous	GC 57	10/06/18	10/06/18 12:17	181006L019
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Comment(s): - Results were evaluated to the MDL (DL), concentrations  $\geq$  to the MDL (DL) but  $<$  RL (LOQ), if found, are qualified with a "J" flag.

Parameter	Result	RL	MDL	DF	Qualifiers
TPH as Gasoline	ND	50	48	1.00	

Surrogate	Rec. (%)	Control Limits	Qualifiers
1,4-Bromofluorobenzene	70	38-134	

Method Blank	099-12-436-12279	N/A	Aqueous	GC 57	10/10/18	10/10/18 17:38	181010L037
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Comment(s): - Results were evaluated to the MDL (DL), concentrations  $\geq$  to the MDL (DL) but  $<$  RL (LOQ), if found, are qualified with a "J" flag.

Parameter	Result	RL	MDL	DF	Qualifiers
TPH as Gasoline	ND	50	48	1.00	

Surrogate	Rec. (%)	Control Limits	Qualifiers
1,4-Bromofluorobenzene	73	38-134	

RL: Reporting Limit. DF: Dilution Factor. MDL: Method Detection Limit.

## Analytical Report

AECOM	Date Received:	09/28/18
3500 Porsche Way, Suite 300	Work Order:	18-09-2178
Ontario, CA 91764-4937	Preparation:	EPA 5030C
	Method:	EPA 8260B
	Units:	ug/L

Project: Chevron / 306440

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Client Sample Number	Lab Sample Number	Date/Time Collected	Matrix	Instrument	Date Prepared	Date/Time Analyzed	QC Batch ID
GW-10R-W-180927	18-09-2178-1-A	09/28/18 11:45	Aqueous	GC/MS QQ	10/10/18	10/11/18 03:53	181010L041

Comment(s): - Results were evaluated to the MDL (DL), concentrations  $\geq$  to the MDL (DL) but  $<$  RL (LOQ), if found, are qualified with a "J" flag.

Parameter	Result	RL	MDL	DF	Qualifiers
Acetone	ND	20	10	1.00	
Benzene	ND	1.0	0.30	1.00	
Bromobenzene	ND	1.0	0.32	1.00	
Bromochloromethane	ND	2.0	0.60	1.00	
Bromodichloromethane	ND	1.0	0.34	1.00	
Bromoform	ND	5.0	1.7	1.00	
Bromomethane	ND	50	18	1.00	
2-Butanone	ND	20	6.9	1.00	
n-Butylbenzene	ND	1.0	0.31	1.00	
sec-Butylbenzene	ND	1.0	0.28	1.00	
tert-Butylbenzene	ND	1.0	0.35	1.00	
Carbon Disulfide	ND	10	0.68	1.00	
Carbon Tetrachloride	ND	2.0	1.0	1.00	
Chlorobenzene	ND	1.0	0.30	1.00	
Chloroethane	ND	5.0	0.75	1.00	
Chloroform	ND	1.0	0.34	1.00	
Chloromethane	ND	10	0.59	1.00	
2-Chlorotoluene	ND	1.0	0.30	1.00	
4-Chlorotoluene	ND	1.0	0.28	1.00	
Dibromochloromethane	ND	2.0	0.53	1.00	
1,2-Dibromo-3-Chloropropane	ND	5.0	2.0	1.00	
1,2-Dibromoethane	ND	1.0	0.39	1.00	
Dibromomethane	ND	1.0	0.44	1.00	
1,2-Dichlorobenzene	ND	1.0	0.28	1.00	
1,3-Dichlorobenzene	ND	1.0	0.29	1.00	
1,4-Dichlorobenzene	ND	1.0	0.32	1.00	
Dichlorodifluoromethane	ND	5.0	1.5	1.00	
1,1-Dichloroethane	ND	1.0	0.42	1.00	
1,2-Dichloroethane	ND	1.0	0.32	1.00	
1,1-Dichloroethene	ND	1.0	0.34	1.00	
c-1,2-Dichloroethene	ND	1.0	0.34	1.00	
t-1,2-Dichloroethene	ND	1.0	0.47	1.00	
1,2-Dichloropropane	ND	1.0	0.34	1.00	
1,3-Dichloropropane	ND	1.0	0.28	1.00	

RL: Reporting Limit. DF: Dilution Factor. MDL: Method Detection Limit.

## Analytical Report

AECOM 3500 Porsche Way, Suite 300 Ontario, CA 91764-4937	Date Received: 09/28/18 Work Order: 18-09-2178 Preparation: EPA 5030C Method: EPA 8260B Units: ug/L
Project: Chevron / 306440	Page 2 of 12

<u>Parameter</u>	<u>Result</u>	<u>RL</u>	<u>MDL</u>	<u>DF</u>	<u>Qualifiers</u>
2,2-Dichloropropane	ND	1.0	0.42	1.00	
1,1-Dichloropropene	ND	1.0	0.30	1.00	
c-1,3-Dichloropropene	ND	0.50	0.29	1.00	
t-1,3-Dichloropropene	ND	0.50	0.23	1.00	
Ethylbenzene	ND	1.0	0.26	1.00	
2-Hexanone	ND	10	5.0	1.00	
Isopropylbenzene	ND	1.0	0.27	1.00	
p-Isopropyltoluene	ND	1.0	0.31	1.00	
Methylene Chloride	ND	10	4.0	1.00	
4-Methyl-2-Pentanone	ND	10	0.46	1.00	
Naphthalene	ND	10	5.1	1.00	
n-Propylbenzene	ND	1.0	0.26	1.00	
Styrene	ND	1.0	0.24	1.00	
1,1,1,2-Tetrachloroethane	ND	2.0	0.50	1.00	
1,1,2,2-Tetrachloroethane	ND	10	0.32	1.00	
Tetrachloroethene	2.1	1.0	0.33	1.00	
Toluene	ND	1.0	0.29	1.00	
1,2,3-Trichlorobenzene	ND	1.0	0.30	1.00	
1,2,4-Trichlorobenzene	ND	1.0	0.34	1.00	
1,1,1-Trichloroethane	ND	1.0	0.39	1.00	
1,1,2-Trichloro-1,2,2-Trifluoroethane	ND	10	0.66	1.00	
1,1,2-Trichloroethane	ND	1.0	0.31	1.00	
Trichloroethene	ND	1.0	0.33	1.00	
Trichlorofluoromethane	ND	10	1.8	1.00	
1,2,3-Trichloropropane	ND	5.0	0.30	1.00	
1,2,4-Trimethylbenzene	ND	1.0	0.29	1.00	
1,3,5-Trimethylbenzene	ND	1.0	0.28	1.00	
Vinyl Acetate	ND	10	2.7	1.00	
Vinyl Chloride	ND	5.0	1.4	1.00	
p/m-Xylene	ND	2.0	0.56	1.00	
o-Xylene	ND	1.0	0.27	1.00	
Xylenes (total)	ND	1.0	0.27	1.00	
Methyl-t-Butyl Ether (MTBE)	ND	1.0	0.30	1.00	

<u>Surrogate</u>	<u>Rec. (%)</u>	<u>Control Limits</u>	<u>Qualifiers</u>
1,4-Bromofluorobenzene	95	77-120	
Dibromofluoromethane	88	80-128	
1,2-Dichloroethane-d4	85	80-129	
Toluene-d8	99	80-120	

RL: Reporting Limit. DF: Dilution Factor. MDL: Method Detection Limit.

## Analytical Report

AECOM	Date Received:	09/28/18
3500 Porsche Way, Suite 300	Work Order:	18-09-2178
Ontario, CA 91764-4937	Preparation:	EPA 5030C
	Method:	EPA 8260B
	Units:	ug/L

Project: Chevron / 306440

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Client Sample Number	Lab Sample Number	Date/Time Collected	Matrix	Instrument	Date Prepared	Date/Time Analyzed	QC Batch ID
GW-25-W-180927	18-09-2178-2-A	09/28/18 12:35	Aqueous	GC/MS QQ	10/10/18	10/11/18 04:20	181010L041

Comment(s): - Results were evaluated to the MDL (DL), concentrations  $\geq$  to the MDL (DL) but  $<$  RL (LOQ), if found, are qualified with a "J" flag.

Parameter	Result	RL	MDL	DF	Qualifiers
Acetone	ND	20	10	1.00	
Benzene	ND	1.0	0.30	1.00	
Bromobenzene	ND	1.0	0.32	1.00	
Bromochloromethane	ND	2.0	0.60	1.00	
Bromodichloromethane	ND	1.0	0.34	1.00	
Bromoform	ND	5.0	1.7	1.00	
Bromomethane	ND	50	18	1.00	
2-Butanone	ND	20	6.9	1.00	
n-Butylbenzene	0.60	1.0	0.31	1.00	J
sec-Butylbenzene	0.59	1.0	0.28	1.00	J
tert-Butylbenzene	ND	1.0	0.35	1.00	
Carbon Disulfide	ND	10	0.68	1.00	
Carbon Tetrachloride	ND	2.0	1.0	1.00	
Chlorobenzene	ND	1.0	0.30	1.00	
Chloroethane	ND	5.0	0.75	1.00	
Chloroform	ND	1.0	0.34	1.00	
Chloromethane	ND	10	0.59	1.00	
2-Chlorotoluene	ND	1.0	0.30	1.00	
4-Chlorotoluene	ND	1.0	0.28	1.00	
Dibromochloromethane	ND	2.0	0.53	1.00	
1,2-Dibromo-3-Chloropropane	ND	5.0	2.0	1.00	
1,2-Dibromoethane	ND	1.0	0.39	1.00	
Dibromomethane	ND	1.0	0.44	1.00	
1,2-Dichlorobenzene	ND	1.0	0.28	1.00	
1,3-Dichlorobenzene	ND	1.0	0.29	1.00	
1,4-Dichlorobenzene	ND	1.0	0.32	1.00	
Dichlorodifluoromethane	ND	5.0	1.5	1.00	
1,1-Dichloroethane	ND	1.0	0.42	1.00	
1,2-Dichloroethane	ND	1.0	0.32	1.00	
1,1-Dichloroethene	ND	1.0	0.34	1.00	
c-1,2-Dichloroethene	ND	1.0	0.34	1.00	
t-1,2-Dichloroethene	ND	1.0	0.47	1.00	
1,2-Dichloropropane	ND	1.0	0.34	1.00	
1,3-Dichloropropane	ND	1.0	0.28	1.00	

RL: Reporting Limit. DF: Dilution Factor. MDL: Method Detection Limit.

## Analytical Report

AECOM	Date Received:	09/28/18
3500 Porsche Way, Suite 300	Work Order:	18-09-2178
Ontario, CA 91764-4937	Preparation:	EPA 5030C
	Method:	EPA 8260B
	Units:	ug/L
Project: Chevron / 306440		Page 4 of 12

Parameter	Result	RL	MDL	DF	Qualifiers
2,2-Dichloropropane	ND	1.0	0.42	1.00	
1,1-Dichloropropene	ND	1.0	0.30	1.00	
c-1,3-Dichloropropene	ND	0.50	0.29	1.00	
t-1,3-Dichloropropene	ND	0.50	0.23	1.00	
Ethylbenzene	ND	1.0	0.26	1.00	
2-Hexanone	ND	10	5.0	1.00	
Isopropylbenzene	1.6	1.0	0.27	1.00	
p-Isopropyltoluene	ND	1.0	0.31	1.00	
Methylene Chloride	ND	10	4.0	1.00	
4-Methyl-2-Pentanone	ND	10	0.46	1.00	
Naphthalene	ND	10	5.1	1.00	
n-Propylbenzene	3.5	1.0	0.26	1.00	
Styrene	ND	1.0	0.24	1.00	
1,1,1,2-Tetrachloroethane	ND	2.0	0.50	1.00	
1,1,2,2-Tetrachloroethane	ND	10	0.32	1.00	
Tetrachloroethene	2.4	1.0	0.33	1.00	
Toluene	ND	1.0	0.29	1.00	
1,2,3-Trichlorobenzene	ND	1.0	0.30	1.00	
1,2,4-Trichlorobenzene	ND	1.0	0.34	1.00	
1,1,1-Trichloroethane	ND	1.0	0.39	1.00	
1,1,2-Trichloro-1,2,2-Trifluoroethane	ND	10	0.66	1.00	
1,1,2-Trichloroethane	ND	1.0	0.31	1.00	
Trichloroethene	ND	1.0	0.33	1.00	
Trichlorofluoromethane	ND	10	1.8	1.00	
1,2,3-Trichloropropane	ND	5.0	0.30	1.00	
1,2,4-Trimethylbenzene	ND	1.0	0.29	1.00	
1,3,5-Trimethylbenzene	ND	1.0	0.28	1.00	
Vinyl Acetate	ND	10	2.7	1.00	
Vinyl Chloride	ND	5.0	1.4	1.00	
p/m-Xylene	ND	2.0	0.56	1.00	
o-Xylene	ND	1.0	0.27	1.00	
Xylenes (total)	ND	1.0	0.27	1.00	
Methyl-t-Butyl Ether (MTBE)	ND	1.0	0.30	1.00	

Surrogate	Rec. (%)	Control Limits	Qualifiers
1,4-Bromofluorobenzene	94	77-120	
Dibromofluoromethane	89	80-128	
1,2-Dichloroethane-d4	85	80-129	
Toluene-d8	99	80-120	

RL: Reporting Limit. DF: Dilution Factor. MDL: Method Detection Limit.

## Analytical Report

AECOM	Date Received:	09/28/18
3500 Porsche Way, Suite 300	Work Order:	18-09-2178
Ontario, CA 91764-4937	Preparation:	EPA 5030C
	Method:	EPA 8260B
	Units:	ug/L

Project: Chevron / 306440

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Client Sample Number	Lab Sample Number	Date/Time Collected	Matrix	Instrument	Date Prepared	Date/Time Analyzed	QC Batch ID
GW-26-W-180927	18-09-2178-3-A	09/28/18 13:15	Aqueous	GC/MS QQ	10/10/18	10/11/18 04:48	181010L041

Comment(s): - Results were evaluated to the MDL (DL), concentrations  $\geq$  to the MDL (DL) but  $<$  RL (LOQ), if found, are qualified with a "J" flag.

Parameter	Result	RL	MDL	DF	Qualifiers
Acetone	ND	20	10	1.00	
Benzene	ND	1.0	0.30	1.00	
Bromobenzene	ND	1.0	0.32	1.00	
Bromochloromethane	ND	2.0	0.60	1.00	
Bromodichloromethane	ND	1.0	0.34	1.00	
Bromoform	ND	5.0	1.7	1.00	
Bromomethane	ND	50	18	1.00	
2-Butanone	ND	20	6.9	1.00	
n-Butylbenzene	ND	1.0	0.31	1.00	
sec-Butylbenzene	ND	1.0	0.28	1.00	
tert-Butylbenzene	ND	1.0	0.35	1.00	
Carbon Disulfide	ND	10	0.68	1.00	
Carbon Tetrachloride	ND	2.0	1.0	1.00	
Chlorobenzene	ND	1.0	0.30	1.00	
Chloroethane	ND	5.0	0.75	1.00	
Chloroform	ND	1.0	0.34	1.00	
Chloromethane	ND	10	0.59	1.00	
2-Chlorotoluene	ND	1.0	0.30	1.00	
4-Chlorotoluene	ND	1.0	0.28	1.00	
Dibromochloromethane	ND	2.0	0.53	1.00	
1,2-Dibromo-3-Chloropropane	ND	5.0	2.0	1.00	
1,2-Dibromoethane	ND	1.0	0.39	1.00	
Dibromomethane	ND	1.0	0.44	1.00	
1,2-Dichlorobenzene	ND	1.0	0.28	1.00	
1,3-Dichlorobenzene	ND	1.0	0.29	1.00	
1,4-Dichlorobenzene	ND	1.0	0.32	1.00	
Dichlorodifluoromethane	ND	5.0	1.5	1.00	
1,1-Dichloroethane	ND	1.0	0.42	1.00	
1,2-Dichloroethane	ND	1.0	0.32	1.00	
1,1-Dichloroethene	ND	1.0	0.34	1.00	
c-1,2-Dichloroethene	ND	1.0	0.34	1.00	
t-1,2-Dichloroethene	ND	1.0	0.47	1.00	
1,2-Dichloropropane	ND	1.0	0.34	1.00	
1,3-Dichloropropane	ND	1.0	0.28	1.00	

RL: Reporting Limit. DF: Dilution Factor. MDL: Method Detection Limit.

## Analytical Report

AECOM	Date Received:	09/28/18
3500 Porsche Way, Suite 300	Work Order:	18-09-2178
Ontario, CA 91764-4937	Preparation:	EPA 5030C
	Method:	EPA 8260B
	Units:	ug/L

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<u>Parameter</u>	<u>Result</u>	<u>RL</u>	<u>MDL</u>	<u>DF</u>	<u>Qualifiers</u>
2,2-Dichloropropane	ND	1.0	0.42	1.00	
1,1-Dichloropropene	ND	1.0	0.30	1.00	
c-1,3-Dichloropropene	ND	0.50	0.29	1.00	
t-1,3-Dichloropropene	ND	0.50	0.23	1.00	
Ethylbenzene	ND	1.0	0.26	1.00	
2-Hexanone	ND	10	5.0	1.00	
Isopropylbenzene	ND	1.0	0.27	1.00	
p-Isopropyltoluene	ND	1.0	0.31	1.00	
Methylene Chloride	ND	10	4.0	1.00	
4-Methyl-2-Pentanone	ND	10	0.46	1.00	
Naphthalene	ND	10	5.1	1.00	
n-Propylbenzene	ND	1.0	0.26	1.00	
Styrene	ND	1.0	0.24	1.00	
1,1,1,2-Tetrachloroethane	ND	2.0	0.50	1.00	
1,1,2,2-Tetrachloroethane	ND	10	0.32	1.00	
Tetrachloroethene	ND	1.0	0.33	1.00	
Toluene	ND	1.0	0.29	1.00	
1,2,3-Trichlorobenzene	ND	1.0	0.30	1.00	
1,2,4-Trichlorobenzene	ND	1.0	0.34	1.00	
1,1,1-Trichloroethane	ND	1.0	0.39	1.00	
1,1,2-Trichloro-1,2,2-Trifluoroethane	ND	10	0.66	1.00	
1,1,2-Trichloroethane	ND	1.0	0.31	1.00	
Trichloroethene	ND	1.0	0.33	1.00	
Trichlorofluoromethane	ND	10	1.8	1.00	
1,2,3-Trichloropropane	ND	5.0	0.30	1.00	
1,2,4-Trimethylbenzene	ND	1.0	0.29	1.00	
1,3,5-Trimethylbenzene	ND	1.0	0.28	1.00	
Vinyl Acetate	ND	10	2.7	1.00	
Vinyl Chloride	ND	5.0	1.4	1.00	
p/m-Xylene	ND	2.0	0.56	1.00	
o-Xylene	ND	1.0	0.27	1.00	
Xylenes (total)	ND	1.0	0.27	1.00	
Methyl-t-Butyl Ether (MTBE)	ND	1.0	0.30	1.00	

<u>Surrogate</u>	<u>Rec. (%)</u>	<u>Control Limits</u>	<u>Qualifiers</u>
1,4-Bromofluorobenzene	95	77-120	
Dibromofluoromethane	89	80-128	
1,2-Dichloroethane-d4	85	80-129	
Toluene-d8	99	80-120	

RL: Reporting Limit. DF: Dilution Factor. MDL: Method Detection Limit.

## Analytical Report

AECOM	Date Received:	09/28/18
3500 Porsche Way, Suite 300	Work Order:	18-09-2178
Ontario, CA 91764-4937	Preparation:	EPA 5030C
	Method:	EPA 8260B
	Units:	ug/L

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Client Sample Number	Lab Sample Number	Date/Time Collected	Matrix	Instrument	Date Prepared	Date/Time Analyzed	QC Batch ID
GW-27-W-180927	18-09-2178-4-A	09/28/18 13:50	Aqueous	GC/MS QQ	10/10/18	10/11/18 05:15	181010L041

Comment(s): - Results were evaluated to the MDL (DL), concentrations  $\geq$  to the MDL (DL) but  $<$  RL (LOQ), if found, are qualified with a "J" flag.

Parameter	Result	RL	MDL	DF	Qualifiers
Acetone	ND	20	10	1.00	
Benzene	ND	1.0	0.30	1.00	
Bromobenzene	ND	1.0	0.32	1.00	
Bromochloromethane	ND	2.0	0.60	1.00	
Bromodichloromethane	ND	1.0	0.34	1.00	
Bromoform	ND	5.0	1.7	1.00	
Bromomethane	ND	50	18	1.00	
2-Butanone	ND	20	6.9	1.00	
n-Butylbenzene	ND	1.0	0.31	1.00	
sec-Butylbenzene	ND	1.0	0.28	1.00	
tert-Butylbenzene	ND	1.0	0.35	1.00	
Carbon Disulfide	ND	10	0.68	1.00	
Carbon Tetrachloride	ND	2.0	1.0	1.00	
Chlorobenzene	ND	1.0	0.30	1.00	
Chloroethane	ND	5.0	0.75	1.00	
Chloroform	ND	1.0	0.34	1.00	
Chloromethane	ND	10	0.59	1.00	
2-Chlorotoluene	ND	1.0	0.30	1.00	
4-Chlorotoluene	ND	1.0	0.28	1.00	
Dibromochloromethane	ND	2.0	0.53	1.00	
1,2-Dibromo-3-Chloropropane	ND	5.0	2.0	1.00	
1,2-Dibromoethane	ND	1.0	0.39	1.00	
Dibromomethane	ND	1.0	0.44	1.00	
1,2-Dichlorobenzene	ND	1.0	0.28	1.00	
1,3-Dichlorobenzene	ND	1.0	0.29	1.00	
1,4-Dichlorobenzene	ND	1.0	0.32	1.00	
Dichlorodifluoromethane	ND	5.0	1.5	1.00	
1,1-Dichloroethane	ND	1.0	0.42	1.00	
1,2-Dichloroethane	ND	1.0	0.32	1.00	
1,1-Dichloroethene	ND	1.0	0.34	1.00	
c-1,2-Dichloroethene	ND	1.0	0.34	1.00	
t-1,2-Dichloroethene	ND	1.0	0.47	1.00	
1,2-Dichloropropane	ND	1.0	0.34	1.00	
1,3-Dichloropropane	ND	1.0	0.28	1.00	

RL: Reporting Limit. DF: Dilution Factor. MDL: Method Detection Limit.

## Analytical Report

AECOM  
3500 Porsche Way, Suite 300  
Ontario, CA 91764-4937

Date Received: 09/28/18  
Work Order: 18-09-2178  
Preparation: EPA 5030C  
Method: EPA 8260B  
Units: ug/L

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<u>Parameter</u>	<u>Result</u>	<u>RL</u>	<u>MDL</u>	<u>DF</u>	<u>Qualifiers</u>
2,2-Dichloropropane	ND	1.0	0.42	1.00	
1,1-Dichloropropene	ND	1.0	0.30	1.00	
c-1,3-Dichloropropene	ND	0.50	0.29	1.00	
t-1,3-Dichloropropene	ND	0.50	0.23	1.00	
Ethylbenzene	ND	1.0	0.26	1.00	
2-Hexanone	ND	10	5.0	1.00	
Isopropylbenzene	ND	1.0	0.27	1.00	
p-Isopropyltoluene	ND	1.0	0.31	1.00	
Methylene Chloride	ND	10	4.0	1.00	
4-Methyl-2-Pentanone	ND	10	0.46	1.00	
Naphthalene	ND	10	5.1	1.00	
n-Propylbenzene	ND	1.0	0.26	1.00	
Styrene	ND	1.0	0.24	1.00	
1,1,1,2-Tetrachloroethane	ND	2.0	0.50	1.00	
1,1,2,2-Tetrachloroethane	ND	10	0.32	1.00	
Tetrachloroethene	ND	1.0	0.33	1.00	
Toluene	ND	1.0	0.29	1.00	
1,2,3-Trichlorobenzene	ND	1.0	0.30	1.00	
1,2,4-Trichlorobenzene	ND	1.0	0.34	1.00	
1,1,1-Trichloroethane	ND	1.0	0.39	1.00	
1,1,2-Trichloro-1,2,2-Trifluoroethane	ND	10	0.66	1.00	
1,1,2-Trichloroethane	ND	1.0	0.31	1.00	
Trichloroethene	ND	1.0	0.33	1.00	
Trichlorofluoromethane	ND	10	1.8	1.00	
1,2,3-Trichloropropane	ND	5.0	0.30	1.00	
1,2,4-Trimethylbenzene	ND	1.0	0.29	1.00	
1,3,5-Trimethylbenzene	ND	1.0	0.28	1.00	
Vinyl Acetate	ND	10	2.7	1.00	
Vinyl Chloride	ND	5.0	1.4	1.00	
p/m-Xylene	ND	2.0	0.56	1.00	
o-Xylene	ND	1.0	0.27	1.00	
Xylenes (total)	ND	1.0	0.27	1.00	
Methyl-t-Butyl Ether (MTBE)	ND	1.0	0.30	1.00	

<u>Surrogate</u>	<u>Rec. (%)</u>	<u>Control Limits</u>	<u>Qualifiers</u>
1,4-Bromofluorobenzene	95	77-120	
Dibromofluoromethane	89	80-128	
1,2-Dichloroethane-d4	86	80-129	
Toluene-d8	98	80-120	

RL: Reporting Limit. DF: Dilution Factor. MDL: Method Detection Limit.

## Analytical Report

AECOM	Date Received:	09/28/18
3500 Porsche Way, Suite 300	Work Order:	18-09-2178
Ontario, CA 91764-4937	Preparation:	EPA 5030C
	Method:	EPA 8260B
	Units:	ug/L

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Client Sample Number	Lab Sample Number	Date/Time Collected	Matrix	Instrument	Date Prepared	Date/Time Analyzed	QC Batch ID
QA-W-180927	18-09-2178-5-A	09/28/18 11:42	Aqueous	GC/MS QQ	10/10/18	10/10/18 23:16	181010L041

Comment(s): - Results were evaluated to the MDL (DL), concentrations  $\geq$  to the MDL (DL) but  $<$  RL (LOQ), if found, are qualified with a "J" flag.

<u>Parameter</u>	<u>Result</u>	<u>RL</u>	<u>MDL</u>	<u>DF</u>	<u>Qualifiers</u>
Acetone	ND	20	10	1.00	
Benzene	ND	1.0	0.30	1.00	
Bromobenzene	ND	1.0	0.32	1.00	
Bromochloromethane	ND	2.0	0.60	1.00	
Bromodichloromethane	ND	1.0	0.34	1.00	
Bromoform	ND	5.0	1.7	1.00	
Bromomethane	ND	50	18	1.00	
2-Butanone	ND	20	6.9	1.00	
n-Butylbenzene	ND	1.0	0.31	1.00	
sec-Butylbenzene	ND	1.0	0.28	1.00	
tert-Butylbenzene	ND	1.0	0.35	1.00	
Carbon Disulfide	ND	10	0.68	1.00	
Carbon Tetrachloride	ND	2.0	1.0	1.00	
Chlorobenzene	ND	1.0	0.30	1.00	
Chloroethane	ND	5.0	0.75	1.00	
Chloroform	ND	1.0	0.34	1.00	
Chloromethane	ND	10	0.59	1.00	
2-Chlorotoluene	ND	1.0	0.30	1.00	
4-Chlorotoluene	ND	1.0	0.28	1.00	
Dibromochloromethane	ND	2.0	0.53	1.00	
1,2-Dibromo-3-Chloropropane	ND	5.0	2.0	1.00	
1,2-Dibromoethane	ND	1.0	0.39	1.00	
Dibromomethane	ND	1.0	0.44	1.00	
1,2-Dichlorobenzene	ND	1.0	0.28	1.00	
1,3-Dichlorobenzene	ND	1.0	0.29	1.00	
1,4-Dichlorobenzene	ND	1.0	0.32	1.00	
Dichlorodifluoromethane	ND	5.0	1.5	1.00	
1,1-Dichloroethane	ND	1.0	0.42	1.00	
1,2-Dichloroethane	ND	1.0	0.32	1.00	
1,1-Dichloroethene	ND	1.0	0.34	1.00	
c-1,2-Dichloroethene	ND	1.0	0.34	1.00	
t-1,2-Dichloroethene	ND	1.0	0.47	1.00	
1,2-Dichloropropane	ND	1.0	0.34	1.00	
1,3-Dichloropropane	ND	1.0	0.28	1.00	

RL: Reporting Limit. DF: Dilution Factor. MDL: Method Detection Limit.

## Analytical Report

AECOM	Date Received:	09/28/18
3500 Porsche Way, Suite 300	Work Order:	18-09-2178
Ontario, CA 91764-4937	Preparation:	EPA 5030C
	Method:	EPA 8260B
	Units:	ug/L

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<u>Parameter</u>	<u>Result</u>	<u>RL</u>	<u>MDL</u>	<u>DF</u>	<u>Qualifiers</u>
2,2-Dichloropropane	ND	1.0	0.42	1.00	
1,1-Dichloropropene	ND	1.0	0.30	1.00	
c-1,3-Dichloropropene	ND	0.50	0.29	1.00	
t-1,3-Dichloropropene	ND	0.50	0.23	1.00	
Ethylbenzene	ND	1.0	0.26	1.00	
2-Hexanone	ND	10	5.0	1.00	
Isopropylbenzene	ND	1.0	0.27	1.00	
p-Isopropyltoluene	ND	1.0	0.31	1.00	
Methylene Chloride	ND	10	4.0	1.00	
4-Methyl-2-Pentanone	ND	10	0.46	1.00	
Naphthalene	ND	10	5.1	1.00	
n-Propylbenzene	ND	1.0	0.26	1.00	
Styrene	ND	1.0	0.24	1.00	
1,1,1,2-Tetrachloroethane	ND	2.0	0.50	1.00	
1,1,2,2-Tetrachloroethane	ND	10	0.32	1.00	
Tetrachloroethene	ND	1.0	0.33	1.00	
Toluene	ND	1.0	0.29	1.00	
1,2,3-Trichlorobenzene	ND	1.0	0.30	1.00	
1,2,4-Trichlorobenzene	ND	1.0	0.34	1.00	
1,1,1-Trichloroethane	ND	1.0	0.39	1.00	
1,1,2-Trichloro-1,2,2-Trifluoroethane	ND	10	0.66	1.00	
1,1,2-Trichloroethane	ND	1.0	0.31	1.00	
Trichloroethene	ND	1.0	0.33	1.00	
Trichlorofluoromethane	ND	10	1.8	1.00	
1,2,3-Trichloropropane	ND	5.0	0.30	1.00	
1,2,4-Trimethylbenzene	ND	1.0	0.29	1.00	
1,3,5-Trimethylbenzene	ND	1.0	0.28	1.00	
Vinyl Acetate	ND	10	2.7	1.00	
Vinyl Chloride	ND	5.0	1.4	1.00	
p/m-Xylene	ND	2.0	0.56	1.00	
o-Xylene	ND	1.0	0.27	1.00	
Xylenes (total)	ND	1.0	0.27	1.00	
Methyl-t-Butyl Ether (MTBE)	ND	1.0	0.30	1.00	

<u>Surrogate</u>	<u>Rec. (%)</u>	<u>Control Limits</u>	<u>Qualifiers</u>
1,4-Bromofluorobenzene	95	77-120	
Dibromofluoromethane	88	80-128	
1,2-Dichloroethane-d4	83	80-129	
Toluene-d8	98	80-120	

RL: Reporting Limit. DF: Dilution Factor. MDL: Method Detection Limit.

## Analytical Report

AECOM	Date Received:	09/28/18
3500 Porsche Way, Suite 300	Work Order:	18-09-2178
Ontario, CA 91764-4937	Preparation:	EPA 5030C
	Method:	EPA 8260B
	Units:	ug/L

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Client Sample Number	Lab Sample Number	Date/Time Collected	Matrix	Instrument	Date Prepared	Date/Time Analyzed	QC Batch ID
Method Blank	099-14-001-27113	N/A	Aqueous	GC/MS QQ	10/10/18	10/10/18 22:49	181010L041

Comment(s): - Results were evaluated to the MDL (DL), concentrations  $\geq$  to the MDL (DL) but  $<$  RL (LOQ), if found, are qualified with a "J" flag.

Parameter	Result	RL	MDL	DF	Qualifiers
Acetone	ND	20	10	1.00	
Benzene	ND	1.0	0.30	1.00	
Bromobenzene	ND	1.0	0.32	1.00	
Bromochloromethane	ND	2.0	0.60	1.00	
Bromodichloromethane	ND	1.0	0.34	1.00	
Bromoform	ND	5.0	1.7	1.00	
Bromomethane	ND	50	18	1.00	
2-Butanone	ND	20	6.9	1.00	
n-Butylbenzene	ND	1.0	0.31	1.00	
sec-Butylbenzene	ND	1.0	0.28	1.00	
tert-Butylbenzene	ND	1.0	0.35	1.00	
Carbon Disulfide	ND	10	0.68	1.00	
Carbon Tetrachloride	ND	2.0	1.0	1.00	
Chlorobenzene	ND	1.0	0.30	1.00	
Chloroethane	ND	5.0	0.75	1.00	
Chloroform	ND	1.0	0.34	1.00	
Chloromethane	ND	10	0.59	1.00	
2-Chlorotoluene	ND	1.0	0.30	1.00	
4-Chlorotoluene	ND	1.0	0.28	1.00	
Dibromochloromethane	ND	2.0	0.53	1.00	
1,2-Dibromo-3-Chloropropane	ND	5.0	2.0	1.00	
1,2-Dibromoethane	ND	1.0	0.39	1.00	
Dibromomethane	ND	1.0	0.44	1.00	
1,2-Dichlorobenzene	ND	1.0	0.28	1.00	
1,3-Dichlorobenzene	ND	1.0	0.29	1.00	
1,4-Dichlorobenzene	ND	1.0	0.32	1.00	
Dichlorodifluoromethane	ND	5.0	1.5	1.00	
1,1-Dichloroethane	ND	1.0	0.42	1.00	
1,2-Dichloroethane	ND	1.0	0.32	1.00	
1,1-Dichloroethene	ND	1.0	0.34	1.00	
c-1,2-Dichloroethene	ND	1.0	0.34	1.00	
t-1,2-Dichloroethene	ND	1.0	0.47	1.00	
1,2-Dichloropropane	ND	1.0	0.34	1.00	
1,3-Dichloropropane	ND	1.0	0.28	1.00	

RL: Reporting Limit. DF: Dilution Factor. MDL: Method Detection Limit.

## Analytical Report

AECOM 3500 Porsche Way, Suite 300 Ontario, CA 91764-4937	Date Received: 09/28/18 Work Order: 18-09-2178 Preparation: EPA 5030C Method: EPA 8260B Units: ug/L
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<u>Parameter</u>	<u>Result</u>	<u>RL</u>	<u>MDL</u>	<u>DF</u>	<u>Qualifiers</u>
2,2-Dichloropropane	ND	1.0	0.42	1.00	
1,1-Dichloropropene	ND	1.0	0.30	1.00	
c-1,3-Dichloropropene	ND	0.50	0.29	1.00	
t-1,3-Dichloropropene	ND	0.50	0.23	1.00	
Ethylbenzene	ND	1.0	0.26	1.00	
2-Hexanone	ND	10	5.0	1.00	
Isopropylbenzene	ND	1.0	0.27	1.00	
p-Isopropyltoluene	ND	1.0	0.31	1.00	
Methylene Chloride	ND	10	4.0	1.00	
4-Methyl-2-Pentanone	ND	10	0.46	1.00	
Naphthalene	ND	10	5.1	1.00	
n-Propylbenzene	ND	1.0	0.26	1.00	
Styrene	ND	1.0	0.24	1.00	
1,1,1,2-Tetrachloroethane	ND	2.0	0.50	1.00	
1,1,2,2-Tetrachloroethane	ND	10	0.32	1.00	
Tetrachloroethene	ND	1.0	0.33	1.00	
Toluene	ND	1.0	0.29	1.00	
1,2,3-Trichlorobenzene	ND	1.0	0.30	1.00	
1,2,4-Trichlorobenzene	ND	1.0	0.34	1.00	
1,1,1-Trichloroethane	ND	1.0	0.39	1.00	
1,1,2-Trichloro-1,2,2-Trifluoroethane	ND	10	0.66	1.00	
1,1,2-Trichloroethane	ND	1.0	0.31	1.00	
Trichloroethene	ND	1.0	0.33	1.00	
Trichlorofluoromethane	ND	10	1.8	1.00	
1,2,3-Trichloropropane	ND	5.0	0.30	1.00	
1,2,4-Trimethylbenzene	ND	1.0	0.29	1.00	
1,3,5-Trimethylbenzene	ND	1.0	0.28	1.00	
Vinyl Acetate	ND	10	2.7	1.00	
Vinyl Chloride	ND	5.0	1.4	1.00	
p/m-Xylene	ND	2.0	0.56	1.00	
o-Xylene	ND	1.0	0.27	1.00	
Xylenes (total)	ND	1.0	0.27	1.00	
Methyl-t-Butyl Ether (MTBE)	ND	1.0	0.30	1.00	

<u>Surrogate</u>	<u>Rec. (%)</u>	<u>Control Limits</u>	<u>Qualifiers</u>
1,4-Bromofluorobenzene	94	77-120	
Dibromofluoromethane	88	80-128	
1,2-Dichloroethane-d4	83	80-129	
Toluene-d8	98	80-120	

RL: Reporting Limit. DF: Dilution Factor. MDL: Method Detection Limit.



Calscience

## Quality Control - Spike/Spike Duplicate

AECOM  
3500 Porsche Way, Suite 300  
Ontario, CA 91764-4937

Date Received: 09/28/18  
Work Order: 18-09-2178  
Preparation: EPA 5030C  
Method: EPA 8015B (M)

Project: Chevron / 306440

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Quality Control Sample ID	Type	Matrix	Instrument	Date Prepared	Date Analyzed	MS/MSD Batch Number				
GW-27-W-180927	Sample	Aqueous	GC 57	10/06/18	10/06/18 12:50	181006S005				
GW-27-W-180927	Matrix Spike	Aqueous	GC 57	10/06/18	10/06/18 13:22	181006S005				
GW-27-W-180927	Matrix Spike Duplicate	Aqueous	GC 57	10/06/18	10/06/18 13:54	181006S005				
Parameter	Sample Conc.	Spike Added	MS Conc.	MS %Rec.	MSD Conc.	MSD %Rec.	%Rec. CL	RPD	RPD CL	Qualifiers
TPH as Gasoline	ND	2000	2060	103	2040	102	68-122	1	0-18	


 Return to Contents

RPD: Relative Percent Difference. CL: Control Limits



Calscience

### Quality Control - Spike/Spike Duplicate

AECOM  
3500 Porsche Way, Suite 300  
Ontario, CA 91764-4937

Date Received: 09/28/18  
Work Order: 18-09-2178  
Preparation: EPA 5030C  
Method: EPA 8015B (M)

Project: Chevron / 306440

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Quality Control Sample ID	Type	Matrix	Instrument	Date Prepared	Date Analyzed	MS/MSD Batch Number
18-10-0524-8	Sample	Aqueous	GC 57	10/10/18	10/10/18 18:43	181010S015
18-10-0524-8	Matrix Spike	Aqueous	GC 57	10/10/18	10/10/18 19:14	181010S015
18-10-0524-8	Matrix Spike Duplicate	Aqueous	GC 57	10/10/18	10/10/18 19:46	181010S015

Parameter	Sample Conc.	Spike Added	MS Conc.	MS %Rec.	MSD Conc.	MSD %Rec.	%Rec. CL	RPD	RPD CL	Qualifiers
TPH as Gasoline	626.3	2000	2528	95	2558	97	68-122	1	0-18	

Return to Contents

RPD: Relative Percent Difference. CL: Control Limits



Calscience

## Quality Control - Spike/Spike Duplicate

AECOM  
3500 Porsche Way, Suite 300  
Ontario, CA 91764-4937

Date Received: 09/28/18  
Work Order: 18-09-2178  
Preparation: EPA 5030C  
Method: EPA 8260B

Project: Chevron / 306440

Page 3 of 4

Quality Control Sample ID	Type	Matrix	Instrument	Date Prepared	Date Analyzed	MS/MSD Batch Number
18-10-0459-4	Sample	Aqueous	GC/MS QQ	10/10/18	10/10/18 23:44	181010S017
18-10-0459-4	Matrix Spike	Aqueous	GC/MS QQ	10/10/18	10/11/18 00:12	181010S017
18-10-0459-4	Matrix Spike Duplicate	Aqueous	GC/MS QQ	10/10/18	10/11/18 00:39	181010S017

Parameter	Sample Conc.	Spike Added	MS Conc.	MS %Rec.	MSD Conc.	MSD %Rec.	%Rec. CL	RPD	RPD CL	Qualifiers
Acetone	ND	50.00	40.89	82	41.13	82	34-166	1	0-33	
Benzene	ND	50.00	41.86	84	43.07	86	75-125	3	0-20	
Bromobenzene	ND	50.00	46.86	94	47.77	96	75-125	2	0-20	
Bromochloromethane	ND	50.00	44.10	88	44.68	89	75-125	1	0-20	
Bromodichloromethane	ND	50.00	45.00	90	45.77	92	75-134	2	0-20	
Bromoform	ND	50.00	46.59	93	47.43	95	74-134	2	0-20	
Bromomethane	ND	50.00	49.36	99	48.74	97	20-168	1	0-40	
2-Butanone	ND	50.00	43.25	86	44.23	88	37-157	2	0-20	
n-Butylbenzene	ND	50.00	41.39	83	42.74	85	73-145	3	0-20	
sec-Butylbenzene	ND	50.00	45.01	90	46.13	92	75-135	2	0-20	
tert-Butylbenzene	ND	50.00	47.05	94	47.82	96	75-136	2	0-20	
Carbon Disulfide	ND	50.00	37.96	76	40.04	80	50-152	5	0-27	
Carbon Tetrachloride	ND	50.00	39.08	78	41.82	84	70-154	7	0-20	
Chlorobenzene	ND	50.00	46.04	92	47.27	95	75-125	3	0-20	
Chloroethane	ND	50.00	44.40	89	49.43	99	41-167	11	0-26	
Chloroform	ND	50.00	40.15	80	41.55	83	75-127	3	0-20	
Chloromethane	ND	50.00	35.30	71	39.01	78	41-149	10	0-20	
2-Chlorotoluene	ND	50.00	42.04	84	43.61	87	75-128	4	0-20	
4-Chlorotoluene	ND	50.00	43.05	86	43.93	88	75-125	2	0-20	
Dibromochloromethane	ND	50.00	49.73	99	51.06	102	75-131	3	0-20	
1,2-Dibromo-3-Chloropropane	ND	50.00	44.68	89	45.92	92	64-142	3	0-20	
1,2-Dibromoethane	ND	50.00	48.50	97	48.49	97	75-129	0	0-20	
Dibromomethane	ND	50.00	47.20	94	47.22	94	75-125	0	0-20	
1,2-Dichlorobenzene	ND	50.00	45.78	92	46.13	92	75-125	1	0-20	
1,3-Dichlorobenzene	ND	50.00	44.30	89	45.10	90	75-125	2	0-20	
1,4-Dichlorobenzene	ND	50.00	43.80	88	44.10	88	75-125	1	0-20	
Dichlorodifluoromethane	ND	50.00	41.31	83	44.50	89	25-157	7	0-26	
1,1-Dichloroethane	2.721	50.00	40.05	75	41.61	78	73-139	4	0-20	
1,2-Dichloroethane	ND	50.00	45.75	92	45.99	92	75-125	1	0-20	
1,1-Dichloroethene	ND	50.00	41.32	83	43.85	88	61-145	6	0-20	
c-1,2-Dichloroethene	ND	50.00	42.17	84	43.21	86	75-125	2	0-20	
t-1,2-Dichloroethene	ND	50.00	40.89	82	42.54	85	64-142	4	0-20	
1,2-Dichloropropane	ND	50.00	48.38	97	49.61	99	75-127	3	0-20	
1,3-Dichloropropane	ND	50.00	46.90	94	47.07	94	75-125	0	0-20	
2,2-Dichloropropane	ND	50.00	34.54	69	37.09	74	24-180	7	0-20	

RPD: Relative Percent Difference. CL: Control Limits



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## Quality Control - Spike/Spike Duplicate

AECOM  
3500 Porsche Way, Suite 300  
Ontario, CA 91764-4937

Date Received: 09/28/18  
Work Order: 18-09-2178  
Preparation: EPA 5030C  
Method: EPA 8260B

Project: Chevron / 306440

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Parameter	Sample Conc.	Spike Added	MS Conc.	MS %Rec.	MSD Conc.	MSD %Rec.	%Rec. CL	RPD	RPD CL	Qualifiers
1,1-Dichloropropene	ND	50.00	40.39	81	42.61	85	75-135	5	0-20	
c-1,3-Dichloropropene	ND	50.00	46.29	93	47.10	94	75-137	2	0-20	
t-1,3-Dichloropropene	ND	50.00	46.32	93	47.32	95	74-146	2	0-20	
Ethylbenzene	ND	50.00	43.97	88	45.84	92	75-129	4	0-20	
2-Hexanone	ND	50.00	44.54	89	44.88	90	47-161	1	0-20	
Isopropylbenzene	ND	50.00	44.77	90	46.26	93	75-135	3	0-20	
p-Isopropyltoluene	ND	50.00	43.54	87	44.54	89	75-136	2	0-20	
Methylene Chloride	ND	50.00	42.36	85	43.31	87	63-141	2	0-20	
4-Methyl-2-Pentanone	ND	50.00	50.72	101	50.32	101	66-138	1	0-20	
Naphthalene	ND	50.00	47.57	95	48.65	97	59-143	2	0-20	
n-Propylbenzene	ND	50.00	42.80	86	43.90	88	75-133	3	0-20	
Styrene	ND	50.00	43.87	88	45.72	91	70-142	4	0-28	
1,1,1,2-Tetrachloroethane	ND	50.00	48.27	97	49.21	98	75-139	2	0-20	
1,1,2,2-Tetrachloroethane	ND	50.00	49.56	99	49.19	98	61-145	1	0-20	
Tetrachloroethene	ND	50.00	41.01	82	42.16	84	47-143	3	0-20	
Toluene	ND	50.00	43.94	88	45.34	91	75-125	3	0-20	
1,2,3-Trichlorobenzene	ND	50.00	44.84	90	45.55	91	73-133	2	0-20	
1,2,4-Trichlorobenzene	ND	50.00	44.30	89	44.78	90	71-137	1	0-20	
1,1,1-Trichloroethane	ND	50.00	36.44	73	38.70	77	75-136	6	0-20	3
1,1,2-Trichloro-1,2,2-Trifluoroethane	ND	50.00	37.65	75	39.03	78	42-168	4	0-22	
1,1,2-Trichloroethane	ND	50.00	47.59	95	47.53	95	75-125	0	0-20	
Trichloroethene	ND	50.00	43.47	87	44.65	89	67-139	3	0-20	
Trichlorofluoromethane	ND	50.00	38.90	78	42.36	85	59-155	9	0-20	
1,2,3-Trichloropropane	ND	50.00	44.07	88	44.45	89	75-127	1	0-20	
1,2,4-Trimethylbenzene	ND	50.00	44.28	89	45.67	91	75-133	3	0-20	
1,3,5-Trimethylbenzene	ND	50.00	43.77	88	45.36	91	75-135	4	0-20	
Vinyl Acetate	ND	50.00	40.28	81	41.61	83	54-180	3	0-25	
Vinyl Chloride	ND	50.00	44.96	90	48.62	97	51-153	8	0-20	
p/m-Xylene	ND	100.0	82.15	82	85.55	86	75-133	4	0-20	
o-Xylene	ND	50.00	42.55	85	43.95	88	75-134	3	0-20	
Methyl-t-Butyl Ether (MTBE)	ND	50.00	34.70	69	35.15	70	64-136	1	0-20	

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RPD: Relative Percent Difference. CL: Control Limits



Quality Control - LCS/LCSD

AECOM  
 3500 Porsche Way, Suite 300  
 Ontario, CA 91764-4937

Date Received: 09/28/18  
 Work Order: 18-09-2178  
 Preparation: EPA 3510C  
 Method: EPA 8015B (M)

Project: Chevron / 306440

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Quality Control Sample ID	Type	Matrix	Instrument	Date Prepared	Date Analyzed	LCS/LCSD Batch Number
099-15-304-2162	LCS	Aqueous	GC 50	10/04/18	10/05/18 20:32	181004B07
099-15-304-2162	LCSD	Aqueous	GC 50	10/04/18	10/05/18 20:52	181004B07

Parameter	Spike Added	LCS Conc.	LCS %Rec.	LCSD Conc.	LCSD %Rec.	%Rec. CL	RPD	RPD CL	Qualifiers
TPH as Diesel	2000	1592	80	1721	86	69-123	8	0-30	

Return to Contents

RPD: Relative Percent Difference. CL: Control Limits

## Quality Control - LCS

AECOM	Date Received:	09/28/18
3500 Porsche Way, Suite 300	Work Order:	18-09-2178
Ontario, CA 91764-4937	Preparation:	EPA 5030C
	Method:	EPA 8015B (M)
Project: Chevron / 306440		Page 2 of 5

Quality Control Sample ID	Type	Matrix	Instrument	Date Prepared	Date Analyzed	LCS Batch Number
<b>099-12-436-12272</b>	<b>LCS</b>	<b>Aqueous</b>	<b>GC 57</b>	<b>10/06/18</b>	<b>10/06/18 11:45</b>	<b>181006L019</b>
<u>Parameter</u>		<u>Spike Added</u>	<u>Conc. Recovered</u>	<u>LCS %Rec.</u>	<u>%Rec. CL</u>	<u>Qualifiers</u>
TPH as Gasoline		2000	2059	103	78-120	

## Quality Control - LCS

AECOM	Date Received:	09/28/18
3500 Porsche Way, Suite 300	Work Order:	18-09-2178
Ontario, CA 91764-4937	Preparation:	EPA 5030C
	Method:	EPA 8015B (M)
Project: Chevron / 306440		Page 3 of 5

Quality Control Sample ID	Type	Matrix	Instrument	Date Prepared	Date Analyzed	LCS Batch Number
<b>099-12-436-12279</b>	<b>LCS</b>	<b>Aqueous</b>	<b>GC 57</b>	<b>10/10/18</b>	<b>10/10/18 17:06</b>	<b>181010L037</b>
<u>Parameter</u>		<u>Spike Added</u>	<u>Conc. Recovered</u>	<u>LCS %Rec.</u>	<u>%Rec. CL</u>	<u>Qualifiers</u>
TPH as Gasoline		2000	1991	100	78-120	

## Quality Control - LCS

AECOM  
3500 Porsche Way, Suite 300  
Ontario, CA 91764-4937

Date Received: 09/28/18  
Work Order: 18-09-2178  
Preparation: EPA 5030C  
Method: EPA 8260B

Project: Chevron / 306440

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Quality Control Sample ID	Type	Matrix	Instrument	Date Prepared	Date Analyzed	LCS Batch Number	
<b>099-14-001-27113</b>	<b>LCS</b>	<b>Aqueous</b>	<b>GC/MS QQ</b>	<b>10/10/18</b>	<b>10/10/18 21:53</b>	<b>181010L041</b>	
<u>Parameter</u>		<u>Spike Added</u>	<u>Conc. Recovered</u>	<u>LCS %Rec.</u>	<u>%Rec. CL</u>	<u>ME CL</u>	<u>Qualifiers</u>
Acetone		50.00	42.10	84	53-137	39-151	
Benzene		50.00	44.00	88	79-121	72-128	
Bromobenzene		50.00	49.50	99	80-120	73-127	
Bromochloromethane		50.00	45.44	91	80-122	73-129	
Bromodichloromethane		50.00	46.33	93	80-124	73-131	
Bromoform		50.00	48.17	96	73-127	64-136	
Bromomethane		50.00	50.18	100	50-150	33-167	
2-Butanone		50.00	45.31	91	60-126	49-137	
n-Butylbenzene		50.00	45.15	90	72-138	61-149	
sec-Butylbenzene		50.00	48.19	96	77-131	68-140	
tert-Butylbenzene		50.00	49.71	99	80-125	72-132	
Carbon Disulfide		50.00	39.71	79	50-150	33-167	
Carbon Tetrachloride		50.00	40.70	81	65-143	52-156	
Chlorobenzene		50.00	48.98	98	80-120	73-127	
Chloroethane		50.00	48.04	96	62-128	51-139	
Chloroform		50.00	42.28	85	80-120	73-127	
Chloromethane		50.00	37.22	74	43-133	28-148	
2-Chlorotoluene		50.00	45.16	90	80-121	73-128	
4-Chlorotoluene		50.00	46.15	92	80-120	73-127	
Dibromochloromethane		50.00	50.96	102	80-123	73-130	
1,2-Dibromo-3-Chloropropane		50.00	47.66	95	66-126	56-136	
1,2-Dibromoethane		50.00	49.82	100	80-120	73-127	
Dibromomethane		50.00	48.33	97	80-120	73-127	
1,2-Dichlorobenzene		50.00	48.20	96	80-120	73-127	
1,3-Dichlorobenzene		50.00	47.32	95	80-120	73-127	
1,4-Dichlorobenzene		50.00	46.84	94	80-120	73-127	
Dichlorodifluoromethane		50.00	44.85	90	50-150	33-167	
1,1-Dichloroethane		50.00	39.70	79	72-126	63-135	
1,2-Dichloroethane		50.00	46.65	93	76-120	69-127	
1,1-Dichloroethene		50.00	42.89	86	66-132	55-143	
c-1,2-Dichloroethene		50.00	43.88	88	78-120	71-127	
t-1,2-Dichloroethene		50.00	43.15	86	66-132	55-143	
1,2-Dichloropropane		50.00	50.81	102	80-120	73-127	
1,3-Dichloropropane		50.00	48.69	97	80-120	73-127	
2,2-Dichloropropane		50.00	37.54	75	50-150	33-167	
1,1-Dichloropropene		50.00	42.75	86	75-123	67-131	
c-1,3-Dichloropropene		50.00	47.96	96	77-131	68-140	
t-1,3-Dichloropropene		50.00	49.22	98	76-136	66-146	

RPD: Relative Percent Difference. CL: Control Limits

## Quality Control - LCS

AECOM  
3500 Porsche Way, Suite 300  
Ontario, CA 91764-4937

Date Received: 09/28/18  
Work Order: 18-09-2178  
Preparation: EPA 5030C  
Method: EPA 8260B

Project: Chevron / 306440

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<u>Parameter</u>	<u>Spike Added</u>	<u>Conc. Recovered</u>	<u>LCS %Rec.</u>	<u>%Rec. CL</u>	<u>ME CL</u>	<u>Qualifiers</u>
Ethylbenzene	50.00	47.00	94	80-120	73-127	
2-Hexanone	50.00	47.35	95	63-123	53-133	
Isopropylbenzene	50.00	47.72	95	80-128	72-136	
p-Isopropyltoluene	50.00	46.81	94	73-133	63-143	
Methylene Chloride	50.00	43.74	87	61-133	49-145	
4-Methyl-2-Pentanone	50.00	52.60	105	65-125	55-135	
Naphthalene	50.00	51.72	103	69-129	59-139	
n-Propylbenzene	50.00	45.82	92	80-128	72-136	
Styrene	50.00	48.29	97	80-126	72-134	
1,1,1,2-Tetrachloroethane	50.00	50.29	101	80-129	72-137	
1,1,2,2-Tetrachloroethane	50.00	50.10	100	74-122	66-130	
Tetrachloroethene	50.00	48.40	97	55-139	41-153	
Toluene	50.00	46.47	93	80-120	73-127	
1,2,3-Trichlorobenzene	50.00	48.91	98	72-132	62-142	
1,2,4-Trichlorobenzene	50.00	48.59	97	74-134	64-144	
1,1,1-Trichloroethane	50.00	39.16	78	76-124	68-132	
1,1,2-Trichloro-1,2,2-Trifluoroethane	50.00	39.45	79	54-150	38-166	
1,1,2-Trichloroethane	50.00	49.36	99	80-120	73-127	
Trichloroethene	50.00	46.57	93	79-121	72-128	
Trichlorofluoromethane	50.00	41.28	83	72-132	62-142	
1,2,3-Trichloropropane	50.00	46.81	94	75-123	67-131	
1,2,4-Trimethylbenzene	50.00	47.76	96	74-128	65-137	
1,3,5-Trimethylbenzene	50.00	46.94	94	77-131	68-140	
Vinyl Acetate	50.00	46.31	93	50-150	33-167	
Vinyl Chloride	50.00	47.18	94	63-129	52-140	
p/m-Xylene	100.0	88.51	89	80-122	73-129	
o-Xylene	50.00	45.13	90	80-128	72-136	
Methyl-t-Butyl Ether (MTBE)	50.00	36.62	73	69-123	60-132	

Total number of LCS compounds: 66

Total number of ME compounds: 0

Total number of ME compounds allowed: 3

LCS ME CL validation result: Pass

RPD: Relative Percent Difference. CL: Control Limits



Calscience

## Sample Analysis Summary Report

Work Order: 18-09-2178

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<u>Method</u>	<u>Extraction</u>	<u>Chemist ID</u>	<u>Instrument</u>	<u>Analytical Location</u>
EPA 8015B (M)	EPA 3510C	1028	GC 50	1
EPA 8015B (M)	EPA 5030C	1171	GC 57	2
EPA 8260B	EPA 5030C	486	GC/MS QQ	2

  
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Location 1: 7440 Lincoln Way, Garden Grove, CA 92841

Location 2: 7445 Lampson Avenue, Garden Grove, CA 92841

## Glossary of Terms and Qualifiers

Work Order: 18-09-2178

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<u>Qualifiers</u>	<u>Definition</u>
*	See applicable analysis comment.
<	Less than the indicated value.
>	Greater than the indicated value.
1	Surrogate compound recovery was out of control due to a required sample dilution. Therefore, the sample data was reported without further clarification.
2	Surrogate compound recovery was out of control due to matrix interference. The associated method blank surrogate spike compound was in control and, therefore, the sample data was reported without further clarification.
3	Recovery of the Matrix Spike (MS) or Matrix Spike Duplicate (MSD) compound was out of control due to suspected matrix interference. The associated LCS recovery was in control.
4	The MS/MSD RPD was out of control due to suspected matrix interference.
5	The PDS/PDSD or PES/PESD associated with this batch of samples was out of control due to suspected matrix interference.
6	Surrogate recovery below the acceptance limit.
7	Surrogate recovery above the acceptance limit.
B	Analyte was present in the associated method blank.
BU	Sample analyzed after holding time expired.
BV	Sample received after holding time expired.
CI	See case narrative.
E	Concentration exceeds the calibration range.
ET	Sample was extracted past end of recommended max. holding time.
HD	The chromatographic pattern was inconsistent with the profile of the reference fuel standard.
HDH	The sample chromatographic pattern for TPH matches the chromatographic pattern of the specified standard but heavier hydrocarbons were also present (or detected).
HDL	The sample chromatographic pattern for TPH matches the chromatographic pattern of the specified standard but lighter hydrocarbons were also present (or detected).
J	Analyte was detected at a concentration below the reporting limit and above the laboratory method detection limit. Reported value is estimated.
JA	Analyte positively identified but quantitation is an estimate.
ME	LCS Recovery Percentage is within Marginal Exceedance (ME) Control Limit range (+/- 4 SD from the mean).
ND	Parameter not detected at the indicated reporting limit.
Q	Spike recovery and RPD control limits do not apply resulting from the parameter concentration in the sample exceeding the spike concentration by a factor of four or greater.
SG	The sample extract was subjected to Silica Gel treatment prior to analysis.
X	% Recovery and/or RPD out-of-range.
Z	Analyte presence was not confirmed by second column or GC/MS analysis.
	Solid - Unless otherwise indicated, solid sample data is reported on a wet weight basis, not corrected for % moisture. All QC results are reported on a wet weight basis.
	Any parameter identified in 40CFR Part 136.3 Table II that is designated as "analyze immediately" with a holding time of <= 15 minutes (40CFR-136.3 Table II, footnote 4), is considered a "field" test and the reported results will be qualified as being received outside of the stated holding time unless received at the laboratory within 15 minutes of the collection time.
	A calculated total result (Example: Total Pesticides) is the summation of each component concentration and/or, if "J" flags are reported, estimated concentration. Component concentrations showing not detected (ND) are summed into the calculated total result as zero concentrations.



SAMPLE RECEIPT CHECKLIST

COOLER 1 OF 1

CLIENT: AECOM

DATE: 09/28/2018

**TEMPERATURE:** (Criteria: 0.0°C – 6.0°C, not frozen except sediment/tissue)  
 Thermometer ID: SC6 (CF: -0.5°C); Temperature (w/o CF): 3.7°C (w/ CF): 3.2°C;  Blank  Sample  
 Sample(s) outside temperature criteria (PM/APM contacted by: \_\_\_\_\_)  
 Sample(s) outside temperature criteria but received on ice/chilled on same day of sampling  
 Sample(s) received at ambient temperature; placed on ice for transport by courier  
 Ambient Temperature:  Air  Filter Checked by: UBUIK

**CUSTODY SEAL:**  
 Cooler  Present and Intact  Present but Not Intact  Not Present  N/A Checked by: UBUIK  
 Sample(s)  Present and Intact  Present but Not Intact  Not Present  N/A Checked by: 1163

SAMPLE CONDITION:	Yes	No	N/A
Chain-of-Custody (COC) document(s) received with samples .....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
COC document(s) received complete .....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Sampling date <input type="checkbox"/> Sampling time <input type="checkbox"/> Matrix <input type="checkbox"/> Number of containers			
<input type="checkbox"/> No analysis requested <input type="checkbox"/> Not relinquished <input type="checkbox"/> No relinquished date <input type="checkbox"/> No relinquished time			
Sampler's name indicated on 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 for analyses requested .....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Sufficient volume/mass for analyses requested .....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Samples received within holding time .....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Aqueous samples for certain analyses received within 15-minute holding time			
<input type="checkbox"/> pH <input type="checkbox"/> Residual Chlorine <input type="checkbox"/> Dissolved Sulfide <input type="checkbox"/> Dissolved Oxygen .....	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Proper preservation chemical(s) noted on COC and/or sample container .....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Unpreserved aqueous sample(s) received for certain analyses			
<input type="checkbox"/> Volatile Organics <input type="checkbox"/> Total Metals <input type="checkbox"/> Dissolved Metals			
Acid/base preserved samples - pH within acceptable range .....	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Container(s) for certain analysis free of headspace.....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/> Volatile Organics <input type="checkbox"/> Dissolved Gases (RSK-175) <input type="checkbox"/> Dissolved Oxygen (SM 4500)			
<input type="checkbox"/> Carbon Dioxide (SM 4500) <input type="checkbox"/> Ferrous Iron (SM 3500) <input type="checkbox"/> Hydrogen Sulfide (Hach)			
Tedlar™ bag(s) free of condensation .....	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**CONTAINER TYPE:** 6 (Trip Blank Lot Number: \_\_\_\_\_)  
 Aqueous:  VOA  VOAh  VOAna<sub>2</sub>  100PJ  100PJna<sub>2</sub>  125AGB  125AGBh  125AGBp  125PB  125PBz (pH\_\_9)  
 250AGB  250CGB  250CGBs (pH\_\_2)  250PB  250PBn (pH\_\_2)  500AGB  500AGJ  500AGJs (pH\_\_2)  500PB  
 1AGB  1AGBna<sub>2</sub>  1AGBs (pH\_\_2)  1AGBs (O&G)  1PB  1PBna (pH\_\_12)  \_\_\_\_\_  \_\_\_\_\_  \_\_\_\_\_  
 Solid:  4ozCGJ  8ozCGJ  16ozCGJ  Sleeve (\_\_\_\_)  EnCores® (\_\_\_\_)  TerraCores® (\_\_\_\_)  \_\_\_\_\_  \_\_\_\_\_  \_\_\_\_\_  
 Air:  Tedlar™  Canister  Sorbent Tube  PUF  \_\_\_\_\_ Other Matrix (\_\_\_\_):  \_\_\_\_\_  \_\_\_\_\_  \_\_\_\_\_  
 Container: A = Amber, B = Bottle, C = Clear, E = Envelope, G = Glass, J = Jar, P = Plastic, and Z = Ziploc/Resealable Bag  
 Preservative: b = buffered, f = filtered, h = HCl, n = HNO<sub>3</sub>, na = NaOH, na<sub>2</sub> = Na<sub>2</sub>S<sub>2</sub>O<sub>3</sub>, p = H<sub>3</sub>PO<sub>4</sub>, Labeled/Checked by: 1163  
 s = H<sub>2</sub>SO<sub>4</sub>, P19-0683 (PEE), P20-0133 (NLP), SO<sub>2</sub> in H<sub>2</sub>SO<sub>4</sub>, H<sub>2</sub>O, Zn, ZnCl<sub>2</sub>, Zn(CH<sub>3</sub>COO)<sub>2</sub>, NaOH-10481 Magnolia Avenue, Reviewed by: HMM



**WORK ORDER NUMBER: 18-10-0057**

*The difference is service*



AIR | SOIL | WATER | MARINE CHEMISTRY

**Analytical Report For**

**Client:** AECOM

**Client Project Name:** Chevron / 306440

**Attention:** Lorien Sanders  
3500 Porsche Way, Suite 300  
Ontario, CA 91764-4937

Approved for release on 10/16/2018 by:  
Vikas Patel  
Project Manager

ResultLink ▶

Email your PM ▶

Eurofins Calscience (Calscience) certifies that the test results provided in this report meet all NELAC Institute requirements for parameters for which accreditation is required or available. Any exceptions to NELAC Institute requirements are noted in the case narrative. The original report of subcontracted analyses, if any, is attached to this report. The results in this report are limited to the sample(s) tested and any reproduction thereof must be made in its entirety. The client or recipient of this report is specifically prohibited from making material changes to said report and, to the extent that such changes are made, Calscience is not responsible, legally or otherwise. The client or recipient agrees to indemnify Calscience for any defense to any litigation which may arise.

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 Work Order Number: 18-10-0057

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**Condition Upon Receipt:**

Samples were received under Chain-of-Custody (COC) on 10/01/18. They were assigned to Work Order 18-10-0057.

Unless otherwise noted on the Sample Receiving forms all samples were received in good condition and within the recommended EPA temperature criteria for the methods noted on the COC. The COC and Sample Receiving Documents are integral elements of the analytical report and are presented at the back of the report.

**Holding Times:**

All samples were analyzed within prescribed holding times (HT) and/or in accordance with the Calscience Sample Acceptance Policy unless otherwise noted in the analytical report and/or comprehensive case narrative, if required.

Any parameter identified in 40CFR Part 136.3 Table II that is designated as "analyze immediately" with a holding time of  $\leq 15$  minutes (40CFR-136.3 Table II, footnote 4), is considered a "field" test and the reported results will be qualified as being received outside of the stated holding time unless received at the laboratory within 15 minutes of the collection time.

**Quality Control:**

All quality control parameters (QC) were within established control limits except where noted in the QC summary forms or described further within this report.

**Subcontractor Information:**

Unless otherwise noted below (or on the subcontract form), no samples were subcontracted.

**Additional Comments:**

Air - Sorbent-extracted air methods (EPA TO-4A, EPA TO-10, EPA TO-13A, EPA TO-17): Analytical results are converted from mass/sample basis to mass/volume basis using client-supplied air volumes.

Solid - Unless otherwise indicated, solid sample data is reported on a wet weight basis, not corrected for % moisture. All QC results are always reported on a wet weight basis.

**DoD Projects:**

The test results contained in this report are accredited under the laboratory's ISO/IEC 17025:2005 and DoD-ELAP accreditation issued by the ANSI-ASQ National Accreditation Board. Refer to certificate and scope of accreditation ADE-1864.

## Sample Summary

---

Client: AECOM	Work Order: 18-10-0057
3500 Porsche Way, Suite 300	Project Name: Chevron / 306440
Ontario, CA 91764-4937	PO Number:
	Date/Time Received: 10/01/18 18:10
	Number of Containers: 16

Attn: Lorien Sanders

---

Sample Identification	Lab Number	Collection Date and Time	Number of Containers	Matrix
GW-24-W-180929	18-10-0057-1	09/29/18 11:35	8	Aqueous
GW-23-W-180929	18-10-0057-2	09/29/18 11:45	8	Aqueous

## Detections Summary

---

Client: AECOM	Work Order: 18-10-0057
3500 Porsche Way, Suite 300	Project Name: Chevron / 306440
Ontario, CA 91764-4937	Received: 10/01/18

Attn: Lorien Sanders

Page 1 of 1

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**Client SampleID**

<u>Analyte</u>	<u>Result</u>	<u>Qualifiers</u>	<u>RL</u>	<u>Units</u>	<u>Method</u>	<u>Extraction</u>
GW-23-W-180929 (18-10-0057-2) TPH as Diesel	38	HD,J	16*	ug/L	EPA 8015B (M)	EPA 3510C

Subcontracted analyses, if any, are not included in this summary.

\* MDL is shown

## Analytical Report

AECOM	Date Received:	10/01/18
3500 Porsche Way, Suite 300	Work Order:	18-10-0057
Ontario, CA 91764-4937	Preparation:	EPA 3510C
	Method:	EPA 8015B (M)
	Units:	ug/L

Project: Chevron / 306440 Page 1 of 1

Client Sample Number	Lab Sample Number	Date/Time Collected	Matrix	Instrument	Date Prepared	Date/Time Analyzed	QC Batch ID
GW-24-W-180929	18-10-0057-1-G	09/29/18 11:35	Aqueous	GC 50	10/04/18	10/05/18 22:29	181004B07

Comment(s): - Results were evaluated to the MDL (DL), concentrations  $\geq$  to the MDL (DL) but  $<$  RL (LOQ), if found, are qualified with a "J" flag.

Parameter	Result	RL	MDL	DF	Qualifiers
TPH as Diesel	ND	50	16	1.00	

Surrogate	Rec. (%)	Control Limits	Qualifiers
n-Octacosane	100	68-140	

Client Sample Number	Lab Sample Number	Date/Time Collected	Matrix	Instrument	Date Prepared	Date/Time Analyzed	QC Batch ID
GW-23-W-180929	18-10-0057-2-G	09/29/18 11:45	Aqueous	GC 50	10/04/18	10/05/18 22:49	181004B07

Comment(s): - Results were evaluated to the MDL (DL), concentrations  $\geq$  to the MDL (DL) but  $<$  RL (LOQ), if found, are qualified with a "J" flag.

Parameter	Result	RL	MDL	DF	Qualifiers
TPH as Diesel	38	50	16	1.00	HD,J

Surrogate	Rec. (%)	Control Limits	Qualifiers
n-Octacosane	89	68-140	

Client Sample Number	Lab Sample Number	Date/Time Collected	Matrix	Instrument	Date Prepared	Date/Time Analyzed	QC Batch ID
Method Blank	099-15-304-2162	N/A	Aqueous	GC 50	10/04/18	10/05/18 20:13	181004B07

Comment(s): - Results were evaluated to the MDL (DL), concentrations  $\geq$  to the MDL (DL) but  $<$  RL (LOQ), if found, are qualified with a "J" flag.

Parameter	Result	RL	MDL	DF	Qualifiers
TPH as Diesel	ND	50	16	1.00	

Surrogate	Rec. (%)	Control Limits	Qualifiers
n-Octacosane	103	68-140	

RL: Reporting Limit. DF: Dilution Factor. MDL: Method Detection Limit.

## Analytical Report

AECOM	Date Received:	10/01/18
3500 Porsche Way, Suite 300	Work Order:	18-10-0057
Ontario, CA 91764-4937	Preparation:	EPA 5030C
	Method:	EPA 8015B (M)
	Units:	ug/L

Project: Chevron / 306440 Page 1 of 1

Client Sample Number	Lab Sample Number	Date/Time Collected	Matrix	Instrument	Date Prepared	Date/Time Analyzed	QC Batch ID
<b>GW-24-W-180929</b>	<b>18-10-0057-1-D</b>	<b>09/29/18 11:35</b>	<b>Aqueous</b>	<b>GC 42</b>	<b>10/10/18</b>	<b>10/11/18 02:42</b>	<b>181010L068</b>

Comment(s): - Results were evaluated to the MDL (DL), concentrations  $\geq$  to the MDL (DL) but  $<$  RL (LOQ), if found, are qualified with a "J" flag.

<u>Parameter</u>	<u>Result</u>	<u>RL</u>	<u>MDL</u>	<u>DF</u>	<u>Qualifiers</u>
TPH as Gasoline	ND	50	48	1.00	

<u>Surrogate</u>	<u>Rec. (%)</u>	<u>Control Limits</u>	<u>Qualifiers</u>
1,4-Bromofluorobenzene	59	38-134	

Client Sample Number	Lab Sample Number	Date/Time Collected	Matrix	Instrument	Date Prepared	Date/Time Analyzed	QC Batch ID
<b>GW-23-W-180929</b>	<b>18-10-0057-2-D</b>	<b>09/29/18 11:45</b>	<b>Aqueous</b>	<b>GC 42</b>	<b>10/10/18</b>	<b>10/11/18 03:17</b>	<b>181010L068</b>

Comment(s): - Results were evaluated to the MDL (DL), concentrations  $\geq$  to the MDL (DL) but  $<$  RL (LOQ), if found, are qualified with a "J" flag.

<u>Parameter</u>	<u>Result</u>	<u>RL</u>	<u>MDL</u>	<u>DF</u>	<u>Qualifiers</u>
TPH as Gasoline	ND	50	48	1.00	

<u>Surrogate</u>	<u>Rec. (%)</u>	<u>Control Limits</u>	<u>Qualifiers</u>
1,4-Bromofluorobenzene	76	38-134	

Client Sample Number	Lab Sample Number	Date/Time Collected	Matrix	Instrument	Date Prepared	Date/Time Analyzed	QC Batch ID
<b>Method Blank</b>	<b>099-12-436-12283</b>	<b>N/A</b>	<b>Aqueous</b>	<b>GC 42</b>	<b>10/10/18</b>	<b>10/10/18 16:22</b>	<b>181010L068</b>

Comment(s): - Results were evaluated to the MDL (DL), concentrations  $\geq$  to the MDL (DL) but  $<$  RL (LOQ), if found, are qualified with a "J" flag.

<u>Parameter</u>	<u>Result</u>	<u>RL</u>	<u>MDL</u>	<u>DF</u>	<u>Qualifiers</u>
TPH as Gasoline	ND	50	48	1.00	

<u>Surrogate</u>	<u>Rec. (%)</u>	<u>Control Limits</u>	<u>Qualifiers</u>
1,4-Bromofluorobenzene	79	38-134	

RL: Reporting Limit. DF: Dilution Factor. MDL: Method Detection Limit.

## Analytical Report

AECOM	Date Received:	10/01/18
3500 Porsche Way, Suite 300	Work Order:	18-10-0057
Ontario, CA 91764-4937	Preparation:	EPA 5030C
	Method:	EPA 8260B
	Units:	ug/L

Project: Chevron / 306440

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Client Sample Number	Lab Sample Number	Date/Time Collected	Matrix	Instrument	Date Prepared	Date/Time Analyzed	QC Batch ID
GW-24-W-180929	18-10-0057-1-A	09/29/18 11:35	Aqueous	GC/MS T	10/11/18	10/11/18 16:44	181011L010

Comment(s): - Results were evaluated to the MDL (DL), concentrations  $\geq$  to the MDL (DL) but  $<$  RL (LOQ), if found, are qualified with a "J" flag.

Parameter	Result	RL	MDL	DF	Qualifiers
Acetone	ND	20	10	1.00	
Benzene	ND	1.0	0.30	1.00	
Bromobenzene	ND	1.0	0.32	1.00	
Bromochloromethane	ND	2.0	0.60	1.00	
Bromodichloromethane	ND	1.0	0.34	1.00	
Bromoform	ND	5.0	1.7	1.00	
Bromomethane	ND	50	18	1.00	
2-Butanone	ND	20	6.9	1.00	
n-Butylbenzene	ND	1.0	0.31	1.00	
sec-Butylbenzene	ND	1.0	0.28	1.00	
tert-Butylbenzene	ND	1.0	0.35	1.00	
Carbon Disulfide	ND	10	0.68	1.00	
Carbon Tetrachloride	ND	2.0	1.0	1.00	
Chlorobenzene	ND	1.0	0.30	1.00	
Chloroethane	ND	5.0	0.75	1.00	
Chloroform	ND	1.0	0.34	1.00	
Chloromethane	ND	10	0.59	1.00	
2-Chlorotoluene	ND	1.0	0.30	1.00	
4-Chlorotoluene	ND	1.0	0.28	1.00	
Dibromochloromethane	ND	2.0	0.53	1.00	
1,2-Dibromo-3-Chloropropane	ND	5.0	2.0	1.00	
1,2-Dibromoethane	ND	1.0	0.39	1.00	
Dibromomethane	ND	1.0	0.44	1.00	
1,2-Dichlorobenzene	ND	1.0	0.28	1.00	
1,3-Dichlorobenzene	ND	1.0	0.29	1.00	
1,4-Dichlorobenzene	ND	1.0	0.32	1.00	
Dichlorodifluoromethane	ND	5.0	1.5	1.00	
1,1-Dichloroethane	ND	1.0	0.42	1.00	
1,2-Dichloroethane	ND	1.0	0.32	1.00	
1,1-Dichloroethene	ND	1.0	0.34	1.00	
c-1,2-Dichloroethene	ND	1.0	0.34	1.00	
t-1,2-Dichloroethene	ND	1.0	0.47	1.00	
1,2-Dichloropropane	ND	1.0	0.34	1.00	
1,3-Dichloropropane	ND	1.0	0.28	1.00	

RL: Reporting Limit. DF: Dilution Factor. MDL: Method Detection Limit.

## Analytical Report

AECOM  
3500 Porsche Way, Suite 300  
Ontario, CA 91764-4937

Date Received: 10/01/18  
Work Order: 18-10-0057  
Preparation: EPA 5030C  
Method: EPA 8260B  
Units: ug/L

Project: Chevron / 306440

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<u>Parameter</u>	<u>Result</u>	<u>RL</u>	<u>MDL</u>	<u>DF</u>	<u>Qualifiers</u>
2,2-Dichloropropane	ND	1.0	0.42	1.00	
1,1-Dichloropropene	ND	1.0	0.30	1.00	
c-1,3-Dichloropropene	ND	0.50	0.29	1.00	
t-1,3-Dichloropropene	ND	0.50	0.23	1.00	
Ethylbenzene	ND	1.0	0.26	1.00	
2-Hexanone	ND	10	5.0	1.00	
Isopropylbenzene	ND	1.0	0.27	1.00	
p-Isopropyltoluene	ND	1.0	0.31	1.00	
Methylene Chloride	ND	10	4.0	1.00	
4-Methyl-2-Pentanone	ND	10	0.46	1.00	
Naphthalene	ND	10	5.1	1.00	
n-Propylbenzene	ND	1.0	0.26	1.00	
Styrene	ND	1.0	0.24	1.00	
1,1,1,2-Tetrachloroethane	ND	2.0	0.50	1.00	
1,1,2,2-Tetrachloroethane	ND	10	0.32	1.00	
Tetrachloroethene	ND	1.0	0.33	1.00	
Toluene	ND	1.0	0.29	1.00	
1,2,3-Trichlorobenzene	ND	1.0	0.30	1.00	
1,2,4-Trichlorobenzene	ND	1.0	0.34	1.00	
1,1,1-Trichloroethane	ND	1.0	0.39	1.00	
1,1,2-Trichloro-1,2,2-Trifluoroethane	ND	10	0.66	1.00	
1,1,2-Trichloroethane	ND	1.0	0.31	1.00	
Trichloroethene	ND	1.0	0.33	1.00	
Trichlorofluoromethane	ND	10	1.8	1.00	
1,2,3-Trichloropropane	ND	5.0	0.30	1.00	
1,2,4-Trimethylbenzene	ND	1.0	0.29	1.00	
1,3,5-Trimethylbenzene	ND	1.0	0.28	1.00	
Vinyl Acetate	ND	10	2.7	1.00	
Vinyl Chloride	ND	5.0	1.4	1.00	
p/m-Xylene	ND	2.0	0.56	1.00	
o-Xylene	ND	1.0	0.27	1.00	
Xylenes (total)	ND	1.0	0.27	1.00	
Methyl-t-Butyl Ether (MTBE)	ND	1.0	0.30	1.00	
<u>Surrogate</u>	<u>Rec. (%)</u>	<u>Control Limits</u>	<u>Qualifiers</u>		
1,4-Bromofluorobenzene	97	77-120			
Dibromofluoromethane	99	80-128			
1,2-Dichloroethane-d4	100	80-129			
Toluene-d8	95	80-120			

RL: Reporting Limit. DF: Dilution Factor. MDL: Method Detection Limit.

## Analytical Report

AECOM	Date Received:	10/01/18
3500 Porsche Way, Suite 300	Work Order:	18-10-0057
Ontario, CA 91764-4937	Preparation:	EPA 5030C
	Method:	EPA 8260B
	Units:	ug/L

Project: Chevron / 306440

Page 3 of 6

Client Sample Number	Lab Sample Number	Date/Time Collected	Matrix	Instrument	Date Prepared	Date/Time Analyzed	QC Batch ID
GW-23-W-180929	18-10-0057-2-A	09/29/18 11:45	Aqueous	GC/MS T	10/11/18	10/11/18 17:16	181011L010

Comment(s): - Results were evaluated to the MDL (DL), concentrations  $\geq$  to the MDL (DL) but  $<$  RL (LOQ), if found, are qualified with a "J" flag.

Parameter	Result	RL	MDL	DF	Qualifiers
Acetone	ND	20	10	1.00	
Benzene	ND	1.0	0.30	1.00	
Bromobenzene	ND	1.0	0.32	1.00	
Bromochloromethane	ND	2.0	0.60	1.00	
Bromodichloromethane	ND	1.0	0.34	1.00	
Bromoform	ND	5.0	1.7	1.00	
Bromomethane	ND	50	18	1.00	
2-Butanone	ND	20	6.9	1.00	
n-Butylbenzene	ND	1.0	0.31	1.00	
sec-Butylbenzene	ND	1.0	0.28	1.00	
tert-Butylbenzene	ND	1.0	0.35	1.00	
Carbon Disulfide	ND	10	0.68	1.00	
Carbon Tetrachloride	ND	2.0	1.0	1.00	
Chlorobenzene	ND	1.0	0.30	1.00	
Chloroethane	ND	5.0	0.75	1.00	
Chloroform	ND	1.0	0.34	1.00	
Chloromethane	ND	10	0.59	1.00	
2-Chlorotoluene	ND	1.0	0.30	1.00	
4-Chlorotoluene	ND	1.0	0.28	1.00	
Dibromochloromethane	ND	2.0	0.53	1.00	
1,2-Dibromo-3-Chloropropane	ND	5.0	2.0	1.00	
1,2-Dibromoethane	ND	1.0	0.39	1.00	
Dibromomethane	ND	1.0	0.44	1.00	
1,2-Dichlorobenzene	ND	1.0	0.28	1.00	
1,3-Dichlorobenzene	ND	1.0	0.29	1.00	
1,4-Dichlorobenzene	ND	1.0	0.32	1.00	
Dichlorodifluoromethane	ND	5.0	1.5	1.00	
1,1-Dichloroethane	ND	1.0	0.42	1.00	
1,2-Dichloroethane	ND	1.0	0.32	1.00	
1,1-Dichloroethene	ND	1.0	0.34	1.00	
c-1,2-Dichloroethene	ND	1.0	0.34	1.00	
t-1,2-Dichloroethene	ND	1.0	0.47	1.00	
1,2-Dichloropropane	ND	1.0	0.34	1.00	
1,3-Dichloropropane	ND	1.0	0.28	1.00	

RL: Reporting Limit. DF: Dilution Factor. MDL: Method Detection Limit.

## Analytical Report

AECOM	Date Received:	10/01/18
3500 Porsche Way, Suite 300	Work Order:	18-10-0057
Ontario, CA 91764-4937	Preparation:	EPA 5030C
	Method:	EPA 8260B
	Units:	ug/L
Project: Chevron / 306440		Page 4 of 6

<u>Parameter</u>	<u>Result</u>	<u>RL</u>	<u>MDL</u>	<u>DF</u>	<u>Qualifiers</u>
2,2-Dichloropropane	ND	1.0	0.42	1.00	
1,1-Dichloropropene	ND	1.0	0.30	1.00	
c-1,3-Dichloropropene	ND	0.50	0.29	1.00	
t-1,3-Dichloropropene	ND	0.50	0.23	1.00	
Ethylbenzene	ND	1.0	0.26	1.00	
2-Hexanone	ND	10	5.0	1.00	
Isopropylbenzene	ND	1.0	0.27	1.00	
p-Isopropyltoluene	ND	1.0	0.31	1.00	
Methylene Chloride	ND	10	4.0	1.00	
4-Methyl-2-Pentanone	ND	10	0.46	1.00	
Naphthalene	ND	10	5.1	1.00	
n-Propylbenzene	ND	1.0	0.26	1.00	
Styrene	ND	1.0	0.24	1.00	
1,1,1,2-Tetrachloroethane	ND	2.0	0.50	1.00	
1,1,2,2-Tetrachloroethane	ND	10	0.32	1.00	
Tetrachloroethene	ND	1.0	0.33	1.00	
Toluene	ND	1.0	0.29	1.00	
1,2,3-Trichlorobenzene	ND	1.0	0.30	1.00	
1,2,4-Trichlorobenzene	ND	1.0	0.34	1.00	
1,1,1-Trichloroethane	ND	1.0	0.39	1.00	
1,1,2-Trichloro-1,2,2-Trifluoroethane	ND	10	0.66	1.00	
1,1,2-Trichloroethane	ND	1.0	0.31	1.00	
Trichloroethene	ND	1.0	0.33	1.00	
Trichlorofluoromethane	ND	10	1.8	1.00	
1,2,3-Trichloropropane	ND	5.0	0.30	1.00	
1,2,4-Trimethylbenzene	ND	1.0	0.29	1.00	
1,3,5-Trimethylbenzene	ND	1.0	0.28	1.00	
Vinyl Acetate	ND	10	2.7	1.00	
Vinyl Chloride	ND	5.0	1.4	1.00	
p/m-Xylene	ND	2.0	0.56	1.00	
o-Xylene	ND	1.0	0.27	1.00	
Xylenes (total)	ND	1.0	0.27	1.00	
Methyl-t-Butyl Ether (MTBE)	ND	1.0	0.30	1.00	
<u>Surrogate</u>	<u>Rec. (%)</u>	<u>Control Limits</u>	<u>Qualifiers</u>		
1,4-Bromofluorobenzene	95	77-120			
Dibromofluoromethane	100	80-128			
1,2-Dichloroethane-d4	102	80-129			
Toluene-d8	96	80-120			

RL: Reporting Limit. DF: Dilution Factor. MDL: Method Detection Limit.

## Analytical Report

AECOM  
 3500 Porsche Way, Suite 300  
 Ontario, CA 91764-4937

Date Received: 10/01/18  
 Work Order: 18-10-0057  
 Preparation: EPA 5030C  
 Method: EPA 8260B  
 Units: ug/L

Project: Chevron / 306440

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Client Sample Number	Lab Sample Number	Date/Time Collected	Matrix	Instrument	Date Prepared	Date/Time Analyzed	QC Batch ID
Method Blank	099-14-001-27114	N/A	Aqueous	GC/MS T	10/11/18	10/11/18 12:28	181011L010

Comment(s): - Results were evaluated to the MDL (DL), concentrations  $\geq$  to the MDL (DL) but  $<$  RL (LOQ), if found, are qualified with a "J" flag.

Parameter	Result	RL	MDL	DF	Qualifiers
Acetone	ND	20	10	1.00	
Benzene	ND	1.0	0.30	1.00	
Bromobenzene	ND	1.0	0.32	1.00	
Bromochloromethane	ND	2.0	0.60	1.00	
Bromodichloromethane	ND	1.0	0.34	1.00	
Bromoform	ND	5.0	1.7	1.00	
Bromomethane	ND	50	18	1.00	
2-Butanone	ND	20	6.9	1.00	
n-Butylbenzene	ND	1.0	0.31	1.00	
sec-Butylbenzene	ND	1.0	0.28	1.00	
tert-Butylbenzene	ND	1.0	0.35	1.00	
Carbon Disulfide	ND	10	0.68	1.00	
Carbon Tetrachloride	ND	2.0	1.0	1.00	
Chlorobenzene	ND	1.0	0.30	1.00	
Chloroethane	ND	5.0	0.75	1.00	
Chloroform	ND	1.0	0.34	1.00	
Chloromethane	ND	10	0.59	1.00	
2-Chlorotoluene	ND	1.0	0.30	1.00	
4-Chlorotoluene	ND	1.0	0.28	1.00	
Dibromochloromethane	ND	2.0	0.53	1.00	
1,2-Dibromo-3-Chloropropane	ND	5.0	2.0	1.00	
1,2-Dibromoethane	ND	1.0	0.39	1.00	
Dibromomethane	ND	1.0	0.44	1.00	
1,2-Dichlorobenzene	ND	1.0	0.28	1.00	
1,3-Dichlorobenzene	ND	1.0	0.29	1.00	
1,4-Dichlorobenzene	ND	1.0	0.32	1.00	
Dichlorodifluoromethane	ND	5.0	1.5	1.00	
1,1-Dichloroethane	ND	1.0	0.42	1.00	
1,2-Dichloroethane	ND	1.0	0.32	1.00	
1,1-Dichloroethene	ND	1.0	0.34	1.00	
c-1,2-Dichloroethene	ND	1.0	0.34	1.00	
t-1,2-Dichloroethene	ND	1.0	0.47	1.00	
1,2-Dichloropropane	ND	1.0	0.34	1.00	
1,3-Dichloropropane	ND	1.0	0.28	1.00	

RL: Reporting Limit. DF: Dilution Factor. MDL: Method Detection Limit.

## Analytical Report

AECOM  
3500 Porsche Way, Suite 300  
Ontario, CA 91764-4937

Date Received: 10/01/18  
Work Order: 18-10-0057  
Preparation: EPA 5030C  
Method: EPA 8260B  
Units: ug/L

Project: Chevron / 306440

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<u>Parameter</u>	<u>Result</u>	<u>RL</u>	<u>MDL</u>	<u>DF</u>	<u>Qualifiers</u>
2,2-Dichloropropane	ND	1.0	0.42	1.00	
1,1-Dichloropropene	ND	1.0	0.30	1.00	
c-1,3-Dichloropropene	ND	0.50	0.29	1.00	
t-1,3-Dichloropropene	ND	0.50	0.23	1.00	
Ethylbenzene	ND	1.0	0.26	1.00	
2-Hexanone	ND	10	5.0	1.00	
Isopropylbenzene	ND	1.0	0.27	1.00	
p-Isopropyltoluene	ND	1.0	0.31	1.00	
Methylene Chloride	ND	10	4.0	1.00	
4-Methyl-2-Pentanone	ND	10	0.46	1.00	
Naphthalene	ND	10	5.1	1.00	
n-Propylbenzene	ND	1.0	0.26	1.00	
Styrene	ND	1.0	0.24	1.00	
1,1,1,2-Tetrachloroethane	ND	2.0	0.50	1.00	
1,1,2,2-Tetrachloroethane	ND	10	0.32	1.00	
Tetrachloroethene	ND	1.0	0.33	1.00	
Toluene	ND	1.0	0.29	1.00	
1,2,3-Trichlorobenzene	ND	1.0	0.30	1.00	
1,2,4-Trichlorobenzene	ND	1.0	0.34	1.00	
1,1,1-Trichloroethane	ND	1.0	0.39	1.00	
1,1,2-Trichloro-1,2,2-Trifluoroethane	ND	10	0.66	1.00	
1,1,2-Trichloroethane	ND	1.0	0.31	1.00	
Trichloroethene	ND	1.0	0.33	1.00	
Trichlorofluoromethane	ND	10	1.8	1.00	
1,2,3-Trichloropropane	ND	5.0	0.30	1.00	
1,2,4-Trimethylbenzene	ND	1.0	0.29	1.00	
1,3,5-Trimethylbenzene	ND	1.0	0.28	1.00	
Vinyl Acetate	ND	10	2.7	1.00	
Vinyl Chloride	ND	5.0	1.4	1.00	
p/m-Xylene	ND	2.0	0.56	1.00	
o-Xylene	ND	1.0	0.27	1.00	
Xylenes (total)	ND	1.0	0.27	1.00	
Methyl-t-Butyl Ether (MTBE)	ND	1.0	0.30	1.00	
<u>Surrogate</u>	<u>Rec. (%)</u>	<u>Control Limits</u>	<u>Qualifiers</u>		
1,4-Bromofluorobenzene	94	77-120			
Dibromofluoromethane	98	80-128			
1,2-Dichloroethane-d4	101	80-129			
Toluene-d8	97	80-120			

RL: Reporting Limit. DF: Dilution Factor. MDL: Method Detection Limit.



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## Quality Control - Spike/Spike Duplicate

AECOM  
3500 Porsche Way, Suite 300  
Ontario, CA 91764-4937

Date Received: 10/01/18  
Work Order: 18-10-0057  
Preparation: EPA 5030C  
Method: EPA 8015B (M)

Project: Chevron / 306440

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Quality Control Sample ID	Type	Matrix	Instrument	Date Prepared	Date Analyzed	MS/MSD Batch Number				
18-10-0113-4	Sample	Aqueous	GC 42	10/10/18	10/10/18 16:57	181010S028				
18-10-0113-4	Matrix Spike	Aqueous	GC 42	10/10/18	10/10/18 17:57	181010S028				
18-10-0113-4	Matrix Spike Duplicate	Aqueous	GC 42	10/10/18	10/10/18 18:32	181010S028				
Parameter	Sample Conc.	Spike Added	MS Conc.	MS %Rec.	MSD Conc.	MSD %Rec.	%Rec. CL	RPD	RPD CL	Qualifiers
TPH as Gasoline	ND	2000	2070	104	2008	100	68-122	3	0-18	


 Return to Contents

RPD: Relative Percent Difference. CL: Control Limits



Calscience

## Quality Control - Spike/Spike Duplicate

AECOM  
3500 Porsche Way, Suite 300  
Ontario, CA 91764-4937

Date Received: 10/01/18  
Work Order: 18-10-0057  
Preparation: EPA 5030C  
Method: EPA 8260B

Project: Chevron / 306440

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Quality Control Sample ID	Type	Matrix	Instrument	Date Prepared	Date Analyzed	MS/MSD Batch Number
18-10-0610-2	Sample	Aqueous	GC/MS T	10/11/18	10/11/18 13:32	181011S002
18-10-0610-2	Matrix Spike	Aqueous	GC/MS T	10/11/18	10/11/18 14:36	181011S002
18-10-0610-2	Matrix Spike Duplicate	Aqueous	GC/MS T	10/11/18	10/11/18 15:08	181011S002

Parameter	Sample Conc.	Spike Added	MS Conc.	MS %Rec.	MSD Conc.	MSD %Rec.	%Rec. CL	RPD	RPD CL	Qualifiers
Acetone	ND	100.0	112.8	113	120.0	120	34-166	6	0-33	
Benzene	18.24	100.0	117.3	99	116.3	98	75-125	1	0-20	
Bromobenzene	ND	100.0	110.5	110	109.0	109	75-125	1	0-20	
Bromochloromethane	ND	100.0	104.4	104	103.8	104	75-125	1	0-20	
Bromodichloromethane	ND	100.0	104.7	105	105.8	106	75-134	1	0-20	
Bromoform	ND	100.0	97.15	97	99.85	100	74-134	3	0-20	
Bromomethane	ND	100.0	85.10	85	90.28	90	20-168	6	0-40	
2-Butanone	ND	100.0	85.47	85	87.61	88	37-157	2	0-20	
n-Butylbenzene	ND	100.0	115.9	116	119.8	120	73-145	3	0-20	
sec-Butylbenzene	2.980	100.0	113.8	111	117.0	114	75-135	3	0-20	
tert-Butylbenzene	ND	100.0	109.9	110	112.3	112	75-136	2	0-20	
Carbon Disulfide	ND	100.0	92.88	93	95.61	96	50-152	3	0-27	
Carbon Tetrachloride	ND	100.0	97.36	97	100.4	100	70-154	3	0-20	
Chlorobenzene	ND	100.0	106.4	106	107.2	107	75-125	1	0-20	
Chloroethane	ND	100.0	92.27	92	97.93	98	41-167	6	0-26	
Chloroform	ND	100.0	99.74	100	100.1	100	75-127	0	0-20	
Chloromethane	ND	100.0	50.18	50	53.36	53	41-149	6	0-20	
2-Chlorotoluene	ND	100.0	109.0	109	109.6	110	75-128	1	0-20	
4-Chlorotoluene	ND	100.0	105.5	105	106.8	107	75-125	1	0-20	
Dibromochloromethane	ND	100.0	103.2	103	104.0	104	75-131	1	0-20	
1,2-Dibromo-3-Chloropropane	ND	100.0	93.50	93	95.52	96	64-142	2	0-20	
1,2-Dibromoethane	ND	100.0	101.5	101	102.2	102	75-129	1	0-20	
Dibromomethane	ND	100.0	101.6	102	103.7	104	75-125	2	0-20	
1,2-Dichlorobenzene	ND	100.0	108.5	108	110.6	111	75-125	2	0-20	
1,3-Dichlorobenzene	ND	100.0	108.3	108	110.3	110	75-125	2	0-20	
1,4-Dichlorobenzene	ND	100.0	104.5	105	106.8	107	75-125	2	0-20	
Dichlorodifluoromethane	ND	100.0	96.33	96	99.56	100	25-157	3	0-26	
1,1-Dichloroethane	ND	100.0	87.47	87	89.17	89	73-139	2	0-20	
1,2-Dichloroethane	ND	100.0	105.6	106	104.4	104	75-125	1	0-20	
1,1-Dichloroethene	ND	100.0	97.38	97	100.6	101	61-145	3	0-20	
c-1,2-Dichloroethene	ND	100.0	98.08	98	97.84	98	75-125	0	0-20	
t-1,2-Dichloroethene	ND	100.0	97.77	98	99.04	99	64-142	1	0-20	
1,2-Dichloropropane	ND	100.0	103.8	104	103.3	103	75-127	0	0-20	
1,3-Dichloropropane	ND	100.0	99.62	100	100.4	100	75-125	1	0-20	
2,2-Dichloropropane	ND	100.0	97.40	97	97.60	98	24-180	0	0-20	

RPD: Relative Percent Difference. CL: Control Limits



Calscience

## Quality Control - Spike/Spike Duplicate

AECOM  
3500 Porsche Way, Suite 300  
Ontario, CA 91764-4937

Date Received: 10/01/18  
Work Order: 18-10-0057  
Preparation: EPA 5030C  
Method: EPA 8260B

Project: Chevron / 306440

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Parameter	Sample Conc.	Spike Added	MS Conc.	MS %Rec.	MSD Conc.	MSD %Rec.	%Rec. CL	RPD	RPD CL	Qualifiers
1,1-Dichloropropene	ND	100.0	96.85	97	99.34	99	75-135	3	0-20	
c-1,3-Dichloropropene	ND	100.0	103.2	103	102.9	103	75-137	0	0-20	
t-1,3-Dichloropropene	ND	100.0	102.0	102	102.9	103	74-146	1	0-20	
Ethylbenzene	ND	100.0	110.1	110	110.7	111	75-129	1	0-20	
2-Hexanone	ND	100.0	90.80	91	94.35	94	47-161	4	0-20	
Isopropylbenzene	13.74	100.0	127.2	113	127.1	113	75-135	0	0-20	
p-Isopropyltoluene	ND	100.0	112.6	113	116.3	116	75-136	3	0-20	
Methylene Chloride	ND	100.0	92.25	92	93.82	94	63-141	2	0-20	
4-Methyl-2-Pentanone	ND	100.0	92.10	92	94.78	95	66-138	3	0-20	
Naphthalene	ND	100.0	105.2	105	107.0	107	59-143	2	0-20	
n-Propylbenzene	21.16	100.0	134.9	114	134.5	113	75-133	0	0-20	
Styrene	ND	100.0	114.2	114	113.3	113	70-142	1	0-28	
1,1,1,2-Tetrachloroethane	ND	100.0	104.1	104	104.4	104	75-139	0	0-20	
1,1,2,2-Tetrachloroethane	ND	100.0	95.98	96	96.43	96	61-145	0	0-20	
Tetrachloroethene	ND	100.0	105.3	105	107.7	108	47-143	2	0-20	
Toluene	ND	100.0	109.1	109	109.1	109	75-125	0	0-20	
1,2,3-Trichlorobenzene	ND	100.0	111.8	112	111.6	112	73-133	0	0-20	
1,2,4-Trichlorobenzene	ND	100.0	111.9	112	114.0	114	71-137	2	0-20	
1,1,1-Trichloroethane	ND	100.0	96.02	96	97.63	98	75-136	2	0-20	
1,1,2-Trichloro-1,2,2-Trifluoroethane	ND	100.0	88.32	88	88.73	89	42-168	0	0-22	
1,1,2-Trichloroethane	ND	100.0	103.9	104	101.4	101	75-125	2	0-20	
Trichloroethene	ND	100.0	105.2	105	106.4	106	67-139	1	0-20	
Trichlorofluoromethane	ND	100.0	101.5	102	107.1	107	59-155	5	0-20	
1,2,3-Trichloropropane	ND	100.0	94.85	95	94.59	95	75-127	0	0-20	
1,2,4-Trimethylbenzene	ND	100.0	111.0	111	113.5	113	75-133	2	0-20	
1,3,5-Trimethylbenzene	ND	100.0	114.3	114	114.5	115	75-135	0	0-20	
Vinyl Acetate	ND	100.0	89.62	90	90.21	90	54-180	1	0-25	
Vinyl Chloride	ND	100.0	90.06	90	94.29	94	51-153	5	0-20	
p/m-Xylene	ND	200.0	225.3	113	226.3	113	75-133	0	0-20	
o-Xylene	ND	100.0	113.0	113	111.6	112	75-134	1	0-20	
Methyl-t-Butyl Ether (MTBE)	14.12	100.0	92.13	78	92.52	78	64-136	0	0-20	

Return to Contents

RPD: Relative Percent Difference. CL: Control Limits

## Quality Control - LCS/LCSD

AECOM  
3500 Porsche Way, Suite 300  
Ontario, CA 91764-4937

Date Received: 10/01/18  
Work Order: 18-10-0057  
Preparation: EPA 3510C  
Method: EPA 8015B (M)

Project: Chevron / 306440

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Quality Control Sample ID	Type	Matrix	Instrument	Date Prepared	Date Analyzed	LCS/LCSD Batch Number			
099-15-304-2162	LCS	Aqueous	GC 50	10/04/18	10/05/18 20:32	181004B07			
099-15-304-2162	LCSD	Aqueous	GC 50	10/04/18	10/05/18 20:52	181004B07			
Parameter	Spike Added	LCS Conc.	LCS %Rec.	LCSD Conc.	LCSD %Rec.	%Rec. CL	RPD	RPD CL	Qualifiers
TPH as Diesel	2000	1592	80	1721	86	69-123	8	0-30	

## Quality Control - LCS

AECOM	Date Received:	10/01/18
3500 Porsche Way, Suite 300	Work Order:	18-10-0057
Ontario, CA 91764-4937	Preparation:	EPA 5030C
Project: Chevron / 306440	Method:	EPA 8015B (M)

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Quality Control Sample ID	Type	Matrix	Instrument	Date Prepared	Date Analyzed	LCS Batch Number
<b>099-12-436-12283</b>	<b>LCS</b>	<b>Aqueous</b>	<b>GC 42</b>	<b>10/10/18</b>	<b>10/10/18 15:47</b>	<b>181010L068</b>
<u>Parameter</u>		<u>Spike Added</u>	<u>Conc. Recovered</u>	<u>LCS %Rec.</u>	<u>%Rec. CL</u>	<u>Qualifiers</u>
TPH as Gasoline		2000	2115	106	78-120	

## Quality Control - LCS

AECOM  
3500 Porsche Way, Suite 300  
Ontario, CA 91764-4937

Date Received: 10/01/18  
Work Order: 18-10-0057  
Preparation: EPA 5030C  
Method: EPA 8260B

Project: Chevron / 306440

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Quality Control Sample ID	Type	Matrix	Instrument	Date Prepared	Date Analyzed	LCS Batch Number	
<b>099-14-001-27114</b>	<b>LCS</b>	<b>Aqueous</b>	<b>GC/MS T</b>	<b>10/11/18</b>	<b>10/11/18 10:01</b>	<b>181011L010</b>	
<u>Parameter</u>		<u>Spike Added</u>	<u>Conc. Recovered</u>	<u>LCS %Rec.</u>	<u>%Rec. CL</u>	<u>ME CL</u>	<u>Qualifiers</u>
Acetone		50.00	40.53	81	53-137	39-151	
Benzene		50.00	48.69	97	79-121	72-128	
Bromobenzene		50.00	53.69	107	80-120	73-127	
Bromochloromethane		50.00	52.05	104	80-122	73-129	
Bromodichloromethane		50.00	52.88	106	80-124	73-131	
Bromoform		50.00	47.91	96	73-127	64-136	
Bromomethane		50.00	42.40	85	50-150	33-167	
2-Butanone		50.00	40.30	81	60-126	49-137	
n-Butylbenzene		50.00	52.20	104	72-138	61-149	
sec-Butylbenzene		50.00	52.05	104	77-131	68-140	
tert-Butylbenzene		50.00	51.02	102	80-125	72-132	
Carbon Disulfide		50.00	45.39	91	50-150	33-167	
Carbon Tetrachloride		50.00	49.00	98	65-143	52-156	
Chlorobenzene		50.00	51.64	103	80-120	73-127	
Chloroethane		50.00	50.16	100	62-128	51-139	
Chloroform		50.00	48.46	97	80-120	73-127	
Chloromethane		50.00	26.45	53	43-133	28-148	
2-Chlorotoluene		50.00	52.50	105	80-121	73-128	
4-Chlorotoluene		50.00	50.70	101	80-120	73-127	
Dibromochloromethane		50.00	52.15	104	80-123	73-130	
1,2-Dibromo-3-Chloropropane		50.00	44.97	90	66-126	56-136	
1,2-Dibromoethane		50.00	50.81	102	80-120	73-127	
Dibromomethane		50.00	51.70	103	80-120	73-127	
1,2-Dichlorobenzene		50.00	52.86	106	80-120	73-127	
1,3-Dichlorobenzene		50.00	51.38	103	80-120	73-127	
1,4-Dichlorobenzene		50.00	50.84	102	80-120	73-127	
Dichlorodifluoromethane		50.00	60.26	121	50-150	33-167	
1,1-Dichloroethane		50.00	43.13	86	72-126	63-135	
1,2-Dichloroethane		50.00	53.08	106	76-120	69-127	
1,1-Dichloroethene		50.00	47.86	96	66-132	55-143	
c-1,2-Dichloroethene		50.00	46.59	93	78-120	71-127	
t-1,2-Dichloroethene		50.00	47.52	95	66-132	55-143	
1,2-Dichloropropane		50.00	49.90	100	80-120	73-127	
1,3-Dichloropropane		50.00	50.26	101	80-120	73-127	
2,2-Dichloropropane		50.00	49.03	98	50-150	33-167	
1,1-Dichloropropene		50.00	47.54	95	75-123	67-131	
c-1,3-Dichloropropene		50.00	51.32	103	77-131	68-140	
t-1,3-Dichloropropene		50.00	51.17	102	76-136	66-146	

RPD: Relative Percent Difference. CL: Control Limits

## Quality Control - LCS

AECOM	Date Received:	10/01/18
3500 Porsche Way, Suite 300	Work Order:	18-10-0057
Ontario, CA 91764-4937	Preparation:	EPA 5030C
	Method:	EPA 8260B
Project: Chevron / 306440		Page 4 of 4

<u>Parameter</u>	<u>Spike Added</u>	<u>Conc. Recovered</u>	<u>LCS %Rec.</u>	<u>%Rec. CL</u>	<u>ME CL</u>	<u>Qualifiers</u>
Ethylbenzene	50.00	51.88	104	80-120	73-127	
2-Hexanone	50.00	44.19	88	63-123	53-133	
Isopropylbenzene	50.00	53.19	106	80-128	72-136	
p-Isopropyltoluene	50.00	52.68	105	73-133	63-143	
Methylene Chloride	50.00	45.57	91	61-133	49-145	
4-Methyl-2-Pentanone	50.00	44.24	88	65-125	55-135	
Naphthalene	50.00	46.64	93	69-129	59-139	
n-Propylbenzene	50.00	53.79	108	80-128	72-136	
Styrene	50.00	55.41	111	80-126	72-134	
1,1,1,2-Tetrachloroethane	50.00	52.53	105	80-129	72-137	
1,1,2,2-Tetrachloroethane	50.00	47.26	95	74-122	66-130	
Tetrachloroethene	50.00	53.44	107	55-139	41-153	
Toluene	50.00	51.61	103	80-120	73-127	
1,2,3-Trichlorobenzene	50.00	52.94	106	72-132	62-142	
1,2,4-Trichlorobenzene	50.00	51.32	103	74-134	64-144	
1,1,1-Trichloroethane	50.00	47.94	96	76-124	68-132	
1,1,2-Trichloro-1,2,2-Trifluoroethane	50.00	46.71	93	54-150	38-166	
1,1,2-Trichloroethane	50.00	51.43	103	80-120	73-127	
Trichloroethene	50.00	51.07	102	79-121	72-128	
Trichlorofluoromethane	50.00	61.01	122	72-132	62-142	
1,2,3-Trichloropropane	50.00	48.82	98	75-123	67-131	
1,2,4-Trimethylbenzene	50.00	52.10	104	74-128	65-137	
1,3,5-Trimethylbenzene	50.00	54.62	109	77-131	68-140	
Vinyl Acetate	50.00	44.19	88	50-150	33-167	
Vinyl Chloride	50.00	50.33	101	63-129	52-140	
p/m-Xylene	100.0	107.1	107	80-122	73-129	
o-Xylene	50.00	53.20	106	80-128	72-136	
Methyl-t-Butyl Ether (MTBE)	50.00	38.50	77	69-123	60-132	

Total number of LCS compounds: 66

Total number of ME compounds: 0

Total number of ME compounds allowed: 3

LCS ME CL validation result: Pass

RPD: Relative Percent Difference. CL: Control Limits



Calscience

## Sample Analysis Summary Report

Work Order: 18-10-0057

Page 1 of 1

<u>Method</u>	<u>Extraction</u>	<u>Chemist ID</u>	<u>Instrument</u>	<u>Analytical Location</u>
EPA 8015B (M)	EPA 3510C	1028	GC 50	1
EPA 8015B (M)	EPA 5030C	1161	GC 42	2
EPA 8260B	EPA 5030C	867	GC/MS T	2

  
Return to Contents

Location 1: 7440 Lincoln Way, Garden Grove, CA 92841

Location 2: 7445 Lampson Avenue, Garden Grove, CA 92841

<u>Qualifiers</u>	<u>Definition</u>
*	See applicable analysis comment.
<	Less than the indicated value.
>	Greater than the indicated value.
1	Surrogate compound recovery was out of control due to a required sample dilution. Therefore, the sample data was reported without further clarification.
2	Surrogate compound recovery was out of control due to matrix interference. The associated method blank surrogate spike compound was in control and, therefore, the sample data was reported without further clarification.
3	Recovery of the Matrix Spike (MS) or Matrix Spike Duplicate (MSD) compound was out of control due to suspected matrix interference. The associated LCS recovery was in control.
4	The MS/MSD RPD was out of control due to suspected matrix interference.
5	The PDS/PDSD or PES/PESD associated with this batch of samples was out of control due to suspected matrix interference.
6	Surrogate recovery below the acceptance limit.
7	Surrogate recovery above the acceptance limit.
B	Analyte was present in the associated method blank.
BU	Sample analyzed after holding time expired.
BV	Sample received after holding time expired.
CI	See case narrative.
E	Concentration exceeds the calibration range.
ET	Sample was extracted past end of recommended max. holding time.
HD	The chromatographic pattern was inconsistent with the profile of the reference fuel standard.
HDH	The sample chromatographic pattern for TPH matches the chromatographic pattern of the specified standard but heavier hydrocarbons were also present (or detected).
HDL	The sample chromatographic pattern for TPH matches the chromatographic pattern of the specified standard but lighter hydrocarbons were also present (or detected).
J	Analyte was detected at a concentration below the reporting limit and above the laboratory method detection limit. Reported value is estimated.
JA	Analyte positively identified but quantitation is an estimate.
ME	LCS Recovery Percentage is within Marginal Exceedance (ME) Control Limit range (+/- 4 SD from the mean).
ND	Parameter not detected at the indicated reporting limit.
Q	Spike recovery and RPD control limits do not apply resulting from the parameter concentration in the sample exceeding the spike concentration by a factor of four or greater.
SG	The sample extract was subjected to Silica Gel treatment prior to analysis.
X	% Recovery and/or RPD out-of-range.
Z	Analyte presence was not confirmed by second column or GC/MS analysis.
	Solid - Unless otherwise indicated, solid sample data is reported on a wet weight basis, not corrected for % moisture. All QC results are reported on a wet weight basis.
	Any parameter identified in 40CFR Part 136.3 Table II that is designated as "analyze immediately" with a holding time of <= 15 minutes (40CFR-136.3 Table II, footnote 4), is considered a "field" test and the reported results will be qualified as being received outside of the stated holding time unless received at the laboratory within 15 minutes of the collection time.
	A calculated total result (Example: Total Pesticides) is the summation of each component concentration and/or, if "J" flags are reported, estimated concentration. Component concentrations showing not detected (ND) are summed into the calculated total result as zero concentrations.

<p>Chevron Site Number: 306440                  Chevron Site Global ID: T0606500513                  Chevron Site Address: 10451 Magnolia, Riverside, CA                  Chevron PM: James P. Kieran                  Chevron PM Phone No.:  <input checked="" type="checkbox"/> Marketing Business Unit Job  <input checked="" type="checkbox"/> Construction/Retail Job                  Charge Code: NWENV-0306440-0802</p>		<p><b>Calscience Laboratories</b>                  7441 Lincoln Way, Garden Grove, CA 92841-1427                  Consultant Project No. 30-6190                  Sampling Company: Blaine Tech Services                  Sampled By (Print): <u>Patrick RD</u>                  Sampler Signature: <u>[Signature]</u></p>		<p><b>ANALYSES REQUIRED</b></p> <p>18-10-0057</p> <p>EPA 8260B/GC/MS TPH-G C4-C12 <input type="checkbox"/></p> <p>NAPHTHALENE BY 8260 <input type="checkbox"/></p> <p>PH <input type="checkbox"/> DISSOLVED OXYGEN <input type="checkbox"/> FERROUS IRON <input type="checkbox"/> METHANE <input type="checkbox"/></p> <p>NITRATE <input type="checkbox"/> SULFATE <input type="checkbox"/> TDS <input type="checkbox"/> BROMIDE <input type="checkbox"/></p> <p>TOTAL CHROMIUM <input type="checkbox"/> HEXAVALENT CHROMIUM <input type="checkbox"/></p> <p>ACETONE <input type="checkbox"/> FORMALDEHYDE <input type="checkbox"/> TOTAL BORON <input type="checkbox"/> CHLORIDE <input type="checkbox"/></p> <p>TPH-D WITH SILICA GEL CLEAN UP (SPECIAL INSTRUCTIONS)</p> <p>EPA 8015B TPH-G <input checked="" type="checkbox"/> TPH-D <input checked="" type="checkbox"/> ORO <input type="checkbox"/> HC SCREEN <input type="checkbox"/></p> <p>EPA 8260B/GC/MS ETHANOL <input type="checkbox"/> EDB/EDC <input type="checkbox"/> FULL SCAN VOC <input type="checkbox"/></p> <p>EPA 8260B/GC/MS TPH-G <input type="checkbox"/> BTEX <input type="checkbox"/> MTBE <input type="checkbox"/> OXYS <input type="checkbox"/></p>		<p>Special Instructions                  Please use County of Riverside Detection limits</p> <p>Preservation Codes                  H = HCL T = Thiosulfate                  N = HNO<sub>3</sub> B = NaOH                  S = H<sub>2</sub>SO<sub>4</sub> O = Other</p>					
<p><b>WBS ELEMENTS:</b>                  SITE ASSESSMENT: A1L REMEDIATION IMPLEMENTATION: R5L                  SITE MONITORING: OML OPERATION MAINTENANCE &amp; MONITORING: M1L</p> <p>THIS IS A LEGAL DOCUMENT. ALL FIELDS MUST BE FILLED OUT CORRECTLY AND COMPLETELY.</p>		<p>Chevron Consultant: <u>AECOM</u>                  Address: <u>901 Via Piemonte, 5th Floor</u>  <u>Ontario, California 91764</u>                  Consultant Contact: <u>Lorien Sanders</u>                  Consultant Phone No. _____</p>		<p>Temp. Blank Check Time _____ Temp. _____</p>							
<b>SAMPLE ID</b>		Date (yyymmdd)	Top Depth	Matrix	Company	Date/Time	Date/Time	Date/Time	Date/Time	Date/Time	Date/Time
GW-24 (1)	W	180127		W	BTS	1135	8	10/11/18	1702	10/11/18	1810
GW-23 (2)	W	180929		W	EC	1145	8	10/11/18	1702	10/11/18	1810
<b>Relinquished By</b>		Company	Date/Time	Date/Time	Date/Time	Date/Time	Date/Time	Date/Time	Date/Time	Date/Time	Date/Time
[Signature]		BTS	12/20/18/157	10/11/18	1702	10/11/18	1702	10/11/18	1702	10/11/18	1810
<b>Relinquished By</b>		Company	Date/Time	Date/Time	Date/Time	Date/Time	Date/Time	Date/Time	Date/Time	Date/Time	Date/Time
[Signature]		EC	10/11/18	1702	10/11/18	1702	10/11/18	1702	10/11/18	1702	10/11/18
<b>Relinquished By</b>		Company	Date/Time	Date/Time	Date/Time	Date/Time	Date/Time	Date/Time	Date/Time	Date/Time	Date/Time
[Signature]		EC	10/11/18	1810	10/11/18	1810	10/11/18	1810	10/11/18	1810	10/11/18

SAMPLE RECEIPT CHECKLIST

COOLER 1 OF 1

CLIENT: AECOM

DATE: 10/1/2018

**TEMPERATURE:** (Criteria: 0.0°C – 6.0°C, not frozen except sediment/tissue)  
 Thermometer ID: SC6 (CF: 0.0°C); Temperature (w/o CF): 2.3 °C (w/ CF): 2.3 °C;  Blank  Sample  
 Sample(s) outside temperature criteria (PM/APM contacted by: \_\_\_\_\_)  
 Sample(s) outside temperature criteria but received on ice/chilled on same day of sampling  
 Sample(s) received at ambient temperature; placed on ice for transport by courier  
 Ambient Temperature:  Air  Filter  
 Checked by: URM1

**CUSTODY SEAL:**  
 Cooler  Present and Intact  Present but Not Intact  Not Present  N/A Checked by: URM1  
 Sample(s)  Present and Intact  Present but Not Intact  Not Present  N/A Checked by: 1163

SAMPLE CONDITION:	Yes	No	N/A
Chain-of-Custody (COC) document(s) received with samples .....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
COC document(s) received complete .....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Sampling date <input type="checkbox"/> Sampling time <input type="checkbox"/> Matrix <input type="checkbox"/> Number of containers			
<input type="checkbox"/> No analysis requested <input type="checkbox"/> Not relinquished <input type="checkbox"/> No relinquished date <input type="checkbox"/> No relinquished time			
Sampler's name indicated on 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 for analyses requested .....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Sufficient volume/mass for analyses requested .....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Samples received within holding time .....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Aqueous samples for certain analyses received within 15-minute holding time			
<input type="checkbox"/> pH <input type="checkbox"/> Residual Chlorine <input type="checkbox"/> Dissolved Sulfide <input type="checkbox"/> Dissolved Oxygen .....	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Proper preservation chemical(s) noted on COC and/or sample container .....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Unpreserved aqueous sample(s) received for certain analyses			
<input type="checkbox"/> Volatile Organics <input type="checkbox"/> Total Metals <input type="checkbox"/> Dissolved Metals			
Acid/base preserved samples - pH within acceptable range .....	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Container(s) for certain analysis free of headspace.....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/> Volatile Organics <input type="checkbox"/> Dissolved Gases (RSK-175) <input type="checkbox"/> Dissolved Oxygen (SM 4500)			
<input type="checkbox"/> Carbon Dioxide (SM 4500) <input type="checkbox"/> Ferrous Iron (SM 3500) <input type="checkbox"/> Hydrogen Sulfide (Hach)			
Tedlar™ bag(s) free of condensation .....	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**CONTAINER TYPE:** (6) (Trip Blank Lot Number: \_\_\_\_\_)  
 Aqueous:  VOA  VOA<sub>h</sub>  VOA<sub>na2</sub>  100PJ  100PJ<sub>na2</sub>  125AGB  125AGB<sub>h</sub>  125AGB<sub>p</sub>  125PB  125PB<sub>znna</sub> (pH\_\_9)  
 250AGB  250CGB  250CGB<sub>s</sub> (pH\_\_2)  250PB  250PB<sub>n</sub> (pH\_\_2)  500AGB  500AGJ  500AGJ<sub>s</sub> (pH\_\_2)  500PB  
 1AGB  1AGB<sub>na2</sub>  1AGB<sub>s</sub> (pH\_\_2)  1AGB<sub>s</sub> (O&G)  1PB  1PB<sub>na</sub> (pH\_\_12)  \_\_\_\_\_  \_\_\_\_\_  \_\_\_\_\_  
 Solid:  4ozCGJ  8ozCGJ  16ozCGJ  Sleeve (\_\_\_\_)  EnCores® (\_\_\_\_)  TerraCores® (\_\_\_\_)  \_\_\_\_\_  \_\_\_\_\_  \_\_\_\_\_  
 Air:  Tedlar™  Canister  Sorbent Tube  PUF  \_\_\_\_\_ Other Matrix (\_\_\_\_):  \_\_\_\_\_  \_\_\_\_\_  \_\_\_\_\_  
 Container: A = Amber, B = Bottle, C = Clear, E = Envelope, G = Glass, J = Jar, P = Plastic, and Z = Ziploc/Resealable Bag  
 Preservative: b = buffered, f = filtered, h = HCl, n = HNO<sub>3</sub>, na = NaOH, na<sub>2</sub> = Na<sub>2</sub>S<sub>2</sub>O<sub>3</sub>, p = H<sub>3</sub>PO<sub>4</sub>, Labeled/Checked by: 1163  
 Reviewed by: 4750  
 s = H<sub>2</sub>SO<sub>4</sub>, u = ultra-pure, x = Na<sub>2</sub>SO<sub>3</sub>+NaHSO<sub>4</sub>·H<sub>2</sub>O, znna = Zn(CH<sub>3</sub>CO<sub>2</sub>)<sub>2</sub> + NaOH

DRAFT

**PHASE I ENVIRONMENTAL SITE ASSESSMENT**

FOR

**THE VILLAGE AT MAGNOLIA SQUARE**

10411 - 10491 Magnolia Avenue  
Riverside, California 92505

June 6, 2012

*Prepared for:*

The Cavallari Group  
20342 Acacia Street, Suite 100  
Newport Beach, California 92660



**ADR Environmental Group, Inc.**

**National Customer Service Center**

225 30<sup>th</sup> Street, Suite 202  
Sacramento, California 95816  
1-888-62 ADREG [622-3734]  
[www.adreg.com](http://www.adreg.com)

*Due Diligence and Risk Management Services Nationwide*

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**PHASE I ENVIRONMENTAL SITE ASSESSMENT**

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Client: The Cavallari Group  
20342 Acacia Street, Suite 100  
Newport Beach, California 92660

Point of Contact: Mr. Michael Cavallari

Property: 10411 and 10491 Magnolia Avenue  
Riverside, California 92505

Assessor's Parcel  
Numbers: 143-180-026, -28, -031 and -032

Key Site Manager: None identified

S.I.C. Code: Not provided

Major Commercial  
Activities: Retail strip center and undeveloped land

ADR Environmental  
Group, Inc. Office: 225 30<sup>th</sup> Street, Suite 202  
Sacramento, California 95816  
phone (888) 622-3734  
fax (916) 648-6688

Environmental  
Assessor: Mr. Dennis Hudson, Registered Environmental Assessor #07262

Project Number: CAVA 01-12-001-CA

Report Date: June 6, 2012

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## 1 EXECUTIVE SUMMARY

ADR Environmental Group, Inc. (ADR) was retained by The Cavallari Group to perform a Phase I Environmental Site Assessment (ESA) for the site located at 10411 - 10491 Magnolia Avenue in Riverside, California (subject Property). The subject Property is an irregular-shaped parcel of land totaling approximately 16.6 acres that is developed with two multi-tenant buildings totaling approximately 17,875 square feet. The building identified as 10491 Magnolia Avenue is unoccupied and the building identified as 10411 Magnolia Avenue is occupied by Inland Dentistry, Verizon Wireless and Oriental Cuisine. The remaining portions of the subject Property consist of asphalt-paved parking areas and drives, concrete paved walkways, gravel covered area, grass covered area, landscaped areas and an area previously developed with a gas station that is being actively remediated. Vehicle access onto the subject Property is provided from two driveways off Magnolia Avenue to the south and from the east adjoining properties. At the time of the site inspection, 10411 Magnolia Avenue appeared in good condition and well maintained and 10491 Magnolia Avenue appeared in fair condition. At the time of the site visit, the subject Property was located in a mixed commercial and residential area of Riverside.

From a review of available historical information, it can be concluded that by 1931 the northeast corner of the subject Property was developed with what appeared to be an agricultural building that was removed between 1938 and 1948. From at least 1931 until at least 1953, the remainder of the subject Property was structurally undeveloped agricultural land. By 1955 the southeast portion (10427 and 10443 Magnolia Avenue) of the subject Property was developed for a construction equipment rental and sales company. In 1970, this facility expanded approximately 125 feet north and a second building (10485 Magnolia Avenue) was constructed. This facility was demolished by 1979. In 1974, a restaurant (10461 Magnolia Avenue) was constructed on the southern portion of the subject Property. In 1979, a gas station (10451 Magnolia Avenue), a grocery store and department store (10471 and 10481 Magnolia Avenue) and two multi-tenant commercial buildings (10431 and 10491 Magnolia Avenue) were constructed. In 1981, the multi-tenant commercial building identified as 10411 Magnolia Avenue was constructed. In 1997/1998, the gas station was demolished and in 2008 three commercial buildings (10431, 10461 and 10471-10481 Magnolia Avenue) were demolished. Since its development, the subject Property has been occupied by a construction equipment rental and sales company, a gas station, a grocery store, a department store, a chiropractor, a dentist office, dry cleaners, restaurants and other retail and commercial tenants. By 1931, the east and west adjoining properties were developed with residential and/or agricultural outbuildings. Between 1953 and 1963, the west adjoining property was developed with a portion of the mobile home park observed during the site inspection and, between 1963 and 1977, the remainder of the mobile home park and the southernmost west adjoining multi-tenant commercial building were constructed. Between 1953 and 1963, the east adjoining property was developed with a portion of the shopping center observed during the site inspection and, between 1977 and 1990, the remainder of the east adjoining shopping center was developed. Between 1953 and 1963, the north adjoining properties were developed with the residences observed during the site inspection. Between 1953 and 1963, the south adjoining property was developed with three commercial buildings; between 1963 and 1977, one of these buildings was removed; and between 1977 and 1990, one more was removed and the site was developed with the retail center observed during the site inspection.

This ESA was performed in accordance with ASTM International (ASTM) Standard Practice E 1527-05 and the scope of services identified in the *Agreement* dated April 12, 2012, between The Cavallari Group and ADR. This ESA has identified no evidence of recognized environmental conditions as defined by ASTM, or of other non-ASTM scope environmental concerns in connection with the subject Property with the exception of:

- In December 1997, three 12,000-gallon gasoline underground storage tanks (USTs) and one 12,000-gallon diesel UST were removed from the Unocal gas station that was constructed on the southern portion of the subject Property in 1979. A release that impacted soil and groundwater beneath the parcel was reported and, beginning in April 1998, several subsurface investigations including UST removal report, soil investigations, soil vapor investigations, groundwater monitoring events and pilot testing for soil vapor extraction (SVE) have been completed. The groundwater flow direction has consistently been southwesterly. A total of 26 on-site and off-site groundwater monitoring wells have been installed and light non-aqueous phase liquid (LNAPL) product in thickness up to 2 feet has been identified in several wells and, when present, has been removed by hand bailing from the affected wells and disposed. In October 2008, a Screening Health Risk Assessment identified ethyl benzene and tetrachloroethylene (PCE) among other volatile organic compounds (VOCs). In April 2010, a Corrective Action Plan (CAP) was prepared that recommended an active remediation program consisting of soil vapor extraction (SVE) and air sparging (AS) to address the remaining soil and groundwater contamination. At the time of the ADR site inspection, a firm was installing the SVE/AS system. According to Ms. Shelby Barker with AECOM, this vapor recovery system is expected to operate for 18 to 24 months in order to reduce soil vapor concentrations to asymptotic levels, at which time groundwater monitoring would continue for an extended period of time to verify the stability and concentrations of groundwater contaminants. Chevron Environmental Management Corporation has been identified as the responsible party and has indemnified the owner (and its successors and assigns) of the subject Property for "applicable contamination" from this prior usage as a gas station. Based on these reports, the southern portion of the subject Property is an active remediation site contaminated with petroleum hydrocarbons and site closure can be expected no earlier than mid-2016. ADR recommends gas station investigation/remediation be monitored to confirm the progress of the remedial activities, and confirm the indemnity will be extended to the new owner.

In 2005, an ESA prepared by SECOR International Incorporated (SECOR) determined that two dry cleaners had occupied tenant spaces at the subject Property (Treasury Cleaners at 10411 Magnolia Avenue and One Hour Express Cleaners at 10491 Magnolia Avenue) and at least the One Hour Express Cleaners operated a dry cleaning machine that utilized PCE as the dry cleaning solvent. Treasury Cleaners was reportedly located at the subject Property from at least 1983 until at least 1990. Secor indicated that a previous environmental report indicated that this facility did not operate a dry cleaning machine. Regardless, SECOR recommended a subsurface investigation at both site to determine whether a release of PCE had ever occurred. In April 2005, SECOR advanced two borings to 5 feet below ground surface (bgs) in each of the two dry cleaners spaces (Treasury Cleaners at 10411 Magnolia Avenue and One Hour Express Cleaners at 10491 Magnolia Avenue) and analyzed soil samples for VOCs. PCE was detected in soil at the One Hour Express Cleaners space in both borings at concentrations of 0.003 and 0.005 mg/Kg (parts per million, or ppm). Benzene was detected in soil at the Treasury Cleaners space at a concentration of 0.004 ppm. The concentrations of PCE and benzene were below

their respective Preliminary Remediation Goals (PRGs) established by the United States Environmental Protection Agency (USEPA) of 1.5 ppm and 0.6 ppm, respectively. SECOR concluded that it was unlikely that VOCs at the former dry cleaners spaces were present in concentrations that would represent an environmental concern, and recommended no further investigation. In June 2010, EBI Consulting (EBI) performed an ESA and concluded the SECOR subsurface investigation was not adequate in that it sampled only shallow soils and failed to sample groundwater. EBI advanced four borings in the vicinity of the two spaces previously occupied by dry cleaner operations to depths of 30 to 50 feet bgs, collected two soil samples at intervals from each boring, collected two groundwater grab samples from borings that were down-gradient of the dry cleaner spaces. The soil samples were analyzed for chlorinated aliphatic hydrocarbons and the groundwater samples for VOCs. PCE was detected in one soil sample taken at 5 feet bgs at a concentration of 19 ppb, significantly less than the regulatory screening level (RSL) of 550 ppb for residential soil exposure. No VOCs were detected in the two groundwater samples. EBI recommended no further action with respect to the dry cleaner operations previously located at the subject Property. On April 22 and 23, 2012, AECOM collected soil vapor samples from three nested probes. PCE was detected in two of these probes – SV-14 (284 micrograms/meter<sup>3</sup> (µg/m<sup>3</sup>) @ 5 feet bgs, 787 µg/m<sup>3</sup> @ 10 feet bgs, 231 µg/m<sup>3</sup>@ 15 feet bgs, and none detected at 20 feet bgs) and SV-16 (2,840 µg/m<sup>3</sup>@ 5 feet bgs, 3,000 µg/m<sup>3</sup>@ 10 feet bgs, 1,680 µg/m<sup>3</sup> @ 15 feet bgs, and 737 µg/m<sup>3</sup>@ 20 feet bgs). Both of these probes are located near the former One Hour Express Cleaners space at 10491 Magnolia Avenue. In addition, it should be noted that the California Department of Toxic Substances Control has issued a guidance document establishing California Human Health Screening Levels (CHHSLs) for determining if additional evaluation appears warranted for a site. The residential CHHSL for PCE is 180 µg/m<sup>3</sup>. A May 30, 2012 AECOM document identified the former One Hour Express Cleaners as the likely source of the elevated PCE soil vapor levels. Based on these investigations, it is likely that One Hour Express Cleaners is the source of the elevated PCE soil vapor levels in SV-14 and SV-16. In addition, it is likely that Treasury Cleaners operated as a drop-off/pick-up point only (as noted in previous reports) and did not adversely environmentally impact the subject Property. ADR recommends a subsurface investigation be completed at the former One Hour Express Cleaners to further evaluate the impacts of the PCE release and should include soil and groundwater sampling and a soil vapor survey.

- According to historical information, a contractors' equipment rental firm occupied approximately 20 percent of the southeast portion of the subject Property from at least 1955 until approximately 1979. Equipment rental firms can be a source of solvent, oil and gasoline contamination due to improper handling and disposal of solvent from parts washers, used oil, painting operations, and from fuel storage tanks. ADR recommends a subsurface investigation to determine whether the subject Property was environmentally impacted by the equipment rental occupant.
- A northeast neighboring property (USA at 3950 Tyler Street, approximately 750 feet northeast of the subject Property) is an active leaking underground storage tank (LUST) case. According to a January 31, 2012, "Semi-Annual Status Report" prepared by Stratus Environmental, Inc. (SEI) that was obtained from the State Water Quality Control Board's GeoTracker website, four groundwater monitoring wells associated with this site previously located in the northeast corner of the subject Property were abandoned in April 2006. In November 2004, methyl tertiary butyl ether (MtBE), a fuel oxygenate, was detected in groundwater in the northeast

corner of the subject Property at a concentration of 1.1 parts per billion (ppb) in one of the wells. In May 2005, the MtBE concentration was 1,740 ppb and in September 2005 was 1,820 ppb in the same well. By the time the well was abandoned, the reported concentration at this well had declined to 897 ppb. The California Primary Maximum Contaminant Level (MCL) for MTBE in groundwater is 13 ppb. Soil gas sampling conducted in May 2005 detected no total petroleum hydrocarbons as gasoline or volatile organic compounds. Based on these reports, the subject Property has been environmentally impacted by this neighboring LUST case. The LUST case is currently in post-remedial monitoring and responsible party for this release is identified as Moller Investment Group, Inc. ADR recommends a soil vapor survey be performed at the northeast portion of the subject Property to determine if the impacted groundwater beneath the subject Property would have an impact on potential future development.

- According to the November 2001 "Assessment of Bulk Sampling Report for the Weist Plaza" prepared by Environmental Managers & Auditors for Urban Development Organization, Ltd., the following materials at the subject Property were identified as ACMs: roofing materials at 10411 and 10491 Magnolia Avenue. At the time of the site inspection, the following other suspect asbestos-containing building materials were observed on the subject Property: drywall/joint compound/texturing, vinyl floor tiles, suspended acoustic ceiling material and exterior stucco. No significant damage to these materials was observed during the site inspection. ADR recommends that if the known ACMs need to be removed, they be removed by a contractor licensed in California to perform this type of work. Pursuant to federal and state regulations, all suspect asbestos-containing materials should either be presumed to contain asbestos or adequate rebuttal sampling should be conducted by an accredited Building Inspector prior to renovation, including maintenance, or demolition if these activities will disturb the material(s).

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## 2 INTRODUCTION

### 2.1 Purpose

The purpose of this ESA is to identify recognized environmental conditions in connection with the subject Property. The term "recognized environmental conditions," as defined in *ASTM Standard Practice for Environmental Assessments: Phase I Environmental Site Assessment Process* (ASTM Standard Practice E 1527-05) means the presence or likely presence of any hazardous substances or petroleum products on a property. This would include conditions that indicate an existing release, past release or a material threat of a release of any hazardous substances or petroleum products into structures, onto the property or in the ground, groundwater or surface water, of the property. The term also includes hazardous substances or petroleum products even under conditions in compliance with environmental laws. The term is not intended to include *de minimis* conditions that generally do not present a material risk of harm to public health or the environment and that generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies. Conditions determined to be *de minimis* are not recognized environmental conditions. This ESA was performed in a manner that complies with Scope and Limitations of the ASTM Standard Practice E 1527-05, and ADR's contractual obligations to The Cavallari Group, identified in the *Agreement* between ADR and The Cavallari Group dated April 12, 2012.

The procedure for this ESA was to perform in practical and reasonable steps an investigation to ascertain the possibility, presence, or absence of recognized environmental conditions as delineated by the Scope of Work. This was accomplished by employing currently available technology, existing regulations, and generally acceptable engineering practices.

### 2.2 Significant Assumptions

The following assumptions are made by ADR in this report. ADR relied on information derived from secondary sources including government agencies, the client, designated representatives of the client, property contacts, property owner, property owner's representatives, computer databases, and/or personal interviews. Except as set forth in this report, ADR has made no independent investigation as to the accuracy and completeness of the information derived from secondary sources including the government agencies, the client, designated representatives of the client, property contacts, property owner, property owners representatives, computer databases, and/or personal interviews and has assumed that such information is accurate and complete. ADR assumes information provided by or obtained from government agencies including information obtained from government websites is accurate and complete. Groundwater flow and depth to groundwater, unless otherwise specified by on-property well data or off-site subsurface investigation, are assumed based on contours depicted on the United States Geological Survey topographic maps. ADR assumes the subject Property has been correctly and accurately identified by the client, designated representative of the client, property contact, property owner, and/or property owner's representative.

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### 2.3 Limitations and Exceptions

The findings and conclusions contain all of the limitations inherent in these methodologies that are referred to in ASTM Standard Practice E 1527-05. Specific limitations and exceptions to the ESA are more specifically set forth below:

- No representative of the owner of the subject Property was available for an interview.
- No Key Site Manager was completed and the Environmental Site Assessment Questionnaire was not completed.

The lack of a completed User Questionnaire is unlikely to alter the conclusions presented in this ESA report.

### 2.4 Scope of Work

The scope of work for this ESA is in general accordance with the requirements of ASTM Standard Practice E 1527-05 and the *Agreement*. ADR warrants that the findings and conclusions contained herein were accomplished in accordance with the methodologies set forth in the Scope of Work. These methodologies are described as representing good commercial and customary practice for conducting an Environmental Site Assessment of a property for the purpose of identifying recognized environmental conditions.

### 2.5 Environmental Assessment Report Limitations

This ESA was performed in accordance with the Scope of Services set forth in the contract document. No other warranty or guarantee, expressed or implied, is made or offered.

The conclusions and recommendations (if applicable) stated in this ESA are based upon observations made by employees of ADR and also upon information obtained by ADR. While reasonable attempts have been made to verify this information, we cannot guarantee its accuracy.

The observations contained within this ESA are based upon site conditions readily visible and present at the time of our site inspection. These site observations are unable to specifically address conditions of subsurface soil, groundwater, or underground storage tanks, if applicable, unless specifically mentioned.

### 2.6 User Reliance

The enclosed ESA has been performed for the exclusive use of The Cavallari Group and/or its subsidiaries, as their interest may appear, for the transaction at issue concerning the subject Property located at 10411 and 10491 Magnolia Avenue in Riverside, California.

### 2.7 General Information

No "Key Site Manager" was identified. The Key Site Manager is that person having the most reliable knowledge as to the previous uses and current conditions of the subject Property, and in a position to provide reasonably accurate information for the Environmental Site Assessment Questionnaire (Questionnaire). A copy of the blank Questionnaire is included in the appendix.

Mr. Dennis Hudson, Environmental Assessor with ADR, conducted the on-site inspection on April 26, 2012. The ADR Assessor was unaccompanied during the site visit; however access into the Inland Dentistry space was provided by the tenant. Weather conditions for the site inspections consisted of overcast skies with sporadic showers and temperatures in the 60s.

The following individuals were interviewed to obtain information relevant to the historical development and/or issues associated with possible recognized environmental conditions associated with the subject Property.

Name	Title or Position/Employer
Mr. Dennis Cavallari	President/Cavallari Group

### 3 USER PROVIDED INFORMATION

Mr. Dennis Cavallari, President of Cavallari Group, completed the User Questionnaire. The User is defined by ASTM Standard Practice E 1527-05 as the party seeking to use this ASTM Practice to complete an environmental assessment of a property. The User Questionnaire consists of inquiries as to specific knowledge regarding the purchase of a site as specified by ASTM Standard Practice E 1527-05. This knowledge consists of environmental liens against the subject Property, purchase price, limitations at a site, and spills. A copy of the User Questionnaire is included in the appendix.

#### 3.1 Title Records

ADR was provided a March 6, 2012, *Preliminary Report* prepared by First American Title Insurance Company for the subject Property. A review of this document did not identify any environmental issues; however, the covenants, conditions and restrictions pertaining to the subject Property were not elaborated. A copy of a portion excluding attachments of this document is included in the appendix.

#### 3.2 Environmental Liens of Activity and Use Limitations (AUL)

Mr. Cavallari is unaware of any environmental liens or AULs such as engineering controls, land use restrictions, or institutional controls associated with the subject Property.

#### 3.3 Specialized Knowledge

Mr. Cavallari indicated he has no specialized knowledge of the operations associated with the subject Property.

#### 3.4 Commonly Known or Reasonable Ascertainable Information

Mr. Cavallari is aware of commonly known or reasonably ascertainable information of any environmental issues associated with the subject Property. Refer to section 8.2 for discussion of this information.

#### 3.5 Valuation Reduction for Environmental Issues

Mr. Cavallari indicated that the purchase price paid to be paid for the subject Property reasonably reflects the fair market value of such property.

#### 3.6 Owner, Property Manager, and Occupant Information

The following information regarding the Owner, Property Manager and Occupants was provided by the User and Key Site Manager.

<b>Property Owner:</b>	SFI Magnolia Avenue - Riverside LLC
<b>Site Manager:</b>	Ms. Deanna Smith/Portfolio Manager with Sperry Van Ness Property Management
<b>Occupants:</b>	Inland Dentistry, Verizon and Oriental Cuisine

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### 3.7 Reason for Performing ESA

The purpose of this ESA was to identify existing or potential Recognized Environmental Conditions (as defined by ASTM Standard Practice E 1527-05) in connection with the subject Property. This ESA was also performed to permit the *User* to satisfy one of the requirements to qualify for the *innocent landowner*, *contiguous property owner*, or *bona fide prospective purchaser* limitations on scope of Comprehensive Environmental Response, Compensation and Liability Act (CERCLA) (42 U.S.C. §9601) liability (hereinafter, the "*landowner liability protections*," or "*LLP*"). ASTM Standard Practice E 1527-05 constitutes "*all appropriate inquiry* into the previous ownership and uses of the *property* consistent with good commercial or customary practice" as defined at 42 U.S.C. §9601(35) (B).

ADR understands that the findings of this study will be used by The Cavallari Group to evaluate a pending acquisition of the subject Property.

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## 4 GENERAL SITE CHARACTERISTICS

### 4.1 Location and Legal Description

The subject Property is located at the following addresses: 10411 and 10491 Magnolia Avenue in Riverside, California, and its location is shown on maps included in the appendix. In addition, an aerial site plan is included in the appendix.

For further geographic reference, the subject Property is located approximately 640 feet west of the northwest corner of the intersection of Magnolia Avenue and Tyler Street as identified on the County of Riverside Assessor's Parcel Map. A copy of this map is included in the appendix of this ESA.

Legal Description:

A copy of the legal description for the subject Property was not provided to ADR.

### 4.2 Site and Vicinity Characteristics

At the time of the site visit, the subject Property was located in a mixed commercial and residential area of Riverside. A gas station is located on the southeast corner of the intersection of Tyler Street and Magnolia Avenue, approximately 700 feet east of the subject Property. Commercial development is to the south, west and east, and residences are to the north and west of the subject Property. No other gas stations, no dry cleaners or major manufacturing or industrial facilities were located in the immediate vicinity of the site. Ponding was observed in the northwest corner of the subject Property. However, no pits, other ponds, lagoons, or wetlands were observed on the subject Property or in the general vicinity.

### 4.3 Site Description and Current Site Uses/Operations

The subject Property is an irregular-shaped parcel of land totaling approximately 16.6 acres that is developed with two multi-tenant buildings totaling approximately 17,875 square feet. The building identified as 10491 Magnolia Avenue is unoccupied and the building identified as 10411 Magnolia Avenue is occupied by Inland Dentistry and Verizon Wireless. The remaining portions of the subject Property consist of asphalt-paved parking areas and drives, concrete paved walkways, gravel covered area, grass covered area, landscaped areas and an area previously developed with a gas station that is being actively remediated. Vehicle access onto the subject Property is provided from two driveways off Magnolia Avenue to the south and from the east adjoining properties. At the time of the site inspection, 10411 Magnolia Avenue appeared in good condition and well maintained and 10491 Magnolia Avenue appeared in fair condition.

#### 4.3.1 Surface Characteristics

The subject Property consists of approximately 20 percent relatively impermeable surfaces including the commercial buildings, concrete walkways, and asphalt-paved areas. The remaining portion of the subject Property's surface consists of modest landscaped areas, areas covered with gravel, areas covered with grass, an area (northwest corner) covered by shallow stormwater and a former gas station area that is being actively remediated. The vegetation appears to be in good condition with no signs

of unnatural or chemically induced stress. No significant surface staining was observed on the subject Property during the site inspection. The overall topography of the subject Property appears to slope toward the southwest.

#### **4.3.2 Structure Construction**

At the time of the site inspection, two single-story multi-tenant commercial buildings totaling approximately 17,875 square feet occupied the subject Property. The buildings are constructed of concrete block with stucco exterior walls set on concrete footings. The floors are concrete slab-on-grade. The flat roofs are covered with built-up roofing and are concealed by parapet walls covered with tile. The interior partitions are framed and are covered with textured gypsum wallboard. Ceilings consist of suspended ceiling tile and finished gypsum board. Floor coverings consist of carpet, vinyl floor tile, and ceramic tile. Lighting is provided by fluorescent fixtures.

#### **4.3.3 Interior Configuration**

The buildings located on the subject Property are multi-tenant retail structures consisting of eleven (11) tenant spaces occupied by three tenants; the remaining eight spaces were unoccupied. The restaurant tenant space consisted of a kitchen area, food preparation and food storage area, dining area, restrooms, and cashier area. The tenant space occupied by a dentist office consisted of a lobby, administration area, examination areas, x-ray machine area, hallways and restrooms.

#### **4.3.4 Potable Water Supply, Sewer, and Natural Gas Service**

At the time of the site inspection, the city of Riverside provided potable water and sanitary sewer services to the subject Property. The city of Riverside provides electrical service to the subject Property and The Gas Company provides natural gas service to the subject Property for heating and hot water.

Since the subject Property is serviced by a municipally operated, public water system, it is regulated by the Safe Drinking Water Act of 1984. This Act requires that public water supplies be tested for the presence of various metals, microbiological bacteria and organic chemicals. Information supplied by the city of Riverside states that the water quality delivered to the subject Property complies with applicable regulatory requirements and the water is routinely tested.

### **4.4 Environmental Liens**

Based on information obtained from the User and the Environmental Data Resources, Inc. (EDR) Radius Map Report, this ESA revealed no evidence of environmental liens recorded against the subject Property. In addition, according to the EDR Radius Map Report for the subject Property, no evidence of institutional controls, land use restrictions and/or engineering control requirements recorded against the subject Property were reported.

### **4.5 Current Site Uses**

Two commercial buildings totaling approximately 17,875 square feet occupy the subject Property (five tenants). According to information obtained from the city of Riverside Planning Department, the site is zoned for mixed use - village (MU-V) usage. At the time of the site inspection, tenants at the subject Property were as follows:

Street Number	Business	Description
10411 A Magnolia Avenue	Oriental Cuisine	Restaurant
10411 B Magnolia Avenue	Verizon Wireless	Cellular tower and equipment room
10411 C Magnolia Avenue	Inland Dentistry	Dentist office
10491 Magnolia Avenue	N/A	Unoccupied

#### 4.6 Physical Setting Sources

The subject Property's physical location was researched employing the current United States Geological Survey (USGS) 7.5 Minute Topographic Quadrangle (Quad Map) section relevant to the subject Property. The Quad Map has an approximate scale of 1 inch to 2,000 feet, and shows physical features such as wetlands, water bodies, roadways, mines, and buildings. A portion of this map showing the subject Property is included in the appendix of this ESA.

The Riverside West, CA Quad Map (dated 1967, photorevised 1980) depicts the following pertinent features: the subject Property is developed with one small building, two medium-size buildings and one L-shaped building; the east adjoining property is developed with a small building and the Toys R Us building; the easternmost north adjoining property is developed with a large building and the remainder of the north adjoining property is urban developed land; the west adjoining property is developed with a mobile home park and one small building; the south adjoining property is developed with three small buildings followed by a residential subdivision; a drive-in theatre is approximately 825 feet southwest of the subject Property; and most of the present-day roadway system is identified. No wetlands, mines, landfills, aboveground storage tanks, or wells are identified in the immediate area of the subject Property. The elevation of the subject Property is approximately 730 feet above mean sea level with a topographic gradient to the west.

##### 4.6.1 Soil Conditions

According to the January 20, 2009, *Soil Vapor Probe Installation Report* prepared by ENSR|AECOM (AECOM), the soil encountered at SV-11 at the subject Property was described as follows: strong brown fine sand with silt to a depth of 12 feet; dark brown silt with fine sand to a depth of 18 feet; light yellowish brown fine sand to a depth of 28 feet; light brownish gray fine sand with silt to a depth of 32 feet; light brownish gray fine sand to a depth of 34 feet; and gray silt with sand to a depth of 35 feet, where the boring was terminated. A copy of this report is contained in the appendix.

##### 4.6.2 Geologic Conditions

According to the 1995 *Ground Water Atlas of the United States* prepared by the USGS, the subject Property is located near the northern terminus of the Peninsular Ranges. The Peninsular Ranges are a 1,375 mile long chain of north trending mountains that extend from the Jurupa Mountains just north of the city of Riverside into Baja California, Mexico. The mountains are characterized by volcanic and plutonic igneous rock that have been broken into individual blocks by north trending faults such as the Elsinore and San Jacinto faults. The Riverside area lies on a gently sloping Mesozoic granitic block between the Elsinore and San Jacinto faults.

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#### **4.6.3 Groundwater Conditions**

According to the January 3, 2011, "Quarterly Groundwater Monitoring Report, Fourth Quarter 2010" prepared by AECOM, the depth to groundwater at the subject Property has varied from 24 to 44.5 feet below ground surface (bgs) and flows in a southwesterly direction.

## 5 HISTORICAL USE INFORMATION

From a review of available historical information, it can be concluded that by 1931 the northeast corner of the subject Property was developed with what appeared to be an agricultural building that was removed between 1938 and 1948. From at least 1931 until at least 1953, the remainder of the subject Property was structurally undeveloped agricultural land. By 1955 the southeast portion (10427 and 10443 Magnolia Avenue) of the subject Property was developed for a construction equipment rental and sales company. In 1970, this facility expanded approximately 125 feet north and a second building (10485 Magnolia Avenue) was constructed. This facility was demolished by 1979. In 1974, a restaurant (10461 Magnolia Avenue) was constructed on the southern portion of the subject Property. In 1979, a gas station (10451 Magnolia Avenue), a grocery store and department store (10471 and 10481 Magnolia Avenue) and two multi-tenant commercial buildings (10431 and 10491 Magnolia Avenue) were constructed. In 1981, the multi-tenant commercial building identified as 10411 Magnolia Avenue was constructed. In 1997/1998, the gas station was demolished and in 2008 three commercial buildings (10431, 10461 and 10471-10481 Magnolia Avenue) were demolished. Since its development, the subject Property has been occupied by a construction equipment rental and sales company, a gas station, a grocery store, a department store, a chiropractor, a dentist office, dry cleaners, restaurants and other retail and commercial tenants. By 1931, the east and west adjoining properties were developed with residential and/or agricultural outbuildings. Between 1953 and 1963, the west adjoining property was developed with a portion of the mobile home park observed during the site inspection and, between 1963 and 1977, the remainder of the mobile home park and the southernmost west adjoining multi-tenant commercial building were constructed. Between 1953 and 1963, the east adjoining property was developed with a portion of the shopping center observed during the site inspection and, between 1977 and 1990, the remainder of the east adjoining shopping center was developed. Between 1953 and 1963, the north adjoining properties were developed with the residences observed during the site inspection. Between 1953 and 1963, the south adjoining property was developed with three commercial buildings; between 1963 and 1977, one of these buildings was removed; and between 1977 and 1990, one more was removed and the site was developed with the retail center observed during the site inspection.

The ASTM Standard Practice E 1527-05 standard is to research readily available historical sources to 1940 or prior to the initial development of the subject Property, whichever is earlier. The oldest historical source(s) covering the subject Property researched for this ESA was dated 1931 and the northeast corner of the subject Property was structurally developed. Thus, a data failure has occurred. However, based on the information obtained from the readily available sources, it is unlikely that earlier sources would affect the conclusions of this ESA.

### 5.1 Aerial Photographs

Aerial photographs were reviewed to obtain information on past land use patterns of the subject Property. These photographs date back to 1931 and were provided by EDR. Copies of the EDR provided aerial photographs are included in the appendix. From this search, the following information was gathered:

- 1931: The northeast corner of the subject Property is developed with what appears to be an agricultural building and the remainder of the subject Property is structurally undeveloped agricultural land. Residences and/or agricultural outbuildings are present on the west and east adjoining properties. The usage of the remainder of

- the adjoining properties is agricultural. Magnolia Avenue is present. The general area is sparsely developed.
- 1938: The subject Property and the adjoining and neighboring properties are similar to their appearance in the 1931 aerial photograph.
- 1948: The structure previously located in the northeast corner of the subject Property is no longer present. The remainder of the subject Property and the adjoining and neighboring properties are similar to their appearance in the 1938 aerial photograph.
- 1953: The subject Property and the adjoining and neighboring properties are similar to their appearance in the 1948 aerial photograph with the exception that a drive-in theater is approximately 350 feet southwest of the subject Property and there is more structural development in the general area.
- 1963: A building is present near the southeast corner of the subject Property and several unidentifiable objects are stored on the land in the vicinity of the building. The north adjoining property is developed with the residences observed during the site inspection. The west adjoining property is developed with a portion of the mobile home park observed during the site inspection. The south adjoining property is developed with three commercial buildings. The east adjoining property is developed with a portion of the shopping center observed during the site inspection. There is more structural development in the general area.
- 1977: A second building is present on the east central portion of the subject Property. The adjoining and neighboring properties are similar to their appearance in the 1963 aerial photograph with the exception that the mobile home park on the west adjoining property is fully developed, the southernmost west adjoining property is developed with the multi-tenant retail building observed during the site inspection, and one of the buildings previously located on the south adjoining property is no longer present.
- 1990: The two buildings previously located on the subject Property are no longer present and the subject Property is developed with the two multi-tenant commercial buildings observed during the site inspection plus a large commercial building located in the central portion, an in-line shops building that is attached to the east side of the large commercial building, and two small buildings in the southern portion of the subject Property. The southernmost east adjoining property is developed with the commercial building observed during the site inspection; the south adjoining property is redeveloped with the retail center observed during the site inspection; and the east adjoining Burlington Coat Factory building is present. The drive-in theater is no longer present. There is significantly more structural development in the general area.
- 1994: The subject Property and the adjoining and neighboring properties are similar to their appearance in the 1990 aerial photograph.
- 2005: The subject Property and the adjoining and neighboring properties are similar to their appearance in the 1994 aerial photograph.
- 2006: The subject Property and the adjoining and neighboring properties are similar to their appearance in the 2005 aerial photograph.

## 5.2 Building Permits

In an attempt to determine the prior uses and date of initial development of the subject Property, the ADR Assessor requested review of permit information on file with the city of Riverside Building Department. From this search of information for the subject Property address, the following information was obtained:

Permit Number	Date	Issued to	Description
<b>10411 Magnolia Avenue:</b>			
17203	4/27/1981	Vilban-Quong-Watkins	Construct 6,000 SF commercial building "D"
13485	6/16/1981	Vilban-Quong-Watkins	Connect to the sewer
63007	6/28/1990	China Palace Restaurant	Tenant improvements in Suite A
63467	8/21/1990	China Palace	Install a grease interceptor
06-1309	5/26/2006	Sheppard Construction	Tenant improvement (TI) for Verizon equipment room
06-1310	5/26/2006	Sheppard Construction	TIs for Inland Dentistry
06-2803	7/20/2006	CTF5 Magnolia LLC	Relocate Verizon monopole cell tower
<b>10431 Magnolia Avenue:</b>			
10397	8/17/1979	Warmington Dev.	Construct building shell only
10567	9/14/1979	Warmington Dev.	Add 9,142 SF to commercial building shell
95-3983	2/26/1996	Robert Gavito	TIs for a chiropractor's office, suite G
N/A	4/23/2008	CT Magnolia LLC	Demolish buildings identified as 10471, 10481, 10431 and 10461 Magnolia Avenue
<b>10451 Magnolia Avenue:</b>			
Illegible	7/19/1979	Not identified	Construct new gas station and canopy
94-0425	2/9/1994	Unocal	Install 120 volt circuit for underground storage tank
97-4149	12/12/1997	Unocal	Demolish 1,100 SF canopy and gas booth
<b>10461 Magnolia Avenue:</b>			
Illegible	8/17/1974	Not identified	Construct 3,480 SF retail building shell
98-2499	8/12/1998	Papa John's Pizza	TIs for Papa John's Pizza
08-1427	5/7/2008	CT Magnolia LLC	Demolish commercial building and cap sewers
<b>10471 Magnolia Avenue:</b>			
51725	1/11/1989	Lucky Stores	Add a canopy to an existing grocery store
08-1299	5/7/2008	CT Magnolia LLC	Demolish a strip mall and cap sewers
<b>10481 Magnolia Avenue:</b>			
53635	4/28/1989	Kids R Us	Interior alterations
32322	1/5/1990	Toys R Us	TIs
0265	7/3/1991	Toys R Us	TIs

Permit Number	Date	Issued to	Description
<b>10485 Magnolia Avenue:</b>			
10721	8/31/1970	William Dieterle	Construct 7,012 SF office building
8477	12/8/1980	Anthony Plumbing	Connect to sewer
06-3737	12/6/2006	CTF 4 Magnolia Square LLC	Exterior alterations to building "C"
<b>10491 Magnolia Avenue:</b>			
Not identified	8/17/1979	Not identified	Construct 10,200 SF building "B" shell
65220	3/26/1991	Sally Beauty Co.	TIs
5132	6/26/1992	Edwardo Barajas	TIs for a restaurant at suite A
95-0144	2/24/1995	Sombat Chardenchit	TIs for a restaurant at suite A
98-0348	2/2/1998	Carla Havlicheck	TIs for barber and beauty shop at suite K

In addition to the above listed permit, various other tenant improvement, electrical, plumbing, and sign were reviewed; however, these permits did not contain information regarding potential environmental impacts to the subject Property. The above listed permits are the oldest and/or most relevant to this report. Copies of the above referenced permits are included in the appendix.

### 5.3 Fire Insurance Information

The ADR Assessor attempted to review Sanborn Insurance Maps for the area of the subject Property. Sanborn Maps are detailed drawings that show the location and use of structures on a given property during specific years. These maps were originally utilized by insurance companies to assess fire risk, but are now utilized as a valuable source of historical and environmental risk information. However, no Sanborn Insurance Maps were available that covered the subject Property. A copy of the "Certified Sanborn Map Report" provided by EDR indicating that the subject Property is an "unmapped property" is included in the appendix.

### 5.4 City Street Directories

The ADR Assessor reviewed *The EDR-City Directory Abstract* provided by EDR that covers the subject Property in order to determine the prior uses and occupants of the subject Property. City street directories list property occupants by address, allowing an historical search of tenants on the subject Property and neighboring properties. A copy of *The EDR-City Directory Abstract* is included in the appendix of this report. A review of the EDR provided information and the reviewed directories identified the following information:

Address	Year	Listing
10411 Magnolia Avenue (subject Property)	1930 – 1981 1986 1996 2001 - 2002	Address not listed Skinny Haven China Palace and The United Companies of America China Palace and Accutech Electronics
10427 Magnolia Avenue (historic subject Property address)	1930 – 1960 1966 and 1977 2001	Address not listed Western Rentals and Sales XXXX

Address	Year	Listing
10431 Magnolia Avenue (subject Property)	1930 - 1977 1981 1986 1996  2001 - 2002	Address not listed Bedroom Galleries and Stretch Fabrics Royal Oak Furniture and other retail occupants Back In Motion Chiropractic, US Military Recruiting offices, Bally Fitness US Military Recruiting offices and Back In Motion Chiropractic
10443 Magnolia Avenue (historic subject Property address)	1930 - 1951 1955 1960 1966 - 2002	Address not listed West Rentals Riverside Concrete Products Address not listed
10451 Magnolia Avenue (subject Property)	1930 - 1977 1981 1986 1996 2001 - 2002	Address not listed Di Gas Co. Murray McClellan Union Station Magnolia Street Unocal 76 Address not listed
10461 Magnolia Avenue (subject Property)	1930 - 1977 1981 1986 1996 2001 - 2002	Address not listed Lou Cooper's Doughnuts Jolly Donuts, The Pizza Store and La Bodega Wines Jolly Donuts and Palazzo D' Italia Papa John's Pizza
10471 Magnolia Avenue (subject Property)	1930 - 1977 1981 1986 1996 2001	Address not listed Barry Jacobs optometrist and pharmacy Optometrist, pharmacy and watch repair Lucky Food Centers and Sav On Pharmacy Albertson's and Sav On Pharmacy
10481 Magnolia Avenue (subject Property)	1930 - 1986 1996 2001	Address not listed Kids R Us XXXX
10491 Magnolia Avenue (subject Property)	1930 - 2002	Address not listed

## 5.5 Interviews

No person with sufficient knowledge of the current and prior usage of the subject Property was identified.

## 5.6 Assessors Tax Records

To determine the prior uses of the subject Property, the ADR Assessor attempted to review records at the Riverside County Assessor's Office. Tax assessment records typically identify adjustments in property tax, which possibly indicate property development, or contain records of building permits or other useful information regarding a property. However, no pertinent information was located.

## 5.7 Recorded Land Title Records

Recorded land titles are records usually maintained by the municipal clerk or county recorder of deeds which detail ownership fees, leases, land contracts, easements, liens, deficiencies, and other encumbrances attached to or recorded against the subject Property in the local jurisdiction having control for or reporting responsibility to the subject Property. Due to state land trust regulations and laws, land title records will often only provide trust names, bank trust numbers, owner's names, or easement holders, and not information concerning previous uses or occupants of the subject Property. For these reasons, this ESA has relied upon other standard historical information sources assumed to be either more accurate or informative than recorded land titles.

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## 6 INFORMATION FROM SITE RECONNAISSANCE AND INTERVIEWS

### 6.1 Hazardous Materials Handling and Storage

Inland Dentistry at 10411 Magnolia Avenue stores photochemicals for its x-ray equipment. The x-ray equipment is serviced by Patterson Waste Services. No evidence of a spill or chemical release was observed in the general area where these chemicals are stored and used.

At the time of the site inspection, other hazardous materials on site were limited to office supplies such as toner cartridges, small amounts of janitorial products used for cleaning the facility and various cleaning agents. These materials are stored in quantities that are unlikely to environmentally impact the subject Property. No materials were observed at the site in containers greater than a 5-gallon bucket.

The building and grounds of the subject Property appeared relatively free of staining or evidence of poor material handling procedures.

### 6.2 Wastestream Processing and Disposal

According to Inland Dentistry, bio-wastes are picked and hauled off site by Stericycle and photochemical wastes are picked up and hauled off site by Patterson Waste Services. No staining or other evidence of improper material handling was observed in the general areas where these wastes are stored.

During the site inspection, no improper wastestream processing or disposal practices were observed on the subject Property. No suspect containers that might be used for the storage or disposal of hazardous materials or regulated substances were observed.

A grease dumpster is located behind the Chinese Restaurant tenant space (3100-A Magnolia Avenue) and contains food grease generated from the fry operations at the site. Commodity Bakers owns and services this container. No evidence of a hazardous material spill was noted in the vicinity of this dumpster.

### 6.3 Wastewater and Stormwater Discharges

Interior wastewater generated at the subject Property includes effluent from the various restroom fixtures, food preparation sinks, janitorial sinks, and floor drains. This wastewater flows into the city operated sanitary sewer system. At the time of the site visit, no significant spills or staining were observed in the areas of the accessible floor drains. Four grease interceptors or grease traps were observed at the subject Property, including one at Oriental Cuisine. The effluent from the current or former restaurant kitchens at these tenant spaces was discharged into the traps, where grease settled out prior to discharge into the sanitary sewer system.

At the time of the site inspection, no exterior surface drains were observed in the asphalt parking areas of the subject Property. Stormwater flows to the northwest corner of the subject Property, where it discharges into the municipal stormwater system. This portion of the subject Property was not accessible due to ponding.

## **6.4 Local/State Waste Disposal Compliance**

At the time of the site visit, the subject Property appeared to comply with local and state waste disposal regulations.

## **6.5 Storage Tanks**

### **6.5.1 Aboveground Storage Tanks (ASTs)**

At the time of the site visit, no visual or physical indicators of former or existing petroleum ASTs were observed at the subject Property.

### **6.5.2 Underground Storage Tanks (USTs)**

During the site inspection, no evidence of USTs was noted on the subject Property. In particular, the Assessor searched for: fill pipes, vent pipes, areas of abnormal or heavy staining, manways, manholes, access covers, concrete pads not homogeneous with surrounding surfaces, concrete build-up areas potentially indicating pump islands, abandoned pumping equipment, or fuel pumps. However, historical records have identified a gas station on the south portion of the subject Property. Refer to section 8.2 for discussion of this gas station.

## **6.6 Indications of Polychlorinated Biphenyls (PCBs)**

### **6.6.1 PCB-Containing Exterior Electrical Transformers**

At the time of the site inspection, two pad-mounted electrical transformers were observed on the subject Property. These transformers appeared to be in good condition, showing no signs of damage or past leakage. Based on the age of construction of the structures on the subject Property (post-1978), it is unlikely that these transformers contain PCBs. Historically, the city of Riverside has assumed responsibility for the cleanup of contamination that has arisen from a leak or release of the dielectric fluid from their equipment.

### **6.6.2 PCB-Containing Fluorescent Light Fixture Ballasts**

Based upon the age of the structures observed on the subject Property (circa 1979 and 1981), it is unlikely that the ballasts inside the light fixtures contain PCBs. However, if these ballasts are found to be leaking, require replacement, or are subject to disposal, it would be prudent to identify their chemical content.

### **6.6.3 PCB-Containing Interior Capacitors, Equipment, or Electrical Transformers**

No interior capacitors, other equipment, or electrical transformers that may contain PCB-containing fluids were observed at the subject Property during the site inspection.

## **6.7 Solid Waste Disposal**

At the time of the inspection, one municipal waste dumpster was observed at the subject Property. According to information stenciled on this dumpster, Burrtec Waste Industries owns and services the dumpster. At the time of the site inspection, the dumpster was filled

with municipal trash, and appeared to comply with local and state solid waste disposal regulations. The waste dumpster appeared to be in good condition with no obvious signs of spills or improper disposal. At the time of the inspection, an inspection of the ground surface around the unit was conducted to search for evidence of chemical or liquid waste staining or improper disposal; however, none was observed.

## **6.8 Other Conditions of Potential Concern**

### **6.8.1 Suspect Asbestos-Containing Building Materials (ACMs) Observations**

According to the November 2001 "Assessment of Bulk Sampling Report for the Weist Plaza" prepared by Environmental Managers & Auditors for Urban Development Organization, Ltd., the following materials at the subject Property were identified as ACMs: roofing materials at 10411 and 10491 Magnolia Avenue. At the time of the site inspection, the following other suspect asbestos-containing building materials were observed on the subject Property: drywall/joint compound/texturing, vinyl floor tiles, suspended acoustic ceiling material and exterior stucco. No significant damage to these materials was observed during the site inspection. ADR recommends that if the known ACMs need to be removed, they be removed by a contractor licensed in California to perform this type of work. Pursuant to federal and state regulations, all suspect asbestos-containing materials should either be presumed to contain asbestos or adequate rebuttal sampling should be conducted by an accredited Building Inspector prior to renovation, including maintenance, or demolition if these activities will disturb the material(s).

### **6.8.2 Lead Based Paint**

Based upon the age of the buildings observed on the subject Property (1979 and 1981), it is unlikely that painted building surfaces contain lead-based paint. No significant damage to the painted surfaces of the subject Property was observed during the site inspection. In 1978, the federal government banned the use of lead based paint in residential applications. In addition, although not banned, use in general industry has decreased from that period of time to the present.

### **6.8.3 Air Quality: Indoor and Visible Emissions**

No unusual smells, noxious odors, or visual emissions were observed during the inspection of the subject Property.

### **6.8.4 Limited Mold Evaluation**

During on-site observations, a limited mold evaluation was conducted to identify mold growth in the building on the subject Property. This evaluation concentrated on the identification of visible mold growth and areas of water intrusion that may present optimal conditions for mold growth. The interior of Inland Dentistry was the only interior space that was accessible, and no obvious areas of suspect mold growth or areas of significant water intrusion were observed in readily visible areas within this space.

### **6.8.5 Radon**

According to the USEPA, the county in which the site is located has a Radon Zone Level of 2, which has a predicted average indoor screening level of between 2.0 picocuries per

liter (pCi/L) and 4.0 pCi/L. This level is below the EPA response level of 4.0 pCi/L. The subject Property exhibited an unlikely potential for radon contamination based upon the geological characteristics of the area and subject building construction.

#### **6.8.6 Railroad Right-of-Way**

No railroad rights-of-way, spurs, or other railroad-related features were observed or identified on the subject Property during the site inspection.

#### **6.8.7 Underground Petroleum Pipelines**

No indicators or evidence of underground petroleum pipelines were observed on the subject Property during the site inspection.

#### **6.8.8 Wetlands**

Wetlands are lands where saturation with water is the dominant factor determining the nature of soil development and the types of plants and animal communities living in the soil and on its surface. Wetlands can be further defined through classification according to the length of time that an area is inundated or saturated by water, and the type of plants and animals an area supports. There are five major wetland classifications: marine, estuarine, lacustrine, riverine, and palustrine. Marine and estuarine wetlands are associated with the ocean and include coastal wetlands, such as tidal marshes. Lacustrine wetlands are associated with lakes, while riverine wetlands are found along rivers and streams. Palustrine wetlands may be isolated or connected wet areas and include marshes, swamps, vernal pools, and bogs. At the time of the site inspection, no visual or physical indicators of wetlands were observed on the subject Property.

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## **7 CURRENT USES OF ADJOINING PROPERTIES**

For the scope of this ESA, properties are defined and categorized based upon their physical proximity to the subject Property. An adjoining property is any real property whose border is contiguous or partially contiguous with the subject Property or that would be if the properties were not separated by a roadway, street, public thoroughfare, river, or stream. A neighboring property is any real property located within 0.25 mile of the subject Property's border.

### **7.1 Adjoining and Neighboring Properties - General Description**

At the time of the site inspection, the general area surrounding the subject Property was occupied by commercial and residential properties. The subject Property is bordered by the following:

- North: immediately by residences and further by additional residential development.
- East: immediately by, from north to south, Burlington Coat factory, Toys R Us and Almani USA Car Stereo, then by a shopping center and further by additional commercial development.
- South: immediately by Magnolia Avenue, then by a retail center and restaurant, and further by residential development.
- West: immediately by, from south to north, a multi-tenant retail strip center and a mobile home park, and further by additional residential and commercial development.

### **7.2 Adjoining and Neighboring Properties Materials Storage**

No unusual or suspicious materials handling storage practices were observed on the publicly accessible portions of the adjoining shopping center tenants and neighboring properties. The majority of the adjoining and neighboring properties appear likely to store household cleaning, and restaurant and office materials in quantities that are unlikely to environmentally impact the subject Property.

### **7.3 Adjoining and Neighboring Properties Wastestream Disposal**

No unusual or suspicious waste stream disposal activities were observed on the adjoining and neighboring properties. A cursory inspection of the adjoining properties did not reveal any improper disposal practices at the sites.

### **7.4 Railroad Right-of-Way**

No railroad right-of-way, spurs, or railroad features were identified in the immediate vicinity of the subject Property.

## 8 RECORDS REVIEW

### 8.1 Standard Environmental Records Sources

ADR states that all databases reviewed as part of this ESA were determined in to be sufficiently complete and sufficiently current to serve as the basis for ADR's opinions expressed. The subject Property is identified on the following databases: RCRA (Unocal Service Station at 10451 Magnolia Avenue and Gemco at 10471 Magnolia Avenue); FINDS (Unocal and Gemco); LUST (Unocal); Historic Cortese (Unocal); Historic UST (Unocal); SWEEPS UST (Unocal); CA FID UST (Unocal); and HAZNET (listed three times – 1 Hour Express Cleaners at 10491 Magnolia Avenue Suite C and Unocal Service Station at 10451 Magnolia Avenue (listed twice)); refer to the appropriate sub-sections of sections 8.1.1 and 8.1.2 below for discussion of these listings. A detailed listing and a map showing all sites are included in the appendix.

#### 8.1.1 Review of Federally Reported Environmental Data

Results of the federal regulatory records search follow. Each section begins with a description of the database searched and the agency that compiles it.

##### **National Priorities List (NPL) of Superfund Sites:**

The NPL is the EPA's database of over 1,200 hazardous waste sites currently identified and targeted for priority cleanup action under the Superfund Program. A search of the 2011 National Priorities List identified no Superfund sites within the 1.0 mile database search range.

##### **Comprehensive Environmental Response, Compensation and Liability Act (CERCLA) of 1980:**

Mandated as part of the 1980 Superfund Act, the CERCLIS (Comprehensive Environmental Response, Compensation and Liability Information System) list is an EPA compilation of the sites investigated, or currently being investigated for a release or potential release of a regulated hazardous substance under the CERCLA regulations. A search of the 2011 CERCLIS database identified no sites within the 0.5 mile database search range.

##### **Comprehensive Environmental Response, Compensation and Liability Information System No Further Remedial Action Planned (CERCLIS-NFRAP):**

As of February 1995, CERCLIS sites designated "No Further Remedial Action Planned" (NFRAP) have been removed from CERCLIS. NFRAP may be sites where, following an initial investigation, no contamination was found, contamination was removed quickly without the need for the site to be placed on the NPL, or the contamination was not serious enough to require Federal Superfund action or NPL consideration. EPA has removed approximately 25,000 NFRAP sites to lift the unintended barriers to the redevelopment of these properties. A search of the 2011 CERCLIS-NFRAP database identified one (1) site within the 0.5 mile database search range. Based on its distance (>500 feet) from the subject Property, its regulatory status (no further remedial action planned) and its down-gradient location with respect to groundwater flow direction, it is unlikely this site has environmentally impacted the subject Property.

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**Emergency Response Notification System (ERNS):**

The ERNS database is the historical record of all reported releases of oil and other hazardous substances. A search of the 2011 ERNS database identified no releases on the subject Property.

**Resource Conservation and Recovery Act (RCRA) Treatment, Storage and Disposals (TSD) Facilities:**

The RCRA program identifies and tracks hazardous waste from generation source to the point of ultimate disposal. The RCRA-TSD facilities database is the composite of reporting facilities that store, transport, treat, or dispose of controlled or hazardous waste. A search of the 2011 RCRA-TSD facilities database identified no sites within the 0.5 mile database search range.

**Resource Conservation and Recovery Act (RCRA) Facilities:**

The RCRA program identifies and tracks hazardous waste from generation source to the point of ultimate disposal. The RCRA facilities database is the composite of reporting facilities that generate hazardous waste. Identification on this list does not indicate that a site has impacted the environment. A search of the 2011 RCRA facilities database identified six (6) small quantity generator sites including a former occupant of the subject Property (Gemco at 10471 Magnolia Avenue), one (1) large quantity generator site (Unocal at 10451 Magnolia Avenue), no conditionally exempt small quantity generator sites, and no historic generator sites within the 0.25 mile database search range. Refer to section 8.2 for discussion of Unocal. According to information provided by EDR, Gemco had no violations. Based on its regulatory status, it is unlikely the Gemco environmentally impacted the subject Property. Based on their distance (>400 feet) from the subject Property, their regulatory status (no violations and/or not identified on other databases that indicate an adverse impact to the environment) and/or their cross- or down-gradient location with respect to groundwater flow direction, it is unlikely that the off-site sites represent an environmental issue to the subject Property.

**RCRA Corrective Action (RCRA-CA) Sites:**

The RCRA-CA (CORRACTS database) report contains information pertaining to facilities that have conducted, or are currently conducting, corrective actions as regulated by the Resource Conservation and Recovery Act. A search of the 2011 RCRA-CA list identified no sites within the 1.0 mile database search range.

**Facility Index System (FINDS) Sites:**

The FINDS Report is a computerized inventory of all facilities that are regulated or tracked by the U.S. Environmental Protection Agency. These facilities are assigned a unique identification number that serves as a cross-reference for databases in the EPA's program system. Identification on this database does not indicate that a site has impacted the environment. A search of the 2011 FINDS database identified the subject Property: Unocal and Gemco. These listings are a result of the facilities having been identified as generators of hazardous waste.

### **8.1.2 Review of California Reported Environmental Data**

Results of the California regulatory records search follow. Each section begins with a description of the database searched and the state agency that compiles it.

#### **Hist CalSites Database:**

The Historic CalSites database contains potential or confirmed hazardous substance release properties and includes the former ASPIS (Abandoned Sites Program Information System) database. This database was created since the Department of Toxic Substances and Control (DTSC) no longer up-dates the CalSites database. A search of the 2005 Historic CalSites database identified no sites within the 1.0 mile database search range.

#### **Response Database (Response):**

The Response database identifies confirmed release sites where DTSC is involved in remediation, either in a lead or oversight capacity. These confirmed release sites are generally high-priority and high potential risk sites. A search of the 2012 Response database identified no sites within the 1.0 mile database search range.

#### **EnviroStor Database:**

The DTSC's Site Migration and Brownfields Reuse Program's (SMBRP's) EnviroStor database identifies sites that have known contamination or sites for which there may be reasons to investigate further. The database includes the following site types: Federal Superfund sites (National Priorities List (NPL)); State Response, including military facilities, and State Superfund; Voluntary Clean-up sites; and school sites. EnviroStor provides similar information to the information that was available in CalSites, and provides additional site information, including, but not limited to, identification or formerly contaminated properties that have been released for re-use, properties where environmental deed restrictions have been recorded to prevent inappropriate land uses, and risk characterization information that is used to assess potential impacts to public health and the environment at contaminated sites. A search of the 2012 EnviroStor Database identified four (4) sites – including the west adjoining property - within the 1.0 mile database search range. The west adjoining property is identified on this database as a result of the off-site migration of petroleum contaminants from the Unocal gas station previously located on the subject Property; refer to section 8.2 for discussion of the Unocal gas station. Based on their distance (>500 feet) from the subject Property and/or their cross- or down-gradient location with respect to groundwater flow direction, it is unlikely that the remaining sites represent an environmental issue to the subject Property.

#### **California Bond Expenditure Plan (BEP):**

The BEP database identifies sites for which a site-specific expenditure plan has been prepared as the basis for an appropriation of Hazardous Substance Cleanup Bond Act funds. A search of the 1989 BEP database identified no sites within the 1.0 mile database search range.

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### **Leaking Underground Storage Tanks (LUSTs):**

The California Water Resources Control Board, in cooperation with the Office of Emergency Services, maintains an inventory of LUSTs in a statewide database. This 2012 LUST database identified twelve (12) reported LUST sites, including the subject Property (Unocal at 10451 Magnolia Avenue) and a northeast neighboring property (USA at 3950 Tyler Street located approximately 750 feet northeast of the subject Property), within the 0.5 mile database search range. Refer to section 8.2 for discussion of Unocal. According to a January 31, 2012, "Semi-Annual Status Report" prepared by Stratus Environmental, Inc. (SEI) that was obtained from the State Water Quality Control Board's GeoTracker website, the USA station is an active LUST case. Four groundwater monitoring wells associated with this site previously located in the northeast corner of the subject Property were abandoned in April 2006. In November 2004, methyl tertiary butyl ether (MtBE), a fuel oxygenate, was detected in groundwater in the northeast corner of the subject Property at a concentration of 1.1 parts per billion (ppb). In May 2005, the MtBE concentration was 1,740 ppb and in September 2005 was 1,820 ppb. By the time the well was abandoned, the reported concentration at this well had declined to 897 ppb. The California Primary Maximum Contaminant Level (MCL) for MTBE in groundwater is 13 ppb. The LUST case is currently in post-remedial monitoring and responsible party for this release is identified as Moller Investment Group, Inc. Based on this report, the subject Property has been environmentally impacted by this neighboring LUST case. ADR recommends a soil vapor gas study in the northeast corner of the subject Property. Based on their distance (>675 feet) from the subject Property, their regulatory status (case closed) and/or cross-gradient location with respect to groundwater flow direction, it is unlikely the remaining off-site sites have environmentally impacted the subject Property.

### **Cortese Database:**

The Cortese list contains hazardous waste and substance sites compiled pursuant to Assembly Bill 3750 (Cortese, Chapter 1048, Statutes of 1986). The information included in this list comes from the State Department of Health Services (public drinking water wells with detectable levels of contamination; hazardous substance sites selected for remedial action; and sites with known toxic material identified through the abandoned site assessment program), the State Water Resources Control Board (sites with known USTs having a reportable release), and the California Waste Management Board (solid waste disposal facilities from which there is a known migration). A search of the 2012 Cortese and 2001 Historic Cortese databases identified six (6) reported Cortese sites – including Unocal at the subject Property - within the 0.5 mile database search range. Refer to section 8.2 for discussion of Unocal. One of the off-site sites is the neighboring property located approximately 750 northeast of the subject Property; refer to the LUST sub-section above for discussion of this site. Based on their distance (>675 feet) from the subject Property, their regulatory status (case closed) and/or cross-gradient location with respect to groundwater flow direction, it is unlikely the remaining off-site sites have environmentally impacted the subject Property.

### **Solid Waste Facilities/Landfill Database (SWF/LF):**

Solid Waste Facilities/Landfill Database (SWF/LF) records comprise an inventory of solid waste disposal facilities or landfills. A search of the 2011 SWF/LF database identified no sites within the 0.5 mile database search range.

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**Solid Waste Assessment Test Database (SWAT):**

The SWAT database comprises an inventory of landfills investigated for potential groundwater impacts. A search of the 2000 SWAT database identified no sites within the 0.5 mile database search range.

**Underground Storage Tanks (USTs):**

USTs are regulated under Subtitle I of the RCRA and must be registered with the state of California. These are registered USTs only, and identification on this list does not indicate that the site has impacted the environment. A search of 1990 and 2012 California State Water Resources Control Board UST databases, 1994 SWEEPS UST Database, and the 1994 California EPA UST Database identified twenty-five (25) sites including the subject Property (Unocal was listed on all four databases) within the 0.25 mile database search range. Refer to section 8.2 for discussion of the subject Property. Several of the off-site listings are also redundant. Refer to the LUST sub-section above for discussion of the northeast neighboring site at 3950 Tyler Street. Based on their distance (>450 feet) from the subject Property, their regulatory status (USTs removed and case closed), and/or their cross-gradient location with respect to groundwater flow direction, it is unlikely the remaining off-site sites have environmentally impacted the subject Property.

**Waste Discharger System (WDS) Report:**

The WDS report contains information for all regulated waste water and hazardous waste discharges to public waterways, groundwater or sewer systems in California. Identification on this list does not necessarily indicate that a site has impacted the environment. A search of the 2007 WDS database did not identify the subject Property as a WDS site.

**California Spill, Leaks, Investigations and Cleanups (SLIC) Database:**

The California Spill, Leaks, Investigations and Cleanups (SLIC) database contains information for all reported hazardous material/waste surface or groundwater contamination investigations in California. A search of the 2012 SLIC database identified no SLIC sites within the 0.5 mile database search range.

**Hazardous Waste Information System Database (HAZNET):**

The Department of Toxic Substances Control (DTSC) maintains a database of facilities that complete hazardous waste manifests. Inclusion on this list identifies a site as a likely generator of hazardous waste. However, identification on this list does not indicate that a site has environmentally impacted the environment. A search of the 2010 HAZNET database identified the subject Property as a HAZNET site. Information obtained from the DTSC Hazardous Waste Tracking System (HWTS) database is summarized in the table below.

<b>Firm Name and Address</b>	<b>Generator No.</b>	<b>Additional Information</b>
Tesoro Gasoline DiGas 10451 Magnolia Avenue	CAD000627927	The generator number was entered into the HWTS in July 1982 and was inactivate by June 1998. No state or federal waste manifests are associated with this number.
1X Gemco 10471 Magnolia Avenue	CAP999001710	The generator number was entered into the HWTS in August 1986 and was inactive by December 2000. No state or federal waste manifests are associated with this number.
Gemco #800 10471 Magnolia Avenue	CAD46346862	The generator number was entered into the HWTS in April 1987 and was inactive by January 1995. No manifests are associated with this generator number.
Unocal Station #6975 10451 Magnolia Avenue	CAL000046669	The generator number was entered into the HWTS in February 1991 and was inactive by June 1997. One manifest (dated 1997) covering the disposal of approximately 3.75 tons of tank bottom waste is associated with this generator number.
1 Hour Express Cleaners 10491C Magnolia Avenue	CAL000208064	The generator number was entered into the HWTS in February 2000 and was inactive by August 2007. 19 hazardous waste manifests covering the disposal of approximately 3.4 tons of halogenated solvents (PCE-containing waste) are associated with this generator number.
Former Unocal 306440 10451 Magnolia Avenue	CAL000314256	The generator number was entered into the HWTS in December 2006 and remains active. Eight hazardous waste manifests covering the disposal of approximately 0.6 tons of aqueous solution with organic residues, hydrocarbon solvents and unspecified organic liquid mixture are associated with this generator number.

Since identification on this database does not indicate an adverse impact to the environment and since the disposal of hazardous wastes indicates proper material handling practices, it is unlikely that this listing represents an environmental impact to the subject Property. Copies of the EPA ID Profile reports obtained from the DTSC HWTS database are included in the appendix.

**Cleaners:**

The Department of Toxic Substances Control maintains a list of dry cleaner related facilities that have EPA ID numbers. These are facilities with certain SIC codes: power laundries, family and commercial; garment pressing and cleaning agents; linen supply; coin-operated laundries and cleaning; dry cleaning plants, except rugs; carpet and upholstery cleaning; industrial launderers; laundry and garment services. A search of the 2012 Cleaners database did not identify the subject Property as a Cleaners site.

**8.1.3 County/Local Agency Records Search**

Following is a discussion of records searches performed or personal/telephone contacts made with the appropriate local government agencies for environmental issues, relative to the subject Property.

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**Regional Water Quality Control Board-Santa Ana Regional Office (RWQCB):**

The ADR Assessor reviewed the RWQCB GeoTracker database in an effort to determine whether USTs or hazardous materials releases have been reported at the subject Property addresses. Refer to section 8.2 for discussion of the Unocal service station previously located at the subject Property.

**South Coast Air Quality Management District (AQMD):**

The ADR Assessor reviewed the AQMD Facility Information Detail (FIND) website in an effort to determine if any air discharge permits or violations are on file for the subject Property addresses. The following records pertaining to the subject Property were located:

Skinny Haven restaurant at 10411 Magnolia Avenue was permitted and had no violations.

Union dealer at 10451 Magnolia Avenue had a permit to operate a gas station. This operator was issued a notice of Violation (NOV) dated July 21, 1986, and that case was closed. The air permits date back to 1984. In August 1991, the permits to operate were inactive (likely due to a sale to Chevron). On January 5, 2011, the AQMD issued permit G11251 to Chevron Environmental Management Company to install and operate vapor extraction wells and piping with water knockout chamber, vapor extraction blower, thermal oxidizer and stack. This is the system identified in the Corrective Action Plan (CAP) that is summarized in section 8.2.

Lucky Markets and Albertson's at 10471 Magnolia Avenue were permitted and neither operator had any violations.

1 Hour Express Cleaners at 10491 Magnolia Avenue was permitted to operate a dry cleaning machine that utilized perchloroethylene (PCE) as the cleaning solvent. No NOV's are associated with this permit.

**8.2 Synopsis of Previous Environmental Investigations**

Several previous environmental reports were available for the subject Property. Selected reports are summarized below and copies of these reports are included in the appendix.

A May 5, 2005, "Phase I Environmental Site Assessment" report prepared by SECOR International Incorporated (SECOR) for Fremont Investment & Loan: At the time of the SECOR site inspection, the subject Property, described as "about 20 acres," was developed with five single-story buildings and was identified as Magnolia Square/Weist Plaza Shopping Center. The subject Property was occupied by a dentist, a chiropractor, a television repair shop, One Hour Express Cleaners (10491E Magnolia Avenue), Express Alterations at 10491C Magnolia Avenue (incorrectly identified as a dry cleaner), an unoccupied grocery store and other retail and restaurant tenants. In addition, SECOR determined that a Unocal gas station previously located on the subject Property at 10451 Magnolia Avenue was demolished and the underground storage tanks (USTs) removed in December 1997. Further, SECOR identified a stormwater collection and pump in the northwest corner of the subject Property. SECOR identified the following recognized environmental conditions (RECs) and made the follow recommendations:

- A gas station (former Unocal) located on the southern portion of the subject Property released gasoline. Soil and groundwater was impacted in high concentrations and was being assessed by the responsible party (Unocal). SECOR recommended continued monitoring of the remediation process and also recommended a soil vapor study.
- The subject Property was historically agricultural land prior to its commercial development in the 1970s. Since planned development at the subject Property includes residences, SECOR recommended further investigation to determine whether residual pesticides are present at levels of concern.
- One Hour Express Cleaners had operated a perchloroethylene (PCE) dry cleaning machine at the subject Property since 1997. A soil gas survey of this space was completed in 2001 by SCS Engineers and no PCE was detected at that time. SECOR recommended a subsurface investigation in the vicinity of the dry cleaning machine.
- Treasury Cleaners was located at the subject Property (10411 Magnolia Avenue) from at least 1983 until at least 1990. A previous environmental report indicated that this facility did not operate a dry cleaning machine. Regardless, SECOR recommended a subsurface investigation to determine whether a release of PCE had ever occurred.
- An off-site gas station (located approximately 650 feet northeast of the subject Property) replaced its USTs in 1997. A release(s) from the previous USTs, associated piping and/or dispensers had impacted soil and groundwater. Four groundwater monitoring wells associated with the remedial action at this site were located on the subject Property and methyl tertiary butyl ether (MtBE) in concentrations up to 23 parts per billion (ppb) were reported in groundwater at the subject Property. SECOR recommended a soil vapor study in this area of the subject Property.

A May 11, 2005, "Phase II Environmental Site Assessment" report of the dry cleaners at 10411 and 10491 Magnolia Avenue prepared by SECOR: In April 2005, SECOR advanced two borings to 5 feet below ground surface (bgs) in each of the two dry cleaners spaces (Treasury Cleaners at 10411 Magnolia Avenue and One Hour Express Cleaners at 10491 Magnolia Avenue) and analyzed soil samples for volatile organic compounds (VOCs). PCE was detected in soil at the One Hour Express Cleaners space in both borings at concentrations of 0.003 and 0.005 mg/Kg (parts per million, or ppm). Benzene was detected in soil at the Treasury Cleaners space at a concentration of 0.004 ppm. The concentrations of PCE and benzene were below their respective Preliminary Remediation Goals (PRGs) established by the United States Environmental Protection Agency (USEPA) of 1.5 ppm and 0.6 ppm, respectively. SECOR concluded that it was unlikely that VOCs at the former dry cleaners spaces were present in concentrations that would represent an environmental concern, and recommended no further investigation.

May 12 and May 19, 2005, "Phase II Environmental Site Assessment" reports prepared by SECOR: In May 2005, SECOR collected four soil samples from approximately one foot bgs for analysis for pesticides, and collected six soil gas samples at approximately 10 feet bgs for analysis for total petroleum hydrocarbons as gasoline (TPHg) and VOCs. The pesticide samples were collected from the northern third of the subject Property and the soil gas samples were collected on the northern 60 percent of the subject Property. No pesticides, TPHg or VOCs were detected in any of the samples, and SECOR recommended no further investigation at that time.

A September 2008 (revised January 2009) "Additional Soil Vapor Probe (SV-2 through SV-13) Installation" report prepared by AECOM for the former Unocal gas station at 10451 Magnolia Avenue: In December 1997, Unocal removed three 12,000-gallon gasoline USTs, one 12,000-gallon diesel UST, and all associated piping and dispensers and reported a release. In April 1998, a subsurface investigation including five borings (which were converted to groundwater monitoring wells) to 45 feet bgs were advanced and quarterly groundwater monitoring was initiated. In March 2000, three additional groundwater monitoring wells were installed and in December 2000 five more were installed. During the first quarter 2004 groundwater monitoring event, the consultant (AECOM) detected light non-aqueous phase liquid (LNAPL) up to 9 inches thick in several monitoring wells. Free product was removed using hand bailers. In September 2004, seven additional groundwater monitoring wells were installed and three wells were re-installed (due to a drop in the measured static water level). In February 2005, the lead agency (Regional Water Quality Control Board – Santa Ana, or RWQCB) requested additional evaluation to the west, southwest and south of the subject Property (down- and cross-gradient of the groundwater flow direction). Soil vapor wells SV-2 and SV-3 were installed in June 2008. In August 2008, SV-4 through SV-13 were installed to obtain more coverage down- and cross-gradient of the former gas station, obtain more at-depth data, collect soil vapor samples and generate analytical data representative of current site conditions. The August 2008 vapor samples were analyzed for 24 VOCs including benzene (at a maximum concentration of 79 micrograms per cubic meter ( $\mu\text{g}/\text{m}^3$ ), toluene at up to 220  $\mu\text{g}/\text{m}^3$ , methyl tertiary butyl ether (MtBE) at up to 3,000  $\mu\text{g}/\text{m}^3$ , tetrachloroethylene (PCE) at up to 480  $\mu\text{g}/\text{m}^3$ , and trichloroethylene (TCE) at up to 3.6  $\mu\text{g}/\text{m}^3$ . AECOM concluded that the concentrations of the VOCs were comparable to earlier sampling events and vapors are migrating off-site.

An April 30, 2010, "Corrective Action Plan" (CAP) prepared by AECOM: AECOM prepared a CAP for submission to the RWQCB proposing to implement an active remediation program (as opposed to the passive program of quarterly monitoring with LNAPL recovery with hand bailers) consisting of a combination of soil vapor extraction (SVE) and air sparging (AS) to address soil and groundwater contamination at the southern portion of the subject Property. This report identifies Chevron Environmental Management Corporation as the responsible party. In addition, the CAP discussed an October 2008 screening level human health risk assessment that determined that the southern portion of the subject Property would be suitable for commercial development.

A June 11, 2010, "Phase I Environmental Site Assessment" prepared by EBI Consulting (EBI) for Holland & Knight: At the time of the EBI site inspection, the subject Property was developed with two retail buildings (one of which was completely unoccupied) that were constructed in 1979. In addition, an approximately 5.9 acre portion of the subject Property was undeveloped and the former gas station pad was undeveloped. EBI identified the Unocal gas station a REC and summarized the Corrective Action Plan. EBI also reviewed the previous SECOR subsurface investigation in the vicinity of the former dry cleaner spaces and did not concur with SECOR's methodology or conclusions, and EBI recommended further study.

A July 20, 2010, "Limited Subsurface Investigation" report prepared by EBI: EBI advanced four borings in the vicinity of the two spaces previously occupied by dry cleaner operations to depths of 30 to 50 feet bgs, collected two soil samples at intervals from each boring, collected two groundwater grab samples from borings that were down-gradient of the dry cleaner spaces. The soil samples were analyzed for chlorinated aliphatic hydrocarbons and the groundwater samples for VOCs. PCE was detected in one soil sample taken at 5 feet bgs at a concentration of 19 ppb, significantly less than the regulatory screening level (RSL)

of 550 ppb for residential soil exposure. No VOCs were detected in the two groundwater samples. EBI recommended no further action with respect to the dry cleaner operations previously located at the subject Property.

A January 13, 2012, "Quarterly Groundwater Monitoring Report, Fourth Quarter 2011" report prepared by AECOM: No LNAPL was encountered during this sampling event. Nineteen monitoring wells were sampled and TPHg concentrations in groundwater remain elevated (up to 54,000 ppb) at a well located at a former dispenser island. Concentrations of benzene and ethyl benzene remain elevated also. Groundwater flow direction is southwesterly. During the site inspection, the ADR Assessor observed a vapor recovery system being installed near the former dispenser islands. According to Ms. Shelby Barker with AECOM, this vapor recovery system is expected to operate for 18 to 24 months in order to reduce soil vapor concentrations to asymptotic levels, at which time groundwater monitoring would continue for an extended period of time to verify the stability and concentrations of groundwater contaminants. Thus, site closure would be expected no earlier than 2016, under the most optimal conditions.

A May 30, 2012, "Former Unocal Offsite PCE Detections from Unrelated Sources" document prepared by AECOM: On April 22 and 23, 2012, AECOM collected soil vapor samples from three nested probes. PCE was detected in two of these probes – SV-14 (284 micrograms/meter<sup>3</sup> (µg/m<sup>3</sup>) @ 5 feet bgs, 787 µg/m<sup>3</sup> @ 10 feet bgs, 231 µg/m<sup>3</sup>@ 15 feet bgs, and none detected at 20 feet bgs) and SV-16 (2,840 µg/m<sup>3</sup>@ 5 feet bgs, 3,000 µg/m<sup>3</sup>@ 10 feet bgs, 1,680 µg/m<sup>3</sup> @ 15 feet bgs, and 737 µg/m<sup>3</sup>@ 20 feet bgs). Both of these probes are located near the former dry cleaner space at 10491 Magnolia Avenue. In addition, since there was no history of PCE usage at the Unocal facility and since the highest concentration of PCE was at the probe located nearest the former dry cleaner suite, AECOM concluded the source of the PCE is located near SV-16 and the source is likely the former dry cleaner.

## 9 CONCLUSIONS

ADR has performed an ESA on the site located at 10411 and 10491 Magnolia Avenue in Riverside, California. This ESA was performed in accordance with ASTM Standard Practice E 1527-05 and the scope of services identified in the *Agreement* document, dated April 12, 2012, between The Cavallari Group and ADR. Any exception to or deletions from this practice are described in Section 2.3 of this report. This ESA has identified no evidence of recognized environmental conditions as defined by ASTM, or of other non-ASTM scope environmental concerns in connection with the subject Property with the exception of:

- In December 1997, three 12,000-gallon gasoline underground storage tanks (USTs) and one 12,000-gallon diesel UST were removed from the Unocal gas station that was constructed on the southern portion of the subject Property in 1979. A release that impacted soil and groundwater beneath the parcel was reported and, beginning in April 1998, several subsurface investigations including UST removal report, soil investigations, soil vapor investigations, groundwater monitoring events and pilot testing for soil vapor extraction (SVE) have been completed. The groundwater flow direction has consistently been southwesterly. A total of 26 on-site and off-site groundwater monitoring wells have been installed and light non-aqueous phase liquid (LNAPL) product in thickness up to 2 feet has been identified in several wells and, when present, has been removed by hand bailing from the affected wells and disposed. In October 2008, a Screening Health Risk Assessment identified ethyl benzene and tetrachloroethylene (PCE) among other volatile organic compounds (VOCs). In April 2010, a Corrective Action Plan (CAP) was prepared that recommended an active remediation program consisting of soil vapor extraction (SVE) and air sparging (AS) to address the remaining soil and groundwater contamination. At the time of the ADR site inspection, a firm was installing the SVE/AS system. According to Ms. Shelby Barker with AECOM, this vapor recovery system is expected to operate for 18 to 24 months in order to reduce soil vapor concentrations to asymptotic levels, at which time groundwater monitoring would continue for an extended period of time to verify the stability and concentrations of groundwater contaminants. Chevron Environmental Management Corporation has been identified as the responsible party and has indemnified the owner (and its successors and assigns) of the subject Property for "applicable contamination" from this prior usage as a gas station. Based on these reports, the southern portion of the subject Property is an active remediation site contaminated with petroleum hydrocarbons and site closure can be expected no earlier than mid-2016.
- In 2005, an ESA prepared by SECOR International Incorporated (SECOR) determined that two dry cleaners had occupied tenant spaces at the subject Property (Treasury Cleaners at 10411 Magnolia Avenue and One Hour Express Cleaners at 10491 Magnolia Avenue) and at least the One Hour Express Cleaners operated a dry cleaning machine that utilized PCE as the dry cleaning solvent. Treasury Cleaners was reportedly located at the subject Property from at least 1983 until at least 1990. Secor indicated that a previous environmental report indicated that this facility did not operate a dry cleaning machine. Regardless, SECOR recommended a subsurface investigation at both site to determine whether a release of PCE had ever occurred. In April 2005, SECOR advanced two borings to 5 feet below ground surface (bgs) in each of the two dry cleaners spaces (Treasury Cleaners at 10411 Magnolia Avenue and One Hour Express Cleaners at 10491 Magnolia Avenue) and analyzed soil samples for VOCs. PCE was detected in soil at the One Hour Express Cleaners space in both borings at concentrations of 0.003 and 0.005 mg/Kg (parts per million, or

ppm). Benzene was detected in soil at the Treasury Cleaners space at a concentration of 0.004 ppm. The concentrations of PCE and benzene were below their respective Preliminary Remediation Goals (PRGs) established by the United States Environmental Protection Agency (USEPA) of 1.5 ppm and 0.6 ppm, respectively. SECOR concluded that it was unlikely that VOCs at the former dry cleaners spaces were present in concentrations that would represent an environmental concern, and recommended no further investigation. In June 2010, EBI Consulting (EBI) performed an ESA and concluded the SECOR subsurface investigation was not adequate in that it sampled only shallow soils and failed to sample groundwater. EBI advanced four borings in the vicinity of the two spaces previously occupied by dry cleaner operations to depths of 30 to 50 feet bgs, collected two soil samples at intervals from each boring, collected two groundwater grab samples from borings that were down-gradient of the dry cleaner spaces. The soil samples were analyzed for chlorinated aliphatic hydrocarbons and the groundwater samples for VOCs. PCE was detected in one soil sample taken at 5 feet bgs at a concentration of 19 ppb, significantly less than the regulatory screening level (RSL) of 550 ppb for residential soil exposure. No VOCs were detected in the two groundwater samples. EBI recommended no further action with respect to the dry cleaner operations previously located at the subject Property. On April 22 and 23, 2012, AECOM collected soil vapor samples from three nested probes. PCE was detected in two of these probes – SV-14 (284 micrograms/meter<sup>3</sup> (µg/m<sup>3</sup>) @ 5 feet bgs, 787 µg/m<sup>3</sup> @ 10 feet bgs, 231 µg/m<sup>3</sup>@ 15 feet bgs, and none detected at 20 feet bgs) and SV-16 (2,840 µg/m<sup>3</sup>@ 5 feet bgs, 3,000 µg/m<sup>3</sup>@ 10 feet bgs, 1,680 µg/m<sup>3</sup> @ 15 feet bgs, and 737 µg/m<sup>3</sup>@ 20 feet bgs). Both of these probes are located near the former One Hour Express Cleaners space at 10491 Magnolia Avenue. In addition, it should be noted that the California Department of Toxic Substances Control has issued a guidance document establishing California Human Health Screening Levels (CHHSLs) for determining if additional evaluation appears warranted for a site. The residential CHHSL for PCE is 180 µg/m<sup>3</sup>. A May 30, 2012 AECOM document identified the former One Hour Express Cleaners as the likely source of the elevated PCE soil vapor levels. Based on these investigations, it is likely that One Hour Express Cleaners is the source of the elevated PCE soil vapor levels. In addition, it is likely that Treasury Cleaners operated as a drop-off/pick-up point only (as noted in previous reports) and did not adversely environmentally impact the subject Property.

- According to historical information, a contractors' equipment rental firm occupied approximately 20 percent of the southeast portion of the subject Property from at least 1955 until approximately 1979. Equipment rental firms can be a source of solvent, oil and gasoline contamination due to improper handling and disposal of solvent from parts washers, used oil, painting operations, and from fuel storage tanks.
- A northeast neighboring property (USA at 3950 Tyler Street, approximately 750 feet northeast of the subject Property) is an active leaking underground storage tank (LUST) case. According to a January 31, 2012, "Semi-Annual Status Report" prepared by Stratus Environmental, Inc. (SEI) that was obtained from the State Water Quality Control Board's GeoTracker website, four groundwater monitoring wells associated with this site previously located in the northeast corner of the subject Property were abandoned in April 2006. In November 2004, methyl tertiary butyl ether (MtBE), a fuel oxygenate, was detected in groundwater in the northeast corner of the subject Property at a concentration of 1.1 parts per billion (ppb) in one of the wells. In May 2005, the MtBE concentration was 1,740 ppb and in September

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2005 was 1,820 ppb in the same well. By the time the well was abandoned, the reported concentration at this well had declined to 897 ppb. The California Primary Maximum Contaminant Level (MCL) for MTBE in groundwater is 13 ppb. Soil gas sampling conducted in May 2005 detected no total petroleum hydrocarbons as gasoline or volatile organic compounds. The LUST case is currently in post-remedial monitoring and responsible party for this release is identified as Moller Investment Group, Inc. Based on these reports, the subject Property has been environmentally impacted by this neighboring LUST case.

- According to the November 2001 "Assessment of Bulk Sampling Report for the Weist Plaza" prepared by Environmental Managers & Auditors for Urban Development Organization, Ltd., the following materials at the subject Property were identified as ACMs: roofing materials at 10411 and 10491 Magnolia Avenue. At the time of the site inspection, the following other suspect asbestos-containing building materials were observed on the subject Property: drywall/joint compound/texturing, vinyl floor tiles, suspended acoustic ceiling material and exterior stucco. No significant damage to these materials was observed during the site inspection.

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## 10 RECOMMENDATIONS

Based upon the conclusions of this ESA, ADR recommends no further investigation or action related to the subject Property at this time with the exception of:

- ADR recommends gas station investigation/remediation be monitored to confirm the progress of the remedial activities, and confirm the indemnity will be extended to the new owner.
- ADR recommends a subsurface investigation be completed at the former One Hour Express Cleaners to further evaluate the impacts of the PCE release and should include soil and groundwater sampling and a soil vapor survey.
- ADR recommends a subsurface investigation to determine whether the subject Property was environmentally impacted by the equipment rental occupant.
- ADR recommends a soil vapor survey be performed at the northeast portion of the subject Property to determine if the impacted groundwater beneath the subject Property would have an impact on potential future development.
- ADR recommends that if the known ACMs need to be removed, they be removed by a contractor licensed in California to perform this type of work. Pursuant to federal and state regulations, all suspect asbestos-containing materials should either be presumed to contain asbestos or adequate rebuttal sampling should be conducted by an accredited Building Inspector prior to renovation, including maintenance, or demolition if these activities will disturb the material(s).

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## 11 SIGNATURE PAGE

This ESA was prepared in accordance with generally accepted environmental practices and procedures, employing the degree of care and skill ordinarily exercised under similar circumstances by reputable environmental professionals practicing in this area, as of the date of this ESA.

We declare that, to the best of our professional knowledge and belief, we meet the definition of *Environmental Professional* as defined in §312.10 of 40 CFR 312 and the individuals conducting this ESA have the specific qualifications based on education, training, and experience to assess a *property* of nature, history, and setting of the subject Property. ADR has developed and performed the all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312.

Site Inspection and Report Prepared By:

QA/QC Report Reviewed By:

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Dennis Hudson, REA #07262  
Environmental Assessor

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Kevin F. Gallagher, REA #07243  
Environmental Project Manager

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## 12 REFERENCES

- American Society for Testing and Materials (ASTM) Standard Practice E 1527-05, "Environmental Site Assessments: Phase I Environmental Site Assessment Process," November 2005.
- California Department of Toxic Substances Control Office, HWTS website review, April 2012.
- City of Riverside Building Department, April 2012.
- City of Riverside Planning Department, April 2012.
- Environmental Data Resources, Inc., The EDR Aerial Photo Decade Package, April 17, 2012.
- Environmental Data Resources, Inc., The EDR-City Directory Abstract, April 18, 2012.
- Environmental Data Resources, Inc., The EDR Radius Map™ Report with GeoCheck® Inquiry No. 3304231.2, April 17, 2012.
- Environmental Data Resources, Inc., Certified Sanborn Map Report, April 17, 2012.
- Regional Water Quality Control Board – Central Valley Office, GeoTracker website review, April 2012.
- South Coast Air Quality Management District, FINDS website review, April 2012.
- Riverside County Assessor website, April 2012.
- United States Geological Survey, 7.5 minute topographic maps, Riverside West, CA Quadrangle, Scale – 1:24,000, Year 1967, photorevised 1980.

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### 13 APPENDIX

- Site Map(s) and Legal Description
- Site Photographs
- Historical Information
- Environmental Database
- Communication
- Public Information
- Questionnaire(s)
- Miscellaneous

**APPENDIX D**  
**HISTORICAL RECORDS DOCUMENTATION**