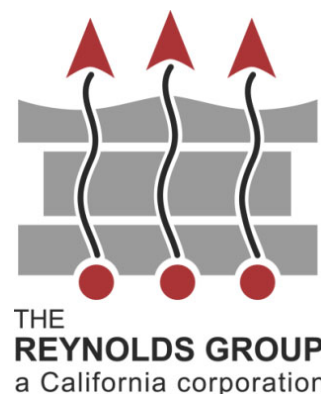


February 28, 2021
(TRG 7424)

Daniel Pirotton
LOS ANGELES REGIONAL WATER
QUALITY CONTROL BOARD
320 W. 4th Street, Suite, 200
Los Angeles, CA



SITE: **SCOVAL PROPERTY**
5600 FRANKLIN AVENUE
LOS ANGELES, CALIFORNIA

CUF NO: **19622**
GLOBAL ID: **T10000005251**

SUBJECT: **DUAL PHASE EXTRACTION REBOUND TESTING REPORT**

PATHWAY TO CLOSURE

This case is in the Expedited Claims Account Program (ECAP). As detailed in this report, dual phase extraction (DPE) rebound testing showed little to no rebound in soil vapor concentrations indicating asymptotic conditions. As such, The Reynolds Group (TRG) recommends terminating DPE remediation.

Dear Mr. Pirotton,

The Reynolds Group (TRG) has prepared this *Dual Phase Extraction (DPE) Rebound Testing Report* for the Scoval Property located at 5600 Franklin Avenue in Los Angeles, California (the Site, see **Figure 1 – Site Location Map**). The work was performed according to TRG's July 18, 2021, *Workplan for Remediation Rebound Testing and Post-Remediation Groundwater Monitoring* (Workplan), which was approved by Los Angeles Regional Water Quality Control Board (LARWQCB) on August 18, 2021.

EXECUTIVE SUMMARY

As detailed in this report, TRG performed DPE remediation rebound testing at the Site from December 13, 2021 to January 10, 2022. Gasoline soil vapor concentrations remained low throughout the test. Gasoline mass removal rates were 1.0 pounds per day (lbs/day) at the start of the rebound test, 0.1 lbs/day at conclusion of the test, and up to 3.7 lbs/day during the test. These mass removal rates are below 10 lbs/day which is considered to be the practicability limit for soil vapor remediation.

Results from the most recent groundwater monitoring performed on December 13, 2021, sampled prior to start of the DPE rebound test, indicated an increase in benzene concentrations from MW-1 to 4,960 micrograms per liter ($\mu\text{g/L}$), exceeding the 3,000 $\mu\text{g/L}$ Low Threat Closure Policy (LTCP) threshold under Class 2 criteria.

Based on the low asymptotic soil vapor conditions and sustained low mass removal rates during DPE remediation operations and confirmed with rebound testing, as well as continued low groundwater concentrations (except benzene in MW-1), TRG proposes to cease DPE remediation at the Site. TRG will evaluate groundwater concentrations from the next semi-annual groundwater monitoring event, and then provide recommendations for the next course of action with regard to the groundwater.

BACKGROUND

The DPE system consists of a 40-horsepower high vacuum liquid ring extraction blower capable of a maximum flow rate of 250 standard cubic feet per minute (SCFM), and a vacuum up to 25 inches of mercury. The unit is connected to a thermal-catalytic oxidizer for vapor treatment. Groundwater and soil vapor are extracted using stinger hoses which were lowered to a maximum of 100 feet bgs. Extracted groundwater was treated with a groundwater treatment system composed of a 200-gallon holding tank, a bag filter, and three 1,000 lb. carbon filtration vessels. An instrumentation diagram for the DPE remediation system is on **Figure 3**.

Since start-up of remediation and through January 10, 2022, approximately 8,780.6 lbs. of gasoline (vapor phase) and 680,893.3 gallons of gasoline impacted groundwater had been removed and treated from beneath the Site. Groundwater concentrations from the most recent groundwater monitoring event conducted on December 13, 2021, showed benzene increased to 4,960 $\mu\text{g/L}$ in MW-1, above the LTCP limit of 3,000 $\mu\text{g/L}$ for benzene (see **Table 5** – Historical Summary of Groundwater Analytical Results and Elevation Data).

The JET for this case, consisting of the LARWQCB (Dan Pirotton), ECAP (Casey Satkowski, Adrian Perez), and TRG (Ed Reynolds, Tabitha Esther, Chindo Pak), discussed the case and pathway to closure on June 16, 2021. Data presented at the time included the April 2021 groundwater monitoring results and DPE remediation data from start-up in early 2020 through May 6, 2021. Based on the DPE data through May 6, 2021, approximately 8,697 pounds of gasoline (vapor phase) and 619,708 gallons of gasoline impacted groundwater had been removed from beneath the Site. Soil vapor concentrations were low and mass removal rates had been reduced to approximately 1 lb/day. Groundwater concentrations from the most recent monitoring event at the time conducted on April 16, 2021, revealed benzene below 3,000 µg/L and no detectable methyl tertiary butyl ether (MTBE), meeting Class 2 of the LTCP criteria (see **Table 5** – Summary of Historical Groundwater Analytical Results and Elevation Data and DPE Operational Tables Through May 6, 2021). As such, TRG requested to turn off the DPE system for post remediation rebound testing.

During the June 2021 teleconference, the JET determined that a DPE rebound test must be conducted in addition to post-remediation groundwater monitoring prior to case closure consideration. In response, TRG submitted a *Workplan for Dual Phase Extraction Rebound Testing and Post-Remediation Groundwater Monitoring* (Workplan), dated July 28, 2021. The Workplan was conditionally approved by Dan Pirotton in a letter dated August 18, 2021.

Implementation of the rebound test and results are detailed in this report.

DPE REBOUND TEST

The DPE remediation system was shut-off on November 11, 2021. Notification of the scheduled DPE rebound test was sent to the JET at least 72-hours prior to initiating testing.

The DPE system at the Site was restarted on December 13, 2021, and rebound testing was performed through January 10, 2022 (543.6 hours). Wells SVE1-S/D, SVE2-S/D were opened for vapor extraction and wells MW-1, MW-2, and MW-4 were opened for dual-phase extraction. All remediation operational

parameters were recorded at the start of the rebound test, during sampling intervals, and during weekly Operation and Maintenance (O&M) site visits (see **Tables 2A** through **2C**).

Soil vapor samples were collected from the DPE extraction inlet and from SVE1-S/D and SV2-S/D at the following intervals after system restart: 1-hour (December 13, 2021), 1 day (December 14, 2021), 8-days (December 20, 2021), 14-days (December 27, 2021), and 28-days (January 10, 2022). Soil vapor samples were collected by extracting vapors from a vacuum pump and transferring the vapors to one liter Tedlar bags. Vapor samples were transported the same day of sampling to Jones Environmental Laboratories (JEL), a state-certified laboratory in Santa Fe Springs, California. JEL analyzed the vapor samples by EPA Method 8260B for gasoline range organics (GRO), benzene, toluene, ethylbenzene, xylenes (BTEX), naphthalene, other VOCs, and fuel oxygenates.

The DPE system along with the groundwater treatment system have remained off since the final round of rebound vapor sampling on January 10, 2022 (28-days after restart).

DPE Vapor Phase Operational Data and Results

During the rebound test, the inlet vapor extraction rate was 121 cfm, at vacuums ranging from 95 to 177 inches of water. The extraction flow ranges were consistent with the extraction rates observed during DPE remediation.

At the start of the DPE rebound test on December 13, 2021, extracted inlet and individual extraction well soil vapor GRO and benzene concentrations generally increased at system restart and eventually decreased prior to the shutdown of the DPE system. Maximum concentrations detected were 78.0 parts per million by volume (ppmv) GRO and 0.5353 ppmv benzene at the inlet, 263 ppmv GRO and 1.85 ppmv benzene at SVE1-S, 18.7 ppmv GRO and 0.692 ppmv benzene at SVE1-D, 12.7 ppmv GRO and 0.1164 ppmv benzene at SVE2-S, and 51.6 ppmv GRO and 1.40 ppmv benzene at SVE2-D. MTBE was not detected in any of the soil vapor samples. Soil vapor concentrations at the conclusion of the rebound test were generally lower than at the start of rebound testing. Remediation vapor analytical results are

provided in **Table 1**. Soil vapor extraction operational data is summarized in **Tables 2A, 2B** and **2C**. The inlet soil vapor concentrations over time are presented in **Figures 10** and **11**.

During the rebound test, the gasoline removal rate in vapor phase ranged from 0.1 to 3.7 lbs./day-uptime, with the highest removal rate on December 14, 2021. These mass removal rates are below the 10 lbs./day typically considered to be the limit of practicability of SVE remediation for UST cases. Total hydrocarbon mass removal data (vapor phase) are provided in **Table 3**. Hydrocarbon mass removal graphs are presented in **Figures 8** and **9**.

Groundwater Extraction Operational Data and Results

Approximately 680,893.3 gallons of gasoline impacted groundwater have been removed from beneath the Site since system startup through the rebound test. During the rebound test period, a total of 12,337 gallons at an average daily rate of 473 gallons/day of gasoline impacted groundwater were extracted and treated. Laboratory analytical results of water sampled from the system Inlet and from extraction wells MW-1, MW-2, and MW-4 and operational data are summarized on **Table 4A** and **Table 4B**.

Laboratory analytical reports, vapor sampling procedures, system operation field notes, and hydrocarbon mass removal calculations for the rebound test are provided as **Attachment B, Attachment C, Attachment D**, and **Attachment E**, respectively.

Groundwater Monitoring (4th Quarter 2021)

Groundwater monitoring for the 4th Quarter 2021 was performed on December 13, 2021, just prior to restart of the DPE system for rebound test. Dissolved benzene concentrations increased in well MW-1 from 878 µg/L to 4,960 µg/L and decreased in well MW-2 from 2,110 µg/L to 1,170 µg/L, between the April and December 2021 sampling events (see **Table 5**). Dissolved benzene was non-detect in wells MW-4 and MW-5. TBA, MTBE, and other fuel oxygenates were not detected in any of the wells.

CONCLUSIONS AND RECOMMENDATIONS

Based on the low asymptotic soil vapor conditions and sustained low mass removal rates during DPE remediation operations and confirmed with rebound testing, as well as continued low groundwater concentrations (except benzene in MW-1), TRG proposes to cease DPE remediation at the Site. TRG will evaluate groundwater concentrations in the next semi-annual groundwater monitoring event, and then provide recommendations for the next course of action with regard to the groundwater.

REGISTERED PROFESSIONAL STATEMENT

All work on this project is being performed under the responsible charge of California Registered Civil Engineers. The licensed professionals whose signatures and seals appear at the end of this report supervised all work associated with the project.

GEOTRACKER UPLOADS

As required, all data, figures, and the report related to work at the Site are uploaded to the State's Geotracker database under Global I.D. No. T10000005251.

CORRESPONDENCE CONCERNING THIS PROJECT:

Please be sure that your mailing list includes The Reynolds Group and:

Mr. Ilan Gorodezki
162-166 Douglas LLC and LV/Soto LLC
9201 Wilshire Boulevard, Suite 200
Beverly Hills, CA 90210

Alejandro Fuan is our Project Manager for this case. Mr. Fuan can be reached directly at 714-920-9312 or by e-mail to fuan@reynolds-group.com.

Sincerely,
THE REYNOLDS GROUP
a California corporation by:



Chindo Pak
Staff Geologist



Alejandro Fuan, Project Manager
California Registered Civil Engineer #76387



F. Edward Reynolds, Jr.
California Registered Civil Engineer #38677



Attachments:

Table 1-	Summary of Soil Vapor Analytical Results
Table 2A-	Summary of Dual Phase Extraction Operational Data - Extraction Well Vacuum and Flow Readings
Table 2B-	Summary of Dual Phase Extraction Operational Data - PID Readings
Table 2C-	Summary of Dual Phase Extraction Operational Data - Observation Well Vacuum Readings
Table 3-	Summary of Dual Phase Extraction Hydrocarbon Mass Removal (Vapor Phase)
Table 4A-	Summary of System Operation Water Analytical Results
Table 4B-	Summary of DPE OPERATIONAL Data – Groundwater Extraction & Depth to Water Measurements
Table 5-	Historical Summary of Groundwater Analytical Results and Elevation Data
Table 6-	Groundwater & Remediation Well Details

Figure 1- Site Location Map
Figure 2- Site Plan with Remediation System and Piping Location
Figure 3- Remediation System Simplified Process and Instrumentation Diagram
Figure 4- Site Plan with Groundwater Elevation Contours (December 2021)
Figure 5- Site Plan with Groundwater GRO Concentration Contours (December 2021)
Figure 6- Site Plan with Groundwater Benzene Concentration Contours (December 2021)
Figure 7- Graphical Representation of Historical GW Flow
Figure 8- Cumulative GRO Mass Removed over Time
Figure 9- Cumulative BTEX Removed over Time
Figure 10- Inlet Vapor GRO Concentrations over Time
Figure 11- Inlet Vapor BTEX Concentrations over Time
Attachment A- Laboratory Analytical Results and Chain-Of-Custody Documentation
Attachment B- Vapor Sampling Procedures
Attachment C- System Operation Field Notes
Attachment D- Hydrocarbon Mass Removal Calculations (Vapor Phase)

cc: Ilan Gorodezki, **I&L INVESTMENTS & MANAGEMENT, INC.**
Mark B. Gilmartin, **LAW OFFICES OF MARK B. GILMARTIN**
Casey Satkowski, **ECAP**
Vartan Akopyan, **PROPERTY OWNER 1853 GARFIELD AVE.**

TABLES

TABLE 1
SUMMARY OF SOIL VAPOR ANALYTICAL RESULTS
162-166 DOUGLAS LLC & LV/SOTO LLC
5600 FRANKLIN AVENUE
LOS ANGELES, CALIFORNIA
All Results In Parts Per Million By Volume (PPMV)

Well ID / Sample ID	Date Sampled	GRO*	Benzene	Toluene	Ethyl-benzene	Total Xylenes	MTBE	TBA	Naphth-alene
Inlet	1/16/20	2,691	221	236	21.9	79.1	<0.0111	<0.1318	<0.0076
	2/10/20	3,910	124	401	119	666	<0.0111	<0.1318	3.11
	3/27/20	36.3	0.670	2.61	1.03	5.07	<0.0111	<0.1318	0.0395
	4/9/20	318	3.02	10.5	3.5	18.91	<0.0111	<0.1318	<0.0076
	5/11/20	556	10.4	31.3	6.17	24.01	<0.0111	<0.1318	<0.0076
	6/8/20	377	10.1	21.7	4.72	20.77	<0.0111	<0.1318	<0.0076
	7/2/20	127	5.16	5.71	1.32	4.62	<0.0111	<0.1318	<0.0076
	8/14/20	13.8	0.444	1.54	0.327	1.44	<0.0111	<0.1318	<0.0076
	9/2/20	20.9	0.7419	0.6847	0.1580	0.7178	<0.0111	<0.1318	<0.0076
	10/8/20	21.4	0.9015	0.5679	0.1299	0.4502	<0.0111	<0.1318	<0.0076
	11/6/20	14.8	0.476	0.147	0.0173	0.0770	<0.0111	<0.1318	<0.0076
	12/11/20	72.1	0.322	0.926	0.753	3.44	<0.0111	<0.1318	0.0156
	1/8/21	70.1	1.25	0.5573	0.1483	0.8221	<0.0111	<0.1318	<0.0076
	1/19/21	91.36	3.38	2.6459	0.5827	3.1089	<0.0111	<0.1318	<0.0076
	2/9/21	61.9	1.67	0.6953	0.0673	0.4259	<0.0111	<0.1318	<0.0076
	3/4/21	103	1.63	0.8970	0.1211	0.5557	<0.0111	<0.1318	<0.0076
	4/7/21	24.2	0.3850	0.2187	0.0295	0.1467	<0.0111	<0.1318	<0.0076
	5/6/21	38.3	0.6260	0.4591	0.1748	0.4007	<0.0111	<0.1318	<0.0076
	6/8/21	8.3	0.4539	0.3875	0.0735	0.4527	<0.0111	<0.1318	<0.0076
	7/8/21	9.22	0.4664	0.3185	0.0412	0.2098	<0.0111	<0.1318	<0.0076
	8/3/21	6.04	0.1784	0.1537	0.0228	0.1340	<0.0111	<0.1318	<0.0076
	10/11/21	8.85	0.2886	0.1603	0.0470	0.2752	<0.0111	<0.1318	<0.0076
	11/1/21	4.26	0.1540	0.0764	0.0120	0.0953	<0.0111	0.3280	--
	12/13/21	14.40	0.190	0.0632	0.0157	0.0592	<0.0111	<0.1318	<0.0076
	12/14/21	54.5	0.4414	0.7431	0.4307	2.3858	<0.0111	<0.1318	0.0738
	12/20/21	3.77	0.0948	0.0380	0.0140	0.0979	<0.0111	<0.1318	<0.0076
	12/27/21	78.0	0.5353	0.7696	0.4399	5.72	<0.0111	0.2877	0.0534
	1/10/22	1.34	0.0717	0.0194	0.0044	0.0341	<0.0111	<0.1318	<0.0076
Outlet	1/16/20	<0.567	0.0083	0.0078	0.011	0.0994	<0.0111	<0.1318	<0.0076
	2/10/20	59.0	0.529	3.87	2.65	14.78	<0.0111	<0.1318	0.20
	3/27/20	10.9	0.0025	0.0236	0.041	0.359	<0.0111	<0.1318	0.0395
	4/9/20	2.42	0.0047	0.0029	0.0021	0.0214	<0.0111	<0.1318	<0.0076
	5/11/20	6.16	<0.0025	0.0037	0.0088	0.1034	<0.0111	<0.1318	<0.0076
	6/8/20	<0.567	<0.0025	<0.0021	<0.0018	<0.0055	<0.0111	<0.1318	<0.0076
	7/2/20	<0.567	<0.0025	<0.0021	<0.0018	<0.0055	<0.0111	<0.1318	<0.0076
	8/14/20	3.63	0.0188	0.253	0.0887	0.502	<0.0111	<0.1318	<0.0076
	9/2/20	1.80	<0.0025	0.0242	0.0140	0.1027	<0.0111	<0.1318	<0.0076
	10/8/20	<0.567	<0.0025	<0.0021	<0.0018	<0.0055	<0.0111	<0.1318	<0.0076
	11/6/20	0.854	<0.0025	0.0032	<0.0018	0.0074	<0.0111	<0.1318	<0.0076
	12/11/20	<0.567	<0.0025	<0.0021	<0.0018	<0.0055	<0.0111	<0.1318	<0.0076
	1/8/21	<0.567	<0.0025	<0.0021	<0.0018	<0.0055	<0.0111	<0.1318	<0.0076
	2/9/21	<0.567	<0.0025	<0.0021	<0.0018	<0.0055	<0.0111	<0.1318	<0.0076
	3/4/21	1.27	<0.0025	0.0090	0.0101	0.0808	<0.0111	<0.1318	<0.0076
	4/7/21	<0.567	<0.0025	<0.0021	<0.0018	<0.0055	<0.0111	<0.1318	<0.0076
	5/6/21	1.64	<0.0025	0.0135	0.0366	0.0935	<0.0111	<0.1318	<0.0076
	6/8/21	2.30	<0.0025	0.9117	0.0069	0.0548	<0.0111	<0.1318	<0.0076
	7/8/21	<0.567	<0.0025	<0.0021	<0.0018	<0.0055	<0.0111	<0.1318	<0.0076
	8/3/21	<0.567	<0.0025	0.0037	<0.0018	<0.0055	<0.0111	<0.1318	<0.0076
	10/11/21	1.02	<0.0025	<0.0021	<0.0018	<0.0055	<0.0111	<0.1318	<0.0076
	11/1/21	<0.567	<0.0026	<0.0021	<0.0018	0.0025	<0.0112	0.2290	<0.0077
SVE1-S-Start	4/16/18**	11,410.01	401.45	379.70	21.66	79.32	<0.25	<0.25	<0.25
SVE1-S-End	4/16/18**	20,301.81	616.43	693.24	42.80	151.48	<0.25	<0.25	<0.25
SVE1-S	1/16/20	4,623	869	669	25.9	82.8	<0.0111	<0.1318	<0.0076
	2/10/20	4,090	166	1,200	101.0	371.2	<0.0111	<0.1318	1.09
	4/9/20	2,790	31.9	173	85.9	384.3	<0.0111	<0.1318	<0.0076
	5/11/20	2,660	34.7	178	66.3	312.9	<0.0111	<0.1318	<0.0076
	6/8/20	633	14.9	36.4	12.5	53.8	<0.0111	<0.1318	<0.0076
	7/2/20	335	9.9	15	3.8	16.88	<0.0111	<0.1318	<0.0076
	11/30/20	698	8.01	16.6	4.01	26.09	<0.0111	<0.1318	<0.0076
	12/11/20	661	13.5	11.9	2.92	12.14	<0.0111	<0.1318	0.0620
	1/8/21	755	10.2	9.95	3.25	26.57	<0.0111	<0.1318	0.0084
	2/9/21	445	5.70	9.77	3.94	20.92	<0.0111	<0.1318	<0.0076
	3/4/21	701	4.51	9.93	4.95	17.31	<0.0111	<0.1318	<0.0076

TABLE 1
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162-166 DOUGLAS LLC & LV/SOTO LLC
5600 FRANKLIN AVENUE
LOS ANGELES, CALIFORNIA
All Results In Parts Per Million By Volume (PPMV)

Well ID / Sample ID	Date Sampled	GRO*	Benzene	Toluene	Ethyl-benzene	Total Xylenes	MTBE	TBA	Naphth-alene
SVE1-S (Cont'd)	4/7/21	363	2.45	3.80	1.84	12.90	<0.0111	<0.1318	<0.0076
	5/6/21	182	1.97	4.62	2.86	9.63	<0.0111	<0.1318	<0.0076
	6/8/21	16.09	1.26	2.26	0.80	4.82	<0.0111	<0.1318	<0.0076
	7/8/21	26.4	1.10	1.63	0.6195	4.10	<0.0111	<0.1318	<0.0076
	8/3/21	19.5	0.8452	1.22	0.3501	2.548	<0.0111	<0.1318	<0.0076
	10/11/21	21.6	0.8107	0.7033	0.2626	1.126	<0.0111	<0.1318	<0.0076
	11/1/21	6.78	0.2980	0.1650	0.0348	0.357	<0.0111	0.2830	--
	12/13/21	19.8	0.4194	0.1290	0.0283	0.1105	<0.0111	<0.1318	<0.0076
	12/14/21	131	1.85	2.62	1.91	10.89	<0.0111	<0.1318	0.48
	12/20/21	22.7	0.5603	0.2505	0.0412	0.4254	<0.0111	0.3526	<0.0076
	12/27/21	263	1.74	2.65	1.67	21.3	<0.0111	0.4646	0.2862
SVE1-D-Start	4/16/18**	4,388.03	126.59	359.36	28.20	108.21	<0.25	<0.25	<0.25
SVE1-D-End	4/16/18**	205.54	5.28	5.17	0.43	1.9	<0.05	<0.05	<0.05
SVE1-D	1/16/20	5,300	910	261	17.7	59.9	<0.0111	<0.1318	<0.0076
	2/10/20	6,270	923	380	47.7	195.9	<0.0111	<0.1318	0.720
	5/6/21	205	0.6542	2.76	4.40	12.60	<0.0111	<0.1318	0.720
	6/8/21	15.12	0.5885	0.8705	0.4353	3.1321	<0.0111	<0.1318	<0.0076
	7/8/21	22.2	0.5760	1.06	0.5297	3.6672	<0.0111	<0.1318	<0.0076
	8/3/21	28.4	0.6511	1.25	0.6265	5.44	<0.0111	<0.1318	<0.0076
	10/11/21	10.3	0.3694	0.2115	0.0647	0.4378	<0.0111	<0.1318	<0.0076
	11/1/21	10.5	0.5570	0.3770	0.1330	1.4190	<0.0111	0.31	<0.0076
	12/13/21	11.4	0.0989	0.122	0.0767	0.4606	<0.0111	<0.1318	<0.0076
	12/14/21	11.2	0.1650	0.1200	0.0396	0.1167	<0.0111	<0.1318	0.0103
	12/20/21	18.7	0.2673	0.1773	0.0887	1.1929	<0.0111	<0.1318	<0.0076
SVE2-S	12/27/21	1.85	0.0131	0.0900	0.0124	0.1342	<0.0111	0.1849	<0.0076
	1/10/22	15.1	0.692	0.714	0.1101	0.880	<0.0111	<0.1318	<0.0076
	1/16/20	816	49.4	70.1	21	93.2	<0.0111	<0.1318	<0.0076
	2/10/20	1,580	43.8	132	46.8	275.5	<0.0111	<0.1318	0.336
	4/9/20	323	4.85	14.8	6.68	49	<0.0111	<0.1318	0.076
	11/30/20	110	0.2413	1.42	1.27	13.38	<0.0111	<0.1318	<0.0021
	12/11/20	205	1.96	6.37	4.08	19.34	<0.0111	<0.1318	0.0595
	5/6/21	27.1	0.0232	0.2043	1.27	3.0572	<0.0111	<0.1318	<0.0076
	12/13/21	7.75	0.0250	0.0510	0.0461	0.2865	<0.0111	<0.1318	<0.0076
	12/14/21	12.7	0.1164	0.5308	0.0396	0.6209	<0.0111	<0.1318	<0.0076
	12/20/21	6.92	0.0269	0.0626	0.0500	0.7761	<0.0111	<0.1318	<0.0076
SVE2-D	12/27/21	2.21	0.0031	0.0165	0.0115	0.1538	<0.0111	0.1855	<0.0076
	1/10/22	6.16	0.141	0.425	0.1453	1.377	<0.0111	<0.1318	<0.0076
	1/16/20	5,530	718	198	30.8	91.5	<0.0111	<0.1318	<0.0076
	2/10/20	9,330	905	751	101	511.3	<0.0111	<0.1318	0.277
	1/8/21	440	5.48	6.53	1.47	9.93	<0.0111	<0.1318	0.0076
	2/9/21	129	0.5008	1.72	2.67	19.62	<0.0111	<0.1318	<0.0076
	3/4/21	252	0.3913	2.71	3.34	18.15	<0.0111	<0.1318	<0.0076
	4/7/21	14.3	0.1071	0.2211	0.1350	0.7696	<0.0111	<0.1318	<0.0076
	12/13/21	51.6	0.632	0.103	0.0405	0.2192	<0.0111	<0.1318	<0.0076
	12/14/21	30.9	1.40	5.87	1.30	7.463	<0.0111	<0.1318	<0.0076
	12/20/21	8.91	0.1208	0.0695	0.0456	0.6586	<0.0111	0.2069	<0.0076
MW-1	12/27/21	26.2	0.0973	0.3503	0.1527	1.862	<0.0111	0.1891	<0.0076
	1/10/22	5.28	0.218	0.358	0.0944	0.870	<0.0111	<0.1318	<0.0076
	1/16/20	2,910	236	11.1	16.1	32.85	<0.0111	<0.1318	<0.0076
	4/9/20	59	0.682	0.937	0.553	3.82	<0.0111	<0.1318	<0.0076
	5/11/20	712	7.890	50.7	53.200	310.40	<0.0111	<0.1318	<0.0076
	6/8/20	445	10.5	24.1	6.03	27.66	<0.0111	<0.1318	<0.0076
	7/2/20	172	5.95	6.69	1.41	7.03	<0.0111	<0.1318	<0.0076
	8/14/20	45.4	0.233	2.10	0.580	2.96	<0.0111	<0.1318	<0.0076
	9/2/20	11.0	0.5353	0.4034	0.1122	0.4903	<0.0111	<0.1318	<0.0076
	10/8/20	16.9	0.3118	0.2181	0.0848	0.3666	<0.0111	<0.1318	<0.0076
	11/6/20	13.8	0.222	0.106	0.0189	0.0887	<0.0111	<0.1318	<0.0076
	4/7/21	14.3	0.4445	0.5148	0.2038	1.0524	<0.0111	<0.1318	<0.0076
	12/13/21	24.1	0.302	0.0366	0.0274	0.1334	<0.0111	<0.1318	<0.0076
	12/14/21	16.5	0.3080	0.0990	0.1262	0.7195	<0.0111	<0.1318	<0.0076
	12/20/21	10.6	0.1650	0.0738	0.0474	0.5838	<0.0111	0.2353	<0.0076
	12/27/21	9.36	0.2144	0.0459	0.0514	0.2885	<0.0111	0.1849	<0.0076
	1/10/21	3.69	0.116	0.237	0.0626	0.619	<0.0111	<0.1318	<0.0076

TABLE 1
SUMMARY OF SOIL VAPOR ANALYTICAL RESULTS
162-166 DOUGLAS LLC & LV/SOTO LLC
5600 FRANKLIN AVENUE
LOS ANGELES, CALIFORNIA
All Results In Parts Per Million By Volume (PPMV)

Well ID / Sample ID	Date Sampled	GRO*	Benzene	Toluene	Ethyl- benzene	Total Xylenes	MTBE	TBA	Naphth- alene
MW-2	1/16/20	1,360	89.9	61.9	8.91	43.64	<0.0111	<0.1318	<0.0076
	4/9/20	168	1.67	5.25	0.778	3.967	<0.0111	<0.1318	<0.0076
	5/11/20	897	15.2	50.2	20.2	109.10	<0.0111	<0.1318	<0.0076
	7/2/20	260	6.23	7.99	1.9	8.61	<0.0111	<0.1318	<0.0076
	8/14/20	32.1	0.197	1.69	0.6380	3.73	<0.0111	<0.1318	<0.0076
	9/2/20	7.89	0.0923	0.1629	0.0343	0.2800	<0.0111	<0.1318	<0.0076
	10/8/20	5.39	0.0732	0.0722	0.0345	0.1792	<0.0111	<0.1318	<0.0076
	11/6/20	3.43	0.0588	0.0613	0.0168	0.0811	<0.0111	<0.1318	<0.0076
	2/9/21	42.0	0.9391	1.26	0.3201	1.5399	<0.0111	<0.1318	<0.0076
	3/4/21	35.8	0.4320	0.5308	0.2464	1.4569	<0.0111	<0.1318	<0.0076
	5/6/21	65.3	0.3756	0.9235	2.30	5.62	<0.0111	<0.1318	<0.0076
	6/8/21	14.39	0.4163	0.7670	0.3892	2.7769	<0.0111	<0.1318	<0.0076
	7/8/21	11.0	0.0873	0.3185	0.2718	2.1587	<0.0111	<0.1318	<0.0076
	8/3/21	3.89	0.1249	0.0528	0.0318	0.2936	<0.0111	<0.1318	<0.0076
	10/11/21	6.16	0.1884	0.1255	0.0495	0.3304	<0.0111	<0.1318	<0.0076
	11/1/21	11.80	0.5450	0.3580	0.1240	1.4170	<0.0111	0.2360	--
	12/13/21	5.73	0.0294	0.0149	0.0170	0.0628	<0.0111	<0.1318	<0.0076
	12/14/21	7.58	0.0338	0.0783	0.0557	0.3056	<0.0111	<0.1318	0.0248
	12/20/21	5.73	0.0529	0.0467	0.0371	0.4664	<0.0111	<0.1318	<0.0076
	12/27/21	20.8	0.0322	0.0979	0.0841	1.2643	<0.0111	0.2939	0.0506
	1/10/22	7.43	0.523	0.385	0.0804	0.806	<0.0111	<0.1318	<0.0076
MW-4	1/16/20	512	5.45	13.2	3.88	16.46	<0.0111	<0.1318	<0.0076
	8/14/20	28.7	0.242	0.969	0.401	2.65	<0.0111	<0.1318	<0.0076
	9/2/20	26.5	2.550	1.810	0.4100	1.409	<0.0111	<0.1318	<0.0076
	10/8/20	23.2	1.50	0.8731	0.2282	0.7103	<0.0111	<0.1318	<0.0076
	11/6/20	3.60	0.193	0.0971	0.0196	0.285	<0.0111	<0.1318	<0.0076
	12/11/20	62.7	0.870	2.04	1.46	6.32	<0.0111	<0.1318	0.0168
	1/8/21	214	3.60	4.94	1.66	8.57	<0.0111	<0.1318	0.0078
	2/9/21	36.3	2.11	0.7059	0.2626	1.4407	<0.0111	<0.1318	<0.0076
	3/4/21	28.2	1.82	0.2866	0.1101	0.6646	<0.0111	<0.1318	<0.0076
	4/7/21	31.8	0.8139	0.6316	0.1647	0.8031	<0.0111	<0.1318	<0.0076
	12/13/21	9.62	0.0172	0.0085	0.0168	0.0529	<0.0111	<0.1318	<0.0076
	12/14/21	<0.284	<0.0025	<0.0021	<0.0018	0.0037	<0.0111	<0.1318	<0.0076
	12/20/21	5.62	0.0300	0.0372	0.0281	0.3965	<0.0111	<0.1318	<0.0076
	12/27/21	57.6	0.0135	0.0334	0.0258	0.3344	<0.0111	0.1832	<0.0076
	1/10/22	5.65	0.222	0.409	0.109	1.004	<0.0111	<0.1318	<0.0076
MW-4 DPE Start	4/16/18**	5,994.57	111.07	179.30	15.66	66.13	<0.25	<0.25	<0.25
MW-4 DPE End	4/16/18**	9,144.69	127.04	133.23	13.72	55.48	<0.25	<0.25	<0.25

Notes:

GRO = gasoline range organics

MTBE = methyl tertiary butyl ether

TBA = tertiary butyl alcohol

*= GRO reported as total petroleum hydrocarbons as gasoline (TPH-g) for samples collected in 2018

**= vapor sample collected during pilot testing conducted in April 2018

All Results in parts per million volume (ppmv)

<##/<RL = results below laboratory detection limit

-- = no data / not analyzed

Vapor extraction initiated on 1/16/20

TABLE 2A
SUMMARY OF DPE OPERATIONAL DATA -
EXTRACTION WELL VACUUM AND FLOW READINGS
162-166 DOUGLAS LLC & LV/SOTO LLC
5600 FRANKLIN AVENUE
LOS ANGELES, CALIFORNIA

Date	Hour Meter Reading	Operating Hours	Cumulative Operating Hours	Inlet Pipe Diameter (inches)	Inlet Flow Rate (cfm)	Wells Open For Vapor or Dual Phase Extraction							Manifold Vacuum Readings (in H2O)							Manifold Flow Readings (cfm)							
						MW-1	MW-2	MW-4	SVE1-S	SVE1-D	SVE2-S	SVE2-D	Inlet	MW-1	MW-2	MW-4	SVE1-S	SVE1-D	SVE2-S	SVE2-D	MW-1	MW-2	MW-4	SVE1-S	SVE1-D	SVE2-S	SVE2-D
6/18/2021	16,183.0	109.0	10,792.1	4	86	--	x	--	20%	x	--	--	285	--	272	--	41	272	--	--	--	--	--	47.0	43.7	--	--
6/23/2021	16,249.6	66.6	10,858.7	4	86	--	x	--	20%	x	--	--	285	--	272	--	54	272	--	--	--	--	--	47.9	44.8	--	--
6/28/2021	16,320.4	70.8	10,929.5	4	86	--	x	--	20%	x	--	--	272	--	272	--	41	272	--	--	--	--	--	49.9	47.4	--	--
7/8/2021	16,557.2	236.8	11,166.3	4	86	--	x	--	20%	x	--	--	272	--	272	--	54	272	--	--	--	--	--	47.3	44.8	--	--
7/12/2021	16,562.6	5.4	11,171.7	4	86	--	x	--	20%	x	--	--	>200	--	--	--	>200	>200	--	--	--	wet	--	--	22.1	--	--
7/21/2021	16,770.1	207.5	11,379.2	4	86	--	x	--	20%	x	--	--	272	--	--	--	--	--	--	--	--	--	--	42.2	45.5	--	--
7/26/2021	16,866.8	96.7	11,475.9	4	86	--	x	--	20%	x	--	--	245	--	245	--	27	245	--	--	--	--	--	40.4	38.4	--	--
8/3/2021	17,012.1	145.3	11,621.2	4	86	--	x	--	20%	x	--	--	251	--	251	--	54	245	--	--	--	--	--	39.7	38.5	--	--
8/4/2021	17,156.8	144.7	11,765.9	4	86	--	x	--	20%	x	--	--	251	--	245	--	54	245	--	--	--	wet	--	40.2	38.8	--	--
8/17/2021	17,344.3	187.5	11,953.4	4	86	--	x	--	20%	x	--	--	258	--	258	--	54	245	--	--	--	--	--	43.4	40.4	--	--
9/9/2021	17,624.4	280.1	12,233.5	4	86	--	x	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
9/24/2021	17,812.5	188.1	12,421.6	4	86	--	x	--	20%	x	--	--	258	--	258	--	41	258	--	--	--	--	--	wet	wet	--	--
9/27/2021	17,884.8	72.3	12,493.9	4	86	--	x	--	20%	x	--	--	258	--	--	--	--	--	--	--	--	--	--	wet	wet	--	--
10/5/2021	17,960.1	75.3	12,569.2	4	86	--	x	--	20%	x	--	--	258	--	--	--	--	--	--	--	--	--	--	wet	wet	--	--
10/11/2021	17,963.9	3.8	12,573.0	4	86	--	x	--	20%	x	--	--	258	--	258	--	41	258	--	--	--	--	--	wet	wet	--	--
10/20/2021	18,177.0	213.1	12,786.1	4	86	--	x	--	20%	x	--	--	245	--	258	--	54	258	--	--	--	--	--	wet	wet	--	--
10/26/2021	18,320.1	143.1	12,929.2	4	86	--	x	--	20%	x	--	--	258	--	258	--	68	258	--	--	--	--	--	--	--	--	--
11/1/2021	18,466.0	145.9	13,075.1	4	86	--	x	--	20%	x	--	--	258	--	258	--	54	258	--	--	--	--	--	--	--	--	--
11/11/2021	18,706.5	240.5	13,315.6	4	86	--	x	--	20%	x	--	--	258	--	258	--	41	258	--	--	--	--	--	--	--	--	--
REBOUND TEST (12/13/21-1/10/22)																											
12/13/2022	18,706.5	0.1	13,315.7	4	185	x	x	x	x	x	x	x	95	95	95	95	95	95	95	95	--	--	--	--	--	--	--
12/14/2022	18,728.8	22.3	13,338.0	4	185	x	x	x	x	x	x	x	136	136	136	136	136	136	136	136	--	--	--	--	--	--	--
12/15/2022	18,751.4	22.6	13,360.6	4	121	x	x	x	25%	25%	25%	25%	163	149	156	156	54	156	29	156	--	--	--	49.0	wet	42.8	wet
12/16/2022	18,923.0	171.6	13,532.2	4	121	x	x	x	25%	25%	25%	25%	163	149	156	156	54	149	29	149	--	--	--	45.6	--	41.7	--
12/17/2022	19,103.8	180.8	13,713.0	4	121	x	x	x	25%	25%	25%	25%	177	163	163	163	54	163	29	163	--	--	--	--	--	--	--
1/10/2022	19,250.1	146.3	13,859.3	4	121	x	x	x	25%	25%	25%	25%	177	163	163	163	41	163	29	163	--	--	--	--	--	--	--

Avg. Inlet Flow Rate Rebound Test (cfm): 121
Average Inlet Flow Rate in Quarter Prior to Rebound Test (cfm): 86

Notes:
cfm: cubic feet per minute --: no data %: well partially open for vapor extraction
in H2O: inches of water system startup 1/16/20 wet: no flow reading due to liquid vapor in piping

TABLE 2B
SUMMARY OF DPE OPERATIONAL DATA - PID READINGS
162-166 DOUGLAS LLC & LV/SOTO LLC
5600 FRANKLIN AVENUE
LOS ANGELES, CALIFORNIA

Date	Hour Meter Reading	Operating Hours	Cumulative Operating Hours	Inlet Pipe Diameter (inches)	Inlet Flow Rate (cfm)	Wells Open For Vapor or Dual Phase Extraction							PID READINGS (PPMV)								
						MW-1	MW-2	MW-4	SVE1-S	SVE1-D	SVE2-S	SVE2-D	Inlet	Outlet	MW-1	MW-2	MW-3	SVE1-S	SVE1-D	SVE2-S	SVE2-D
4/21/2021	14,935.9	123.2	9,545.0	4	86	x	--	x	16%	--	--	10%	428	9.1	297	--	723	1,299	--	--	647
4/26/2021	15,053.5	117.6	9,662.6	4	86	x	--	x	16%	--	--	10%	598	8.4	301	--	720	1,401	--	--	628
5/6/2021	15,281.3	227.8	9,890.4	4	99	--	x	--	20%	x	20%	--	202	11.6	--	428	--	739	926	303	--
5/11/2021	15,404.0	122.7	10,013.1	4	99	--	x	--	20%	x	20%	--	358	9.9	--	333	--	693	1,122	396	--
5/18/2021	15,569.7	165.7	10,178.8	4	86	--	x	--	20%	x	--	--	302	8.6	--	297	--	722	1,001	--	--
5/25/2021	15,737.1	167.4	10,346.2	4	86	--	x	--	20%	x	--	--	272	7.7	--	289	--	842	848	--	--
6/3/2021	15,955.6	218.5	10,564.7	4	86	--	x	--	20%	x	--	--	230	6.2	--	188	--	724	861	--	--
6/8/2021	16,074.0	118.4	10,683.1	4	86	--	x	--	20%	x	--	--	196	6.7	--	203	--	642	711	--	--
6/18/2021	16,183.0	109.0	10,792.1	4	86	--	x	--	20%	x	--	--	149	6.2	--	187	--	527	624	--	--
6/23/2021	16,249.6	66.6	10,858.7	4	86	--	x	--	20%	x	--	--	202	8.3	--	270	--	593	721	--	--
6/28/2021	16,320.4	70.8	10,929.5	4	86	--	x	--	20%	x	--	--	223	8.7	--	282	--	502	691	--	--
7/8/2021	16,557.2	236.8	11,166.3	4	86	--	x	--	20%	x	--	--	264	6.1	--	303	--	629	648	--	--
7/12/2021	16,562.6	5.4	11,171.7	4	86	--	x	--	20%	x	--	--	8	4.6	--	24	--	269	0	--	--
7/21/2021	16,770.1	207.5	11,379.2	4	86	--	x	--	20%	x	--	--	188	9.3	--	286	--	562	494	--	--
7/26/2021	16,866.8	96.7	11,475.9	4	86	--	x	--	20%	x	--	--	222	6.1	--	188	--	621	467	--	--
8/3/2021	17,012.1	145.3	11,621.2	4	86	--	x	--	20%	x	--	--	267	6.7	--	224	--	591	487	--	--
8/4/2021	17,156.8	144.7	11,765.9	4	86	--	x	--	20%	x	--	--	275	7.1	--	238	--	600	498	--	--
8/17/2021	17,344.3	187.5	11,953.4	4	86	--	x	--	20%	x	--	--	212	7.4	--	312	--	531	505	--	--
9/9/2021	17,624.4	280.1	12,233.5	4	86	--	x	--	--	--	--	--	--	--	--	--	--	--	--	--	--
9/24/2021	17,812.5	188.1	12,421.6	4	86	--	x	--	20%	x	--	--	183	8.8	--	113	--	421	587	--	--
9/27/2021	17,884.8	72.3	12,493.9	4	86	--	x	--	20%	x	--	--	173	8.8	--	139	--	439	561	--	--
10/5/2021	17,960.1	75.3	12,569.2	4	86	--	x	--	20%	x	--	--	202	6.3	--	151	--	519	671	--	--
10/11/2021	17,963.9	3.8	12,573.0	4	86	--	x	--	20%	x	--	--	187	11.4	--	167	--	487	623	--	--
10/20/2021	18,177.0	213.1	12,786.1	4	86	--	x	--	20%	x	--	--	212	13.2	--	202	--	500	662	--	--
10/26/2021	18,320.1	143.1	12,929.2	4	86	--	x	--	20%	x	--	--	223	10.3	--	201	--	367	640	--	--
11/1/2021	18,466.0	145.9	13,075.1	4	86	--	x	--	20%	x	--	--	182	7.3	--	213	--	428	584	--	--
11/11/2021	18,706.5	240.5	13,315.6	4	86	--	x	--	20%	x	--	--	198	6.9	--	201	--	489	591	--	--
REBOUND TEST (12/13/21-1/10/22)																					
12/13/2022	18,706.5	0.1	13,315.7	4	185	x	x	x	x	x	x	x	140	14.2	154	47	27	215	156	109	362
12/14/2022	18,728.8	22.3	13,338.0	4	185	x	x	x	x	x	x	x	165	14.1	162	33	26	220	163	116	341
12/20/2022	18,751.4	22.6	13,360.6	4	121	x	x	x	25%	25%	25%	25%	101	8.4	95	71	58	132	164	83	107
12/27/2022	18,923.0	171.6	13,532.2	4	121	x	x	x	25%	25%	25%	25%	96	9.1	87	64	55	118	158	90	99
1/4/2022	19,103.8	180.8	13,713.0	4	121	x	x	x	25%	25%	25%	25%	114	6.7	103	76	52	116	152	101	96
1/10/2022	19,250.1	146.3	13,859.3	4	121	x	x	x	25%	25%	25%	25%	137	6.9	96	82	50	101	150	110	101

Notes:

cfm: cubic feet per minute
in H2O: inches of water

--: no data
wet: no flow reading due to liquid vapor in piping

system startup 1/16/20
%: well partially open for vapor extraction

**TABLE 2C
SUMMARY OF DPE OPERATIONAL DATA -
OBSERVATION WELL VACUUM READINGS
162-166 DOUGLAS LLC & LV/SOTO LLC
5600 FRANKLIN AVENUE
LOS ANGELES, CALIFORNIA**

Date	Hour Meter Reading	Operating Hours	Cumulative Operating Hours	Inlet Pipe Diameter (inches)	Inlet Flow Rate (cfm)	Wells Open For Vapor Or Dual Phase Extraction								Observation Well Vacuum Readings (in H2O)							
						MW-1	MW-2	MW-4	SVE1-S	SVE1-D	SVE2-S	SVE2-D	MW-1	MW-2	MW-4	MW-5	SVE1-S	SVE1-D	SVE2-S	SVE2-D	
1/16/2020	5,394.4	3.5	3.5	3	106	x	x	x	x	x	x	x	--	--	--	--	--	--	--	--	
1/17/2020	5,415.4	21.0	24.5	3	106	x	x	x	x	x	x	x	--	--	--	--	--	--	--	--	
1/18/2020	5,449.0	33.6	58.1	3	106	x	x	x	x	x	x	x	--	--	--	--	--	--	--	--	
1/19/2020	5,469.1	20.1	78.2	3	114	x	x	x	x	x	x	x	--	--	--	--	--	--	--	--	
1/20/2020	5,487.1	18.0	96.2	3	wet	x	x	x	x	x	x	x	--	--	--	--	--	--	--	--	
1/21/2020	5,509.7	22.6	118.8	3	wet	x	x	x	x	x	x	x	--	--	--	--	--	--	--	--	
1/22/2020	5,535.8	26.1	144.9	3	wet	x	x	x	x	x	x	x	--	--	--	--	--	--	--	--	
2/6/2020	5,857.8	322.0	466.9	3	wet	--	--	--	x	x	x	x	--	--	--	--	--	--	--	--	
2/10/2020	5,951.8	94.0	560.9	3	wet	--	--	--	x	x	x	x	--	--	--	--	--	--	--	--	
2/19/2020	6,166.6	214.8	775.7	3	112	--	--	--	x	x	x	x	--	--	--	--	--	--	--	--	
2/28/2020	6,378.4	211.8	987.5	3	113	--	--	--	x	x	x	x	--	--	--	--	--	--	--	--	
3/2/2020	6,449.4	71.0	1,058.5	3	95	--	--	--	x	x	x	x	--	--	--	--	--	--	--	--	
3/11/2020	6,665.6	216.2	1,274.7	3	106	--	--	--	x	x	x	x	--	--	--	--	--	--	--	--	
3/20/2020	6,786.9	121.3	1,396.0	3	104	--	--	--	x	x	x	x	--	--	--	--	--	--	--	--	
3/27/2020	6,957.5	170.6	1,566.6	3	104	x	x	--	x	x	x	x	--	--	--	--	--	--	--	--	
4/2/2020	6,981.1	23.6	1,590.2	3	wet	x	x	--	--	--	--	--	--	--	--	--	--	--	--	--	
4/9/2020	7,067.0	85.9	1,676.1	4	110	x	x	--	5%	--	10%	--	--	--	--	--	--	--	--	--	
4/17/2020	7,071.4	4.4	1,680.5	4	110	--	--	--	x	x	x	x	--	--	--	--	--	--	--	--	
4/23/2020	7,212.9	141.5	1,822.0	4	110	x	x	--	10%	--	--	--	--	--	--	--	--	--	--	--	
4/30/2020	7,228.2	15.3	1,837.3	4	110	x	x	--	10%	--	--	--	--	--	--	--	--	--	--	--	
5/11/2020	7,381.7	153.5	1,990.8	4	303	x	x	--	10%	--	--	--	--	--	0.092	car	--	0.202	0.541	0.515	
5/19/2020	7,573.2	191.5	2,182.3	4	99	x	x	--	10%	--	--	--	--	--	--	--	--	--	--	--	
5/26/2020	7,741.4	168.2	2,350.5	4	110	x	x	--	20%	--	--	--	--	--	--	--	--	--	--	--	
5/31/2020	7,861.0	119.6	2,470.1	4	221	x	x	--	20%	--	--	--	--	--	--	--	--	--	--	--	
6/8/2020	8,053.7	192.7	2,662.8	4	221	x	x	--	20%	--	--	--	--	--	--	--	--	--	--	--	
6/14/2020	8,151.6	97.9	2,760.7	4	221	x	x	--	20%	--	--	--	--	--	--	--	--	--	--	--	
6/23/2020	8,289.7	138.1	2,898.8	4	221	x	x	--	20%	--	--	--	--	--	--	--	--	--	--	--	
7/2/2020	8,507.4	217.7	3,116.5	4	221	x	x	--	20%	--	--	--	--	--	0.188	0	--	6.6	1.1	1.1	
7/10/2020	8,631.3	123.9	3,240.4	4	221	x	x	--	20%	--	--	--	--	--	--	--	--	--	--	--	
7/15/2020	8,750.4	119.1	3,359.5	4	86	x	x	x	--	--	--	--	--	--	--	--	--	--	--	--	
7/21/2020	8,892.2	141.8	3,501.3	4	86	x	x	x	--	--	--	--	--	--	--	--	--	--	--	--	
7/31/2020	9,136.2	244.0	3,745.3	4	86	x	x	x	--	--	--	--	--	--	--	--	--	--	--	--	
8/6/2020	9,280.3	144.1	3,889.4	4	86	x	x	x	--	--	--	--	--	--	--	--	--	--	--	--	
8/14/2020	9,471.2	190.9	4,080.3	4	86	x	x	x	--	--	--	--	--	--	--	--	--	--	--	--	
8/20/2020	9,532.4	61.2	4,141.5	4	86	x	x	x	--	--	--	--	--	--	--	--	--	--	--	--	
8/28/2020	9,721.4	189.0	4,330.5	4	86	x	x	x	--	--	--	--	--	--	--	--	--	--	--	--	
9/2/2020	9,847.4	126.0	4,456.5	4	86	x	x	x	--	--	--	--	--	--	--	--	--	--	--	--	
9/10/2020	9,951.8	104.4	4,560.9	4	86	x	x	x	--	--	--	--	--	--	--	--	--	--	--	--	
9/18/2020	10,139.4	187.6	4,748.5	4	86	x	x	x	--	--	--	--	--	--	--	--	--	--	--	--	
9/22/2020	10,237.1	97.7	4,846.2	4	86	x	x	x	--	--	--	--	--	--	--	--	--	--	--	--	
10/2/2020	10,476.1	239.0	5,085.2	4	86	x	x	x	--	--	--	--	--	--	--	--	--	--	--	--	
10/8/2020	10,622.1	146.0	5,231.2	4	86	x	x	x	--	--	--	--	--	--	--	0.028	0.136	0.338	0.106	0.017	
10/14/2020	10,764.1	142.0	5,373.2	4	86	x	x	x	--	--	--	--	--	--	--	--	--	--	--	--	
10/22/2020	10,957.1	193.0	5,566.2	4	86	x	x	x	--	--	--	--	--	--	--	--	--	--	--	--	
10/29/2020	11,125.5	168.4	5,734.6	4	86	x	x	x	--	--	--	--	--	--	--	--	--	--	--	--	
11/6/2020	11,318.8	193.3	5,927.9	4	86	x	x	x	--	--	--	--	--	--	--	--	--	--	--	--	
11/11/2020	11,321.7	2.9	5,930.8	4	86	x	x	x	--	--	--	--	--	--	--	--	--	--	--	--	
11/19/2020	11,513.8	192.1	6,122.9	4	86	x	x	x	--	--	--	--	--	--	--	--	--	--	--	--	
11/25/2020	11,652.7	138.9	6,261.8	4	86	x	x	x	--	--	--	--	--	--	--	--	--	--	--	--	
11/30/2020	11,773.9	121.2	6,383.0	4	99	--	--	x	16%	--	25%	--	--	--	--	--	--	--	--	--	
12/11/2020	12,041.1	267.2	6,650.2	4	99	--	--	x	16%	--	25%	--	--	--	--	--	--	--	--	--	
12/17/2020	12,182.8	141.7	6,791.9	4	70	--	--	x	16%	--	--	10%	--	--	--	--	--	--	--	--	
12/21/2020	12,290.5	107.7	6,899.6	4	70	--	--	x	16%	--	--	10%	0.338	1.017	--	--	--	--	3.4	1.005	
1/8/2021	12,710.4	419.9	7,319.5	4	70	--	--	x	16%	--	--	10%	0.359	0.287	--	--	--	--	60.7	47.6	
1/12/2021	12,804.1	93.7	7,413.2	4	70	--	--	x	16%	--	--	10%	--	--	--	--	--	--	--	--	
1/19/2021	12,973.2	169.1	7,582.3	4	70	--	--	x	16%	--	--	x	--	--	--	--	--	--	--	--	
1/27/2021	13,164.6	191.4	7,773.7	4	86	--	--	x	16%	--	--	--	--	--	--	--	--	--	--	--	
2/2/2021	13,306.4	141.8	7,915.5	4	86	--	--	x	16%	--	--	--	--	--	--	--	--	--	--	--	
2/9/2021	13,473.7	167.3	8,082.8	4	86	--	--	x	16%	--	--	10%	0.379	--	--	--	--	--	0.02	0.924	
2/19/2021	13,714.1	240.4	8,323.2	4	86	--	--	x	16%	--	--	--	--	--	--	--	--	--	--	--	
2/25/2021	13,858.7	144.6	8,467.8	4	86	--	--	x	16%	--	--	--	--	--	--	--	--	--	--	--	
3/4/2021	14,029.6	170.9	8,638.7	4	86	--	--	x	16%	--	--	--	--	--	--	--	--	--	--	--	
3/10/2021	14,141.1	111.5	8,750.2	4	86	x	--	x	16%	--	--	10%	--	--	--	--	--	--	--	--	
3/19/2021	14,358.8	217.7	8,967.9	4	86	x	--	x	16%	--	--	10%	--	--	--	--	--	--	--	--	
3/25/2021	14,501.5	142.7	9,110.6	4	86	x	--	x	16%	--	--	10%	--	0.132	--	0.767P	--	0.009	0.921	--	

TABLE 2C
SUMMARY OF DPE OPERATIONAL DATA -
OBSERVATION WELL VACUUM READINGS
162-166 DOUGLAS LLC & LV/SOTO LLC
5600 FRANKLIN AVENUE
LOS ANGELES, CALIFORNIA

Date	Hour Meter Reading	Operating Hours	Cumulative Operating Hours	Inlet Pipe Diameter (inches)	Inlet Flow Rate (cfm)	Wells Open For Vapor Or Dual Phase Extraction								Observation Well Vacuum Readings (in H2O)							
						MW-1	MW-2	MW-4	SVE1-S	SVE1-D	SVE2-S	SVE2-D		MW-1	MW-2	MW-4	MW-5	SVE1-S	SVE1-D	SVE2-S	SVE2-D
3/31/2021	14,643.7	142.2	9,252.8	4	86	x	--	x	16%	--	--	10%	--	--	--	--	--	--	--	--	--
4/7/2021	14,812.7	169.0	9,421.8	4	86	x	--	x	16%	--	--	10%	--	--	--	--	--	--	--	--	--
4/21/2021	14,935.9	123.2	9,545.0	4	86	x	--	x	16%	--	--	10%	--	--	--	--	--	--	--	--	--
4/26/2021	15,053.5	117.6	9,662.6	4	86	x	--	x	16%	--	--	10%	--	--	--	--	--	--	--	--	--
5/6/2021	15,281.3	227.8	9,890.4	4	99	--	x	--	20%	x	20%	--	--	--	--	--	--	--	--	--	--
5/11/2021	15,404.0	122.7	10,013.1	4	99	--	x	--	20%	x	20%	--	--	--	--	--	--	--	--	--	--
5/18/2021	15,569.7	165.7	10,178.8	4	86	--	x	--	20%	x	--	--	0.091	--	0	--	--	--	--	0.883	0.339
5/25/2021	15,737.1	167.4	10,346.2	4	86	--	x	--	20%	x	--	--	--	--	--	--	--	--	--	--	--
6/3/2021	15,955.6	218.5	10,564.7	4	86	--	x	--	20%	x	--	--	--	--	--	--	--	--	--	--	--
6/8/2021	16,074.0	118.4	10,683.1	4	86	--	x	--	20%	x	--	--	0.507	--	--	--	--	--	--	0.827	0.591
6/18/2021	16,183.0	109.0	10,792.1	4	86	--	x	--	20%	x	--	--	--	--	--	--	--	--	--	--	--
6/23/2021	16,249.6	66.6	10,858.7	4	86	--	x	--	20%	x	--	--	--	--	--	--	--	--	--	--	--
6/28/2021	16,320.4	70.8	10,929.5	4	86	--	x	--	20%	x	--	--	--	--	--	--	--	--	--	--	--
7/8/2021	16,557.2	236.8	11,166.3	4	86	--	x	--	20%	x	--	--	--	--	--	--	--	--	--	--	--
7/12/2021	16,562.6	5.4	11,171.7	4	86	--	x	--	20%	x	--	--	--	--	--	--	--	--	--	--	--
7/21/2021	16,770.1	207.5	11,379.2	4	86	--	x	--	20%	x	--	--	--	--	--	--	--	--	--	--	--
7/26/2021	16,866.8	96.7	11,475.9	4	86	--	x	--	20%	x	--	--	--	--	--	--	--	--	--	--	--
8/3/2021	17,012.1	145.3	11,621.2	4	86	--	x	--	20%	x	--	--	--	--	--	--	--	--	--	--	--
8/4/2021	17,156.8	144.7	11,765.9	4	86	--	x	--	20%	x	--	--	--	--	--	--	--	--	--	--	--
8/17/2021	17,344.3	187.5	11,953.4	4	86	--	x	--	20%	x	--	--	--	--	--	--	--	--	--	--	--
9/9/2021	17,624.4	280.1	12,233.5	4	86	--	x	--	--	--	--	--	--	--	--	--	--	--	--	--	--
9/24/2021	17,812.5	188.1	12,421.6	4	86	--	x	--	20%	x	--	--	--	--	--	--	--	--	--	--	--
9/27/2021	17,884.8	72.3	12,493.9	4	86	--	x	--	20%	x	--	--	--	--	--	--	--	--	--	--	--
10/5/2021	17,960.1	75.3	12,569.2	4	86	--	x	--	20%	x	--	--	--	--	--	--	--	--	--	--	--
10/11/2021	17,963.9	3.8	12,573.0	4	86	--	x	--	20%	x	--	--	--	--	--	--	--	--	--	--	--
10/20/2021	18,177.0	213.1	12,786.1	4	86	--	x	--	20%	x	--	--	--	--	--	--	--	--	--	--	--
10/26/2021	18,320.1	143.1	12,929.2	4	86	--	x	--	20%	x	--	--	--	--	--	--	--	--	--	--	--
11/1/2021	18,466.0	145.9	13,075.1	4	86	--	x	--	20%	x	--	--	0.523	--	0.079	--	--	--	--	0.867	0.856
11/11/2021	18,706.5	240.5	13,315.6	4	86	--	x	--	20%	x	--	--	--	--	--	--	--	--	--	--	--
REBOUND TEST (12/13/21-1/10/22)																					
12/13/2022	18,706.5	0.1	13,315.7	4	185	x	x	x	x	x	x	x	--	--	--	--	--	--	--	--	--
12/14/2022	18,728.8	22.3	13,338.0	4	185	x	x	x	x	x	x	x	--	--	--	--	--	--	--	--	--
12/20/2022	18,751.4	22.6	13,360.6	4	121	x	x	x	25%	25%	25%	25%	--	--	--	--	--	--	--	--	--
12/27/2022	18,923.0	171.6	13,532.2	4	121	x	x	x	25%	25%	25%	25%	--	--	--	--	--	--	--	--	--
1/4/2022	19,103.8	180.8	13,713.0	4	121	x	x	x	25%	25%	25%	25%	--	--	--	--	--	--	--	--	--
1/10/2022	19,250.1	146.3	13,859.3	4	121	x	x	x	25%	25%	25%	25%	--	--	--	0.00	--	--	--	--	--

Notes:

cfm: cubic feet per minute
in H2O: inches of water
--: no data

wet: no flow reading due to liquid vapor in piping
system startup 1/16/20

%: well partially open for vapor extraction
car: car parked over well, no access
P: pressure reading (negative vacuum)

TABLE 3														
SUMMARY OF DPE HYDROCARBON MASS REMOVAL (VAPOR PHASE)														
162-166 DOUGLAS LLC & LV/SOTO LLC														
5600 FRANKLIN AVENUE														
LOS ANGELES, CALIFORNIA														

1/16/2020	Inlet	5,394.4	3.5	106	68.0	x	x	x	x	x	x	x	2,691	221	236	79.1	629.0	15.2	104.4	
1/17/2020	E	5,415.4	21.0	106	68.0	x	x	x	x	x	x	x	2,734	218	242	25.3	99.9	4,427.8	93.5	108.7
1/18/2020	E	5,449.0	33.6	106	68.0	x	x	x	x	x	x	x	2,803	212	251	30.9	133.2	10,500.3	153.2	109.4
1/19/2020	E	5,469.1	20.1	114	68.0	x	x	x	x	x	x	x	2,848	209	257	34.4	154.5	14,382.7	99.5	361.4
1/20/2020	E	5,487.1	18.0	wet	81.6	x	x	x	x	x	x	x	2,887	205	263	37.5	173.6	17,859.4	90.3	451.7
1/21/2020	E	5,509.7	22.6	wet	81.6	x	x	x	x	x	x	x	2,937	201	269	41.5	197.6	22,224.7	115.4	567.0
1/22/2020	E	5,535.8	26.1	wet	81.5	x	x	x	x	x	x	x	2,994	197	277	46.1	225.2	27,266.0	135.8	702.9
2/6/2020	E	5,857.8	322.0	wet	81.5	--	--	--	x	x	x	x	3,703	140	373	102.5	566.4	89,461.7	2,072.4	2,775.3
2/10/2020	Inlet	5,951.8	94.0	wet	95.1	--	--	--	x	x	x	x	3,910	124	401	119.0	666.0	107,618.1	638.8	3,414.1
2/19/2020	E	6,166.6	214.8	775.7	112	81.5	--	--	--	x	x	x	3,190	100	323	95.9	536.3	148,516.5	1,174.0	4,588.1
2/28/2020	E	6,378.4	211.8	987.5	113	217.4	--	--	--	x	x	x	2,472	75.6	245	72.8	406.9	189,338.2	907.9	5,496.0
3/2/2020	E	6,449.4	71.0	1,058.5	95	68.0	--	--	--	x	x	x	2,269	68.7	223	66.2	370.4	200,843.4	234.9	5,730.9
3/11/2020	E	6,665.6	216.2	1,274.7	106	95.1	--	--	--	x	x	x	1,581	45.6	148	44.1	246.5	239,952.8	556.4	6,287.3
3/20/2020	E	6,786.9	121.3	1,396.0	104	95.1	--	--	--	x	x	x	1,203	32.8	107	32.0	178.4	261,409.7	232.4	6,519.7
3/27/2020	E*	6,957.5	170.6	1,566.6	104	258.2	x	x	--	x	x	x	675	15.0	49.3	15.0	83.2	291,445.0	182.4	6,702.1
4/2/2020	E	6,981.1	23.6	1,590.2	104	237.8	x	x	--	--	--	--	602	12.6	41.3	12.6	70.0	295,600.0	22.5	6,724.6
4/9/2020	Inlet	7,067.0	85.9	1,676.1	110	231.0	x	x	--	5%	--	--	318	3.02	10.5	3.5	18.9	311,723.8	46.1	6,770.7
4/17/2020	E	7,071.4	4.4	1,680.5	110	108.7	--	--	--	x	x	x	320	3.08	10.7	3.5	18.9	312,549.7	2.4	6,773.1
4/23/2020	E	7,212.9	141.5	1,822.0	110	278.6	--	--	--	x	--	--	378	4.87	15.7	4.2	20.2	339,110.0	90.3	6,863.3
4/30/2020	E	7,228.2	15.3	1,837.3	110	271.8	x	x	--	10%	--	--	384	5.07	16.3	4.2	20.3	341,981.9	9.9	6,873.3
5/11/2020	Inlet	7,381.7	153.5	1,990.8	303	244.6	x	x	--	10%	--	--	556	10.40	31.3	6.2	24.0	420,909.8	394.9	7,268.1
5/19/2020	E	7,573.2	191.5	2,182.3	99	251.4	x	x	--	10%	--	--	517	10.35	29.6	5.9	23.4	453,070.6	149.6	7,417.8
5/26/2020	E	7,741.4	168.2	2,350.5	110	244.6	x	x	--	20%	--	--	479	10.29	27.9	5.7	22.9	484,592.7	135.8	7,553.6
5/31/2020	E	7,861.0	119.6	2,470.1	221	244.6	x	x	--	20%	--	--	425	10.22	25.5	5.3	22.1	529,491.8	171.5	7,725.1
6/8/2020	Inlet	8,053.7	192.7	2,662.8	221	231.0	x	x	--	20%	--	--	337	10.10	21.7	4.7	20.8	601,833.4	219.4	7,944.5
6/14/2020	E	8,151.6	97.9	2,760.7	221	231.0	x	x	--	20%	--	--	292	9.03	18.2	4.0	17.3	638,586.1	96.5	8,040.9
6/23/2020	E	8,289.7	138.1	2,898.8	221	237.8	x	x	--	20%	--	--	228	7.53	13.4	3.0	12.4	690,430.3	106.3	8,147.2
7/2/2020	Inlet	8,507.4	217.7	3,116.5	221	231.0	x	x	--	20%	--	--	127	5.16	5.7	1.3	4.6	772,157.2	93.4	8,240.6
7/10/2020	E	8,631.3	123.9	3,240.4	221	231.0	x	x	--	20%	--	--	96	3.86	4.6	1.0	3.7	818,670.6	40.1	8,280.7
7/15/2020	E	8,750.4	119.1	3,359.5	86	265.0	x	x	--	--	--	--	84	3.38	4.1	0.9	3.4	835,993.6	13.1	8,293.8
7/21/2020	E	8,892.2	141.8	3,501.3	86	258.2	x	x	--	--	--	--	70	2.80	3.6	0.8	3.0	856,639.3	13.1	8,306.9
7/31/2020	E	9,136.2	244.0	3,745.3	86	258.2	x	x	--	--	--	--	47	1.81	2.7	0.6	2.4	892,165.2	14.9	8,321.7
8/6/2020	E	9,280.3	144.1	3,889.4	86	258.2	x	x	--	--	--	--	32	1.22	2.2	0.5	2.0	913,145.8	6.1	8,327.9
8/14/2020	Inlet	9,471.2	190.9	4,080.3	86	271.8	x	x	--	--	--	--	14	0.44	1.5	0.3	1.4	940,940.4	3.5	8,331.3
8/20/2020	E	9,532.4	61.2	4,141.5	86	271.8	x	x	--	--	--	--	15	0.49	1.4	0.3	1.3	949,850.9	1.2	8,332.5
8/28/2020	E	9,721.4	189.0	4,330.5	86	258.2	x	x	--	--	--	--	19	0.64	1.0	0.2	1.0	977,368.9	4.6	8,337.1
9/2/2020	Inlet	9,847.4	126.0	4,456.5	86	258.2	x	x	--	--	--	--	21	0.74	0.7	0.2	0.7	995,714.2	3.4	8,340.5
9/10/2020	E	9,951.8	104.4	4,560.9	86	271.8	x	x	--	--	--	--	21	0.76	0.7	0.2	0.7	1,010,914.6	2.9	8,343.4
9/18/2020	E	10,139.4	187.6	4,748.5	86	258.2	x	x	--	--	--	--	21	0.80	0.6	0.1	0.6	1,038,228.7	5.2	8,348.6
9/22/2020	E	10,237.1	97.7	4,846.2	86	258.2	x	x	--	--	--	--	21	0.82	0.6	0.1	0.6	1,052,453.6	2.7	8,351.3
10/2/2020	E	10,476.1	239.0	5,085.2	86	258.2	x	x	--	--	--	--	21	0.87	0.6	0.1	0.5	1,087,251.4	6.7	8,358.0
10/8/2020	Inlet	10,622.1	146.0	5,231.2	86	271.8	x	x	--	--	--	--	21	0.90	0.6	0.1	0.5	1,108,508.7	4.1	8,362.1
10/14/2020	E	10,764.1	142.0	5,373.2	86	258.2	x	x	--	--	--	--	20	0.81	0.5	0.1	0.4	1,129,183.5	3.7	8,365.8
10/22/2020	E	10,957.1	193.0	5,566.2	86	271.8	x	x	--	--	--	--	18	0.70	0.4	0.1	0.3	1,157,283.9	4.6	8,370.4
10/29/2020	E	11,125.5	168.4	5,734.6	86	285.4	x	x	--	--	--	--	17	0.59	0.3	0.0	0.2	1,181,802.5	3.7	8,374.1
11/6/2020	Inlet	11,318.8	193.3	5,927.9	86	292.2	x	x	--	--	--	--	15	0.48	0.1	0.0	0.1	1,209,946.5	3.7	8,377.8
11/11/2020	E	11,321.7	2.9	5,930.8	86	285.4	x	x	--	--	--	--	15	0.48	0.1	0.0	0.1	1,210,368.8	0.1	8,377.8

TABLE 3 (CONTINUED) SUMMARY OF DPE HYDROCARBON MASS REMOVAL (VAPOR PHASE) 162-166 DOUGLAS LLC & LV/SOTO LLC 5600 FRANKLIN AVENUE LOS ANGELES, CALIFORNIA																					
Date	Hour Meter Reading	Operating Hours	Cumulative Operating Hours	Inlet Flow Rate (cfm)	Inlet Vacuum (in H ₂ O)	Wells Open For Vapor Or Dual Phase Extraction						Concentration (ppmv)				Volume Extracted (m ³)					
						MW-1	MW-2	MW-4	SVE1-S	SVE1-D	SVE2-S	SVE2-D	GRO	Benzene	Toluene	Ethyl- benzene	Xylene	GRO Removed (lbs)	Cum. GRO Removed (lbs)	GRO Remova Rate (lbs / day uptime)	
1/8/2021	Inlet	12,710.4	419.9	7,319.5	70	258.2	--	--	x	16%	--	10%	70	1.25	0.6	0.1	0.8	31.5	8,481.1	1.8	
1/12/2021	E	12,804.1	93.7	7,413.2	70	258.2	--	--	x	16%	--	10%	78	2.01	1.3	0.3	1.6	7.8	8,488.9	2.0	
1/19/2021	Inlet	12,973.2	169.1	7,582.3	70	258.2	--	--	x	16%	--	x	91	3.38	2.7	0.6	3.1	14.34	8,505.4	2.3	
1/27/2021	E	13,164.6	191.4	7,773.7	86	258.2	--	--	x	16%	--	10%	80	2.73	1.9	0.4	2.1	1,462,491.2	20.1	8,525.5	2.3
2/2/2021	E	13,306.4	141.8	7,915.5	86	271.8	--	--	x	16%	--	10%	72	2.24	1.3	0.2	1.3	1,483,136.9	13.3	8,538.8	2.3
2/9/2021	Inlet	13,473.7	167.3	8,082.8	86	258.2	--	--	x	16%	--	10%	62	1.67	0.7	0.1	0.4	1,507,495.4	13.6	8,552.4	1.9
2/19/2021	E	13,714.1	240.4	8,323.2	86	271.8	--	--	x	16%	--	10%	80	1.65	0.8	0.1	0.5	1,542,497.1	25.1	8,577.5	2.5
2/25/2021	E	13,858.7	144.6	8,467.8	86	258.2	--	--	x	16%	--	10%	90	1.64	0.8	0.1	0.5	1,563,550.5	17.1	8,594.6	2.8
3/4/2021	Inlet	14,029.6	170.9	8,638.7	86	271.8	--	--	x	16%	--	10%	103	1.63	0.9	0.1	0.6	1,588,433.1	23.1	8,617.7	3.2
3/10/2021	E	14,141.1	111.5	8,750.2	86	271.8	x	--	x	16%	--	10%	92	1.45	0.8	0.1	0.5	1,604,667.2	13.4	8,631.1	2.9
3/19/2021	E	14,358.8	217.7	8,967.9	86	258.2	x	--	x	16%	--	10%	70	1.11	0.6	0.1	0.4	1,636,363.8	19.9	8,651.0	2.2
3/25/2021	E	14,501.5	142.7	9,110.6	86	258.2	x	--	x	16%	--	10%	56	0.88	0.5	0.1	0.3	1,657,140.6	10.4	8,661.4	1.7
3/31/2021	E	14,643.7	142.2	9,252.8	86	258.2	x	--	x	16%	--	10%	41	0.65	0.4	0.0	0.2	1,677,844.6	7.7	8,669.1	1.3
4/7/2021	Inlet	14,812.7	169.0	9,421.8	86	258.2	x	--	x	16%	--	10%	24	0.39	0.2	0.0	0.1	1,702,450.6	5.4	8,674.4	0.8
4/21/2021	E	14,935.9	123.2	9,545.0	86	271.8	x	--	x	16%	--	10%	28	0.44	0.3	0.1	0.2	1,720,388.2	4.5	8,678.9	0.9
4/26/2021	E	15,053.5	117.6	9,662.6	86	271.8	x	--	x	16%	--	10%	31	0.50	0.3	0.1	0.3	1,737,510.5	4.8	8,683.7	1.0
5/6/2021	Inlet	15,281.3	227.8	9,890.4	99	244.6	--	x	--	20%	x	20%	38	0.63	0.5	0.2	0.4	1,775,767.6	13.2	8,696.8	1.4
5/11/2021	E	15,404.0	122.7	10,013.1	99	258.2	--	x	--	20%	x	20%	33	0.60	0.4	0.2	0.4	1,796,374.0	6.1	8,703.0	1.2
5/18/2021	E	15,569.7	165.7	10,178.8	86	271.8	--	x	--	20%	x	--	27	0.56	0.4	0.1	0.4	1,820,499.5	5.8	8,708.8	0.8
5/25/2021	E	15,737.1	167.4	10,346.2	86	271.8	--	x	--	20%	x	--	21	0.53	0.4	0.1	0.4	1,844,872.5	4.6	8,713.4	0.7
6/3/2021	E	15,955.6	218.5	10,564.7	86	285.4	--	x	--	20%	x	--	13	0.48	0.4	0.1	0.4	1,876,685.6	3.6	8,717.0	0.4
6/8/2021	Inlet	16,074.0	118.4	10,683.1	86	285.4	--	x	--	20%	x	--	8.31	0.45	0.4	0.1	0.5	1,893,924.4	1.3	8,718.3	0.3
6/18/2021	E	16,183.0	109.0	10,792.1	86	285.4	--	x	--	20%	x	--	8.52	0.46	0.4	0.1	0.4	1,909,794.5	1.2	8,719.5	0.3
6/23/2021	E	16,249.6	66.6	10,858.7	86	285.4	--	x	--	20%	x	--	8.64	0.46	0.4	0.1	0.4	1,919,491.3	0.8	8,720.3	0.3
6/28/2021	E	16,320.4	70.8	10,929.5	86	271.8	--	x	--	20%	x	--	8.78	0.46	0.4	0.1	0.3	1,929,799.6	0.8	8,721.1	0.3
7/8/2021	Inlet	16,557.2	236.8	11,166.3	86	271.8	--	x	--	20%	x	--	9.22	0.47	0.3	0.0	0.2	1,964,277.1	2.9	8,723.9	0.3
7/12/2021	E	16,562.6	5.4	11,171.7	86	>200	--	x	--	20%	x	--	9.19	0.46	0.3	0.0	0.2	1,965,063.4	0.1	8,724.0	0.3
7/21/2021	E	16,770.1	207.5	11,379.2	86	271.8	--	x	--	20%	x	--	8.09	0.36	0.3	0.0	0.2	1,995,274.9	2.2	8,726.2	0.3
7/26/2021	E	16,866.8	96.7	11,475.9	86	244.6	--	x	--	20%	x	--	7.58	0.32	0.2	0.0	0.2	2,009,354.2	1.0	8,727.2	0.2
8/3/2021	Inlet	17,012.1	145.3	11,621.2	86	251.4	--	x	--	20%	x	--	6.04	0.18	0.2	0.0	0.1	2,030,509.5	1.1	8,728.3	0.2
8/4/2021	E	17,156.8	144.7	11,765.9	86	251.4	--	x	--	20%	x	--	6.47	0.20	0.2	0.0	0.2	2,051,577.5	1.2	8,729.5	0.2
8/17/2021	E	17,344.3	187.5	11,953.4	86	258.2	--	x	--	20%	x	--	7.02	0.22	0.2	0.0	0.2	2,078,877.0	1.7	8,731.3	0.2
9/9/2021	E	17,624.4	280.1	12,233.5	86	--	--	--	--	--	--	--	7.85	0.25	0.2	0.0	0.2	2,119,658.9	2.9	8,734.1	0.2
9/24/2021	E	17,812.5	188.1	12,421.6	86	258.2	--	x	--	20%	x	--	8.40	0.27	0.2	0.0	0.3	2,147,045.8	2.1	8,736.2	0.3
9/27/2021	E	17,884.8	72.3	12,493.9	86	258.2	--	x	--	20%	x	--	8.62	0.28	0.2	0.0	0.3	2,157,572.5	0.8	8,737.0	0.3
10/5/2021	E	17,960.1	75.3	12,569.2	86	258.2	--	x	--	20%	x	--	8.84	0.29	0.2	0.0	0.3	2,168,536.0	0.9	8,737.9	0.3
10/11/2021	Inlet	17,963.9	3.8	12,573.0	86	258.2	--	x	--	20%	x	--	8.85	0.29	0.2	0.0	0.3	2,169,089.3	0.0	8,738.0	0.3
10/20/2021	E	18,177.0	213.1	12,786.1	86	244.6	--	x	--	20%	x	--	6.90	0.23	0.1	0.0	0.2	2,200,116.2	1.9	8,739.9	0.2
10/26/2021	E	18,320.1	143.1	12,929.2	86	258.2	--	x	--	20%	x	--	5.59	0.19	0.1	0.0	0.1	2,220,951.2	1.0	8,740.9	0.2
11/1/2021	Inlet	18,466.0	145.9	13,075.1	86	258.2	--	x	--	20%	x	--	4.26	0.15	0.1	0.0	0.1	2,242,193.9	0.8	8,741.7	0.1
11/11/2021	E	18,706.5	240.5	13,315.6	86	258.2	--	x	--	20%	x	--	4.26	0.15	0.1	0.0	0.1	2,277,210.1	1.3	8,743.1	0.1
REBOUND TEST (12/13/21-1/10/22)																					
12/13/2022	Inlet	18,706.5	0.1	13,315.7	185	95.1	x	x	x	x	x	x	14.40	0.19	0.1	0.0	0.1	2,277,241.5	0.0	8,739.9	1.0
12/14/2022	Inlet	18,728.8	22.3	13,338.0	185	135.9	x	x	x	x	x	x	54.50	0.44	0.7	0.4	2.4	2,284,251.0	3.4	8,743.3	3.7
12/20/2022	Inlet	18,751.4	22.6	13,360.6	121	163.1	x	x	25%	25%	25%	25%	3.77	0.09	0.0	0.0	0.1	2,288,908.6	0.2	8,743.5	0.2
12/27/2022	Inlet	18,923.0	171.6	13,532.2	121	163.1	x	x	25%	25%	25%	25%	78.00	0.54	0.8	0.4	5.7	2,324,273.7	24.8	8,768.3	3.5

TABLE 4A
SUMMARY OF DPE SYSTEM OPERATION WATER RESULTS
162-166 DOUGLAS LLC & LV/SOTO LLC
5600 FRANKLIN AVENUE
LOS ANGELES, CALIFORNIA
All Results in Micrograms Per Liter (µg/L)

Sample ID	Sample Date	GRO	Benzene	Toluene	Ethyl-benzene	Total Xylenes	MTBE	TBA	Naphthalene
Inlet	4/9/2020	1,490	15.6	75.7	29.8	472	<2.5	<25.0	50.8
	5/11/2020	4,190	64.8	360	120	1,072	<2.5	<25.0	215
	6/8/2020	11,900	82.6	298	62.6	4,120	2.7	27.1	402
	7/2/2020	2,600	52.1	132	<0.5	1,084	<2.5	<25.0	370
	8/14/2020	<100	<0.5	<0.5	<0.5	<1.5	<2.5	<25.0	<0.5
	9/2/2020	<100	<0.5	<0.5	<0.5	<1.5	<2.5	<25.0	<0.5
	10/8/2020	<100	<0.5	0.8	<0.5	<1.5	<2.5	<25.0	<0.5
	11/6/2020	<100	<0.5	<0.5	<0.5	<1.5	<2.5	<25.0	<0.5
	12/11/2020	1,570	35.0	84.2	39.0	569	<2.5	<25.0	225
	1/8/2021	1,170	30.6	63.9	4.6	576	<2.5	<25.0	134
	2/9/2021	450	<0.5	1.6	<0.5	98.2	<2.5	<25.0	<0.5
	3/4/2021	260	<0.5	<0.5	<0.5	1.3	<2.5	<25.0	<0.5
	4/7/2021	190	<0.5	<0.5	<0.5	7.6	<2.5	<25.0	<0.5
	5/6/2021	<100	<0.5	<0.5	<0.5	<1.5	<2.5	<25.0	<0.5
	6/8/2021	1,700	<0.5	<0.5	<0.5	71.4	<2.5	66.1	<0.5
	7/8/2021	<100	<0.5	<0.5	<0.5	0.8	<2.5	<25.0	<0.5
	8/3/2021	1,450	<0.5	0.5	<0.5	45.6	<2.5	55.2	71.7
	10/11/2021	300	<0.5	<0.5	<0.5	1.2	<2.5	151	<0.5
	11/1/2021	1,390	<0.5	<0.5	<0.5	21.6	<2.5	139	89.6
	1/10/2022	990	<0.5	<0.5	1.9	28.1	<2.5	105	73.4
C1-C2	4/9/2020	<100	<0.5	<0.5	<0.5	<1.5	<2.5	<25.0	0.5
	5/11/2020	<100	<0.5	<0.5	<0.5	<1.5	<2.5	<25.0	<0.5
	6/8/2020	<100	<0.5	<0.5	<0.5	<1.5	<2.5	<25.0	<0.5
	7/2/2020	<100	<0.5	<0.5	<0.5	<1.5	<2.5	<25.0	<0.5
	8/14/2020	<100	<0.5	<0.5	<0.5	<1.5	<2.5	<25.0	<0.5
	9/2/2020	<100	<0.5	<0.5	<0.5	<1.5	<2.5	<25.0	<0.5
	10/8/2020	<100	<0.5	0.7	<0.5	<1.5	<2.5	<25.0	<0.5
	11/6/2020	<100	<0.5	<0.5	<0.5	<1.5	<2.5	<25.0	<0.5
	12/11/2020	<100	<0.5	<0.5	<0.5	<1.5	<2.5	<25.0	9.3
	1/8/2021	<100	<0.5	<0.5	<0.5	<1.5	<2.5	<25.0	<0.5
	2/9/2021	<100	<0.5	<0.5	<0.5	<1.5	<2.5	<25.0	<0.5
	3/4/2021	<100	<0.5	<0.5	<0.5	<1.5	<2.5	<25.0	<0.5
	4/7/2021	<100	<0.5	<0.5	<0.5	<1.5	<2.5	<25.0	<0.5
	5/6/2021	<100	<0.5	<0.5	<0.5	<1.5	<2.5	<25.0	<0.5
	6/8/2021	<100	<0.5	<0.5	<0.5	<1.5	<2.5	<25.0	<0.5
	7/8/2021	<100	<0.5	<0.5	<0.5	<1.5	<2.5	40.5	<0.5
	8/3/2021	<100	<0.5	<0.5	<0.5	<1.5	<2.5	<25.0	<0.5
	10/11/2021	<100	<0.5	<0.5	<0.5	<1.5	<2.5	47.9	<0.5
	11/1/2021	<100	<0.5	<0.5	<0.5	<1.5	<2.5	<25.0	<0.5
	1/10/2022	<100	<0.5	<0.5	<0.5	<1.5	<2.5	37.9	<0.5
C2-C3	4/9/2020	<100	<0.5	<0.5	<0.5	<1.5	<2.5	<25.0	<0.5
	5/11/2020	<100	<0.5	<0.5	<0.5	<1.5	<2.5	<25.0	<0.5
	6/8/2020	<100	<0.5	<0.5	<0.5	<1.5	<2.5	<25.0	<0.5
	7/2/2020	<100	<0.5	<0.5	<0.5	<1.5	<2.5	<25.0	<0.5
	8/14/2020	<100	<0.5	<0.5	<0.5	<1.5	<2.5	<25.0	<0.5
	9/2/2020	<100	<0.5	<0.5	<0.5	<1.5	<2.5	<25.0	<0.5
	10/8/2020	<100	<0.5	0.7	<0.5	<1.5	<2.5	<25.0	<0.5
	11/6/2020	<100	<0.5	<0.5	<0.5	<1.5	<2.5	<25.0	<0.5
	12/11/2020	<100	<0.5	<0.5	<0.5	<1.5	<2.5	<25.0	1.8

TABLE 4A (CONTINUED)
SUMMARY OF DPE SYSTEM OPERATION WATER RESULTS
162-166 DOUGLAS LLC & LV/SOTO LLC
5600 FRANKLIN AVENUE
LOS ANGELES, CALIFORNIA
All Results in Micrograms Per Liter (µg/L)

Sample ID	Sample Date	GRO	Benzene	Toluene	Ethyl-benzene	Total Xylenes	MTBE	TBA	Naphth-alene
C2-C3 cont'd	1/8/2021	<100	<0.5	<0.5	<0.5	<1.5	<2.5	<25.0	<0.5
	2/9/2021	<100	<0.5	<0.5	<0.5	<1.5	<2.5	<25.0	<0.5
	3/4/2021	<100	<0.5	<0.5	<0.5	<1.5	<2.5	<25.0	<0.5
	4/7/2021	<100	<0.5	<0.5	<0.5	<1.5	<2.5	<25.0	<0.5
	5/6/2021	<100	<0.5	<0.5	<0.5	<1.5	<2.5	<25.0	<0.5
	6/8/2021	<100	<0.5	<0.5	<0.5	<1.5	<2.5	<25.0	<0.5
	7/8/2021	<100	<0.5	<0.5	<0.5	<1.5	<2.5	<25.0	<0.5
	8/3/2021	<100	<0.5	<0.5	<0.5	<1.5	<2.5	<25.0	<0.5
	10/11/2021	<100	<0.5	<0.5	<0.5	<1.5	<2.5	<25.0	<0.5
	11/1/2021	<100	<0.5	<0.5	<0.5	<1.5	<2.5	<25.0	<0.5
	1/10/2022	<100	<0.5	<0.5	<0.5	<1.5	<2.5	<25.0	<0.5
Discharge	4/9/2020	<100	<0.5	<0.5	<0.5	<1.5	<2.5	<25.0	<0.5
	5/11/2020	<100	<0.5	<0.5	<0.5	<1.5	<2.5	<25.0	<0.5
	6/8/2020	<100	<0.5	<0.5	<0.5	<1.5	<2.5	<25.0	<0.5
	7/2/2020	<100	<0.5	<0.5	<0.5	<1.5	<2.5	<25.0	<0.5
	8/14/2020	<100	<0.5	<0.5	<0.5	<1.5	<2.5	<25.0	<0.5
	9/2/2020	<100	<0.5	<0.5	<0.5	<1.5	<2.5	<25.0	<0.5
	10/8/2020	<100	<0.5	0.6	<0.5	<1.5	<2.5	<25.0	<0.5
	11/25/2020	<100	<0.5	0.6	<0.5	<1.5	<2.5	<25.0	<0.5
	12/11/2020	<100	<0.5	<0.5	<0.5	<1.5	<2.5	<25.0	<0.5
	1/8/2021	<100	<0.5	<0.5	<0.5	<1.5	<2.5	<25.0	<0.5
	2/9/2021	<100	<0.5	<0.5	<0.5	<1.5	<2.5	<25.0	<0.5
	3/4/2021	<100	<0.5	<0.5	<0.5	<1.5	<2.5	<25.0	<0.5
	4/7/2021	<100	<0.5	<0.5	<0.5	<1.5	<2.5	<25.0	<0.5
	5/6/2021	<100	<0.5	<0.5	<0.5	<1.5	<2.5	<25.0	<0.5
	6/8/2021	<100	<0.5	<0.5	<0.5	<1.5	<2.5	<25.0	<0.5
	7/8/2021	<100	<0.5	<0.5	<0.5	<1.5	<2.5	<25.0	<0.5
	8/3/2021	<100	<0.5	<0.5	<0.5	<1.5	<2.5	<25.0	<0.5
	10/11/2021	<100	<0.5	<0.5	<0.5	<1.5	<2.5	<25.0	<0.5
	12/20/2021	--	<0.5	<0.5	<0.5	<1.5	<2.5	<25.0	<0.5
	1/10/2022	<100	<0.5	<0.5	<0.5	<1.5	<2.5	<25.0	<0.5

Notes:

µg/L: microgram per liter

GRO: gasoline range organics (C₄-C₁₂)

MTBE: methyl tert butyl ether

TBA: tert butyl alcohol

<##/<RL: below laboratory reporting limit

BOLD = results above laboratory detection limit

--: no data / not analyzed

Discharge initiated on 3/27/20

Discharge water sampled and analyzed on 4/9/20 & 12/20/21 according to City of Los Angeles Industrial Wastewater Discharge Permit #IU157001

TABLE 4B
SUMMARY OF DPE OPERATIONAL DATA - GROUNDWATER EXTRACTION & DEPTH TO WATER MEASUREMENTS
162-166 DOUGLAS LLC & LV/SOTO LLC
5600 FRANKLIN AVENUE
LOS ANGELES, CALIFORNIA

Date	Totalizer Reads (Gallons)	Wells Open for Groundwater Extraction Via DPE			Gallons Removed (Gallons)	Cumulative Groundwater Removed (Gallons)	Gallons Removed Per Day (gpd)	Gallons Removed Per Minute (gpm)	Depth To Water (ft btc)						Comments
		MW-1	MW-2	MW-4					SVE1-D	SVE2-D	MW-1	MW-2	MW-4	MW-5	
3/27/2020	209.5	x	x		0.0	0.0	0.0	0.00	--	--	83.19	82.88	--	--	Initiated groundwater extraction via DPE
4/2/2020	396.4	x	x		186.9	186.9	31.2	0.02	--	--	--	--	--	--	
4/9/2020	6,484.1	x	x		6,087.7	6,274.6	869.7	0.60	--	--	--	--	--	--	
4/17/2020	6,735.1				251.0	6,525.6	31.4	0.02	--	--	--	--	--	--	System operated in SVE mode during electrical equipment troubleshooting
4/23/2020	6,860.2	x	x		125.1	6,650.7	20.8	0.01	--	--	--	--	--	--	Water extraction resumed
4/30/2020	8,243.9	x	x		1,383.7	8,034.4	197.7	0.14	--	--	--	--	--	--	
5/4/2020	12,169.1	x	x		3,925.2	11,959.6	981.3	0.68	--	--	--	--	--	--	System off on arrival, notified subcontractor Ecotech for repairs
5/11/2020	17,751.4	x	x		5,582.3	17,541.9	797.5	0.55	83.07	83.83	--	--	83.97	car	
5/19/2020	27,355.0	x	x		9,603.6	27,145.5	1,200.5	0.83	--	--	--	--	--	--	
5/26/2020	38,134.3	x	x		10,779.3	37,924.8	1,539.9	1.07	--	--	--	--	--	--	
5/31/2020	41,797.8	x	x		3,663.5	41,588.3	732.7	0.51	--	--	--	--	--	--	
6/8/2020	46,461.4	x	x		4,663.6	46,251.9	583.0	0.40	--	--	--	--	--	--	
6/10/2020	46,461.9	OFF			0.0	46,251.9	0.0	0.00	--	--	82.86	83.56	83.53	82.83	System off for semi-annual GWM Semi-Annual GWM, System Restarted After Sampling Event
6/14/2020	54,662.3	x	x		8,200.9	54,452.8	1,366.8	0.95	--	--	--	--	--	--	
6/23/2020	64,696.3	x	x		10,034.0	64,486.8	1,114.9	0.77	--	--	--	--	--	--	
7/2/2020	71,349.6	x	x		6,653.3	71,140.1	739.3	0.51	83.41	83.80	--	--	83.64	83.28	
7/10/2020	74,392.3	x	x		3,042.7	74,182.8	380.3	0.26	--	--	--	--	--	--	
7/15/2020	77,927.9	x	x	x	3,535.6	77,718.4	707.1	0.49	--	--	--	--	--	--	
7/21/2020	96,201.5	x	x	x	18,273.6	95,992.0	3,045.6	2.12	--	--	--	--	--	--	
7/31/2020	125,528.9	x	x	x	29,327.4	125,319.4	2,932.7	2.04	--	--	--	--	--	--	
8/6/2020	139,281.1	x	x	x	13,752.2	139,071.6	2,292.0	1.59	--	--	--	--	--	--	
8/14/2020	164,912.1	x	x	x	25,631.0	164,702.6	3,203.9	2.22	--	--	--	--	--	--	
8/20/2020	170,932.4	x	x	x	6,020.3	170,722.9	1,003.4	0.70	--	--	--	--	--	--	
8/28/2020	197,602.5	x	x	x	26,670.1	197,393.0	3,333.8	2.32	--	--	--	--	--	--	
9/2/2020	213,449.2	x	x	x	15,846.7	213,239.7	3,169.3	2.20	--	--	--	--	--	--	
9/10/2020	226,596.7	x	x	x	13,147.5	226,387.2	1,643.4	1.14	--	--	--	--	--	--	
9/18/2020	250,556.0	x	x	x	23,959.3	250,346.5	2,994.9	2.08	--	--	--	--	--	--	
9/22/2020	262,436.4	x	x	x	11,880.4	262,226.9	2,970.1	2.06	--	--	--	--	--	--	
10/2/2020	289,936.5	x	x	x	27,500.1	289,727.0	2,750.0	1.91	--	--	--	--	--	--	
10/8/2020	307,022.3	x	x	x	17,085.8	306,812.8	2,847.6	1.98	85.41	85.47	--	--	--	85.29	
10/14/2020	323,338.4	x	x	x	16,316.1	323,128.9	2,719.4	1.89	--	--	--	--	--	--	
10/22/2020	328,166.9	x	x	x	4,828.5	327,957.4	603.6	0.42	--	--	--	--	--	--	
10/29/2020	347,216.6	x	x	x	19,049.7	347,007.1	2,721.4	1.89	--	--	--	--	--	--	
11/6/2020	367,716.8	x	x	x	20,500.2	367,507.3	2,562.5	1.78	--	--	--	--	--	--	System off for semi-annual GWM
11/11/2020	368,239.8	x	x	x	523.0	368,030.3	104.6	0.07	--	--	84.15	85.08	84.50	84.86	Semi-Annual GWM, System Restarted After Sampling Event
11/19/2020	391,887.6	x	x	x	23,647.8	391,678.1	2,956.0	2.05	--	--	--	--	--	--	
11/30/2020	420,980.4			x	29,092.8	420,770.9	2,644.8	1.84	--	--	--	--	--	--	Closed wells MW-1 and MW-2
12/11/2020	427,710.3			x	6,729.9	427,500.8	611.8	0.42	--	--	--	--	--	--	
12/17/2020	431,261.0			x	3,550.7	427,500.8	591.8	0.41	--	--	--	--	--	--	Installed new totalizer to the system, End Reading 431,206.5 gallons, Initial Reading 54.5 gallons.
12/21/2020	5,426.5			x	5,372.0	432,872.8	1,343.0	0.93	83.47	--	84.40	84.96	--	--	
1/8/2021	25,994.6			x	20,568.1	453,440.9	1,142.7	0.79	79.03	--	84.33	84.55	--	--	
1/12/2021	30,485.9			x	4,491.3	457,932.2	1,122.8	0.78	--	--	--	--	--	--	
1/19/2021	38,123.1		x	x	7,637.2	465,569.4	1,091.0	0.76	--	--	--	--	--	--	Opened well MW-2
1/27/2021	46,656.9		x	x	8,533.8	474,103.2	1,066.7	0.74	--	--	--	--	--	--	
2/2/2021	58,865.6		x	x	12,208.7	486,311.9	2,034.8	1.41	--	--	--	--	--	--	
2/9/2021	71,765.6		x	x	12,900.0	499,211.9	1,842.9	1.28	83.50	--	84.20	--	--	--	
2/19/2021	89,028.4		x	x	17,262.8	516,474.7	1,726.3	1.20	--	--	--	--	--	--	
2/25/2021	99,275.6		x	x	10,247.2	526,721.9	1,707.9	1.19	--	--	--	--	--	--	
3/4/2021	110,768.3		x	x	11,492.7	538,214.6	1,641.8	1.14	--	--	--	--	--	--	
3/10/2021	118,627.2		x	x	7,858.9	546,073.5	1,309.8	0.91	--	--	--	--	--	--	
3/19/2021	123,305.8			x	4,678.6	550,752.1	519.8	0.36	--	--	--	--	--	--	
3/25/2021	129,194.8			x	5,889.0	556,641.1	981.5	0.68	--	--	--	--	--	--	
3/31/2021	134,957.5		x	x	5,762.7	562,403.8	960.4	0.67	--	--	--	--	--	--	
4/7/2021	141,756.0		x	x	6,798.5	569,202.3	971.2	0.67	--	--	--	--	--	--	
4/21/2021	153,386.7			x	11,630.7	580,833.0	830.8	0.58	--	--	--	--	--	--	
4/26/2021	167,148.4		x	x	13,761.7	594,594.7	2,752.3	1.91	--	--	--	--	--	--	
5/6/2021	192,262.1			x	25,113.7	619,708.4	2,511.4	1.74	--	--	--	--	--	--	
5/11/2021	192,263.9			x	1.8	619,710.2	0.4	0.00	--	--	--	--	--	--	
5/18/2021	196,420.2		x		4,156.3	623,866.5	593.8	0.41	--	82.91	84.21	--	84.15	--	
5/25/2021	202,316.3		x		5,896.1	629,762.6	842.3	0.58	--	--	--	--	--	--	
6/3/2021	208,283.4		x		5,967.1	635,729.7	663.0	0.46	--	--	--	--	--	--	
6/8/2021	211,065.8		x		2,782.4	638,512.1	556.5	0.39	--	83.28	84.49	--	84.00	--	
6/18/2021	213,412.5		x		2,346.7	640,858.8	234.7	0.16	--	--	--	--	--	--	
6/23/2021	217,410.2		x		3,997.7	644,856.5	799.5	0.56	--	--	--	--	--	--	
6/28/2021	217,420.9			x	10.7	644,867.2	2.1	0.00	--	--	--	--	--	--	
7/8/2021	217,476.7			x	55.8	644,923.0	5.6	0.00	--	--	--	--	--	--	
7/12/2021	217,708.3		x		231.6	645,154.6	57.9	0.04	--	--	--	--	--	--	
7/21/2021	222,289.3		x		4,581.0	649,735.6	509.0	0.35	--	--	--	--	--	--	
7/26/2021	223,808.1			x	1,518.8	651,254.4	303.8	0.21	--	--	--	--	--	--	
8/3/2021	225,568.1		x		1,760.0	653,014.4	220.0	0.15	--	--	--	--	--	--	
8/4/2021	227,122.5		x		1,554.4	654,568.8	1,554.4	1.08	--	--	--	--	--	--	
8/17/2021	228,890.4		x		1,767.9	656,336.7	136.0	0.09	--	--	--	--	--	--	
9/24/2021	232,937.5		x		4,047.1	660,383.8	106.5	0.07	--	--	--	--	--	--	
9/27/2021	233,792.8			x	855.3	661,239.1	285.1	0.20	--	--	--	--	--	--	
10/5/2021	234,521.9		x		729.1	661,968.2	91.1	0.06	--	--	--	--	--	--	
10/11/2021	234,898.9		x		377.0	662,345.2	62.8	0.04	--	--	--	--	--	--	
10/20/2021	236,788.7		x		1,889.8	664,235.0	210.0	0.15	--	--	--	--	--	--	
10/26/2021	238,006.4		x		1,217.7	665,452.7	202.9	0.14	--	--	--	--	--	--	
11/1/2021	239,168.1			x	1,161.7	666,614.4	193.6	0.13	--	--	--	--	--	--	

TABLE 4B
SUMMARY OF DPE OPERATIONAL DATA - GROUNDWATER EXTRACTION & DEPTH TO WATER MEASUREMENTS
162-166 DOUGLAS LLC & LV/SOTO LLC
5600 FRANKLIN AVENUE
LOS ANGELES, CALIFORNIA

11/11/2021	241,110.5		x		1,942.4	668,556.8	194.2	0.13	--	--	--	--	--	--	System turned off for DPE Rebound Test
REBOUND TEST (12/13/21-1/10/22)															
12/13/2021	149.0	x	x	x	0.0	668,556.8	0.0	0.00	--	--	85.12	85.12	83.92	85.04	Semi-Annual GWM, System Restarted for DPE Rebound Test After Sampling Event
12/14/2021	149.0	x	x	x	0.0	668,556.8	0.0	0.00	--	--	--	--	--	--	12/13/21 Installed new totalizer to the system-Initial Reading 149 gallons.
12/20/2021	290.6	x	x	x	141.6	668,698.4	23.6	0.02	--	--	--	--	--	--	Over 9" of rainfall between 12/14/22 and 12/30/22
12/27/2021	5,236.9	x	x	x	4,946.3	673,644.7	706.6	0.49	--	--	--	--	--	--	
1/4/2022	9,975.6	x	x	x	9,685.0	678,383.4	645.7	0.45	--	--	--	--	--	--	
1/10/2022	12,485.5	x	x	x	7,248.6	680,893.3	517.8	0.36	--	--	--	--	--	81.47	

Total ground removed this period (12/13/21 to 1/10/22): **12,337** gallons
Groundwater removal rate this reporting period (12/13/21 to 1/10/22): **473** gallons per day

Notes:

DPE: dual phase extraction
gpd: gallons per day

gpm: gallons per minute
GWM: groundwater monitoring

car: car parked over well, no access
ft btc: feet below top of casing

--: no data

TABLE 5
HISTORICAL SUMMARY OF GROUNDWATER ANALYTICAL RESULTS AND ELEVATION DATA
162-166 DOUGLAS LLC & LV/SOTO LLC
5600 FRANKLIN AVENUE
LOS ANGELES, CALIFORNIA

Well ID	Date Sampled	Casing Elevation (ft amsl)	Depth to Groundwater (ft btc)	Groundwater Elevation (ft amsl)	GC/MS* TPH Gasoline (µg/L)	M8015 TPH Diesel (µg/L)	EPA Method 8260B						
							Benzene (µg/L)	Toluene (µg/L)	Ethylbenzene (µg/L)	Xylenes (µg/L)	MTBE (µg/L)	TBA (µg/L)	Naphthalene (µg/L)
MW-1	8/26/2015	417.70	99.40	318.30	3,861	<0.5	260.6	106.2	1.6	217.2	<1.0	<10.0	<10.0
	6/21/2016		97.07	320.63	4,760	NA	429.5	38.5	80.5	78.4	<10.0	<100.0	<100.0
	5/5/2017		94.45	323.25	13,754	NA	2,238.6	261.2	580.9	834.4	<5.0	<50.0	266.8
	11/6/2017		95.93	321.77	3,070	NA	325.4	38.1	187.4	119.2	<5.0	<50.0	<50.0
	6/3/2018		93.67	324.03	26,554	NA	3,244.8	1,262.0	1,000.1	3,763.2	<5.0	<50.0	405.3
	11/11/2018		91.27	326.43	59,904	NA	6,304.0	2,662.6	1,905.2	8,517.1	<10.0	<100.0	637.0
	6/16/2019	417.71	85.03	--	41,200	NA	6,920	1,110	2,100	9,610	<2.5	<25.0	348
	12/8/2019		85.64	332.07	21,000	NA	4,010	967	1,150	6,610	<2.5	<25.0	394
	6/10/2020		82.86	334.85	16,900	NA	1,890	446	1.9	2,631	<2.5	<25.0	90.0
	11/11/2020		84.15	333.56	<100	NA	<0.5	<1.0	<0.5	<1.5	<2.5	<25.0	<0.5
	1/8/2021		84.33	333.38	6,950	NA	1,860	399	230	2,980	<2.5	<25.0	68.5
	2/25/2021		--	--	14,800	NA	2,560	494	727	4,170	<2.5	<25.0	81.6
MW-2	4/16/2021	418.92	84.17	333.54	3,750	NA	878	275	215	1,233	<2.5	<25.0	49.2
	12/13/2021		85.12	332.59	14,400	NA	4,960	648	586	4,380	<2.5	<25.0	128
	8/26/2015		100.67	318.25	4,046	<0.5	139.3	62.7	2.1	501.7	<1.0	<10.0	<10.0
	6/21/2016		97.94	320.98	18,610	NA	247.3	297.2	214.2	666.4	<20.0	<200.0	<200.0
	5/5/2017		95.25	323.67	34,286	NA	1,360.1	2,206.9	729.1	3,013.0	<10.0	<100.0	379.0
	11/6/2017		96.85	322.07	16,007	NA	419.5	508.8	305.2	1,158.8	<10.0	<100.0	<100.0
	6/3/2018	418.79	94.41	324.51	49,374	NA	1,046.8	2,407.5	970.1	4,938.6	<10.0	<100.0	435.4
	11/11/2018		91.83	327.09	40,951	NA	701.5	2,467.7	936.5	4,995.6	<10.0	<100.0	348.5
	6/16/2019		85.33	--	26,000	NA	1,070	2,940	958	4,430	<2.5	<25	268
	12/8/2019		85.96	332.83	17,300	NA	746	1,030	718	3,150	<2.5	<25	224
	6/10/2020		83.56	335.23	1,470	NA	682	77.5	136	151.7	<2.5	<25	12.4
	11/11/2020		85.08	333.71	<100	NA	<0.5	<1.0	<0.5	<1.5	<2.5	<25	<0.5
MW-4	1/8/2021	417.94	84.55	334.24	8,350	NA	1,210	524	534	3,400	<2.5	<25.0	89.5
	4/16/2021		83.95	334.84	9,970	NA	2,110	1,220	609	2,089	<2.5	<25.0	139
	12/13/2021		85.12	333.67	11,000	NA	1,170	425	347	1,601	<2.5	<25.0	102
	8/26/2015		100.36	317.58	8,864	<0.5	3,922.5	1,267.5	<5.0	1,678.1	<1.0	<10.0	13.1
	6/21/2016		97.34	320.60	13,999	NA	1,387.6	1,138.7	269.4	752.0	<20.0	<200.0	<200.0
	5/5/2017		95.23	322.71	62,567	NA	7,698.6	6,151.3	1,395.0	7,040.4	<10.0	<100.0	672.0
	11/6/2017	417.94	96.43	321.51	26,014	NA	2,894.1	2,022.8	708.8	2,163.1	<10.0	<100.0	151.7
	6/3/2018		94.13	323.81	19,313	NA	1,892.4	1,179.8	39.9	1,793.8	<10.0	<100.0	234.9
	11/11/2018		90.94	327.00	1,326	NA	147.8	58.2	9.6	77.9	<1.0	<10.0	25.5
	6/16/2019		85.86	--	480	NA	85.9	0.8	14.9	<1.5	<2.5	<25	0.9

TABLE 5 (CONTINUED)
HISTORICAL SUMMARY OF GROUNDWATER ANALYTICAL RESULTS AND ELEVATION DATA
162-166 DOUGLAS LLC & LV/SOTO LLC
5600 FRANKLIN AVENUE
LOS ANGELES, CALIFORNIA

Well ID	Date Sampled	Casing Elevation (ft amsl)	Depth to Groundwater (ft btc)	Groundwater Elevation (ft amsl)	GC/MS* TPH Gasoline (ug/L)	M8015 TPH Diesel (ug/L)	Benzene (ug/L)	Toluene (ug/L)	Ethylbenzene (ug/L)	Xylenes (ug/L)	MTBE (ug/L)	TBA (ug/L)	Naphthalene (ug/L)
	12/8/2019	418.13	86.13	332.00	130	NA	20.1	<0.5	21.9	<1.5	<2.5	<25	<0.5
	6/10/2020		83.53	334.60	6,940	NA	986	956	191	3,150	<2.5	<25	176
	11/11/2020		84.50	333.63	7,830E	NA	919	635	376	3,054	<2.5	<25	117
	4/16/2021		83.83	334.30	140	NA	13.8	0.7	<0.5	<1.5	<2.5	<25.0	<0.5
	12/13/2021		83.92	334.21	<100	NA	<0.5	<0.5	<0.5	<1.5	<2.5	<25.0	<0.5
MW-5	6/21/2016	418.77	97.56	321.21	<100	NA	<0.5	<0.5	<0.5	<0.5	<1.0	<10.0	<10.0
	5/5/2017		94.41	324.36	<100	NA	<0.5	<0.5	<0.5	<0.5	<1.0	<10.0	<10.0
	11/6/2017		96.31	322.46	<100	NA	<0.5	<0.5	<0.5	<0.5	<1.0	<10.0	<10.0
	6/3/2018		93.66	325.11	475	NA	89.9	29.5	20.3	82.8	<1.0	<10.0	<10.0
	11/11/2018		91.48	327.29	<100	NA	<0.5	<0.5	<0.5	<0.5	<1.0	<10.0	<10.0
	6/16/2019		84.70	334.07	<200	NA	<0.5	<0.5	<0.5	<1.5	<2.5	<25	<0.5
	12/8/2019		85.56	333.21	<100	NA	<0.5	<0.5	<0.5	<1.5	<2.5	<25	<0.5
	6/10/2020		82.83	335.94	<100	NA	<0.5	<0.5	<0.5	<1.5	<2.5	<25	<0.5
	11/11/2020		84.86	333.91	<100	NA	1.3	1.9	1.2	5.5	<2.5	<25	10.2
	4/16/2021		84.04	334.73	<100	NA	<0.5	<0.5	<0.5	<1.5	<2.5	<25.0	<0.5
P8-H2O HP1-GW HP2-GW HP3-GW HP4 HP5 HP6	12/13/2021	Hydropunch Advanced to 108 ft bgs	85.04	333.73	<100	NA	<0.5	<0.5	<0.5	<1.5	<2.5	<25.0	<0.5
	12/20/2014		Hydropunch Advanced to 108 ft bgs		87,190	NA	1,077.6	5,019.9	2,576.1	14,474.9	<20.0	<200.0	1,190.7
	7/19/2016		Hydropunch Advanced to 115 ft bgs		4,127	NA	42.2	131.3	91.2	363.9	<1.0	<10.0	37.0
	7/20/2016		Hydropunch Advanced to 115 ft bgs		46,739	NA	1,267.7	1,937.4	1237.5	5,002.1	<10.0	<100.0	385.3
	7/21/2016		Hydropunch Advanced to 115 ft bgs		9,339	NA	670.7	93.7	294.4	459.2	<1.0	<10.0	102.7
	6/22/2017		Hydropunch Advanced to 118 ft bgs		<100	NA	<0.5	<0.5	<0.5	<0.5	1.5	<10.0	<10.0
	6/22/2017		Hydropunch Advanced to 105 ft bgs		<100	NA	<0.5	<0.5	<0.5	<0.5	<1.0	<10.0	<10.0
HP6	6/22/2017	Hydropunch Advanced to 105 ft bgs			<100	NA	<0.5	<0.5	<0.5	<0.5	<1.0	<10.0	<10.0

Notes:

<# = results below laboratory detection limits
 ug/L = micrograms per liter
BOLD = results above laboratory detection limits
 ft amsl = feet above mean sea level
 ft btc = feet below top of casing
 * TPHg analyzed by EPA Method 8260 and reported as Gasoline Range Organics (C₄ - C₁₂) for 1st Half 2019 monitoring event and all subsequent events
 Well MW-3, proposed in the Workplan dated 1/28/2015, was not installed due to limited accessibility to the proposed location (between property line and existing buildings)
 Top Of Casing elevations of wells MW-1, MW-2, and MW-4 were resurveyed by Calvada Surveyors on 12/16/19 following modifications to top of well casings in May 2019

E = Estimated concentration; concentration exceeds calibration range
 : grey shading indicates that the sample was collected by grab sample method via PVC bailer to evaluate remedial progress ("sneak peek")

TPH Gasoline = total petroleum hydrocarbons as gasoline
 TPH Diesel = total petroleum hydrocarbons as diesel

TABLE 6
GROUNDWATER MONITORING AND REMEDIATION WELL DETAILS
162-166 DOUGLAS LLC & LV/SOTO LLC
5600 FRANKLIN AVENUE
LOS ANGELES, CALIFORNIA

Well ID	Casing Material	Casing Diameter (Inches)	Casing Length (Feet)	Screen Interval (Feet)
MW-1	Schedule 40 PVC	2	115	80 to 115
MW-2		2	115	80 to 115
MW-4		2	115	80 to 115
MW-5		4	115	80 to 115
SVE1-S/D		2	70	50 to 70
		2	95	75 to 95
SVE2-S/D		2	70	50 to 70
		2	95	75 to 95

Notes:

Wells MW-1, MW-2, and MW-4 installed by TRG in June 2015

Well MW-5 installed by TRG in April 2016

Wells MW-1, MW-2, and MW-4 professionally surveyed by Calvada Surveyors in July 2015

Wells MW-5 professionally surveyed by Calvada Surveyors in July 2016

Wells SVE1-S/D and SVE2-S/D installed by TRG in March 2018

Top of casing elevations at wells MW-1, MW-2, and MW-4 professionally surveyed by Calvada Surveyors on December 16, 2019

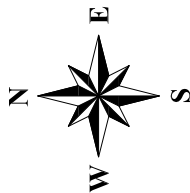
FIGURES

General Notes



- Approximate Site Boundary

* ADAPTED FROM GOOGLE EARTH 2011



Project Details

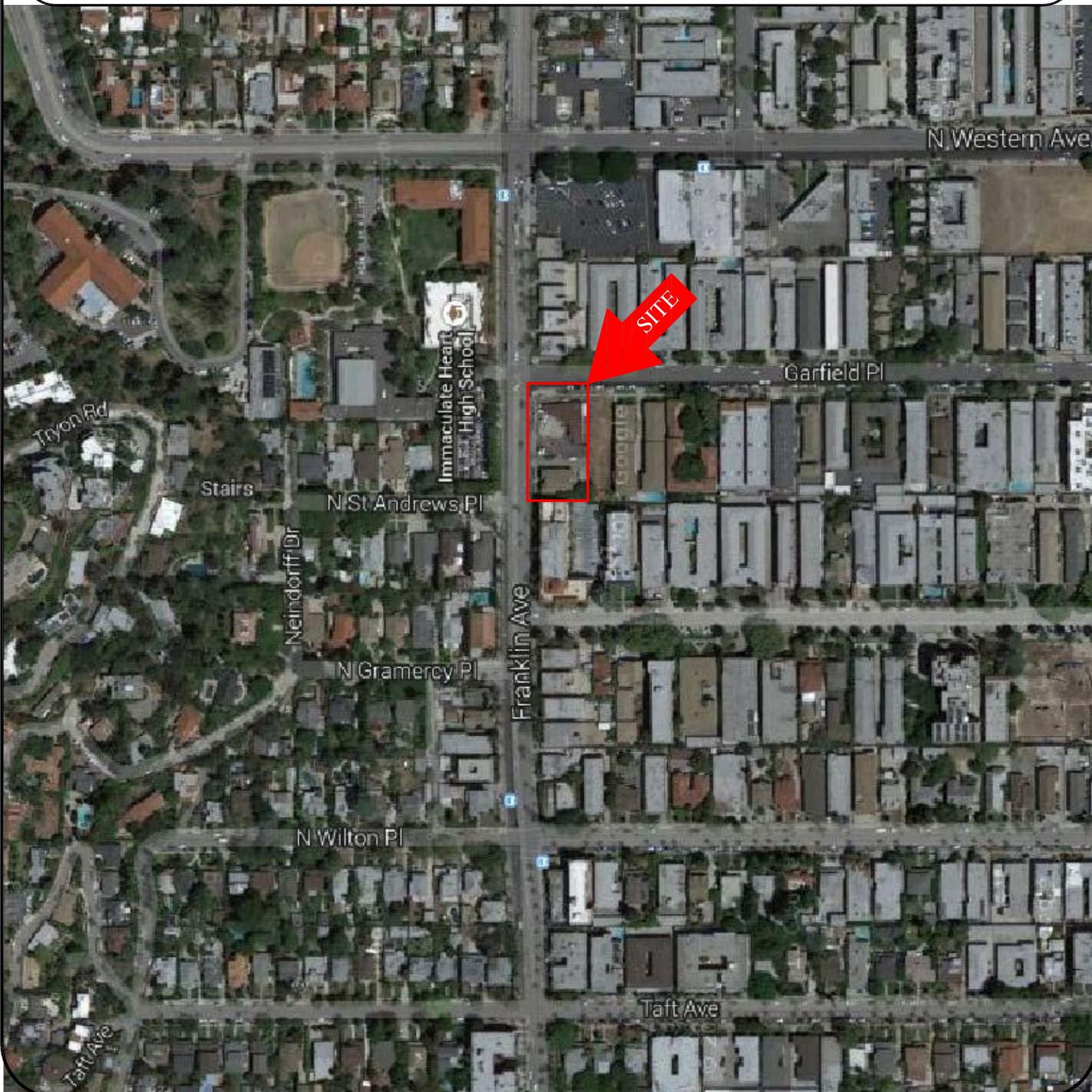
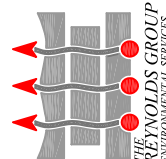
Name	162166 DOUGLAS LLC & LV/ SOTO LLC
Address	5600 Franklin Ave Los Angeles, CA
Number	7424

Figure Details

Figure #	Figure 1
Revise Date	January 2020
Scale	* NOT TO SCALE

Company Information

Address	520 West 1st Street Tustin, CA 92780
Telephone	(714) 730-5397
Fax	(714) 730-6476

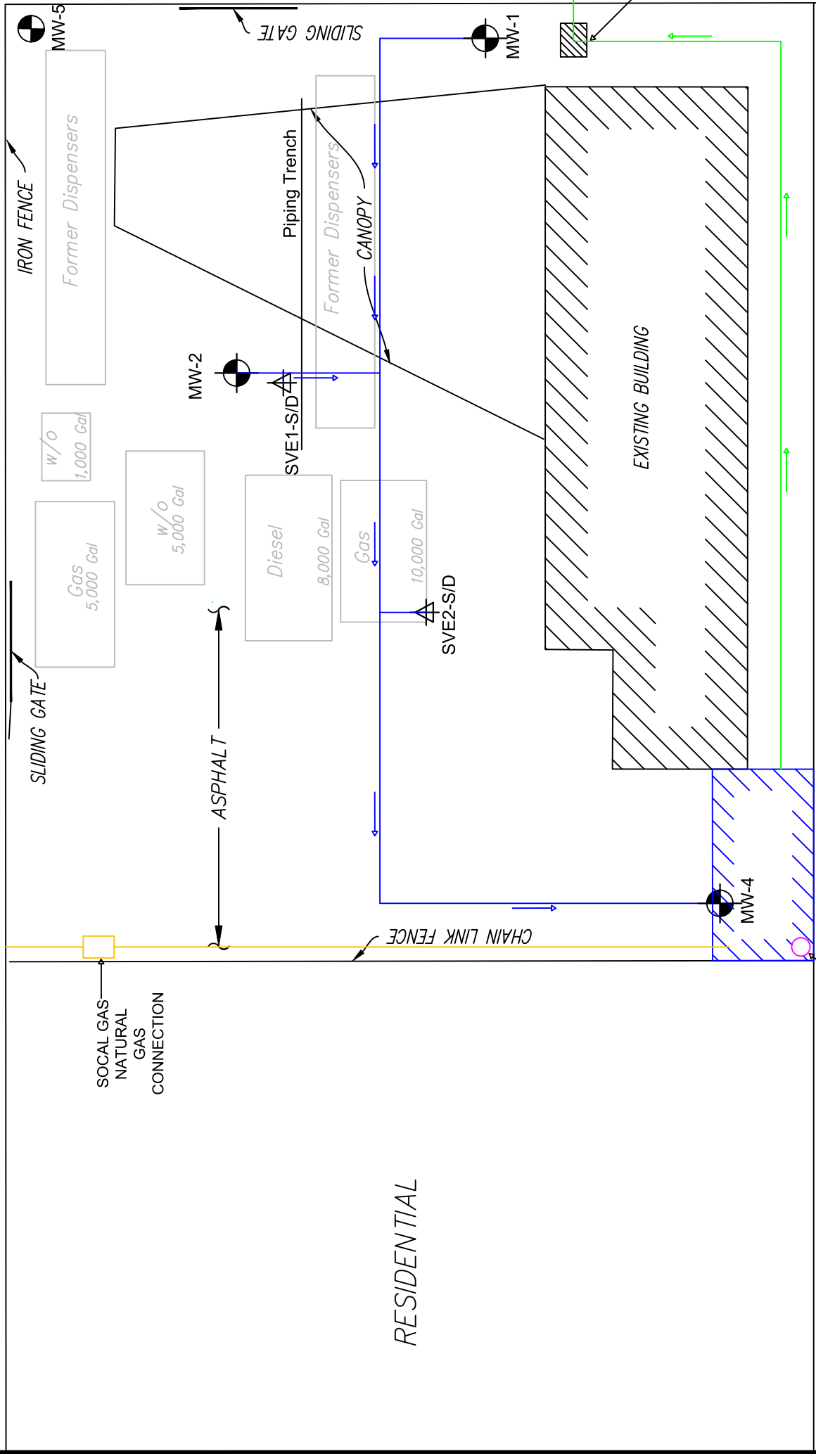


Franklin Ave.

PLANTER

DRIVEWAY

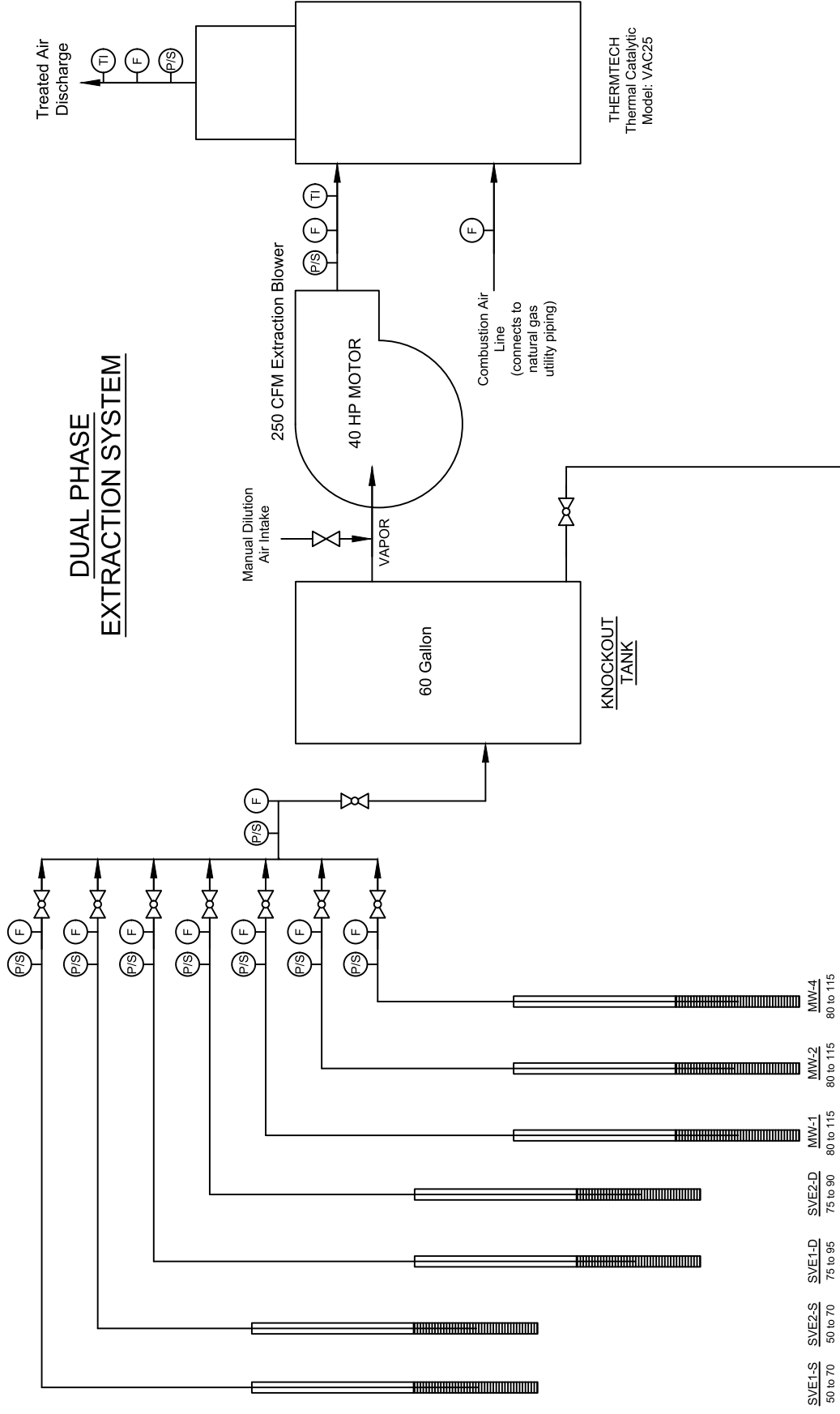
SIDEWALK



SYSTEM ENCLOSURE COMPOUND

TEMPORARY POWER POLE (Single Phase)

DUAL PHASE EXTRACTION SYSTEM



Well ID:
Screen Zone (ft bgs):

<u>SVE1-S</u>	<u>SVE2-S</u>	<u>SVE1-D</u>	<u>SVE2-D</u>	<u>MW-1</u>	<u>MW-2</u>	<u>MW-4</u>
50 to 70	50 to 70	75 to 95	75 to 90	80 to 115	80 to 115	80 to 115

WATER

1,000 LBS.
CARBON
TREATMENT
VESSEL
(WATER)

1,000 LBS.
CARBON
TREATMENT
VESSEL
(WATER)

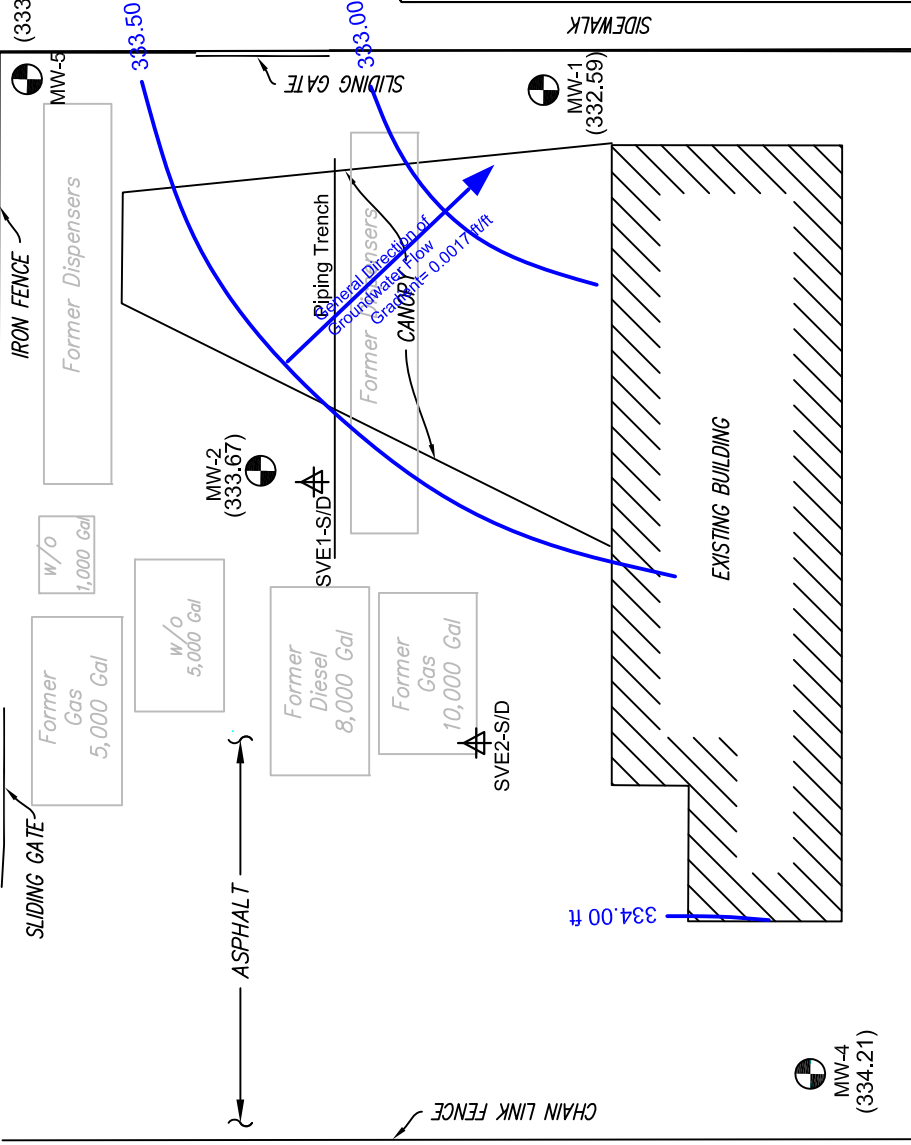
1,000 LBS.
CARBON
TREATMENT
VESSEL
(WATER)

Franklin Ave.

DRIVEWAY

PLANTER

SIDEWALK



RESIDENTIAL

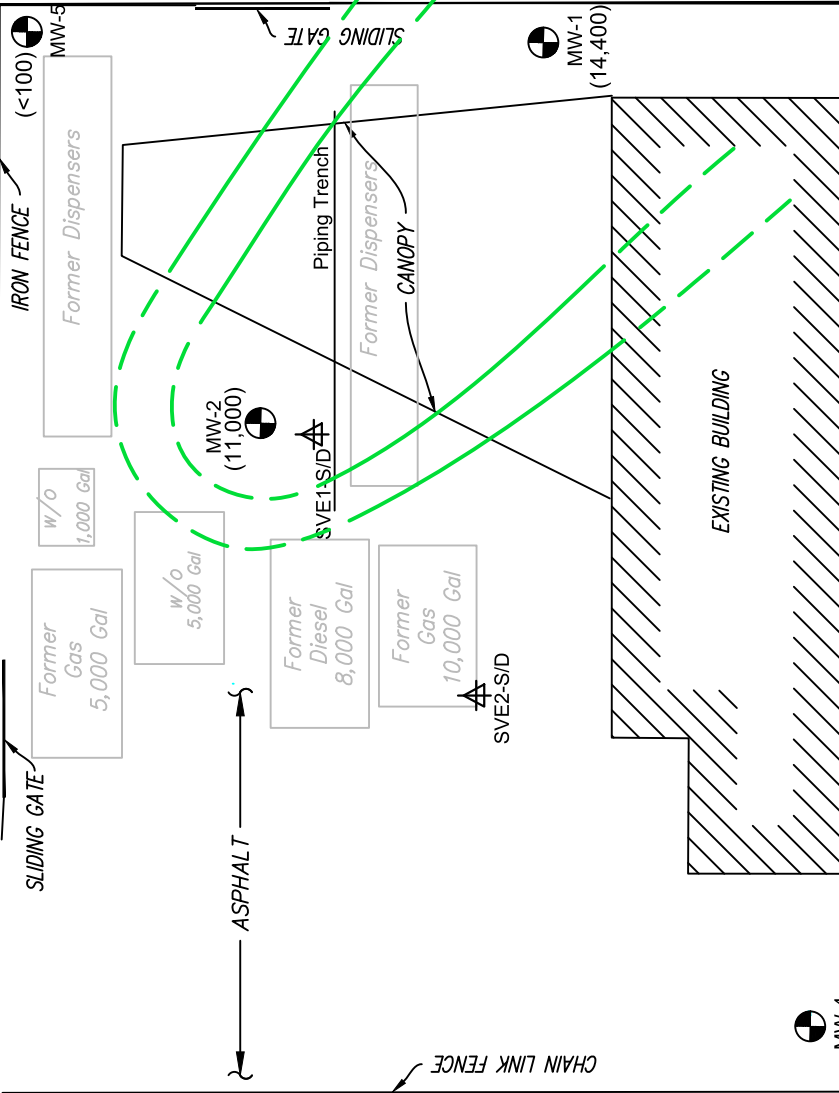
VACANT LOT

Franklin Ave.

DRIVEWAY

PLANTER

SIDEWALK

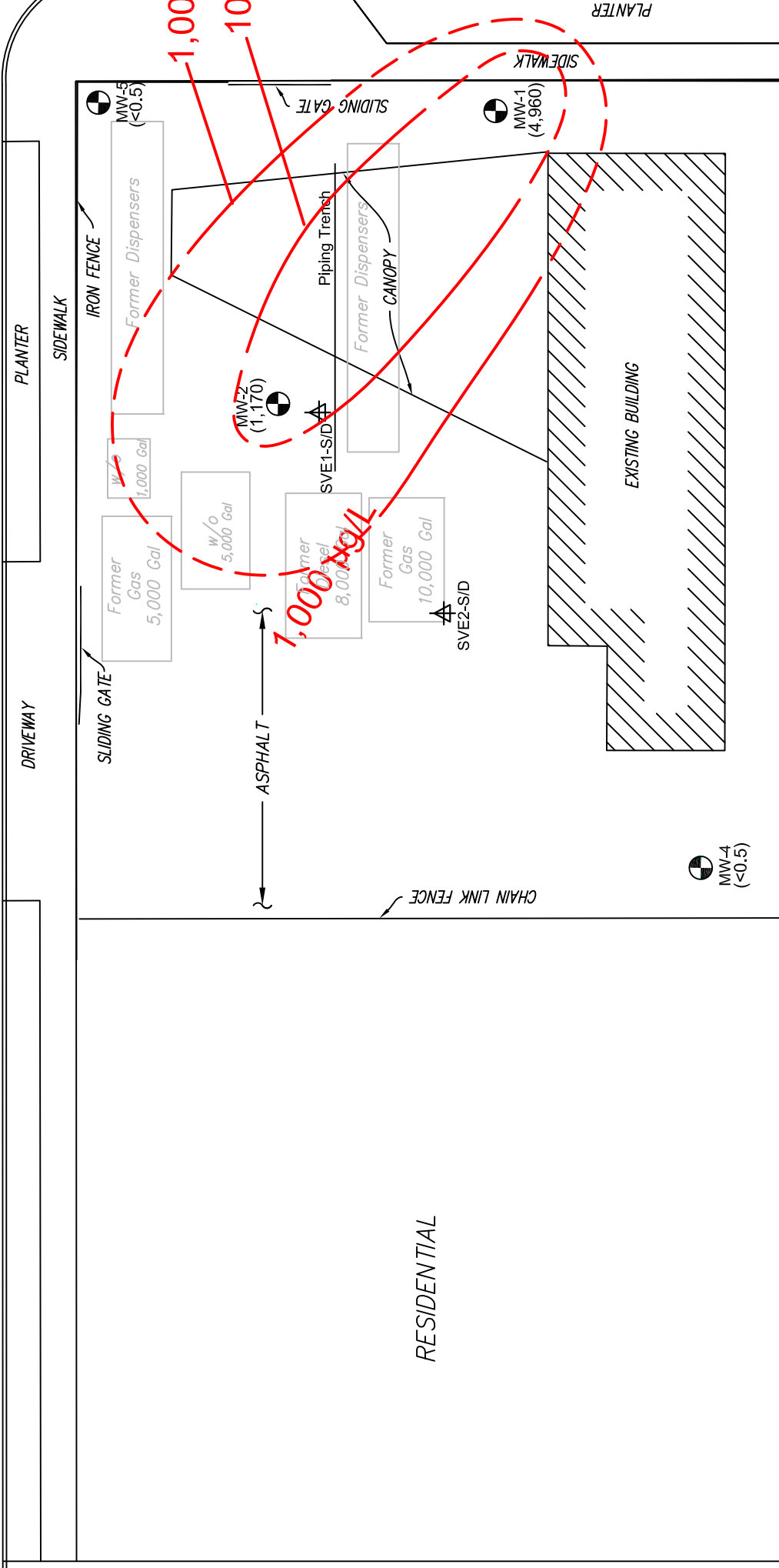


RESIDENTIAL

EXISTING BUILDING

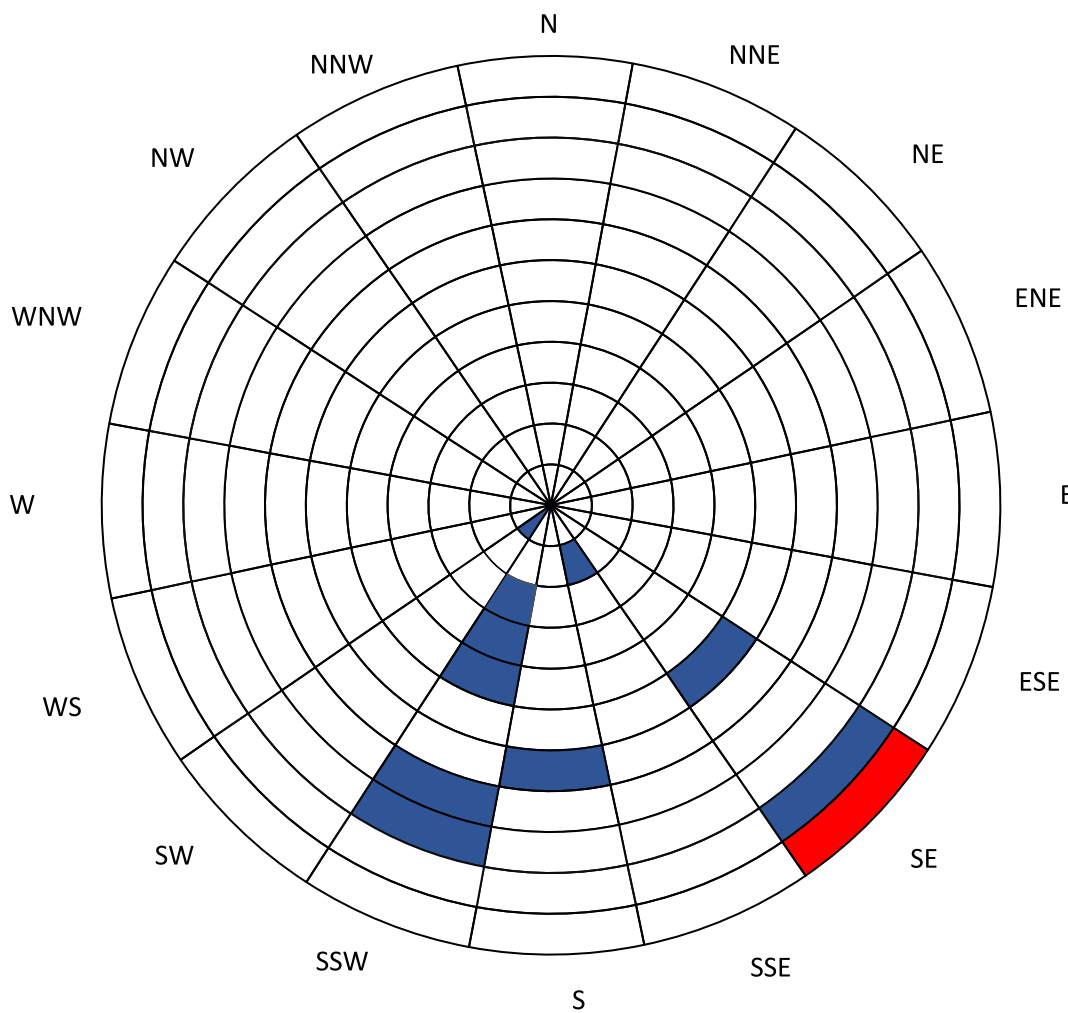
VACANT LOT

Franklin Ave.



MAX PLUME LENGTH = 225'

Figure 7: Graphic Representation of Historical Groundwater Flow Direction



Notes:



Historical Flow Direction

December 2021 Groundwater Flow Direction

Figure 8: Cumulative GRO Mass Removed over Time

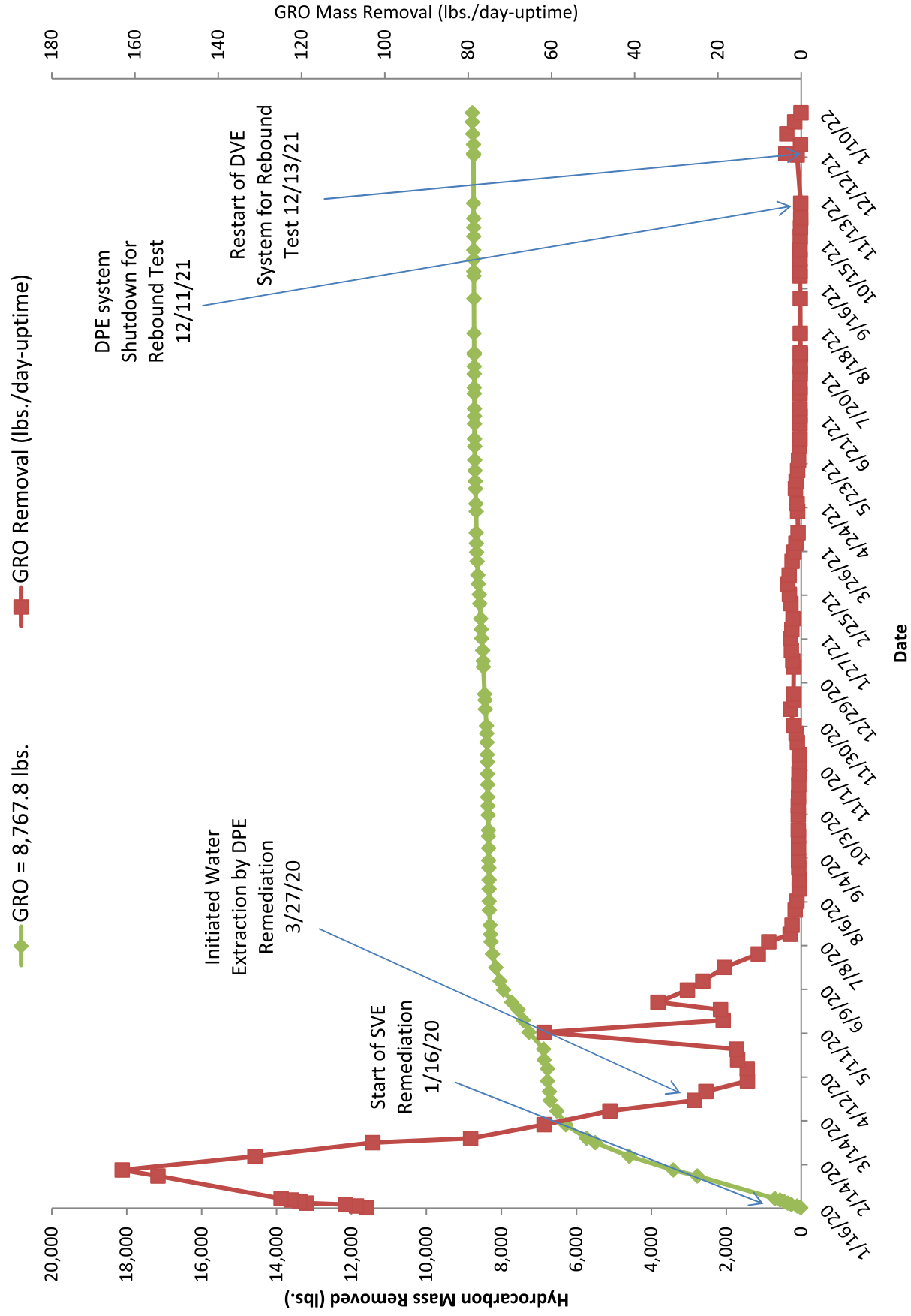


Figure 9: Cumulative BTEX Mass Removed over Time

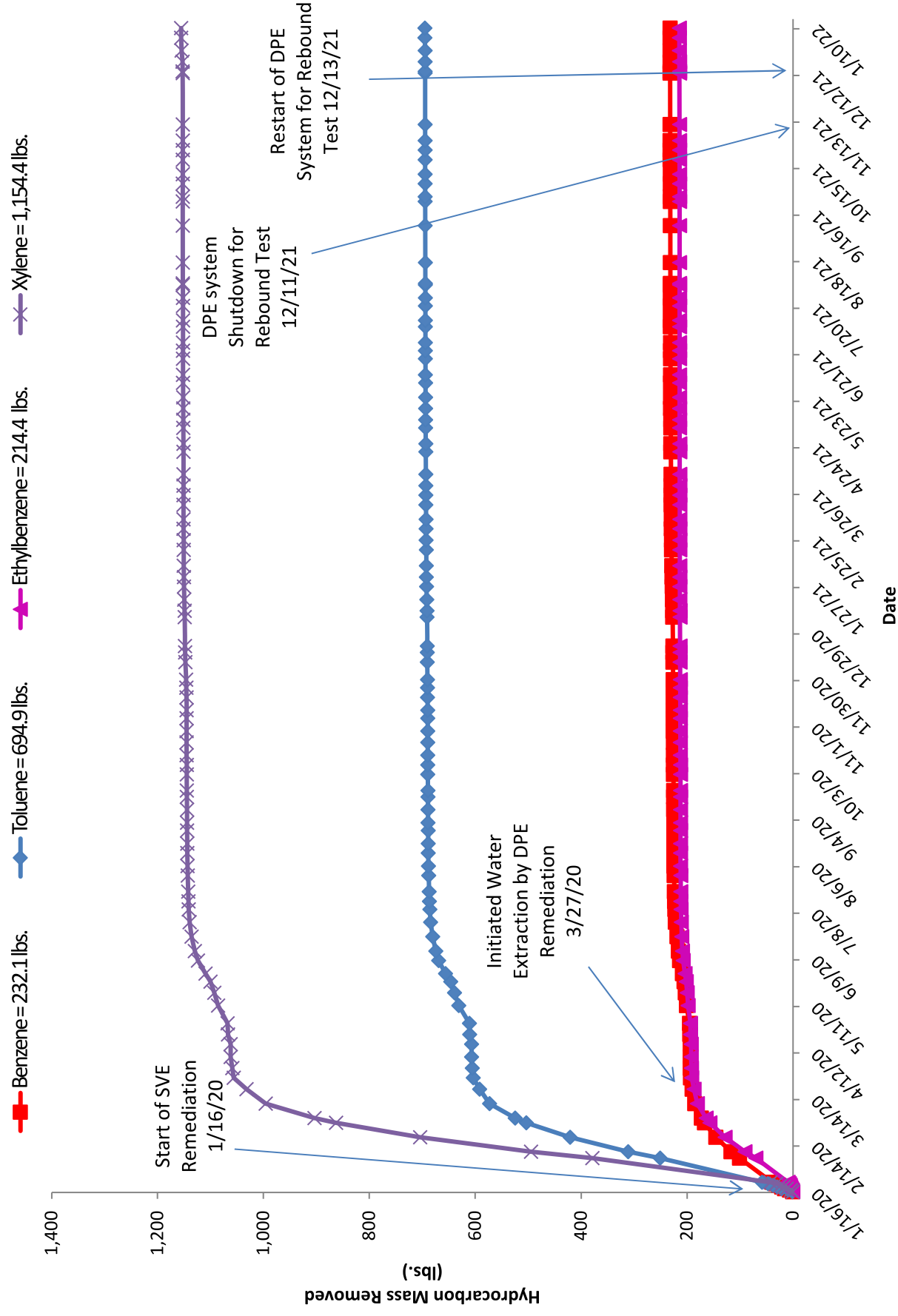


Figure 10: Inlet Vapor GRO Concentrations over Time

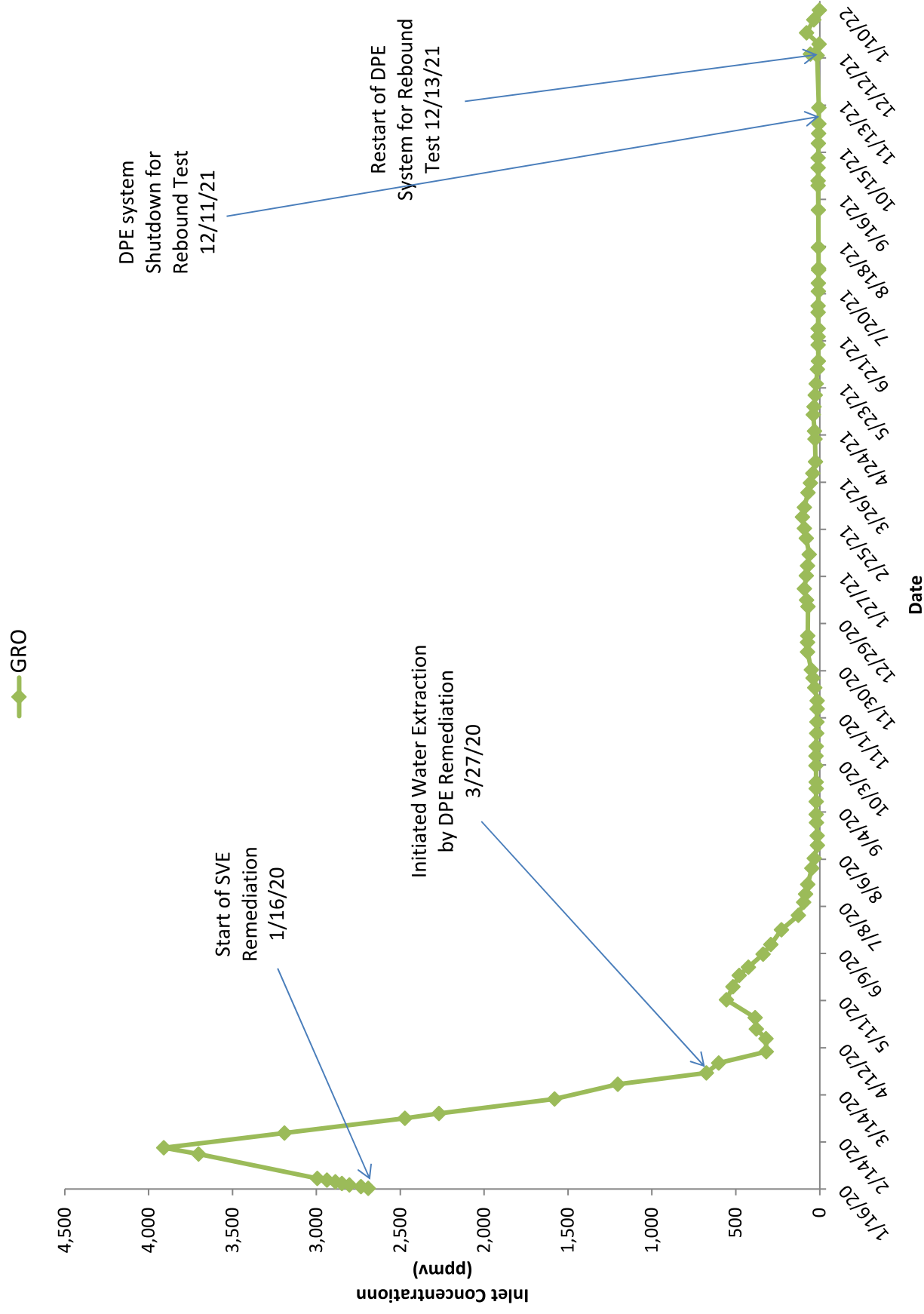
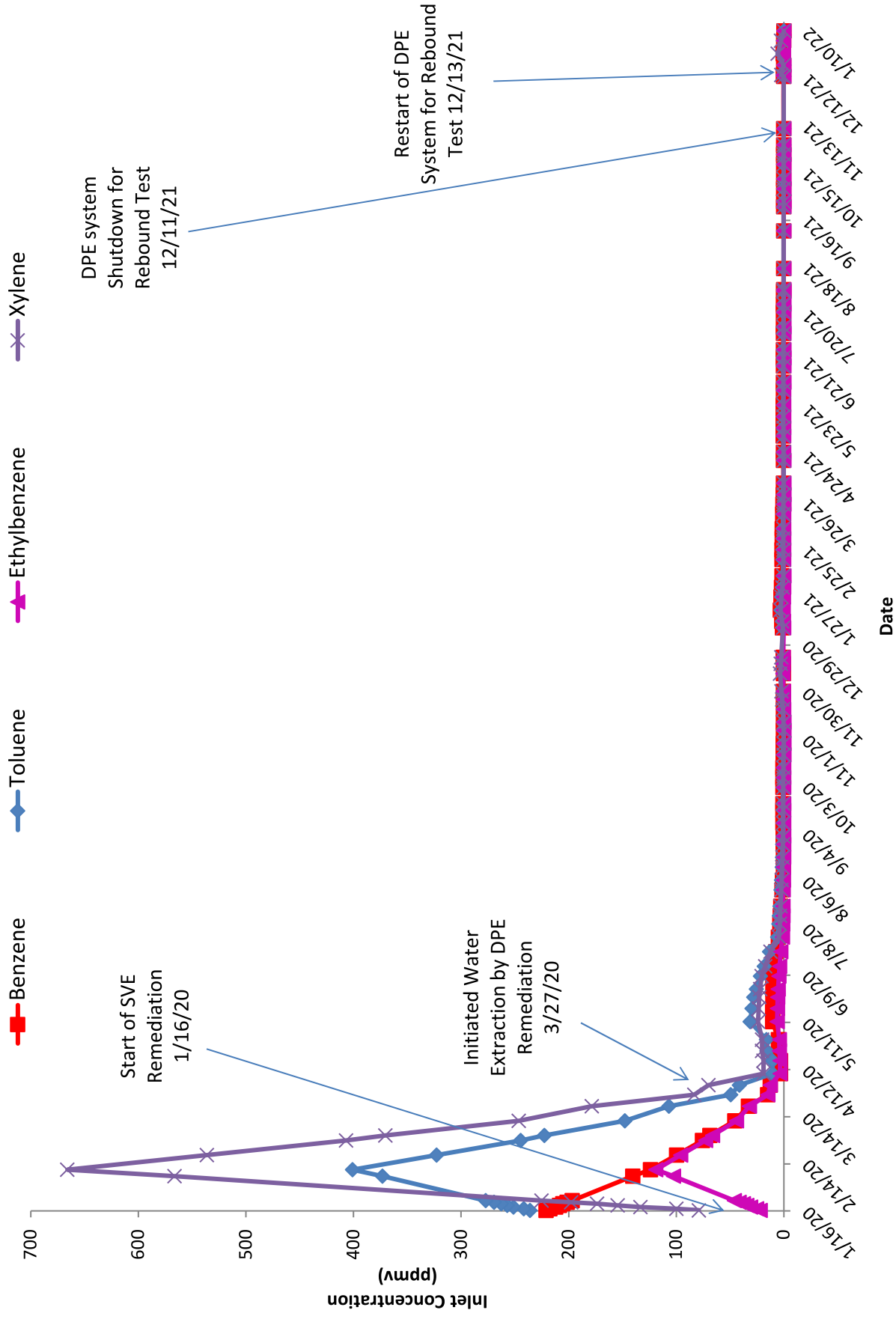


Figure 11: Inlet Vapor BTEX Concentrations over Time



ATTACHMENT A

LABORATORY ANALYTICAL RESULTS AND CHAIN-OF-CUSTODY DOCUMENTATION



714-449-9937
562-646-1611

11007 FOREST PLACE
SANTA FE SPRINGS, CA 90670
WWW.JONESENV.COM

JONES ENVIRONMENTAL LABORATORY RESULTS

Client:	The Reynolds Group	Report date:	12/14/2021
Client Address:	520 W. 1st St. Tustin, CA 92780	Jones Ref. No.:	ST-18805
		Client Ref. No.:	7424.460
Attn:	Shilpa Patel & Alejandro Fuan	Date Sampled:	12/13/2021
		Date Received:	12/13/2021
Project:	Former Scovel Property	Date Analyzed:	12/14/2021
Project Address:	5600 Franklin Ave. Los Angeles, CA 90028	Physical State:	Soil Gas

ANALYSES REQUESTED

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

Approval: _____

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



714-449-9937
562-646-1611

11007 FOREST PLACE
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JONES ENVIRONMENTAL LABORATORY RESULTS

Client:	The Reynolds Group	Report date:	12/14/2021
Client Address:	520 W. 1st St. Tustin, CA 92780	Jones Ref. No.:	ST-18805
		Client Ref. No.:	7424.460
Attn:	Shilpa Patel & Alejandro Fuan	Date Sampled:	12/13/2021
		Date Received:	12/13/2021
Project:	Former Scovel Property 5600 Franklin Ave. Los Angeles, CA 90028	Date Analyzed:	12/14/2021
		Physical State:	Soil Gas

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

<u>Sample ID:</u>	INLET	MW-2	SVE-1S	SVE-1D	SVE-2S		
<u>Jones ID:</u>	ST-18805-01	ST-18805-02	ST-18805-03	ST-18805-04	ST-18805-05	<u>Reporting Limit</u>	<u>Units</u>
Analytes:							
Benzene	606	94	1340	316	80	8	µg/m3
Ethylbenzene	68	74	123	333	200	8	µg/m3
Naphthalene	ND	ND	ND	ND	ND	40	µg/m3
Toluene	238	56	486	458	192	8	µg/m3
m,p-Xylene	207	232	420	1730	1060	16	µg/m3
o-Xylene	50	41	60	270	184	8	µg/m3
MTBE	ND	ND	ND	ND	ND	40	µg/m3
Ethyl-tert-butylether	ND	ND	ND	ND	ND	40	µg/m3
Di-isopropylether	ND	ND	ND	ND	ND	40	µg/m3
tert-amylmethylether	ND	ND	ND	ND	ND	40	µg/m3
tert-Butylalcohol	ND	ND	ND	ND	ND	400	µg/m3
Gasoline Range Organics (C4-C12)	50900	20200	69900	40200	27300	1000	µg/m3
Dilution Factor	1	1	1	1	1		
Surrogate Recoveries:						QC Limits	
Dibromofluoromethane	96%	100%	98%	98%	98%	60 - 140	
Toluene-d ₈	103%	102%	104%	103%	101%	60 - 140	
4-Bromofluorobenzene	98%	100%	100%	105%	101%	60 - 140	
Batch ID:	F1-121421-01	F1-121421-01	F1-121421-01	F1-121421-01	F1-121421-01		

ND = Value below reporting limit



714-449-9937
562-646-1611

11007 FOREST PLACE
SANTA FE SPRINGS, CA 90670
WWW.JONESENV.COM

JONES ENVIRONMENTAL LABORATORY RESULTS

Client:	The Reynolds Group	Report date:	12/14/2021
Client Address:	520 W. 1st St. Tustin, CA 92780	Jones Ref. No.:	ST-18805
		Client Ref. No.:	7424.460
Attn:	Shilpa Patel & Alejandro Fuan	Date Sampled:	12/13/2021
		Date Received:	12/13/2021
Project:	Former Scovel Property 5600 Franklin Ave. Los Angeles, CA 90028	Date Analyzed:	12/14/2021
		Physical State:	Soil Gas

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

<u>Sample ID:</u>	SVE-2D	MW-4	MW-1		
<u>Jones ID:</u>	ST-18805-06	ST-18805-07	ST-18805-08	<u>Reporting Limit</u>	<u>Units</u>
Analytes:					
Benzene	2020*	55	964	8	µg/m3
Ethylbenzene	176	73	119	8	µg/m3
Naphthalene	ND	ND	ND	40	µg/m3
Toluene	387	32	138	8	µg/m3
m,p-Xylene	811	193	488	16	µg/m3
o-Xylene	140	37	91	8	µg/m3
MTBE	ND	ND	ND	40	µg/m3
Ethyl-tert-butylether	ND	ND	ND	40	µg/m3
Di-isopropylether	ND	ND	ND	40	µg/m3
tert-amylmethylether	ND	ND	ND	40	µg/m3
tert-Butylalcohol	ND	ND	ND	400	µg/m3
Gasoline Range Organics (C4-C12)	182000	33900	84900	1000	µg/m3
<u>Dilution Factor</u>	1/3*	1	1		
<u>Surrogate Recoveries:</u>				<u>QC Limits</u>	
Dibromofluoromethane	96%	98%	96%	60 - 140	
Toluene-d ₈	106%	102%	103%	60 - 140	
4-Bromofluorobenzene	102%	100%	100%	60 - 140	
<u>Batch ID:</u>	F1-121421-01	F1-121421-01	F1-121421-01		

ND = Value below reporting limit

* = Dilutions for these compound(s); first number for all others



714-449-9937
562-646-1611

11007 FOREST PLACE
SANTA FE SPRINGS, CA 90670
WWW.JONESENV.COM

JONES ENVIRONMENTAL LABORATORY RESULTS

Client:	The Reynolds Group	Report date:	12/14/2021
Client Address:	520 W. 1st St. Tustin, CA 92780	Jones Ref. No.:	ST-18805
		Client Ref. No.:	7424.460
Attn:	Shilpa Patel & Alejandro Fuan	Date Sampled:	12/13/2021
		Date Received:	12/13/2021
Project:	Former Scovel Property 5600 Franklin Ave. Los Angeles, CA 90028	Date Analyzed:	12/14/2021
		Physical State:	Soil Gas

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

<u>Sample ID:</u>	INLET	MW-2	SVE-1S	SVE-1D	SVE-2S		
<u>Jones ID:</u>	ST-18805-01	ST-18805-02	ST-18805-03	ST-18805-04	ST-18805-05	<u>Reporting Limit</u>	<u>Units</u>
Analytes:							
Benzene	0.190	0.0294	0.4194	0.0989	0.0250	0.0025	ppmV
Ethylbenzene	0.0157	0.0170	0.0283	0.0767	0.0461	0.0018	ppmV
Naphthalene	ND	ND	ND	ND	ND	0.0076	ppmV
Toluene	0.0632	0.0149	0.1290	0.122	0.0510	0.0021	ppmV
m,p-Xylene	0.0477	0.0534	0.0967	0.3984	0.2441	0.0037	ppmV
o-Xylene	0.0115	0.0094	0.0138	0.0622	0.0424	0.0018	ppmV
MTBE	ND	ND	ND	ND	ND	0.0111	ppmV
Ethyl-tert-butylether	ND	ND	ND	ND	ND	0.0096	ppmV
Di-isopropylether	ND	ND	ND	ND	ND	0.0096	ppmV
tert-amylmethylether	ND	ND	ND	ND	ND	0.0096	ppmV
tert-Butylalcohol	ND	ND	ND	ND	ND	0.1318	ppmV
Gasoline Range Organics (C4-C12)	14.4	5.73	19.8	11.4	7.75	0.567	ppmV
Dilution Factor	1	1	1	1	1		
Surrogate Recoveries:						QC Limits	
Dibromofluoromethane	96%	100%	98%	98%	98%	60 - 140	
Toluene-d ₈	103%	102%	104%	103%	101%	60 - 140	
4-Bromofluorobenzene	98%	100%	100%	105%	101%	60 - 140	
Batch ID:	F1-121421-01	F1-121421-01	F1-121421-01	F1-121421-01	F1-121421-01		

ND = Value below reporting limit



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JONES ENVIRONMENTAL LABORATORY RESULTS

Client:	The Reynolds Group	Report date:	12/14/2021
Client Address:	520 W. 1st St. Tustin, CA 92780	Jones Ref. No.:	ST-18805
		Client Ref. No.:	7424.460
Attn:	Shilpa Patel & Alejandro Fuan	Date Sampled:	12/13/2021
		Date Received:	12/13/2021
Project:	Former Scovel Property 5600 Franklin Ave. Los Angeles, CA 90028	Date Analyzed:	12/14/2021
		Physical State:	Soil Gas

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

<u>Sample ID:</u>	SVE-2D	MW-4	MW-1		
<u>Jones ID:</u>	ST-18805-06	ST-18805-07	ST-18805-08	<u>Reporting Limit</u>	<u>Units</u>
Analytes:					
Benzene	0.632*	0.0172	0.302	0.0025	ppmV
Ethylbenzene	0.0405	0.0168	0.0274	0.0018	ppmV
Naphthalene	ND	ND	ND	0.0076	ppmV
Toluene	0.103	0.0085	0.0366	0.0021	ppmV
m,p-Xylene	0.187	0.0444	0.1124	0.0037	ppmV
o-Xylene	0.0322	0.0085	0.0210	0.0018	ppmV
MTBE	ND	ND	ND	0.0111	ppmV
Ethyl-tert-butylether	ND	ND	ND	0.0096	ppmV
Di-isopropylether	ND	ND	ND	0.0096	ppmV
tert-amylmethylether	ND	ND	ND	0.0096	ppmV
tert-Butylalcohol	ND	ND	ND	0.1318	ppmV
Gasoline Range Organics (C4-C12)	51.6	9.62	24.1	0.567	ppmV
<u>Dilution Factor</u>	1/3*	1	1		
<u>Surrogate Recoveries:</u>				<u>QC Limits</u>	
Dibromofluoromethane	96%	98%	96%	60 - 140	
Toluene-d ₈	106%	102%	103%	60 - 140	
4-Bromofluorobenzene	102%	100%	100%	60 - 140	
<u>Batch ID:</u>	F1-121421-01	F1-121421-01	F1-121421-01		

ND = Value below reporting limit

* = Dilutions for these compound(s); first number for all others



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JONES ENVIRONMENTAL QUALITY CONTROL INFORMATION

Client:	The Reynolds Group	Report date:	12/14/2021
Client Address:	520 W. 1st St. Tustin, CA 92780	Jones Ref. No.:	ST-18805
		Client Ref. No.:	7424.460
Attn:	Shilpa Patel & Alejandro Fuan	Date Sampled:	12/13/2021
		Date Received:	12/13/2021
Project:	Former Scovel Property 5600 Franklin Ave. Los Angeles, CA 90028	Date Analyzed:	12/14/2021
		Physical State:	Soil Gas

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

<u>Sample ID:</u>	<u>METHOD</u> <u>BLANK</u>	<u>SAMPLING</u> <u>BLANK</u>		
<u>Jones ID:</u>	<u>121421-</u> <u>F1MB1</u>	<u>121421-</u> <u>F1SB1</u>	<u>Reporting Limit</u>	<u>Units</u>
Analytes:				
Benzene	ND	ND	8	µg/m3
Ethylbenzene	ND	ND	8	µg/m3
Naphthalene	ND	ND	40	µg/m3
Toluene	ND	ND	8	µg/m3
m,p-Xylene	ND	ND	16	µg/m3
o-Xylene	ND	ND	8	µg/m3
MTBE	ND	ND	40	µg/m3
Ethyl-tert-butylether	ND	ND	40	µg/m3
Di-isopropylether	ND	ND	40	µg/m3
tert-amylmethylether	ND	ND	40	µg/m3
tert-Butylalcohol	ND	ND	400	µg/m3
Gasoline Range Organics (C4-C12)	ND	ND	1000	µg/m3
Dilution Factor	1	1		
Surrogate Recoveries:			QC Limits	
Dibromofluoromethane	104%	100%	60 - 140	
Toluene-d ₈	102%	100%	60 - 140	
4-Bromofluorobenzene	97%	95%	60 - 140	
Batch ID:	F1-121421- 01	F1-121421- 01		

ND = Value below reporting limit

JONES ENVIRONMENTAL QUALITY CONTROL INFORMATION

Client: The Reynolds Group
Client Address: 520 W. 1st St.
 Tustin, CA 92780

Report date: 12/14/2021
Jones Ref. No.: ST-18805
Client Ref. No.: 7424.460

Attn: Shilpa Patel & Alejandro Fuan

Date Sampled: 12/13/2021

Project: Former Scovel Property
 5600 Franklin Ave.
 Los Angeles, CA 90028

Date Received: 12/13/2021

Date Analyzed: 12/14/2021

Physical State: Soil Gas

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

Batch ID: F1-121421-01

Jones ID: **121421-F1LCS1** **121421-F1LCSD1** **121421-F1CCV1**

<u>Parameter</u>	LCS Recovery (%)	LCSD Recovery (%)	<u>RPD</u>	Acceptability Range (%)	<u>CCV</u>	Acceptability Range (%)
Vinyl chloride	102%	97%	4.8%	60 - 140	102%	80 - 120
1,1-Dichloroethene	113%	105%	7.0%	60 - 140	108%	80 - 120
Cis-1,2-Dichloroethene	100%	94%	6.2%	70 - 130	103%	80 - 120
1,1,1-Trichloroethane	104%	95%	8.5%	70 - 130	108%	80 - 120
Benzene	97%	101%	4.0%	70 - 130	100%	80 - 120
Trichloroethene	108%	96%	11.4%	70 - 130	105%	80 - 120
Toluene	95%	91%	4.3%	70 - 130	99%	80 - 120
Tetrachloroethene	102%	93%	9.1%	70 - 130	104%	80 - 120
Chlorobenzene	99%	98%	1.6%	70 - 130	108%	80 - 120
Ethylbenzene	88%	86%	1.8%	70 - 130	97%	80 - 120
1,2,4 Trimethylbenzene	72%	83%	14.5%	70 - 130	81%	80 - 120
Gasoline Range Organics (C4-C12)	88%	90%	2.7%	70 - 130	94%	80 - 120

Surrogate Recovery:

Dibromofluoromethane	102%	101%		60 - 140	99%	60 - 140
Toluene-d ₈	102%	102%		60 - 140	104%	60 - 140
4-Bromofluorobenzene	99%	98%		60 - 140	101%	60 - 140

LCS = Laboratory Control Sample

LCSD = Laboratory Control Sample Duplicate

CCV = Continuing Calibration Verification

RPD = Relative Percent Difference; Acceptability range for RPD is ≤ 20%



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SAMPLE RECEIPT FORM

Jones ID: ST-18805

CLIENT: the Reynolds Group
PROJECT: Former Sabvel / 7424

DATE/TIME(LAB RECEIVED): 12/13/21/1616
LAB RECEIVED BY: LA Aurora

Delivered by: ☒ Client ☐ Jones Courier ☐ UPS / FedEx / USPS ☐ Other

TEMPERATURE:		Thermometer ID: T-1	(Corrected Temp.)	Calibration Due: 08/03/2022	
Temperature	Cooler #1	_____ °C +/- the CF (-0.5°C)	_____ °C	Blank	Sample
Temperature	Cooler #2	_____ °C +/- the CF (-0.5°C)	_____ °C	Blank	Sample
Temp Criteria: $0 \leq 6^{\circ}\text{C}$ (NO frozen containers)		Criteria met?	<input type="checkbox"/> Yes <input type="checkbox"/> No		
If criteria is not met:					
Sample(s) received on ice?			<input type="checkbox"/> Yes <input type="checkbox"/> No*		
Sample(s) received chilled on same day of sampling?			<input type="checkbox"/> Yes <input type="checkbox"/> No*		
Checked by: _____					

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

CONTAINER TYPE:

Solid:

VOAs: _____
Glass Jar: _____
Sleeve: _____
Other: _____

Aqueous:

Amber Bottle: _____
VOAs: _____
Poly Bottle: _____

Air / Soil Gas:

Tedlar Bag: 8
6 hr
72 hr
5 Day

Summa:

(1L) _____ (6L) _____

MILEAGE:

Round Trip Mileage: _____ Travel Time: _____ On Site Time: _____

*Complete Non-Conformance if checked

Checked by: VP



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JONES ENVIRONMENTAL LABORATORY RESULTS

Client:	The Reynolds Group	Report date:	12/15/2021
Client Address:	PO Box 1996 Tustin, CA	Jones Ref. No.:	ST-18819
		Client Ref. No.:	7424.460
Attn:	Shilpa Patel & Alejandro Fuan	Date Sampled:	12/14/2021
		Date Received:	12/14/2021
Project:	Former Scovel Property	Date Analyzed:	12/15/2021
Project Address:	5600 Franklin Avenue Los Angeles CA 90028	Physical State:	Soil Gas

ANALYSES REQUESTED

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

Approval:

Colby Wakeman
QA/QC Manager



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JONES ENVIRONMENTAL LABORATORY RESULTS

Client:	The Reynolds Group	Report date:	12/15/2021
Client Address:	PO Box 1996 Tustin, CA	Jones Ref. No.:	ST-18819
		Client Ref. No.:	7424.460
Attn:	Shilpa Patel & Alejandro Fuan	Date Sampled:	12/14/2021
		Date Received:	12/14/2021
Project:	Former Scovel Property 5600 Franklin Avenue Los Angeles CA 90028	Date Analyzed:	12/15/2021
		Physical State:	Soil Gas

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

<u>Sample ID:</u>	Inlet	SVE1-S	SVE1-D	SVE2-S	SVE2-D		
<u>Jones ID:</u>	ST-18819-01	ST-18819-02	ST-18819-03	ST-18819-04	ST-18819-05	<u>Reporting Limit</u>	<u>Units</u>
Analytes:							
Benzene	1410	5920	527	372	4460	8	µg/m3
Ethylbenzene	1870	8280	172	558	5640	8	µg/m3
Naphthalene	387	2510	54	ND	ND	40	µg/m3
Toluene	2800	9870	452	2000	22100	8	µg/m3
m,p-Xylene	8960	40600	446	2440	29400	16	µg/m3
o-Xylene	1400	6680	61	256	3010	8	µg/m3
MTBE	ND	ND	ND	ND	ND	40	µg/m3
Ethyl-tert-butylether	ND	ND	ND	ND	ND	40	µg/m3
Di-isopropylether	ND	ND	ND	ND	ND	40	µg/m3
tert-amylmethylether	ND	ND	ND	ND	ND	40	µg/m3
tert-Butylalcohol	ND	ND	ND	ND	ND	400	µg/m3
Gasoline Range Organics (C4-C12)	192000	463000	39600	44900	109000	1000	µg/m3
<u>Dilution Factor</u>	1	1	1	1	1		
<u>Surrogate Recoveries:</u>						<u>QC Limits</u>	
Dibromofluoromethane	97%	95%	95%	96%	85%	60 - 140	
Toluene-d ₈	104%	104%	105%	104%	136%	60 - 140	
4-Bromofluorobenzene	118%	135%	101%	103%	115%	60 - 140	
<u>Batch ID:</u>	F1-121521-01	F1-121521-01	F1-121521-01	F1-121521-01	F1-121521-01		

ND = Value below reporting limit



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JONES ENVIRONMENTAL LABORATORY RESULTS

Client:	The Reynolds Group	Report date:	12/15/2021
Client Address:	PO Box 1996 Tustin, CA	Jones Ref. No.:	ST-18819
		Client Ref. No.:	7424.460
Attn:	Shilpa Patel & Alejandro Fuan	Date Sampled:	12/14/2021
		Date Received:	12/14/2021
Project:	Former Scovel Property 5600 Franklin Avenue Los Angeles CA 90028	Date Analyzed:	12/15/2021
		Physical State:	Soil Gas

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

<u>Sample ID:</u>	MW1	MW2	MW4		
<u>Jones ID:</u>	ST-18819-06	ST-18819-07	ST-18819-08	<u>Reporting Limit</u>	<u>Units</u>
Analytes:					
Benzene	984	108	ND	8	µg/m3
Ethylbenzene	548	242	ND	8	µg/m3
Naphthalene	ND	130	ND	40	µg/m3
Toluene	373	295	ND	8	µg/m3
m,p-Xylene	2660	1140	16	16	µg/m3
o-Xylene	464	187	ND	8	µg/m3
MTBE	ND	ND	ND	40	µg/m3
Ethyl-tert-butylether	ND	ND	ND	40	µg/m3
Di-isopropylether	ND	ND	ND	40	µg/m3
tert-amylmethylether	ND	ND	ND	40	µg/m3
tert-Butylalcohol	ND	ND	ND	400	µg/m3
Gasoline Range Organics (C4-C12)	58300	26700	ND	1000	µg/m3
<u>Dilution Factor</u>	1	1	1		
<u>Surrogate Recoveries:</u>				<u>QC Limits</u>	
Dibromofluoromethane	97%	96%	98%	60 - 140	
Toluene-d ₈	106%	101%	101%	60 - 140	
4-Bromofluorobenzene	108%	102%	99%	60 - 140	
<u>Batch ID:</u>	F1-121521-01	F1-121521-01	F1-121521-01		

ND = Value below reporting limit



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JONES ENVIRONMENTAL LABORATORY RESULTS

Client:	The Reynolds Group	Report date:	12/15/2021
Client Address:	PO Box 1996 Tustin, CA	Jones Ref. No.:	ST-18819
		Client Ref. No.:	7424.460
Attn:	Shilpa Patel & Alejandro Fuan	Date Sampled:	12/14/2021
		Date Received:	12/14/2021
Project:	Former Scovel Property 5600 Franklin Avenue Los Angeles CA 90028	Date Analyzed:	12/15/2021
		Physical State:	Soil Gas

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

<u>Sample ID:</u>	Inlet	SVE1-S	SVE1-D	SVE2-S	SVE2-D		
<u>Jones ID:</u>	ST-18819-01	ST-18819-02	ST-18819-03	ST-18819-04	ST-18819-05	<u>Reporting Limit</u>	<u>Units</u>
Analytes:							
Benzene	0.4414	1.85	0.1650	0.1164	1.40	0.0025	ppmV
Ethylbenzene	0.4307	1.91	0.0396	0.1285	1.30	0.0018	ppmV
Naphthalene	0.0738	0.4789	0.0103	ND	ND	0.0076	ppmV
Toluene	0.7431	2.62	0.1200	0.5308	5.87	0.0021	ppmV
m,p-Xylene	2.0634	9.35	0.1027	0.5619	6.77	0.0037	ppmV
o-Xylene	0.3224	1.54	0.0140	0.0590	0.6932	0.0018	ppmV
MTBE	ND	ND	ND	ND	ND	0.0111	ppmV
Ethyl-tert-butylether	ND	ND	ND	ND	ND	0.0096	ppmV
Di-isopropylether	ND	ND	ND	ND	ND	0.0096	ppmV
tert-amylmethylether	ND	ND	ND	ND	ND	0.0096	ppmV
tert-Butylalcohol	ND	ND	ND	ND	ND	0.1318	ppmV
Gasoline Range Organics (C4-C12)	54.5	131	11.2	12.7	30.9	0.284	ppmV
Dilution Factor	1	1	1	1	1		
Surrogate Recoveries:						QC Limits	
Dibromofluoromethane	97%	95%	95%	96%	85%	60 - 140	
Toluene-d ₈	104%	104%	105%	104%	136%	60 - 140	
4-Bromofluorobenzene	118%	135%	101%	103%	115%	60 - 140	
Batch ID:	F1-121521-01	F1-121521-01	F1-121521-01	F1-121521-01	F1-121521-01		

ND = Value below reporting limit



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JONES ENVIRONMENTAL LABORATORY RESULTS

Client:	The Reynolds Group	Report date:	12/15/2021
Client Address:	PO Box 1996 Tustin, CA	Jones Ref. No.:	ST-18819
		Client Ref. No.:	7424.460
Attn:	Shilpa Patel & Alejandro Fuan	Date Sampled:	12/14/2021
		Date Received:	12/14/2021
Project:	Former Scovel Property 5600 Franklin Avenue Los Angeles CA 90028	Date Analyzed:	12/15/2021
		Physical State:	Soil Gas

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

<u>Sample ID:</u>	MW1	MW2	MW4		
<u>Jones ID:</u>	ST-18819-06	ST-18819-07	ST-18819-08	<u>Reporting Limit</u>	<u>Units</u>
Analytes:					
Benzene	0.3080	0.0338	ND	0.0025	ppmV
Ethylbenzene	0.1262	0.0557	ND	0.0018	ppmV
Naphthalene	ND	0.0248	ND	0.0076	ppmV
Toluene	0.0990	0.0783	ND	0.0021	ppmV
m,p-Xylene	0.6126	0.2625	0.0037	0.0037	ppmV
o-Xylene	0.1069	0.0431	ND	0.0018	ppmV
MTBE	ND	ND	ND	0.0111	ppmV
Ethyl-tert-butylether	ND	ND	ND	0.0096	ppmV
Di-isopropylether	ND	ND	ND	0.0096	ppmV
tert-amylmethylether	ND	ND	ND	0.0096	ppmV
tert-Butylalcohol	ND	ND	ND	0.1318	ppmV
Gasoline Range Organics (C4-C12)	16.5	7.58	ND	0.284	ppmV
<u>Dilution Factor</u>	1	1	1		
<u>Surrogate Recoveries:</u>				<u>QC Limits</u>	
Dibromofluoromethane	97%	96%	98%	60 - 140	
Toluene-d ₈	106%	101%	101%	60 - 140	
4-Bromofluorobenzene	108%	102%	99%	60 - 140	
<u>Batch ID:</u>	F1-121521-01	F1-121521-01	F1-121521-01		

ND = Value below reporting limit



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11007 FOREST PLACE
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JONES ENVIRONMENTAL QUALITY CONTROL INFORMATION

Client:	The Reynolds Group	Report date:	12/15/2021
Client Address:	PO Box 1996 Tustin, CA	Jones Ref. No.:	ST-18819
		Client Ref. No.:	7424.460
Attn:	Shilpa Patel & Alejandro Fuan	Date Sampled:	12/14/2021
		Date Received:	12/14/2021
Project:	Former Scovel Property 5600 Franklin Avenue Los Angeles CA 90028	Date Analyzed:	12/15/2021
		Physical State:	Soil Gas

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

<u>Sample ID:</u>	METHOD BLANK	SAMPLING BLANK		
<u>Jones ID:</u>	121521- F1MB1	121521- F1SB1	<u>Reporting Limit</u>	<u>Units</u>
Analytes:				
Benzene	ND	ND	8	µg/m3
Ethylbenzene	ND	ND	8	µg/m3
Naphthalene	ND	ND	40	µg/m3
Toluene	ND	ND	8	µg/m3
m,p-Xylene	ND	ND	16	µg/m3
o-Xylene	ND	ND	8	µg/m3
MTBE	ND	ND	40	µg/m3
Ethyl-tert-butylether	ND	ND	40	µg/m3
Di-isopropylether	ND	ND	40	µg/m3
tert-amylmethylether	ND	ND	40	µg/m3
tert-Butylalcohol	ND	ND	400	µg/m3
Gasoline Range Organics (C4-C12)	ND	ND	1000	µg/m3
<u>Dilution Factor</u>	1	1		
<u>Surrogate Recoveries:</u>			<u>QC Limits</u>	
Dibromofluoromethane	103%	102%	60 - 140	
Toluene-d ₈	101%	101%	60 - 140	
4-Bromofluorobenzene	95%	96%	60 - 140	
<u>Batch ID:</u>	F1-121521- 01	F1-121521- 01		

ND = Value below reporting limit



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JONES ENVIRONMENTAL QUALITY CONTROL INFORMATION

Client:	The Reynolds Group	Report date:	12/15/2021
Client Address:	PO Box 1996 Tustin, CA	Jones Ref. No.:	ST-18819
		Client Ref. No.:	7424.460
Attn:	Shilpa Patel & Alejandro Fuan	Date Sampled:	12/14/2021
		Date Received:	12/14/2021
Project:	Former Scovel Property 5600 Franklin Avenue Los Angeles CA 90028	Date Analyzed:	12/15/2021
		Physical State:	Soil Gas

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

Batch ID:	F1-121521-01					
Jones ID:	121521-F1LCS1	121521-F1LCSD1	121521-F1CCV1			
<u>Parameter</u>	LCS Recovery (%)	LCSD Recovery (%)	<u>RPD</u>	Acceptability Range (%)	<u>CCV</u>	Acceptability Range (%)
Vinyl chloride	109%	107%	2.2%	60 - 140	104%	80 - 120
1,1-Dichloroethene	129%	117%	10.1%	60 - 140	111%	80 - 120
Cis-1,2-Dichloroethene	109%	108%	0.7%	70 - 130	108%	80 - 120
1,1,1-Trichloroethane	118%	119%	1.4%	70 - 130	111%	80 - 120
Benzene	112%	108%	2.9%	70 - 130	111%	80 - 120
Trichloroethene	118%	114%	2.8%	70 - 130	104%	80 - 120
Toluene	101%	108%	6.5%	70 - 130	95%	80 - 120
Tetrachloroethene	114%	116%	2.1%	70 - 130	109%	80 - 120
Chlorobenzene	111%	115%	3.9%	70 - 130	107%	80 - 120
Ethylbenzene	102%	103%	0.4%	70 - 130	99%	80 - 120
1,2,4 Trimethylbenzene	89%	83%	6.5%	70 - 130	84%	80 - 120
Gasoline Range Organics (C4-C12)	101%	101%	0.4%	70 - 130	97%	80 - 120
<u>Surrogate Recovery:</u>						
Dibromofluoromethane	102%	102%		60 - 140	101%	60 - 140
Toluene-d ₈	99%	100%		60 - 140	102%	60 - 140
4-Bromofluorobenzene	97%	97%		60 - 140	102%	60 - 140

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



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Chain-of-Custody Record

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Jones Project #

ST-18819

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of

Sample Condition as Received:

Chilled ☐ yes ☐ no
Sealed ☐ yes ☐ no

Turn Around Requested:

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

Report Options

EDD _____
EDF* - 10% Surcharge **Yes**
*Global ID **T10000005251**

Date **12/14/2021**

Client Project # **7424.460**

Sample Container/Preservative

Abbreviations

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

Analysis Requested

Sample Matrix:
Soil (S), Sludge (SL), Aqueous (A), Free Product (FP)
EPA 8260B BTEX/Oxygens, GRO
(C4-C12), Naphthalene only

Hold _____
Number of Containers _____

Sample ID	Date	Sample Collection Time	Laboratory Sample ID	Preservative	Sample Container	Notes & Special Instructions
Inlet	12/14/21	4:34 pm	ST-18819-01	N/A	15 Tedlar 3 VOA	Report GRO in mg/L, all other in ug/L (Ref: Lab report ST-18819 sampled 9/23)
G1-G2-SNE1-S		4:25 pm	-02		15 Tedlar 3 VOA	
G2-G3-SNE1-D		4:19 pm	-03		15 Tedlar 3 VOA	
SNE2-S		4:05 pm	-04		15 Tedlar 3 VOA	
SNE2-D		4:00 pm	-05		15 Tedlar 3 VOA	
MW1		4:15 pm	-06		15 Tedlar 3 VOA	
MW2		4:28 pm	-07		15 Tedlar 3 VOA	
MW4		3:50 pm	-08		15 Tedlar 3 VOA	

Relinquished By (Signature)

TRG

Printed Name

Auseel Cavendish

Received By (Signature)

Jones

Printed Name

Cella

Total Number of Containers

18

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



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JONES ENVIRONMENTAL LABORATORY RESULTS

Client:	The Reynolds Group	Report date:	12/20/2021
Client Address:	PO Box 1996 Tustin, CA	Jones Ref. No.:	ST-18855
		Client Ref. No.:	7424.460
Attn:	Shilpa Patel & Tabitha Esther	Date Sampled:	12/20/2021
		Date Received:	12/20/2021
Project:	Former Scovel Property	Date Analyzed:	12/20/2021
Project Address:	5600 Franklin Avenue Los Angeles CA 90028	Physical State:	Soil Gas

ANALYSES REQUESTED

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

Approval:

Colby Wakeman
QA/QC Manager



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JONES ENVIRONMENTAL LABORATORY RESULTS

Client:	The Reynolds Group	Report date:	12/20/2021
Client Address:	PO Box 1996 Tustin, CA	Jones Ref. No.:	ST-18855
		Client Ref. No.:	7424.460
Attn:	Shilpa Patel & Tabitha Esther	Date Sampled:	12/20/2021
		Date Received:	12/20/2021
Project:	Former Scovel Property 5600 Franklin Avenue Los Angeles CA 90028	Date Analyzed:	12/20/2021
		Physical State:	Soil Gas

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

<u>Sample ID:</u>	Inlet	SVE1-S	SVE1-D	SVE2-S	MW-2		
<u>Jones ID:</u>	ST-18855-01	ST-18855-02	ST-18855-03	ST-18855-04	ST-18855-05	<u>Reporting Limit</u>	<u>Units</u>
Analytes:							
Benzene	303	1790	854	86	169	8	µg/m3
Ethylbenzene	61	179	385	217	161	8	µg/m3
Naphthalene	ND	ND	ND	ND	ND	40	µg/m3
Toluene	143	944	668	236	176	8	µg/m3
m,p-Xylene	278	1280	3410	2160	1310	16	µg/m3
o-Xylene	147	567	1770	1210	715	8	µg/m3
MTBE	ND	ND	ND	ND	ND	40	µg/m3
Ethyl-tert-butylether	ND	ND	ND	ND	ND	40	µg/m3
Di-isopropylether	ND	ND	ND	ND	ND	40	µg/m3
tert-amylmethylether	ND	ND	ND	ND	ND	40	µg/m3
tert-Butylalcohol	ND	1070	ND	ND	ND	600	µg/m3
Gasoline Range Organics (C4-C12)	13300	80000	65900	24400	20200	1000	µg/m3
Dilution Factor	1	1	1	1	1		
Surrogate Recoveries:						QC Limits	
Dibromofluoromethane	94%	99%	102%	95%	96%	60 - 140	
Toluene-d ₈	99%	103%	102%	101%	101%	60 - 140	
4-Bromofluorobenzene	98%	102%	103%	101%	98%	60 - 140	
Batch ID:	SG2-122021-01	SG2-122021-01	SG2-122021-01	SG2-122021-01	SG2-122021-01		

ND = Value below reporting limit



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JONES ENVIRONMENTAL LABORATORY RESULTS

Client:	The Reynolds Group	Report date:	12/20/2021
Client Address:	PO Box 1996 Tustin, CA	Jones Ref. No.:	ST-18855
		Client Ref. No.:	7424.460
Attn:	Shilpa Patel & Tabitha Esther	Date Sampled:	12/20/2021
		Date Received:	12/20/2021
Project:	Former Scovel Property 5600 Franklin Avenue Los Angeles CA 90028	Date Analyzed:	12/20/2021
		Physical State:	Soil Gas

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

<u>Sample ID:</u>	SVE2-D	MW-4	MW-1		
<u>Jones ID:</u>	ST-18855-06	ST-18855-07	ST-18855-08	<u>Reporting Limit</u>	<u>Units</u>
Analytes:					
Benzene	386	96	527	8	µg/m3
Ethylbenzene	198	122	206	8	µg/m3
Naphthalene	ND	ND	ND	40	µg/m3
Toluene	262	140	278	8	µg/m3
m,p-Xylene	1840	1110	1640	16	µg/m3
o-Xylene	1020	612	895	8	µg/m3
MTBE	ND	ND	ND	40	µg/m3
Ethyl-tert-butylether	ND	ND	ND	40	µg/m3
Di-isopropylether	ND	ND	ND	40	µg/m3
tert-amylmethylether	ND	ND	ND	40	µg/m3
tert-Butylalcohol	628	ND	714	600	µg/m3
Gasoline Range Organics (C4-C12)	31400	19800	37500	1000	µg/m3
<u>Dilution Factor</u>	1	1	1		
<u>Surrogate Recoveries:</u>				<u>QC Limits</u>	
Dibromofluoromethane	95%	93%	101%	60 - 140	
Toluene-d ₈	101%	101%	99%	60 - 140	
4-Bromofluorobenzene	98%	102%	99%	60 - 140	
<u>Batch ID:</u>	SG2-122021-01	SG2-122021-01	SG2-122021-01		

ND = Value below reporting limit



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JONES ENVIRONMENTAL LABORATORY RESULTS

Client:	The Reynolds Group	Report date:	12/20/2021
Client Address:	PO Box 1996 Tustin, CA	Jones Ref. No.:	ST-18855
		Client Ref. No.:	7424.460
Attn:	Shilpa Patel & Tabitha Esther	Date Sampled:	12/20/2021
		Date Received:	12/20/2021
Project:	Former Scovel Property 5600 Franklin Avenue Los Angeles CA 90028	Date Analyzed:	12/20/2021
		Physical State:	Soil Gas

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

<u>Sample ID:</u>	Inlet	SVE1-S	SVE1-D	SVE2-S	MW-2		
<u>Jones ID:</u>	ST-18855-01	ST-18855-02	ST-18855-03	ST-18855-04	ST-18855-05	<u>Reporting Limit</u>	<u>Units</u>
Analytes:							
Benzene	0.0948	0.5603	0.2673	0.0269	0.0529	0.0025	ppmV
Ethylbenzene	0.0140	0.0412	0.0887	0.0500	0.0371	0.0018	ppmV
Naphthalene	ND	ND	ND	ND	ND	0.0076	ppmV
Toluene	0.0380	0.2505	0.1773	0.0626	0.0467	0.0021	ppmV
m,p-Xylene	0.0640	0.2948	0.7853	0.4974	0.3017	0.0037	ppmV
o-Xylene	0.0339	0.1306	0.4076	0.2787	0.1647	0.0018	ppmV
MTBE	ND	ND	ND	ND	ND	0.0111	ppmV
Ethyl-tert-butylether	ND	ND	ND	ND	ND	0.0096	ppmV
Di-isopropylether	ND	ND	ND	ND	ND	0.0096	ppmV
tert-amylmethylether	ND	ND	ND	ND	ND	0.0096	ppmV
tert-Butylalcohol	ND	0.3526	ND	ND	ND	0.1977	ppmV
Gasoline Range Organics (C4-C12)	3.77	22.7	18.7	6.92	5.73	0.284	ppmV
Dilution Factor	1	1	1	1	1		
Surrogate Recoveries:						QC Limits	
Dibromofluoromethane	94%	99%	102%	95%	96%	60 - 140	
Toluene-d ₈	99%	103%	102%	101%	101%	60 - 140	
4-Bromofluorobenzene	98%	102%	103%	101%	98%	60 - 140	
Batch ID:	SG2-122021-01	SG2-122021-01	SG2-122021-01	SG2-122021-01	SG2-122021-01		

ND = Value below reporting limit



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JONES ENVIRONMENTAL LABORATORY RESULTS

Client:	The Reynolds Group	Report date:	12/20/2021
Client Address:	PO Box 1996 Tustin, CA	Jones Ref. No.:	ST-18855
		Client Ref. No.:	7424.460
Attn:	Shilpa Patel & Tabitha Esther	Date Sampled:	12/20/2021
		Date Received:	12/20/2021
Project:	Former Scovel Property 5600 Franklin Avenue Los Angeles CA 90028	Date Analyzed:	12/20/2021
		Physical State:	Soil Gas

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

<u>Sample ID:</u>	SVE2-D	MW-4	MW-1		
<u>Jones ID:</u>	ST-18855-06	ST-18855-07	ST-18855-08	<u>Reporting Limit</u>	<u>Units</u>
Analytes:					
Benzene	0.1208	0.0300	0.1650	0.0025	ppmV
Ethylbenzene	0.0456	0.0281	0.0474	0.0018	ppmV
Naphthalene	ND	ND	ND	0.0076	ppmV
Toluene	0.0695	0.0372	0.0738	0.0021	ppmV
m,p-Xylene	0.4237	0.2556	0.3777	0.0037	ppmV
o-Xylene	0.2349	0.1409	0.2061	0.0018	ppmV
MTBE	ND	ND	ND	0.0111	ppmV
Ethyl-tert-butylether	ND	ND	ND	0.0096	ppmV
Di-isopropylether	ND	ND	ND	0.0096	ppmV
tert-amylmethylether	ND	ND	ND	0.0096	ppmV
tert-Butylalcohol	0.2069	ND	0.2353	0.1977	ppmV
Gasoline Range Organics (C4-C12)	8.91	5.62	10.6	0.284	ppmV
<u>Dilution Factor</u>	1	1	1		
<u>Surrogate Recoveries:</u>				<u>QC Limits</u>	
Dibromofluoromethane	95%	93%	101%	60 - 140	
Toluene-d ₈	101%	101%	99%	60 - 140	
4-Bromofluorobenzene	98%	102%	99%	60 - 140	
<u>Batch ID:</u>	SG2-122021-01	SG2-122021-01	SG2-122021-01		

ND = Value below reporting limit



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JONES ENVIRONMENTAL QUALITY CONTROL INFORMATION

Client:	The Reynolds Group	Report date:	12/20/2021
Client Address:	PO Box 1996 Tustin, CA	Jones Ref. No.:	ST-18855
		Client Ref. No.:	7424.460
Attn:	Shilpa Patel & Tabitha Esther	Date Sampled:	12/20/2021
		Date Received:	12/20/2021
Project:	Former Scovel Property 5600 Franklin Avenue Los Angeles CA 90028	Date Analyzed:	12/20/2021
		Physical State:	Soil Gas

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

<u>Sample ID:</u>	METHOD BLANK	SAMPLING BLANK		
<u>Jones ID:</u>	122021- SG2MB1	122021- SG2SB1	<u>Reporting Limit</u>	<u>Units</u>
Analytes:				
Benzene	ND	ND	8	µg/m3
Ethylbenzene	ND	ND	8	µg/m3
Naphthalene	ND	ND	40	µg/m3
Toluene	ND	ND	8	µg/m3
m,p-Xylene	ND	ND	16	µg/m3
o-Xylene	ND	ND	8	µg/m3
MTBE	ND	ND	40	µg/m3
Ethyl-tert-butylether	ND	ND	40	µg/m3
Di-isopropylether	ND	ND	40	µg/m3
tert-amylmethylether	ND	ND	40	µg/m3
tert-Butylalcohol	ND	ND	600	µg/m3
Gasoline Range Organics (C4-C12)	ND	ND	1000	µg/m3
<u>Dilution Factor</u>	1	1		
<u>Surrogate Recoveries:</u>			<u>QC Limits</u>	
Dibromofluoromethane	99%	100%	60 - 140	
Toluene-d ₈	101%	103%	60 - 140	
4-Bromofluorobenzene	95%	94%	60 - 140	
<u>Batch ID:</u>	SG2-122021- 01	SG2-122021- 01		

ND = Value below reporting limit



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JONES ENVIRONMENTAL QUALITY CONTROL INFORMATION

Client:	The Reynolds Group	Report date:	12/20/2021
Client Address:	PO Box 1996 Tustin, CA	Jones Ref. No.:	ST-18855
		Client Ref. No.:	7424.460
Attn:	Shilpa Patel & Tabitha Esther	Date Sampled:	12/20/2021
		Date Received:	12/20/2021
Project:	Former Scovel Property 5600 Franklin Avenue Los Angeles CA 90028	Date Analyzed:	12/20/2021
		Physical State:	Soil Gas

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

Batch ID: SG2-122021-01

Jones ID: 122021-SG2LCS1 122021-SG2LCSD1 122021-SG2CCV1

<u>Parameter</u>	LCS Recovery (%)	LCSD Recovery (%)	<u>RPD</u>	Acceptability Range (%)	<u>CCV</u>	Acceptability Range (%)
Vinyl chloride	92%	87%	4.9%	60 - 140	102%	80 - 120
1,1-Dichloroethene	99%	92%	7.1%	60 - 140	96%	80 - 120
Cis-1,2-Dichloroethene	95%	97%	2.1%	70 - 130	94%	80 - 120
1,1,1-Trichloroethane	95%	91%	4.3%	70 - 130	96%	80 - 120
Benzene	105%	101%	3.5%	70 - 130	106%	80 - 120
Trichloroethene	114%	104%	9.1%	70 - 130	112%	80 - 120
Toluene	103%	98%	5.6%	70 - 130	104%	80 - 120
Tetrachloroethene	100%	103%	2.8%	70 - 130	109%	80 - 120
Chlorobenzene	97%	99%	1.6%	70 - 130	101%	80 - 120
Ethylbenzene	91%	94%	3.0%	70 - 130	100%	80 - 120
1,2,4 Trimethylbenzene	96%	90%	6.0%	70 - 130	101%	80 - 120
Gasoline Range Organics (C4-C12)	99%	96%	3.1%	70 - 130	103%	80 - 120
<u>Surrogate Recovery:</u>						
Dibromofluoromethane	98%	98%		60 - 140	98%	60 - 140
Toluene-d ₈	98%	98%		60 - 140	101%	60 - 140
4-Bromofluorobenzene	96%	97%		60 - 140	101%	60 - 140

LCS = Laboratory Control Sample

LCSD = Laboratory Control Sample Duplicate

CCV = Continuing Calibration Verification

RPD = Relative Percent Difference; Acceptability range for RPD is ≤ 20%



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Chain-of-Custody Record

72-HOUR EPA HOLD TIME

Turn Around Requested:
☐ Immediate Attention
☐ Rush 24 Hours
☐ Rush 48 Hours
☐ Rush 72 Hours
Report Options
EDD _____
EDF* - 10% Surcharge Yes
*Global ID T10000005251

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Jones Project #

ST-18855

Page

1 of 1

Sample Condition as Received:
Chilled ☐ yes ☐ no
Sealed ☐ yes ☐ no

Client THE REYNOLDS GROUP		Date <u>12 / 20 / 2021</u>
Project Name FORMER SCOVEL PROPERTY		Client Project # <u>7424.460</u>
Project Address 5600 Franklin Avenue		
Los Angeles CA 90028		
Email	esther@reynolds-group.com, labresults@reynolds-group.com	
Phone	714 730 5397 / 714 920 2308	
Report To	Sampler	Gus Llamas
Shilpa Patel & Tabitha Esther		

Sample Container / Preservative Abbreviations

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

Analysis Requested

Sample Matrix:
Soil (S), Sludge (SL), Aqueous (A), Free Product (FP)
vapor X
EPA 8260B, RTEX/Oxygens, GRO
(C4-C12), Naphthalene only

Hold

Sample ID	Date	Sample Collection Time	Laboratory Sample ID	Preservative	Sample Container	Received By (Signature)	Printed Name	Date	Time	Total Number of Containers	Notes & Special Instructions
INLET	12-20-21	1000	ST-18855-01		1L Tedlar bag					3	Report all results in ppmV (Ref: lab ST-17454)
SVE1-S		1005	ST-18855-02								
SVE1-D		1010	ST-18855-03								
SVE2-S		1015	ST-18855-04								
MW-2		1020	ST-18855-05								
SVE2-D		1020	ST-18855-06								
MW-4		1025	ST-18855-07								
MW-1		1025	ST-18855-08								
Relinquished By (Signature)											
Company											
Relinquished By (Signature)											
Company											

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

Printed Name

K. Llamas

Date

12/20/21

Time

1305



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JONES ENVIRONMENTAL LABORATORY RESULTS

Client: The Reynolds Group
Client Address: 520 W. 1st St.
Tustin, CA 92780

Attn: Shilpa Patel

Project: Former Scovel Property
Project Address: 5600 Franklin Avenue
Los Angeles CA 90028

Report date: 12/28/2021
Jones Ref. No.: ST-18909
Client Ref. No.: 7424.460

Date Sampled: 12/27/2021
Date Received: 12/27/2021
Date Analyzed: 12/28/2021
Physical State: Soil Gas

ANALYSES REQUESTED

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

Approval:

Colby Wakeman
QA/QC Manager



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JONES ENVIRONMENTAL LABORATORY RESULTS

Client:	The Reynolds Group	Report date:	12/28/2021
Client Address:	520 W. 1st St. Tustin, CA 92780	Jones Ref. No.:	ST-18909
		Client Ref. No.:	7424.460
Attn:	Shilpa Patel	Date Sampled:	12/27/2021
		Date Received:	12/27/2021
Project:	Former Scovel Property 5600 Franklin Avenue Los Angeles CA 90028	Date Analyzed:	12/28/2021
		Physical State:	Soil Gas

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

<u>Sample ID:</u>	Inlet	MW-4	SVE2-D	SVE2-S	SVE1-D		
<u>Jones ID:</u>	ST-18909-01	ST-18909-02	ST-18909-03	ST-18909-04	ST-18909-05	<u>Reporting Limit</u>	<u>Units</u>
Analytes:							
Benzene	1710	43	311	10	42	8	µg/m3
Ethylbenzene	1910	112	663	50	54	8	µg/m3
Naphthalene	280	ND	ND	ND	ND	40	µg/m3
Toluene	2900	126	1320	62	58	8	µg/m3
m,p-Xylene	16100	946	5780	460	391	16	µg/m3
o-Xylene	8710	506	2310	208	192	8	µg/m3
MTBE	ND	ND	ND	ND	ND	40	µg/m3
Ethyl-tert-butylether	ND	ND	ND	ND	ND	40	µg/m3
Di-isopropylether	ND	ND	ND	ND	ND	40	µg/m3
tert-amylmethylether	ND	ND	ND	ND	ND	40	µg/m3
tert-Butylalcohol	873	556	574	563	561	600	µg/m3
Gasoline Range Organics (C4-C12)	275000	203000	92200	7790	6510	1000	µg/m3
Dilution Factor	1	1	1	1	1		
Surrogate Recoveries:						QC Limits	
Dibromofluoromethane	100%	94%	98%	96%	95%	60 - 140	
Toluene-d ₈	100%	100%	101%	96%	100%	60 - 140	
4-Bromofluorobenzene	107%	100%	102%	99%	100%	60 - 140	
Batch ID:	SG2-122821-01	SG2-122821-01	SG2-122821-01	SG2-122821-01	SG2-122821-01		

ND = Value below reporting limit



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SANTA FE SPRINGS, CA 90670
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JONES ENVIRONMENTAL LABORATORY RESULTS

Client:	The Reynolds Group	Report date:	12/28/2021
Client Address:	520 W. 1st St. Tustin, CA 92780	Jones Ref. No.:	ST-18909
		Client Ref. No.:	7424.460
Attn:	Shilpa Patel	Date Sampled:	12/27/2021
		Date Received:	12/27/2021
Project:	Former Scovel Property 5600 Franklin Avenue Los Angeles CA 90028	Date Analyzed:	12/28/2021
		Physical State:	Soil Gas

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

<u>Sample ID:</u>	MW-1	SVE1-S	MW-2		
<u>Jones ID:</u>	ST-18909-06	ST-18909-07	ST-18909-08	<u>Reporting Limit</u>	<u>Units</u>
Analytes:					
Benzene	685	5550	103	8	µg/m3
Ethylbenzene	223	7250	365	8	µg/m3
Naphthalene	ND	1500	265	40	µg/m3
Toluene	173	10000	369	8	µg/m3
m,p-Xylene	896	59500	3470	16	µg/m3
o-Xylene	357	32800	2020	8	µg/m3
MTBE	ND	ND	ND	40	µg/m3
Ethyl-tert-butylether	ND	ND	ND	40	µg/m3
Di-isopropylether	ND	ND	ND	40	µg/m3
tert-amylmethylether	ND	ND	ND	40	µg/m3
tert-Butylalcohol	561	1410	892	600	µg/m3
Gasoline Range Organics (C4-C12)	33000	927000	73200	1000	µg/m3
<u>Dilution Factor</u>	1	1	1		
<u>Surrogate Recoveries:</u>				<u>QC Limits</u>	
Dibromofluoromethane	93%	99%	93%	60 - 140	
Toluene-d ₈	101%	103%	100%	60 - 140	
4-Bromofluorobenzene	100%	130%	104%	60 - 140	
<u>Batch ID:</u>	SG2-122821-01	SG2-122821-01	SG2-122821-01		

ND = Value below reporting limit



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JONES ENVIRONMENTAL LABORATORY RESULTS

Client:	The Reynolds Group	Report date:	12/28/2021
Client Address:	520 W. 1st St. Tustin, CA 92780	Jones Ref. No.:	ST-18909
		Client Ref. No.:	7424.460
Attn:	Shilpa Patel	Date Sampled:	12/27/2021
		Date Received:	12/27/2021
Project:	Former Scovel Property 5600 Franklin Avenue Los Angeles CA 90028	Date Analyzed:	12/28/2021
		Physical State:	Soil Gas

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

<u>Sample ID:</u>	Inlet	MW-4	SVE2-D	SVE2-S	SVE1-D		
<u>Jones ID:</u>	ST-18909-01	ST-18909-02	ST-18909-03	ST-18909-04	ST-18909-05	<u>Reporting Limit</u>	<u>Units</u>
Analytes:							
Benzene	0.5353	0.0135	0.0973	0.0031	0.0131	0.0025	ppmV
Ethylbenzene	0.4399	0.0258	0.1527	0.0115	0.0124	0.0018	ppmV
Naphthalene	0.0534	ND	ND	ND	ND	0.0076	ppmV
Toluene	0.7696	0.0334	0.3503	0.0165	0.0154	0.0021	ppmV
m,p-Xylene	3.71	0.2179	1.33	0.1059	0.0900	0.0037	ppmV
o-Xylene	2.01	0.1165	0.5320	0.0479	0.0442	0.0018	ppmV
MTBE	ND	ND	ND	ND	ND	0.0111	ppmV
Ethyl-tert-butylether	ND	ND	ND	ND	ND	0.0096	ppmV
Di-isopropylether	ND	ND	ND	ND	ND	0.0096	ppmV
tert-amylmethylether	ND	ND	ND	ND	ND	0.0096	ppmV
tert-Butylalcohol	0.2877	0.1832	0.1891	0.1855	0.1849	0.1977	ppmV
Gasoline Range Organics (C4-C12)	78.0	57.6	26.2	2.21	1.85	0.284	ppmV
Dilution Factor	1	1	1	1	1		
Surrogate Recoveries:						QC Limits	
Dibromofluoromethane	100%	94%	98%	96%	95%	60 - 140	
Toluene-d ₈	100%	100%	101%	96%	100%	60 - 140	
4-Bromofluorobenzene	107%	100%	102%	99%	100%	60 - 140	
Batch ID:	SG2-122821-01	SG2-122821-01	SG2-122821-01	SG2-122821-01	SG2-122821-01		

ND = Value below reporting limit



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JONES ENVIRONMENTAL LABORATORY RESULTS

Client: The Reynolds Group
Client Address: 520 W. 1st St.
Tustin, CA 92780

Attn: Shilpa Patel

Project: Former Scovel Property
5600 Franklin Avenue
Los Angeles CA 90028

Report date: 12/28/2021
Jones Ref. No.: ST-18909
Client Ref. No.: 7424.460

Date Sampled: 12/27/2021
Date Received: 12/27/2021
Date Analyzed: 12/28/2021
Physical State: Soil Gas

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

<u>Sample ID:</u>	MW-1	SVE1-S	MW-2		
<u>Jones ID:</u>	ST-18909-06	ST-18909-07	ST-18909-08	<u>Reporting Limit</u>	<u>Units</u>
Analytes:					
Benzene	0.2144	1.74	0.0322	0.0025	ppmV
Ethylbenzene	0.0514	1.67	0.0841	0.0018	ppmV
Naphthalene	ND	0.2862	0.0506	0.0076	ppmV
Toluene	0.0459	2.65	0.0979	0.0021	ppmV
m,p-Xylene	0.2063	13.7	0.7991	0.0037	ppmV
o-Xylene	0.0822	7.55	0.4652	0.0018	ppmV
MTBE	ND	ND	ND	0.0111	ppmV
Ethyl-tert-butylether	ND	ND	ND	0.0096	ppmV
Di-isopropylether	ND	ND	ND	0.0096	ppmV
tert-amylmethylether	ND	ND	ND	0.0096	ppmV
tert-Butylalcohol	0.1849	0.4646	0.2939	0.1977	ppmV
Gasoline Range Organics (C4-C12)	9.36	263	20.8	0.284	ppmV
<u>Dilution Factor</u>	1	1	1		
<u>Surrogate Recoveries:</u>				<u>QC Limits</u>	
Dibromofluoromethane	93%	99%	93%	60 - 140	
Toluene-d ₈	101%	103%	100%	60 - 140	
4-Bromofluorobenzene	100%	130%	104%	60 - 140	
<u>Batch ID:</u>	SG2-122821-01	SG2-122821-01	SG2-122821-01		

ND = Value below reporting limit



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JONES ENVIRONMENTAL QUALITY CONTROL INFORMATION

Client:	The Reynolds Group	Report date:	12/28/2021
Client Address:	520 W. 1st St. Tustin, CA 92780	Jones Ref. No.:	ST-18909
		Client Ref. No.:	7424.460
Attn:	Shilpa Patel	Date Sampled:	12/27/2021
		Date Received:	12/27/2021
Project:	Former Scovel Property 5600 Franklin Avenue Los Angeles CA 90028	Date Analyzed:	12/28/2021
		Physical State:	Soil Gas

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

<u>Sample ID:</u>	METHOD BLANK	SAMPLING BLANK		
<u>Jones ID:</u>	122821- SG2MB1	122821- SG2SB1	<u>Reporting Limit</u>	<u>Units</u>
Analytes:				
Benzene	ND	ND	8	µg/m3
Ethylbenzene	ND	ND	8	µg/m3
Naphthalene	ND	ND	40	µg/m3
Toluene	ND	ND	8	µg/m3
m,p-Xylene	ND	ND	16	µg/m3
o-Xylene	ND	ND	8	µg/m3
MTBE	ND	ND	40	µg/m3
Ethyl-tert-butylether	ND	ND	40	µg/m3
Di-isopropylether	ND	ND	40	µg/m3
tert-amylmethylether	ND	ND	40	µg/m3
tert-Butylalcohol	ND	ND	600	µg/m3
Gasoline Range Organics (C4-C12)	ND	ND	1000	µg/m3
<u>Dilution Factor</u>	1	1		
<u>Surrogate Recoveries:</u>			<u>QC Limits</u>	
Dibromofluoromethane	100%	98%	60 - 140	
Toluene-d ₈	100%	101%	60 - 140	
4-Bromofluorobenzene	99%	96%	60 - 140	
<u>Batch ID:</u>	SG2-122821- 01	SG2-122821- 01		

ND = Value below reporting limit



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JONES ENVIRONMENTAL QUALITY CONTROL INFORMATION

Client:	The Reynolds Group	12/28/2021 12/28/2021
Client Address:	520 W. 1st St. Tustin, CA 92780	ST-18909 ST-18909 Client Ref. No.: 7424.460
Attn:	Shilpa Patel	12/27/2021 12/27/2021 12/27/2021 12/27/2021
Project:	Former Scovel Property 5600 Franklin Avenue Los Angeles CA 90028	12/28/2021 12/28/2021 Physical State: Soil Gas

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

Batch ID: SG2-122821-01

Jones ID: 122821-SG2LCS1 122821-SG2LCSD1 122821-SG2CCV1

<u>Parameter</u>	LCS Recovery (%)	LCSD Recovery (%)	<u>RPD</u>	Acceptability Range (%)	<u>CCV</u>	Acceptability Range (%)
Vinyl chloride	86%	95%	9.3%	60 - 140	88%	80 - 120
1,1-Dichloroethene	86%	96%	11.0%	60 - 140	89%	80 - 120
Cis-1,2-Dichloroethene	98%	102%	4.4%	70 - 130	94%	80 - 120
1,1,1-Trichloroethane	101%	97%	4.0%	70 - 130	95%	80 - 120
Benzene	107%	108%	1.1%	70 - 130	103%	80 - 120
Trichloroethene	114%	112%	1.8%	70 - 130	101%	80 - 120
Toluene	102%	105%	2.3%	70 - 130	103%	80 - 120
Tetrachloroethene	106%	108%	1.5%	70 - 130	108%	80 - 120
Chlorobenzene	105%	104%	0.8%	70 - 130	102%	80 - 120
Ethylbenzene	105%	104%	0.8%	70 - 130	97%	80 - 120
1,2,4 Trimethylbenzene	98%	98%	0.8%	70 - 130	100%	80 - 120
Gasoline Range Organics (C4-C12)	103%	104%	0.5%	70 - 130	101%	80 - 120
<u>Surrogate Recovery:</u>						
Dibromofluoromethane	95%	96%		60 - 140	102%	60 - 140
Toluene-d ₈	100%	99%		60 - 140	101%	60 - 140
4-Bromofluorobenzene	103%	102%		60 - 140	107%	60 - 140

LCS = Laboratory Control Sample

LCSD = Laboratory Control Sample Duplicate

CCV = Continuing Calibration Verification

RPD = Relative Percent Difference; Acceptability range for RPD is ≤ 20%



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Soil-Gas Chain-of-Custody Record

Client	The Reynolds Group 520 W 1st St Tustin, CA 92780	Date	12/27/21
Client Address	Farmer Scorel Property	Client Project #	7424.460
Project Name		Turn Around Requested	<input type="checkbox"/> Immediate Attention-200% <input type="checkbox"/> Rush 24 Hours-100% <input type="checkbox"/> Rush 48 Hours-75% <input type="checkbox"/> Rush 72 Hours-50% <input type="checkbox"/> Rush 96 Hours-25% <input checked="" type="checkbox"/> Normal - No Surcharge
Project Address	5600 Franklin Ave.	Tracer	<input type="checkbox"/> n-pentane <input type="checkbox"/> n-hexane <input type="checkbox"/> n-heptane <input type="checkbox"/> Helium <input type="checkbox"/> 1,1-DFA <input checked="" type="checkbox"/> AIA
Report To	Los Angeles, CA 90028	Tedlar Hold-Time Requested:	<input type="checkbox"/> 6 hr (DTSC) <input checked="" type="checkbox"/> 12 hr (EPA) <input type="checkbox"/> 5 Day
Email/Phone	labresults@reynolds-group.com 714 730 5397	Sample Matrix:	Soil Gas (SG), Air (A), Material (M)
Sample ID	Sample Collection Time	Purge Volume (mL)	Date

Sample ID	Purge Number	Purge Volume (mL)	Date	Sample Collection Time	Jones ID (Lab Use Only)	Purge Rate (mL/min)	Pump ID	Magnehelic ID	Units	Reporting Limits Requested	Turn Around Requested	Tracer	Analysis Requested	ASTM D1946, Methane/Fixed Gas/H ₂	Gasoline Range Organics	8260B	Soil Gas (SG), Air (A), Material (M)	Number of Containers	Notes & Special Instructions
Inlet			12/27/21	1259	ST-18909-01				ug/m ³ □ ug/L □ ppmV	□ 20 ug/m ³ □ 8 ug/m ³	<input type="checkbox"/> Immediate Attention-200% <input type="checkbox"/> Rush 24 Hours-100% <input type="checkbox"/> Rush 48 Hours-75% <input type="checkbox"/> Rush 72 Hours-50% <input type="checkbox"/> Rush 96 Hours-25% <input checked="" type="checkbox"/> Normal - No Surcharge	<input type="checkbox"/> n-pentane <input type="checkbox"/> n-hexane <input type="checkbox"/> n-heptane <input type="checkbox"/> Helium <input type="checkbox"/> 1,1-DFA <input checked="" type="checkbox"/> AIA	GC-CP					1	lab ref ST-17454
MW-4				1303	ST-18909-02													1	we have units as
SVE2-D				1308	ST-18909-03													1	in previous site's
SVE2-S				1311	ST-18909-04													1	very results
SVE1-D				1317	ST-18909-05													1	
MW-1				1313	ST-18909-06													1	
SVE1-S				1322	ST-18909-07													1	
MW-2				1325	ST-18909-08													1	

Relinquished By (Signature)	Printed Name	Received By (Signature)	Printed Name	Date	Time
	Angel Cardona		Doug Fowler	12/27/21	15:48
Company	Company	Company	Company		
Relinquished By (Signature)	Printed Name	Relinquished By (Signature)	Printed Name	Date	Time
	JPL		JPL	12/27/21	15:48
Company	Company	Company	Company		

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



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SAMPLE RECEIPT FORM

Jones ID: ST-18909

CLIENT: The Reynolds Group
PROJECT: Former Sevel Prop.

DATE/TIME(LAB RECEIVED): 12/27/21/15:48
LAB RECEIVED BY: Doug F.

Delivered by: ☒ Client ☐ Jones Courier ☐ UPS / FedEx / USPS ☐ Other

TEMPERATURE:		Thermometer ID: T-1	(Corrected Temp.)	Calibration Due: 08/03/2022
Temperature	Cooler #1	_____ °C +/- the CF (-0.5°C)	_____ °C	Blank Sample
Temperature	Cooler #2	_____ °C +/- the CF (-0.5°C)	_____ °C	Blank Sample
Temp Criteria: $0 \leq 6^{\circ}\text{C}$ (NO frozen containers)		Criteria met?	<input type="checkbox"/> Yes <input type="checkbox"/> No	
If criteria is not met:				
Sample(s) received on ice?		<input type="checkbox"/> Yes <input type="checkbox"/> No*		
Sample(s) received chilled on same day of sampling?		<input type="checkbox"/> Yes <input type="checkbox"/> No*		
Checked by: _____				

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

CONTAINER TYPE:		
Solid:	Aqueous:	Air / Soil Gas:
VOAs: _____	Amber Bottle: _____	Tedlar Bag: <u>8</u>
Glass Jar: _____	VOAs: _____	6 hr
Sleeve: _____	Poly Bottle: _____	<u>72 hr</u>
Other: _____		5 Day
		Summa:
		(1L) _____ (6L) _____

MILEAGE:
Round Trip Mileage: _____ Travel Time: _____ On Site Time: _____

*Complete Non-Conformance if checked

Checked by: DF



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JONES ENVIRONMENTAL LABORATORY RESULTS

Client: The Reynolds Group
Client Address: 520 W. 1st St.
Tustin, CA 92780

Attn: Shilpa Patel

Project: Former Scovel Property
Project Address: 5600 Franklin Ave.
Los Angeles, CA 90028

Report date: 1/11/2022
Jones Ref. No.: ST-18963
Client Ref. No.: 7424.460

Date Sampled: 1/10/2022
Date Received: 1/10/2022
Date Analyzed: 1/11/2022
Physical State: Soil Gas

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

ANALYSES REQUESTED

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

Approval:

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



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JONES ENVIRONMENTAL LABORATORY RESULTS

Client:	The Reynolds Group	Report date:	1/11/2022
Client Address:	520 W. 1st St. Tustin, CA 92780	Jones Ref. No.:	ST-18963
		Client Ref. No.:	7424.460
Attn:	Shilpa Patel	Date Sampled:	1/10/2022
		Date Received:	1/10/2022
Project:	Former Scovel Property 5600 Franklin Ave. Los Angeles, CA 90028	Date Analyzed:	1/11/2022
		Physical State:	Soil Gas

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

<u>Sample ID:</u>	INLET	SVE1-S	SVE1-D	SVE2-S	MW-2		
<u>Jones ID:</u>	ST-18963-01	ST-18963-02	ST-18963-03	ST-18963-04	ST-18963-05	<u>Reporting Limit</u>	<u>Units</u>
Analytes:							
Benzene	229	2370	2210	451	1670	8	µg/m3
Ethylbenzene	19	145	478	631	349	8	µg/m3
Naphthalene	ND	ND	ND	ND	ND	40	µg/m3
Toluene	73	1450	2690	1600	1450	8	µg/m3
m,p-Xylene	96	848	2710	4120	2410	16	µg/m3
o-Xylene	52	319	1110	1860	1090	8	µg/m3
MTBE	ND	ND	ND	ND	ND	40	µg/m3
Ethyl-tert-butylether	ND	ND	ND	ND	ND	40	µg/m3
Di-isopropylether	ND	ND	ND	ND	ND	40	µg/m3
tert-amylmethylether	ND	ND	ND	ND	ND	40	µg/m3
tert-Butylalcohol	ND	ND	ND	ND	ND	400	µg/m3
Gasoline Range Organics (C4-C12)	5500	63700	61800	25200	30400	1000	µg/m3
Dilution Factor	1	1	1	1	1		
Surrogate Recoveries:						QC Limits	
Dibromofluoromethane	94%	100%	96%	101%	97%	60 - 140	
Toluene-d ₈	97%	96%	95%	99%	97%	60 - 140	
4-Bromofluorobenzene	94%	98%	98%	100%	100%	60 - 140	
Batch ID:	SG2-011122-01	SG2-011122-01	SG2-011122-01	SG2-011122-01	SG2-011122-01		

ND = Value below reporting limit



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JONES ENVIRONMENTAL LABORATORY RESULTS

Client: The Reynolds Group
Client Address: 520 W. 1st St.
Tustin, CA 92780

Attn: Shilpa Patel

Project: Former Scovel Property
5600 Franklin Ave.
Los Angeles, CA 90028

Report date: 1/11/2022
Jones Ref. No.: ST-18963
Client Ref. No.: 7424.460

Date Sampled: 1/10/2022
Date Received: 1/10/2022
Date Analyzed: 1/11/2022
Physical State: Soil Gas

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

<u>Sample ID:</u>	SVE2-D	MW-1	MW-4		
<u>Jones ID:</u>	ST-18963-06	ST-18963-07	ST-18963-08	<u>Reporting Limit</u>	<u>Units</u>
Analytes:					
Benzene	695	370	709	8	µg/m3
Ethylbenzene	410	272	472	8	µg/m3
Naphthalene	ND	ND	ND	40	µg/m3
Toluene	1350	893	1540	8	µg/m3
m,p-Xylene	2620	1850	3010	16	µg/m3
o-Xylene	1160	836	1350	8	µg/m3
MTBE	ND	ND	ND	40	µg/m3
Ethyl-tert-butylether	ND	ND	ND	40	µg/m3
Di-isopropylether	ND	ND	ND	40	µg/m3
tert-amylmethylether	ND	ND	ND	40	µg/m3
tert-Butylalcohol	ND	ND	ND	400	µg/m3
Gasoline Range Organics (C4-C12)	21600	15100	23100	1000	µg/m3
<u>Dilution Factor</u>	1	1	1		
<u>Surrogate Recoveries:</u>				<u>QC Limits</u>	
Dibromofluoromethane	99%	97%	99%	60 - 140	
Toluene-d ₈	96%	97%	98%	60 - 140	
4-Bromofluorobenzene	100%	98%	99%	60 - 140	
<u>Batch ID:</u>	SG2-011122-01	SG2-011122-01	SG2-011122-01		

ND = Value below reporting limit



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562-646-1611

11007 FOREST PLACE
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JONES ENVIRONMENTAL LABORATORY RESULTS

Client: The Reynolds Group
Client Address: 520 W. 1st St.
Tustin, CA 92780

Attn: Shilpa Patel

Project: Former Scovel Property
5600 Franklin Ave.
Los Angeles, CA 90028

Report date: 1/11/2022
Jones Ref. No.: ST-18963
Client Ref. No.: 7424.460

Date Sampled: 1/10/2022
Date Received: 1/10/2022
Date Analyzed: 1/11/2022
Physical State: Soil Gas

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

<u>Sample ID:</u>	INLET	SVE1-S	SVE1-D	SVE2-S	MW-2		
<u>Jones ID:</u>	ST-18963-01	ST-18963-02	ST-18963-03	ST-18963-04	ST-18963-05	<u>Reporting Limit</u>	<u>Units</u>
Analytes:							
Benzene	0.0717	0.742	0.692	0.141	0.523	0.0025	ppmV
Ethylbenzene	0.0044	0.0334	0.1101	0.1453	0.0804	0.0018	ppmV
Naphthalene	ND	ND	ND	ND	ND	0.0076	ppmV
Toluene	0.0194	0.385	0.714	0.425	0.385	0.0021	ppmV
m,p-Xylene	0.0221	0.195	0.624	0.949	0.555	0.0037	ppmV
o-Xylene	0.0120	0.073	0.256	0.428	0.251	0.0018	ppmV
MTBE	ND	ND	ND	ND	ND	0.0111	ppmV
Ethyl-tert-butylether	ND	ND	ND	ND	ND	0.0096	ppmV
Di-isopropylether	ND	ND	ND	ND	ND	0.0096	ppmV
tert-amylmethylether	ND	ND	ND	ND	ND	0.0096	ppmV
tert-Butylalcohol	ND	ND	ND	ND	ND	0.1318	ppmV
Gasoline Range Organics (C4-C12)	1.34	15.6	15.1	6.16	7.43	0.284	ppmV
<u>Dilution Factor</u>	1	1	1	1	1		
<u>Surrogate Recoveries:</u>						<u>QC Limits</u>	
Dibromofluoromethane	94%	100%	96%	101%	97%	60 - 140	
Toluene-d ₈	97%	96%	95%	99%	97%	60 - 140	
4-Bromofluorobenzene	94%	98%	98%	100%	100%	60 - 140	
<u>Batch ID:</u>	SG2-011122-01	SG2-011122-01	SG2-011122-01	SG2-011122-01	SG2-011122-01		

ND = Value below reporting limit



714-449-9937
562-646-1611

11007 FOREST PLACE
SANTA FE SPRINGS, CA 90670
WWW.JONESENV.COM

JONES ENVIRONMENTAL LABORATORY RESULTS

Client: The Reynolds Group
Client Address: 520 W. 1st St.
Tustin, CA 92780

Attn: Shilpa Patel

Project: Former Scovel Property
5600 Franklin Ave.
Los Angeles, CA 90028

Report date: 1/11/2022
Jones Ref. No.: ST-18963
Client Ref. No.: 7424.460

Date Sampled: 1/10/2022
Date Received: 1/10/2022
Date Analyzed: 1/11/2022
Physical State: Soil Gas

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

<u>Sample ID:</u>	SVE2-D	MW-1	MW-4		
<u>Jones ID:</u>	ST-18963-06	ST-18963-07	ST-18963-08	<u>Reporting Limit</u>	<u>Units</u>
Analytes:					
Benzene	0.218	0.116	0.222	0.0025	ppmV
Ethylbenzene	0.0944	0.0626	0.109	0.0018	ppmV
Naphthalene	ND	ND	ND	0.0076	ppmV
Toluene	0.358	0.237	0.409	0.0021	ppmV
m,p-Xylene	0.603	0.426	0.693	0.0037	ppmV
o-Xylene	0.267	0.193	0.311	0.0018	ppmV
MTBE	ND	ND	ND	0.0111	ppmV
Ethyl-tert-butylether	ND	ND	ND	0.0096	ppmV
Di-isopropylether	ND	ND	ND	0.0096	ppmV
tert-amylmethylether	ND	ND	ND	0.0096	ppmV
tert-Butylalcohol	ND	ND	ND	0.1318	ppmV
Gasoline Range Organics (C4-C12)	5.28	3.69	5.65	0.284	ppmV
<u>Dilution Factor</u>	1	1	1		
<u>Surrogate Recoveries:</u>				<u>QC Limits</u>	
Dibromofluoromethane	99%	97%	99%	60 - 140	
Toluene-d ₈	96%	97%	98%	60 - 140	
4-Bromofluorobenzene	100%	98%	99%	60 - 140	
<u>Batch ID:</u>	SG2-011122-01	SG2-011122-01	SG2-011122-01		

ND = Value below reporting limit



714-449-9937
562-646-1611

11007 FOREST PLACE
SANTA FE SPRINGS, CA 90670
WWW.JONESENV.COM

JONES ENVIRONMENTAL QUALITY CONTROL INFORMATION

Client: The Reynolds Group
Client Address: 520 W. 1st St.
Tustin, CA 92780

Attn: Shilpa Patel

Project: Former Scovel Property
5600 Franklin Ave.
Los Angeles, CA 90028

Report date: 1/11/2022
Jones Ref. No.: ST-18963
Client Ref. No.: 7424.460

Date Sampled: 1/10/2022
Date Received: 1/10/2022
Date Analyzed: 1/11/2022
Physical State: Soil Gas

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

<u>Sample ID:</u>	<u>METHOD</u> <u>BLANK</u>	<u>SAMPLING</u> <u>BLANK</u>		
<u>Jones ID:</u>	<u>011122-</u> <u>SG2MB1</u>	<u>011122-</u> <u>SG2SB1</u>	<u>Reporting Limit</u>	<u>Units</u>
Analytes:				
Benzene	ND	ND	8	µg/m3
Ethylbenzene	ND	ND	8	µg/m3
Naphthalene	ND	ND	40	µg/m3
Toluene	ND	ND	8	µg/m3
m,p-Xylene	ND	ND	16	µg/m3
o-Xylene	ND	ND	8	µg/m3
MTBE	ND	ND	40	µg/m3
Ethyl-tert-butylether	ND	ND	40	µg/m3
Di-isopropylether	ND	ND	40	µg/m3
tert-amylmethylether	ND	ND	40	µg/m3
tert-Butylalcohol	ND	ND	400	µg/m3
Gasoline Range Organics (C4-C12)	ND	ND	1000	µg/m3
<u>Dilution Factor</u>	1	1		
<u>Surrogate Recoveries:</u>			<u>QC Limits</u>	
Dibromofluoromethane	102%	101%	60 - 140	
Toluene-d ₈	98%	98%	60 - 140	
4-Bromofluorobenzene	96%	98%	60 - 140	
<u>Batch ID:</u>	SG2-011122- 01	SG2-011122- 01		

ND = Value below reporting limit



714-449-9937
562-646-1611
805-399-0060

11007 FOREST PLACE
SANTA FE SPRINGS, CA 90670
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JONES ENVIRONMENTAL QUALITY CONTROL INFORMATION

Client: The Reynolds Group
Client Address: 520 W. 1st St.
Tustin, CA 92780

Report date: 1/11/2022
Jones Ref. No.: ST-18963
Client Ref. No.: 7424.460

Attn: Shilpa Patel

Date Sampled: 1/10/2022

Project: Former Scovel Property
5600 Franklin Ave.
Los Angeles, CA 90028

Date Received: 1/10/2022

Date Analyzed: 1/11/2022

Physical State: Soil Gas

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

Batch ID: SG2-011122-01

Jones ID: 011122-SG2LCS1 011122-SG2LCSD1 011122-SG2CCV1

<u>Parameter</u>	LCS Recovery (%)	LCSD Recovery (%)	<u>RPD</u>	Acceptability Range (%)	<u>CCV</u>	Acceptability Range (%)
Vinyl chloride	86%	88%	2.8%	60 - 140	103%	80 - 120
1,1-Dichloroethene	95%	99%	3.7%	60 - 140	108%	80 - 120
Cis-1,2-Dichloroethene	88%	85%	3.7%	70 - 130	93%	80 - 120
1,1,1-Trichloroethane	104%	99%	4.7%	70 - 130	102%	80 - 120
Benzene	111%	106%	4.4%	70 - 130	106%	80 - 120
Trichloroethene	112%	124%	10.1%	70 - 130	112%	80 - 120
Toluene	111%	95%	15.1%	70 - 130	104%	80 - 120
Tetrachloroethene	112%	103%	8.5%	70 - 130	113%	80 - 120
Chlorobenzene	108%	106%	2.2%	70 - 130	108%	80 - 120
Ethylbenzene	112%	96%	15.0%	70 - 130	111%	80 - 120
1,2,4 Trimethylbenzene	117%	108%	8.5%	70 - 130	113%	80 - 120
Gasoline Range Organics (C4-C12)	113%	101%	10.7%	70 - 130	109%	80 - 120
<u>Surrogate Recovery:</u>						
Dibromofluoromethane	99%	98%		60 - 140	99%	60 - 140
Toluene-d ₈	99%	95%		60 - 140	99%	60 - 140
4-Bromofluorobenzene	100%	95%		60 - 140	100%	60 - 140

LCS = Laboratory Control Sample

LCSD = Laboratory Control Sample Duplicate

CCV = Continuing Calibration Verification

RPD = Relative Percent Difference; Acceptability range for RPD is ≤ 20%



11007 Forest Pl.
Santa Fe Springs, CA 90670
(714) 449-9937
Fax (714) 449-9685
www.jonesenv.com

Chain-of-Custody Record

72-HOUR EPA HOLD TIME

LAB USE ONLY

Turn Around Requested:

- ☐ Immediate Attention
☐ Rush 24 Hours
☐ Rush 48 Hours
☒ Rush 72 Hours

Report Options

EDD Yes
EDF - 10% Surcharge Yes

Jones Project #

ST-18963

Page

1 of 1

Sample Condition as Received:
Chilled ☐ yes ☐ no
Sealed ☐ yes ☐ no

Date 1/10/2021

Client Project # 7424.460

Sample Container / Preservative

Abbreviations

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

Analysis Requested

X 72-HOUR EPA HOLD TIME

Sample Matrix:
Soil (S), Sludge (SL), Aqueous (A), Free Product (FP)
EPA 8260B BTEX/Oxygates, GRO
(C4-C12), Naphthalene only

Hold

Number of Containers

Notes & Special Instructions

Report all results in ppm V (Ref: 17454)
ST-17454

Page 8 of 9

Relinquished By (Signature)

Printed Name

Received By (Signature)

Printed Name

Company

Date

Company

Date

Time

Relinquished By (Signature)

Printed Name

Received By Laboratory (Signature)

Printed Name

Date

Time

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



714-449-9937
562-646-1611

11007 FOREST PLACE
SANTA FE SPRINGS, CA 90670
WWW.JONESENV.COM

SAMPLE RECEIPT FORM

Jones ID: ST-18963

CLIENT: The Reynolds Group
PROJECT: 7424-460

DATE/TIME(LAB RECEIVED): 01/10/22 1437
LAB RECEIVED BY: DC

Delivered by: ☒ Client ☐ Jones Courier ☐ UPS / FedEx / USPS ☐ Other _____

TEMPERATURE:		Thermometer ID: T-1	(Corrected Temp.)	Calibration Due: 08/03/2022	
Temperature	Cooler #1	_____ °C +/- the CF (-0.5°C)	_____ °C	Blank	Sample
Temperature	Cooler #2	_____ °C +/- the CF (-0.5°C)	_____ °C	Blank	Sample
Temp Criteria: $0 \leq 6^{\circ}\text{C}$ (NO frozen containers)			Criteria met?	<input type="checkbox"/> Yes	<input type="checkbox"/> No
If criteria is not met:					
Sample(s) received on ice?			<input type="checkbox"/> Yes	<input type="checkbox"/> No*	
Sample(s) received chilled on same day of sampling?			<input type="checkbox"/> Yes	<input type="checkbox"/> No*	
Checked by: _____					

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

CONTAINER TYPE:		Aqueous:	Air / Soil Gas:
<u>Solid:</u>			
VOAs: _____		Amber Bottle: _____	Tedlar Bag: <u>8</u>
Glass Jar: _____		VOAs: _____	<u>6 hr</u>
Sleeve: _____		Poly Bottle: _____	<u>72 hr</u>
Other: _____			5 Day
			Summa:
			(1L) _____ (6L) _____

MILEAGE:
Round Trip Mileage: _____ Travel Time: _____ On Site Time: _____

*Complete Non-Conformance if checked

Checked by: DC

ATTACHMENT B

VAPOR SAMPLING PROCEDURES

THE REYNOLDS GROUP

STANDARD SOIL VAPOR SAMPLING PROCEDURES

Prior to sampling, inlet vapor flow rate was measured using a Dwyer hot wire anemometer. Soil vapors are collected from the sampling ports in the delivery piping before the inlet manifold. An electric vacuum pump was used to extract vapors from the sampling ports and fill one-liter Teldar bags with soil gases. Samples were collected from each extraction well, labeled, placed in a dark container (plastic bag and/or ice chest), and transported to Jones Environmental Laboratory (California Department of Health and the Environment Laboratory Accreditation Program (ELAP) Certification Numbers 1779A (A), 2094 (B), 2848 (C), 2687 (D)) following chain-of-custody procedures.

ATTACHMENT C

SYSTEM OPERATION FIELD NOTES

SITE INFORMATION									
CLIENT/SITE ADDRESS	7424 Former Scovel Property 5600 Franklin Avenue				Date:	12-13-21			
TECHNICIAN	Name: Gus Lamas				Weekday:	Monday			
Monitoring Device	PID MINI RAE 3000 (CALIBRATED WEEKLY)				Time:	1300			
UTILITIES	Gas:	7528			PID Calibration date:	12-13-21		Hexane 100 ppm	KWH
Electrical Meter:	45164								
THERMAL/CATALYTIC DPE EXTRACTION SYSTEM									
MAKE/MODEL:	Thermetech VAC 25				SCAQMD PERMIT #:	F74783			
ARRIVAL STATUS:	ON/OFF	Differential Pressure:	.28 in. H2O		ALARMS:	date/time:			
OPERATING HOURS:	18706.5				MAINTENANCE:	YES/NO			
PID CONCENTRATION:	INLET (Manifold):	139.7 PPMV		FLOW:	INLET (4" dia. Manifold):				
	OUTLET:	14.2 PPMV		DILUTION:	Type:				
VACUUM:	INLET (Manifold):	1 in. HG		TEMPERATURE:	INLET (Manifold): 1467 °F				
	PUMP:	13 in. HG			MIDPOINT:				
	VFD:	1855 HERTZ			OUTLET: 1526 °F				
DEPARTURE STATUS:	ON/OFF								
GROUNDWATER TREATMENT & DISCHARGE									
LASO PERMIT#:	W-560142, EXP 12-31-2022				Discharge Totalizer Reading:	149.0 NEW TOTALIZER gallons			
BACK PRESSURE	Bag Filter:	psi		BACKFLUSH?	YES/NO				
	C1:	psi		Pump Maint?	YES/NO				
	C2:	psi		Bag Filter Checked?	YES/NO				
	C3:	psi		Bag Filter Changed?	YES/NO				
SAMPLED?	Inlet:	YES/NO		Gallons Per Day (GPD):					
	C1-C2:	YES/NO		GPD Consistent with Previous?					
	C2-C3:	YES/NO							
	Outlet:	YES/NO							
DEPARTURE STATUS:	ON/OFF				241116.8 OLD TOTALIZER				
EXTRACTION WELLS									
WELL ID.	OPEN FOR EXTRACTION		SVE OPERATION			Stinger Depth (ft bgs)	Well Details		Notes / Comments
	Vapor Only	DPE (Vapor + Water)	PID (ppmv)	Manifold Flow (fpm)	Manifold Vacuum (in. HG)		Casing Vacuum (in. HG)	Casing Diameter (inches)	
SVE1-S	100		217.9		7		2	50-70	
SVE1-D	100		155.7		7		2	75-95	
SVE2-S	100		109.3		7		2	50-70	
SVE2-D	100		362.3		7		2	75-95	
MW-1		100	153.6		7		2	80-115	87
MW-2		100	47.1		7		2	80-115	87
MW-4		100	27.4		7		2	80-115	87
									STINGER DEPT 1
OBSERVATION WELLS									
WELL ID.	CASING Vacuum (in. H2O)	DTW (ft)	Sampled Y/N	Well Details		NOTES			
				Casing Diameter (inches)	Screen Interval (ft bgs)				
MW-5				4	80-115				
CONDITION	YES CONDITION MET	NO CONDITION NOT MET	NOTES						
Outlet < 75 PPMV Hexane	Y								
Temp. > 600 °F / 1600 F	Y								
Inlet Flow < 250 SCFM	Y								
Daily Flow Rate Avg < 3,000 GPD	Y								
CERTIFIED SAMPLING SCHEDULE									
LOCATION	ANALYSIS			FREQUENCY	NOTES				
SVE - EXTRACTION WELLS (open)	8260 BTEX + OXY + NapH + GRO			MONTHLY					
SVE INLET	8260 BTEX + OXY + NapH + GRO			MONTHLY					
SVE OUTLET	8260 BTEX + OXY + NapH + GRO			MONTHLY					
GROUNDWATER (Inlet, C1-C3-C4)	8260 BTEX + OXY + NapH + GRO			MONTHLY					
GROUNDWATER DISCHARGE	TBO			TBO	week peak = monthly; Compliance sampling = semi-annual				
Notes: List all activities, observations, recommendations									
* REEVALUATED MOTOR MOUNT									
* SPARKED SYSTEM AND UT IT WAS PARALLEL									
* CHANGED TOTALIZER									
* CONVERTED FLOW VAC AND PID READINGS									
* SAMPLED ALL VAPOR WELLS									

All O&M activities must be conducted every seven days or sooner unless otherwise indicated by a "Monthly" note. Updated 1-19-2020

The Reynolds Group
REMEDIATION SYSTEM (DPE) MONITORING LOG

(page 1 of 1)

SITE INFORMATION

CLIENT/SITE	7424 Former Scovel Property		Date:	12/14/21
ADDRESS	5600 Franklin Avenue		Weekday:	Tuesday
TECHNICIAN	Name: Angel Cardona		Time:	1545
Monitoring Device	PID MINI RAE 3000 (CALIBRATED WEEKLY)		PID Calibration:	date: 12/14/21
UTILITIES	Gas:	7683	Electrical Meter:	45790
		CF	Hexane 100 ppm	50

THERMAL/CATALYTIC DPE EXTRACTION SYSTEM

MAKE/MODEL:	Thermtech VAC 25	SCAQMD PERMIT #:	F74783	Amps:	
ARRIVAL STATUS:	ON OFF	Differential Pressure:	0.28	In. H2O	
OPERATING HOURS:	18728.8	ALARMS:		date/time:	
PID CONCENTRATION:	INLET (Manifold): 165	MAINTENANCE:	YES NO	Type:	
	OUTLET: 14.1	FLOW:		INLET (4" dia., Manifold):	1pm/cfm
VACUUM:	INLET (Manifold): 10	DILUTION:			
	PUMP: 13	TEMPERATURE:		INLET (Manifold):	1480
	VFD: 55			MIDPOINT:	
DEPARTURE STATUS:	ON/OFF			OUTLET:	1545

GROUNDWATER TREATMENT & DISCHARGE

LASD PERMIT#:	W-560142, EXP 12-31-2022		
BACK PRESSURE	Bag Filter:	psi	Discharge Totalizer Reading:
	C1:	psi	BACKFLUSH?
	C2:	psi	Pump Maint?
	C3:	psi	Bag Filter Checked?
SAMPLED?	Inlet:	YES / NO	Bag Filter Changed?
	C1-C2:	YES / NO	Gallons Per Day (GPD):
	C2-C3:	YES / NO	GPD Consistent with Previous?
	Outlet:	YES / NO	
DEPARTURE STATUS:	ON/OFF		

EXTRACTION WELLS

WELL ID.	OPEN FOR EXTRACTION		SVE OPERATION				Stinger Depth (ft bgs)	Well Details		Notes / Comments
	Vapor Only	DPE (Vapor + Water)	PID (ppmv)	Manifold Flow (lpm)	Manifold Vacuum (in. HG)	Casing Vacuum (in. HG)		Casing Diameter (inches)	Screen Interval (ft bgs)	
SVE1-S	100		220		10		2	50-70		
SVE1-D	100		163				2	75-95		
SVE2-S	100		116				2	50-70		
SVE2-D	100		341				2	75-95		
MW-1		100	162				BT	2	80-115	> stinger depths
MW-2		100	33				BT	2	80-115	
MW-4		100	26				BT	2	80-115	

OBSERVATION WELLS

WELL ID.	CASING Vacuum (in. H2O)	DTW (ft)	Sampled Y/N	Well Details		NOTES
				Casing Diameter (inches)	Screen Interval (ft bgs)	
MW-5				4	80-115	

CONDITION	YES CONDITION MET	NO CONDITION NOT MET	NOTES
Outlet < 75 PPMV Hexane	✓		
Temp. > 600 °F / 1400 F	✓		
Inlet Flow < 250 SCFM	✓		
Daily Flow Rate Avg < 3,000 GPD	✓		

CERTIFIED SAMPLING SCHEDULE

LOCATION	ANALYSIS	FREQUENCY	NOTES
SVE - EXTRACTION WELLS (open)	B260 BTEX + OXY + Naph + GRO	MONTHLY	
SVE INLET	B260 BTEX + OXY + Naph + GRO	MONTHLY	
SVE OUTLET	B260 BTEX + OXY + Naph + GRO	MONTHLY	
GROUNDWATER (Inlet, C1-C2-C3)	B260 BTEX + OXY + Naph + GRO	MONTHLY	
GROUNDWATER DISCHARGE	TBO	TBD	break peak = monthly; Compliance sampling = semi-annual

Notes: List all activities, observations, recommendations

- System on upon arrival but temperature swinging
- collected samples from manifold + inlet.

The Reynolds Group
REMEDATION SYSTEM (DPE) MONITORING LOG
(page 1 of 1)

CLIENT/SITE		7424 Former Scovel Property		SITE INFORMATION	
ADDRESS		5600 Franklin Avenue		Date: 12-20-21	
TECHNICIAN		Name: Cass Wynn		Weekday: MON DAY	
Monitoring Device		PID MINI RAE 3000 (CALIBRATED WEEKLY)		Time: 0800	
UTILITIES		Gas: 7637		PID Calibration date: 12-20-21	
		CF		Electrical Meter: 46344	
MAKE/MODEL:		Thermtech VAC 25		THERMAL/CATALYTIC DPE EXTRACTION SYSTEM	
ARRIVAL STATUS:		ON		SCAQMD PERMIT #:	
OPERATING HOURS:		Differential Pressure: .12 In. H ₂ O		F74783 Amps:	
PID CONCENTRATION:		INLET (Manifold): 101.2 PPMV		ALARMS: YES / NO	
		OUTLET: 8.7 PPMV		MAINTENANCE: YES / NO	
VACUUM:		INLET (Manifold): 12 In. HG		FLOW: INLET (4" dia, Manifold):	
		PUMP: 16 In. HG		DILUTION:	
		VFD: 51 HERTZ		TEMPERATURE: INLET (Manifold): 1501 °F	
DEPARTURE STATUS:		ON/OFF		MIDPOINT: 1554 °F	
				OUTLET: 1554 °F	

LASO PERMIT:		W-560142, EXP 12-31-2022		GROUNDWATER TREATMENT & DISCHARGE	
BACK PRESSURE		Bag Filter: 11		Discharge Totalizer Reading: 290.6 gallons	
		C1: 13 psi		BACKFLUSH? YES / NO	
		C2: 4 psi		Pump Maint? YES / NO	
		C3: 4 psi		Bag Filter Checked? YES / NO	
SAMPLED?		Inlet: YES / NO		Bag Filter Changed? YES / NO	
		C1-C2: YES / NO		Gallons Per Day (GPD): 7.0	
		C2-C3: YES / NO		GPD Consistent with Previous? PH 7.0	
		Outlet: ON / NO			
DEPARTURE STATUS:		ON/OFF			

WELL ID	OPEN FOR EXTRACTION		SVE OPERATION				Slinger Depth (ft bgs)	Well Details		Notes / Comments
	Vapor Only	DPE (Vapor + Water)	PID (ppmv)	Manifold Flow (lpm)	Manifold Vacuum (in. HG)	Casing Vacuum (in. HG)		Casing Diameter (inches)	Screen Interval (ft bgs)	
SVE1-S	25		132.1	2451	4			2	50-70	
SVE1-D	25		103.9	2451	11.5			2	75-95	
SVE2-S	25		83.3	2142	29.5 WC			2	50-70	
SVE2-D	25		107.1	2451	11.5			2	75-95	
MW-1		100	95.4		11		87	2	80-115	
MW-2		100	70.6		11.5		87	2	80-115	
MW-4		100	57.9		11.5		87	2	80-115	

WELL ID	Casing Vacuum (in. HG)	DTW (in)	Sampled Y/N	Well Details		NOTES
				Casing Diameter (inches)	Screen Interval (ft bgs)	
MW-5				4	80-115	

CONDITION	YES CONDITION MET	NO CONDITION NOT MET	NOTES
Outlet < 75 PPMV Hexane	Y		
Temp. > 600 °F / 1400 F	Y		
Inlet Flow < 250 SCFM	Y		
Daily Flow Rate Avg < 8,000 GPD	Y		

LOCATION		ANALYSIS	FREQUENCY	NOTES
SVE - EXTRACTION WELLS (open)		R260 BTEX + OXY + NapH + GAO	MONTHLY	
SVE INLET		R260 BTEX + OXY + NapH + GAO	MONTHLY	
SVE OUTLET		R260 BTEX + OXY + NapH + GAO	MONTHLY	
GROUNDWATER (Inlet, C1-C2-C3)		R260 BTEX + OXY + NapH + GAO	MONTHLY	
GROUNDWATER DISCHARGE		TBO	TBO	week peak + monthly; Compliance sampling + semi-annual

Notes: Use all activities, observations, recommendations

- * MAINT BREAKER WAS TRIPPED, LOOKED FOR POSSIBLE FAULTS BUT FOUND NONE
- * RESTARTED SYSTEM BUT IT MEET PARAMETERS
- * CLOSED DOWN SVE WELL TO INCREASE VAC AND OPTIMIZE SYSTEM FOR AF
- * COLLECTED GROUNDWATER DISCHARGE SAMPLES
- * COLLECTED RESTART VAPOR SAMPLES
- * LOWERED VFD TO 51 HZ

All O&M activities must be conducted every seven days or sooner unless otherwise indicated by a "Monthly" note. Updated 1-19-2020

The Reynolds Group
REMEDIATION SYSTEM (DPE) MONITORING LOG
 (page 1 of 1)

SITE INFORMATION

CLIENT/SITE	7424 Former Scovel Property		Date	12/27/21
ADDRESS	5600 Franklin Avenue		Weekday	Monday
TECHNICIAN	Name:	Angel Canabaza	Time	12:15 PM
Monitoring Device	PID MINI RAE 3000 (CALIBRATED WEEKLY)		PID Calibration date:	12/27/21 Hexane 100 ppm 50 ppm
UTILITIES	Gas:	8951	Electrical Meter	498.27 kWh

THERMAL/CATALYTIC DPE EXTRACTION SYSTEM

MAKE/MODEL:	Thermtech VAC 25	SCAQMD PERMIT #	874783	Amperage:	—
ARRIVAL STATUS:	ON / OFF	Differential Pressure:	In. H ₂ O	ALARMS	None data/time:
OPERATING HOURS:	18923	MAINTENANCE	YES / NO	TYPE:	
PID CONCENTRATION:	INLET (Manifold): 96.2 PPMV OUTLET: 9.1 PPMV	FLOW	INLET (4" dia. Manifold):		fpm/dm
VACUUM:	INLET (Manifold): 12 in. HG PUMP: 16 in. HG VFD: 51 HERTZ	TEMPERATURE	INLET (Manifold): 1488 °F MIDPOINT: — °F OUTLET: 1545 °F		
DEPARTURE STATUS:	ON / OFF				

GROUNDWATER TREATMENT & DISCHARGE

LASD PERMIT:	W-560142, EXP 12-31-2022	
BACK PRESSURE	Bag Filter: 11 psi C1: 13 psi C2: 4 psi C3: 4 psi	Discharge Totalizer Reading: 5236.9 gallons
SAMPLED?	Inlet: YES / NO C1-C2: YES / NO C2-C3: YES / NO Outlet: YES / NO	BACKFLUSH? YES / NO Pump Maint? YES / NO Bag Filter Checked? YES / NO Bag Filter Changed? YES / NO Gallons Per Day (GPD) GPD Consistent with Previous?
DEPARTURE STATUS:	ON / OFF	

EXTRACTION WELLS

WELL ID	OPEN FOR EXTRACTION		SVE OPERATION				Stinger Depth (ft bgs)	Well Details		Notes / Comments
	Vapor Only	DPE (Vapor + Water)	PID (ppmv)	Manifold Flow (lpm)	Manifold Vacuum (in. Hg)	Casing Vacuum (in. Hg)		Casing Diameter (inches)	Screen Interval (ft bgs)	
SVE1-S	25	118.1	22.9	4	—	—	2	50-70		
SVE1-D	25	157.6	—	11	—	—	2	75-95		
SVE2-S	25	90.2	208.7	32.4	—	—	2	50-70		
SVE2-D	25	99.4	—	11	—	—	2	75-95		
MW-1	—	100	87.2	—	—	—	87	80-115		
MW-2	—	100	63.8	—	—	—	2	80-115		
MW-4	—	100	55.4	—	—	—	2	80-115		

OBSERVATION WELLS

WELL ID	CASING Vacuum (in. H ₂ O)	D/W (ft)	Sample 1/4	Log Discharge (inches)	Screen Interval (ft bgs)	NOTES
MW-5				4	80-115	

CONDITION	YES CONDITION MET	NO CONDITION NOT MET	NOTES
Outlet < 75 PPMV Hexane	✓		
Temp. > 600 °F/1400 F	✓		
Inlet Flow > 250 SCFM	✓		
Daily Flow Rate Avg < 3,000 GPD	✓		

CERTIFIED SAMPLING SCHEDULE

LOCATION	ANALYSIS	FREQUENCY	NOTES
SVE - EXTRACTION WELLS (open)	8260 BTEX + OXY + Naph + GRO	MONTHLY	
SVE INLET	8260 BTEX + OXY + Naph + GRO	MONTHLY	
SVE OUTLET	8260 BTEX + OXY + Naph + GRO	MONTHLY	
GROUNDWATER (Inlet, C1-C2-C3)	8260 BTEX + OXY + Naph + GRO	MONTHLY	
GROUNDWATER DISCHARGE	TBO	TBO	week peak - monthly; Compliance sampling - semi-annual

Notes: List all activities, observations, recommendations

- Collected Samples
- Recorded operating parameters

The Reynolds Group
REMEDATION SYSTEM (DPE) MONITORING LOG
(page 1 of 1)

SITE INFORMATION										
CLIENT/SITE	7424 Former Seavel Property				Date	1-4-22				
ADDRESS	5600 Franklin Avenue				Weekday	Tues Day				
TECHNICIAN	Name: <u>Wesley Williams</u>				Time	0530				
Monitoring Device	PID MINI RAE 3000 (CALIBRATED WEEKLY)				PID Calibration date	1-4-22				
UTILITIES	Gas: <u>8273</u>				Electrical Meter	<u>53564</u>				
THERMAL/CATALYTIC DPE EXTRACTION SYSTEM										
MAKE/MODEL:	Thermtech VAC 25				SCAQMD PERMIT #:	F74783				
ARRIVAL STATUS:	ON / OFF				Differential Pressure:	In. H2O				
OPERATING HOURS:	<u>19108.8</u>				ALARMS:	data/time:				
PID CONCENTRATION:	INLET (Manifold): <u>114.3</u> PPMV				MAINTENANCE:	YES / NO				
	OUTLET: <u>6.7</u> PPMV				FLOW:	INLET (1" dia., Manifold): <u>1450</u> gpm/cfm				
VACUUM:	INLET (Manifold): <u>13</u> In. HG				DILUTION:					
	PUMP: <u>17</u> In. HG				TEMPERATURE:	INLET (Manifold): <u>1450</u> °F				
	VFD: <u>51</u> HERTZ					MIDPOINT: <u>1491</u> °F				
DEPARTURE STATUS:	ON / OFF					OUTLET: <u>1491</u> °F				
GROUNDWATER TREATMENT & DISCHARGE										
LASD PERMIT:	W-560142, EXP 12-31-2022				Discharge Totalizer Reading:	<u>9975.6</u> gallons				
BACK PRESSURE	Bag Filter: <u>11</u> psi				BACKFLUSH?	YES / NO				
	C1: <u>14</u> psi				Pump Maint?	YES / NO				
	C2: <u>4</u> psi				Bag Filter Checked?	YES / NO				
	C3: <u>4</u> psi				Bag Filter Changed?	YES / NO				
SAMPLED?	Inlet: YES / NO				Gallons Per Day (GPD):					
	C1-C2: YES / NO				GPD Consistent with Previous?					
	C2-C3: YES / NO									
	Outlet: YES / NO									
DEPARTURE STATUS:	ON / OFF									
EXTRACTION WELLS										
WELL ID	OPEN FOR EXTRACTION		SVE OPERATION				Stinger Depth (ft bgs)	Well Details		Notes / Comments
	Vapor Only	DPE (Vapor + Water)	PID (ppmv)	Manifold Flow (lpm)	Manifold Vacuum (in. HG)	Casing Vacuum (in. HG)		Casing Diameter (inches)	Screen Interval (ft bgs)	
SVE1-S	<u>25</u>		<u>116.7</u>		<u>4</u>			<u>2</u>	<u>50-70</u>	
SVE1-O	<u>25</u>		<u>151.7</u>		<u>12</u>			<u>2</u>	<u>75-95</u>	
SVE2-S	<u>25</u>		<u>101.2</u>		<u>30-120</u>			<u>2</u>	<u>50-70</u>	
SVE2-O	<u>25</u>		<u>96.3</u>		<u>12</u>			<u>2</u>	<u>75-95</u>	
MW-1		<u>100</u>	<u>102.9</u>		<u>12</u>			<u>2</u>	<u>80-115</u>	
MW-2		<u>100</u>	<u>75.8</u>		<u>12</u>			<u>2</u>	<u>80-115</u>	
MW-4		<u>100</u>	<u>52.2</u>		<u>12</u>			<u>2</u>	<u>80-115</u>	
OBSERVATION WELLS										
WELL ID	CASING Vacuum (in. H2O)	DTW (ft)	Sampled Y/N	Well Details		NOTES				
				Casing Diameter (inches)	Screen Interval (ft bgs)					
MW5				<u>4</u>	<u>80-115</u>					
CONDITION										
YES CONDITION MET			NO CONDITION NOT MET			NOTES				
Outlet < 75 PPMV Hexane										
Temp. > 600 °F / 1400 F										
Inlet Flow < 250 SCFM										
Daily Flow Rate Avg < 3,000 GPD										
CERTIFIED SAMPLING SCHEDULE										
LOCATION	ANALYSIS	FREQUENCY	NOTES							
SVE - EXTRACTION WELLS (open)	#260 BTEX + OXY + NapH + GRO	MONTHLY								
SVE INLET	#260 BTEX + OXY + NapH + GRO	MONTHLY								
SVE OUTLET	#260 BTEX + OXY + NapH + GRO	MONTHLY								
GROUNDWATER (Inlet, C1-C2-C3)	#260 BTEX + OXY + NapH + GRO	MONTHLY								
GROUNDWATER DISCHARGE	TBO	TBO	break peak = monthly; Compliance sampling = semi-annual							
Notes: List all activities, observations, recommendations										
* CHECKED SYSTEM OPS & OXY LEVELS										
* DRAINED CONTAINMENT,										
* COLLECTED PEO FLOW & VAC READINGS										

All O&M activities must be conducted every seven days or sooner unless otherwise indicated by a "Monthly" note. Updated 1-19-2020.

The Reynolds Group
REMEDATION SYSTEM (DPE) MONITORING LOG
 (page 1 of 1)

SITE INFORMATION

CLIENT/SITE	7424 Former Scovel Property	Date:	1.10.22
ADDRESS	5600 Franklin Avenue	Weekday:	MONDAY
TECHNICIAN	Name: GUS WARRAS	Time:	0845
Monitoring Device	PID MINI RAE 3000 (CALIBRATED WEEKLY)	PID Calibration date:	1.10.22 Hexane 100 ppm
UTILITIES	Gas: 8510	Electrical Meter:	56399

THERMAL/CATALYTIC DPE EXTRACTION SYSTEM

MAKE/MODEL:	Thermtech VAC 25	SCAQMD PERMIT #:	F74783	Amps:	
ARRIVAL STATUS:	ON / OFF	Differential Pressure:	in. H ₂ O	ALARMS:	date/time:
OPERATING HOURS:	19250.1	MAINTENANCE:	YES / NO	Type:	
PID CONCENTRATION:	INLET (Manifold): 136.7 PPMV OUTLET: 6.9 PPMV	FLOW:	INLET (4" dia. Manifold):	ftm/cfm	
VACUUM:	INLET (Manifold): 13 in. HG PUMP: 17 in. HG VFD: 51 HERTZ	TEMPERATURE:	INLET (Manifold): 147.8 °F MIDPOINT: °F OUTLET: 152.1 °F		
DEPARTURE STATUS:	OFF				

GROUNDWATER TREATMENT & DISCHARGE

LASO PERMIT:	W-560142, EXP 12-31-2022	Discharge Totalizer Reading:	12485.5 gallons
BACK PRESSURE	Bag Filter: 12 psi C1: 13 psi C2: 4 psi C3: 3 psi	BACKFLUSH?	YES / NO
		Pump Maint?	YES / NO
		Bag Filter Checked?	YES / NO
SAMPLED?	Inlet: YES / NO C1-C2: YES / NO C2-C3: YES / NO Outlet: YES / NO	Bag Filter Changed?	YES / NO
		Gallons Per Day (GPD):	
		GPD Consistent with Previous?	
DEPARTURE STATUS:	OFF		

EXTRACTION WELLS

WELL ID.	OPEN FOR EXTRACTION		SVE OPERATION				Slinger Depth (ft bgs)	Well Details		Notes / Comments
	Vapor Only	DPE (Vapor + Water)	PID (ppmv)	Manifold Flow (fpm)	Manifold Vacuum (in. HG)	Casing Vacuum (in. HG)		Casing Diameter (Inches)	Screen Interval (ft bgs)	
SVE1-S	25		101.3	3	12			2	50-70	
SVE1-D	25		149.9	12	12			2	75-95	
SVE2-S	25		110.2	32" H ₂ O	12			2	50-70	
SVE2-D	25		101.4	12	12			2	75-95	
MW-1		100	96.3	12	12		87	2	80-115	
MW-2		100	81.7	12	12		87	2	80-115	
MW-4		100	49.8	12	12		87	2	80-115	

OBSERVATION WELLS

WELL ID.	SATING Vacuum (in. H ₂ O)	DTW (ft)	Sampled Y/N	Casing Diameter (Inches)	Screen Interval (ft bgs)	NOTES
MW-5	81.47	NO	4		80-115	

CONDITION	YES CONDITION MET	NO CONDITION NOT MET	NOTES
Outlet < 75 PPMV Hexane	YES		
Temp. > 400 °F / > 400 °F	YES		
Inlet Flow < 250 SCFM	YES		
Daily Flow Rate Avg < 3,000 GPD	YES		

CERTIFIED SAMPLING SCHEDULE

LOCATION	ANALYSIS	FREQUENCY	NOTES
SVE - EXTRACTION WELLS (open)	B260 BTEX + OXY + Napth + GRO	MONTHLY	
SVE INLET	B260 BTEX + OXY + Napth + GRO	MONTHLY	
SVE OUTLET	B260 BTEX + OXY + Napth + GRO	MONTHLY	
GROUNDWATER (Inlet, C1-C3-C2)	B260 BTEX + OXY + Napth + GRO	MONTHLY	
GROUNDWATER DISCHARGE	TBO	TBO	week peak + monthly; Compliance sampling + semi-annual

Notes: List all activities, observations, recommendations

* CHECKED SYSTEM OPS AND OIL LEVELS
 * CLEANED UP OIL, THAT HAD LEAKED FROM PUMP
 * COLLECTED PFO & VAC READINGS
 * COLLECTED H₂O AND VAPOR SAMPLES FOR END OF REBOUND TEST
 * SYSTEMS OFF, END OF REBOUND TEST

LOG-EM ACTIVITIES must be conducted every seven days or sooner unless otherwise indicated by a "Monthly" note. Updated 1-19-2020

ATTACHMENT D

HYDROCARBON MASS REMOVAL CALCULATIONS (VAPOR PHASE)

ATTACHMENT D

Hydrocarbon Mass Removal Calculations (Vapor Phase)

162-166 DOUGLAS LLC & LV/SOTO LLC
5600 FRANKLIN AVENUE
LOS ANGELES, CALIFORNIA

1a. Flow rate conversion from fpm to cfm:

Air Speed (ft/min) * π * (Pipe radius (ft))² = Flow Rate (cfm)

Example: 1,834 ft/min * 3.14159 * (1.5 in * 1ft/12 in)² = 90 cfm

1b. Flow rate conversion from cfm to m³/min:

Flow Rate (cfm) * CF: (1 m / 3.28 ft)³ = Flow Rate (m³ / min)

Example: 90 cfm * (1 m / 3.28 ft)³ = 2.55 m³ / min

2. Conversion from ppmv to µg /L (GRO):

Concentration (ppmv) * MW (g/mol) / CF: (24.45 L/mol) / CF: (1,000 mg / g) = Concentration (mg/L)

Example: 192 ppmv * 100.00 g/mol / 24.45 L/mol / 1,000 = 0.785.3 mg/L

3. Calculation of Pounds Removed Per Period (TPHg):

Concentration (µg/L) * Flow Rate (m³ / min) * Period (min) * CF: (1,000 (µg/m³) / 1 (µg/L)) * CF: (2.2x10⁻⁹ lbs./µg) = lbs. removed per period

Example: 785.3 µg/L * 29,279.21 m³ * 1,000 * 2.2 x10⁻⁹ lbs./µg = 50.58 lbs. removed

Notes:

ft: feet	MW TPHg:	100.00 g/mol ¹
in: inch	MW Benzene:	78.11 g/mol ¹
m: meter	MW Toluene:	92.13 g/mol ¹
min: minute	MW Ethylbenzene:	106.16 g/mol ¹
cfm: cubic feet per minute	MW Xylene:	106.17 g/mol ¹
π : 3.14159	MW MTBE:	88.15 g/mol ¹
ppmv: parts per million by volume		
lbs.: pounds		
mg/L: milligrams per liter		
µg/L: micrograms per liter		
CF: conversion factor		
MW: molecular weight		

¹: ref: <https://www.eurofinsus.com/environment-testing/laboratories/eurofins-air-toxics/unit-conversion-calculator/>