CITADEL ENVIRONMENTAL SERVICES, INC.

assess
resolve
strengthen

April 13, 2018
Robert Chute
LIT INDUSTRIAL, LP
C/O) ENVIRONMENTAL ASSET SERVICES, INC.
3501 Jamboree Road, Suite 230
Newport Beach, California 92660

Re: CITADEL Project No. 0611.1053.0
Methane Survey Report
Pietersma Dairy Site
7233 Eucalyptus Avenue
Ontario, California 91762

Dear Mr. Chute:

Citadel Environmental Services, Inc. is pleased to provide you with this Methane Survey Report for the above-referenced location.

The Methane Survey was conducted in accordance with Citadel's Proposal 0611.1053.P, dated March 21, 2018, and a mutually agreed upon scope of work.

If, after your review, you have any questions or require additional information, please do not hesitate to telephone me at (818) 246-2707.

Sincerely,
CITADEL ENVIRONMENTAL SERVICES, INC.

Mark Drollinger, M. Eng., CSP, CHMM, EiT
Principal, Engineering and Environmental Sciences

Enclosure

CITADEL ENVIRONMENTAL SERVICES, INC.

assess
resolve
strengthen

LIT Industrial, LP
c/o Environmental Asset Services, Inc.
3501 Jamboree Road, Suite 230
Newport Beach, California 92660

Methane Survey Report

April 13, 2018

Citadel Project Number 0611.1053.0

Pietersma Dairy Site
7233 Eucalyptus Avenue
Ontario, California 91762

www.citadelenvironmental.com

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1.0 INTRODUCTION AND BACKGROUND

Citadel Environmental Services, Inc., (Citadel) was contracted by LIT Industrial, LP (Client) through Environmental Asset Services, Inc., to perform a Methane Survey for the property located at 7233 Eucalyptus Avenue, in the City of Ontario, San Bernardino County, California (Site). A Site Location Map and Site Map are included as Figures 1 and 2, respectively.

Citadel conducted a Phase I Environmental Site Assessment (Phase I ESA) at the Site in March 2018. As per the Phase I ESA, the northeast and north-center portions of the Site consist of a single-family residential structure and a manufactured home structure along Eucalyptus Avenue, with a dairy barn located between the two residences, one storage structure, approximately 10 hay/feed storage barns/sheds, and approximately 21 sheds associated with the corrals for the housing of the cattle. The south portion of the Site consists of a retention pond of approximately 106,000 square feet, and is used to collect surface wastes from across the Site, as well as provide a potential dumping area for other dairy and animal-related wastes. The historic and current use of the Site as a dairy-production farm may produce methane gas in the subsurface from animal wastes. Methane gas is a simple asphyxiant and when allowed to accumulate, can be explosive. Citadel therefore recommended conducting a Methane Survey at the Site to evaluate for the presence of methane in the subsurface (Citadel, 2018).

2.0 GEOLOGY/HYDROGEOLOGY

The Site is approximately 649 feet above mean sea level (amsl) and is mapped on the geologic map of the Yorba Linda and Prado Dam quadrangles, California (Dibblee and Ehrenspeck, 2001) as Holocene aged surficial sediments (Qa) described as undissected alluvial gravel, sand, and silt of valleys and floodplains. The United States Department of Agriculture Natural Resources Conservation Service National Cooperative Soil Survey identifies the Site soils as Chino series, described as silt loam and somewhat poorly drained with moderate infiltration rates (Citadel, 2018).

3.0 HEALTH AND SAFETY PLAN

A site-specific health and safety plan (HASP) was prepared prior to on-site activities. This HASP identified existing and potential hazards for workers at the Site during sample collection activities. The HASP was discussed with the Citadel team and other subcontractors prior to performing the fieldwork. A copy of the HASP is included in Appendix A.

4.0 SOIL VAPOR SAMPLING

On March 26, 2018, Citadel advanced shallow borings identified as B1 to B17 at 17 locations across the Site for the purpose of collecting soil vapor samples at a depth of approximately five feet below ground surface (bgs) using a hand auger. Citadel's original scope of work for this project was to use a limited access direct push rig to advance the soil vapor borings. However, many of the boring locations were observed to be in areas of the Site that had wet soil and/or in areas with difficult accessibility. Therefore, the scope of work was modified to using a hand auger so as to avoid potential delays from using the rig in these areas. A Site Map showing soil vapor sampling locations is included as Figure 3.

Soil vapor sampling probes were installed in each of the 17 borings. The vapor sampling probes were set in accordance with the Department of Toxic Substances Control's (DTSC) Advisory for Active Soil Gas Investigation (DTSC, 2015). Soil vapor probe tips were placed at the proposed

sampling depths. The borings were backfilled with approximately 12 inches of sand followed by approximately 12 inches of dry bentonite chips and hydrated bentonite to the surface.

Upon completion of the installation of soil vapor sampling probes, soil vapor samples were collected from the borings after a minimum of 120 minutes of equilibrium time. Of the 17 soil vapor locations, B6 did not yield any vapor and no sample was collected from this location. For the remaining locations, the probe head was attached to the sampling train assembly of tubing, valves, and fittings, and connected to a purge pump. The sampling train at each boring was purged prior to sampling to remove stagnant air from the vapor sampling train and ensure collection of representative samples. Upon completion of sampling, the tubing and vapor probes were removed from the borings. Citadel's field notes are included as Appendix B.

Soil vapor samples were collected in Tedlar bags, placed in a cooler and submitted under proper chain of custody (COC) protocols to American Scientific Laboratories in San Fernando, California. Soil vapor samples were analyzed for methane by ASTM Method D1946.

5.0 RESULTS AND ANALYSIS

A summary of results is provided below, and detailed laboratory reports with COC documentation are included in Appendix C.

Methane was not reported to be present above the laboratory practical quantitation limit (pql) of 10 parts per million by volume (ppmv) in the soil vapor samples, except for samples B8 and B9, which were reported to have methane concentrations of 210 ppmv and 5,470 ppmv, respectively. These results were compared to the lower explosive limit (LEL) for methane. The LEL is defined as the minimum concentration of a combustible gas or vapor necessary to support its combustion in air; the gas or vapor is not flammable at concentrations less than the LEL. The LEL is equivalent to 50,000 ppmv methane. The methane levels reported for B8 and B9 are insignificant compared to this value.

Table 1. Methane results for soil vapor samples in parts per million by volume (ppmv)

Sample ID	Methane in ppmv
B1	Not detected at or above pql
B2	Not detected at or above pql
B3	Not detected at or above pql
B4	Not detected at or above pql
B5	Not detected at or above pql
B6	Did not yield sample
B7	Not detected at or above pql
B8	210
B9	5,470
B10	Not detected at or above pql
B11	Not detected at or above pql
B12	Not detected at or above pql
B13	Not detected at or above pql
B14	Not detected at or above pql
B15	Not detected at or above pql
B16	Not detected at or above pql
B17	Not detected at or above pql
100% LEL for Methane	**50,000**

6.0 SUMMARY AND RECOMMENDATIONS

The purpose of the current investigation was to provide an assessment of subsurface methane levels across the Site due to its historic and current use as a dairy-production farm that may have produced methane gas in the subsurface from animal wastes.

On March 26, 2018, Citadel advanced shallow borings identified as B1 to B17 at 17 locations across the Site, for the purpose of collecting soil vapor samples at a depth of approximately five feet below ground surface (bgs) using a hand auger.

Methane was not reported to be present above the pql in the soil vapor samples, except for samples B8 and B9, which were reported to have methane concentrations of 210 ppmv and 5,470 ppmv, respectively.

Boring locations B8 and B9 are located in the southern portion of the investigated area, south of the cattle pens. B8 is located immediately south of the cattle pens, and B9 is located further south in the field west of the retention pond. The locations are near each other and also immediately adjacent to the retention pond. Other borings near the retention pond did not have detectable concentrations of methane. Based on the methane detection locations it is not clear if the methane concentrations detected were related to the proximity to the retention pond or other factors specific to the western end of the retention pond.

Based on the results of this investigation, methane gas was detected in subsurface vapor probes at maximum concentrations of approximately 10% of the LEL and therefore is not an explosive hazard.

Based on the detections of methane Citadel recommends that a Soil Management Plan (SMP) be completed prior to soil disturbance activities. The SMP would identify areas of potential methane buildup and recommendations for air monitoring of the shallow soils during excavation or trenching activities to verify that accumulations of methane will not present a potential explosive hazard.

7.0 REFERENCES CITED

Citadel Environmental Services, Inc. (Citadel), 2018, Phase I Environmental Site Assessment Report, 7233 Eucalyptus Avenue, Ontario, California 91762. March 15, 2018.

Dibblee, T.W., and Ehrenspeck, H.E., 2001, Geologic map of the Yorba Linda and Prado Dam quadrangles (eastern Puente Hills), Los Angeles, Orange, San Bernardino and Riverside Counties, California: Dibblee Geological Foundation, Dibblee Foundation Map DF-75, scale 1:24,000.

Department of Toxic Substances Control (DTSC), Advisory Active Soil Gas investigations, California Environmental Protection Agency, Department of Toxic Substances Control, Los Angeles Regional Water Quality Control Board, San Francisco Regional Water Quality Control Board. July, 2015.

8.0 LIMITATIONS

This Subsurface Investigation was performed in accordance with generally and currently accepted engineering practices and principles. Although the data in this report is indicative of subsurface conditions in areas investigated, no further conclusions regarding the absence or presence of subsurface contamination at the site should be construed or inferred other than those expressly stated in this report. The conclusions made are based on information obtained from field observations, and from relevant Federal, State, regional, and local agencies.

9.0 SIGNATURES

Report Prepared by:

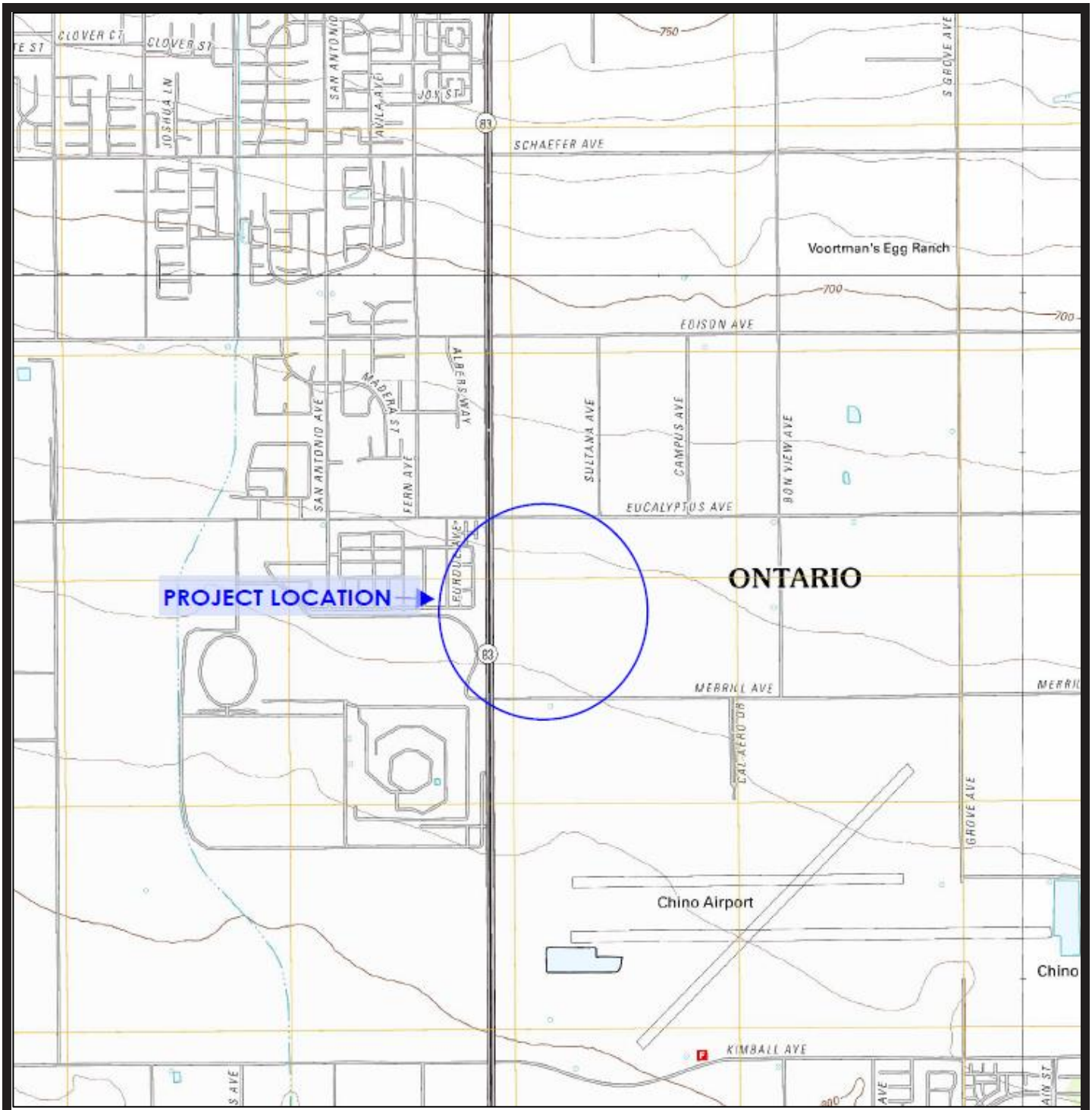
Roopal Jani
Staff Geologist
Engineering and Environmental Sciences

Reviewed by

T. Michael Pendergrass, PG
Senior Project Geologist
Engineering and Environmental Sciences

CITADEL
ENVIRONMENTAL SERVICES, INC.

Figures



Source: EDR, Prado Dam Quadrangle, 2012, 7.5 Minute Series

N

Not to Scale

CITADEL ENVIRONMENTAL SERVICES, INC.

LIT INDUSTRIAL, LP

7233 Eucalyptus Avenue
Ontario, California

Figure 1

PROJECT NO.: 0611.1053.0

DATE: MARCH 2018

Topographic Map

N

Not to Scale

Source: Google Earth

CITADEL ENVIRONMENTAL SERVICES, INC.

LIT INDUSTRIAL, LP

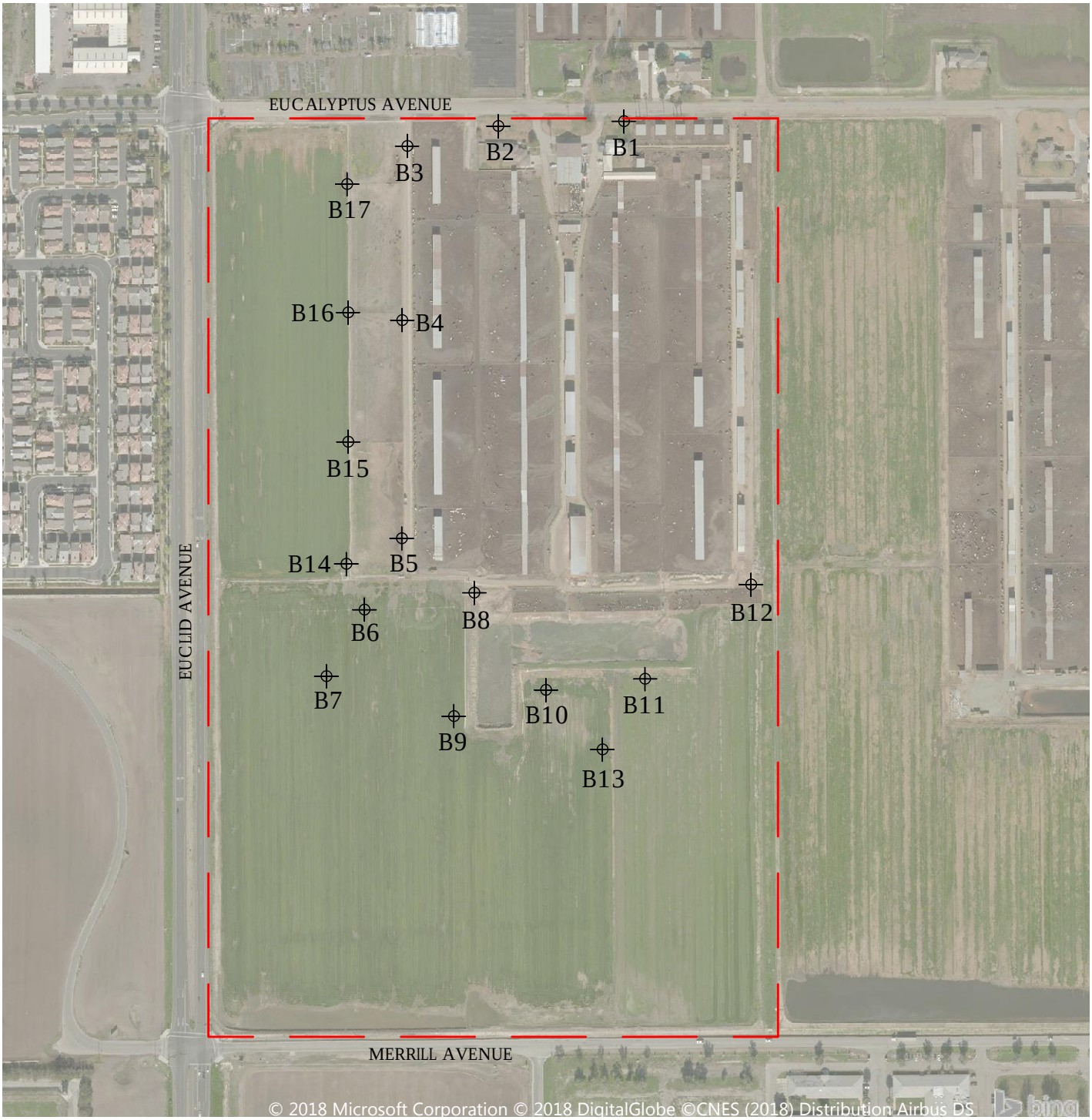
7233 Eucalyptus Avenue
Ontario, California

Figure 2

PROJECT NO.: 0611.1053.0

DATE: MARCH 2018

Site Map



LEGEND

PROPERTY BOUNDARY

BORING LOCATION

N

0 400 800

CITADEL •ASSESS •RESOLVE •STRENGTHEN 1725 VICTORY BOULEVARD GLENDALE, CALIFORNIA 91201 (818) 246-2707	CLIENT LIT INDUSTRIAL, LP 3501 JAMBOREE ROAD, SUITE 230 NEWPORT BEACH, CALIFORNIA 92660	SHEET TITLE SITE MAP WITH BORING LOCATIONS	SCALE 1'=400'
CITADEL PROJECT NO.: 0611.1053.0 / DESIGN BY: C.HERNANDEZ		PROJECT SITE PIETERSMA SITE 7233 EUCALYPTUS AVENUE ONTARIO, CALIFORNIA 91762	FIGURE NO. 3
DATE: MARCH 2018 / APPROVED BY: R.JANI			

CITADEL
ENVIRONMENTAL SERVICES, INC.

Appendix A
Health and Safety Plan

LIT Industrial, LP
c/o Environmental Asset Services, Inc.
3501 Jamboree Road, Suite 230
Newport Beach, California 92660

Health and Safety Plan

March 23, 2018

Citadel Project Number 0611.1053.0

Pietersma Site
7233 Eucalyptus Avenue
Ontario, California 91762

www.citadelenvironmental.com

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1.0 SITE DESCRIPTION

Citadel understands that the Site consists of the following address and Assessor's Parcel Number (APNs):

- 7233 Eucalyptus Avenue: APN 1054-011-04-0000

Citadel further understands that the Site is comprised of mostly open land with several storage structures and residences on-site. A Site Map can be found below (Figure 1).

2.0 BACKGROUND

As per a Phase I Environmental Site Assessment (Phase I ESA) conducted by Citadel in February 2018[1], the historic and current use of the Site as a dairy-production farm may produce methane gas in the subsurface from animal wastes. Methane gas is a simple asphyxiant and when allowed to accumulate, can be explosive. Citadel therefore recommended conducting a subsurface assessment for the presence of methane at the Site to determine methane levels and potential methane mitigation measures, if needed.

3.0 SAFETY POLICY

Safety will be given primary importance in the planning and operation of this project. It is the policy of Citadel to conform to current OSHA standards in construction and local government agency requirements having authority over the project as regards to Citadel employees, subcontractors and public safety.

Each subcontracting firm will assume primary responsibility for the safety of their own work in regard to their employees and other persons. Subcontractors will assume the duty to comply with OSHA, and all other federal, state and local regulations.

The subcontractors work will be monitored by Citadel project managers for implementation of the Citadel HASP, while adhering to their own safety program. Citadel will retain the authority and power to enforce this HASP during the progress of the work. Any deficiencies in safe work practices will be brought to the attention of the subcontractor firm's supervisor for immediate corrective action. If the subcontractor fails or refuses to take corrective action promptly a stop work order shall be issued and the subcontractor or the subcontractor employee may be removed from the project.

4.0 WORK DESCRIPTION

SUBSURFACE METHANE PROBE INSTALLATION AND TESTING

Citadel will advance approximately 20 soil vapor borings in accessible areas of the Site using a limited access direct push drill rig. Citadel will advance the borings to an approximate depth of five feet below ground surface (bgs). Methane gas probes will be installed within the borings at five feet bgs and encapsulated by approximately one foot of sand to allow any methane gas to flow into the probes. The space above the probes will be filled with a bentonite seal. The probe tips will be connected to polyethylene tubing with gas-tight quick connect fittings at the surface.

[1] Citadel Environmental Services, Inc., Phase I Environmental Site Assessment Report, Pietersma Site, 7233 Eucalyptus Avenue, Ontario, California 91762, March 15, 2018.

Upon completion of the installation of soil vapor sampling probes, sampling will take place after a minimum of approximately 120 minutes of equilibrium time. The probe head will be attached to the sampling train assembly of Teflon tubing, valves, and fittings and connected to a purge pump. Purging will remove stagnant air from the vapor sampling train to ensure representative samples are obtained. Samples will be collected from the installed probes in Tedlar bags and stored in a cooler.

5.0 KEY PROJECT PERSONNEL AND RESPONSIBILITIES

Project Manager	Mark Drollinger (Citadel)
Site Safety Officer (SSO)/Project Monitor	Mark Drollinger (Citadel)
Subcontractor Personnel	ABC Drilling
Site Representative	Tim Lambert, Roopal Jani

PROJECT MANAGER

The Project Manager has the ultimate responsibility for the health and safety of personnel at the Site. The Project Manager is responsible for:

- Ensuring that project personnel review and understand the requirements of this HASP;
- Keeping on-site personnel, including subcontractors, informed of the expected hazards and appropriate protective measures at the Site; and
- Providing resources necessary for maintaining a safe and health work environment.

SITE SAFETY OFFICER/PROJECT MONITOR

The SSO is responsible for enforcing the requirements of this HASP once site work begins. The SSO has the authority to immediately correct situations where noncompliance with this HASP is noted and to immediately stop work in cases where an immediate danger to site workers or the environment is perceived. Responsibilities of the SSO also include:

- Obtaining and distributing PPE and air monitoring equipment necessary for this project;
- Limiting access at the Site to authorized personnel;
- Communicating unusual or unforeseen conditions at the Site to the Project Manager;
- Supervising and monitoring the safety performance of site personnel to evaluate the effectiveness of health and safety procedures and correct deficiencies;
- Conducting daily tailgate safety meetings before each day's activities begin; and
- Conducting a site safety inspection prior to the commencement of each day's field activities.

SUBCONTRACTOR PERSONNEL

Subcontractor personnel are expected to comply with the minimum requirements specified in this HASP. Failure to do so may result in the dismissal of the subcontractor or any of the subcontractor's workers from the job site. Subcontractors may employ health and safety procedures that afford them a greater measure of personal protection than those specified in this plan as long as they do not pose additional hazards to themselves, the environment, or others working in the area.

6.0 SITE CONTROL MEASURES

The SSO or Project Manager has been designated to coordinate access and security on site.

7.0 STANDARD OPERATING PROCEDURES

GENERAL SAFETY

- Maintain good housekeeping at all times in all project work areas.
- Check the work area to determine what problems or hazards may exist.
- Designate specific areas for the proper storage of materials.
- Store tools, equipment, materials, and supplies in an orderly manner.
- Provide containers for collecting trash and other debris.
- Clean up all spills quickly.
- Report unsafe conditions or unsafe acts to your supervisor immediately.
- Report all occupational illnesses, injuries, and vehicle accidents.
- Do not wear loose clothing, wristwatches, and other loose accessories when within arm's reach of moving machinery.
- Emergency exits and evacuation areas should be clearly marked during work activities.
- Personnel fall protection is required when climbing to perform maintenance six feet or higher above ground.
- Inspect hand tools and use proper PPE.
- Ensure proper grounding and guarding of equipment.
- Keep hands and fingers out of pinch points.
- Use good ergonomic posturing when working with heavy items including the hammer drill.

HAZARD EVALUATION

The following substances are known or suspected to be on site. The primary hazards of each are identified as follow:

Substances	Concentration	Primary Hazards
Methane	Various	Inhalation, explosion

COMMUNICATION PROCEDURES

Due to the close proximity of all field crew members the necessity for radio communication is not necessary.

The following standard hand signals will be used:

Hand drawn across throat .....Cease operation immediately
Hand gripping throat.....Out of air, can't breathe
Grip partner's wrist or both hands around waist.....Leave area immediately
Hands on top of head.....Need assistance
Thumbs up.....OK, I am alright, understood
Thumbs down..... No, negative

FIELD VEHICLES

- Equip vehicles with emergency supplies and equipment.
- Maintain both a first aid kit and fire extinguisher in the field vehicle at all times.
- Utilize a rotary beacon on vehicle if working adjacent to active roadway.
- Always wear seatbelt while operating vehicle.
- Tie down loose items.

MANUAL LIFTING

- Personnel shall seek assistance when performing manual lifting tasks that appear beyond their physical capabilities.
- Assess the situation before lifting, ensure good lifting and body positioning practices, and ensure good carrying and setting down practices.

HEAT EXPOSURE

- Limit exposure to the sun, or take extra precautions when the UV index rating is high.
- Take lunch and breaks in shaded areas.
- Create shade by using umbrellas, tents, and canopies.
- Wear proper clothing: long sleeved shirts with collars, long pants, and UV-protective sunglasses or safety glasses.
- Apply sunscreen generously to all exposed skin surfaces at least 20 minutes before exposure. Re-apply sunscreen at least every 2 hours, and more frequently when sweating or performing activities where sunscreen may be wiped off.
- Communicate any concerns regarding heat stress to a supervisor.
- Keep hydrated throughout the day (about 4 cups per hour).
- OHSA's Heat Index:

Heat Index	Risk Level	Protective Measures
Less than 91°F	Lower (Caution)	Basic heat safety and planning
91°F to 103°F	Moderate	Implement precautions and heighten awareness
103°F to 115°F	High	Additional precautions to protect workers
Greater than 115°F	Very High to Extreme	Triggers even more aggressive protective measures

Utilities (Under Ground and Above Ground): Low Hazard. Work will be performed away from any known underground utilities.

Biological Hazards: Low to medium Hazard. Beware of spiders, insects and other possible animals.

Site Instability: Low to medium Hazard. The Site will be inspected prior to equipment placement and closely monitored. Any settling of the equipment will cause the work to stop immediately.

Equipment Refueling: Low Hazard. Equipment shall not be refueled with the engine running. Cigarettes, open flames, or other ignition sources are not allowed within 50 feet of the fueling location.

Personnel Injury: Upon notification of an injury the Project Field Leader should evaluate the nature of the injury, and the affected person should be decontaminated to the extent possible prior to movement. The Project Field Leader shall initiate the appropriate first aid, and contact should be made for an ambulance and with the designated medical facility (if required).

Fire/Explosion: The fire department shall be alerted and all personnel moved to a safe distance from the involved area.

Other Equipment Failure: If any other equipment on site fails to operate properly, the Project Team

Leader shall be notified and then determine the effect of this failure on continuing operations on site. If the failure affects the safety of personnel or prevents completion of the Work Plan tasks, work will cease until the situation is evaluated and appropriate actions taken.

8.0 PERSONAL PROTECTIVE EQUIPMENT

The purpose of PPE is to protect employees from hazards and potential hazards they are likely to encounter during site activities. The amount and type of PPE used will be based on the nature of the hazard encountered or anticipated. Respiratory protection will be utilized when an airborne hazard has been identified using real-time air monitoring devices, or as a precautionary measure in areas designated by the SSO, elevating to level C. If this occurs, contractor personnel shall be respirator-approved.

Dermal protection, primarily in the form of chemical-resistant gloves and coveralls, will be worn whenever contact with chemically affected materials (e.g. soils, groundwater, sludge) is anticipated, without regard to the level of respiratory protection required.

Based on evaluation of potential hazards, the following levels of personal protection have been designated for the applicable work areas or tasks:

Location	Job Function	Level of Protection
Controlled Area	All workers	A B C **D** Other

Specific protective equipment for each level of protection is as follows:

Level A
- Fully-encapsulating suit
- SCBA
- Disposable coveralls

Level B
- Splash gear
- SCBA

Level C
- Splash gear
- Half-face canister respirator with H_2S/VOC cartridge
- Mouth/nose canister respirator
- Efficiency 100 (HEPA)

Level D
- Hard hat
- Ear plugs
- Neoprene or leather gloves - nitrile gloves
- Safety vests and Glasses
- Hard toe boots

NO CHANGES TO THE SPECIFIED LEVELS OF PROTECTION SHALL BE MADE WITHOUT THE APPROVAL OF THE SSO OR PROJECT MANAGER.

9.0 DECONTAMINATION PROCEDURES

Despite protective procedures, personnel may come in contact with potentially hazardous compounds while performing work tasks. If so, decontamination needs to take place using an Alconox or tri-sodium phosphate (TSP), followed by a rinse with clean water. Standard decontamination procedure for levels C and D are as follows:

- Equipment drop
- Boot cover and outer glove wash and rinse
- Boot cover and outer glove removal
- Suit wash and rinse
- Suit removal
- Safety boot wash and rinse
- Inner glove wash and rinse
- Respirator removal
- Inner glove removal
- Field wash of hands and face

Workers should employ only applicable steps in accordance with level of PPE worn and extent of contamination present. The SSO shall maintain adequate quantities of clean water to be used for personal decontamination (i.e. field wash of hands and face) whenever a suitable washing facility is not located in the immediate vicinity of the work area. Disposable items will be disposed of in an appropriate container. Wash and rinse water generated from decontamination activities will be handled and disposed of properly. Non-disposable items may need to be sanitized before reuse. Each site worker is responsible for the maintenance, decontamination, and sanitizing of his/her own PPE.

Used equipment may be decontaminated as follows:

- An Alconox or TSP and water solution will be used to wash the equipment.
- The equipment will then be rinsed with clean water.

Each person must follow these procedures to reduce the potential for transferring chemically affected materials offsite.

10.0 EMERGENCY PROCEDURES

In the event of an emergency, site personnel will signal distress with three blasts of a horn (a vehicle horn will be sufficient), or another predetermined signal. Communication signals, such as hand signals, must be established where communication equipment is not feasible or in areas of loud noise.

The SSO will designate evacuation routes and refuge areas to be used in the event of an emergency. Site personnel will stay upwind from vapors or smoke and upgradient from spills. Workers should exit through the established decontamination areas wherever possible. If evacuation cannot be done through an established decontamination area, site personnel will go to the nearest safe location and remove contaminated clothing there. Personnel will assemble at the predetermined refuge following evacuation and decontamination. The SSO will count and identify site personnel to verify that all personnel have been evacuated safely. Please refer to Figure 1.0 for the evacuation route and refuge location.

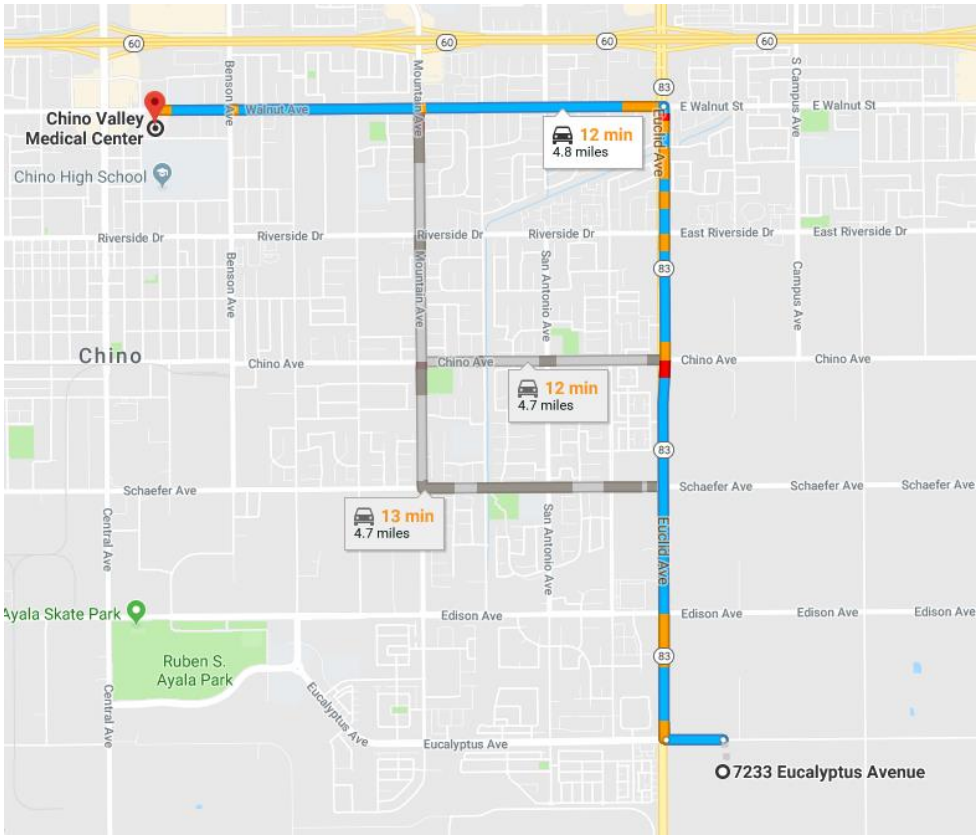
FIGURE 1.0 – EVACUATION ROUTE AND REFUGE AREAS

Site Boundaries

Refuge Areas

The designated medical facility is:

Chino Valley Medical Center
5451 Walnut Avenue
Chino, California 91710
(909) 464-8600 (General)



Directions:

Head west on Eucalyptus Ave	0.2 miles
Turn right onto Euclid Ave	2.5 miles
Turn left onto W Walnut St	2.0 miles
Destination will be on the left	

Local ambulance service is available from:

Name Local Paramedics
Phone 911

First-aid equipment is available in the SSO's vehicle.

List of emergency phone numbers:

Agency/Facility	**Phone#**
Police	911
Fire	911
Hospital	(909) 464-8600

This HASP has been prepared by:

Tim Lambert

Digitally signed by Tim Lambert
DN: cn=Tim Lambert, o=Citadel Environmental Services, Inc., ou, email=tlambert@citadelenvironmental.com, c=US
Date: 2018.03.23 15:17:04 -07'00'

Tim Lambert
Environmental Technician

Reviewed by:

T. Michael Pendergrass

Digitally signed by T. Michael Pendergrass
DN: cn=T. Michael Pendergrass, o=Citadel Environmental Services, Inc., ou=Environmental Geology and Engineering, email=MPendergrass@citadelenvironmental.com, c=US
Date: 2018.03.23 15:17:29 -07'00'

T. Michael Pendergrass, PG
Senior Project Geologist, Engineering and Environmental Sciences

SIGNATURE PAGE

The following signatures indicate that this Health and Safety Plan (HASP) has been read and accepted by all site personnel.

NAME	COMPANY	SIGNATURE	DATE
Roopal Jani	Citadel	[illegible]	3:26·18
Tim Lambert	Citadel	Tim Lambert	3-26-18
Paul Jimenez	ABC	[illegible]	3-26-18
Scott Hattan	ABC	Scott Hattan	3-26-18

CITADEL
ENVIRONMENTAL SERVICES, INC.

Appendix B
Citadel Field Notes

CITADEL ENVIRONMENTAL SERVICES, INC.
PROJECT DOCUMENTATION

CLIENT	EASI	PAGE	1 OF 2
PROJECT NUMBER	0611.1053.	CITADEL REPRESENTATIVE	Roopal J., Tim L.
PROJECT NAME	Methane Survey	CONTRACTOR	ABC Liovin
PROJECT WORK AREA	Dairy Farm	SUPERVISOR	
PROJECT LOCATION	7233 Eucalyptus Ave.		

TIME	FIELD NOTES
7:00	Mobed at Site (TL) · Met with ABC crew.
7:30	Mobed at Site. (RJ.) · ABC crew hand augered ~~to~~ at locations along Eucalyptus Ave.
8:00	Began hand augering at B3, B4, B5. According to ABC crew, setting up the drill rig at each location will take approx 15-20 minutes. So we decided to hand auger unless hard soil is encountered
9:00	ABC crew began working on locations in W-SW part of site. Taking time to carry supplies, and access the locations.
9:15	ASL sample pickup at 4:30. Will continue hand augering approach to avoid damaging site or potential delays with rig.
1200	ABC crew completed borings in south part of site, south of attention pond.
1300	Began collecting soil vapor samples starting with B1 in north part of site.
1330	ABC crew ~~began dri~~ completed all borings, they will be leaving the site shortly
1430	B6 located in SW part of site did not yield a sample. The soil in this area is more saturated with water as compared to other parts of the site.
1630	Completed soil vapor sampling, handed over samples to ASL courier. Demobed from site.

CITADEL REPRESENTATIVE: Roopal Jani, Tim Lambert	DAY: Monday
SIGNATURE:	DATE: 3·26·18

Revised July 2010

CITADEL ENVIRONMENTAL SERVICES, INC.
PROJECT DOCUMENTATION

CLIENT	EASI	PAGE	2 OF 2
PROJECT NUMBER	0611.1053	CITADEL REPRESENTATIVE	R. Jani, T. Lambert
PROJECT NAME	Methane Survey	CONTRACTOR	ABC Liovin
PROJECT WORK AREA	Dairy Farm	SUPERVISOR	Paul Scott
PROJECT LOCATION	7233 Eucalyptus Avenue Ontario CA		

TIME	FIELD NOTES			
	LOCATION	START	STOP	DESCRIPTION
	B1	7:15	13:00	grassy patch along Eucalypt
	B2	~~8:10~~ 7:30	1315	"
	B3	~~8:15~~ 8:10	1330	Along road betn pens/field
	B4	8:15	1400	"
	B5	8:25	~~No sample 1425~~	"
	B6	9:30	No sample	In grass south of pen in SW port
	B7	9:45	1438	" further SW
	B8	~~10:20~~ 10:10	~~1445~~	Near water well and pond
	B9	~~1030~~ 1025	1500	" further south
	B10	1040	1510	east of B10
	B11	1100	1520	"
	~~B12~~ B13	1115	1530	"
	B12	1200	1550	At SE corner of site near pen
	~~B13~~			south of B10 and B11 (B13)
	~~B14~~ B15	1245	1600	Between fields and pen on west side
	~~B15~~ B16	1300	1610	"
	~~B16~~ B17	1315	1615	"
	~~B17~~ B14	1330	1630	"

CITADEL REPRESENTATIVE:	Roopal Jani	DAY:	Monday
SIGNATURE:	[signature]	DATE:	3.26.18

Revised July 2010

CITADEL
ENVIRONMENTAL SERVICES, INC.

Appendix C

Laboratory Report and Chain of Custody Documentation

American Scientific Laboratories, LLC
Environmental Testing Services
2520 N. San Fernando Road, LA CA 90065 Tel: (323) 223-9700 • Fax: (323) 223-9500

27 March 2018

Michael Pendergrass

Citadel Environmental Services, Inc.

1725 Victory Boulevard

Glendale, CA 91201

Work Order #: 1803256

Project Name: Methane Survey

Project ID: 0611.1053

Site Address: 7233 Eucalyptus Ave. Ontatio, CA

Enclosed are the results of analyses for samples received by the laboratory on March 26, 2018. If you have any questions concerning this report, please feel free to contact us.

Wendy Lu

Laboratory Supervisor

Rojert G. Araghi

Laboratory Director

American Scientific Laboratories, LLC (ASL) accepts sample materials from clients for analysis with the assumption that all of the information provided to ASL verbally or in writing by our clients (and/or their agents), regarding samples being submitted to ASL, is complete and accurate. ASL accepts all samples subject to the following conditions:

1) ASL is not responsible for verifying any client-provided information regarding any samples submitted to the laboratory.
2) ASL is not responsible for any consequences resulting from any inaccuracies , omissions, or misrepresentations contained in client-provided information regarding samples submitted to the laboratory.

AMERICAN SCIENTIFIC LABORATORIES, LLC
Environmental Testing Services
2520 N. San Fernando Road, LA, CA 90065 Tel: (323) 223-9700 • Fax: (323) 223-9500

COC# Nº 80178 GLOBAL ID _____ E REPORT: ☑ PDF ☐ EDF ☐ EDD ASL JOB# 1803256

CHAIN OF CUSTODY RECORD

Company: Citadel Env. Inc.		Report To: Mike Pendergrass	ANALYSIS REQUESTED
Address: 1725 Victory Blvd. Glendale CA 91201	Project Name: Methane Survey	Address:	
	Site Address: 7233 Eucalyptus Avenue Ontario CA	Invoice To:	
Telephone: 818 246-2707 Fax:		Address:	
Special Instruction:	Project ID: 0611.1053		
E-mail: mpendergrass@citadelenvironmental.com	Project Manager: Mike Pendergrass	P.O.#:	

ITEM	LAB USE ONLY Lab ID	SAMPLE DESCRIPTION Sample ID	Date	Time	Container(s) #	Type	Matrix	Preservation	8015M/ASTM D1946	Remarks
	1803256-01	B-1	3-26-18	1300	1	Tedar	Soil gas	None	✓	
	1803256-02	B-2	↓		↓	↓	↓	↓	✓	
	1803256-03	B-3							✓	
	1803256-04	B-4							✓	
	1803256-05	B-5							✓	
	1803256-06	B-7							✓	
	1803256-07	B-8							✓	
	1803256-08	B-9							✓	
	1803256-09	B-10							✓	
	1803256-10	B-11							✓	

Collected By: Tim Lambert	Date 3-26-18	Time 1640	Relinquished By:	Date	Time
Relinquished By: Tim Lambert	Date 3-26-18	Time 1640	Received For Laboratory: Alla	Date 3-26-18	Time 1640
Received By:	Date	Time	Condition of Sample:		

TAT: ☐ Normal ☐ Rush ✓ 24 hr

White - Report, Yellow - Laboratory, Pink - Client

AMERICAN SCIENTIFIC LABORATORIES, LLC
Environmental Testing Services
2520 N. San Fernando Road, LA, CA 90065 Tel: (323) 223-9700 • Fax: (323) 223-9500

COC# № 80242 GLOBAL ID _____ E REPORT: ☑ PDF ☐ EDF ☐ EDD ASL JOB# 1803256

Company: Citadel Env. Inc.		Report To:	ANALYSIS REQUESTED
Address: 1725 Victory Blvd Glendale CA 91201	Project Name: Methane Survey	Address:	
	Site Address: 7233 Eucalyptus Ave Ontario CA	Invoice To:	
Telephone: Fax:		Address:	
Special Instruction:	Project ID: 0611.1053		
E-mail:	Project Manager: Mike Pendergrass	P.O.#:	

Methane 8015M/ASTM D1946

ITEM	LAB USE ONLY Lab ID	SAMPLE DESCRIPTION Sample ID	Date	Time	Container(s) #	Type	Matrix	Preservation	Methane 8015M/ASTM D1946	Remarks
	1803256-11	B-12	3-26-18	1550	1	Tedlar	Soil gas	None	✓	
	1803256-12	B-13	↓	1530	↓	↓	↓	↓	✓	
	1803256-13	B-14		1630					✓	
	1803256-14	B-15		1600					✓	
	1803256-15	B-16		1610					✓	
	1803256-16	B-17		1615					✓	

Collected By: Tim Lambert	Date 3.26.18	Time 1640	Relinquished By:	Date	Time
Relinquished By: Tim Lambert	Date 3.26.18	Time 1640	Received For Laboratory: [signature]	Date 3-26-18	Time 1640
Received By:	Date	Time	Condition of Sample:		

TAT ☐ Normal ☑ Rush 24 hr.

CHAIN OF CUSTODY RECORD

White - Report, Yellow - Laboratory, Pink - Client

Job# 1803256

ASL Sample Receipt Form

Client: Citadel Environmental Services, Inc.

Date: 3-26-18

Sample Information:

Temperature: 5.5 °C ☐ Blank ☒ Sample

Custody Seal: ☐ Yes ☒ No ☐ Not Available

Received Within Holding Time: ☒ Yes ☐ No

Container:

Proper Containers and Sufficient Volume: ☒ Yes ☐ No

Soil: __☐ 4oz __☐ 8oz __☐ Sleeve __☐ VOA

Water: __☐ 500AG __☐ 1AG __☐ 125PB __☐ 250PB __☐ 500PB __☐ VOA __☐ Other _____

Air: __☒ Tedlar®

Sample Containers Intact: ☒ Yes ☐ No

Trip Blank ☐ Yes ☒ No

Chain-of-Custody (COC):

Received: ☒ Yes ☐ No

Samplers Name: ☒ Yes ☐ No

Container Labels match COC: ☒ Yes ☐ No

COC documents received complete: ☒ Yes ☐ No

Proper Preservation Noted: ☒ Yes ☐ No

Completed By: Janet Chin

American Scientific Laboratories, LLC
Environmental Testing Services
2520 N. San Fernando Road, LA CA 90065 Tel: (323) 223-9700 • Fax: (323) 223-9500

Citadel Environmental Services, Inc.	Project: Methane Survey	Work Order No: 1803256
1725 Victory Boulevard	Project Number: 0611.1053	**Reported:**
Glendale CA, 91201	Project Manager: Michael Pendergrass	03/27/2018 14:20

ANALYTICAL SUMMARY REPORT

Sample ID	Laboratory ID	Matrix	Date Sampled	Date Received
B-1	1803256-01	Air	03/26/2018 13:00	03/26/2018 16:40
B-2	1803256-02	Air	03/26/2018 13:00	03/26/2018 16:40
B-3	1803256-03	Air	03/26/2018 13:00	03/26/2018 16:40
B-4	1803256-04	Air	03/26/2018 13:00	03/26/2018 16:40
B-5	1803256-05	Air	03/26/2018 13:00	03/26/2018 16:40
B-7	1803256-06	Air	03/26/2018 13:00	03/26/2018 16:40
B-8	1803256-07	Air	03/26/2018 13:00	03/26/2018 16:40
B-9	1803256-08	Air	03/26/2018 13:00	03/26/2018 16:40
B-10	1803256-09	Air	03/26/2018 13:00	03/26/2018 16:40
B-11	1803256-10	Air	03/26/2018 13:00	03/26/2018 16:40
B-12	1803256-11	Air	03/26/2018 15:50	03/26/2018 16:40
B-13	1803256-12	Air	03/26/2018 15:30	03/26/2018 16:40
B-14	1803256-13	Air	03/26/2018 16:30	03/26/2018 16:40
B-15	1803256-14	Air	03/26/2018 16:00	03/26/2018 16:40
B-16	1803256-15	Air	03/26/2018 16:10	03/26/2018 16:40
B-17	1803256-16	Air	03/26/2018 16:15	03/26/2018 16:40

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

Wendy Lu, Laboratory Supervisor

American Scientific Laboratories, LLC
Environmental Testing Services
2520 N. San Fernando Road, LA CA 90065 Tel: (323) 223-9700 • Fax: (323) 223-9500

Citadel Environmental Services, Inc.	Project: Methane Survey	Work Order No: 1803256
1725 Victory Boulevard	Project Number: 0611.1053	**Reported:**
Glendale CA, 91201	Project Manager: Michael Pendergrass	03/27/2018 14:20

Analytical Results

Client Sample ID: B-1

Laboratory Sample ID: 1803256-01 (Air)

Analyte	Result	Notes	PQL	Units	Dilution	Prep Method	Analyzed	Analyst	Method
ASTM-D1946, Methane				Batch ID:	BC80705		Prepared: 03/27/2018 11:35		
Methane	ND		0.00100	%(v/v)	1	none-V (semi)	03/27/2018 11:47	AY	ASTM-D1946

Analytical Results

Client Sample ID: B-2

Laboratory Sample ID: 1803256-02 (Air)

Analyte	Result	Notes	PQL	Units	Dilution	Prep Method	Analyzed	Analyst	Method
ASTM-D1946, Methane				Batch ID:	BC80705		Prepared: 03/27/2018 11:35		
Methane	ND		0.00100	%(v/v)	1	none-V (semi)	03/27/2018 11:47	AY	ASTM-D1946

Analytical Results

Client Sample ID: B-3

Laboratory Sample ID: 1803256-03 (Air)

Analyte	Result	Notes	PQL	Units	Dilution	Prep Method	Analyzed	Analyst	Method
ASTM-D1946, Methane				Batch ID:	BC80705		Prepared: 03/27/2018 11:35		
Methane	ND		0.00100	%(v/v)	1	none-V (semi)	03/27/2018 11:47	AY	ASTM-D1946

Analytical Results

Client Sample ID: B-4

Laboratory Sample ID: 1803256-04 (Air)

Analyte	Result	Notes	PQL	Units	Dilution	Prep Method	Analyzed	Analyst	Method
ASTM-D1946, Methane				Batch ID:	BC80705		Prepared: 03/27/2018 11:35		
Methane	ND		0.00100	%(v/v)	1	none-V (semi)	03/27/2018 11:47	AY	ASTM-D1946

Analytical Results

Client Sample ID: B-5

Laboratory Sample ID: 1803256-05 (Air)

Analyte	Result	Notes	PQL	Units	Dilution	Prep Method	Analyzed	Analyst	Method
ASTM-D1946, Methane				Batch ID:	BC80705		Prepared: 03/27/2018 11:35		
Methane	ND		0.00100	%(v/v)	1	none-V (semi)	03/27/2018 11:47	AY	ASTM-D1946

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Citadel Environmental Services, Inc.	Project: Methane Survey	Work Order No: 1803256
1725 Victory Boulevard	Project Number: 0611.1053	**Reported:**
Glendale CA, 91201	Project Manager: Michael Pendergrass	03/27/2018 14:20

Analytical Results

Client Sample ID: B-7

Laboratory Sample ID: 1803256-06 (Air)

Analyte	Result	Notes	PQL	Units	Dilution	Prep Method	Analyzed	Analyst	Method
ASTM-D1946, Methane				Batch ID:	BC80705		Prepared: 03/27/2018 11:35		
Methane	ND		0.00100	%(v/v)	1	none-V (semi)	03/27/2018 11:47	AY	ASTM-D1946

Analytical Results

Client Sample ID: B-8

Laboratory Sample ID: 1803256-07 (Air)

Analyte	Result	Notes	PQL	Units	Dilution	Prep Method	Analyzed	Analyst	Method
ASTM-D1946, Methane				Batch ID:	BC80705		Prepared: 03/27/2018 11:35		
Methane	**0.0210**		0.00100	%(v/v)	1	none-V (semi)	03/27/2018 11:47	AY	ASTM-D1946

Analytical Results

Client Sample ID: B-9

Laboratory Sample ID: 1803256-08 (Air)

Analyte	Result	Notes	PQL	Units	Dilution	Prep Method	Analyzed	Analyst	Method
ASTM-D1946, Methane				Batch ID:	BC80705		Prepared: 03/27/2018 11:35		
Methane	**0.547**		0.00100	%(v/v)	1	none-V (semi)	03/27/2018 11:47	AY	ASTM-D1946

Analytical Results

Client Sample ID: B-10

Laboratory Sample ID: 1803256-09 (Air)

Analyte	Result	Notes	PQL	Units	Dilution	Prep Method	Analyzed	Analyst	Method
ASTM-D1946, Methane				Batch ID:	BC80705		Prepared: 03/27/2018 11:35		
Methane	ND		0.00100	%(v/v)	1	none-V (semi)	03/27/2018 11:47	AY	ASTM-D1946

Analytical Results

Client Sample ID: B-11

Laboratory Sample ID: 1803256-10 (Air)

Analyte	Result	Notes	PQL	Units	Dilution	Prep Method	Analyzed	Analyst	Method
ASTM-D1946, Methane				Batch ID:	BC80705		Prepared: 03/27/2018 11:35		
Methane	ND		0.00100	%(v/v)	1	none-V (semi)	03/27/2018 11:47	AY	ASTM-D1946

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Wendy Lu, Laboratory Supervisor

American Scientific Laboratories, LLC
Environmental Testing Services
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Citadel Environmental Services, Inc.	Project: Methane Survey	Work Order No: 1803256
1725 Victory Boulevard	Project Number: 0611.1053	**Reported:**
Glendale CA, 91201	Project Manager: Michael Pendergrass	03/27/2018 14:20

Analytical Results

Client Sample ID: B-12

Laboratory Sample ID: 1803256-11 (Air)

Analyte	Result	Notes	PQL	Units	Dilution	Prep Method	Analyzed	Analyst	Method
ASTM-D1946, Methane				Batch ID:	BC80705		Prepared: 03/27/2018 11:35		
Methane	ND		0.00100	%(v/v)	1	none-V (semi)	03/27/2018 11:47	AY	ASTM-D1946

Analytical Results

Client Sample ID: B-13

Laboratory Sample ID: 1803256-12 (Air)

Analyte	Result	Notes	PQL	Units	Dilution	Prep Method	Analyzed	Analyst	Method
ASTM-D1946, Methane				Batch ID:	BC80705		Prepared: 03/27/2018 11:35		
Methane	ND		0.00100	%(v/v)	1	none-V (semi)	03/27/2018 11:47	AY	ASTM-D1946

Analytical Results

Client Sample ID: B-14

Laboratory Sample ID: 1803256-13 (Air)

Analyte	Result	Notes	PQL	Units	Dilution	Prep Method	Analyzed	Analyst	Method
ASTM-D1946, Methane				Batch ID:	BC80705		Prepared: 03/27/2018 11:35		
Methane	ND		0.00100	%(v/v)	1	none-V (semi)	03/27/2018 11:47	AY	ASTM-D1946

Analytical Results

Client Sample ID: B-15

Laboratory Sample ID: 1803256-14 (Air)

Analyte	Result	Notes	PQL	Units	Dilution	Prep Method	Analyzed	Analyst	Method
ASTM-D1946, Methane				Batch ID:	BC80705		Prepared: 03/27/2018 11:35		
Methane	ND		0.00100	%(v/v)	1	none-V (semi)	03/27/2018 11:47	AY	ASTM-D1946

Analytical Results

Client Sample ID: B-16

Laboratory Sample ID: 1803256-15 (Air)

Analyte	Result	Notes	PQL	Units	Dilution	Prep Method	Analyzed	Analyst	Method
ASTM-D1946, Methane				Batch ID:	BC80705		Prepared: 03/27/2018 11:35		
Methane	ND		0.00100	%(v/v)	1	none-V (semi)	03/27/2018 11:47	AY	ASTM-D1946

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Citadel Environmental Services, Inc.	Project: Methane Survey	Work Order No: 1803256
1725 Victory Boulevard	Project Number: 0611.1053	**Reported:**
Glendale CA, 91201	Project Manager: Michael Pendergrass	03/27/2018 14:20

Analytical Results

Client Sample ID: B-17

Laboratory Sample ID: 1803256-16 (Air)

Analyte	Result	Notes	PQL	Units	Dilution	Prep Method	Analyzed	Analyst	Method
ASTM-D1946, Methane				Batch ID:	BC80705		Prepared: 03/27/2018 11:35		
Methane	ND		0.00100	%(v/v)	1	none-V (semi)	03/27/2018 11:47	AY	ASTM-D1946

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Wendy Lu, Laboratory Supervisor

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Citadel Environmental Services, Inc.	Project: Methane Survey	Work Order No: 1803256
1725 Victory Boulevard	Project Number: 0611.1053	**Reported:**
Glendale CA, 91201	Project Manager: Michael Pendergrass	03/27/2018 14:20

ASTM-D1946, Methane - Quality Control Report

Analyte	Result	PQL	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Notes
Batch BC80705 - none-V (semi) - ASTM-D1946										
Blank (BC80705-BLK1)				Prepared & Analyzed: 03/27/201						
Methane	ND	0.00100	%(v/v)							
LCS (BC80705-BS1)				Prepared & Analyzed: 03/27/201						
Methane	4.09	0.00100	%(v/v)	4.00		102	70-130			
LCS Dup (BC80705-BSD1)				Prepared & Analyzed: 03/27/201						
Methane	3.87	0.00100	%(v/v)	4.00		96.8	70-130	5.53	30	

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

Wendy Lu, Laboratory Supervisor

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2520 N. San Fernando Road, LA CA 90065 Tel: (323) 223-9700 • Fax: (323) 223-9500

Citadel Environmental Services, Inc.	Project: Methane Survey	Work Order No: 1803256
1725 Victory Boulevard	Project Number: 0611.1053	**Reported:**
Glendale CA, 91201	Project Manager: Michael Pendergrass	03/27/2018 14:20

Notes and Definitions

DET	Analyte DETECTED
ND	Analyte NOT DETECTED at or above the practical quantitation limit (PQL)
NR	Not Reported
dry	Sample results reported on a dry weight basis
RPD	Relative Percent Difference