# Appendix G-2

## Phase II Environmental Site Assessment

PRIVILEGED & CONFIDENTIAL

# Phase II Environmental Site Assessment Report

**Performed at:**
2311 North Hollywood Way
Burbank, California 91505

**Prepared for:**
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**Project Number:**
045.03523

June 10, 2020 (Revised June 11, 2020)

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### APPENDIX

# 1.0 INTRODUCTION

EFI Global has performed a Phase II Environmental Site Assessment (ESA) for the property located at 2311 North Hollywood Way in Burbank, California (the Site). This work was performed as requested by LaTerra Development, LLC (LaTerra), in response to the May 18, 2020, *Phase I Environmental Site Assessment Report* (Phase I Report) by Partner Engineering and Science, Inc. (Partner). Due to the presence of residual tetrachloroethylene-impacted (PCE-impacted) soil at the Site, Partner recommended that a soil vapor survey be conducted prior to any redevelopment activities to evaluate potential vapor intrusion issues for any future on-site buildings.

EFI Global understands that the property will be redeveloped with mixed-use structures that will include slab-on-grade residential units. Therefore, a soil vapor survey was performed to evaluate the risk of vapor intrusion into the future residential structures. This Phase II ESA included the collection of shallow soil vapor samples from 22 locations throughout the exterior portions of the Site. Contaminants of potential concern were volatile organic compounds (VOCs), including potential PCE in soil vapor.

# 2.0 SITE INFORMATION

This section provides pertinent site information including the location and description, and the geologic and hydrogeologic settings.

## 2.1 SITE LOCATION AND DESCRIPTION

The Site is on the southwest corner of the intersection of North Hollywood Way and Vanowen Street in Burbank, California (Figure 1). The approximately 10.2-acre parcel is occupied by three one-story structures that total approximately 104,404 square feet. The main structure, located in the south portion of the Site, is a retail commercial building that is currently occupied by Fry's Electronics. The two smaller structures are located on the west side of the main structure. One is an attached structure that reportedly contains an abandoned heating, ventilation, and air conditioning system, and the other is a detached garage that was formerly used for installing automotive stereo equipment. The remainder of the Site consists of asphalt-paved parking areas and driveways, concrete walkways, a caged delivery center, and landscaping. The layout of the Site is shown on Figure 2. The surrounding areas are used mostly for commercial and residential purposes.

## 2.2 REGIONAL GEOLOGIC AND HYDROGEOLOGIC SETTINGS

The Site is located in the San Fernando Valley, which is bordered on the north and northwest by the Santa Susana Mountains, on the north and northeast by the San Gabriel Mountains, on the east by the San Rafael Hills, on the south by the Santa Monica Mountains, and on the west by the Simi Hills. The San Fernando Valley and adjacent mountains are part of the Transverse Ranges geomorphic province, which comprises parallel, east-west trending mountain ranges and sediment-filled valleys (*California Geomorphic Provinces Note 36,* California Geological Survey, December 2002). Surface water in the valley is drained by the Los Angeles River and its tributaries.

The Site is located within the San Fernando Valley Groundwater Basin. The San Fernando Valley Groundwater Basin includes the water-bearing sediments beneath the San Fernando Valley, Tujunga Valley, Browns Canyon, and the alluvial areas surrounding the Verdugo Mountains near La Crescenta and Eagle Rock. The basin is bounded on the north and northwest by the Santa Susana Mountains, on the north and northeast by the San Gabriel Mountains, on the east by the San Rafael Hills, on the south by the Santa Monica Mountains and Chalk Hills, and on the west by the Simi Hills. Groundwater generally flows from the edges of the basin toward the middle of the basin, then toward the southeast beneath the Los Angeles River Narrows into the Central Subbasin

of the Coastal Plain of Los Angeles Basin (*California's Groundwater, Bulletin 118*, California Department of Water Resources [DWR], updated February 27, 2004).

### 2.1 Local Geologic and Hydrogeologic Settings

The Site is approximately 660 feet above mean sea level, and surface topography slopes gently toward the southeast (*United States Geological Survey [USGS], Burbank, California 7.5-Minute Topographic Quadrangle*, USGS, 1994; Figure 1). The Site is approximately 2 miles southwest of the foothills the Verdugo Mountains and 3.3 miles north of the Los Angeles River. The Site is underlain with Quaternary-aged surficial sediments of Holocene and Pleistocene age. These deposits are generally characterized as alluvial gravel, sand, and clay of valley areas (*Geologic Map of the Sunland-Burbank (North ½) Quadrangles*, Dibblee Geologic Foundation, 2001).

Groundwater within the San Fernando Valley is a source of drinking water for the Los Angeles metropolitan area, and the eastern portion of the San Fernando Valley Basin has been studied during numerous investigations since the discovery of groundwater impacts in the 1980s and the establishment of the San Fernando Valley Superfund (SFVS) site. The Site is located within the Burbank Operable Unit, which is Area 1 of the SVFS site.

To estimate the depth to groundwater at the Site, EFI Global reviewed the *Five-Year Review Report for San Fernando Valley (Area1) Superfund Site, North Hollywood and Burbank, Los Angeles County, California* (Five-Year Review Report), prepared by the United States Army Corps of Engineers and approved by the United States Environmental Protection Agency (EPA) on September 21, 2018. Based on the groundwater elevations presented in Figure 3 of the Five-Year Review Report, groundwater at the Site is approximately 205 to 210 feet below ground surface (bgs), and groundwater flow is toward the east.

## 3.0 HISTORICAL SITE USE

According to information presented in Partner's Phase I Report, the Site was developed with a dairy, associated residential structures, and a store between circa 1928 and the early 1960s. By 1962, the Site was developed with the current commercial structure in the south portion of the property. Lockheed Martin occupied the Site from 1969 to December 1995, when they used the property for offices, a vehicle maintenance shop, and parking. In addition, a gasoline service station with an automotive repair operation was developed on the northeast portion of the Site in 1962. These facilities were acquired by Lockheed Martin in the mid-1960s and used for Lockheed Martin fleet vehicles until closure in 1992. The Site has been occupied by Fry's Electronics since at least 1995.

Based in information presented in Partner's Phase I Report, the former vehicle maintenance shop and gasoline service station in the northeast portion of the Site used four 12,000-gallon underground storage tanks (USTs): three fuel tanks, and one PCE tank. The Site also used one 550-gallon waste oil UST, one concrete 1,600-gallon clarifier, and seven fuel dispensers (Figure 2). The PCE tank served as a central supply point for Lockheed's other facilities in the Burbank area. The gasoline service station and vehicle maintenance shop were demolished in 1992, when the USTs and the clarifier were removed under the supervision of the Burbank Fire Department.

## 4.0 PREVIOUS ENVIRONMENTAL INVESTIGATION AND REMEDIATION ACTIVITIES

Following removal of the USTs, soil samples were collected and found to contain PCE, total petroleum hydrocarbons (TPH) as diesel (TPH-d), and hydraulic oil. Following several environmental investigations that were performed from 1992 through 1995, PCE- and TPH-impacted soil (approximately 1,380 tons) was excavated and removed from the Site. In total, 109 confirmation soil samples were collected from the bottom and sidewalls of the excavation and analyzed for VOCs, TPH, and lead. The confirmation samples contained less than 150 micrograms per kilogram (µg/kg) of PCE. The excavation was backfilled with clean, imported fill material, and a request for closure was submitted to the Regional Water Quality Control Board (RWQCB). On July 5, 1995,

the RWQCB issued a No Further Action letter indicating that the Site had been remediated in accordance with Cleanup and Abatement Order No. 87-161, which applied to several Lockheed facilities in the Burbank area. Additional details regarding the historical site assessment and remediation activities are included in Partner's Phase I Report.

Given the presence of residual PCE in the subsurface following remediation, Partner's Phase I Report recommended that a soil vapor survey be performed to evaluate potential vapor intrusion issues associated with any future on-site buildings. Partner also recommended that a Soil Management Plan be prepared and implemented if the site redevelopment plan included subterranean levels.

# 5.0 SCOPE OF WORK

Soil vapor samples were collected at 22 locations in exterior portions of the Site. The samples were analyzed for VOCs to evaluate the Site for potential vapor intrusion conditions following redevelopment. All field activities were completed on May 18, 2020.

## 5.1 FIELD PREPARATION

Prior to conducting field activities, EFI Global personnel marked the work area with white paint, and Underground Service Alert was notified of the pending fieldwork a minimum of two full working days before mobilization. Boring locations were subsequently checked for utility conflicts, access limitations, and other hindrances or issues that may have been encountered during fieldwork.

## 5.2 GEOPHYSICAL SURVEY

On May 18, 2020, EFI Global field personnel directed Ground Penetrating Radar Systems, Inc. in performing a geophysical survey to scan the proposed soil boring locations for subsurface utilities or other obstructions that may impede boring advancement. The geophysical survey was conducted using ground penetrating radar equipment, electromagnetic induction equipment, and various utility line tracers. Underground utilities were not identified in the proposed boring locations.

## 5.3 SOIL VAPOR INVESTIGATION

On May 18, 2020, EFI Global directed Optimal Technology (Optimal) to conduct a soil vapor survey to evaluate for the presence of VOCs in the subsurface. Soil vapor samples were collected from 22 temporary soil vapor probe locations (B1 through B22) throughout the exterior portions of the Site to provide general coverage, as shown on Figure 2. The field activities are summarized below, and additional details are presented in Optimal's soil vapor survey report, which is included in Appendix A. All soil vapor samples were collected at a depth of 5 feet bgs.

### 5.3.1 Soil Vapor Probe Installation

In each location, surficial concrete or asphalt pavement was initially cored using a rotary hammer drill equipped with a 1-inch-diameter percussion bit. A temporary soil vapor sampling probe was then installed by advancing a decontaminated, steel vapor sampling rod to the target sampling depth using a rotary hammer drill. Upon reaching the target sampling depth, the probe was retracted slightly, revealing a 1-inch-long permeable screen.

### 5.3.2 Purging and Sampling

At each sampling location, an electric vacuum pump set to draw 200 milliliters per minute of soil vapor was attached to the probe, and the sample train was purged of three probe volumes before sampling. Each vapor sample was collected using a gas-tight syringe by puncturing the tubing connecting the sampling probe and the sampling pump and drawing the sample into the syringe.

### 5.3.3 Leak Testing

Leakage during soil vapor sampling may either dilute samples with ambient air and produce results that underestimate actual concentrations of VOCs in soil vapor, and/or contaminate samples with external contaminants. Therefore, a leak test was conducted at every probe location during the collection of each soil vapor sample.

Isobutane was selected as the leak check compound. During purging and sampling at each location, the compound was applied near locations where ambient air could enter the sampling system or where cross-contamination may occur immediately before sampling (i.e., at the vapor probe surface completion and along the sampling train). Isobutane was reported in the analyte list at a reporting limit of 1.00 microgram per liter (µg/l). Isobutane was not detected in any of the analyzed soil vapor samples, indicating that there was no leakage in the sample train during sampling.

## 5.4 Chemical Analysis

All soil vapor samples were immediately analyzed on the Site for VOCs by Modified EPA Method 8260B. The certified laboratory report is included in Optimal's soil vapor survey report, which is presented in Appendix A.

# 6.0 SOIL VAPOR ANALYTICAL RESULTS

Soil vapor analytical results are summarized in Table 1. Results are summarized as follows:

- PCE was detected in all but five soil vapor samples at concentrations ranging from 0.02 µg/l in sample B18-SV-5 to 6.41 µg/l in sample B4-SV-5.
- No other VOCs were detected in the analyzed soil vapor samples.

The concentrations of PCE in soil vapor are presented on Figure 2. As shown in the figure, PCE concentrations in soil vapor were highest in the northeast portion of the Site, in the area of the former PCE UST. PCE was not detected in samples collected in the southwest portion of the Site. This spatial distribution of PCE in soil vapor indicates that the impact likely resulted from the release of PCE from the UST that was removed from the Site in 1992.

## 6.1 Comparison to Human Health Screening Levels

As soil vapors migrate vertically from the subsurface to beneath and potentially through the sub-slab and into indoor air (i.e., via vapor intrusion), subsurface structures including the slab attenuate concentrations of VOCs from the subsurface prior to their potential intrusion into the building. The Department of Toxic Substances Control (DTSC), in its *Final Guidance for the Evaluation and Mitigation of Subsurface Vapor Intrusion to Indoor Air* (Vapor Intrusion Guidance) document of October 2011, presented a preliminary method to evaluate if detected VOCs in soil vapor represent the potential for infiltration into building structures at concentrations posing an unacceptable risk to human health. The Vapor Intrusion Guidance provides the following formula to estimate indoor air concentrations based on soil vapor data:

$$\alpha = (C_{indoor} / C_{soil\ vapor})$$

where:

| | | |
|---|---|---|
| $\alpha$ | = | Attenuation Factor (AF) |
| $C_{indoor}$ | = | Indoor Air Concentration |
| $C_{soil\ vapor}$ | = | Soil Vapor Concentration |

There are two methods whereby this formula can be used to evaluate site-specific analytical data, as follows:

- Method 1: Soil vapor sample analytical results can be multiplied by the attenuation factor to calculate the estimated concentrations of VOCs that would be anticipated in indoor air. These estimated concentrations can then be compared directly to the established screening levels for indoor air.
- Method 2: The established screening levels for indoor can be divided by the attenuation factor to convert them into screening levels for soil vapor. The soil vapor analytical results can then be compared to these calculated screening levels, which represent the maximum concentrations of VOCs that may be present in soil vapor without resulting in an unacceptable risk to building occupants.

Using Method 2 above, soil vapor screening levels for PCE were calculated for both commercial and residential sites by dividing the applicable regulatory screening levels for indoor air by two different attenuation factors, as discussed below. Indoor air screening levels are sourced from the following two repositories:

1. EPA publishes Regional Screening Levels (RSLs) periodically. The most recent publication is dated May 2020. For the Site, consistent with DTSC guidance, the "Target Risk = 1E-06, Target Hazard Quotient = 1.0" RSL data set is used.
2. DTSC's Human and Ecological Risk Office (HERO) periodically reviews the RSLs and provides a subset of compounds with alternative screening criteria (DTSC-modified Screening Levels [DTSC-SLs]). These alternative screening levels have most recently been updated in *Human Health Risk Assessment (HHRA) Note, HERO HHRA Note Number: 3, DTSC-modified Screening Levels (DTSC-SLs), Release Date: April 2019* (Note 3). For compounds that have screening criteria listed in Note 3, the alternative screening levels are used instead of RSLs.

Because the Site redevelopment plan includes residential use, the soil vapor analytical data were compared to screening levels that have been established for residential site use as well as commercial site use. Screening levels were calculated using two different attenuation factors, as follows:

- As published in the *OSWER Technical Guide for Assessing and Mitigating the Vapor Intrusion Pathway from Subsurface Vapor Sources to Indoor Air* (June 2015), EPA uses an empirically derived attenuation factor of 0.03. This results in very conservative screening levels of 0.015 µg/l for residential sites and 0.067 µg/l for commercial sites. All of the detected PCE concentrations exceed the residential screening level, and all but three of the detected PCE concentrations exceeded the commercial screening level.
- DTSC uses an attenuation factor of 0.001 for future residential structures and an attenuation factor of 0.0005 for future commercial structures, as published in the Vapor Intrusion Guidance document dated October 2011. These attenuation factors result in screening levels of 0.46 µg/l for residential sites and 4.0 µg/l for commercial sites. Most of the detected PCE concentrations exceed the residential screening level, and four concentrations exceeded the commercial screening level.

To further assess the potential vapor intrusion condition at the Site, a human health risk evaluation was conducted as detailed below.

## 6.2 HUMAN HEALTH RISK EVALUATION

To further evaluate the potential vapor intrusion risk to future residential site occupants, the maximum concentration of PCE detected in soil vapor during this investigation (6.41 µg/l) was used to quantify the incremental cancer risk due to vapor intrusion of PCE in indoor air. The preliminary cancer endpoint screening levels represent a cancer exposure risk of $1\times10^{-6}$. Therefore, the cancer risks associated with PCE can be calculated by dividing the maximum concentration of PCE by the screening levels, and then multiplying by $1\times10^{-6}$. The calculated cancer risks for both residential and commercial sites, based on both EPA and DTSC attenuation factors, are included in Table 1. As shown, the cancer risks for PCE at residential sites, based on the attenuation factors of 0.03 and 0.001, are $4.2\times10^{-4}$ and $1.4\times10^{-5}$, respectively. The cancer risks for PCE at commercial sites, based on the attenuation factors of 0.03 and 0.0005, are $9.6\times10^{-5}$ and $1.6\times10^{-6}$, respectively.

Consistent with DTSC's guidance for cancer risks, the *de minimis* risk threshold is $1\times10^{-6}$. In cases where a cancer risk is between $1\times10^{-6}$ and $1\times10^{-4}$, DTSC's *Vapor Intrusion Guidance* states that an evaluation should be performed to determine if additional action is needed. An evaluation of vapor intrusion risk may include a review of all relevant data and exposure pathways, additional sampling, and/or consideration of the nature and toxicity of the contaminants present in order to determine if additional action is needed. In cases where the cancer risk exceeds $1\times10^{-4}$, a response action (i.e., vapor intrusion mitigation or source remediation) is needed.

The maximum calculated cancer risk for the Site ($4.2\times10^{-4}$) exceeded the response action threshold of $1.0\times10^{-4}$, indicating that a response action is needed. The remaining calculated risks were generally within the risk management range of $1\times10^{-6}$ and $1\times10^{-4}$. Given the calculated cancer risks, a vapor barrier should be included in the design of any new construction at the Site. Provided that a vapor barrier is installed, active remediation is not warranted.

# 7.0 CONCLUSIONS AND RECOMMENDATIONS

EFI Global has performed a Phase II ESA for the property located at 2311 North Hollywood Way in Burbank California. On July 5, 1995, the RWQCB issued a No Further Action letter indicating that the Site had been remediated. This investigation was performed to determine if the residual PCE that remained in the subsurface following removal of the 12,000-gallon PCE UST in 1992 would result in an unacceptable vapor intrusion risk to future residential and commercial site occupants. Soil vapor samples were collected at 22 locations at a depth of 5 feet bgs and analyzed for VOCs. The findings of this assessment and conclusions based on the results are summarized as follows:

- PCE was detected in 19 of the 24 soil vapor samples (including both duplicate samples) collected and analyzed as part of this subsurface investigation, at concentrations ranging from 0.02 to 6.41 µg/L. PCE concentrations in soil vapor were highest in the northeast portion of the Site, while PCE was not detected in the samples collected from the southwest portion of the Site. This lateral distribution of PCE in soil vapor indicates that the impact likely resulted from the release of PCE from the UST that was removed from the Site in 1992, as detailed in the May 18, 2020, Phase I Report. No VOCs other than PCE were detected during this investigation.
- EFI Global compared the detected PCE concentrations to applicable human health screening levels for both residential and commercial properties, as calculated using EPA and DTSC attenuation factors. All of the detected PCE concentrations exceeded one or more of the calculated screening levels, leading to the recommendation for a vapor barrier system, which will protect human health following site redevelopment.
- To further evaluate the potential vapor intrusion risk to future residential and commercial site occupants, the maximum concentration of PCE detected in soil vapor during this investigation (6.41 µg/l) was used to quantify the incremental cancer risk due to vapor intrusion of VOCs in indoor air of the future structure. The calculated cancer risks, as determined for both residential and commercial sites using EPA and DTSC attenuation factors, ranged from $4.2\times10^{-4}$ to $1.6\times10^{-6}$. The maximum cancer risk for the Site ($4.2\times10^{-4}$),

which was calculated using EPA's conservative, default attenuation factor (0.03) and the residential human health screening level, exceeded DTSC's response action threshold of $1.0\times10^{-4}$, indicating that a response action such as vapor intrusion mitigation is needed. The remaining calculated risks were within the risk management range of $1\times10^{-6}$ and $1\times10^{-4}$. Given the calculated cancer risks, a vapor barrier should be included as part of any new construction design for the Site. In addition, implementation of an Operations and Maintenance (O&M) Plan is recommended to confirm that the vapor barrier continues to be protective of human health. Provided that a vapor barrier is installed, active remediation is not warranted.

- If future site redevelopment involves the exposure, grading, excavation, or off-site transportation of soil, additional sampling may be warranted to determine appropriate soil handling and/or disposal requirements. Thus, any disturbance of shallow soil should be implemented under a Soils Management Plan prepared by a qualified environmental consultant.

In summary, EFI Global does not believe further active remediation is necessary. However, any new construction should include a vapor barrier system with a post-construction monitoring (PC) component. The PCM component will allow for the collection of samples to confirm that the vapor barrier system is effectively mitigating the potential human health risks and providing for safe residential and commercial occupancy. Finally, EFI Global considers the Site to be adequately assessed for the purposes of this evaluation. However, in the event of regulatory agency involvement, additional investigations may be required.

## 8.0 SIGNIFICANT ASSUMPTIONS, LIMITATIONS, AND RELIANCE

This report has been prepared in accordance with generally-accepted environmental methodologies and industry standards as they relate to the Data Quality Objectives of the assessment. No warranties, expressed or implied, are made as to the professional services provided under the terms of EFI Global's contract(s) or specified in this report. This assessment has been conducted, in part, based on information, data or reports provided or prepared by others. EFI Global reviews and interprets these documents in good faith and relies that the provided data and documents are true and accurate.

Environmental conditions at the site were assessed or interpreted within the context of EFI Global's contract(s) and existing environmental regulations of applicable jurisdiction(s) as of the date of the report. Regulatory requirements, regulations and guidance are subject to change subsequent to the date of the report. Unless otherwise stated in the report, evaluating compliance of past, present or future owners with applicable local, provincial and federal government laws and regulations was not included within the scope of the assessment.

The environmental assessment is limited by the availability of information at the time of the assessment. The conclusions and recommendations regarding environmental conditions presented in this report are based on a scope of work authorized by the Client. It is possible that unreported conditions impairing the environmental status of the site may have occurred which could not be identified. EFI Global's opinions cannot be extended to portions of the site that were unavailable for direct access and observation reasonably beyond the control of EFI Global or outside of the scope of the assessment. Environmental assessment activities, particularly the sampling of soil, vapor (air), groundwater and structure materials, represent those conditions which are present at the time of sampling within the immediate vicinity of the sample(s) collected. Although sampling plans are developed in an attempt to provide what is interpreted as sufficient coverage within the assessment area to achieve the investigative objectives, no extent of sampling can guarantee all environmental conditions, potential chemicals of concern (man-made or naturally occurring) and concentrations at which they occur have been identified and quantified absolutely. The assessment performed and outlined in this report was based, in part, upon visual observations of the site and attendant structures. It should be noted that compounds, materials or chemicals of

potential concern other than those described could be present in the site environment, and the possibility remains that unexpected environmental conditions may be encountered at the site in locations not specifically investigated.

All components of this report, including but not limited to text, signatures, certifications, figures, tables, attachments, appendices, supporting documents and addenda are integral to the reporting of the assessment. This report may not be reproduced, except in full, without written approval of EFI Global.

This report has been prepared for the sole use of LaTerra Development, LLC; NHW Investors, LLC; and Hankey Capital, LLC. The contents should not be relied upon by any other parties without the express written consent of EFI Global.

## 9.0 SIGNATURES OF ENVIRONMENTAL PROFESSIONALS

This investigation has been performed by qualified geologists, engineers, industrial hygienists, environmental scientists, and/or environmental professionals, in conformance with generally-accepted industry standards and practices.


Diana L. Buchanan, PG
Senior Project Manager


Brian Martasin, PG
Principal Geologist

# FIGURES

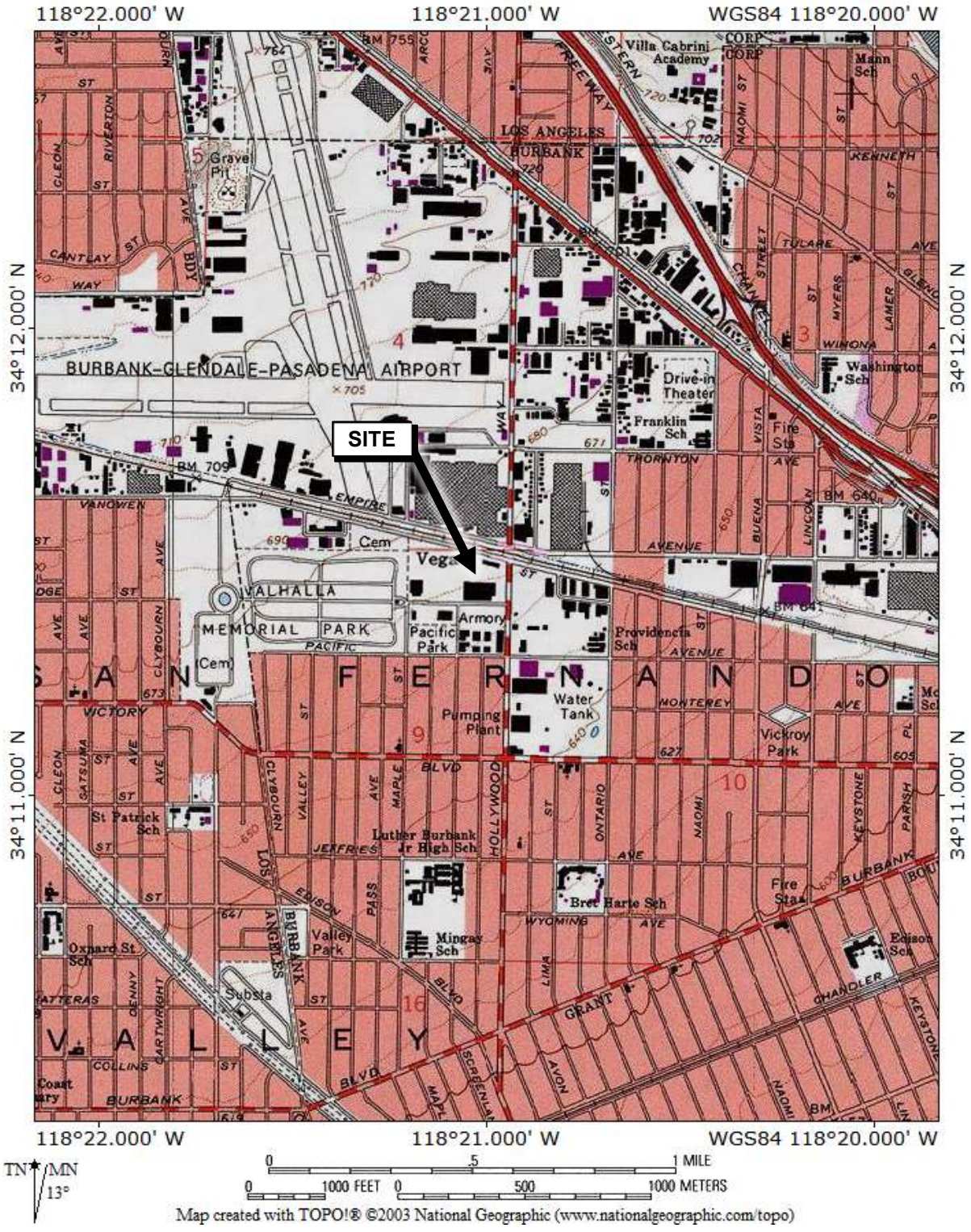


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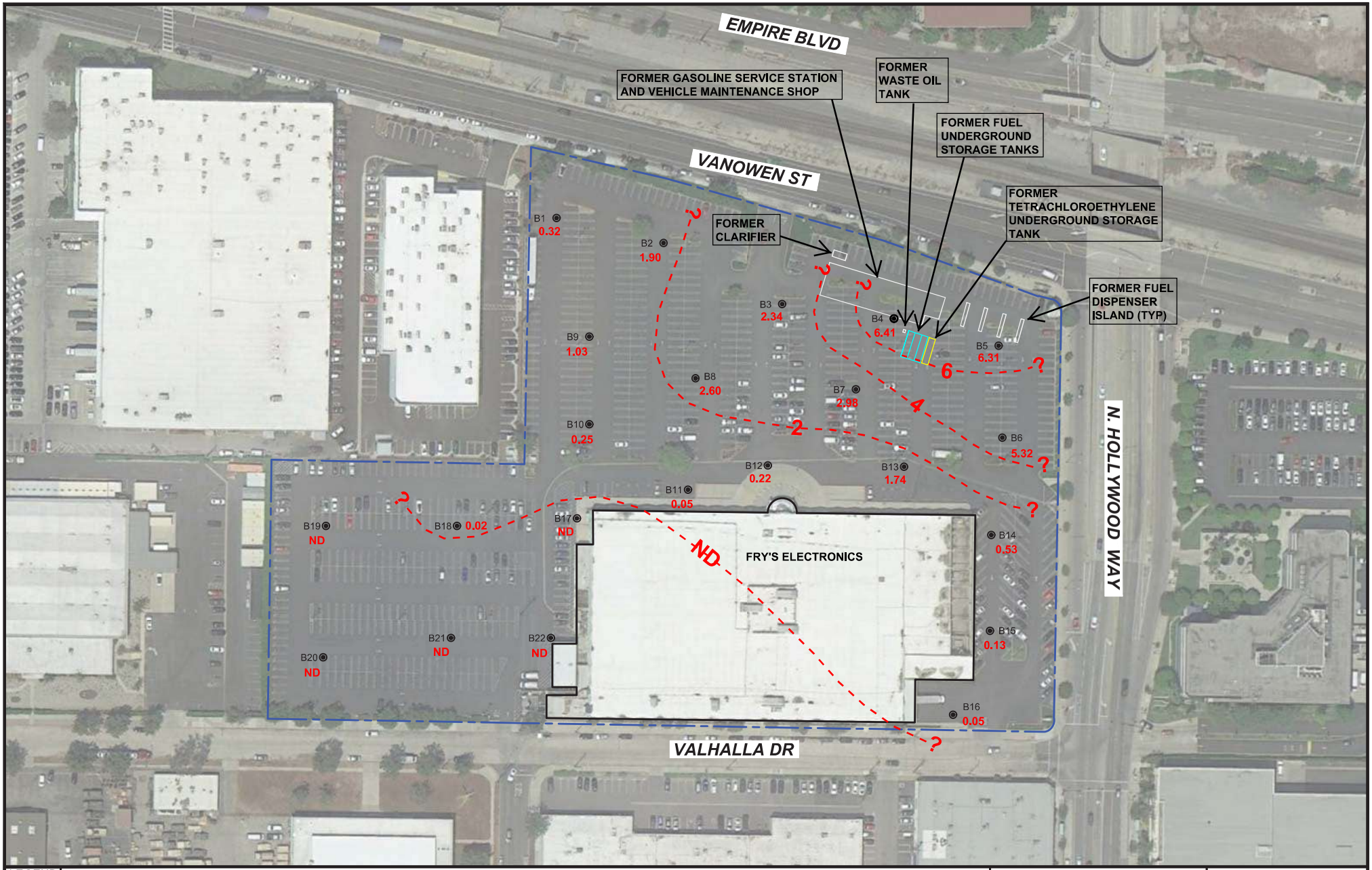
**Figure 1**
**Site Location Map**

2311 North Hollywood Way
Burbank, California 91505

Source:
USGS Burbank, CA 7.5-Minute
Topographic Map (1994)

Project Number: 045.03523




LEGEND

- PROPERTY LINE
- SUBJECT STRUCTURE
- B22 ◉ SOIL VAPOR SAMPLE LOCATION
- 6.41 TETRACHLOROETHYLENE IN SOIL VAPOR, MICROGRAMS PER LITER
- ND NOT DETECTED AT A CONCENTRATION ABOVE THE LABORATORY REPORTING LIMIT (i.e., LESS THAN 0.01 MICROGRAM PER LITER)
- ?- - - 6 - - - TETRACHLOROETHYLENE CONCENTRATION CONTOUR (MICROGRAMS PER LITER), DASHED WHERE APPROXIMATE, QUERIED WHERE UNCERTAIN

IMAGE SOURCE: GOOGLE EARTH, 6/2018

APPROX. SCALE: 1"=150'
0 75' 150'

**TETRACHLOROETHYLENE IN SOIL VAPOR**
2311 N HOLLYWOOD WAY, BURBANK, CA 91505

efi global

| PN: 045.03523 | FIGURE 2 |
|---|---|
| DT: 5/20/2020 | |
| DB: HM \| CB: DB | |

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# TABLE

**Table 1: Volatile Organic Compounds in Soil Vapor**
2311 North Hollywood Way, Burbank, California 91505

| Sample Number | Sample Date | Sample Depth (feet bgs) | VOCs by Modified EPA Method 8260B (µg/l) | | |
|---|---|---|---|---|---|
| | | | PCE | Isobutane (LCC) | All Other Method 8260B VOCs |
| B1-SV-5 | 05/18/20 | 5 | 0.32 | ND | ND |
| B2-SV-5 | 05/18/20 | 5 | 1.90 | ND | ND |
| B3-SV-5 | 05/18/20 | 5 | 2.34 | ND | ND |
| B4-SV-5 | 05/18/20 | 5 | 6.41 | ND | ND |
| B4-SV-5 Dup | 05/18/20 | 5 | 6.37 | ND | ND |
| B5-SV-5 | 05/18/20 | 5 | 6.31 | ND | ND |
| B6-SV-5 | 05/18/20 | 5 | 5.32 | ND | ND |
| B7-SV-5 | 05/18/20 | 5 | 2.98 | ND | ND |
| B7-SV-5 Dup | 05/18/20 | 5 | 2.77 | ND | ND |
| B8-SV-5 | 05/18/20 | 5 | 2.60 | ND | ND |
| B9-SV-5 | 05/18/20 | 5 | 1.03 | ND | ND |
| B10-SV-5 | 05/18/20 | 5 | 0.25 | ND | ND |
| B11-SV-5 | 05/18/20 | 5 | 0.05 | ND | ND |
| B12-SV-5 | 05/18/20 | 5 | 0.22 | ND | ND |
| B13-SV-5 | 05/18/20 | 5 | 1.74 | ND | ND |
| B14-SV-5 | 05/18/20 | 5 | 0.53 | ND | ND |
| B15-SV-5 | 05/18/20 | 5 | 0.13 | ND | ND |
| B16-SV-5 | 05/18/20 | 5 | 0.05 | ND | ND |
| B17-SV-5 | 05/18/20 | 5 | ND | ND | ND |
| B18-SV-5 | 05/18/20 | 5 | 0.02 | ND | ND |
| B19-SV-5 | 05/18/20 | 5 | ND | ND | ND |
| B20-SV-5 | 05/18/20 | 5 | ND | ND | ND |
| B21-SV-5 | 05/18/20 | 5 | ND | ND | ND |
| B22-SV-5 | 05/18/20 | 5 | ND | ND | ND |
| **Future Residential Human Health Screening Levels[1]** | | | | | |
| Published Residential Indoor Air DTSC-SL (µg/m$^3$) | | | 0.46 | NA | Varies |
| Soil Vapor Screening Level Using AF = 0.03 [2] | | | 0.015 | | |
| Soil Vapor Screening Level Using AF = 0.001 [3] | | | 0.46 | | |
| **Calculated Health Risk Based on AF = 0.03 [4]** | | | **4.2E-04** | | |
| **Calculated Health Risk Based on AF - 0.001 [4]** | | | **1.4E-05** | | |
| **Future Commercial Human Health Screening Levels[1]** | | | | | |
| Published Commercial/Industrial Indoor Air DTSC-SL (µg/m$^3$) | | | 2.0 | NA | Varies |
| Soil Vapor Screening Level Using AF = 0.03 [2] | | | 0.067 | | |
| Soil Vapor Screening Level Using AF = 0.0005 [5] | | | 4.0 | | |
| **Health Risk Based on AF = 0.03 [4]** | | | **9.6E-05** | | |
| **Health Risk Based on AF = 0.0005 [4]** | | | **1.6E-06** | | |
| ***De minimis* Health Risk** | | | **1.0E-06** | | |

**Notes:**

AF = attenuation factor
bgs = below ground surface
DTSC-SL = Department of Toxic Substances Control-modified Screening Level
EPA = United States Environmental Protection Agency
LCC = Leak Check Compound
NA = Not Applicable for Leak Check Compound
ND = Not Detected above laboratory reporting limit
PCE = Tetrachloroethylene
µg/l = micrograms per liter
µg/m$^3$ = micrograms per cubic meter
VOCs = Volatile Organic Compounds

[1] Screening Levels (SLs) were calculated using the method outlined in the Department of Toxic Substances Control's (DTSC's) *Vapor Intrusion Guidance* (DTSC, October 2011). Soil Vapor SLs were calculated using California Department of Toxic Substances Control-modified Screening Levels (DTSC-SLs) for Ambient (i.e., Indoor) Air as published in *Human Health Risk Assessment (HHRA) Note 3* (DTSC, April 2019).

[2] Soil Vapor SL was calculated using a conservative default attenuation factor of 0.03, which is EPA's empirically derived, default attenuation factor for soil vapor, as published in *OSWER Technical Guide for Assessing and Mitigating the Vapor Intrusion Pathway from Subsurface Vapor Sources to Indoor Air* (EPA, June 2015).

[3] Soil Vapor SL was calculated using DTSC's default attenuation factor for future residential structures (0.001), as published in the *Vapor Intrusion Guidance* document dated October 2011.

[4] The SLs (Ambient/Indoor Air and Soil Vapor) for PCE represent a cancer risk of 1E-06. Thus, the cancer risk associated with PCE in Soil Vapor was calculated by dividing the maximum detected concentration of PCE in Soil Vapor (6.41 µg/l) by the respective Soil Vapor SL, then multiplying that result by 1E-06.

[5] Soil Vapor SL was calculated using DTSC's default attenuation factor for future commercial structures (0.0005), as published in the *Vapor Intrusion Guidance* document dated October 2011.

# APPENDIX A

## OPTIMAL TECHNOLOGIES SOIL VAPOR SURVEY REPORT

OPTIMAL TECHNOLOGY
Specializing in Environmental Field Services

May 19, 2020

Ms. Diana Buchanan
EFI Global Inc.
5261 West Imperial Highway
Los Angeles, CA 90045

Dear Ms. Buchanan:

This letter presents the results of the soil vapor investigation conducted by Optimal Technology (Optimal), for EFI Global Inc. on May 18, 2020. The study was performed at 2311 N. Hollywood Way, Burbank, California.

Optimal was contracted to perform a soil vapor survey at this site to screen for possible chlorinated solvents and aromatic hydrocarbons. The primary objective of this soil vapor investigation was to determine if soil vapor contamination is present in the subsurface soil.

**Gas Sampling Method**

Gas sampling was performed by hydraulically pushing soil gas probes to a depth of 5.0 feet below ground surface (bgs). An electric rotary hammer drill was used to drill a 1.0-inch diameter hole through the overlying surface to allow probe placement when required. The same electric hammer drill was used to push probes in areas of resistance during placement.

At each sampling location, an electric vacuum pump set to draw 0.2 liters per minute (L/min) of soil vapor was attached to the probe and purged prior to sample collection. Vapor samples were obtained in gas-tight syringes by drawing the sample through a luer-lock connection which connects the sampling probe and the vacuum pump. Samples were immediately injected into the gas chromatograph/purge and trap after collection. New tubing was used at each sampling point to prevent cross contamination.

All analyses were performed on a laboratory grade Agilent model 6890N gas chromatograph equipped with an Agilent model 5973N Mass Spectra Detector and Tekmar LSC 3100 Purge and Trap. A Restek column using helium as the carrier gas was used to perform all analysis. All results were collected on a personal computer utilizing Agilent's MS and chromatographic data collection and handling system.

**Quality Assurance**

*5-Point Calibration*
The initial five-point calibration consisted of 20, 50, 100, 200 and 500 ul injections of the calibration standard. A calibration factor on each analyte was generated using a best fit line method using the Agilent data system. If the $r^2$ factor generated from this line was not greater than 0.990, an additional five-point calibration would have been performed. Method reporting limits were calculated to be 0.001-1.0 micrograms per Liter (ug/L) for the individual compounds.

A daily calibration check was performed using a pre-mixed standard supplied by Scotty Analyzed Gases. The standard contained common halogenated solvents and aromatic hydrocarbons (see Table 1). The individual compound concentrations in the standards ranged between 0.025 nanograms per microliter (ng/ul) and 0.25 ng/ul.

**TABLE 1**

| | | |
|---|---|---|
| Dichlorodifluoromethane | Carbon Tetrachloride | Chloroethane |
| Trichlorofluoromethane | 1,2-Dichloroethane | Benzene |
| 1,1-Dichloroethene | Trichloroethene | Toluene |
| Methylene Chloride | 1,1,2-Trichloroethane | Ethylbenzene |
| trans-1,2-Dichloroethene | Tetrachloroethene | m-/p-Xylene |
| 1,1-Dichloroethane | Chloroform | o-Xylene |
| cis-1,2-Dichloroethene | 1,1,1,2-Tetrachloroethane | Vinyl Chloride |
| 1,1,1-Trichloroethane | 1,1,2,2-Tetrachloroethane | Freon 113 |
| 4-Methyl-2-Pentanone | Cyclohexane | Acetone |
| Chlorobenzene | 2-Butanone | Isobutane |

*Sample Replicates*
A replicate analysis (duplicate) was run to evaluate the reproducibility of the sampling system and instrument. The difference between samples did not vary more than 20%.

*Equipment Blanks*
Blanks were run at the beginning of each workday and after calibrations. The blanks were collected using an ambient air sample. These blanks checked the septum, syringe, GC column, GC detector and the ambient air. Contamination was not found in any of the blanks analyzed during this investigation. Blank results are given along with the sample results.

*Tracer Gas Leak Test*
A tracer gas was applied to the soil gas probes at each point of connection in which ambient air could enter the sampling system. These points include the top of the sampling probe where the tubing meets the probe connection and the surface bentonite seals. Isobutane was used as the tracer gas. No Isobutane was found in any of the samples collected.

*Purge Volume*
The standard purge volume of three volumes was purged in accordance with the July 2015 DTSC/RWQCB Advisory for Active Soil Gas Investigations.

*Shut-in Test*
A shut-in test was conducted prior to purging or sampling each location to check for leaks in the above-ground sampling system. The system was evaluated to a minimum measured vacuum of 100 inches of water. The vacuum gauge was calibrated and sensitive enough to indicate a water pressure change of at least 0.5 inches.

**Scope of Work**

To achieve the objective of this investigation a total of 24 vapor samples were collected from 22 locations at the site. Sampling depths, vacuum readings, purge volume and sampling volumes are given on the analytical results page. All the collected vapor samples were analyzed on-site using Optimal's mobile laboratory.

**Subsurface Conditions**

Subsurface soil conditions at this site offered sampling flows at 0" water vacuum.

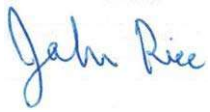
**Results**

During this vapor investigation, nineteen samples contained levels of Tetrachloroethene (PCE) ranging from 0.02 ug/L to 6.41 ug/L. None of the other compounds listed in Table 1 above were detected above the listed reporting limits. A complete table of analytical results is included with this report.

**Disclaimer**

All conclusions presented in this letter are based solely on the information collected by the soil vapor survey conducted by Optimal Technology. Soil vapor testing is only a subsurface screening tool and does not represent actual contaminant concentrations in either the soil and/or groundwater. We enjoyed working with you on this project and look forward to future projects. If you have any questions, please contact me at (877) 764-5427.

Sincerely,



John Rice
Project Manager

**OPTIMAL TECHNOLOGY**
Specializing in Environmental Field Services

# SOIL VAPOR RESULTS

**Site Name:** 2311 N. Hollywood Way, Burbank, CA
**Lab Name:** Optimal Technology
**Date:** 5/18/20
**Analyst:** J. Rice **Collector:** J. Rice
**Inst. ID:** Agilent 6890NF
**Method:** Modified EPA 8260B
**Detector:** Agilent 5973N Mass Spectrometer
**Page:** 1 of 4

| SAMPLE ID | BLANK-1 | B1-SV-5 | B12-SV-5 | B11-SV-5 | B13-SV-5 | B21-SV-5 | B22-SV-5 | B17-SV-5 |
|---|---|---|---|---|---|---|---|---|
| Sampling Depth (Ft.) | N/A | 5.0 | 5.0 | 5.0 | 5.0 | 5.0 | 5.0 | 5.0 |
| Purge Volume (ml) | N/A | 1,500 | 1,500 | 1,500 | 1,500 | 1,500 | 1,500 | 1,500 |
| Vacuum (in. of Water) | N/A | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Injection Volume (ul) | 100,000 | 100,000 | 100,000 | 100,000 | 100,000 | 100,000 | 100,000 | 100,000 |
| Dilution Factor | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 |

| COMPOUND | REP. LIMIT | CONC (ug/L) | CONC (ug/L) | CONC (ug/L) | CONC (ug/L) | CONC (ug/L) | CONC (ug/L) | CONC (ug/L) | CONC (ug/L) |
|---|---|---|---|---|---|---|---|---|---|
| Dichlorodifluoromethane | 1.00 | ND | ND | ND | ND | ND | ND | ND | ND |
| Chloroethane | 1.00 | ND | ND | ND | ND | ND | ND | ND | ND |
| Trichlorofluoromethane | 1.00 | ND | ND | ND | ND | ND | ND | ND | ND |
| Freon 113 | 1.00 | ND | ND | ND | ND | ND | ND | ND | ND |
| Methylene Chloride | 0.03 | ND | ND | ND | ND | ND | ND | ND | ND |
| 1,1-Dichloroethane | 0.05 | ND | ND | ND | ND | ND | ND | ND | ND |
| Chloroform | 0.004 | ND | ND | ND | ND | ND | ND | ND | ND |
| 1,1,1-Trichloroethane | 1.00 | ND | ND | ND | ND | ND | ND | ND | ND |
| Carbon Tetrachloride | 0.002 | ND | ND | ND | ND | ND | ND | ND | ND |
| 1,2-Dichloroethane | 0.003 | ND | ND | ND | ND | ND | ND | ND | ND |
| Trichloroethene (TCE) | 0.01 | ND | ND | ND | ND | ND | ND | ND | ND |
| 1,1,2-Trichloroethane | 0.005 | ND | ND | ND | ND | ND | ND | ND | ND |
| **Tetrachloroethene (PCE)** | 0.01 | ND | **0.32** | **0.22** | **0.05** | **1.74** | ND | ND | ND |
| 1,1,1,2-Tetrachloroethane | 0.01 | ND | ND | ND | ND | ND | ND | ND | ND |
| 1,1,2,2-Tetrachloroethane | 0.001 | ND | ND | ND | ND | ND | ND | ND | ND |
| Vinyl Chloride | 0.001 | ND | ND | ND | ND | ND | ND | ND | ND |
| Acetone | 1.00 | ND | ND | ND | ND | ND | ND | ND | ND |
| 1,1-Dichloroethene | 1.00 | ND | ND | ND | ND | ND | ND | ND | ND |
| trans-1,2-Dichloroethene | 1.00 | ND | ND | ND | ND | ND | ND | ND | ND |
| 2-Butanone (MEK) | 1.00 | ND | ND | ND | ND | ND | ND | ND | ND |
| cis-1,2-Dichloroethene | 0.20 | ND | ND | ND | ND | ND | ND | ND | ND |
| Cyclohexane | 1.00 | ND | ND | ND | ND | ND | ND | ND | ND |
| Benzene | 0.003 | ND | ND | ND | ND | ND | ND | ND | ND |
| 4-Methyl-2-Pentanone | 1.00 | ND | ND | ND | ND | ND | ND | ND | ND |
| Toluene | 1.00 | ND | ND | ND | ND | ND | ND | ND | ND |
| Chlorobenzene | 1.00 | ND | ND | ND | ND | ND | ND | ND | ND |
| Ethylbenzene | 0.03 | ND | ND | ND | ND | ND | ND | ND | ND |
| m/p-Xylene | 1.00 | ND | ND | ND | ND | ND | ND | ND | ND |
| o-Xylene | 1.00 | ND | ND | ND | ND | ND | ND | ND | ND |
| Isobutane (Tracer Gas) | 1.00 | ND | ND | ND | ND | ND | ND | ND | ND |

**Note:** ND = Below Listed Reporting Limit

**OPTIMAL TECHNOLOGY**
Specializing in Environmental Field Services

# SOIL VAPOR RESULTS

**Site Name:** 2311 N. Hollywood Way, Burbank, CA
**Lab Name:** Optimal Technology
**Date:** 5/18/20
**Analyst:** J. Rice **Collector:** J. Rice
**Inst. ID:** Agilent 6890NF
**Method:** Modified EPA 8260B
**Detector:** Agilent 5973N Mass Spectrometer
**Page:** 2 of 4

| SAMPLE ID | B14-SV-5 | B15-SV-5 | B16-SV-5 | B6-SV-5 | B5-SV-5 | B7-SV-5 | B7-SV-5 Dup | |
|---|---|---|---|---|---|---|---|---|
| Sampling Depth (Ft.) | 5.0 | 5.0 | 5.0 | 5.0 | 5.0 | 5.0 | 5.0 | |
| Purge Volume (ml) | 1,500 | 1,500 | 1,500 | 1,500 | 1,500 | 1,500 | 1,500 | |
| Vacuum (in. of Water) | 0 | 0 | 0 | 0 | 0 | 0 | 0 | |
| Injection Volume (ul) | 100,000 | 100,000 | 100,000 | 100,000 | 100,000 | 100,000 | 100,000 | |
| Dilution Factor | 1 | 1 | 1 | 1 | 1 | 1 | 1 | |

| COMPOUND | REP. LIMIT | CONC (ug/L) | CONC (ug/L) | CONC (ug/L) | CONC (ug/L) | CONC (ug/L) | CONC (ug/L) | CONC (ug/L) | |
|---|---|---|---|---|---|---|---|---|---|
| Dichlorodifluoromethane | 1.00 | ND | ND | ND | ND | ND | ND | ND | |
| Chloroethane | 1.00 | ND | ND | ND | ND | ND | ND | ND | |
| Trichlorofluoromethane | 1.00 | ND | ND | ND | ND | ND | ND | ND | |
| Freon 113 | 1.00 | ND | ND | ND | ND | ND | ND | ND | |
| Methylene Chloride | 0.03 | ND | ND | ND | ND | ND | ND | ND | |
| 1,1-Dichloroethane | 0.05 | ND | ND | ND | ND | ND | ND | ND | |
| Chloroform | 0.004 | ND | ND | ND | ND | ND | ND | ND | |
| 1,1,1-Trichloroethane | 1.00 | ND | ND | ND | ND | ND | ND | ND | |
| Carbon Tetrachloride | 0.002 | ND | ND | ND | ND | ND | ND | ND | |
| 1,2-Dichloroethane | 0.003 | ND | ND | ND | ND | ND | ND | ND | |
| Trichloroethene (TCE) | 0.01 | ND | ND | ND | ND | ND | ND | ND | |
| 1,1,2-Trichloroethane | 0.005 | ND | ND | ND | ND | ND | ND | ND | |
| **Tetrachloroethene (PCE)** | 0.01 | **0.53** | **0.13** | **0.05** | **5.32** | **6.31** | **2.98** | **2.77** | |
| 1,1,1,2-Tetrachloroethane | 0.01 | ND | ND | ND | ND | ND | ND | ND | |
| 1,1,2,2-Tetrachloroethane | 0.001 | ND | ND | ND | ND | ND | ND | ND | |
| Vinyl Chloride | 0.001 | ND | ND | ND | ND | ND | ND | ND | |
| Acetone | 1.00 | ND | ND | ND | ND | ND | ND | ND | |
| 1,1-Dichloroethene | 1.00 | ND | ND | ND | ND | ND | ND | ND | |
| trans-1,2-Dichloroethene | 1.00 | ND | ND | ND | ND | ND | ND | ND | |
| 2-Butanone (MEK) | 1.00 | ND | ND | ND | ND | ND | ND | ND | |
| cis-1,2-Dichloroethene | 0.20 | ND | ND | ND | ND | ND | ND | ND | |
| Cyclohexane | 1.00 | ND | ND | ND | ND | ND | ND | ND | |
| Benzene | 0.003 | ND | ND | ND | ND | ND | ND | ND | |
| 4-Methyl-2-Pentanone | 1.00 | ND | ND | ND | ND | ND | ND | ND | |
| Toluene | 1.00 | ND | ND | ND | ND | ND | ND | ND | |
| Chlorobenzene | 1.00 | ND | ND | ND | ND | ND | ND | ND | |
| Ethylbenzene | 0.03 | ND | ND | ND | ND | ND | ND | ND | |
| m/p-Xylene | 1.00 | ND | ND | ND | ND | ND | ND | ND | |
| o-Xylene | 1.00 | ND | ND | ND | ND | ND | ND | ND | |
| Isobutane (Tracer Gas) | 1.00 | ND | ND | ND | ND | ND | ND | ND | |

**Note:** ND = Below Listed Reporting Limit

**OPTIMAL TECHNOLOGY**
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# SOIL VAPOR RESULTS

**Site Name:** 2311 N. Hollywood Way, Burbank, CA
**Lab Name:** Optimal Technology
**Date:** 5/18/20
**Analyst:** A. Baly **Collector:** A. Baly
**Inst. ID:** Agilent 6890N
**Method:** Modified EPA 8260B
**Detector:** Agilent 5973N Mass Spectrometer
**Page:** 3 of 4

| SAMPLE ID | BLANK-2 | B20-SV-5 | B19-SV-5 | B18-SV-5 | B10-SV-5 | B9-SV-5 | B8-SV-5 | B2-SV-5 |
|---|---|---|---|---|---|---|---|---|
| Sampling Depth (Ft.) | N/A | 5.0 | 5.0 | 5.0 | 5.0 | 5.0 | 5.0 | 5.0 |
| Purge Volume (ml) | N/A | 1,500 | 1,500 | 1,500 | 1,500 | 1,500 | 1,500 | 1,500 |
| Vacuum (in. of Water) | N/A | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Injection Volume (ul) | 100,000 | 100,000 | 100,000 | 100,000 | 100,000 | 100,000 | 100,000 | 100,000 |
| Dilution Factor | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 |

| COMPOUND | REP. LIMIT | CONC (ug/L) | CONC (ug/L) | CONC (ug/L) | CONC (ug/L) | CONC (ug/L) | CONC (ug/L) | CONC (ug/L) | CONC (ug/L) |
|---|---|---|---|---|---|---|---|---|---|
| Dichlorodifluoromethane | 1.00 | ND | ND | ND | ND | ND | ND | ND | ND |
| Chloroethane | 1.00 | ND | ND | ND | ND | ND | ND | ND | ND |
| Trichlorofluoromethane | 1.00 | ND | ND | ND | ND | ND | ND | ND | ND |
| Freon 113 | 1.00 | ND | ND | ND | ND | ND | ND | ND | ND |
| Methylene Chloride | 0.03 | ND | ND | ND | ND | ND | ND | ND | ND |
| 1,1-Dichloroethane | 0.05 | ND | ND | ND | ND | ND | ND | ND | ND |
| Chloroform | 0.004 | ND | ND | ND | ND | ND | ND | ND | ND |
| 1,1,1-Trichloroethane | 1.00 | ND | ND | ND | ND | ND | ND | ND | ND |
| Carbon Tetrachloride | 0.002 | ND | ND | ND | ND | ND | ND | ND | ND |
| 1,2-Dichloroethane | 0.003 | ND | ND | ND | ND | ND | ND | ND | ND |
| Trichloroethene (TCE) | 0.01 | ND | ND | ND | ND | ND | ND | ND | ND |
| 1,1,2-Trichloroethane | 0.005 | ND | ND | ND | ND | ND | ND | ND | ND |
| **Tetrachloroethene (PCE)** | 0.01 | ND | ND | ND | **0.02** | **0.25** | **1.03** | **2.60** | **1.90** |
| 1,1,1,2-Tetrachloroethane | 0.01 | ND | ND | ND | ND | ND | ND | ND | ND |
| 1,1,2,2-Tetrachloroethane | 0.001 | ND | ND | ND | ND | ND | ND | ND | ND |
| Vinyl Chloride | 0.001 | ND | ND | ND | ND | ND | ND | ND | ND |
| Acetone | 1.00 | ND | ND | ND | ND | ND | ND | ND | ND |
| 1,1-Dichloroethene | 1.00 | ND | ND | ND | ND | ND | ND | ND | ND |
| trans-1,2-Dichloroethene | 1.00 | ND | ND | ND | ND | ND | ND | ND | ND |
| 2-Butanone (MEK) | 1.00 | ND | ND | ND | ND | ND | ND | ND | ND |
| cis-1,2-Dichloroethene | 0.20 | ND | ND | ND | ND | ND | ND | ND | ND |
| Cyclohexane | 1.00 | ND | ND | ND | ND | ND | ND | ND | ND |
| Benzene | 0.003 | ND | ND | ND | ND | ND | ND | ND | ND |
| 4-Methyl-2-Pentanone | 1.00 | ND | ND | ND | ND | ND | ND | ND | ND |
| Toluene | 1.00 | ND | ND | ND | ND | ND | ND | ND | ND |
| Chlorobenzene | 1.00 | ND | ND | ND | ND | ND | ND | ND | ND |
| Ethylbenzene | 0.03 | ND | ND | ND | ND | ND | ND | ND | ND |
| m/p-Xylene | 1.00 | ND | ND | ND | ND | ND | ND | ND | ND |
| o-Xylene | 1.00 | ND | ND | ND | ND | ND | ND | ND | ND |
| Isobutane (Tracer Gas) | 1.00 | ND | ND | ND | ND | ND | ND | ND | ND |

**Note:** ND = Below Listed Reporting Limit

**OPTIMAL TECHNOLOGY**
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# SOIL VAPOR RESULTS

**Site Name:** 2311 N. Hollywood Way, Burbank, CA
**Lab Name:** Optimal Technology
**Date:** 5/18/20
**Analyst:** A. Baly **Collector:** A. Baly
**Inst. ID:** Agilent 6890N
**Method:** Modified EPA 8260B
**Detector:** Agilent 5973N Mass Spectrometer
**Page:** 4 of 4

| SAMPLE ID | B3-SV-5 | B4-SV-5 | B4-SV-5 Dup | | | | | |
|---|---|---|---|---|---|---|---|---|
| Sampling Depth (Ft.) | 5.0 | 5.0 | 5.0 | | | | | |
| Purge Volume (ml) | 1,500 | 1,500 | 1,500 | | | | | |
| Vacuum (in. of Water) | 0 | 0 | 0 | | | | | |
| Injection Volume (ul) | 100,000 | 100,000 | 100,000 | | | | | |
| Dilution Factor | 1 | 1 | 1 | | | | | |

| COMPOUND | REP. LIMIT | CONC (ug/L) | CONC (ug/L) | CONC (ug/L) | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| Dichlorodifluoromethane | 1.00 | ND | ND | ND | | | | | |
| Chloroethane | 1.00 | ND | ND | ND | | | | | |
| Trichlorofluoromethane | 1.00 | ND | ND | ND | | | | | |
| Freon 113 | 1.00 | ND | ND | ND | | | | | |
| Methylene Chloride | 0.03 | ND | ND | ND | | | | | |
| 1,1-Dichloroethane | 0.05 | ND | ND | ND | | | | | |
| Chloroform | 0.004 | ND | ND | ND | | | | | |
| 1,1,1-Trichloroethane | 1.00 | ND | ND | ND | | | | | |
| Carbon Tetrachloride | 0.002 | ND | ND | ND | | | | | |
| 1,2-Dichloroethane | 0.003 | ND | ND | ND | | | | | |
| Trichloroethene (TCE) | 0.01 | ND | ND | ND | | | | | |
| 1,1,2-Trichloroethane | 0.005 | ND | ND | ND | | | | | |
| **Tetrachloroethene (PCE)** | 0.01 | **2.34** | **6.41** | **6.37** | | | | | |
| 1,1,1,2-Tetrachloroethane | 0.01 | ND | ND | ND | | | | | |
| 1,1,2,2-Tetrachloroethane | 0.001 | ND | ND | ND | | | | | |
| Vinyl Chloride | 0.001 | ND | ND | ND | | | | | |
| Acetone | 1.00 | ND | ND | ND | | | | | |
| 1,1-Dichloroethene | 1.00 | ND | ND | ND | | | | | |
| trans-1,2-Dichloroethene | 1.00 | ND | ND | ND | | | | | |
| 2-Butanone (MEK) | 1.00 | ND | ND | ND | | | | | |
| cis-1,2-Dichloroethene | 0.20 | ND | ND | ND | | | | | |
| Cyclohexane | 1.00 | ND | ND | ND | | | | | |
| Benzene | 0.003 | ND | ND | ND | | | | | |
| 4-Methyl-2-Pentanone | 1.00 | ND | ND | ND | | | | | |
| Toluene | 1.00 | ND | ND | ND | | | | | |
| Chlorobenzene | 1.00 | ND | ND | ND | | | | | |
| Ethylbenzene | 0.03 | ND | ND | ND | | | | | |
| m/p-Xylene | 1.00 | ND | ND | ND | | | | | |
| o-Xylene | 1.00 | ND | ND | ND | | | | | |
| Isobutane (Tracer Gas) | 1.00 | ND | ND | ND | | | | | |

**Note:** ND = Below Listed Reporting Limit

**OPTIMAL TECHNOLOGY**
Specializing in Environmental Field Services

# CHAIN OF CUSTODY FORM



| | | | |
|---|---|---|---|
| Site Name/Number | | PO# / Project Ref# | |
| Site Address | **2311 N. Hollywood Way, Burbank, CA** | | |
| Company Name | | | |
| Contact Person(s): | | Phone# | Email: |
| Comments: | | | |

| | | | | TESTS REQUIRED (please mark with an "X") | | | |
|---|---|---|---|---|---|---|---|
| Sample Identification | Sampling Device | Date Collected | Time Collected | **Soil Gas Mod 8260B** | **Soil Gas Mod 8021B** | **Soil Gas Mod 8015** | **Notes** |
| BLANK-1 | Syringe | 5/18/20 | 8:04 AM | x | | | |
| B1-SV-5 | Syringe | 5/18/20 | 8:29 AM | x | | | |
| B12-SV-5 | Syringe | 5/18/20 | 8:52 AM | x | | | |
| B11-SV-5 | Syringe | 5/18/20 | 9:20 AM | x | | | |
| B13-SV-5 | Syringe | 5/18/20 | 9:47 AM | x | | | |
| B21-SV-5 | Syringe | 5/18/20 | 10:18 AM | x | | | |
| B22-SV-5 | Syringe | 5/18/20 | 10:40 AM | x | | | |
| B17-SV-5 | Syringe | 5/18/20 | 11:04 AM | x | | | |
| B14-SV-5 | Syringe | 5/18/20 | 11:28 AM | x | | | |
| B15-SV-5 | Syringe | 5/18/20 | 12:01 PM | x | | | |
| B16-SV-5 | Syringe | 5/18/20 | 12:28 PM | x | | | |
| B6-SV-5 | Syringe | 5/18/20 | 12:53 PM | x | | | |
| B5-SV-5 | Syringe | 5/18/20 | 1:18 PM | x | | | |
| B7-SV-5 | Syringe | 5/18/20 | 1:38 PM | x | | | |
| B7-SV-5 Dup | Syringe | 5/18/20 | 1:38 PM | x | | | |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |
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Collected & Tested by:

John Rice

**OPTIMAL TECHNOLOGY**
Specializing in Environmental Field Services

# CHAIN OF CUSTODY FORM



| | | | |
|---|---|---|---|
| Site Name/Number | | PO# / Project Ref# | |
| Site Address | **2311 N. Hollywood Way, Burbank, CA** | | |
| Company Name | | | |
| Contact Person(s): | | Phone# | Email: |
| Comments: | | | |

| | | | | TESTS REQUIRED (please mark with an "X") | | | |
|---|---|---|---|---|---|---|---|
| Sample Identification | Sampling Device | Date Collected | Time Collected | **Soil Gas Mod 8260B** | **Soil Gas Mod 8021B** | **Soil Gas Mod 8015** | **Notes** |
| BLANK-2 | Syringe | 5/18/20 | 10:07 AM | **x** | | | |
| B20-SV-5 | Syringe | 5/18/20 | 10:35 AM | **x** | | | |
| B19-SV-5 | Syringe | 5/18/20 | 10:57 AM | **x** | | | |
| B18-SV-5 | Syringe | 5/18/20 | 11:20 AM | **x** | | | |
| B10-SV-5 | Syringe | 5/18/20 | 11:42 AM | **x** | | | |
| B9-SV-5 | Syringe | 5/18/20 | 12:05 PM | **x** | | | |
| B8-SV-5 | Syringe | 5/18/20 | 12:27 PM | **x** | | | |
| B2-SV-5 | Syringe | 5/18/20 | 12:53 PM | **x** | | | |
| B3-SV-5 | Syringe | 5/18/20 | 1:15 PM | **x** | | | |
| B4-SV-5 | Syringe | 5/18/20 | 1:37 PM | **x** | | | |
| B4-SV-5 Dup | Syringe | 5/18/20 | 1:37 PM | **x** | | | |
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