APPENDIX 3.2-5

Second Round Indoor and Soil Vapor Sampling

WATERSTONE ENVIRONMENTAL, INC.

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August 29, 2025

VIA EMAIL

Mr. Steve Bussjaeger
Star Mazda
1401 S. Brand Blvd.
Glendale, California 91202

RE: Second Round Indoor Air and Soil Vapor Sampling Letter Report for the Subject Property Located at 1401 S. Brand Blvd., Glendale, California

Dear Mr. Bussjaeger:

Waterstone Environmental, Inc. ("Waterstone:) is pleased to submit this letter report to Star Mazda to present the findings and evaluation of the second round of indoor air and soil vapor sampling activities conducted at the above-referenced Subject Property (see Figures 1 and 2).

PROJECT BACKGROUND

The Subject Property has been an auto dealership since the 1950s. A Phase I Environmental Assessment conducted in 2019 by Waterstone at the Subject Property identified historic and existing features, including historic underground storage tanks (USTs), two clarifiers, several in-ground hydraulic lifts (both historic and existing), and waste storage areas.

Waterstone performed a Phase II investigation consisting of soil and soil vapor sampling in 2019 to evaluate whether chemical releases of volatile organic compounds (VOCs), polychlorinated biphenyls (PCBs), and/or total petroleum hydrocarbons (TPH) had occurred at these features. An October 8, 2019 letter report entitled *Results of Phase II Soil and Soil Vapor Sampling* identified a likely leak from a clarifier located at the southern end of the service area. Concentrations of petroleum-related compounds were detected above commercial screening levels in soil (CL-2) and in soil vapor (SV-3) in this area, and concentrations of tetrachloroethylene (PCE) in soil vapor were identified above commercial screening levels in three borings, with the highest concentrations found at SV-3 adjacent to the clarifier.

In 2021, Waterstone oversaw replacement of the southern clarifier and the subsequent removal of impacted soil from around the clarifier. Additionally, two remaining in-ground hoists were removed. Soil confirmation samples were collected from each excavation area. All removal activities were conducted under the oversight of the Glendale Fire Department which serves as the local Certified Unified Program Agency (CUPA), and closure letters were granted for each removal.

Excerpts from previous sampling and removal reports, along with the closure letters from the CUPA, are included in Attachment A.

In 2024, Waterstone performed an additional Phase II investigation consisting of soil, soil vapor, and indoor air sampling to (i) evaluate the concentrations of VOCs in soil vapor following source removal activities conducted in 2021, and (ii) evaluate the vertical extent of VOC impacts in the area of the southern clarifier to evaluate threat to groundwater. Additionally, based on the latest redevelopment plans for the Subject Property to construct a new showroom on the southeast portion of the Subject Property, further sampling was conducted within the footprint of the proposed building to determine if any additional remediation and/or mitigation may be needed prior to construction.

The Subject Property is proposed to be redeveloped with a new showroom and service drive to be constructed in the southeast portion of the site. As a part of this redevelopment, the existing showroom, offices, and service drive will be removed, and only the existing service area and parts building will remain. The location of the proposed demolition and new construction is shown on Figure 3.

For the former USTs which were historically present on the Subject Property and removed under Fire Department oversight, these items are being addressed with the CUPA to issue final closure letters.

PROJECT OBJECTIVES

The objectives of the work performed by Waterstone during this investigation were to (i) evaluate for seasonal variability in indoor air and soil vapor and (ii) to monitor soil vapor concentration trends near the southern clarifier.

SCOPE OF WORK

The second round of sampling conducted at the Subject Property included the following:

- Sampling and analysis of soil vapor at five (5) multi-depth soil vapor probes across the Subject Property (SV-7 through SV-11) which were previous installed at 5, 15, and/or 25 feet bgs.
- Sampling and analysis of two (2) indoor air (IA-1 and IA-2) and paired sub-slab soil vapor probes (SS-1 and SS-2), as well as three (3) outdoor air samples (OA-1 through OA-3).

Sample locations are presented on Figure 3.

Soil Vapor and Sub-Slab Sampling and Laboratory Analysis

Soil vapor and sub-slab probe purging, sampling, and analysis were performed by Environmental Support Technologies, Inc. (EST) on June 25, 2025. Soil vapor samples were collected from each of the five (5) soil vapor probes and two (2) sub-slab vapor probes previously installed and sampled in November 2024 (shown on Figure 3). The soil vapor probe depths were 5, 15, and 25-feet bgs in boring SV-7 and 5 and 15-feet bgs in borings SV-8 through SV-11.

Soil vapor sampling was performed in accordance with the California EPA (Department of Toxic Substances Control (DTSC)/Regional Water Quality Control Board (RWQCB)) *Advisory for Active Soil Gas Investigations* (July 2015). Quality assurance procedures conducted by EST included the performance of a shut-in test and leak testing at each location prior to sample collection. After purging three volumes at each location, a vapor sample was collected in a gas-tight syringe and analyzed in a mobile laboratory for VOCs by EPA Method 8260B.

Indoor Air Sampling and Laboratory Analysis

Two (2) indoor air samples (IA-1 and IA-2) were collected and analyzed to evaluate the potential for vapor intrusion into the existing building. The indoor air samples were collected inside the parts building at locations which are co-located with the two sub-slab vapor sample locations. Three (3) outdoor air samples were collected to represent ambient air conditions. Sample locations are shown on Figure 3 and replicate where the initial air samples were collected in November 2024.

The parts building was chosen for representative sampling because it is the only structure which will remain after redevelopment of the property and is the nearest enclosed space in the vicinity of the southern clarifier where elevated soil vapor concentrations were detected in 2019. Sampling was not conducted in the service area because it includes bay doors on four sides of the work area which remain open during all work hours.

Indoor air samples were collected in accordance with the DTSC October 2011 *Guidance for the Evaluation and Mitigation of Subsurface Vapor Intrusion to Indoor Air* and the DTSC February 2023 *Final Draft Supplemental Guidance: Screening and Evaluating Vapor Intrusion.*

Prior to indoor air sampling, the building and the surrounding area were surveyed for items that might affect the results of the study. The standard HVAC operation and times that doors were open or closed over the course of the sampling episode were noted at the time of sampling. In the parts building, there are front and back doorways that were typically left open throughout the day, but these were not directly in line with where the samples were collected. A building inspection form is included as Attachment B.

During the first round of sampling in November 2024, PCE was detected slightly above the indoor air screening level for PCE of 2 micrograms per cubic meter (ug/m^3) in IA-2, which was located at the southern end of the building. An inspection of the sample location revealed that the parts stored in the vicinity of the sample canister at the time of collection were primarily tires, batteries, and boxed parts. The PCE detected in the paired sub-slab location (SS-2) was below commercial screening levels, so the result did not appear to be the result of vapor intrusion and was more likely from an indoor air source. It is possible that some of the parts may have undergone degreasing prior to being delivered to the Subject Property. There is no known PCE usage at the facility. Prior to the second round of sampling, Waterstone requested that the parts stored in the vicinity of this air sample location be removed.

The air samples were collected using six-liter evacuated batch-certified stainless-steel summa canisters provided by AirTechnology Laboratories, Inc., a state-certified Environmental Laboratory Accreditation Program (ELAP) laboratory. The laboratory also provided flow regulators calibrated to collect the samples over an 8-hour period, representative of a typical work day in a commercial setting. The samples were analyzed for VOCs using U.S. EPA Method TO-15 SIM. All indoor air samples were collected in advance of the indoor sub-slab and soil gas samples to minimize the potential for cross-contamination.

SUMMARY AND DISCUSSION OF RESULTS

Analytical results for soil vapor and indoor air samples are summarized in Tables 1 and 2. Laboratory reports are provided in Attachment C.

All sample results were compared to commercial screening levels from the April 2025 DTSC Human and Ecological Risk Office's (HERO) Note 3 or November 2024 Environmental Protection Agency (EPA) Regional Screening Levels (RSLs). Soil vapor screening levels are based on commercial indoor air screening levels evaluated using two different attenuation factors (AFs), including (i) the conservative default 0.03 per the CalEPA's February 2023 Supplemental Guidance for Screening and Evaluating Vapor Intrusion ("2023 SVIG") and (ii) the site-specific AF of 0.003 calculated for the Subject Property based on multiple lines of evidence evaluated during this investigation (discussed further below).

Soil Vapor Analysis Results

Soil vapor sample results from the first (winter) and second (summer) round of sampling are presented on Table 1 and results of PCE in soil vapor are shown on Figure 4. For comparison purposes, soil vapor data from the 2019 sampling event, conducted prior to the hotspot removal in the clarifier area in 2021, are also presented on Table 1. However,

only the 2024 and 2025 sample results are considered representative of current conditions. Soil vapor sample results are summarized as follows:

- The only volatile compounds detected in soil vapor samples collected at the Subject Property during the summer sampling event were PCE and trichloroethylene (TCE). PCE was the only VOC detected at concentrations which exceed commercial screening levels using an AF of 0.03. No VOCs were detected at concentrations exceeding the site-specific commercial screening levels using an AF of 0.003 in either sampling event.
- The highest VOC detections were identified near the southern clarifier; however, the detections were significantly lower than previous soil vapor data from this area in sample SV-3 from 2019. The table below shows a comparison of the 2019 data versus the winter 2024 and summer 2025 data for all chemicals originally detected above commercial screening levels. The green highlighting indicates which samples were elevated above the commercial screening level for each respective chemical using a 0.03 AF.

Comparison of VOC Soil Vapor Results (ug/m^3)

Chemical	Depth (feet bgs)	Pre-Remediation	Post-Remediation	
		2019 Result (SV-3)	Winter 2024 Result (SV-7)	Summer 2025 Result (SV-7)
PCE	5	4,000	18	12
	15	3,000	240	260
	25	Not Sampled	610	630
TCE	5	38	<0.71	<0.60
	15	160	8.8	<0.60
	25	Not Sampled	<0.71	3.0
Benzene	5	9.2	<0.62	<0.30
	15	59	23	<0.30
Ethylbenzene	5	1,100	<0.60	<0.62
	15	2,500	180	<0.62
Naphthalene	5	180	<0.60	<0.54
	15	170	<0.60	<0.54

- PCE was also detected above the screening level using a 0.03 AF in boring SV-8 (73 ug/m^3 at 5 feet bgs and 190 ug/m^3 at 15 feet bgs); however, this was similarly significantly lower than previous PCE detections in 2019 from nearby boring SV-2 (820 ug/m^3 at 5 feet bgs and 500 ug/m^3 at 15 feet bgs). Benzene, ethylbenzene, and naphthalene were not detected at boring SV-8.
- Concentrations at a depth of 25 feet remain elevated above commercial screening levels for PCE, so complete vertical delineation is not fully defined. The PCE concentration gradient from 15 to 25 feet increases from 260 to 630 ug/m^3 at SV-7; however, when compared to the pre-excavation results at 15 feet bgs in boring

SV-3 (3,000 ug/m^3), the 25-foot data from SV-7 actually represents a significant reduction. The total depth of the excavation in this area was 6 to 8 feet bgs, so the effects of the hot spot removal would be expected to be more impactful in the shallower soil vapor samples.

- In the two sub-slab samples, all VOCs are below commercial screening levels. The maximum PCE detection was 34 ug/m^3 in SS-2 during the summer sampling event, which is consistent with the winter sampling event.

Indoor Air Analysis Results

Indoor air sample results are presented on Table 2 and are summarized below. Sample locations are shown on Figure 3.

- A total of 16 volatile compounds were detected in indoor and outdoor air samples collected at the Subject Property during the summer sampling event. The only VOCs detected at concentrations which exceed commercial indoor air screening levels were benzene and ethylbenzene. Benzene and ethylbenzene were detected at elevated concentrations in both indoor air samples and are likely a result of indoor air sources from the vehicle repair activities conducted in the adjacent service area. Outdoor air samples were notably all elevated for benzene as well. Benzene and ethylbenzene were not detected in soil vapor or paired sub-slab samples, so they are not believed to be a result of vapor intrusion.
- PCE was not detected in either of the indoor air samples during the second round of sampling. This result confirms that the slightly elevated PCE detection in IA-2 during the first round of sampling in November 2024 was likely the result of an indoor air source which has since been removed.

Determination of Site-Specific Attenuation Factor

As noted above, multiple lines of evidence were considered to evaluate the potential for vapor intrusion at the Subject Property and to calculate a site-specific attenuation factor. State regulators require use of the default 0.03 AF for the initial evaluation of potential vapor intrusion risk based on a database of nationwide samples, but this value has been disputed by the regulated community since California-specific studies which have found that AFs for buildings in California are generally much lower. The 2023 SVIG guidance allows for the calculation of a site-specific attenuation factor to be used in place of the 0.03 AF if supported by multiple lines of evidence.

The discussion below outlines the multiple lines of evidence evaluated to determine a site-specific AF for use on the Subject Property. The lines of evidence considered include the following:

1) **Results of indoor air data**. Indoor air sampling is the most direct way to evaluate

the presence of vapor intrusion into indoor air spaces as a result of subsurface soil vapor contamination. Indoor air sampling results presented in this report identified no detections of PCE in indoor air during the latest round of sampling.

As noted above, slightly elevated concentrations of PCE detected during a previous round of sampling was identified to be a result of indoor air contamination, which has since been removed, because (i) it was not replicated during the most recent round of sampling and (ii) PCE was consistently not present at elevated concentrations in the paired sub-slab sample collected simultaneously.

2) **Results of sub-slab data**. Sub-slab soil vapor samples were collected immediately beneath the parts buildings, which is the only occupied building not used for active vehicle repairs which is expected to remain present following planned redevelopment of the Subject Property. The sub-slab data from these locations has consistently been below commercial soil vapor screening levels using the most conservative 0.03 AF.

3) **Source evaluation and removal**. Multiple investigations have been conducted at the Subject Property since 2019, including characterization sampling which identified impacts centered around a leaking clarifier at the southern end of the service area, removal of impacted soil from the source area in 2021 and collection of confirmation samples, and the most recent rounds of characterization sampling conducted in November 2024 and June 2025. Soil data has confirmed removal of the identified source area, and soil vapor data has shown a marked decrease in concentrations stemming from the original release area.

4) **Seasonal evaluation**. Indoor air, sub-slab, and soil vapor samples were collected during two seasons to evaluate for seasonal variation. The results between the winter and summer events are very consistent in all media and do not show a significant seasonal variation in conditions at the Subject Property.

5) **J&E modeling**. As a line of evidence for alternative AFs, values were calculated using DTSC's updated Johnson and Ettinger (J&E) model using site-specific lithology and default model parameters provided by the J&E model. The J&E AF value calculated using the maximum PCE concentrations on the Subject Property (at 25 feet) was 0.00011, which is approximately two orders of magnitude lower than the 0.03 AF in the 2023 SVIG. The J&E AF value calculated using the highest PCE concentrations in sub-slab samples on the Subject Property was 0.003, which is one order of magnitude lower than the 2023 SVIG. J&E model output sheets are included in Attachment D.

6) **Site-specific AF calculation**. Data from paired indoor air and sub-slab samples collected at the Subject Property were used to calculate a site-specific AF. The calculated AF is the ratio of the vapor concentration of each chemical in indoor air (C_{IA}) to its concentration in subsurface vapor (C_{SOURCE}):

$$AF = C_{IA} / C_{SOURCE}$$

Only PCE was used to calculate the site-specific AF, because it was the only compound detected in both sub-slab samples and in indoor air samples during at least one of the last two monitoring events. Only June 2025 data was used for the calculation due to the determination that an indoor air source of PCE was present during the winter sampling event. In the case where PCE was non-detect, the reporting limit (RL) was conservatively used in its place for the purposes of the calculation. Below is a table of the AFs calculated based on the June 2025 paired data, which resulted in an AF of 0.003 based on an average of the paired samples.

Sample ID	Result (ug/m^3)	Ratio	Average
IA-1	0.068 (RL)	0.00378	0.0029
SS-1	18		
IA-2	0.068 (RL)	0.0020	
SS-2	34		

Based on the above lines of evidence, including site-specific modeling and paired data calculations, a site-specific AF of 0.003 has been determined for the Subject Property.

SUMMARY AND CONCLUSIONS

- Overall, soil vapor concentrations on the Subject Property have decreased significantly since the previous 2019 Phase II sampling activities and the 2021 hot spot removal activities.
- The sample results between the winter and summer events are very consistent and do not show a significant seasonal variation in conditions at the Subject Property.
- Soil vapor concentrations for PCE remain above commercial screening levels using an AF of 0.03 in select borings; however, all soil vapor probes across the site are below commercial screening levels using a site-specific AF of 0.003 calculated for the Subject Property.
- Soil vapor data in the vicinity of the southern clarifier where previous excavation activities were conducted indicate that hot spot soil removal has been effective in reducing soil vapor concentrations.
- Soil vapor concentrations below the proposed new building are below commercial screening levels using both 0.03 and 0.003 AFs, as shown in Figure 4, indicating that vapor mitigation beneath the new construction is likely unnecessary.
- Indoor air sampling conducted in the parts building indicates that vapor intrusion is not currently happening at the Subject Property.
- Due to difficult drilling conditions, PCE in soil vapor is not vertically delineated in the vicinity of sample SV-7 near the southern clarifier; however, when

compared to the pre-excavation results at 15 feet bgs in boring SV-3, the 25-foot data from SV-7 represents a significant decreasing trend with depth.

- Indoor air samples identified elevated concentrations of benzene and ethylbenzene. Neither of these compounds were detected at elevated concentrations in paired sub-slab samples, so they are believed to be a result of an indoor air source and not vapor intrusion.

RECOMMENDATIONS

- No further investigation is recommended.
- No vapor mitigation beneath the new construction in the southeast portion of the Subject Property is necessary based on multiple rounds of soil vapor sampling beneath the proposed building footprint.
- Increased air ventilation or air filter units may be helpful to minimize benzene and ethylbenzene concentrations in indoor air in the parts room that are likely resulting from the proximity to vehicle repair operations.

If you have any questions regarding this summary report, please feel free to contact us at (714) 414-1122.

Sincerely,

Heather Fields, P.G.
Principal Geologist
Waterstone Environmental, Inc.

Mark Shifflett
Managing Principal Environmental Scientist
Waterstone Environmental, Inc.

Jeffrey V. Dagdigian, Ph.D.
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Attachments:

Table 1 - Soil Vapor Sample Results
Table 2 – Indoor Air Sample Results
Figure 1 – Subject Property Location Map
Figure 2 – Subject Property Vicinity Map
Figure 3 – Sample Location Map

Figure 4 – PCE Results in Soil Vapor
Attachment A – Previous Reports and Closure Letters
Attachment B – Building Inspection Form
Attachment C – Lab Reports
Attachment D – Johnson and Ettinger Model Output Sheets

Tables

Table 1
Soil Vapor Results
1401 S. Brand Blvd., Glendale, CA

Sample ID	Date Sampled	VOCs by EPA Method 8260 (ug/m^3)																								
		Tetra-chloro-ethene	Tri-chloro-ethene	Benzene	Toluene	Ethyl-benzene	o-Xylene	m/p-Xylene	cis-1,2-Dichloro-ethene	Carbon di-sulfide	Chloro-benzene	Chloro-form	1,2-Dichloro-benzene	1,1-Dichloro-ethane	2-Chloro-toluene	Styrene	1,1,1-Trichloro-ethane	1,2,4-Trimethy-lbenzene	1,3,5-Trimethyl-benzene	Isopropyl benzene	Naphtha-lene	n-Butyl-benzene	n-Propyl-benzene	p-Isopropyl-toluene	sec-Butyl-benzene	All Other VOCs
2019 Sample Event - Pre-Remediation																										
SV-1-5	8/28/2019	31	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	ND
SV-1-15	8/28/2019	33	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	ND
SV-2-5	8/28/2019	820	<5.0	7.6	43	11	23	47	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	24	8.8	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	ND
SV-2-15	8/28/2019	500	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	11	5.2	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	ND
SV-3-5	8/28/2019	4,000	38	9.2	440	1,100	3,700	7,100	100	41	<5.0	<5.0	3,200	<5.0	1,700	150	<5.0	7,400	2,400	190	180	460	1,200	240	200	ND
SV-3-15	8/28/2019	3,000	160	59	2,800	2,500	2,800	8,100	780	<5.0	470	<5.0	380	11	<5.0	120	<5.0	5,400	1,400	230	170	550	1,200	360	310	ND
SV-4-5	8/28/2019	<5.0	<5.0	10	65	18	21	68	<5.0	31	<5.0	5.0	<5.0	<5.0	<5.0	<5.0	<5.0	23	8.8	<5.0	<5.0	<5.0	5.80	13	<5.0	ND
SV-4-15	8/28/2019	<5.0	<5.0	<5.0	17	<5.0	<5.0	13	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	10	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	ND
SV-5-5	8/28/2019	23	<5.0	7.8	80	37	44	140	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	75	37	5.8	<5.0	<5.0	15	36	<5.0	ND
SV-5-15	8/28/2019	45	<5.0	<5.0	5.4	<5.0	<5.0	9.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	9.8	<5.0	<5.0	<5.0	<5.0	<5.0	5.0	<5.0	ND
SV-6-5	8/28/2019	51	<5.0	8.2	100	31	25	110	<5.0	46	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	29	14	5.6	<5.0	<5.0	7.8	34	<5.0	ND
SV-6-5 DUP	8/28/2019	37	<5.0	7.8	93.6	27.80	23	104	<5.0	33.4	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	23.8	12.40	<5.0	<5.0	<5.0	6.6	27	<5.0	ND
SV-6-15	8/28/2019	82	<5.0	<5.0	5.2	<5.0	<5.0	9.8	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	9.80	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	ND
2024-2025 Sample Event - Post Hot Spot Removal Activities																										
SV-7-5	11/19/2024	18	<0.71	<0.62	2.2	<0.60	<0.60	<0.75	<0.88	7.2	<0.75	<0.70	<0.77	<0.42	<0.88	<0.88	<0.77	<0.54	<0.77	<0.60	<0.60	<0.38	<0.77	<0.77	<0.60	ND
	6/25/2025	12	<0.60	<0.30	<0.38	<0.62	<0.45	<0.30	<0.64	<0.71	<0.42	<0.54	<0.75	<0.54	<0.45	<0.71	<0.54	<0.54	<0.45	<0.71	<0.54	<0.60	<0.54	<0.45	<0.64	ND
SV-7-15	11/19/2024	240	8.8	23	36	180	95	170	120	14	<0.75	<0.70	<0.77	<0.42	<0.88	<0.88	<0.77	530	280	130	<0.60	<0.38	140	80	140	ND
	6/25/2025	260	<0.60	<0.30	<0.38	<0.62	<0.45	<0.30	<0.64	<0.71	<0.42	<0.54	<0.75	<0.54	<0.45	<0.71	<0.54	<0.54	<0.45	<0.71	<0.54	<0.60	<0.54	<0.45	<0.64	ND
SV-7-25	11/19/2024	610	<0.71	<0.62	2.5	4.2	<0.60	4.2	<0.88	<0.63	<0.75	<0.70	<0.77	<0.42	<0.88	<0.88	<0.77	38	13	<0.60	<0.60	<0.38	<0.77	6.0	8.0	ND
	6/25/2025	630	3.0	<0.30	<0.38	<0.62	<0.45	<0.30	<0.64	<0.71	<0.42	<0.54	<0.75	<0.54	<0.45	<0.71	<0.54	<0.54	<0.45	<0.71	<0.54	<0.60	<0.54	<0.45	<0.64	ND
SV-8-5	11/19/2024	93	<0.71	<0.62	2.8	2.2	<0.60	<0.75	<0.88	<0.63	<0.75	<0.70	<0.77	<0.42	<0.88	<0.88	<0.77	22	8.8	<0.60	<0.60	<0.38	<0.77	4.2	4.8	ND
	6/25/2025	73	<0.60	<0.30	<0.38	<0.62	<0.45	<0.30	<0.64	<0.71	<0.42	<0.54	<0.75	<0.54	<0.45	<0.71	<0.54	<0.54	<0.45	<0.71	<0.54	<0.60	<0.54	<0.45	<0.64	ND
SV-8-15	11/19/2024	200	<0.71	<0.62	<0.42	<0.60	<0.60	<0.75	<0.88	<0.63	<0.75	<0.70	<0.77	<0.42	<0.88	<0.88	<0.77	16	<0.77	<0.60	<0.60	<0.38	<0.77	1.8	<0.60	ND
	6/25/2025	190	<0.60	<0.30	<0.38	<0.62	<0.45	<0.30	<0.64	<0.71	<0.42	<0.54	<0.75	<0.54	<0.45	<0.71	<0.54	<0.54	<0.45	<0.71	<0.54	<0.60	<0.54	<0.45	<0.64	ND
SV-9-5	11/19/2024	18	<0.71	<0.62	6.0	<0.60	<0.60	<0.75	<0.88	<0.63	<0.75	<0.70	<0.77	<0.42	<0.88	<0.88	<0.77	<0.54	<0.77	<0.60	<0.60	<0.38	<0.77	<0.77	<0.60	ND
	6/25/2025	14	<0.60	<0.30	<0.38	<0.62	<0.45	<0.30	<0.64	<0.71	<0.42	<0.54	<0.75	<0.54	<0.45	<0.71	<0.54	<0.54	<0.45	<0.71	<0.54	<0.60	<0.54	<0.45	<0.64	ND
SV-9-15	11/19/2024	52	<0.71	<0.62	0.50	<0.60	<0.60	<0.75	<0.88	<0.63	<0.75	<0.70	<0.77	<0.42	<0.88	<0.88	<0.77	<0.54	<0.77	<0.60	<0.60	<0.38	<0.77	<0.77	<0.60	ND
	6/25/2025	37	<0.60	<0.30	<0.38	<0.62	<0.45	<0.30	<0.64	<0.71	<0.42	<0.54	<0.75	<0.54	<0.45	<0.71	<0.54	<0.54	<0.45	<0.71	<0.54	<0.60	<0.54	<0.45	<0.64	ND
SV-10-5	11/19/2024	28	<0.71	<0.62	4.2	<0.60	<0.60	<0.75	<0.88	6.0	<0.75	<0.70	<0.77	<0.42	<0.88	<0.88	<0.77	12	5.0	<0.60	<0.60	<0.38	<0.77	<0.77	<0.60	ND
	6/25/2025	28	<0.60	<0.30	<0.38	<0.62	<0.45	<0.30	<0.64	<0.71	<0.42	<0.54	<0.75	<0.54	<0.45	<0.71	<0.54	<0.54	<0.45	<0.71	<0.54	<0.60	<0.54	<0.45	<0.64	ND
SV-10-15	11/19/2024	54	<0.71	<0.62	<0.42	<0.60	<0.60	<0.75	<0.88	<0.63	<0.75	<0.70	<0.77	<0.42	<0.88	<0.88	<0.77	11	11	<0.60	<0.60	<0.38	<0.77	<0.77	<0.60	ND
	6/25/2025	48	<0.60	<0.30	<0.38	<0.62	<0.45	<0.30	<0.64	<0.71	<0.42	<0.54	<0.75	<0.54	<0.45	<0.71	<0.54	<0.54	<0.45	<0.71	<0.54	<0.60	<0.54	<0.45	<0.64	ND
SV-11-5	11/19/2024	<0.54	<0.71	<0.62	1.8	<0.60	<0.60	<0.75	<0.88	<0.63	<0.75	<0.70	<0.77	<0.42	<0.88	<0.88	<0.77	<0.54	<0.77	<0.60	<0.60	<0.38	<0.77	<0.77	<0.60	ND
	Duplicate	<0.54	<0.71	<0.62	3.2	<0.60	<0.60	<0.75	<0.88	<0.63	<0.75	<0.70	<0.77	<0.42	<0.88	<0.88	<0.77	<0.54	<0.77	<0.60	<0.60	<0.38	<0.77	<0.77	<0.60	ND
	6/25/2025	4.0	<0.60	<0.30	<0.38	<0.62	<0.45	<0.30	<0.64	<0.71	<0.42	<0.54	<0.75	<0.54	<0.45	<0.71	<0.54	<0.54	<0.45	<0.71	<0.54	<0.60	<0.54	<0.45	<0.64	ND
	Duplicate	3.8	<0.60	<0.30	<0.38	<0.62	<0.45	<0.30	<0.64	<0.71	<0.42	<0.54	<0.75	<0.54	<0.45	<0.71	<0.54	<0.54	<0.45	<0.71	<0.54	<0.60	<0.54	<0.45	<0.64	ND
SV-11-15	11/19/2024	24	<0.71	<0.62	0.75	<0.60	<0.60	<0.75	<0.88	<0.63	<0.75	<0.70	<0.77	<0.42	<0.88	<0.88	<0.77	<0.54	<0.77	<0.60	<0.60	<0.38	<0.77	<0.77	<0.60	ND
	6/25/2025	14	<0.60	<0.30	<0.38	<0.62	<0.45	<0.30	<0.64	<0.71	<0.42	<0.54	<0.75	<0.54	<0.45	<0.71	<0.54	<0.54	<0.45	<0.71	<0.54	<0.60	<0.54	<0.45	<0.64	ND
SS-1	11/19/2024	<0.54	<0.71	<0.62	<0.42	<0.60	<0.60	<0.75	<0.88	<0.63	<0.75	<0.70	<0.77	<0.42	<0.88	<0.88	<0.77	10	<0.77	<0.60	<0.60	<0.38	<0.77	<0.77	<0.60	ND
	6/25/2025	18	<0.60	<0.30	<0.38	<0.62	<0.45	<0.30	<0.64	<0.71	<0.42	<0.54	<0.75	<0.54	<0.45	<0.71	<0.54	<0.54	<0.45	<0.71	<0.54	<0.60	<0.54	<0.45	<0.64	ND
SS-2	11/19/2024	35	<0.71	<0.62	<0.42	<0.60	<0.60	<0.75	<0.88	<0.63	<0.75	<0.70	<0.77	<0.42	<0.88	<0.88	<0.77	11	4.5	<0.60	<0.60	<0.38	<0.77	<0.77	<0.60	ND
	6/25/2025	34	<0.60	<0.30	<0.38	<0.62	<0.45	<0.30	<0.64	<0.71	<0.42	<0.54	<0.75	<0.54	<0.45	<0.71	<0.54	<0.54	<0.45	<0.71	<0.54	<0.60	<0.54	<0.45	<0.64	ND
Commercial **Soil Vapor** Screening Level (0.03 AF)		67	100	14	60,000	163	14,667	14,667	6,000	103,333	7,333	18	29,333	257	11,667	130,000	146,667	8,667	8,667	60,000	12	29,333	146,667	6,000	60,000	--
Site-Specific Commercial **Soil Vapor** Screening Level (0.003 AF)		667	1,000	140	600,000	1,633	146,667	146,667	60,000	1,033,333	73,333	177	293,333	2,567	116,667	1,300,000	1,466,667	86,667	86,667	600,000	120	293,333	1,466,667	60,000	600,000	--

Notes:

VOCs	Volatile Organic Compounds	AF	Attenuation Factor
ND	Not Detected Above Reporting Limit	SV	Soil Vapor
ug/m^3	micrograms per cubic meter	SS	Sub-slab
			Concentration Exceeds Commercial Screening Levels using 0.03 AF

Screening levels based on Department of Toxic Substances Control (DTSC) Hero Note 3 Screening Levels (April 2025) or Environmental Protection Agency (EPA) Regional Screening Levels (November 2024)
2019 sample results collected prior to hot spot removal are presented for comparison purposes only. Only the 2024/2025 sample results are considered representative of current conditions.

Table 2
Indoor Air Results
1401 S. Brand Blvd., Glendale, CA

Sample ID	Location	Date Sampled	VOCS by EPA Method 8260 (ug/m^3)																	
			Tetra-chloro-ethene	Benzene	Toluene	Ethyl-benzene	o-Xylene	m/p-Xylene	Carbon tetra-chloride	Chloro-ethane	Chloro-form	Chloro-methane	1,2-Dichloroe thane	Freon 11	Freon 12	Freon 113	Methylene Chloride	Styrene	1,1,2,2-Tetra-chloro-ethane	trans-1,2-DCE	All Other VOCs
IA-1	Inside Parts Building	11/18/2024	**0.68**	**2.3**	**13**	**12**	**24**	**62**	**0.42**	**0.25**	**0.18**	**1.3**	<0.040	**1.1**	**2.1**	**0.49**	**0.38**	<0.085	**0.099**	**0.060**	ND
		6/24/2025	<0.068	**2.0**	**14**	**5.2**	**9.5**	**27**	**0.35**	**0.12**	<0.049	**1.1**	<0.040	**1.0**	**2.0**	**0.42**	**0.40**	<0.085	<0.069	<0.040	ND
IA-2		11/18/2024	**3.1**	**1.5**	**8.0**	**7.4**	**16**	**40**	**0.43**	<0.026	**0.18**	**1.1**	<0.040	**1.2**	**2.4**	**0.50**	**0.46**	**1.3**	<0.069	**0.053**	ND
		6/24/2025	<0.068	**1.4**	**9.4**	**3.8**	**6.8**	**20**	**0.35**	**0.030**	**0.11**	**1.1**	**0.10**	**1.0**	**2.2**	**0.43**	**0.40**	<0.085	<0.069	<0.040	ND
OA-1	Outside Ambient Air	11/18/2024	**0.40**	**1.4**	**5.7**	**1.6**	**2.9**	**7.2**	**0.43**	<0.026	**0.16**	**1.1**	<0.040	**1.3**	**2.1**	**0.51**	**0.41**	**0.24**	<0.069	<0.040	ND
		6/24/2025	<0.068	**0.93**	**5.6**	**1.5**	**2.6**	**7.1**	**0.33**	**0.041**	**0.12**	**1.1**	**0.064**	**1.0**	**2.0**	**0.42**	**0.39**	<0.085	<0.069	<0.040	ND
OA-2		11/18/2024	**0.62**	**0.76**	**2.3**	**0.53**	**0.81**	**2.0**	**0.42**	<0.026	**0.13**	**1.1**	<0.040	**1.3**	**2.0**	**0.50**	**0.40**	**0.10**	<0.069	<0.040	ND
		6/24/2025	<0.068	**0.55**	**1.5**	**0.42**	**0.58**	**1.6**	**0.34**	**0.032**	**0.14**	**1.2**	**0.064**	**1.0**	**2.0**	**0.42**	**0.39**	**0.11**	<0.069	<0.040	ND
OA-3		11/18/2024	**0.99**	**0.80**	**1.7**	**0.48**	**0.72**	**1.7**	**0.42**	**0.043**	**0.19**	**1.2**	<0.040	**1.8**	**2.0**	**0.49**	**0.40**	**0.15**	<0.069	<0.040	ND
		6/24/2025	<0.068	**0.42**	**1.0**	**0.24**	**0.32**	**0.79**	**0.38**	**0.14**	**0.18**	**1.1**	**0.065**	**1.2**	**2.0**	**0.43**	**0.39**	**0.10**	<0.069	<0.040	ND
Commercial **Indoor Air** Screening Level			2.0	0.42	1,800	4.9	440	440	2.0	18,000	0.53	390	0.47	5,300	440	22,000	12	3,900	0.21	180	--

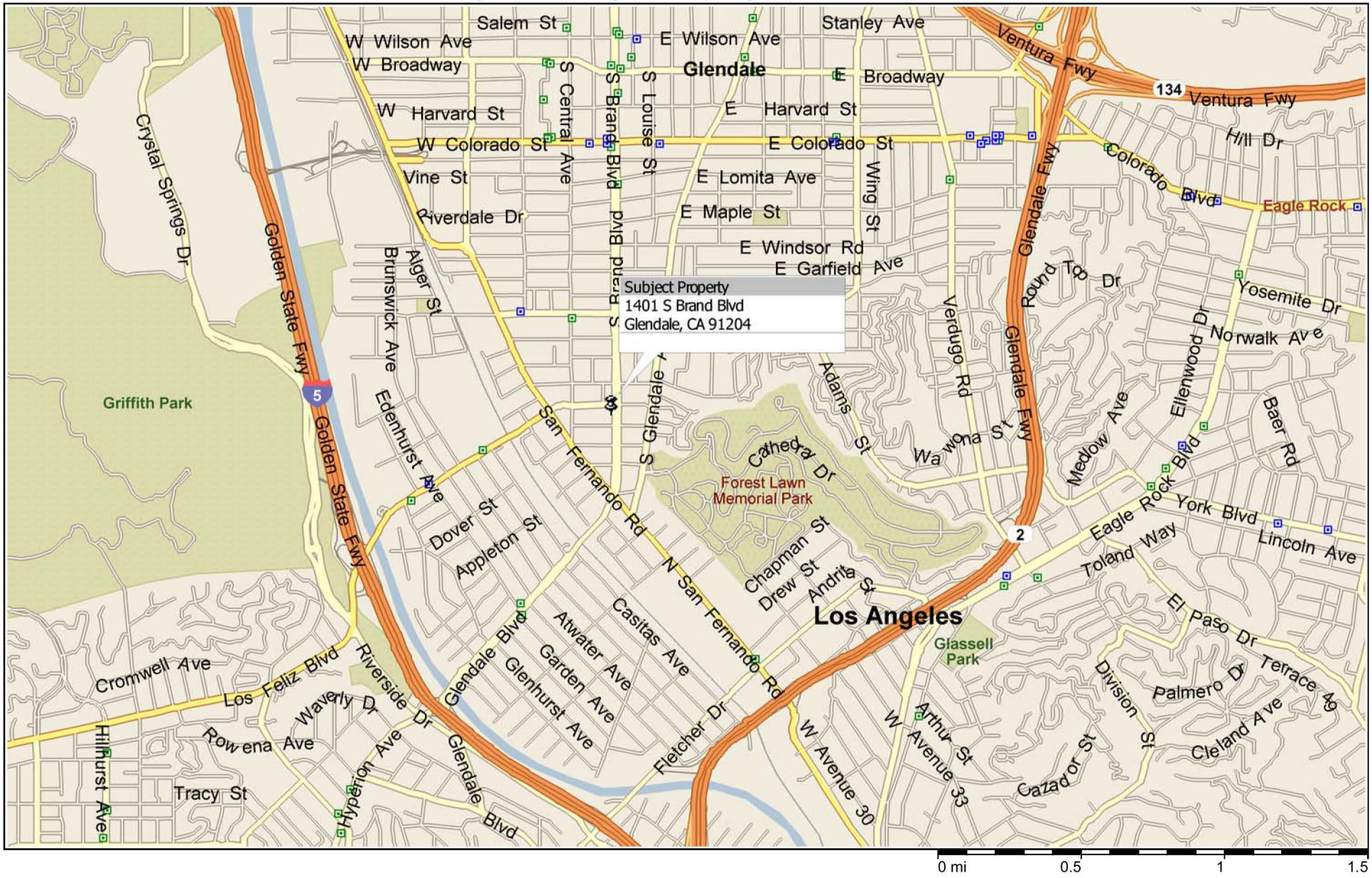
Notes:

VOCs	Volatile Organic Compounds
ND	Not Detected Above Reporting Limit
ug/m^3	micrograms per cubic meter
	Concentration Exceeds Screening Levels

Screening levels based on Department of Toxic Substances Control (DTSC) Hero Note 3 Screening Levels (April 2025) or Environmental Protection Agency (EPA) Regional Screening Levels (November 2024)

Figures

Figure 1 - Subject Property Location Map



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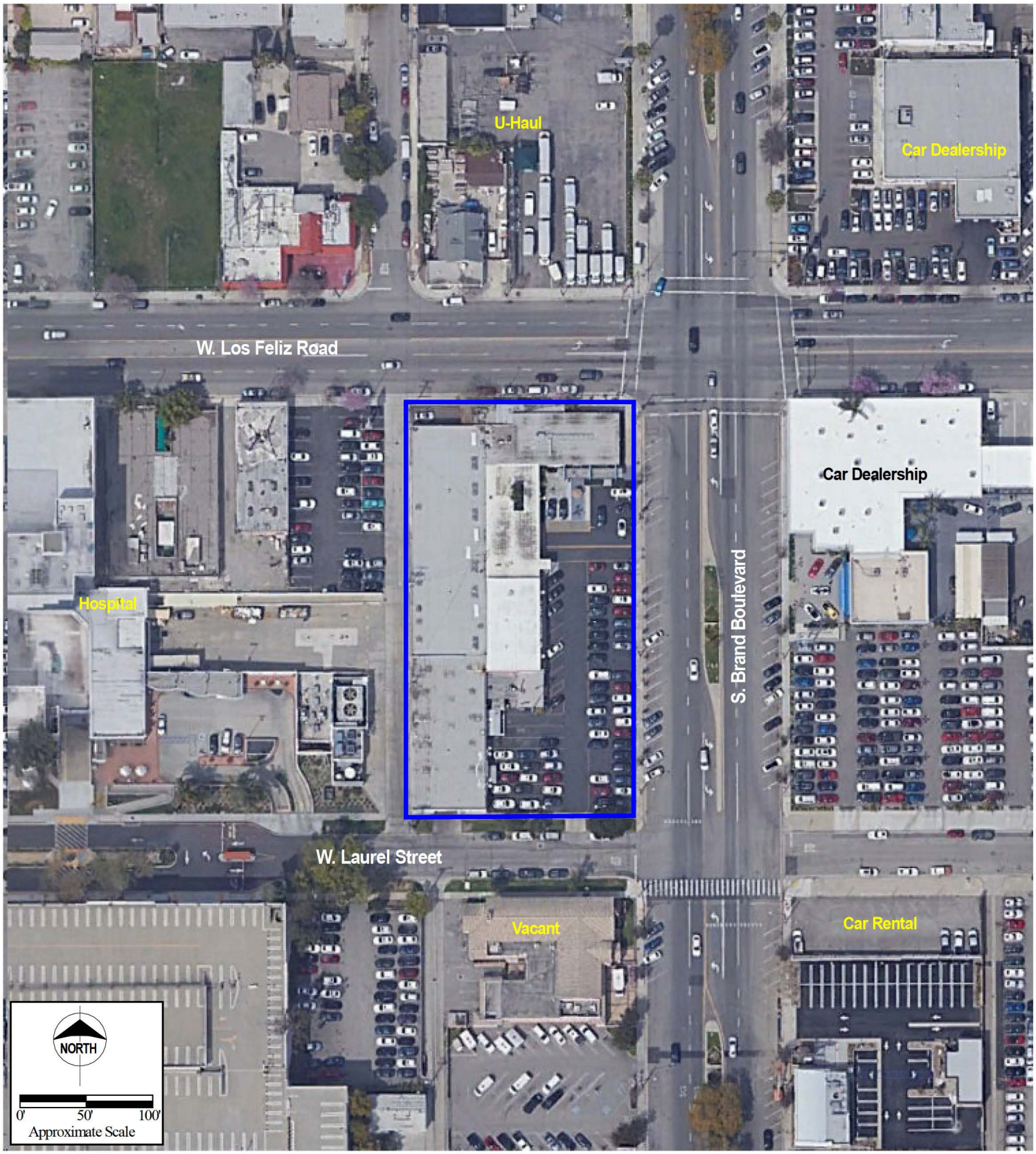


Figure 2
Subject Property Vicinity Map

1401 S. Brand Blvd.
Glendale, CA 91204

Legend

Approximate Subject Property Boundary

Waterstone Environmental, Inc.
2936 East Coronado Street
Anaheim, California 92806

Drafted By: HLF	Project No.: 20-150
Approved By: MS	Date: 12-10-2024

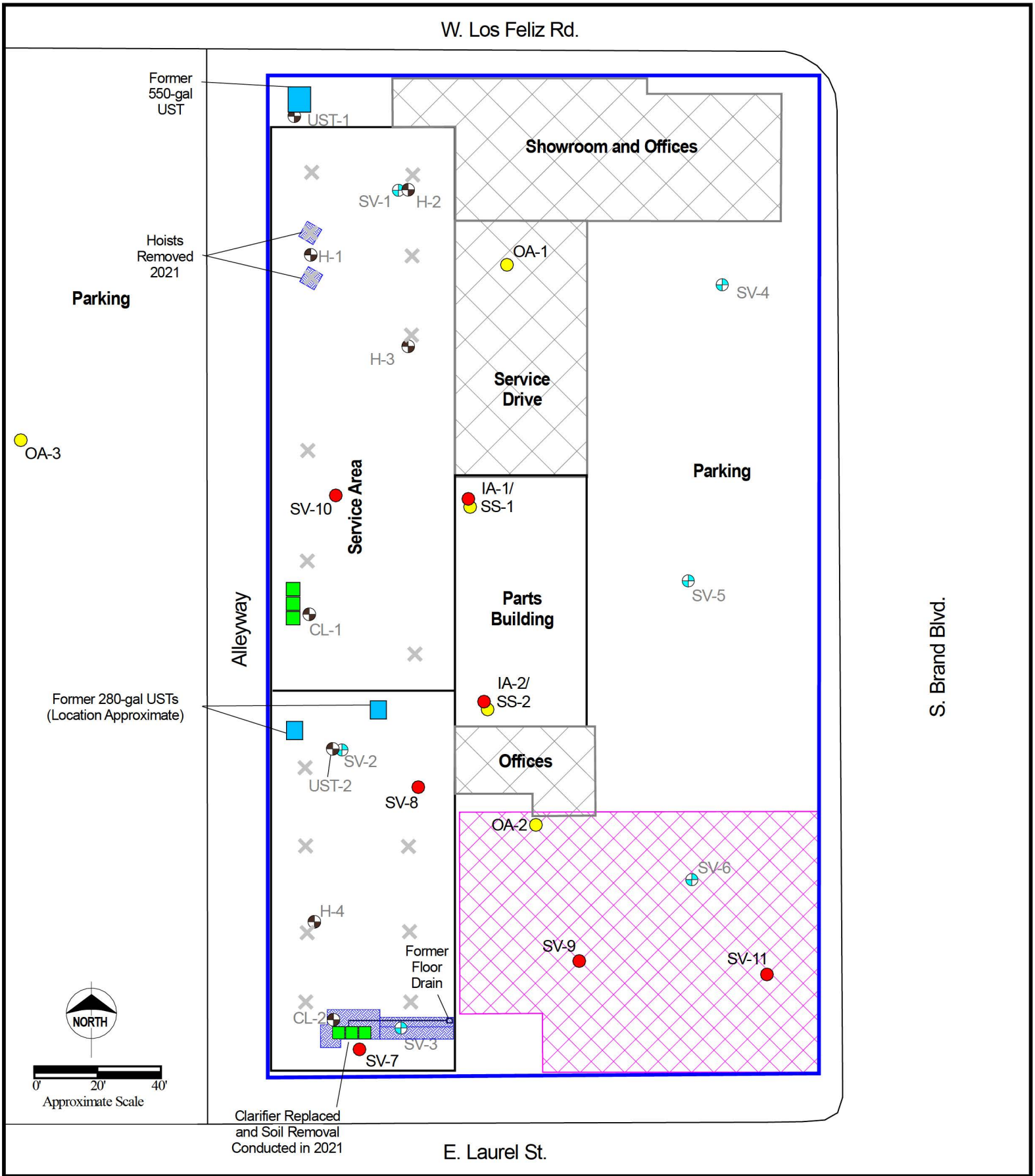


Figure 3
Sample Location Map

1401 S. Brand Blvd.
Glendale, CA 91204

Legend

- Subject Property Boundary
- Planned New Construction
- Planned Demolition
- Soil Vapor/Sub-Slab Sample Location
- Indoor/Outdoor Air Sample Location
- 2021 Removal Area
- 2019 Soil Sample Location
- 2019 Soil Vapor Sample Location
- 3-Compartment Clarifier
- Former UST
- Former In-ground Hoist

Waterstone Environmental, Inc.
2936 East Coronado Street
Anaheim, California 92806

Drafted By: HLF	Project No.: 20-150
Approved By: MS	Date: 10-28-2024

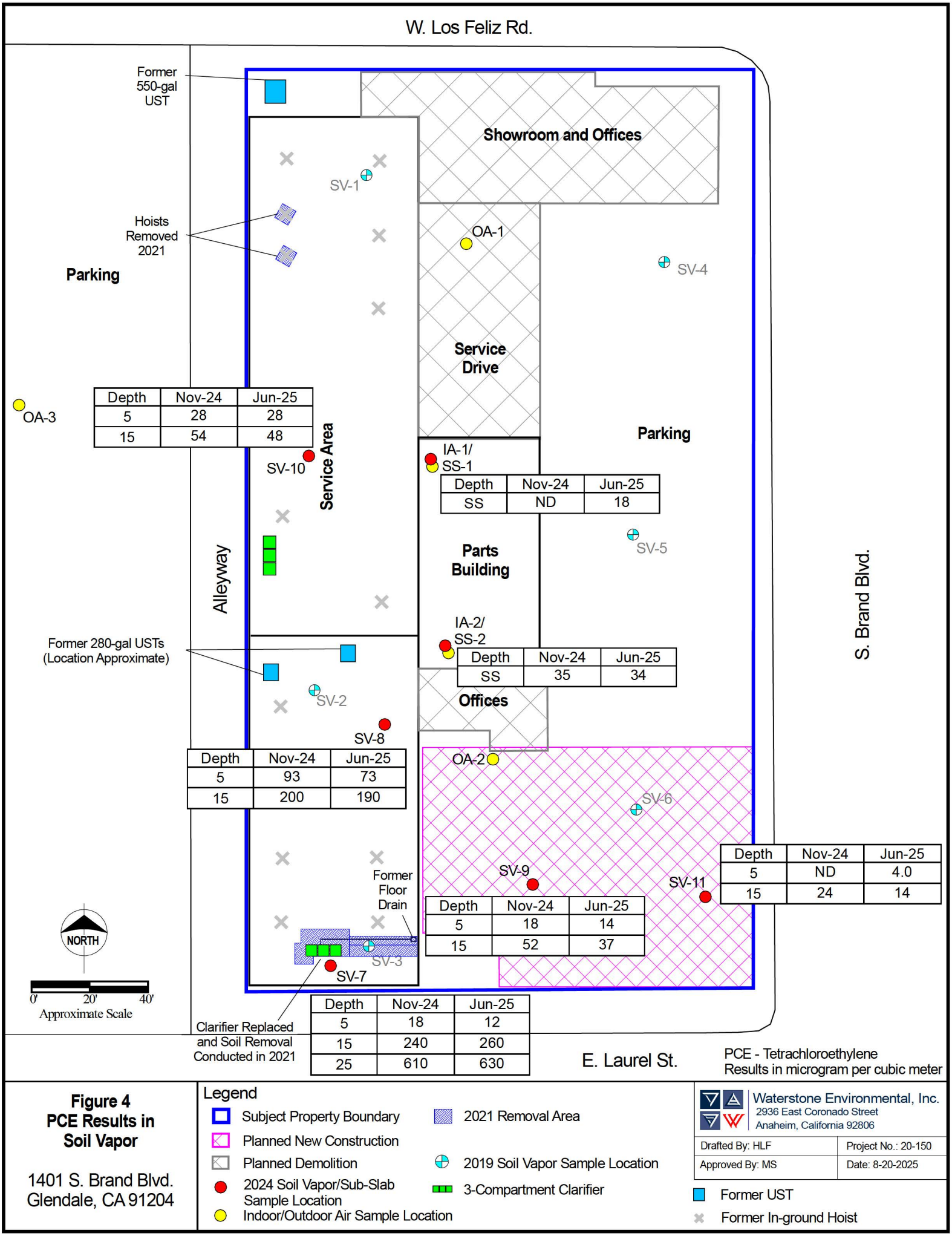


Figure 4
PCE Results in Soil Vapor

1401 S. Brand Blvd.
Glendale, CA 91204

Legend

- Subject Property Boundary
- Planned New Construction
- Planned Demolition
- 2024 Soil Vapor/Sub-Slab Sample Location
- Indoor/Outdoor Air Sample Location
- 2021 Removal Area
- 2019 Soil Vapor Sample Location
- 3-Compartment Clarifier
- Former UST
- Former In-ground Hoist

Waterstone Environmental, Inc.
2936 East Coronado Street
Anaheim, California 92806

Drafted By: HLF	Project No.: 20-150
Approved By: MS	Date: 8-20-2025

Attachment A

WATERSTONE ENVIRONMENTAL, INC.

2936 EAST CORONADO STREET * ANAHEIM, CA 92806
714-414-1122 * FAX: 714-414-1166
E:MAIL: NBERESKY@WATERSTONE-ENV.COM

October 8, 2019

VIA EMAIL

Mr. Bart Hutchinson
Rim Rock Investments, LLC
230 35th Av. E
Seattle, WA 98112

RE: Results of Phase II Soil and Soil Vapor Sampling for the Subject Property Located at 1401 S. Brand Blvd., Glendale, California

Dear Mr. Hutchinson:

Waterstone Environmental, Inc. (Waterstone) is pleased to submit this letter report to Rim Rock Investments, LLC (Rim Rock) to evaluate Phase II soil and soil vapor sampling activities for the above-referenced Subject Property (see Figure 1).

The Subject Property has been an auto dealership since the 1950s. A site inspection conducted in 2019 by Waterstone at the Subject Property during a Phase I Environmental Assessment identified features where chemical use and/or storage occur or formerly occurred. Waterstone recommended that a Phase II be performed to evaluate whether chemical releases had occurred at these features including historic underground storage tanks (USTs), two clarifiers, several in-ground hydraulic lifts (both historic and currently present), and waste storage areas.

PROJECT OBJECTIVES

The objective of the work performed by Waterstone was to evaluate whether volatile organic compounds (VOCs) and/or total petroleum hydrocarbons (TPH) are present in the subsurface as a result of releases from a representative number of current and historic features identified on the Subject Property.

SCOPE OF WORK

The soil and soil vapor investigation conducted at the Subject Property included the following:

- The installation, sampling, and analysis of six (6) dual-depth soil vapor probes across the Subject Property.
- Sampling and analysis of soil samples at eight (8) locations in the service area at the location of clarifiers, USTs and a representative number of hydraulic lifts.
- Job walk with remediation contractors to procure bids for removing some features associated with the car dealership.

PHASE II INVESTIGATION

On August 25, 2019, a total of eight (8) soil borings and six (6) soil vapor borings were advanced to a maximum depth of 15-feet below ground surface (bgs). Soil borings were advanced to a maximum 10-feet in depth within the service area of the Subject Property near historical USTs (UST-1 and UST-2), existing clarifiers (CL-1 and CL-2), and historic and current hydraulic lifts (H-1 through H-4). Sample locations are shown on the attached Figure 2.

Soil vapor borings were installed using a rough grid pattern including inside the building in the service area near clarifiers, historical USTs, and waste storage areas (SV-1 through SV-3) and across the parking lot (SV-4 through SV-6). Soil vapor sample location SV-3 was situated near a floor drain in a waste storage area of the Subject Property and soil vapor sample location SV-4 was located within the footprint of the proposed new showroom area (SV-4). The field investigation activities are summarized in the following sections.

Pre-Field Activities

Prior to conducting field sampling activities, the following pre-field tasks were completed:

- Preparation of a Site-specific Health and Safety Plan;
- Coordination of access to the Subject Property with the property owner and tenant;
- Marking of the proposed sampling locations with white paint required by law for Underground Service Alert (USA) inspection;
- Notification of USA at least 72 hours prior to sampling to have underground utilities in the area located and marked.

Prior to drilling, all sampling locations were inspected for subsurface obstructions and utilities using geophysical survey instruments operated by Spectrum Geophysics, a subsurface utility locating company located in Chatsworth, California. Following utility clearance, the paving at each sample location was cored and a hand auger was utilized to clear a hole to a depth of 5 feet at each borehole prior to the use of machinery. Drilling activities using a direct push drill rig and soil vapor probe installation was performed by Millennium Environmental of Anaheim, California.

Soil Sampling and Laboratory Analysis

Soil samples were collected at a total of eight (8) locations, as shown on the attached Figure 2. At the USTs and clarifiers, soil sample collection and analysis

were as follows:

- Two (2) locations were placed near where former USTs were removed and
- Two (2) locations were placed adjacent to existing clarifiers.
- Soil samples were collected at depths of 5-feet and 10-feet below ground surface (bgs)
- Soil samples were analyzed for TPH (gasoline, diesel, and oil range organics [GRO, DRO, and ORO] by EPA Method 8015B.

At the hydraulic lift locations, soil sample collection and analysis were as follows:

- Four (4) locations were placed adjacent to current or former in-ground hydraulic lifts.
- Soil samples were collected at a depth of 10-feet bgs, the most likely depth for soil contamination, if present.
- Soil samples were analyzed for hydraulic oil range TPH DRO and ORO by EPA Method 8015B.

Soil samples which were analyzed for VOCs and TPH GRO were collected in accordance with EPA Method 5035 using Terracore samplers for preservation of volatiles.

Where TPH was detected, the samples were additionally analyzed for VOCs by EPA Method 8260B and polychlorinated biphenyls (PCBs) by EPA Method 8082.

During drilling at sample location CL-2, which is located adjacent to the inlet of the existing clarifier currently in use at the car wash area of the Subject Property, a void space was encountered under the paving and the soil was saturated with water possibly coming from a leaking pipe. Due to the presence of significant volumes of water in the soil, a 5-foot bgs sample was collected but it was not possible to collect a sample from 10-feet bgs.

Soil Vapor Probe Installation, Sampling, and Laboratory Analysis

Soil vapor sampling probes were installed at six (6) locations in a rough grid pattern over the Subject Property as shown on Figure 2. Each soil vapor location was dual-depth having two probes, one set at a depth of 5-feet and another at 15-feet bgs. Three (3) dual-depth soil vapor probes are located within the service area and three (3) dual-depth soil vapor probes are located in the office area and parking lot. Soil vapor probe installation and sampling were performed in accordance with the California EPA (Department of Toxic Substances Control (DTSC)/Regional Water Quality Control Board (RWQCB)) *Advisory for Active Soil Gas Investigations* (July 2015).

Soil vapor probe purging, sampling, and analysis were performed by Environmental Support Technologies, Inc. (EST) as a subcontractor to Waterstone on August 28, 2019.

The vapor probes were constructed with ¼-inch diameter Nylaflow tubing extending to the surface with an attached porous vapor inlet filter at the target depth. A sand filter pack consisting of clean, kiln-dried #2/12 Monterey sand was extended six inches below and six inches above the depth of the vapor point. The filter pack was topped with a seal of dry bentonite followed by hydrated bentonite between each probe and to near the surface.

Purging and sampling were performed after the required 48-hour waiting period for probe equilibration. Quality assurance procedures conducted by EST included the performance of a shut-in test and leak testing at each location prior to sample collection. After purging three volumes at each location, a vapor sample was collected in a gas-tight syringe and analyzed in a mobile laboratory operated by Jones Environmental of Santa Fe Springs, CA for VOCs by EPA Method 8260B.

After vapor samples were collected, the probes were abandoned and resurfaced to match the surrounding paving. Soil cuttings were containerized in a 55-gallon DOT-approved drum and stored temporarily onsite pending removal and offsite disposal.

SUMMARY OF RESULTS

Laboratory results for soil samples and soil vapor samples are summarized in Tables 1 and 2, respectively, and the laboratory reports are provided in Attachment A.

Soil Analysis Results Summary

For soil analysis results, the following provides a summary (see Table 1):

- Two borings were advanced in former UST locations; two borings were advanced in clarifier locations, and soil samples were also collected adjacent to 4 in-ground hoists. Of 11 samples collected and analyzed for TPH, only 2 contained TPH concentrations.
- No TPH or PCBs were detected at depths of 5 or 10 feet in the vicinity of USTs at locations UST-1 or UST-2.

- No TPH or PCBs were detected at depths of 5 or 10 feet at the clarifier location CL-1.
- TPH and VOCs were detected at the clarifier location at CL-2 at 5 feet bgs (no 10-foot sample was collected due to a void space and water encountered in this boring).
    - For the TPH analysis, all three hydrocarbon ranges were detected at CL-2 at 5 feet bgs including:
        - TPH-GRO: 5 milligrams per kilogram (mg/kg),
        - TPH-DRO: 2,100 mg/kg, and
        - TPH-ORO: 2,300 mg/kg.
    - No PCBs were detected at CL-2 at 5 feet.

- Seventeen (17) VOCs were detected at CL-2-5 feet including the following chemicals that are typically associated with degreasing activities:
  - Tetrachloroethylene (PCE) of 20 milligrams per kilogram (ug/kg)
  - Cis-1,2-dichloroethylene (a breakdown product of PCE) at 15 ug/kg.

- Except for the 2,100 mg/kg of TPH DRO, no other detected chemicals exceed screening levels for cleanup. The commercial soil screening levels for TPH DRO are 1,040 mg/kg based on U.S. EPA's (May 2019) Regional Screening Levels (RSLs).

- No TPH or PCBs were detected at depths of 10 feet at the hydraulic lift locations H-1, H-3, and H-4.
- H-2 at 10 feet contained no PCBs but did contain detectable concentrations of TPH:
  - TPH-DRO detected at 680 mg/kg and
  - TPH-ORO detected at 850 mg/kg.
  - Additional analysis for VOCs at H-2 indicates VOCs were not detected.

Except for the 2,100 mg/kg of TPH DRO at CL-2 at 5 feet bgs, no other detected chemicals exceed screening levels for cleanup. The commercial soil screening levels for TPH DRO are 1,040 mg/kg based on U.S. EPA's (May 2019) Regional Screening Levels (RSLs).

Soil Vapor Analysis Results Summary

For soil vapor analysis results, the following provides a summary (see Table 2):

- The highest VOC detections were identified near the clarifier currently in use and a floor drain in the waste storage area at the southern end of the service area at sample location SV-3. The compounds detected which exceed their respective screening levels include:
  - Tetrachloroethene (PCE),
  - Trichloroethene (TCE),
  - Benzene,
  - Ethylbenzene, and
  - Naphthalene.

- A total of 24 volatile compounds were detected in soil vapor samples collected at the Subject Property.

- On Table 2, the soil vapor results are compared against commercial indoor air screening levels published by State of California Department of Toxic Substances Control (DTSC) in Human and Ecological Risk Office's (HERO) Note 3 (April 2019) and the U.S. EPA's RSLs, using the newly required and highly conservative 0.03 attenuation factor (AF). The old AF was 0.001, 30 times higher than the 0.03 AF allows for.

- The results of PCE in soil vapor are shown on Figure 3. PCE was the only compound detected above screening levels:
  - at SV-2 at 5 and 15-feet bgs, located in the middle of the service area near former USTs, and
  - at SV-6 at 15-feet bgs, located in the southern parking lot area.

COSTS FOR REMOVAL OF HOISTS/CLARIFIER

Waterstone performed a job walk with three remediation contractors to obtain bids to remove two hoists and the one existing clarifier that is not in use. In response, Waterstone received 2 bids with costs ranging from $36,000 to $59,000. One of the 3 contractors contacted chose to submit a no-bid, therefore, it is recommended to obtain further bids to provide additional costing information.

CONCLUSIONS AND RECOMMENDATIONS

- Leakage of clarifier water at CL-2 was evident based on encountering a void space and saturation at 5-feet. This is indicative of a leaking pipe that should be repaired as soon as possible.

- For soil results, the only sample that exceeded commercial Screening Levels is 2,100 mg/kg of TPH DRO at CL-2 at 5 feet bgs. During clarifier piping repair, a small amount of soil should be removed and disposed offsite according to all applicable regulations and laws. The remaining soil should be sampled and additional soil removed, if necessary, to ensure compliance with the 1,040 ppm TPH DRO screening level.

- Screening levels for vapor for a commercial use are exceeded at SV-2 and SV-3 located in the southern portion of the building. Indoor air samples should be collected to ensure that these vapors are not causing unacceptable levels of VOCs in indoor air.

- An oversight agency should be engaged to review these results and give directions on the steps necessary to achieve site closure. It is likely that soil vapor remediation and additional soil vapor sampling will be required.

- Removal of two hoists and an existing clarifier is expected to be in the $40,000 range. At least two additional bids should be procured to ensure the lowest cost by a qualified subcontractor.

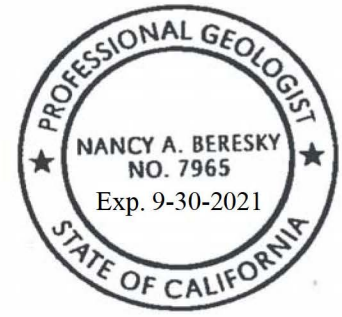
If you have any questions regarding this summary report, please contact Nancy Beresky at (714) 414-1122.

Sincerely,

Nancy Beresky, P.G.
Principal Hydrogeologist
Waterstone Environmental, Inc.

Jeffrey V. Dagdigian, Ph.D.
Managing Principal Environmental Scientist
Waterstone Environmental, Inc.

Heather Fields
Senior Environmental Scientist
Waterstone Environmental, Inc.



Attachments:

Table 1 - Soil Sample Results
Table 2 – Soil Vapor Sample Results
Figure 1 – Subject Property Location Map
Figure 2 – Sample Location Map
Figure 3 – PCE Results in Soil Vapor
Attachment A – Lab Report

Table 1
Soil Sample Results
1401 S. Brand Blvd., Glendale, CA

Date Sampled	Sample ID	TPH by EPA Method 8015 (mg/kg)			PCBs by EPA Method 8082	VOCs by EPA Method 8260B (ug/kg)																
		TPH Gasoline Range	TPH Diesel Range	TPH Oil Range	All PCBs	Tetrachloroethene	Toluene	Ethylbenzene	o-Xylene	m/p-Xylene	cis-1,2-Dichloroethene	Chlorobenzene	1,2-Dichlorobenzene	2-Chlorotoluene	1,2,4-Trimethylbenzene	1,3,5-Trimethylbenzene	Isopropylbenzene	Naphthalene	n-Butylbenzene	n-Propylbenzene	p-Isopropyltoluene	sec-Butylbenzene	All Other VOCs
8/28/2019	UST-1-5	ND<0.77	ND<10	ND<10	ND	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
8/28/2019	UST-1-10	ND<0.83	ND<10	ND<10	ND	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
8/28/2019	UST-2-5	ND<0.98	ND<10	ND<10	ND	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
8/28/2019	UST-2-10	ND<1.0	ND<10	ND<10	ND	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
8/28/2019	CL-1-5	ND<0.93	ND<10	ND<10	ND	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
8/28/2019	CL-1-10	ND<0.88	ND<10	ND<10	ND	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
8/28/2019	CL-2-5	5	2,100	2,300	ND	20	65	24	72	130	15	4.8	43	43	68	29	4.4	25	7.4	11	5.8	5.7	ND
8/28/2019	H-1-10	--	ND<10	ND<10	ND	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
8/28/2019	H-2-10	--	680	850	ND	ND<5.0	ND<5.0	ND<5.0	ND<5.0	ND<10	ND<5.0	ND<5.0	ND<5.0	ND<5.0	ND<5.0	ND<5.0	ND<5.0	ND<5.0	ND<5.0	ND<5.0	ND<5.0	ND<5.0	ND
8/28/2019	H-3-10	--	ND<10	ND<10	ND	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
8/28/2019	H-4-10	--	ND<10	ND<10	ND	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
Commercial Screening Levels		2,620	1,040	3,533,000	--	2,700	5,300,000	25,000	2,800,000	2,400,000	84,000	1,300,000	9,300,000	2,500,000	1,800,000	1,500,000	--	6,500	18,000,000	9,900,000	--	12,000,000	--

Notes:

TPH	Total Petroleum Hydrocarbons
PCBs	Polychlorinated Biphenyls
VOCs	Volatile Organic Compounds
ND	Not Detected Above Reporting Limit
mg/kg	milligrams per kilogram
ug/kg	micrograms per kilogram
	Concentration Exceeds Screening Levels

Screening levels based on Department of Toxic Substances Control (DTSC) Hero Note 3 Screening Levels (April 2019) or Environmental Protection Agency (EPA) Regional Screening Levels (May 2019)

Table 2
Soil Vapor Results
EPA Method 8260 - results in ug/m3
1401 S. Brand Blvd., Glendale, CA

Date Sampled	Sample ID	Tetra-chloro-ethene	Tri-chloro-ethene	Benzene	Toluene	Ethyl-benzene	o-Xylene	m/p-Xylene	cis-1,2-Dichloro-ethene	Carbon di-sulfide	Chloro-benzene	Chloro-form	1,2-Dichloro-benzene	1,1-Dichloro-ethane	2-Chloro-toluene	Styrene	1,1,1-Trichloro-ethane	1,2,4-Trimethy-lbenzene	1,3,5-Trimethyl-benzene	Isopropyl benzene	Naphtha-lene	n-Butyl-benzene	n-Propyl-benzene	p-Isopropyl-toluene	sec-Butyl-benzene	All Other VOCs
8/28/2019	SV-1-5	31	ND<5.0	ND<5.0	ND<5.0	ND<5.0	ND<5.0	ND<5.0	ND<5.0	ND<5.0	ND<5.0	ND<5.0	ND<5.0	ND<5.0	ND<5.0	ND<5.0	ND<5.0	ND<5.0	ND<5.0	ND<5.0	ND<5.0	ND<5.0	ND<5.0	ND<5.0	ND<5.0	ND
8/28/2019	SV-1-15	33	ND<5.0	ND<5.0	ND<5.0	ND<5.0	ND<5.0	ND<5.0	ND<5.0	ND<5.0	ND<5.0	ND<5.0	ND<5.0	ND<5.0	ND<5.0	ND<5.0	ND<5.0	ND<5.0	ND<5.0	ND<5.0	ND<5.0	ND<5.0	ND<5.0	ND<5.0	ND<5.0	ND<5.0	ND
8/28/2019	SV-2-5	820	ND<5.0	7.6	43	11	23	47	ND<5.0	ND<5.0	ND<5.0	ND<5.0	ND<5.0	ND<5.0	ND<5.0	ND<5.0	ND<5.0	24	8.8	ND<5.0	ND<5.0	ND<5.0	ND<5.0	ND<5.0	ND<5.0	ND<5.0	ND
8/28/2019	SV-2-15	500	ND<5.0	ND<5.0	ND<5.0	ND<5.0	ND<5.0	ND<5.0	ND<5.0	ND<5.0	ND<5.0	ND<5.0	ND<5.0	ND<5.0	ND<5.0	ND<5.0	11	5.2	ND<5.0	ND<5.0	ND<5.0	ND<5.0	ND<5.0	ND<5.0	ND<5.0	ND<5.0	ND
8/28/2019	SV-3-5	4,000	38	9.2	440	1,100	3,700	7,100	100	41	ND<5.0	ND<5.0	3,200	ND<5.0	1,700	150	ND<5.0	7,400	2,400	190	180	460	1,200	240	200	ND
8/28/2019	SV-3-15	3,000	160	59	2,800	2,500	2,800	8,100	780	ND<5.0	470	ND<5.0	380	11	ND<5.0	120	ND<5.0	5,400	1,400	230	170	550	1,200	360	310	ND
8/28/2019	SV-4-5	ND<5.0	ND<5.0	10	65	18	21	68	ND<5.0	31	ND<5.0	5.0	ND<5.0	ND<5.0	ND<5.0	ND<5.0	ND<5.0	23	8.8	ND<5.0	ND<5.0	ND<5.0	5.80	13	ND<5.0	ND
8/28/2019	SV-4-15	ND<5.0	ND<5.0	ND<5.0	17	ND<5.0	ND<5.0	13	ND<5.0	ND<5.0	ND<5.0	ND<5.0	ND<5.0	ND<5.0	ND<5.0	ND<5.0	ND<5.0	10	ND<5.0	ND<5.0	ND<5.0	ND<5.0	ND<5.0	ND<5.0	ND<5.0	ND
8/28/2019	SV-5-5	23	ND<5.0	7.8	80	37	44	140	ND<5.0	ND<5.0	ND<5.0	ND<5.0	ND<5.0	ND<5.0	ND<5.0	ND<5.0	ND<5.0	75	37	5.8	ND<5.0	ND<5.0	15	36	ND<5.0	ND
8/28/2019	SV-5-15	45	ND<5.0	ND<5.0	5.4	ND<5.0	ND<5.0	9.0	ND<5.0	ND<5.0	ND<5.0	ND<5.0	ND<5.0	ND<5.0	ND<5.0	ND<5.0	ND<5.0	9.8	ND<5.0	ND<5.0	ND<5.0	ND<5.0	ND<5.0	5.0	ND<5.0	ND
8/28/2019	SV-6-5	51	ND<5.0	8.2	100	31	25	110	ND<5.0	46	ND<5.0	ND<5.0	ND<5.0	ND<5.0	ND<5.0	ND<5.0	ND<5.0	29	14	5.6	ND<5.0	ND<5.0	7.8	34	ND<5.0	ND
8/28/2019	SV-6-5 dup	37	ND<5.0	7.80	93.60	27.80	23	104	ND<5.0	33.40	ND<5.0	ND<5.0	ND<5.0	ND<5.0	ND<5.0	ND<5.0	ND<5.0	23.8	12.40	ND<5.0	ND<5.0	ND<5.0	6.6	27	ND<5.0	ND
8/28/2019	SV-6-15	82	ND<5.0	ND<5.0	5.2	ND<5.0	ND<5.0	9.8	ND<5.0	ND<5.0	ND<5.0	ND<5.0	ND<5.0	ND<5.0	ND<5.0	ND<5.0	ND<5.0	9.80	ND<5.0	ND<5.0	ND<5.0	ND<5.0	ND<5.0	ND<5.0	ND<5.0	ND
Commercial **Soil Vapor** Screening Level (Using 0.03 Attenuation Factor)		67	100	14	43,333	163	14,667	14,667	1,167	103,333	7,333	18	29,333	257	--	130,000	146,667	8,667	8,667	--	12	29,333	146,667	--	60,000	--
Commercial **Indoor Air** Screening Level		2.0	3.0	0.42	1,300	4.9	440	440	35	3,100	220	0.53	880	7.7	--	3,900	4,400	260	260	--	0.36	880	4,400	--	1,800	--

Notes:
VOCs Volatile Organic Compounds
ND Not Detected Above Reporting Limit
ug/m3 micrograms per cubic meter
Concentration Exceeds Screening Levels
Screening levels based on Department of Toxic Substances Control (DTSC) Hero Note 3 Screening Levels (April 2019) or Environmental Protection Agency (EPA) Regional Screening Levels (May 2019)

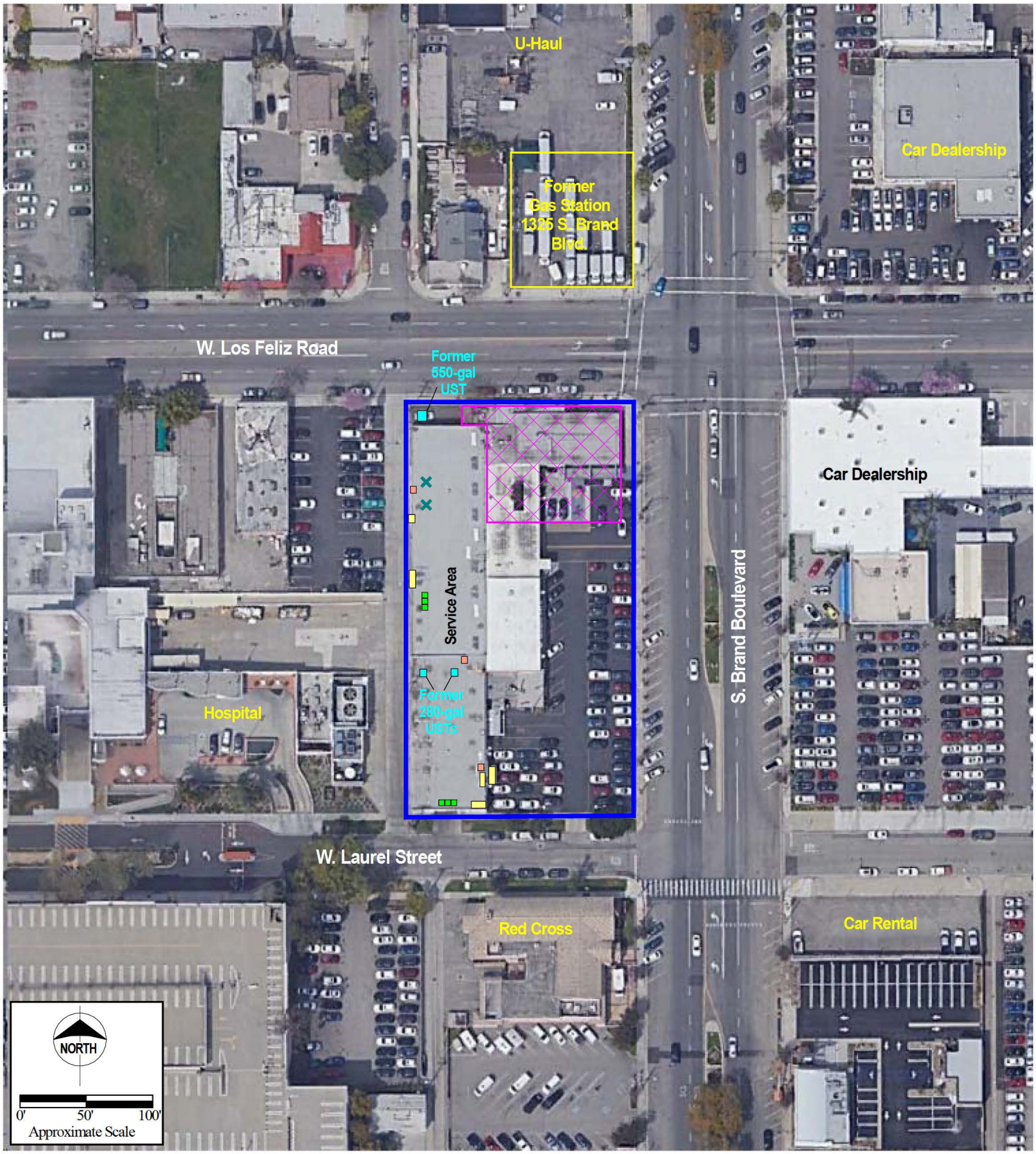


Figure 1
Subject Property Vicinity Map

1401 S. Brand Blvd.
Glendale, CA 91204

Legend

- Approximate Subject Property Boundary
- Planned Renovation Area
- 3-Compartment Clarifier
- Former UST (not all historic locations known)
- AST Locations
- Parts Cleaning Locations
- In-ground Hoist (not all historic locations known)

Waterstone Environmental, Inc.
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Anaheim, California 92806

Drafted By: HLF	Project No.: 19-108
Approved By: NB	Date: 4-26-2019

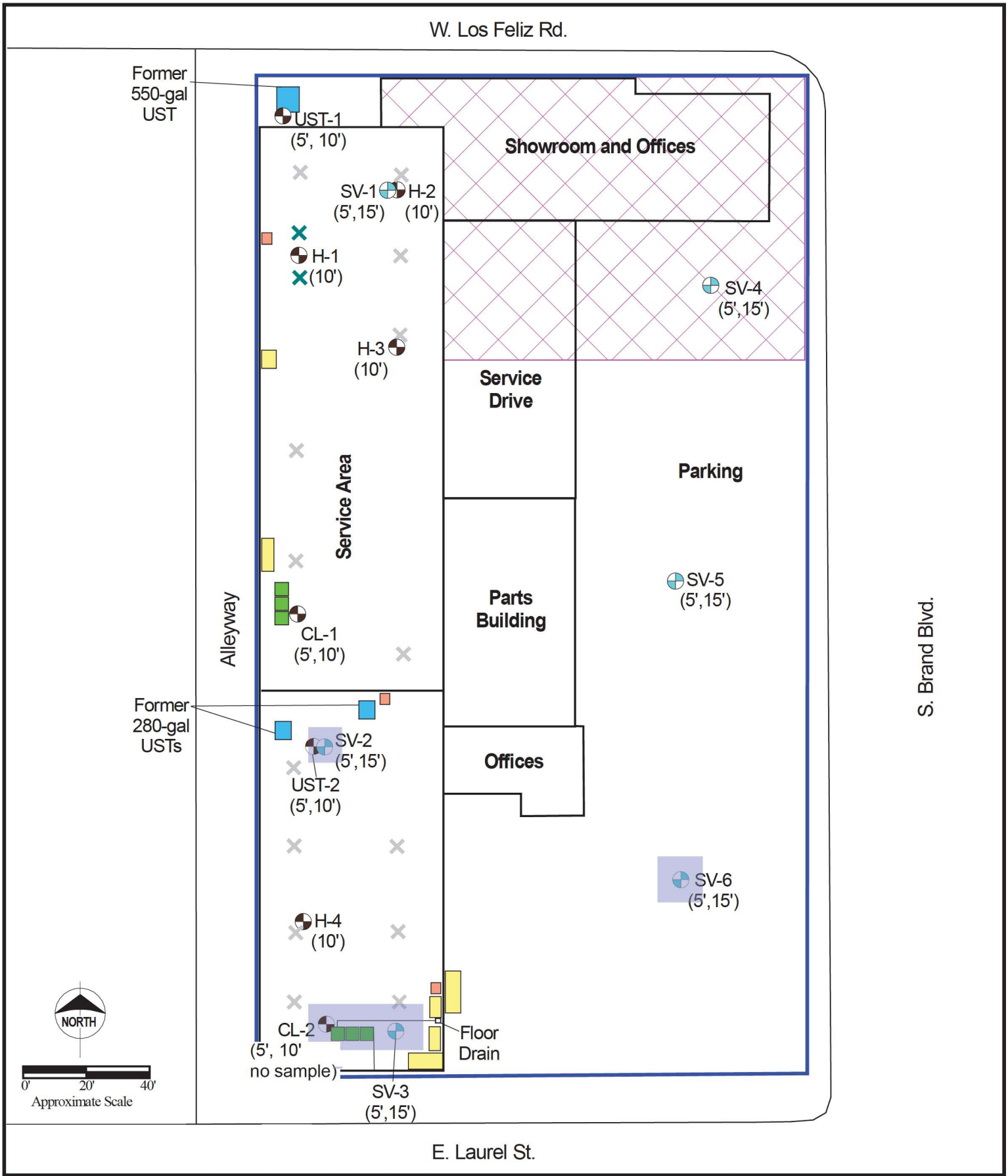


Figure 2
Sample Location Map

1401 S. Brand Blvd.
Glendale, CA 91204

Legend

- Location exceeding agency screening levels (Tables 1,2)
- Approximate Subject Property Boundary
- Planned Renovation Area
- Soil Sample Location
- Soil Vapor Sample Location
- In-ground Hoist (current)
- In-ground Hoist (historic)
- AST Locations
- Parts Cleaning Locations
- 3-Compartment Clarifier
- Former UST (not all historic locations known)

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Drafted By: HLF	Project No.: 19-108
Approved By: NB	Date: 8-20-2019

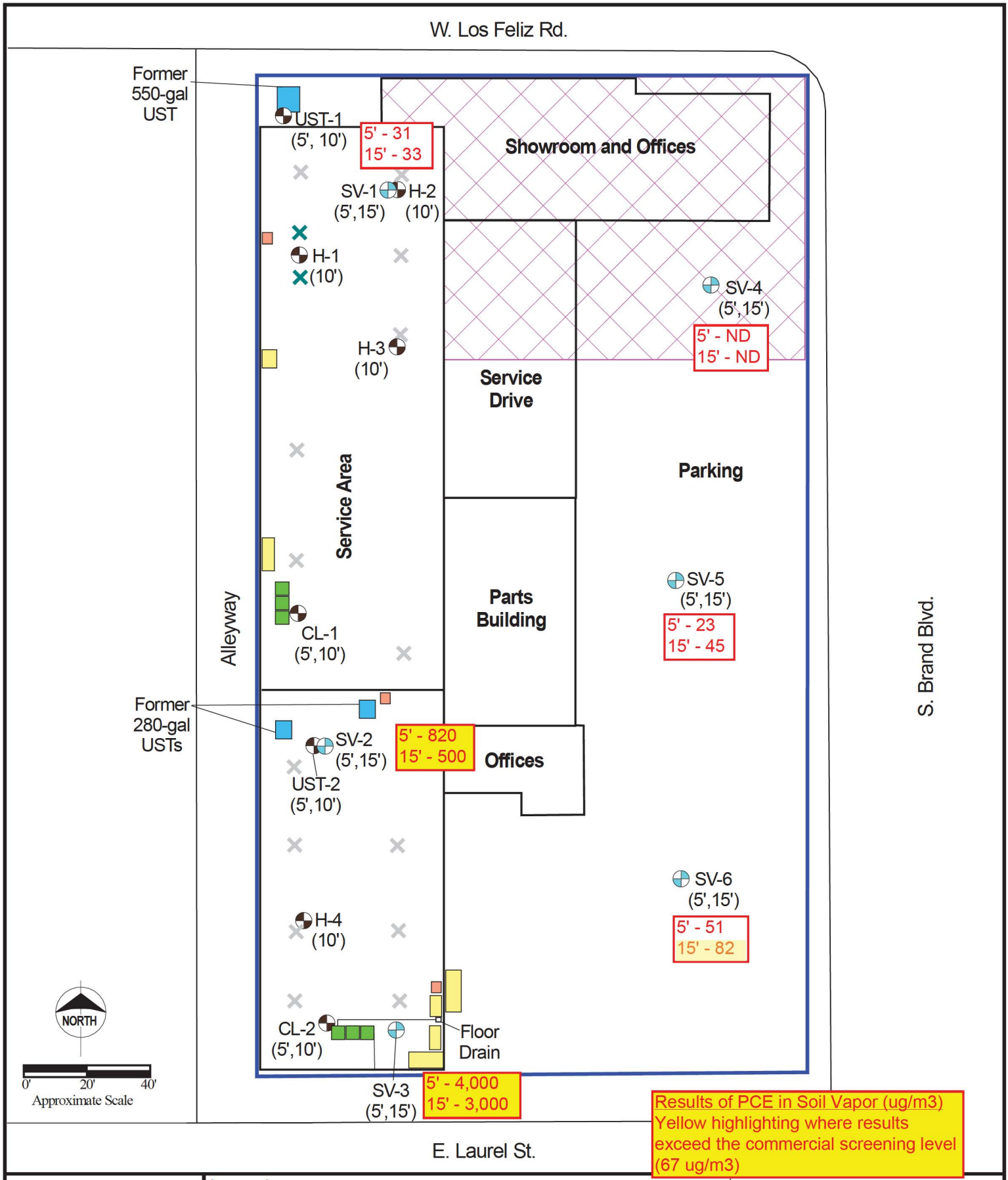


Figure 3
PCE Results in Soil Vapor
1401 S. Brand Blvd.
Glendale, CA 91204

Legend

- Approximate Subject Property Boundary
- Planned Renovation Area
- Soil Sample Location
- Soil Vapor Sample Location
- In-ground Hoist (current)
- In-ground Hoist (historic)
- AST Locations
- Parts Cleaning Locations
- 3-Compartment Clarifier
- Former UST (not all historic locations known)

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Drafted By: HLF	Project No.: 19-108
Approved By: NB	Date: 8-20-2019

Clarifier Replacement Report

Star Mazda
1401 South Brand Boulevard
Glendale, California 91204

June 4, 2021 **Project: 20-150**

Prepared for:

Star Mazda
1401 S. Brand Blvd.
Glendale, CA 91202

Prepared by:

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Clarifier Replacement Report

Star Mazda
1401 South Brand Boulevard
Glendale, California 91204

June 4, 2021 **Project: 20-150**

Prepared by:

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Table of Contents

Sections Page

1.0 Introduction 1

2.0 Geology/Hydrogeology 2

3.0 Clarifier Replacement and Soil Sampling Activities 3

3.1 Clarifier Removal 3

3.2 Confirmation Sampling 4

3.3 Sample Results 5

3.4 New Clarifier Installation and Backfill 6

4.0 Conclusion and Recommendations 7

Tables

1 Soil Sample Results – Southern Clarifier Area

Figures

1 Subject Property Location Map

2 Subject Property Vicinity Map

3 Sample Location Figure

Appendices

A City of Glendale Permit

B Photographic Log

C Disposal Documents

D Laboratory Reports

E Replacement Clarifier Design Specifications

F Backfill Import Documents

Section 1.0
Introduction

This report was prepared on behalf of Star Mazda and documents the replacement of a three-compartment clarifier at the Star Mazda facility located at 1401 S. Brand Boulevard in Glendale, California 91204 (the "Subject Property", see Figure 1). The Subject Property is currently operated as a car dealership with a service center and is located in a commercial area in the City of Glendale (see Figure 2). The clarifier is located at the southern end of the service area in the western side of the Subject Property, and is primarily used to filter water from the car wash area and various floor drains located in the southern half of the service area. Previous sampling activities conducted at the Subject Property identified a water leak from the western, inlet side of the clarifier, prompting its inspection and replacement.

Innovative Construction Solutions, Inc. (ICS) conducted removal and soil sampling activities on behalf of Star Mazda in accordance with permit requirements of the City of Glendale.

Section 2.0
Geology/Hydrogeology

Soils encountered during sampling activities within the clarifier excavation consisted primarily of sandy silt. Groundwater was not encountered in the excavation during this investigation to a total depth of approximately 7 feet below ground surface (bgs).

Based on information from groundwater investigation activities conducted at the Mobil gas station at 1324 S. Central Avenue, located approximately 550 feet northwest of the Subject Property, the depth to groundwater is approximately 55 to 59 feet bgs. Flow direction is reported as variable, but primarily oriented towards the southwest.

Section 3.0
Clarifier Replacement and Soil Sampling Activities

3.1 Clarifier Removal

Clarifier replacement activities were conducted by ICS between March 31 and April 15, 2021. A permit was obtained from the City of Glendale for inspection and repair or replacement of the original clarifier, as necessitated based on field observations (see Appendix A). Volatile organic compound (VOC) emissions were monitored by ICS using a calibrated hand-held photo-ionization detector (PID) during the construction activities and any soil that was identified with discoloration, odor, or elevated PID readings was segregated for offsite disposal. Figure 3 presents the layout of the clarifier, associated piping, and soil excavation areas. Photographs of the clarifier removal and replacement activities are included in Appendix B.

During exposure of the clarifier, it was determined that due to its concrete construction, it would not be possible to repair in place and would require removal and replacement with a new clarifier. Prior to demolition of the original clarifier, the contents were removed via vacuum truck by Nieto and Sons and transported offsite for recycling at World Oil Recycling in Compton, California. A copy of the uniform waste manifest is included in Appendix C.

Discolored and odorous soil with PID readings up to 20 parts per million by volume (ppmv) was observed immediately below the clarifier, starting at a depth of approximately 5 feet bgs. All impacted soil was excavated to a maximum depth of 7 feet bgs until no noticeable hydrocarbon odors or staining was observed and there were no detectable VOCs readings with the PID. All impacted soil was containerized in a bin for offsite disposal at Chiquita Canyon Landfill as non-hazardous waste. Copies of the soil waste manifests are included in Appendix C.

In addition to inspecting the clarifier, the drain lines entering and exiting the clarifier were also inspected. The following observations were noted:

- Several leaks were identified in a ribbon trench drain which collects water from the adjacent car wash area and is piped directly into the southern side of the clarifier. A small volume of saturated soil which was discolored and odorous was identified where the drain had leaked adjacent to the western side of the clarifier. All impacted soil was excavated to a maximum depth of 8 feet bgs until no noticeable hydrocarbon odors or staining were observed and there were no detectable VOC readings with the PID. The excavated soil was containerized in a bin for offsite disposal (see Appendix C). The ribbon trench drain was replaced and re-piped to the newly installed clarifier.
- Two drainpipes which collect runoff from the northern portion of the service area are piped into the north side of the clarifier. No signs of leakage or discolored soil were noted from the northern surface drain, but some corrosion and leaking was noted where the second drain pipe entered the clarifier. This section of the pipe was replaced and re-piped to the newly installed clarifier.
- A floor drain located east of the clarifier in the hazardous waste storage area was also piped into the north side of the clarifier. No signs of leakage or discolored soil were noted

beneath the piping discharging into the clarifier, which was noted at a depth of approximately 1 foot bgs. A small area of stained soil was observed immediately beneath the concrete adjacent to the drain, which was excavated to a total depth of 2 feet bgs and containerized in a bin for offsite disposal (see Appendix C). This floor drain had not been actively used by Star Mazda in recent years, so the floor drain and associated piping were permanently removed from the Subject Property.

- A sewer discharge line piped from the clarifier towards the east to the sewer was observed at a depth of approximately 3 feet bgs. During exposure of the discharge line, stained and odorous soil with PID readings up to 35 ppmv were observed in the bottom and southern sidewall of the pipe trench, and it was discovered that the 4.25-in cast iron pipe was corroded and leaking just east of the pipe cleanout. No indications of impacted soil were observed by visual, olfactory, or elevated PID readings on the other sidewalls of the pipe trench. All impacted soil was excavated to a maximum depth of 6 feet bgs and an additional 1 foot from the southern sidewall of the trench until no noticeable hydrocarbon odors or staining were observed and there were no detectable VOCs readings with the PID. The excavated soil was containerized in a bin for offsite disposal (see Appendix C). The sewer discharge line was replaced and re-piped to the newly installed clarifier.

A total of 51 tons of soil were disposed of offsite at Chiquita Canyon Landfill as non-hazardous waste. Copies of the soil waste manifests are included in Appendix C. The concrete and debris from the removal of the clarifier transported offsite for disposal. A copy of the bills-of-lading from the disposal are also included in Appendix C.

3.2 Confirmation Sampling

Waterstone Environmental, Inc. (Waterstone), conducted the soil sampling activities following the removal of the clarifier and associated features as directed by the City of Glendale Fire Department Inspector Artin Yaghoubian.

Soil samples were collected from the following locations, which are depicted on Figure 3:

- Below the clarifier
- Below the sewer discharge line
- Southern sidewall adjacent to the sewer discharge line
- Below the drain in the hazardous waste storage area

Soil samples were collected into brass sleeves directly from the excavation bottom and/or sidewall as directed by Inspector Yaghoubian. Each sample was covered with Teflon sheeting and plastic caps, and labeled with sample number, date, and time directly on the sample container. The sample was then placed in a one-gallon Ziploc bag and put into a cooler filled with ice. The samples were delivered directly to the Enthalpy Analytical, Inc., a state certified laboratory based in Orange, California the same day under strict chain-of-custody procedures. Per the direction of the City of Glendale Inspector, the soil samples were analyzed for gasoline, diesel, and oil-range total petroleum hydrocarbons (TPH) by EPA Method 8015B and VOCs by EPA Method 8260B.

3.3 Sample Results

The results of soil sample analysis are summarized on Table 1. The four (4) final confirmation samples are depicted on Figure 3. The soil sample laboratory analytical reports and chain of custody documents are included in Appendix D.

Sample results were compared against commercial screening levels from the June 2020 Department of Toxic Substances Control (DTSC) Hero Note 3 Screening Levels, June 2019 San Francisco Bay Regional Water Quality Control Board (RWQCB) Environmental Screening Levels (ESLs), and the May 2021 Environmental Protection Agency (EPA) Regional Screening Levels (RSLs).

Sample results are summarized as follows:

- Below the clarifier – One sample (SC-2B-7.0) was collected at a depth of 7 feet bgs, following removal of visually impacted soil identified below the bottom of the clarifier. No VOCs or gasoline-range TPH were detected in the sample. Low levels of diesel-range (C13-C22) and oil-range (C23-C44) TPH was detected at concentrations significantly below the commercial screening levels.
- Below the sewer discharge line – A total of three samples were collected below the sewer discharge line. The initial samples (SC-1B-3.5 and SC-1BA-5.0) had concentrations of gasoline-range TPH (up to 4,300 mg/kg), diesel-range TPH (up to 3,300 mg/kg), and naphthalene (up to 13,000 micrograms per kilogram [ug/kg]) detected above the commercial screening level, which prompted additional soil excavation.

  The final confirmation sample (SC-1BB-6.0) was collected at a depth of 6 feet bgs, following removal of all visually impacted soil identified below sewer discharge line. No gasoline-range TPH or naphthalene were detected in the sample. Low levels of oil-range TPH was detected at concentrations significantly below the commercial screening levels.
- Southern sidewall adjacent to the sewer discharge line – A total of two samples were collected in the southern sidewall adjacent to the sewer discharge line where the stained and odorous soil was originally observed. The initial sample (SC-1S-1.0) had concentrations of diesel-range TPH (up to 3,400 mg/kg) and naphthalene (up to 7,200 ug/kg) detected above the commercial screening level, which prompted additional soil excavation.

  The final confirmation sample (SC-1SA-1.0) was collected in a location considered representative of the entire sidewall following removal of all visually impacted soil identified adjacent to the sewer discharge line. No diesel-range TPH or naphthalene were detected in the sample. Low levels of oil-range TPH and the VOC 1,2-dichlorobenzene were detected at concentrations significantly below the commercial screening levels.
- Below the drain in the hazardous waste storage area – One sample (DRAIN-1B-1.5) was collected at a depth of 1.5 feet bgs, following removal of visually impacted soil identified below the former drain. No VOCs or TPH were detected in the sample.

Based on the results of the final confirmation soil samples, the City of Glendale Inspector approved backfill and installation of the replacement clarifier.

3.4 New Clarifier Installation and Backfill

Following receipt of final confirmation sample results and approval from Inspector Yaghoubian, the new clarifier was installed and re-piped to the new and existing inlet and outlet pipes. The replacement 1,200 gallon clarifier is configured slightly differently than the original clarifier, so the excavation bottom was deepened, and the piping was reconfigured in order to plumb the new clarifier. Design specifications for the replacement clarifier are included in Appendix E.

The excavation area was backfilled with a combination of crushed rock and clean fill sand imported from West Coast Sand and Gravel and sand slurry imported from Associated Ready Mixed Concrete, and the surrounding area was resurfaced with concrete to match surrounding conditions. Documentation of import material are included in Appendix F.

Section 4.0
Conclusion and Recommendations

Clarifier replacement activities were conducted by ICS between March 31 and April 15, 2021. Approximately 51 tons of soil with discoloration, odor, and/or elevated PID readings were observed beneath the clarifier and associated piping and was excavated and disposed of offsite.

Confirmation soil samples were collected beneath the clarifier and associated piping where impacted soil was identified and removed, and were analyzed for gasoline, diesel, and oil-range TPH by EPA Method 8015M and VOCs by EPA Method 8260B. Soil removal and sampling activities were conducted under the oversight and direction of the City of Glendale Fire Department Inspector Artin Yaghoubian.

Final confirmation samples were all either non-detect or significantly below the commercial screening levels. Based on the results of the confirmation soil samples, the City of Glendale Inspector approved backfill and installation of the replacement clarifier.

Based on the soil sample results, additional assessment activities are not warranted at the Subject Property. Therefore, no further action is recommended in association with the southern clarifier at the Subject Property.

Tables

Table 1
Soil Sample Results - Southern Clarifier Area
1401 S. Brand Blvd., Glendale, CA

Location	Sample ID	Date Sampled	TPH by EPA Method 8015 (mg/kg)			VOCs by EPA Method 8260B (ug/kg)										
			TPH Gasoline Range	TPH Diesel Range	TPH Oil Range	Ethylbenzene	m,p-Xylenes	o-Xylene	Propylbenzene	1,3,5-Trimethylbenzene	1,2,4-Trimethylbenzene	1,2-Dichlorobenzene	1,4-Dichlorobenzene	n-Butylbenzene	Naphthalene	All Other VOCs
Below Clarifier	SC-2B-7.0	4/2/2021	<3.1	23	90	<6.1	<12	<6.1	<6.1	<6.1	<6.1	<6.1	<6.1	<6.1	<6.1	ND
Below Clarifier Sewer Dicharge Line	SC-1B-3.5	3/31/2021	1,900	**3,300**	11,000	3,600	26,000	13,000	4,600	14,000	44,000	39,000	3,300	3,900	**13,000**	ND
	SC-1BA-5.0	4/1/2021	**4,300**	750	2,200	<8,900	<18,000	9,800	<8,900	21,000	64,000	20,000	<8,900	<8,900	**13,000**	ND
	SC-1BB-6.0	4/6/2021	<3.8	<10	21	<380	<760	<380	<380	<380	<380	<380	<380	<380	<380	ND
Sidewall of Clarifer Sewer Discharge Line	SC-1S-1.0	3/31/2021	560	**3,400**	11,000	<1,400	<2700	<1,400	<1,400	1,600	5,200	15,000	1,700	<1,400	**7,200**	ND
	SC-1SA-1.0	4/1/2021	<2.9	<10	12	<5.1	<10	<5.1	<5.1	<5.1	<5.1	12	<5.1	<5.1	<5.1	ND
Below Drain in Hazardous Waste Storage Area	DRAIN-1B-1.5	3/31/2021	<3.2	<10	<10	<5.3	<11	<5.3	<5.3	<5.3	<5.3	<5.3	<5.3	<5.3	<5.3	ND
Commercial Screening Levels			2,000	1,200	180,000	26,000	2,500,000	2,500,000	9,900,000	1,500,000	1,800,000	9,300,000	11,000	18,000,000	6,500	--

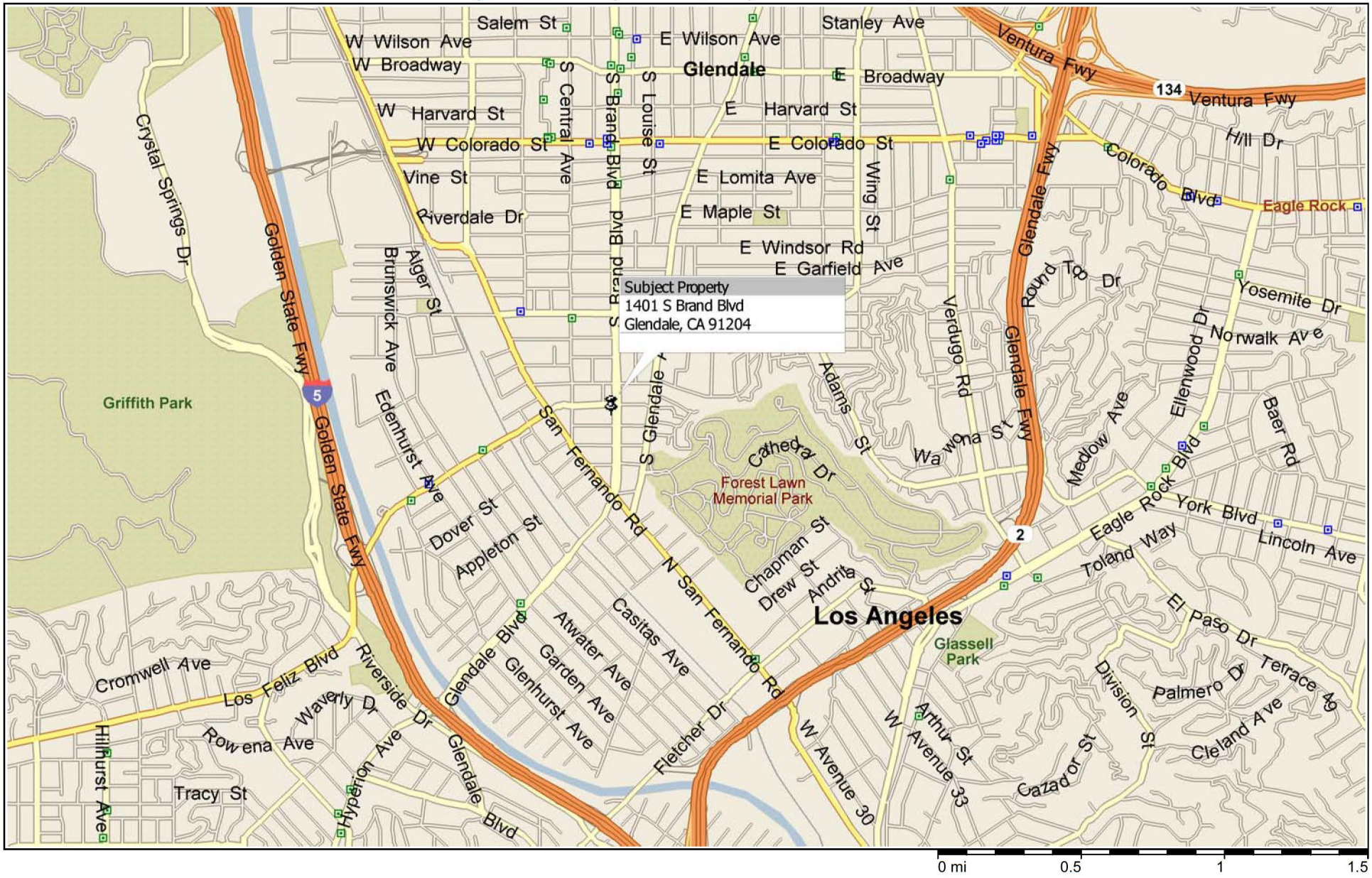
Notes:

TPH	Total Petroleum Hydrocarbons
VOCs	Volatile Organic Compounds
< , ND	Not Detected Above Reporting Limit
mg/kg	milligrams per kilogram
ug/kg	micrograms per kilogram
Bold	Concentration Exceeds Commercial Screening Levels
	Removed During Excavation Activities

Commercial screening levels based on Department of Toxic Substances Control (DTSC) Hero Note 3 Screening Levels (June 2020), San Francisco Bay Regional Water Quality Control Board (RWQCB) Environmental Screening Levels (June 2019) and Environmental Protection Agency (EPA) Regional Screening Levels (May 2021)

Figures

Figure 1 - Subject Property Location Map



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Figure 2
Subject Property
Vicinity Map

1401 S. Brand Blvd.
Glendale, CA 91204

Legend

- Approximate Subject Property Boundary
- 3-Compartment Clarifier

Waterstone Environmental, Inc.
2936 East Coronado Street
Anaheim, California 92806

Drafted By: HLF	Project No.: 20-150
Approved By: MS	Date: 4-12-2021

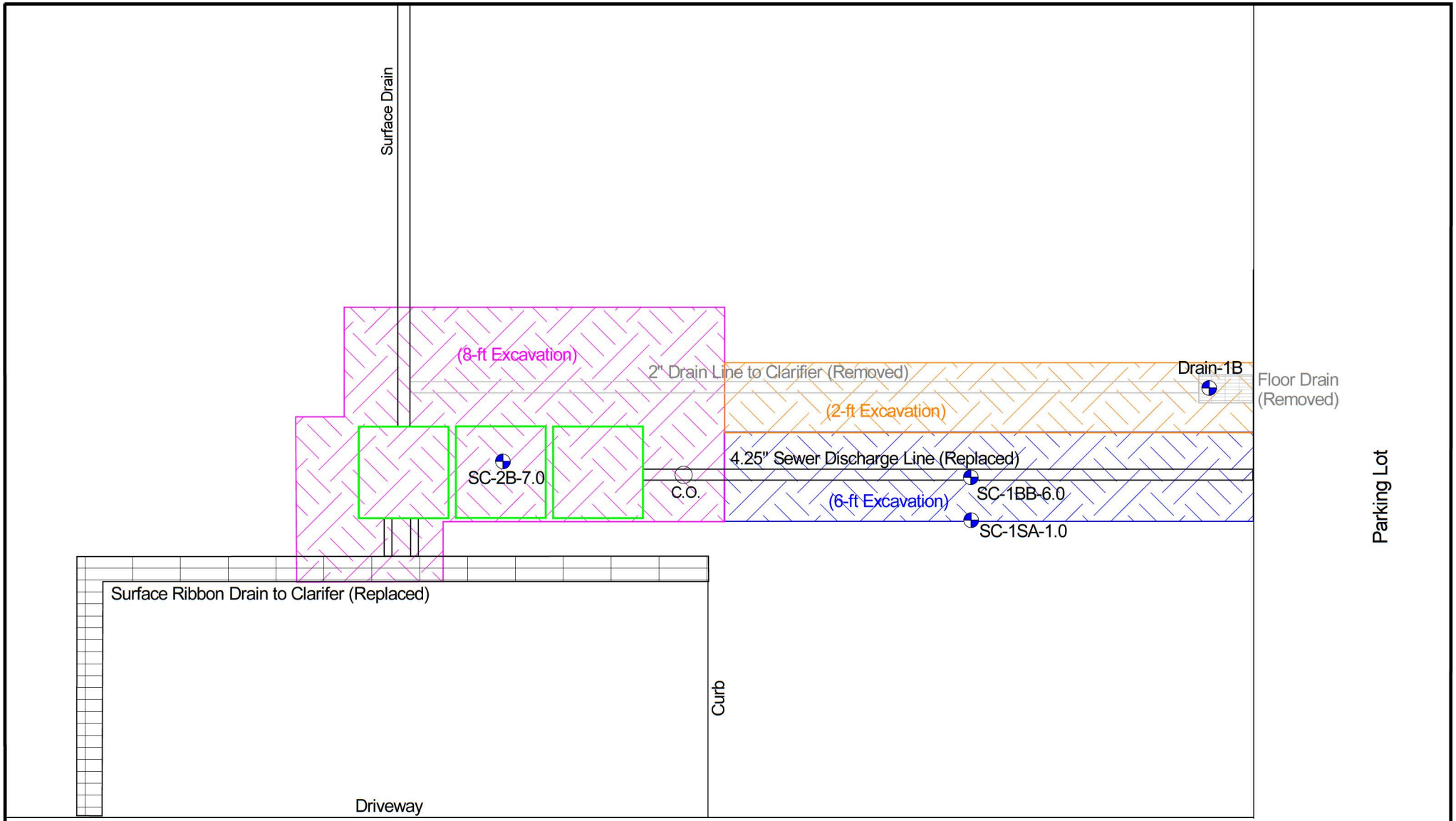


Figure 3
Sample Location Figure

1401 S. Brand Blvd.
Glendale, CA 91204

Legend

- Soil Excavation - Approximately 2-ft deep
- Soil Excavation - Approximately 6-ft deep
- Soil Excavation - Approximately 8-ft deep
- Confirmation Soil Sample Location
- 3-Compartment Clarifier (Replaced)
- Former Floor Drain and Piping (Removed)

NORTH

0' 2.5' 5'
Approximate Scale

Waterstone Environmental, Inc.
2936 East Coronado Street
Anaheim, California 92806

Drafted By: HLF	Project No.: 20-150
Approved By: MS	Date: 04-12-21

CITY OF GLENDALE, CALIFORNIA
Fire Department
FIRE PREVENTION BUREAU
CUPA Program
Industrial Waste Program

780 Flower Street
Glendale, CA 91201-3057
Phone: 818-548-4810
www.glendaleca.gov

October 1, 2024

Waterstone Environmental, Inc
2936 East Colorado Avenue
Anaheim, CA 92806

Subject: Clarifier Removal Report at 1401 S. Brand Blvd, Glendale, CA 91204

Reference: Clarifier Removal (Removed) Permit No. FPG-017995-2024

CERS ID# 10453285

This letter serves as confirmation that the tank removal activates performed on March 31, 2021, at 1401 S. Brand Blvd, Glendale, California have been completed. The facility removed the in-ground clarifier at Star Mazda dealership located at 1401 S Brand Blvd in the City of Glendale. The clarifier was removed and replaced with a new clarifier.

Inventory of clarifier Removed:

- One in ground oil and water separator

Inspector Artin Yaghoubian from the Glendale Fire CUPA were present for the removal and soil sampling activity by Waterstone Environmental, Inc.

The following was received and reviewed:

- Clarifier Replacement Report.

The Glendale Fire Department has reviewed and approved the Clarifier Replacement Report as properly completed in accordance with HSC, Section 25298© and UST Regulations, Section 2672, "in lieu of" Activities performed met sign-off requirements from permanent closure by removal for the California Code of Regulations, Title 23 and the California Health and Safety Code.

This letter does not relieve you of any liability under the applicable codes and regulations for past, present, and future use of the site. Any changes in the present or proposed use of the site may require further site characterization and mitigation activity,

If you have any questions regarding this matter, please contact me at 818-937-8108 or gnazaryan@glendaleca.gov

Gevorg Nazaryan, Senior Fire Environmental Safety Specialist

Hoist Removal Report

Star Mazda
1401 South Brand Boulevard
Glendale, California 91204

June 4, 2021 **Project: 20-150**

Prepared for:

Star Mazda
1401 S. Brand Blvd.
Glendale, CA 91202

Prepared by:

Waterstone Environmental, Inc.
2936 East Coronado Avenue
Anaheim, California 92806
(714) 414-1122; Fax (714) 414-1166

Hoist Removal Report

Star Mazda
1401 South Brand Boulevard
Glendale, California 91204

June 4, 2021 **Project: 20-150**

Prepared by:

Heather Fields
Supervising Environmental Scientist

Mark Shifflett
Principal Environmental Scientist

Richard A. Vogl, PG, CHG, CEG #5526
Principal Hydrogeologist

Jeffrey Dagdigian, PhD
Managing Principal Environmental Scientist

Proprietary Notice:

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Table of Contents

Sections Page

1.0 Introduction 1

2.0 Geology/Hydrogeology 2

3.0 Hoist Removal and Soil Sampling Activities 3

3.1 Hoist Removal 3
3.2 Confirmation Sampling 3
3.3 Sample Results 4
3.4 Backfill 4

4.0 Conclusion and Recommendations 5

Tables

1 Soil Sample Results - Hoists

Figures

1 Subject Property Location Map
2 Subject Property Vicinity Map
3 Sample Location Figure

Appendices

A City of Glendale Permit
B Photographic Log
C Disposal Documents
D Laboratory Report
E Backfill Import Documents

Section 1.0
Introduction

This report was prepared on behalf of Star Mazda and documents the removal of two (2) in-ground hoists from the Star Mazda facility located at 1401 S. Brand Boulevard in Glendale, California 91204 (the "Subject Property", see Figure 1). The Subject Property is currently operated as a car dealership with a service center and is located in a commercial area in the City of Glendale (see Figure 2). The removed hoists were located in the northern portion of the service area in the western side of the Subject Property and were removed in conjunction with facility upgrades being conducted for the Star Mazda dealership.

Innovative Construction Solutions, Inc. (ICS) conducted removal and soil sampling activities on behalf of Star Mazda in accordance with permit requirements of the City of Glendale.

Section 2.0
Geology/Hydrogeology

Soils encountered during sampling activities within the hoist pit excavations consisted primarily of sandy silt with no discoloration or odor observed. Groundwater was not encountered in the excavation during this investigation to a total depth of approximately 8 feet below ground surface (bgs).

Based on information from groundwater investigation activities conducted at the Mobil gas station at 1324 S. Central Avenue, located approximately 550 feet northwest of the Subject Property, the depth to groundwater is approximately 55 to 59 feet bgs. Flow direction is reported as variable, but primarily oriented towards the southwest.

Section 3.0
Hoist Removal and Soil Sampling Activities

3.1 Hoist Removal

Two in-ground hoists were exposed and removed by ICS using a backhoe on March 30, 2021. A permit (#FHGP2102080) was obtained from the City of Glendale for removal of the hoists prior to removal activities (see Appendix A). Each hoist had an attached reservoir containing hydraulic oil and was connected to an air supply line which was cut and capped. The hoists were in good condition and showed no signs of leakage (no odors or staining was observed). During hoist removal, approximately 0.5 liters of hydraulic oil was released from the southern hoist into the surrounding soil, which was subsequently excavated and placed on plastic for offsite disposal. Photographs of the hoists are included in Appendix B.

Following removal, the hoists were placed on plastic sheeting and the liquid contents were removed via vacuum truck by Nieto and Sons and taken offsite for recycling at World Oil Recycling in Compton, California. A copy of the uniform waste manifest is included in Appendix C. The hoists were transported offsite for destruction at SA Recycling in Anaheim, California. A copy of the Certificate of Destruction is included in Appendix C.

Volatile organic compound (VOC) emissions were monitored by ICS using a calibrated hand-held photo-ionization detector (PID) during the removal activities. No detectable VOCs readings were present and no noticeable hydrocarbon odors or staining were detected during the removal process.

3.2 Confirmation Sampling

Waterstone Environmental, Inc. (Waterstone), conducted the soil sampling activities as directed by the City of Glendale Fire Department Inspector Artin Yaghoubian, who was onsite during the hoist removal and soil sampling activities on March 30, 2021. A total of 2 soil samples were collected, one beneath each former hoist (see Figure 3).

Confirmation soil samples (HB-1 NORTH and HB-1 SOUTH) were collected by Waterstone on March 30, 2021. One soil sample was collected beneath the bottom of each hoist, at an approximate depth of 8 bgs, as shown on Figure 3.

Soil samples were collected directly into brass sleeves from the backhoe bucket from the hoist pit as directed by Inspector Yaghoubian. Samples were covered with Teflon sheeting and plastic caps, and labeled with sample number, date, and time directly on the sample container. The sample was then placed in a one-gallon Ziploc bag and put into a cooler filled with ice. The samples were delivered directly to the Enthalpy Analytical, Inc., a state certified laboratory based in Orange, California the same day under strict chain-of-custody procedures. Per the direction of the City of Glendale Inspector, the soil samples were analyzed for diesel and oil-range total petroleum hydrocarbons (TPH) by EPA Method 8015B.

3.3 Sample Results

The results of soil sample analysis are summarized on Table 1. The soil sample laboratory analytical reports and chain of custody documents are included in Appendix D.

No detectable concentrations of diesel range (C13-C22) TPH was detected in either of the soil samples collected and analyzed. Oil range (C23-C44) TPH was detected at a concentration of 74 milligrams per kilogram (mg/kg) in sample HB-1 SOUTH, which is significantly below both the residential and commercial screening levels of 12,000 mg/kg and 180,000 mg/kg, respectively, for oil range TPH based on the June 2019 San Francisco Bay Regional Water Quality Control Board (RWQCB) Environmental Screening Levels. Oil range (C23-C44) TPH was non-detect in sample HB-1 NORTH.

Based on the results of the confirmation soil samples, the City of Glendale Inspector approved backfill and resurfacing of the hoist pits.

3.4 Backfill

Following receipt of confirmation sample results, hoist pits were backfilled with sand slurry imported from Associated Ready Mixed Concrete in Los Angeles, California and were resurfaced with concrete to match surrounding conditions. Documentation of import material are included in Appendix E.

Section 4.0
Conclusion and Recommendations

Hoist related removal activities were performed by ICS on March 30, 2021. A total of 2 confirmation soil samples were collected, one beneath each hoist and analyzed for diesel and oil-range TPH by EPA Method 8015M. Soil sampling activities were conducted under the oversight and direction of the City of Glendale Fire Department Inspector Artin Yaghoubian.

Oil range (C23-C44) TPH was detected at a concentration of 74 mg/kg in sample HB-1 SOUTH, which is significantly below both residential and commercial screening levels. All other sample results were non-detect. Based on the results of the confirmation soil samples, the City of Glendale Inspector approved backfill and resurfacing of the hoist pits.

Based on the soil sample results, additional assessment activities are not warranted at the Subject Property. Therefore, no further action is recommended for the hoist removal activities at the Subject Property.

Tables

Table 1
Soil Sample Results - Hoists
1401 S. Brand Blvd., Glendale, CA

Location	Sample ID	Depth (feet bgs)	Date Sampled	TPH by EPA Method 8015 (mg/kg)	
				Diesel Range (C13-C22)	Oil Range (C23-C44)
Northern Hoist	HB-1 NORTH	8	3/30/2021	<10	<10
Southern Hoist	HB-1 SOUTH	8	3/30/2021	<10	74
Residential / Commercial Screening Level				260 / 1,200	12,000 / 180,000

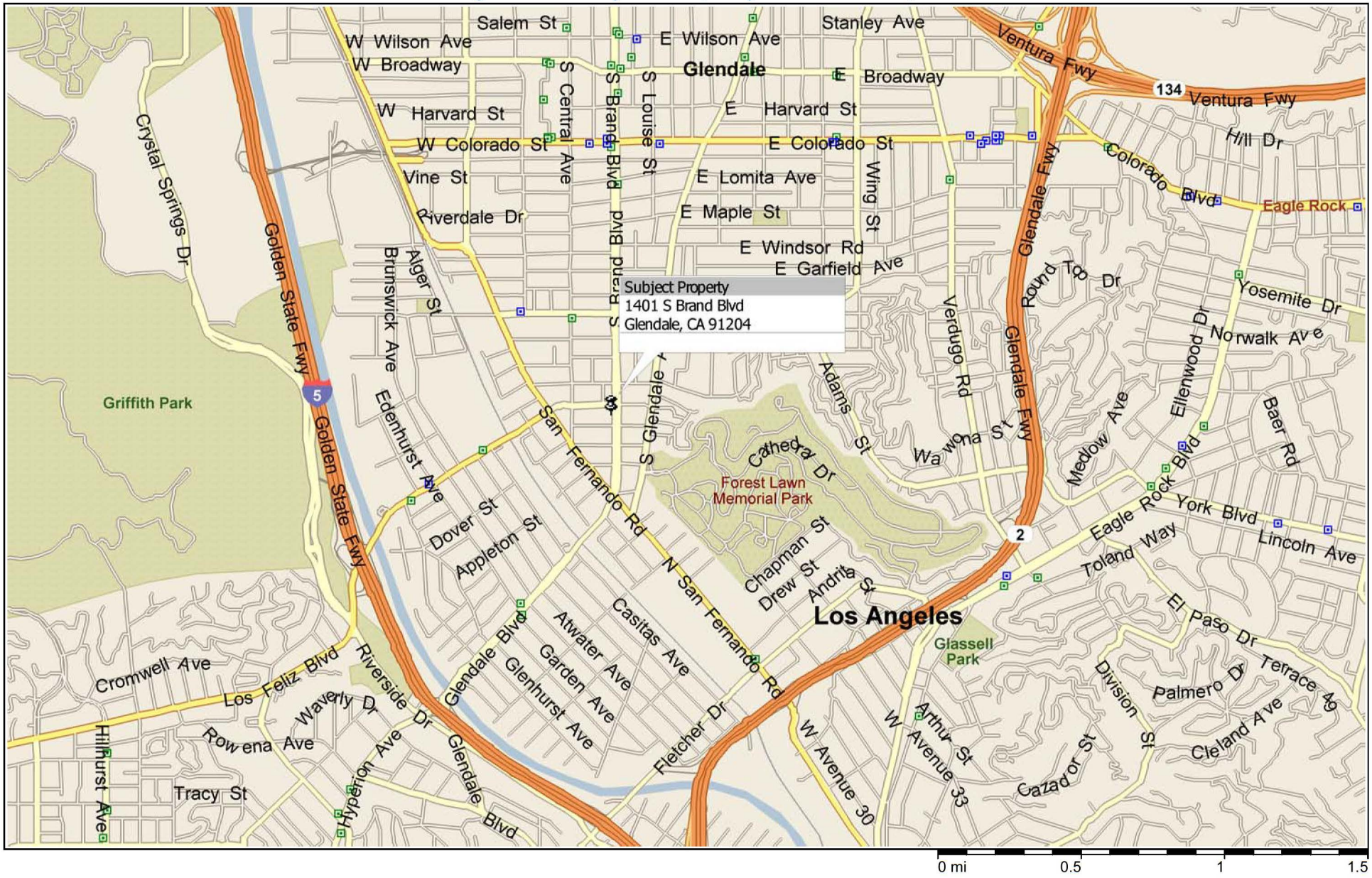
Notes:

TPH	Total Petroleum Hydrocarbons
<	Not Detected Above Reporting Limit
mg/kg	milligrams per kilogram
bgs	below ground surface

Screening levels based on San Francisco Bay Regional Water Quality Control Board (RWQCB) Environmental Screening Levels (June 2019)

Figures

Figure 1 - Subject Property Location Map



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Figure 2
Subject Property Vicinity Map

1401 S. Brand Blvd.
Glendale, CA 91204

Legend

- Approximate Subject Property Boundary
- × In-ground Hoist

Waterstone Environmental, Inc.
2936 East Coronado Street
Anaheim, California 92806

Drafted By: HLF	Project No.: 20-150
Approved By: MS	Date: 4-12-2021

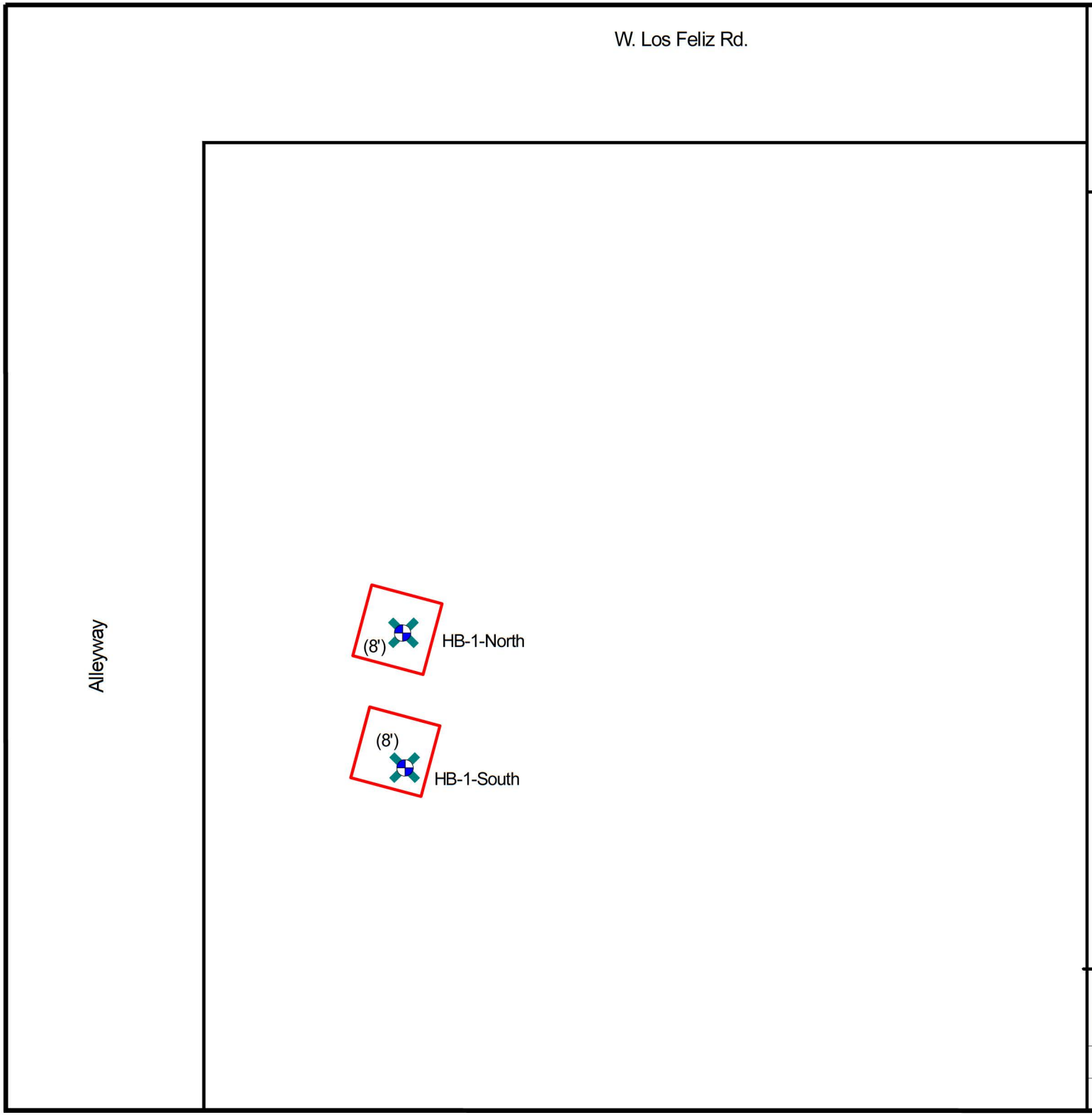


Figure 3
Sample Location Figure

1401 S. Brand Blvd.
Glendale, CA 91204

Extent of Sawcut Concrete

Location of In-Ground Hoist (Removed)

Confirmation Soil Sample Location

NORTH

0' 5' 10'

Approximate Scale

Waterstone Environmental, Inc.
2936 East Coronado Street
Anaheim, California 92806

Drafted By: TD	Project No.: 20-150
Approved By: HF	Date: 04-12-21

CITY OF GLENDALE, CALIFORNIA
Fire Department
FIRE PREVENTION BUREAU
CUPA Program
Industrial Waste Program

780 Flower Street
Glendale, CA 91201-3057
Phone: 818-548-4810
www.glendaleca.gov

February 16, 2022

Star Mazda
1401 S. Brand Blvd.
Glendale, CA 91202
Attention: Heather Fields

Subject: Hoist Removal Report

Reference: Hoist Removal Permit (Removed) FHGP2102080
CERS ID: 10453285

Dear Ms. Fields,

This letter confirms the removal of two (2) in-ground hoists from the Star Mazda facility located at 1401 S. Brand Boulevard in Glendale, California 91204. The hoists were removed on March 30, 2020 in conjunction with facility upgrades being performed at the dealership. Innovative Construction Solutions, Inc. (ICS) conducted the removal of the hoist and soil sampling activities on behalf of Star Mazda.

This office has reviewed the closure report submitted on, June 4, 2021 and prepared by Waterstone Environmental, Inc. Based on the information submitted, we find that, the closure is final.

If you have any question concerning this matter, please contact me at your convenience, jodiaz@glendaleca.gov 818-937-7713.

Jovan Diaz, Principal Fire Environmental Safety Specialist

Attachment B

Indoor Air Source Screen Form

This form should be used while conducting field screening (Step 3B.3, Supplemental Vapor Intrusion Guidance). An Indoor Source Screen Survey of indoor air will help identify potential sources of vapor forming chemicals (VFCs) and/or potential subsurface vapor entry points. Common screening tools, such as, Photoionization Detector (PID), Gas Chromatography-Photoionization Detector (GC-PID), Gas Chromatography Mass Spectrometry (GC-MS), or Gas Chromatography-Electron Capture Detector (GC-ECD), should be used to detect the presence of VFCs in the air.

Use this form to document the room/area and location where the measurement was recorded during the Indoor Air Source Screen Survey, the field instrument type used, and the instrument reading and units. If a consumer product is identified and surrounding air tested, the location and the volatile ingredients of the product should be noted. (If the item(s) may be contributing VFCs to the indoor air, the items should be removed in advance of indoor air sampling.) This survey should be used to support the development of a conceptual understanding of how vapor intrusion may be occurring at the building and used in selecting sample locations for evaluating spatial distribution of VFCs in indoor air.

Site Information	Input
Building Address:	1401 S. Brand Boulevard, Glendale
Site/Facility Name:	Star Mazda
Screening Event Date:	6/24/2025
Screening Event Time:	0700
Event Weather Conditions:	61-76 F - Cloudy in AM then Sunny
Name of Person(s) Conducting Sampling:	Elisa Kolek
Company Conducting Sampling:	Waterstone Environmental, Inc.
Field Instrument Type[1]:	PID
Instrument Calibration Date:	6/24/2025
Analyte Name:	Hexane

1 - Photoionization Detector (PID), Gas Chromatography-Photoionization Detector (GC-PID), Gas Chromatography-Mass Spectrometry (GC-MS), Gas Chromatography-Electron Capture Detector (GC-ECD), etc.

Indoor Air Source Screen Form

Sample Room/Area	Sample Location	Sample ID	Instrument Reading	Units	Volatile Ingredients in Consumer Products Identified Near Sample
Retail Area	Breathing Zone (Indoo	IA-1	0.0	ppmv	N/A
Storage	Breathing Zone (Indoo	IA-2	0.0	ppmv	N/A
Storage	Consumer Product	--	0.0	ppmv	N/A
Storage	Consumer Product	--	0.0	ppmv	N/A
Storage	Consumer Product	--	0.0	ppmv	N/A
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Comments:

Consumer products near Sample IA-2 included new automobile parts and sealed products for automobile repair such as radiator cleaner, transmission protectant,emission system cleaner, etc.

Building Survey Form

Type in or select answers from drop-down lists in the righthand column.
Upload answers to GeoTracker database for criteria marked with an asterisks (*).
See Table 1 in the *Guidance on Uploading Vapor Intrusion Information into GeoTracker* (Attachment 4 of Supplemental Vapor Intrusion Guidance) for a description of Building Design Type input choices.

Person Conducting Survey	Input
Name:	Elisa Kolek
Company:	Waterstone Environmental, Inc.
Phone Number:	714-414-1122
Email:	ekolek@waterstone-env.com

Building Contact Information	Input
Name:	Lalo Garcia
Contact Title:	Manager
Phone Number:	626-675-0599
Email:	
Building Occupant Interviewed?	Yes

Building Information	Input
Date of Building Survey (dd/mm/yy):	6/24/25
*Building Name:	Star Mazda
*Building Address (Street, City):	1401 S. Brand Blvd., Glendale
Coordinates for Center of Building (Latitude, Longitude; decimal degrees to 0.00000):	
*Building Location Onsite/Offsite with respect to Site/Facility:	Onsite
*Year Built (yyyy; approximate if unsure):	1955
*Building Occupants:	Commercial

Building Survey Form

Building Dimensions	Input
*Building Footprint Area (within enclosed space; square feet [ft^2]):	Approx. 3,000
Building Dimensions (at grade; feet by feet):	Approx. 70'x43'
*Ceiling Height of Ground Floor (feet, [ft]):	10
*Number of Floors (excluding the basement):	1 with mezzanine

Building Design	Input
*Building Design Type:	Other
Has the design been modified?	No
*Foundation Type:	Slab-on-Grade
*Building Vapor Intrusion Mitigation System:	None
*Heating, Ventilation, & Air Conditioning (HVAC) System:	Heating & Cooling
HVAC System has an Air Intake?	-
Type of Energy Used in Building?	More Than One Type
Energy Primarily Used For?	Space Heating
Number of Units for Multi-Unit Buildings:	
Number of Rooms (average per unit for multi-unit buildings):	
Number of Exterior Doors:	2
Number of Elevators:	0
Number of Active Exhaust Fans (e.g., kitchen/bathroom):	
Chimney or Other Vertical Draft Source?	-

Building Slab	Input
Slab Thickness (inches; approximate if unsure):	6
Largest Slab Penetration > 1 Foot Diameter:	-
Soil Type (USCS) 0 to 3 Feet Below Building:	Fine and Coarse
Evidence of moisture intrusion from Below Slab?	No
Differential Pressure Measurement Points?	-

Building Survey Form

Building Windows and Doors	Input
Number of Windows and Exterior Doors:	3
Weather Sealed Windows and Exterior Doors?	Unknown
Average Area of Window Open to Outside Air (ft^2):	
Ventilation (e.g., windows, doors garage doors) Under Typical Use Conditions	Minimal open Windows or Doors

Building Crawl Space	Input
Crawl Space Height (ft):	
Number Crawl Space Vents:	
Average Area per Crawl Space Vent (ft^2):	
Evidence of moisture intrusion into Crawl Space from Soil?	-

Building Basement	Input
Basement Height (ft):	
Basement Footprint Area (ft^2):	
Basement Wall Area Below Ground Surface (ft^2):	
Exposed Basement above grade?	-
Vents or Windows above-grade in exposed basement?	-
Unfinished Basement?	-
Evidence of moisture intrusion into Basement from Soil?	-

Building Survey Form

Factors Potentially Influencing Indoor Air Quality	Input
Is there an attached garage?	Yes
Is there smoking in the building?	No
Is there new carpet or furniture?	No
Have clothes or drapes been recently dry cleaned?	No
Has painting or staining been done within the last six months?	No
Has the building been recently remodeled?	No
Has the building ever had a fire?	No
Is there a hobby or craft area in the building?	No
Are scented products (e.g. air fresheners, scented candles) regularly used inside?	No
Is there a chemical storage area at the building (e.g., solvent cleaners)?	Yes
Is there a fuel oil tank on the property?	No
Is there a septic tank on the property?	No
Has the building been fumigated or sprayed for pests recently?	No
Historically the building was primarily used for?	Other
Do current building occupants use solvents at another location (e.g., work, hobby)?	None

Building Survey Form

Meteorological Conditions	Input
Weather:	Cloudy in AM then Sunny
Outdoor Temperature - High (°F):	76
Outdoor Temperature - Low (°F):	61
Indoor Temperature (°F):	72
Barometric Pressure Reading (mmHg):	757
Wind Direction:	SW
Average Wind Speed (mph):	6
HVAC Setting for Current Season:	Cooling

Other Comments
HVAC system only operates in northern portion of building

(End of Form)

Attachment C

June 27, 2025

Heather Fields
Waterstone Environmental, Inc.
2936 East Coronado Street
Anaheim, California 92806

RE: 1401 S. Brand Blvd. Glendale, CA. 91204

Enclosed are the results of analyses for soil gas samples received by Environmental Support Technologies laboratory on 06/25/25 16:46. The analyses were performed according to the prescribed method as outlined by EPA 8260B. A shut in test was performed, leak test was performed, equipment blank was run, and selected purge volume was 3PV. If you have any questions concerning this report, please feel free to contact Project Manager.

Sincerely,

Ashley Flores

Ashley Flores
Project Manager

Environmental Support Technologies laboratories are certified by the State Water Resources Control Board (SWRCB), Environmental Laboratory Accreditation Program (ELAP) No's. 2772.

Waterstone Environmental, Inc. 2936 East Coronado Street Anaheim, California 92806	Project: 1401 S. Brand Blvd. Glendale, CA. 91204 Project Number: EST3505 Project Manager: Heather Fields	**Reported:** 27-Jun-25 15:44

ANALYTICAL REPORT FOR SAMPLES

Sample ID	Laboratory ID	Matrix	Date Sampled	Date Analyzed
Equipment Blank	BF52501-01	Air	25-Jun-25 07:05	25-Jun-25 07:19
SV-11-5	BF52501-02	Air	25-Jun-25 07:30	25-Jun-25 07:46
SV-11-5-DUP	BF52501-03	Air	25-Jun-25 08:25	25-Jun-25 08:37
SV-11-15	BF52501-04	Air	25-Jun-25 08:50	25-Jun-25 09:04
SV-9-5	BF52501-05	Air	25-Jun-25 09:15	25-Jun-25 09:31
SV-9-15	BF52501-06	Air	25-Jun-25 09:45	25-Jun-25 09:58
SV-7-5	BF52501-07	Air	25-Jun-25 10:10	25-Jun-25 10:25
SV-7-15	BF52501-08	Air	25-Jun-25 10:40	25-Jun-25 10:52
SV-7-25	BF52501-09	Air	25-Jun-25 11:05	25-Jun-25 11:19
SV-8-5	BF52501-10	Air	25-Jun-25 11:30	25-Jun-25 11:45
SV-8-15	BF52501-11	Air	25-Jun-25 12:00	25-Jun-25 12:12
SV-10-5	BF52501-12	Air	25-Jun-25 12:25	25-Jun-25 12:39
SV-10-15	BF52501-13	Air	25-Jun-25 12:50	25-Jun-25 13:06
SS-2	BF52501-14	Air	25-Jun-25 13:20	25-Jun-25 13:33
SS-1	BF52501-15	Air	25-Jun-25 13:45	25-Jun-25 13:59

The results in this report apply to the samples analyzed. This analytical report must be reproduced in its entirety.

Waterstone Environmental, Inc. 2936 East Coronado Street Anaheim, California 92806	Project: 1401 S. Brand Blvd. Glendale, CA. 91204 Project Number: EST3505 Project Manager: Heather Fields	**Reported:** 27-Jun-25 15:44

EXECUTIVE SUMMARY

Client ID: **Equipment Blank** Lab ID: **BF52501-01**

No Results Detected

Environmental Support Technologies does not accept liability for the consequences of any actions taken solely on the basis of the information provided in the Executive Summary section of this report. Users must review this report in its entirety to determine data usability and assessment.

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Waterstone Environmental, Inc. 2936 East Coronado Street Anaheim, California 92806	Project: 1401 S. Brand Blvd. Glendale, CA. 91204 Project Number: EST3505 Project Manager: Heather Fields	**Reported:** 27-Jun-25 15:44

EXECUTIVE SUMMARY

Client ID: **SV-11-5** Lab ID: **BF52501-02**

Analyte	Results/Qual	DL	RL	Units	Method
Tetrachloroethene	4.0	0.38	2.5	ug/m³	EPA 8260B

Client ID: **SV-11-5-DUP** Lab ID: **BF52501-03**

Analyte	Results/Qual	DL	RL	Units	Method
Tetrachloroethene	3.8	0.38	2.5	ug/m³	EPA 8260B

Client ID: **SV-11-15** Lab ID: **BF52501-04**

Analyte	Results/Qual	DL	RL	Units	Method
Tetrachloroethene	14	0.38	2.5	ug/m³	EPA 8260B

Client ID: **SV-9-5** Lab ID: **BF52501-05**

Analyte	Results/Qual	DL	RL	Units	Method
Tetrachloroethene	14	0.38	2.5	ug/m³	EPA 8260B

Client ID: **SV-9-15** Lab ID: **BF52501-06**

Analyte	Results/Qual	DL	RL	Units	Method
Tetrachloroethene	37	0.38	2.5	ug/m³	EPA 8260B

Client ID: **SV-7-5** Lab ID: **BF52501-07**

Analyte	Results/Qual	DL	RL	Units	Method
Tetrachloroethene	12	0.38	2.5	ug/m³	EPA 8260B

Client ID: **SV-7-15** Lab ID: **BF52501-08**

Analyte	Results/Qual	DL	RL	Units	Method
Tetrachloroethene	260	0.38	2.5	ug/m³	EPA 8260B

Client ID: **SV-7-25** Lab ID: **BF52501-09**

Analyte	Results/Qual	DL	RL	Units	Method
Tetrachloroethene	630	0.38	2.5	ug/m³	EPA 8260B
Trichloroethene	3.0	0.60	2.5	ug/m³	EPA 8260B

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Waterstone Environmental, Inc. 2936 East Coronado Street Anaheim, California 92806	Project: 1401 S. Brand Blvd. Glendale, CA. 91204 Project Number: EST3505 Project Manager: Heather Fields	**Reported:** 27-Jun-25 15:44

EXECUTIVE SUMMARY

Client ID: **SV-8-5** Lab ID: **BF52501-10**

Analyte	Results/Qual	DL	RL	Units	Method
Tetrachloroethene	73	0.38	2.5	ug/m³	EPA 8260B

Client ID: **SV-8-15** Lab ID: **BF52501-11**

Analyte	Results/Qual	DL	RL	Units	Method
Tetrachloroethene	190	0.38	2.5	ug/m³	EPA 8260B

Client ID: **SV-10-5** Lab ID: **BF52501-12**

Analyte	Results/Qual	DL	RL	Units	Method
Tetrachloroethene	28	0.38	2.5	ug/m³	EPA 8260B

Client ID: **SV-10-15** Lab ID: **BF52501-13**

Analyte	Results/Qual	DL	RL	Units	Method
Tetrachloroethene	48	0.38	2.5	ug/m³	EPA 8260B

Client ID: **SS-2** Lab ID: **BF52501-14**

Analyte	Results/Qual	DL	RL	Units	Method
Tetrachloroethene	34	0.38	2.5	ug/m³	EPA 8260B

Client ID: **SS-1** Lab ID: **BF52501-15**

Analyte	Results/Qual	DL	RL	Units	Method
Tetrachloroethene	18	0.38	2.5	ug/m³	EPA 8260B

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Waterstone Environmental, Inc. 2936 East Coronado Street Anaheim, California 92806	Project: 1401 S. Brand Blvd. Glendale, CA. 91204 Project Number: EST3505 Project Manager: Heather Fields	**Reported:** 27-Jun-25 15:44

Volatile Organic Compounds

Environmental Support Technologies-3

Analyte	Result	Reporting Limit	MDL	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Equipment Blank (BF52501-01) Air	**Sampled: 06/25/25 07:05**		**Analyzed: 06/25/25 07:19**							
1,1,1,2-Tetrachloroethane	ND	2.5	0.54	ug/m³	1	B5F2501	06/25/25	06/25/25	EPA 8260B	
1,1,1-Trichloroethane	ND	2.5	0.54	"	"	"	"	"	"	
1,1,2,2-Tetrachloroethane	ND	2.5	0.75	"	"	"	"	"	"	
1,1,2-Trichloroethane	ND	2.5	0.49	"	"	"	"	"	"	
1,1,2-Trichloro-trifluoroethane	ND	2.5	0.75	"	"	"	"	"	"	
1,1-Dichloroethane	ND	2.5	0.60	"	"	"	"	"	"	
1,1-Dichloroethene	ND	2.5	0.78	"	"	"	"	"	"	
1,1-Dichloropropene	ND	2.5	0.42	"	"	"	"	"	"	
1,2,3-Trichlorobenzene	ND	2.5	0.45	"	"	"	"	"	"	
1,2,3-Trichloropropane	ND	2.5	0.64	"	"	"	"	"	"	
1,2,4-Trichlorobenzene	ND	2.5	0.62	"	"	"	"	"	"	
1,2,4-Trimethylbenzene	ND	2.5	0.54	"	"	"	"	"	"	
1,2-Dibromo-3-chloropropane	ND	2.5	0.42	"	"	"	"	"	"	
1,2-Dibromoethane	ND	2.5	0.71	"	"	"	"	"	"	
1,2-Dichlorobenzene	ND	2.5	0.75	"	"	"	"	"	"	
1,2-Dichloroethane	ND	2.5	0.54	"	"	"	"	"	"	
1,2-Dichloropropane	ND	2.5	0.75	"	"	"	"	"	"	
1,3,5-Trimethylbenzene	ND	2.5	0.45	"	"	"	"	"	"	
1,3-Dichlorobenzene	ND	2.5	0.54	"	"	"	"	"	"	
1,3-Dichloropropane	ND	2.5	0.45	"	"	"	"	"	"	
1,4-Dichlorobenzene	ND	2.5	0.45	"	"	"	"	"	"	
2,2-Dichloropropane	ND	2.5	0.54	"	"	"	"	"	"	
2-Chlorotoluene	ND	2.5	0.45	"	"	"	"	"	"	
4-Chlorotoluene	ND	2.5	0.64	"	"	"	"	"	"	
Benzene	ND	2.5	0.30	"	"	"	"	"	"	
Bromobenzene	ND	2.5	0.42	"	"	"	"	"	"	
Bromochloromethane	ND	2.5	0.60	"	"	"	"	"	"	
Bromodichloromethane	ND	2.5	0.42	"	"	"	"	"	"	
Bromoform	ND	2.5	0.78	"	"	"	"	"	"	
Bromomethane	ND	2.5	0.78	"	"	"	"	"	"	
Carbon disulfide	ND	2.5	0.71	"	"	"	"	"	"	
Carbon tetrachloride	ND	2.5	0.78	"	"	"	"	"	"	
Chlorobenzene	ND	2.5	0.42	"	"	"	"	"	"	
Chloroethane	ND	2.5	0.62	"	"	"	"	"	"	

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Waterstone Environmental, Inc. 2936 East Coronado Street Anaheim, California 92806	Project: 1401 S. Brand Blvd. Glendale, CA. 91204 Project Number: EST3505 Project Manager: Heather Fields	**Reported:** 27-Jun-25 15:44

Volatile Organic Compounds

Environmental Support Technologies-3

Analyte	Result	Reporting Limit	MDL	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Equipment Blank (BF52501-01) Air	**Sampled: 06/25/25 07:05**		**Analyzed: 06/25/25 07:19**							
Chloroform	ND	2.5	0.54	"	"	"	"	"	"	
Chloromethane	ND	2.5	0.59	"	"	"	"	"	"	
cis-1,2-Dichloroethene	ND	2.5	0.64	"	"	"	"	"	"	
cis-1,3-Dichloropropene	ND	2.5	0.42	"	"	"	"	"	"	
Dibromochloromethane	ND	2.5	0.62	"	"	"	"	"	"	
Dibromomethane	ND	2.5	0.62	"	"	"	"	"	"	
Dichlorodifluoromethane	ND	2.5	0.45	"	"	"	"	"	"	
Ethylbenzene	ND	2.5	0.62	"	"	"	"	"	"	
Hexachlorobutadiene	ND	2.5	0.62	"	"	"	"	"	"	
Isopropylbenzene	ND	2.5	0.71	"	"	"	"	"	"	
meta- and para-Xylenes	ND	5.0	0.30	"	"	"	"	"	"	
Methylene Chloride	ND	2.5	0.60	"	"	"	"	"	"	
Naphthalene	ND	2.5	0.54	"	"	"	"	"	"	
n-Butylbenzene	ND	2.5	0.60	"	"	"	"	"	"	
n-Propylbenzene	ND	2.5	0.54	"	"	"	"	"	"	
ortho-Xylene	ND	2.5	0.45	"	"	"	"	"	"	
p-Isopropyltoluene	ND	2.5	0.45	"	"	"	"	"	"	
sec-Butylbenzene	ND	2.5	0.64	"	"	"	"	"	"	
Styrene	ND	2.5	0.71	"	"	"	"	"	"	
tert-Butylbenzene	ND	2.5	0.60	"	"	"	"	"	"	
Tetrachloroethene	ND	2.5	0.38	"	"	"	"	"	"	
Toluene	ND	2.5	0.38	"	"	"	"	"	"	
trans-1,2-Dichloroethene	ND	2.5	0.71	"	"	"	"	"	"	
trans-1,3-Dichloropropene	ND	2.5	0.75	"	"	"	"	"	"	
Trichloroethene	ND	2.5	0.60	"	"	"	"	"	"	
Trichlorofluoromethane	ND	2.5	0.71	"	"	"	"	"	"	
Vinyl Chloride	ND	2.5	0.30	"	"	"	"	"	"	
2-Propanol	ND	2.5	0.60	"	"	"	"	"	"	
Surrogate: Dibromofluoromethane	*96.8 %*			*75-125*		"	"	"	"	
Surrogate: Toluene-d8	*100 %*			*75-125*		"	"	"	"	
Surrogate: 4-Bromofluorobenzene	*101 %*			*75-125*		"	"	"	"	

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Waterstone Environmental, Inc. 2936 East Coronado Street Anaheim, California 92806	Project: 1401 S. Brand Blvd. Glendale, CA. 91204 Project Number: EST3505 Project Manager: Heather Fields	**Reported:** 27-Jun-25 15:44

Volatile Organic Compounds

Environmental Support Technologies-3

Analyte	Result	Reporting Limit	MDL	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
SV-11-5 (BF52501-02) Air	**Sampled: 06/25/25 07:30**		**Analyzed: 06/25/25 07:46**							
1,1,1,2-Tetrachloroethane	ND	2.5	0.54	ug/m³	1	B5F2501	06/25/25	06/25/25	EPA 8260B	
1,1,1-Trichloroethane	ND	2.5	0.54	"	"	"	"	"	"	
1,1,2,2-Tetrachloroethane	ND	2.5	0.75	"	"	"	"	"	"	
1,1,2-Trichloroethane	ND	2.5	0.49	"	"	"	"	"	"	
1,1,2-Trichloro-trifluoroethane	ND	2.5	0.75	"	"	"	"	"	"	
1,1-Dichloroethane	ND	2.5	0.60	"	"	"	"	"	"	
1,1-Dichloroethene	ND	2.5	0.78	"	"	"	"	"	"	
1,1-Dichloropropene	ND	2.5	0.42	"	"	"	"	"	"	
1,2,3-Trichlorobenzene	ND	2.5	0.45	"	"	"	"	"	"	
1,2,3-Trichloropropane	ND	2.5	0.64	"	"	"	"	"	"	
1,2,4-Trichlorobenzene	ND	2.5	0.62	"	"	"	"	"	"	
1,2,4-Trimethylbenzene	ND	2.5	0.54	"	"	"	"	"	"	
1,2-Dibromo-3-chloropropane	ND	2.5	0.42	"	"	"	"	"	"	
1,2-Dibromoethane	ND	2.5	0.71	"	"	"	"	"	"	
1,2-Dichlorobenzene	ND	2.5	0.75	"	"	"	"	"	"	
1,2-Dichloroethane	ND	2.5	0.54	"	"	"	"	"	"	
1,2-Dichloropropane	ND	2.5	0.75	"	"	"	"	"	"	
1,3,5-Trimethylbenzene	ND	2.5	0.45	"	"	"	"	"	"	
1,3-Dichlorobenzene	ND	2.5	0.54	"	"	"	"	"	"	
1,3-Dichloropropane	ND	2.5	0.45	"	"	"	"	"	"	
1,4-Dichlorobenzene	ND	2.5	0.45	"	"	"	"	"	"	
2,2-Dichloropropane	ND	2.5	0.54	"	"	"	"	"	"	
2-Chlorotoluene	ND	2.5	0.45	"	"	"	"	"	"	
4-Chlorotoluene	ND	2.5	0.64	"	"	"	"	"	"	
Benzene	ND	2.5	0.30	"	"	"	"	"	"	
Bromobenzene	ND	2.5	0.42	"	"	"	"	"	"	
Bromochloromethane	ND	2.5	0.60	"	"	"	"	"	"	
Bromodichloromethane	ND	2.5	0.42	"	"	"	"	"	"	
Bromoform	ND	2.5	0.78	"	"	"	"	"	"	
Bromomethane	ND	2.5	0.78	"	"	"	"	"	"	
Carbon disulfide	ND	2.5	0.71	"	"	"	"	"	"	
Carbon tetrachloride	ND	2.5	0.78	"	"	"	"	"	"	
Chlorobenzene	ND	2.5	0.42	"	"	"	"	"	"	
Chloroethane	ND	2.5	0.62	"	"	"	"	"	"	

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Volatile Organic Compounds

Environmental Support Technologies-3

Analyte	Result	Reporting Limit	MDL	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
SV-11-5 (BF52501-02) Air	**Sampled: 06/25/25 07:30**		**Analyzed: 06/25/25 07:46**							
Chloroform	ND	2.5	0.54	"	"	"	"	"	"	
Chloromethane	ND	2.5	0.59	"	"	"	"	"	"	
cis-1,2-Dichloroethene	ND	2.5	0.64	"	"	"	"	"	"	
cis-1,3-Dichloropropene	ND	2.5	0.42	"	"	"	"	"	"	
Dibromochloromethane	ND	2.5	0.62	"	"	"	"	"	"	
Dibromomethane	ND	2.5	0.62	"	"	"	"	"	"	
Dichlorodifluoromethane	ND	2.5	0.45	"	"	"	"	"	"	
Ethylbenzene	ND	2.5	0.62	"	"	"	"	"	"	
Hexachlorobutadiene	ND	2.5	0.62	"	"	"	"	"	"	
Isopropylbenzene	ND	2.5	0.71	"	"	"	"	"	"	
meta- and para-Xylenes	ND	5.0	0.30	"	"	"	"	"	"	
Methylene Chloride	ND	2.5	0.60	"	"	"	"	"	"	
Naphthalene	ND	2.5	0.54	"	"	"	"	"	"	
n-Butylbenzene	ND	2.5	0.60	"	"	"	"	"	"	
n-Propylbenzene	ND	2.5	0.54	"	"	"	"	"	"	
ortho-Xylene	ND	2.5	0.45	"	"	"	"	"	"	
p-Isopropyltoluene	ND	2.5	0.45	"	"	"	"	"	"	
sec-Butylbenzene	ND	2.5	0.64	"	"	"	"	"	"	
Styrene	ND	2.5	0.71	"	"	"	"	"	"	
tert-Butylbenzene	ND	2.5	0.60	"	"	"	"	"	"	
Tetrachloroethene	**4.0**	2.5	0.38	"	"	"	"	"	"	
Toluene	ND	2.5	0.38	"	"	"	"	"	"	
trans-1,2-Dichloroethene	ND	2.5	0.71	"	"	"	"	"	"	
trans-1,3-Dichloropropene	ND	2.5	0.75	"	"	"	"	"	"	
Trichloroethene	ND	2.5	0.60	"	"	"	"	"	"	
Trichlorofluoromethane	ND	2.5	0.71	"	"	"	"	"	"	
Vinyl Chloride	ND	2.5	0.30	"	"	"	"	"	"	
2-Propanol	ND	2.5	0.60	"	"	"	"	"	"	
Surrogate: Dibromofluoromethane	*99.2 %*			*75-125*		"	"	"	"	
Surrogate: Toluene-d8	*102 %*			*75-125*		"	"	"	"	
Surrogate: 4-Bromofluorobenzene	*103 %*			*75-125*		"	"	"	"	

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Waterstone Environmental, Inc. 2936 East Coronado Street Anaheim, California 92806	Project: 1401 S. Brand Blvd. Glendale, CA. 91204 Project Number: EST3505 Project Manager: Heather Fields	**Reported:** 27-Jun-25 15:44

Volatile Organic Compounds

Environmental Support Technologies-3

Analyte	Result	Reporting Limit	MDL	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
SV-11-5-DUP (BF52501-03) Air	**Sampled: 06/25/25 08:25**		**Analyzed: 06/25/25 08:37**							
1,1,1,2-Tetrachloroethane	ND	2.5	0.54	ug/m³	1	B5F2501	06/25/25	06/25/25	EPA 8260B	
1,1,1-Trichloroethane	ND	2.5	0.54	"	"	"	"	"	"	
1,1,2,2-Tetrachloroethane	ND	2.5	0.75	"	"	"	"	"	"	
1,1,2-Trichloroethane	ND	2.5	0.49	"	"	"	"	"	"	
1,1,2-Trichloro-trifluoroethane	ND	2.5	0.75	"	"	"	"	"	"	
1,1-Dichloroethane	ND	2.5	0.60	"	"	"	"	"	"	
1,1-Dichloroethene	ND	2.5	0.78	"	"	"	"	"	"	
1,1-Dichloropropene	ND	2.5	0.42	"	"	"	"	"	"	
1,2,3-Trichlorobenzene	ND	2.5	0.45	"	"	"	"	"	"	
1,2,3-Trichloropropane	ND	2.5	0.64	"	"	"	"	"	"	
1,2,4-Trichlorobenzene	ND	2.5	0.62	"	"	"	"	"	"	
1,2,4-Trimethylbenzene	ND	2.5	0.54	"	"	"	"	"	"	
1,2-Dibromo-3-chloropropane	ND	2.5	0.42	"	"	"	"	"	"	
1,2-Dibromoethane	ND	2.5	0.71	"	"	"	"	"	"	
1,2-Dichlorobenzene	ND	2.5	0.75	"	"	"	"	"	"	
1,2-Dichloroethane	ND	2.5	0.54	"	"	"	"	"	"	
1,2-Dichloropropane	ND	2.5	0.75	"	"	"	"	"	"	
1,3,5-Trimethylbenzene	ND	2.5	0.45	"	"	"	"	"	"	
1,3-Dichlorobenzene	ND	2.5	0.54	"	"	"	"	"	"	
1,3-Dichloropropane	ND	2.5	0.45	"	"	"	"	"	"	
1,4-Dichlorobenzene	ND	2.5	0.45	"	"	"	"	"	"	
2,2-Dichloropropane	ND	2.5	0.54	"	"	"	"	"	"	
2-Chlorotoluene	ND	2.5	0.45	"	"	"	"	"	"	
4-Chlorotoluene	ND	2.5	0.64	"	"	"	"	"	"	
Benzene	ND	2.5	0.30	"	"	"	"	"	"	
Bromobenzene	ND	2.5	0.42	"	"	"	"	"	"	
Bromochloromethane	ND	2.5	0.60	"	"	"	"	"	"	
Bromodichloromethane	ND	2.5	0.42	"	"	"	"	"	"	
Bromoform	ND	2.5	0.78	"	"	"	"	"	"	
Bromomethane	ND	2.5	0.78	"	"	"	"	"	"	
Carbon disulfide	ND	2.5	0.71	"	"	"	"	"	"	
Carbon tetrachloride	ND	2.5	0.78	"	"	"	"	"	"	
Chlorobenzene	ND	2.5	0.42	"	"	"	"	"	"	
Chloroethane	ND	2.5	0.62	"	"	"	"	"	"	

The results in this report apply to the samples analyzed. This analytical report must be reproduced in its entirety.

Waterstone Environmental, Inc. 2936 East Coronado Street Anaheim, California 92806	Project: 1401 S. Brand Blvd. Glendale, CA. 91204 Project Number: EST3505 Project Manager: Heather Fields	**Reported:** 27-Jun-25 15:44

Volatile Organic Compounds

Environmental Support Technologies-3

Analyte	Result	Reporting Limit	MDL	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
SV-11-5-DUP (BF52501-03) Air	**Sampled: 06/25/25 08:25**		**Analyzed: 06/25/25 08:37**							
Chloroform	ND	2.5	0.54	"	"	"	"	"	"	
Chloromethane	ND	2.5	0.59	"	"	"	"	"	"	
cis-1,2-Dichloroethene	ND	2.5	0.64	"	"	"	"	"	"	
cis-1,3-Dichloropropene	ND	2.5	0.42	"	"	"	"	"	"	
Dibromochloromethane	ND	2.5	0.62	"	"	"	"	"	"	
Dibromomethane	ND	2.5	0.62	"	"	"	"	"	"	
Dichlorodifluoromethane	ND	2.5	0.45	"	"	"	"	"	"	
Ethylbenzene	ND	2.5	0.62	"	"	"	"	"	"	
Hexachlorobutadiene	ND	2.5	0.62	"	"	"	"	"	"	
Isopropylbenzene	ND	2.5	0.71	"	"	"	"	"	"	
meta- and para-Xylenes	ND	5.0	0.30	"	"	"	"	"	"	
Methylene Chloride	ND	2.5	0.60	"	"	"	"	"	"	
Naphthalene	ND	2.5	0.54	"	"	"	"	"	"	
n-Butylbenzene	ND	2.5	0.60	"	"	"	"	"	"	
n-Propylbenzene	ND	2.5	0.54	"	"	"	"	"	"	
ortho-Xylene	ND	2.5	0.45	"	"	"	"	"	"	
p-Isopropyltoluene	ND	2.5	0.45	"	"	"	"	"	"	
sec-Butylbenzene	ND	2.5	0.64	"	"	"	"	"	"	
Styrene	ND	2.5	0.71	"	"	"	"	"	"	
tert-Butylbenzene	ND	2.5	0.60	"	"	"	"	"	"	
Tetrachloroethene	**3.8**	2.5	0.38	"	"	"	"	"	"	
Toluene	ND	2.5	0.38	"	"	"	"	"	"	
trans-1,2-Dichloroethene	ND	2.5	0.71	"	"	"	"	"	"	
trans-1,3-Dichloropropene	ND	2.5	0.75	"	"	"	"	"	"	
Trichloroethene	ND	2.5	0.60	"	"	"	"	"	"	
Trichlorofluoromethane	ND	2.5	0.71	"	"	"	"	"	"	
Vinyl Chloride	ND	2.5	0.30	"	"	"	"	"	"	
2-Propanol	ND	2.5	0.60	"	"	"	"	"	"	
Surrogate: Dibromofluoromethane	*99.2 %*			*75-125*		"	"	"	"	
Surrogate: Toluene-d8	*102 %*			*75-125*		"	"	"	"	
Surrogate: 4-Bromofluorobenzene	*100 %*			*75-125*		"	"	"	"	

The results in this report apply to the samples analyzed. This analytical report must be reproduced in its entirety.

Waterstone Environmental, Inc. 2936 East Coronado Street Anaheim, California 92806	Project: 1401 S. Brand Blvd. Glendale, CA. 91204 Project Number: EST3505 Project Manager: Heather Fields	**Reported:** 27-Jun-25 15:44

Volatile Organic Compounds

Environmental Support Technologies-3

Analyte	Result	Reporting Limit	MDL	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
SV-11-15 (BF52501-04) Air	**Sampled: 06/25/25 08:50**		**Analyzed: 06/25/25 09:04**							
1,1,1,2-Tetrachloroethane	ND	2.5	0.54	ug/m³	1	B5F2501	06/25/25	06/25/25	EPA 8260B	
1,1,1-Trichloroethane	ND	2.5	0.54	"	"	"	"	"	"	
1,1,2,2-Tetrachloroethane	ND	2.5	0.75	"	"	"	"	"	"	
1,1,2-Trichloroethane	ND	2.5	0.49	"	"	"	"	"	"	
1,1,2-Trichloro-trifluoroethane	ND	2.5	0.75	"	"	"	"	"	"	
1,1-Dichloroethane	ND	2.5	0.60	"	"	"	"	"	"	
1,1-Dichloroethene	ND	2.5	0.78	"	"	"	"	"	"	
1,1-Dichloropropene	ND	2.5	0.42	"	"	"	"	"	"	
1,2,3-Trichlorobenzene	ND	2.5	0.45	"	"	"	"	"	"	
1,2,3-Trichloropropane	ND	2.5	0.64	"	"	"	"	"	"	
1,2,4-Trichlorobenzene	ND	2.5	0.62	"	"	"	"	"	"	
1,2,4-Trimethylbenzene	ND	2.5	0.54	"	"	"	"	"	"	
1,2-Dibromo-3-chloropropane	ND	2.5	0.42	"	"	"	"	"	"	
1,2-Dibromoethane	ND	2.5	0.71	"	"	"	"	"	"	
1,2-Dichlorobenzene	ND	2.5	0.75	"	"	"	"	"	"	
1,2-Dichloroethane	ND	2.5	0.54	"	"	"	"	"	"	
1,2-Dichloropropane	ND	2.5	0.75	"	"	"	"	"	"	
1,3,5-Trimethylbenzene	ND	2.5	0.45	"	"	"	"	"	"	
1,3-Dichlorobenzene	ND	2.5	0.54	"	"	"	"	"	"	
1,3-Dichloropropane	ND	2.5	0.45	"	"	"	"	"	"	
1,4-Dichlorobenzene	ND	2.5	0.45	"	"	"	"	"	"	
2,2-Dichloropropane	ND	2.5	0.54	"	"	"	"	"	"	
2-Chlorotoluene	ND	2.5	0.45	"	"	"	"	"	"	
4-Chlorotoluene	ND	2.5	0.64	"	"	"	"	"	"	
Benzene	ND	2.5	0.30	"	"	"	"	"	"	
Bromobenzene	ND	2.5	0.42	"	"	"	"	"	"	
Bromochloromethane	ND	2.5	0.60	"	"	"	"	"	"	
Bromodichloromethane	ND	2.5	0.42	"	"	"	"	"	"	
Bromoform	ND	2.5	0.78	"	"	"	"	"	"	
Bromomethane	ND	2.5	0.78	"	"	"	"	"	"	
Carbon disulfide	ND	2.5	0.71	"	"	"	"	"	"	
Carbon tetrachloride	ND	2.5	0.78	"	"	"	"	"	"	
Chlorobenzene	ND	2.5	0.42	"	"	"	"	"	"	
Chloroethane	ND	2.5	0.62	"	"	"	"	"	"	

The results in this report apply to the samples analyzed. This analytical report must be reproduced in its entirety.

Waterstone Environmental, Inc. 2936 East Coronado Street Anaheim, California 92806	Project: 1401 S. Brand Blvd. Glendale, CA. 91204 Project Number: EST3505 Project Manager: Heather Fields	**Reported:** 27-Jun-25 15:44

Volatile Organic Compounds

Environmental Support Technologies-3

Analyte	Result	Reporting Limit	MDL	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
SV-11-15 (BF52501-04) Air	**Sampled: 06/25/25 08:50**		**Analyzed: 06/25/25 09:04**							
Chloroform	ND	2.5	0.54	"	"	"	"	"	"	
Chloromethane	ND	2.5	0.59	"	"	"	"	"	"	
cis-1,2-Dichloroethene	ND	2.5	0.64	"	"	"	"	"	"	
cis-1,3-Dichloropropene	ND	2.5	0.42	"	"	"	"	"	"	
Dibromochloromethane	ND	2.5	0.62	"	"	"	"	"	"	
Dibromomethane	ND	2.5	0.62	"	"	"	"	"	"	
Dichlorodifluoromethane	ND	2.5	0.45	"	"	"	"	"	"	
Ethylbenzene	ND	2.5	0.62	"	"	"	"	"	"	
Hexachlorobutadiene	ND	2.5	0.62	"	"	"	"	"	"	
Isopropylbenzene	ND	2.5	0.71	"	"	"	"	"	"	
meta- and para-Xylenes	ND	5.0	0.30	"	"	"	"	"	"	
Methylene Chloride	ND	2.5	0.60	"	"	"	"	"	"	
Naphthalene	ND	2.5	0.54	"	"	"	"	"	"	
n-Butylbenzene	ND	2.5	0.60	"	"	"	"	"	"	
n-Propylbenzene	ND	2.5	0.54	"	"	"	"	"	"	
ortho-Xylene	ND	2.5	0.45	"	"	"	"	"	"	
p-Isopropyltoluene	ND	2.5	0.45	"	"	"	"	"	"	
sec-Butylbenzene	ND	2.5	0.64	"	"	"	"	"	"	
Styrene	ND	2.5	0.71	"	"	"	"	"	"	
tert-Butylbenzene	ND	2.5	0.60	"	"	"	"	"	"	
Tetrachloroethene	**14**	2.5	0.38	"	"	"	"	"	"	
Toluene	ND	2.5	0.38	"	"	"	"	"	"	
trans-1,2-Dichloroethene	ND	2.5	0.71	"	"	"	"	"	"	
trans-1,3-Dichloropropene	ND	2.5	0.75	"	"	"	"	"	"	
Trichloroethene	ND	2.5	0.60	"	"	"	"	"	"	
Trichlorofluoromethane	ND	2.5	0.71	"	"	"	"	"	"	
Vinyl Chloride	ND	2.5	0.30	"	"	"	"	"	"	
2-Propanol	ND	2.5	0.60	"	"	"	"	"	"	
Surrogate: Dibromofluoromethane	*98.4 %*			*75-125*		"	"	"	"	
Surrogate: Toluene-d8	*98.4 %*			*75-125*		"	"	"	"	
Surrogate: 4-Bromofluorobenzene	*98.4 %*			*75-125*		"	"	"	"	

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Waterstone Environmental, Inc. 2936 East Coronado Street Anaheim, California 92806	Project: 1401 S. Brand Blvd. Glendale, CA. 91204 Project Number: EST3505 Project Manager: Heather Fields	**Reported:** 27-Jun-25 15:44

Volatile Organic Compounds

Environmental Support Technologies-3

Analyte	Result	Reporting Limit	MDL	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
SV-9-5 (BF52501-05) Air	**Sampled: 06/25/25 09:15**		**Analyzed: 06/25/25 09:31**							
1,1,1,2-Tetrachloroethane	ND	2.5	0.54	ug/m³	1	B5F2501	06/25/25	06/25/25	EPA 8260B	
1,1,1-Trichloroethane	ND	2.5	0.54	"	"	"	"	"	"	
1,1,2,2-Tetrachloroethane	ND	2.5	0.75	"	"	"	"	"	"	
1,1,2-Trichloroethane	ND	2.5	0.49	"	"	"	"	"	"	
1,1,2-Trichloro-trifluoroethane	ND	2.5	0.75	"	"	"	"	"	"	
1,1-Dichloroethane	ND	2.5	0.60	"	"	"	"	"	"	
1,1-Dichloroethene	ND	2.5	0.78	"	"	"	"	"	"	
1,1-Dichloropropene	ND	2.5	0.42	"	"	"	"	"	"	
1,2,3-Trichlorobenzene	ND	2.5	0.45	"	"	"	"	"	"	
1,2,3-Trichloropropane	ND	2.5	0.64	"	"	"	"	"	"	
1,2,4-Trichlorobenzene	ND	2.5	0.62	"	"	"	"	"	"	
1,2,4-Trimethylbenzene	ND	2.5	0.54	"	"	"	"	"	"	
1,2-Dibromo-3-chloropropane	ND	2.5	0.42	"	"	"	"	"	"	
1,2-Dibromoethane	ND	2.5	0.71	"	"	"	"	"	"	
1,2-Dichlorobenzene	ND	2.5	0.75	"	"	"	"	"	"	
1,2-Dichloroethane	ND	2.5	0.54	"	"	"	"	"	"	
1,2-Dichloropropane	ND	2.5	0.75	"	"	"	"	"	"	
1,3,5-Trimethylbenzene	ND	2.5	0.45	"	"	"	"	"	"	
1,3-Dichlorobenzene	ND	2.5	0.54	"	"	"	"	"	"	
1,3-Dichloropropane	ND	2.5	0.45	"	"	"	"	"	"	
1,4-Dichlorobenzene	ND	2.5	0.45	"	"	"	"	"	"	
2,2-Dichloropropane	ND	2.5	0.54	"	"	"	"	"	"	
2-Chlorotoluene	ND	2.5	0.45	"	"	"	"	"	"	
4-Chlorotoluene	ND	2.5	0.64	"	"	"	"	"	"	
Benzene	ND	2.5	0.30	"	"	"	"	"	"	
Bromobenzene	ND	2.5	0.42	"	"	"	"	"	"	
Bromochloromethane	ND	2.5	0.60	"	"	"	"	"	"	
Bromodichloromethane	ND	2.5	0.42	"	"	"	"	"	"	
Bromoform	ND	2.5	0.78	"	"	"	"	"	"	
Bromomethane	ND	2.5	0.78	"	"	"	"	"	"	
Carbon disulfide	ND	2.5	0.71	"	"	"	"	"	"	
Carbon tetrachloride	ND	2.5	0.78	"	"	"	"	"	"	
Chlorobenzene	ND	2.5	0.42	"	"	"	"	"	"	
Chloroethane	ND	2.5	0.62	"	"	"	"	"	"	

The results in this report apply to the samples analyzed. This analytical report must be reproduced in its entirety.

Waterstone Environmental, Inc. 2936 East Coronado Street Anaheim, California 92806	Project: 1401 S. Brand Blvd. Glendale, CA. 91204 Project Number: EST3505 Project Manager: Heather Fields	**Reported:** 27-Jun-25 15:44

Volatile Organic Compounds

Environmental Support Technologies-3

Analyte	Result	Reporting Limit	MDL	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
SV-9-5 (BF52501-05) Air	**Sampled: 06/25/25 09:15**		**Analyzed: 06/25/25 09:31**							
Chloroform	ND	2.5	0.54	"	"	"	"	"	"	
Chloromethane	ND	2.5	0.59	"	"	"	"	"	"	
cis-1,2-Dichloroethene	ND	2.5	0.64	"	"	"	"	"	"	
cis-1,3-Dichloropropene	ND	2.5	0.42	"	"	"	"	"	"	
Dibromochloromethane	ND	2.5	0.62	"	"	"	"	"	"	
Dibromomethane	ND	2.5	0.62	"	"	"	"	"	"	
Dichlorodifluoromethane	ND	2.5	0.45	"	"	"	"	"	"	
Ethylbenzene	ND	2.5	0.62	"	"	"	"	"	"	
Hexachlorobutadiene	ND	2.5	0.62	"	"	"	"	"	"	
Isopropylbenzene	ND	2.5	0.71	"	"	"	"	"	"	
meta- and para-Xylenes	ND	5.0	0.30	"	"	"	"	"	"	
Methylene Chloride	ND	2.5	0.60	"	"	"	"	"	"	
Naphthalene	ND	2.5	0.54	"	"	"	"	"	"	
n-Butylbenzene	ND	2.5	0.60	"	"	"	"	"	"	
n-Propylbenzene	ND	2.5	0.54	"	"	"	"	"	"	
ortho-Xylene	ND	2.5	0.45	"	"	"	"	"	"	
p-Isopropyltoluene	ND	2.5	0.45	"	"	"	"	"	"	
sec-Butylbenzene	ND	2.5	0.64	"	"	"	"	"	"	
Styrene	ND	2.5	0.71	"	"	"	"	"	"	
tert-Butylbenzene	ND	2.5	0.60	"	"	"	"	"	"	
Tetrachloroethene	**14**	2.5	0.38	"	"	"	"	"	"	
Toluene	ND	2.5	0.38	"	"	"	"	"	"	
trans-1,2-Dichloroethene	ND	2.5	0.71	"	"	"	"	"	"	
trans-1,3-Dichloropropene	ND	2.5	0.75	"	"	"	"	"	"	
Trichloroethene	ND	2.5	0.60	"	"	"	"	"	"	
Trichlorofluoromethane	ND	2.5	0.71	"	"	"	"	"	"	
Vinyl Chloride	ND	2.5	0.30	"	"	"	"	"	"	
2-Propanol	ND	2.5	0.60	"	"	"	"	"	"	
Surrogate: Dibromofluoromethane	*96.0 %*			*75-125*		"	"	"	"	
Surrogate: Toluene-d8	*103 %*			*75-125*		"	"	"	"	
Surrogate: 4-Bromofluorobenzene	*100 %*			*75-125*		"	"	"	"	

The results in this report apply to the samples analyzed. This analytical report must be reproduced in its entirety.

Waterstone Environmental, Inc. 2936 East Coronado Street Anaheim, California 92806	Project: 1401 S. Brand Blvd. Glendale, CA. 91204 Project Number: EST3505 Project Manager: Heather Fields	**Reported:** 27-Jun-25 15:44

Volatile Organic Compounds

Environmental Support Technologies-3

Analyte	Result	Reporting Limit	MDL	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
SV-9-15 (BF52501-06) Air	**Sampled: 06/25/25 09:45**		**Analyzed: 06/25/25 09:58**							
1,1,1,2-Tetrachloroethane	ND	2.5	0.54	ug/m³	1	B5F2501	06/25/25	06/25/25	EPA 8260B	
1,1,1-Trichloroethane	ND	2.5	0.54	"	"	"	"	"	"	
1,1,2,2-Tetrachloroethane	ND	2.5	0.75	"	"	"	"	"	"	
1,1,2-Trichloroethane	ND	2.5	0.49	"	"	"	"	"	"	
1,1,2-Trichloro-trifluoroethane	ND	2.5	0.75	"	"	"	"	"	"	
1,1-Dichloroethane	ND	2.5	0.60	"	"	"	"	"	"	
1,1-Dichloroethene	ND	2.5	0.78	"	"	"	"	"	"	
1,1-Dichloropropene	ND	2.5	0.42	"	"	"	"	"	"	
1,2,3-Trichlorobenzene	ND	2.5	0.45	"	"	"	"	"	"	
1,2,3-Trichloropropane	ND	2.5	0.64	"	"	"	"	"	"	
1,2,4-Trichlorobenzene	ND	2.5	0.62	"	"	"	"	"	"	
1,2,4-Trimethylbenzene	ND	2.5	0.54	"	"	"	"	"	"	
1,2-Dibromo-3-chloropropane	ND	2.5	0.42	"	"	"	"	"	"	
1,2-Dibromoethane	ND	2.5	0.71	"	"	"	"	"	"	
1,2-Dichlorobenzene	ND	2.5	0.75	"	"	"	"	"	"	
1,2-Dichloroethane	ND	2.5	0.54	"	"	"	"	"	"	
1,2-Dichloropropane	ND	2.5	0.75	"	"	"	"	"	"	
1,3,5-Trimethylbenzene	ND	2.5	0.45	"	"	"	"	"	"	
1,3-Dichlorobenzene	ND	2.5	0.54	"	"	"	"	"	"	
1,3-Dichloropropane	ND	2.5	0.45	"	"	"	"	"	"	
1,4-Dichlorobenzene	ND	2.5	0.45	"	"	"	"	"	"	
2,2-Dichloropropane	ND	2.5	0.54	"	"	"	"	"	"	
2-Chlorotoluene	ND	2.5	0.45	"	"	"	"	"	"	
4-Chlorotoluene	ND	2.5	0.64	"	"	"	"	"	"	
Benzene	ND	2.5	0.30	"	"	"	"	"	"	
Bromobenzene	ND	2.5	0.42	"	"	"	"	"	"	
Bromochloromethane	ND	2.5	0.60	"	"	"	"	"	"	
Bromodichloromethane	ND	2.5	0.42	"	"	"	"	"	"	
Bromoform	ND	2.5	0.78	"	"	"	"	"	"	
Bromomethane	ND	2.5	0.78	"	"	"	"	"	"	
Carbon disulfide	ND	2.5	0.71	"	"	"	"	"	"	
Carbon tetrachloride	ND	2.5	0.78	"	"	"	"	"	"	
Chlorobenzene	ND	2.5	0.42	"	"	"	"	"	"	
Chloroethane	ND	2.5	0.62	"	"	"	"	"	"	

The results in this report apply to the samples analyzed. This analytical report must be reproduced in its entirety.

Waterstone Environmental, Inc. 2936 East Coronado Street Anaheim, California 92806	Project: 1401 S. Brand Blvd. Glendale, CA. 91204 Project Number: EST3505 Project Manager: Heather Fields	**Reported:** 27-Jun-25 15:44

Volatile Organic Compounds

Environmental Support Technologies-3

Analyte	Result	Reporting Limit	MDL	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
SV-9-15 (BF52501-06) Air	**Sampled: 06/25/25 09:45**		**Analyzed: 06/25/25 09:58**							
Chloroform	ND	2.5	0.54	"	"	"	"	"	"	
Chloromethane	ND	2.5	0.59	"	"	"	"	"	"	
cis-1,2-Dichloroethene	ND	2.5	0.64	"	"	"	"	"	"	
cis-1,3-Dichloropropene	ND	2.5	0.42	"	"	"	"	"	"	
Dibromochloromethane	ND	2.5	0.62	"	"	"	"	"	"	
Dibromomethane	ND	2.5	0.62	"	"	"	"	"	"	
Dichlorodifluoromethane	ND	2.5	0.45	"	"	"	"	"	"	
Ethylbenzene	ND	2.5	0.62	"	"	"	"	"	"	
Hexachlorobutadiene	ND	2.5	0.62	"	"	"	"	"	"	
Isopropylbenzene	ND	2.5	0.71	"	"	"	"	"	"	
meta- and para-Xylenes	ND	5.0	0.30	"	"	"	"	"	"	
Methylene Chloride	ND	2.5	0.60	"	"	"	"	"	"	
Naphthalene	ND	2.5	0.54	"	"	"	"	"	"	
n-Butylbenzene	ND	2.5	0.60	"	"	"	"	"	"	
n-Propylbenzene	ND	2.5	0.54	"	"	"	"	"	"	
ortho-Xylene	ND	2.5	0.45	"	"	"	"	"	"	
p-Isopropyltoluene	ND	2.5	0.45	"	"	"	"	"	"	
sec-Butylbenzene	ND	2.5	0.64	"	"	"	"	"	"	
Styrene	ND	2.5	0.71	"	"	"	"	"	"	
tert-Butylbenzene	ND	2.5	0.60	"	"	"	"	"	"	
Tetrachloroethene	**37**	2.5	0.38	"	"	"	"	"	"	
Toluene	ND	2.5	0.38	"	"	"	"	"	"	
trans-1,2-Dichloroethene	ND	2.5	0.71	"	"	"	"	"	"	
trans-1,3-Dichloropropene	ND	2.5	0.75	"	"	"	"	"	"	
Trichloroethene	ND	2.5	0.60	"	"	"	"	"	"	
Trichlorofluoromethane	ND	2.5	0.71	"	"	"	"	"	"	
Vinyl Chloride	ND	2.5	0.30	"	"	"	"	"	"	
2-Propanol	ND	2.5	0.60	"	"	"	"	"	"	
Surrogate: Dibromofluoromethane	*104 %*			*75-125*		"	"	"	"	
Surrogate: Toluene-d8	*98.4 %*			*75-125*		"	"	"	"	
Surrogate: 4-Bromofluorobenzene	*98.4 %*			*75-125*		"	"	"	"	

The results in this report apply to the samples analyzed. This analytical report must be reproduced in its entirety.

Waterstone Environmental, Inc. 2936 East Coronado Street Anaheim, California 92806	Project: 1401 S. Brand Blvd. Glendale, CA. 91204 Project Number: EST3505 Project Manager: Heather Fields	**Reported:** 27-Jun-25 15:44

Volatile Organic Compounds

Environmental Support Technologies-3

Analyte	Result	Reporting Limit	MDL	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
SV-7-5 (BF52501-07) Air	**Sampled: 06/25/25 10:10**		**Analyzed: 06/25/25 10:25**							
1,1,1,2-Tetrachloroethane	ND	2.5	0.54	ug/m³	1	B5F2501	06/25/25	06/25/25	EPA 8260B	
1,1,1-Trichloroethane	ND	2.5	0.54	"	"	"	"	"	"	
1,1,2,2-Tetrachloroethane	ND	2.5	0.75	"	"	"	"	"	"	
1,1,2-Trichloroethane	ND	2.5	0.49	"	"	"	"	"	"	
1,1,2-Trichloro-trifluoroethane	ND	2.5	0.75	"	"	"	"	"	"	
1,1-Dichloroethane	ND	2.5	0.60	"	"	"	"	"	"	
1,1-Dichloroethene	ND	2.5	0.78	"	"	"	"	"	"	
1,1-Dichloropropene	ND	2.5	0.42	"	"	"	"	"	"	
1,2,3-Trichlorobenzene	ND	2.5	0.45	"	"	"	"	"	"	
1,2,3-Trichloropropane	ND	2.5	0.64	"	"	"	"	"	"	
1,2,4-Trichlorobenzene	ND	2.5	0.62	"	"	"	"	"	"	
1,2,4-Trimethylbenzene	ND	2.5	0.54	"	"	"	"	"	"	
1,2-Dibromo-3-chloropropane	ND	2.5	0.42	"	"	"	"	"	"	
1,2-Dibromoethane	ND	2.5	0.71	"	"	"	"	"	"	
1,2-Dichlorobenzene	ND	2.5	0.75	"	"	"	"	"	"	
1,2-Dichloroethane	ND	2.5	0.54	"	"	"	"	"	"	
1,2-Dichloropropane	ND	2.5	0.75	"	"	"	"	"	"	
1,3,5-Trimethylbenzene	ND	2.5	0.45	"	"	"	"	"	"	
1,3-Dichlorobenzene	ND	2.5	0.54	"	"	"	"	"	"	
1,3-Dichloropropane	ND	2.5	0.45	"	"	"	"	"	"	
1,4-Dichlorobenzene	ND	2.5	0.45	"	"	"	"	"	"	
2,2-Dichloropropane	ND	2.5	0.54	"	"	"	"	"	"	
2-Chlorotoluene	ND	2.5	0.45	"	"	"	"	"	"	
4-Chlorotoluene	ND	2.5	0.64	"	"	"	"	"	"	
Benzene	ND	2.5	0.30	"	"	"	"	"	"	
Bromobenzene	ND	2.5	0.42	"	"	"	"	"	"	
Bromochloromethane	ND	2.5	0.60	"	"	"	"	"	"	
Bromodichloromethane	ND	2.5	0.42	"	"	"	"	"	"	
Bromoform	ND	2.5	0.78	"	"	"	"	"	"	
Bromomethane	ND	2.5	0.78	"	"	"	"	"	"	
Carbon disulfide	ND	2.5	0.71	"	"	"	"	"	"	
Carbon tetrachloride	ND	2.5	0.78	"	"	"	"	"	"	
Chlorobenzene	ND	2.5	0.42	"	"	"	"	"	"	
Chloroethane	ND	2.5	0.62	"	"	"	"	"	"	

The results in this report apply to the samples analyzed. This analytical report must be reproduced in its entirety.

Waterstone Environmental, Inc. 2936 East Coronado Street Anaheim, California 92806	Project: 1401 S. Brand Blvd. Glendale, CA. 91204 Project Number: EST3505 Project Manager: Heather Fields	**Reported:** 27-Jun-25 15:44

Volatile Organic Compounds

Environmental Support Technologies-3

Analyte	Result	Reporting Limit	MDL	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
SV-7-5 (BF52501-07) Air	**Sampled: 06/25/25 10:10**		**Analyzed: 06/25/25 10:25**							
Chloroform	ND	2.5	0.54	"	"	"	"	"	"	
Chloromethane	ND	2.5	0.59	"	"	"	"	"	"	
cis-1,2-Dichloroethene	ND	2.5	0.64	"	"	"	"	"	"	
cis-1,3-Dichloropropene	ND	2.5	0.42	"	"	"	"	"	"	
Dibromochloromethane	ND	2.5	0.62	"	"	"	"	"	"	
Dibromomethane	ND	2.5	0.62	"	"	"	"	"	"	
Dichlorodifluoromethane	ND	2.5	0.45	"	"	"	"	"	"	
Ethylbenzene	ND	2.5	0.62	"	"	"	"	"	"	
Hexachlorobutadiene	ND	2.5	0.62	"	"	"	"	"	"	
Isopropylbenzene	ND	2.5	0.71	"	"	"	"	"	"	
meta- and para-Xylenes	ND	5.0	0.30	"	"	"	"	"	"	
Methylene Chloride	ND	2.5	0.60	"	"	"	"	"	"	
Naphthalene	ND	2.5	0.54	"	"	"	"	"	"	
n-Butylbenzene	ND	2.5	0.60	"	"	"	"	"	"	
n-Propylbenzene	ND	2.5	0.54	"	"	"	"	"	"	
ortho-Xylene	ND	2.5	0.45	"	"	"	"	"	"	
p-Isopropyltoluene	ND	2.5	0.45	"	"	"	"	"	"	
sec-Butylbenzene	ND	2.5	0.64	"	"	"	"	"	"	
Styrene	ND	2.5	0.71	"	"	"	"	"	"	
tert-Butylbenzene	ND	2.5	0.60	"	"	"	"	"	"	
Tetrachloroethene	**12**	2.5	0.38	"	"	"	"	"	"	
Toluene	ND	2.5	0.38	"	"	"	"	"	"	
trans-1,2-Dichloroethene	ND	2.5	0.71	"	"	"	"	"	"	
trans-1,3-Dichloropropene	ND	2.5	0.75	"	"	"	"	"	"	
Trichloroethene	ND	2.5	0.60	"	"	"	"	"	"	
Trichlorofluoromethane	ND	2.5	0.71	"	"	"	"	"	"	
Vinyl Chloride	ND	2.5	0.30	"	"	"	"	"	"	
2-Propanol	ND	2.5	0.60	"	"	"	"	"	"	
Surrogate: Dibromofluoromethane	*98.4 %*			*75-125*		"	"	"	"	
Surrogate: Toluene-d8	*100 %*			*75-125*		"	"	"	"	
Surrogate: 4-Bromofluorobenzene	*110 %*			*75-125*		"	"	"	"	

The results in this report apply to the samples analyzed. This analytical report must be reproduced in its entirety.

Waterstone Environmental, Inc. 2936 East Coronado Street Anaheim, California 92806	Project: 1401 S. Brand Blvd. Glendale, CA. 91204 Project Number: EST3505 Project Manager: Heather Fields	**Reported:** 27-Jun-25 15:44

Volatile Organic Compounds

Environmental Support Technologies-3

Analyte	Result	Reporting Limit	MDL	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
SV-7-15 (BF52501-08) Air	**Sampled: 06/25/25 10:40**		**Analyzed: 06/25/25 10:52**							
1,1,1,2-Tetrachloroethane	ND	2.5	0.54	ug/m³	1	B5F2501	06/25/25	06/25/25	EPA 8260B	
1,1,1-Trichloroethane	ND	2.5	0.54	"	"	"	"	"	"	
1,1,2,2-Tetrachloroethane	ND	2.5	0.75	"	"	"	"	"	"	
1,1,2-Trichloroethane	ND	2.5	0.49	"	"	"	"	"	"	
1,1,2-Trichloro-trifluoroethane	ND	2.5	0.75	"	"	"	"	"	"	
1,1-Dichloroethane	ND	2.5	0.60	"	"	"	"	"	"	
1,1-Dichloroethene	ND	2.5	0.78	"	"	"	"	"	"	
1,1-Dichloropropene	ND	2.5	0.42	"	"	"	"	"	"	
1,2,3-Trichlorobenzene	ND	2.5	0.45	"	"	"	"	"	"	
1,2,3-Trichloropropane	ND	2.5	0.64	"	"	"	"	"	"	
1,2,4-Trichlorobenzene	ND	2.5	0.62	"	"	"	"	"	"	
1,2,4-Trimethylbenzene	ND	2.5	0.54	"	"	"	"	"	"	
1,2-Dibromo-3-chloropropane	ND	2.5	0.42	"	"	"	"	"	"	
1,2-Dibromoethane	ND	2.5	0.71	"	"	"	"	"	"	
1,2-Dichlorobenzene	ND	2.5	0.75	"	"	"	"	"	"	
1,2-Dichloroethane	ND	2.5	0.54	"	"	"	"	"	"	
1,2-Dichloropropane	ND	2.5	0.75	"	"	"	"	"	"	
1,3,5-Trimethylbenzene	ND	2.5	0.45	"	"	"	"	"	"	
1,3-Dichlorobenzene	ND	2.5	0.54	"	"	"	"	"	"	
1,3-Dichloropropane	ND	2.5	0.45	"	"	"	"	"	"	
1,4-Dichlorobenzene	ND	2.5	0.45	"	"	"	"	"	"	
2,2-Dichloropropane	ND	2.5	0.54	"	"	"	"	"	"	
2-Chlorotoluene	ND	2.5	0.45	"	"	"	"	"	"	
4-Chlorotoluene	ND	2.5	0.64	"	"	"	"	"	"	
Benzene	ND	2.5	0.30	"	"	"	"	"	"	
Bromobenzene	ND	2.5	0.42	"	"	"	"	"	"	
Bromochloromethane	ND	2.5	0.60	"	"	"	"	"	"	
Bromodichloromethane	ND	2.5	0.42	"	"	"	"	"	"	
Bromoform	ND	2.5	0.78	"	"	"	"	"	"	
Bromomethane	ND	2.5	0.78	"	"	"	"	"	"	
Carbon disulfide	ND	2.5	0.71	"	"	"	"	"	"	
Carbon tetrachloride	ND	2.5	0.78	"	"	"	"	"	"	
Chlorobenzene	ND	2.5	0.42	"	"	"	"	"	"	
Chloroethane	ND	2.5	0.62	"	"	"	"	"	"	

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Waterstone Environmental, Inc. 2936 East Coronado Street Anaheim, California 92806	Project: 1401 S. Brand Blvd. Glendale, CA. 91204 Project Number: EST3505 Project Manager: Heather Fields	**Reported:** 27-Jun-25 15:44

Volatile Organic Compounds

Environmental Support Technologies-3

Analyte	Result	Reporting Limit	MDL	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
SV-7-15 (BF52501-08) Air	**Sampled: 06/25/25 10:40**		**Analyzed: 06/25/25 10:52**							
Chloroform	ND	2.5	0.54	"	"	"	"	"	"	
Chloromethane	ND	2.5	0.59	"	"	"	"	"	"	
cis-1,2-Dichloroethene	ND	2.5	0.64	"	"	"	"	"	"	
cis-1,3-Dichloropropene	ND	2.5	0.42	"	"	"	"	"	"	
Dibromochloromethane	ND	2.5	0.62	"	"	"	"	"	"	
Dibromomethane	ND	2.5	0.62	"	"	"	"	"	"	
Dichlorodifluoromethane	ND	2.5	0.45	"	"	"	"	"	"	
Ethylbenzene	ND	2.5	0.62	"	"	"	"	"	"	
Hexachlorobutadiene	ND	2.5	0.62	"	"	"	"	"	"	
Isopropylbenzene	ND	2.5	0.71	"	"	"	"	"	"	
meta- and para-Xylenes	ND	5.0	0.30	"	"	"	"	"	"	
Methylene Chloride	ND	2.5	0.60	"	"	"	"	"	"	
Naphthalene	ND	2.5	0.54	"	"	"	"	"	"	
n-Butylbenzene	ND	2.5	0.60	"	"	"	"	"	"	
n-Propylbenzene	ND	2.5	0.54	"	"	"	"	"	"	
ortho-Xylene	ND	2.5	0.45	"	"	"	"	"	"	
p-Isopropyltoluene	ND	2.5	0.45	"	"	"	"	"	"	
sec-Butylbenzene	ND	2.5	0.64	"	"	"	"	"	"	
Styrene	ND	2.5	0.71	"	"	"	"	"	"	
tert-Butylbenzene	ND	2.5	0.60	"	"	"	"	"	"	
Tetrachloroethene	**260**	2.5	0.38	"	"	"	"	"	"	
Toluene	ND	2.5	0.38	"	"	"	"	"	"	
trans-1,2-Dichloroethene	ND	2.5	0.71	"	"	"	"	"	"	
trans-1,3-Dichloropropene	ND	2.5	0.75	"	"	"	"	"	"	
Trichloroethene	ND	2.5	0.60	"	"	"	"	"	"	
Trichlorofluoromethane	ND	2.5	0.71	"	"	"	"	"	"	
Vinyl Chloride	ND	2.5	0.30	"	"	"	"	"	"	
2-Propanol	ND	2.5	0.60	"	"	"	"	"	"	
Surrogate: Dibromofluoromethane	*95.2 %*			*75-125*		"	"	"	"	
Surrogate: Toluene-d8	*100 %*			*75-125*		"	"	"	"	
Surrogate: 4-Bromofluorobenzene	*112 %*			*75-125*		"	"	"	"	

The results in this report apply to the samples analyzed. This analytical report must be reproduced in its entirety.

Waterstone Environmental, Inc. 2936 East Coronado Street Anaheim, California 92806	Project: 1401 S. Brand Blvd. Glendale, CA. 91204 Project Number: EST3505 Project Manager: Heather Fields	**Reported:** 27-Jun-25 15:44

Volatile Organic Compounds

Environmental Support Technologies-3

Analyte	Result	Reporting Limit	MDL	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
SV-7-25 (BF52501-09) Air	**Sampled: 06/25/25 11:05**		**Analyzed: 06/25/25 11:19**							
1,1,1,2-Tetrachloroethane	ND	2.5	0.54	ug/m³	1	B5F2501	06/25/25	06/25/25	EPA 8260B	
1,1,1-Trichloroethane	ND	2.5	0.54	"	"	"	"	"	"	
1,1,2,2-Tetrachloroethane	ND	2.5	0.75	"	"	"	"	"	"	
1,1,2-Trichloroethane	ND	2.5	0.49	"	"	"	"	"	"	
1,1,2-Trichloro-trifluoroethane	ND	2.5	0.75	"	"	"	"	"	"	
1,1-Dichloroethane	ND	2.5	0.60	"	"	"	"	"	"	
1,1-Dichloroethene	ND	2.5	0.78	"	"	"	"	"	"	
1,1-Dichloropropene	ND	2.5	0.42	"	"	"	"	"	"	
1,2,3-Trichlorobenzene	ND	2.5	0.45	"	"	"	"	"	"	
1,2,3-Trichloropropane	ND	2.5	0.64	"	"	"	"	"	"	
1,2,4-Trichlorobenzene	ND	2.5	0.62	"	"	"	"	"	"	
1,2,4-Trimethylbenzene	ND	2.5	0.54	"	"	"	"	"	"	
1,2-Dibromo-3-chloropropane	ND	2.5	0.42	"	"	"	"	"	"	
1,2-Dibromoethane	ND	2.5	0.71	"	"	"	"	"	"	
1,2-Dichlorobenzene	ND	2.5	0.75	"	"	"	"	"	"	
1,2-Dichloroethane	ND	2.5	0.54	"	"	"	"	"	"	
1,2-Dichloropropane	ND	2.5	0.75	"	"	"	"	"	"	
1,3,5-Trimethylbenzene	ND	2.5	0.45	"	"	"	"	"	"	
1,3-Dichlorobenzene	ND	2.5	0.54	"	"	"	"	"	"	
1,3-Dichloropropane	ND	2.5	0.45	"	"	"	"	"	"	
1,4-Dichlorobenzene	ND	2.5	0.45	"	"	"	"	"	"	
2,2-Dichloropropane	ND	2.5	0.54	"	"	"	"	"	"	
2-Chlorotoluene	ND	2.5	0.45	"	"	"	"	"	"	
4-Chlorotoluene	ND	2.5	0.64	"	"	"	"	"	"	
Benzene	ND	2.5	0.30	"	"	"	"	"	"	
Bromobenzene	ND	2.5	0.42	"	"	"	"	"	"	
Bromochloromethane	ND	2.5	0.60	"	"	"	"	"	"	
Bromodichloromethane	ND	2.5	0.42	"	"	"	"	"	"	
Bromoform	ND	2.5	0.78	"	"	"	"	"	"	
Bromomethane	ND	2.5	0.78	"	"	"	"	"	"	
Carbon disulfide	ND	2.5	0.71	"	"	"	"	"	"	
Carbon tetrachloride	ND	2.5	0.78	"	"	"	"	"	"	
Chlorobenzene	ND	2.5	0.42	"	"	"	"	"	"	
Chloroethane	ND	2.5	0.62	"	"	"	"	"	"	

The results in this report apply to the samples analyzed. This analytical report must be reproduced in its entirety.

Waterstone Environmental, Inc. 2936 East Coronado Street Anaheim, California 92806	Project: 1401 S. Brand Blvd. Glendale, CA. 91204 Project Number: EST3505 Project Manager: Heather Fields	**Reported:** 27-Jun-25 15:44

Volatile Organic Compounds

Environmental Support Technologies-3

Analyte	Result	Reporting Limit	MDL	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
SV-7-25 (BF52501-09) Air	**Sampled: 06/25/25 11:05**		**Analyzed: 06/25/25 11:19**							
Chloroform	ND	2.5	0.54	"	"	"	"	"	"	
Chloromethane	ND	2.5	0.59	"	"	"	"	"	"	
cis-1,2-Dichloroethene	ND	2.5	0.64	"	"	"	"	"	"	
cis-1,3-Dichloropropene	ND	2.5	0.42	"	"	"	"	"	"	
Dibromochloromethane	ND	2.5	0.62	"	"	"	"	"	"	
Dibromomethane	ND	2.5	0.62	"	"	"	"	"	"	
Dichlorodifluoromethane	ND	2.5	0.45	"	"	"	"	"	"	
Ethylbenzene	ND	2.5	0.62	"	"	"	"	"	"	
Hexachlorobutadiene	ND	2.5	0.62	"	"	"	"	"	"	
Isopropylbenzene	ND	2.5	0.71	"	"	"	"	"	"	
meta- and para-Xylenes	ND	5.0	0.30	"	"	"	"	"	"	
Methylene Chloride	ND	2.5	0.60	"	"	"	"	"	"	
Naphthalene	ND	2.5	0.54	"	"	"	"	"	"	
n-Butylbenzene	ND	2.5	0.60	"	"	"	"	"	"	
n-Propylbenzene	ND	2.5	0.54	"	"	"	"	"	"	
ortho-Xylene	ND	2.5	0.45	"	"	"	"	"	"	
p-Isopropyltoluene	ND	2.5	0.45	"	"	"	"	"	"	
sec-Butylbenzene	ND	2.5	0.64	"	"	"	"	"	"	
Styrene	ND	2.5	0.71	"	"	"	"	"	"	
tert-Butylbenzene	ND	2.5	0.60	"	"	"	"	"	"	
Tetrachloroethene	**630**	2.5	0.38	"	"	"	"	"	"	
Toluene	ND	2.5	0.38	"	"	"	"	"	"	
trans-1,2-Dichloroethene	ND	2.5	0.71	"	"	"	"	"	"	
trans-1,3-Dichloropropene	ND	2.5	0.75	"	"	"	"	"	"	
Trichloroethene	**3.0**	2.5	0.60	"	"	"	"	"	"	
Trichlorofluoromethane	ND	2.5	0.71	"	"	"	"	"	"	
Vinyl Chloride	ND	2.5	0.30	"	"	"	"	"	"	
2-Propanol	ND	2.5	0.60	"	"	"	"	"	"	
Surrogate: Dibromofluoromethane	*95.2 %*			*75-125*		"	"	"	"	
Surrogate: Toluene-d8	*104 %*			*75-125*		"	"	"	"	
Surrogate: 4-Bromofluorobenzene	*103 %*			*75-125*		"	"	"	"	

The results in this report apply to the samples analyzed. This analytical report must be reproduced in its entirety.

Waterstone Environmental, Inc. 2936 East Coronado Street Anaheim, California 92806	Project: 1401 S. Brand Blvd. Glendale, CA. 91204 Project Number: EST3505 Project Manager: Heather Fields	**Reported:** 27-Jun-25 15:44

Volatile Organic Compounds

Environmental Support Technologies-3

Analyte	Result	Reporting Limit	MDL	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
SV-8-5 (BF52501-10) Air	**Sampled: 06/25/25 11:30**		**Analyzed: 06/25/25 11:45**							
1,1,1,2-Tetrachloroethane	ND	2.5	0.54	ug/m³	1	B5F2501	06/25/25	06/25/25	EPA 8260B	
1,1,1-Trichloroethane	ND	2.5	0.54	"	"	"	"	"	"	
1,1,2,2-Tetrachloroethane	ND	2.5	0.75	"	"	"	"	"	"	
1,1,2-Trichloroethane	ND	2.5	0.49	"	"	"	"	"	"	
1,1,2-Trichloro-trifluoroethane	ND	2.5	0.75	"	"	"	"	"	"	
1,1-Dichloroethane	ND	2.5	0.60	"	"	"	"	"	"	
1,1-Dichloroethene	ND	2.5	0.78	"	"	"	"	"	"	
1,1-Dichloropropene	ND	2.5	0.42	"	"	"	"	"	"	
1,2,3-Trichlorobenzene	ND	2.5	0.45	"	"	"	"	"	"	
1,2,3-Trichloropropane	ND	2.5	0.64	"	"	"	"	"	"	
1,2,4-Trichlorobenzene	ND	2.5	0.62	"	"	"	"	"	"	
1,2,4-Trimethylbenzene	ND	2.5	0.54	"	"	"	"	"	"	
1,2-Dibromo-3-chloropropane	ND	2.5	0.42	"	"	"	"	"	"	
1,2-Dibromoethane	ND	2.5	0.71	"	"	"	"	"	"	
1,2-Dichlorobenzene	ND	2.5	0.75	"	"	"	"	"	"	
1,2-Dichloroethane	ND	2.5	0.54	"	"	"	"	"	"	
1,2-Dichloropropane	ND	2.5	0.75	"	"	"	"	"	"	
1,3,5-Trimethylbenzene	ND	2.5	0.45	"	"	"	"	"	"	
1,3-Dichlorobenzene	ND	2.5	0.54	"	"	"	"	"	"	
1,3-Dichloropropane	ND	2.5	0.45	"	"	"	"	"	"	
1,4-Dichlorobenzene	ND	2.5	0.45	"	"	"	"	"	"	
2,2-Dichloropropane	ND	2.5	0.54	"	"	"	"	"	"	
2-Chlorotoluene	ND	2.5	0.45	"	"	"	"	"	"	
4-Chlorotoluene	ND	2.5	0.64	"	"	"	"	"	"	
Benzene	ND	2.5	0.30	"	"	"	"	"	"	
Bromobenzene	ND	2.5	0.42	"	"	"	"	"	"	
Bromochloromethane	ND	2.5	0.60	"	"	"	"	"	"	
Bromodichloromethane	ND	2.5	0.42	"	"	"	"	"	"	
Bromoform	ND	2.5	0.78	"	"	"	"	"	"	
Bromomethane	ND	2.5	0.78	"	"	"	"	"	"	
Carbon disulfide	ND	2.5	0.71	"	"	"	"	"	"	
Carbon tetrachloride	ND	2.5	0.78	"	"	"	"	"	"	
Chlorobenzene	ND	2.5	0.42	"	"	"	"	"	"	
Chloroethane	ND	2.5	0.62	"	"	"	"	"	"	

The results in this report apply to the samples analyzed. This analytical report must be reproduced in its entirety.

Waterstone Environmental, Inc. 2936 East Coronado Street Anaheim, California 92806	Project: 1401 S. Brand Blvd. Glendale, CA. 91204 Project Number: EST3505 Project Manager: Heather Fields	**Reported:** 27-Jun-25 15:44

Volatile Organic Compounds

Environmental Support Technologies-3

Analyte	Result	Reporting Limit	MDL	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
SV-8-5 (BF52501-10) Air	**Sampled: 06/25/25 11:30**		**Analyzed: 06/25/25 11:45**							
Chloroform	ND	2.5	0.54	"	"	"	"	"	"	
Chloromethane	ND	2.5	0.59	"	"	"	"	"	"	
cis-1,2-Dichloroethene	ND	2.5	0.64	"	"	"	"	"	"	
cis-1,3-Dichloropropene	ND	2.5	0.42	"	"	"	"	"	"	
Dibromochloromethane	ND	2.5	0.62	"	"	"	"	"	"	
Dibromomethane	ND	2.5	0.62	"	"	"	"	"	"	
Dichlorodifluoromethane	ND	2.5	0.45	"	"	"	"	"	"	
Ethylbenzene	ND	2.5	0.62	"	"	"	"	"	"	
Hexachlorobutadiene	ND	2.5	0.62	"	"	"	"	"	"	
Isopropylbenzene	ND	2.5	0.71	"	"	"	"	"	"	
meta- and para-Xylenes	ND	5.0	0.30	"	"	"	"	"	"	
Methylene Chloride	ND	2.5	0.60	"	"	"	"	"	"	
Naphthalene	ND	2.5	0.54	"	"	"	"	"	"	
n-Butylbenzene	ND	2.5	0.60	"	"	"	"	"	"	
n-Propylbenzene	ND	2.5	0.54	"	"	"	"	"	"	
ortho-Xylene	ND	2.5	0.45	"	"	"	"	"	"	
p-Isopropyltoluene	ND	2.5	0.45	"	"	"	"	"	"	
sec-Butylbenzene	ND	2.5	0.64	"	"	"	"	"	"	
Styrene	ND	2.5	0.71	"	"	"	"	"	"	
tert-Butylbenzene	ND	2.5	0.60	"	"	"	"	"	"	
Tetrachloroethene	**73**	2.5	0.38	"	"	"	"	"	"	
Toluene	ND	2.5	0.38	"	"	"	"	"	"	
trans-1,2-Dichloroethene	ND	2.5	0.71	"	"	"	"	"	"	
trans-1,3-Dichloropropene	ND	2.5	0.75	"	"	"	"	"	"	
Trichloroethene	ND	2.5	0.60	"	"	"	"	"	"	
Trichlorofluoromethane	ND	2.5	0.71	"	"	"	"	"	"	
Vinyl Chloride	ND	2.5	0.30	"	"	"	"	"	"	
2-Propanol	ND	2.5	0.60	"	"	"	"	"	"	
Surrogate: Dibromofluoromethane	*99.2 %*			*75-125*		"	"	"	"	
Surrogate: Toluene-d8	*99.2 %*			*75-125*		"	"	"	"	
Surrogate: 4-Bromofluorobenzene	*102 %*			*75-125*		"	"	"	"	

The results in this report apply to the samples analyzed. This analytical report must be reproduced in its entirety.

Waterstone Environmental, Inc. 2936 East Coronado Street Anaheim, California 92806	Project: 1401 S. Brand Blvd. Glendale, CA. 91204 Project Number: EST3505 Project Manager: Heather Fields	**Reported:** 27-Jun-25 15:44

Volatile Organic Compounds

Environmental Support Technologies-3

Analyte	Result	Reporting Limit	MDL	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
SV-8-15 (BF52501-11) Air	**Sampled: 06/25/25 12:00**		**Analyzed: 06/25/25 12:12**							
1,1,1,2-Tetrachloroethane	ND	2.5	0.54	ug/m³	1	B5F2501	06/25/25	06/25/25	EPA 8260B	
1,1,1-Trichloroethane	ND	2.5	0.54	"	"	"	"	"	"	
1,1,2,2-Tetrachloroethane	ND	2.5	0.75	"	"	"	"	"	"	
1,1,2-Trichloroethane	ND	2.5	0.49	"	"	"	"	"	"	
1,1,2-Trichloro-trifluoroethane	ND	2.5	0.75	"	"	"	"	"	"	
1,1-Dichloroethane	ND	2.5	0.60	"	"	"	"	"	"	
1,1-Dichloroethene	ND	2.5	0.78	"	"	"	"	"	"	
1,1-Dichloropropene	ND	2.5	0.42	"	"	"	"	"	"	
1,2,3-Trichlorobenzene	ND	2.5	0.45	"	"	"	"	"	"	
1,2,3-Trichloropropane	ND	2.5	0.64	"	"	"	"	"	"	
1,2,4-Trichlorobenzene	ND	2.5	0.62	"	"	"	"	"	"	
1,2,4-Trimethylbenzene	ND	2.5	0.54	"	"	"	"	"	"	
1,2-Dibromo-3-chloropropane	ND	2.5	0.42	"	"	"	"	"	"	
1,2-Dibromoethane	ND	2.5	0.71	"	"	"	"	"	"	
1,2-Dichlorobenzene	ND	2.5	0.75	"	"	"	"	"	"	
1,2-Dichloroethane	ND	2.5	0.54	"	"	"	"	"	"	
1,2-Dichloropropane	ND	2.5	0.75	"	"	"	"	"	"	
1,3,5-Trimethylbenzene	ND	2.5	0.45	"	"	"	"	"	"	
1,3-Dichlorobenzene	ND	2.5	0.54	"	"	"	"	"	"	
1,3-Dichloropropane	ND	2.5	0.45	"	"	"	"	"	"	
1,4-Dichlorobenzene	ND	2.5	0.45	"	"	"	"	"	"	
2,2-Dichloropropane	ND	2.5	0.54	"	"	"	"	"	"	
2-Chlorotoluene	ND	2.5	0.45	"	"	"	"	"	"	
4-Chlorotoluene	ND	2.5	0.64	"	"	"	"	"	"	
Benzene	ND	2.5	0.30	"	"	"	"	"	"	
Bromobenzene	ND	2.5	0.42	"	"	"	"	"	"	
Bromochloromethane	ND	2.5	0.60	"	"	"	"	"	"	
Bromodichloromethane	ND	2.5	0.42	"	"	"	"	"	"	
Bromoform	ND	2.5	0.78	"	"	"	"	"	"	
Bromomethane	ND	2.5	0.78	"	"	"	"	"	"	
Carbon disulfide	ND	2.5	0.71	"	"	"	"	"	"	
Carbon tetrachloride	ND	2.5	0.78	"	"	"	"	"	"	
Chlorobenzene	ND	2.5	0.42	"	"	"	"	"	"	
Chloroethane	ND	2.5	0.62	"	"	"	"	"	"	

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Waterstone Environmental, Inc. 2936 East Coronado Street Anaheim, California 92806	Project: 1401 S. Brand Blvd. Glendale, CA. 91204 Project Number: EST3505 Project Manager: Heather Fields	**Reported:** 27-Jun-25 15:44

Volatile Organic Compounds

Environmental Support Technologies-3

Analyte	Result	Reporting Limit	MDL	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
SV-8-15 (BF52501-11) Air	**Sampled: 06/25/25 12:00**		**Analyzed: 06/25/25 12:12**							
Chloroform	ND	2.5	0.54	"	"	"	"	"	"	
Chloromethane	ND	2.5	0.59	"	"	"	"	"	"	
cis-1,2-Dichloroethene	ND	2.5	0.64	"	"	"	"	"	"	
cis-1,3-Dichloropropene	ND	2.5	0.42	"	"	"	"	"	"	
Dibromochloromethane	ND	2.5	0.62	"	"	"	"	"	"	
Dibromomethane	ND	2.5	0.62	"	"	"	"	"	"	
Dichlorodifluoromethane	ND	2.5	0.45	"	"	"	"	"	"	
Ethylbenzene	ND	2.5	0.62	"	"	"	"	"	"	
Hexachlorobutadiene	ND	2.5	0.62	"	"	"	"	"	"	
Isopropylbenzene	ND	2.5	0.71	"	"	"	"	"	"	
meta- and para-Xylenes	ND	5.0	0.30	"	"	"	"	"	"	
Methylene Chloride	ND	2.5	0.60	"	"	"	"	"	"	
Naphthalene	ND	2.5	0.54	"	"	"	"	"	"	
n-Butylbenzene	ND	2.5	0.60	"	"	"	"	"	"	
n-Propylbenzene	ND	2.5	0.54	"	"	"	"	"	"	
ortho-Xylene	ND	2.5	0.45	"	"	"	"	"	"	
p-Isopropyltoluene	ND	2.5	0.45	"	"	"	"	"	"	
sec-Butylbenzene	ND	2.5	0.64	"	"	"	"	"	"	
Styrene	ND	2.5	0.71	"	"	"	"	"	"	
tert-Butylbenzene	ND	2.5	0.60	"	"	"	"	"	"	
Tetrachloroethene	**190**	2.5	0.38	"	"	"	"	"	"	
Toluene	ND	2.5	0.38	"	"	"	"	"	"	
trans-1,2-Dichloroethene	ND	2.5	0.71	"	"	"	"	"	"	
trans-1,3-Dichloropropene	ND	2.5	0.75	"	"	"	"	"	"	
Trichloroethene	ND	2.5	0.60	"	"	"	"	"	"	
Trichlorofluoromethane	ND	2.5	0.71	"	"	"	"	"	"	
Vinyl Chloride	ND	2.5	0.30	"	"	"	"	"	"	
2-Propanol	ND	2.5	0.60	"	"	"	"	"	"	
Surrogate: Dibromofluoromethane	*96.8 %*			*75-125*		"	"	"	"	
Surrogate: Toluene-d8	*101 %*			*75-125*		"	"	"	"	
Surrogate: 4-Bromofluorobenzene	*100 %*			*75-125*		"	"	"	"	

The results in this report apply to the samples analyzed. This analytical report must be reproduced in its entirety.

Waterstone Environmental, Inc. 2936 East Coronado Street Anaheim, California 92806	Project: 1401 S. Brand Blvd. Glendale, CA. 91204 Project Number: EST3505 Project Manager: Heather Fields	**Reported:** 27-Jun-25 15:44

Volatile Organic Compounds

Environmental Support Technologies-3

Analyte	Result	Reporting Limit	MDL	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
SV-10-5 (BF52501-12) Air	**Sampled: 06/25/25 12:25**		**Analyzed: 06/25/25 12:39**							
1,1,1,2-Tetrachloroethane	ND	2.5	0.54	ug/m³	1	B5F2501	06/25/25	06/25/25	EPA 8260B	
1,1,1-Trichloroethane	ND	2.5	0.54	"	"	"	"	"	"	
1,1,2,2-Tetrachloroethane	ND	2.5	0.75	"	"	"	"	"	"	
1,1,2-Trichloroethane	ND	2.5	0.49	"	"	"	"	"	"	
1,1,2-Trichloro-trifluoroethane	ND	2.5	0.75	"	"	"	"	"	"	
1,1-Dichloroethane	ND	2.5	0.60	"	"	"	"	"	"	
1,1-Dichloroethene	ND	2.5	0.78	"	"	"	"	"	"	
1,1-Dichloropropene	ND	2.5	0.42	"	"	"	"	"	"	
1,2,3-Trichlorobenzene	ND	2.5	0.45	"	"	"	"	"	"	
1,2,3-Trichloropropane	ND	2.5	0.64	"	"	"	"	"	"	
1,2,4-Trichlorobenzene	ND	2.5	0.62	"	"	"	"	"	"	
1,2,4-Trimethylbenzene	ND	2.5	0.54	"	"	"	"	"	"	
1,2-Dibromo-3-chloropropane	ND	2.5	0.42	"	"	"	"	"	"	
1,2-Dibromoethane	ND	2.5	0.71	"	"	"	"	"	"	
1,2-Dichlorobenzene	ND	2.5	0.75	"	"	"	"	"	"	
1,2-Dichloroethane	ND	2.5	0.54	"	"	"	"	"	"	
1,2-Dichloropropane	ND	2.5	0.75	"	"	"	"	"	"	
1,3,5-Trimethylbenzene	ND	2.5	0.45	"	"	"	"	"	"	
1,3-Dichlorobenzene	ND	2.5	0.54	"	"	"	"	"	"	
1,3-Dichloropropane	ND	2.5	0.45	"	"	"	"	"	"	
1,4-Dichlorobenzene	ND	2.5	0.45	"	"	"	"	"	"	
2,2-Dichloropropane	ND	2.5	0.54	"	"	"	"	"	"	
2-Chlorotoluene	ND	2.5	0.45	"	"	"	"	"	"	
4-Chlorotoluene	ND	2.5	0.64	"	"	"	"	"	"	
Benzene	ND	2.5	0.30	"	"	"	"	"	"	
Bromobenzene	ND	2.5	0.42	"	"	"	"	"	"	
Bromochloromethane	ND	2.5	0.60	"	"	"	"	"	"	
Bromodichloromethane	ND	2.5	0.42	"	"	"	"	"	"	
Bromoform	ND	2.5	0.78	"	"	"	"	"	"	
Bromomethane	ND	2.5	0.78	"	"	"	"	"	"	
Carbon disulfide	ND	2.5	0.71	"	"	"	"	"	"	
Carbon tetrachloride	ND	2.5	0.78	"	"	"	"	"	"	
Chlorobenzene	ND	2.5	0.42	"	"	"	"	"	"	
Chloroethane	ND	2.5	0.62	"	"	"	"	"	"	

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Waterstone Environmental, Inc. 2936 East Coronado Street Anaheim, California 92806	Project: 1401 S. Brand Blvd. Glendale, CA. 91204 Project Number: EST3505 Project Manager: Heather Fields	**Reported:** 27-Jun-25 15:44

Volatile Organic Compounds

Environmental Support Technologies-3

Analyte	Result	Reporting Limit	MDL	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
SV-10-5 (BF52501-12) Air	**Sampled: 06/25/25 12:25**		**Analyzed: 06/25/25 12:39**							
Chloroform	ND	2.5	0.54	"	"	"	"	"	"	
Chloromethane	ND	2.5	0.59	"	"	"	"	"	"	
cis-1,2-Dichloroethene	ND	2.5	0.64	"	"	"	"	"	"	
cis-1,3-Dichloropropene	ND	2.5	0.42	"	"	"	"	"	"	
Dibromochloromethane	ND	2.5	0.62	"	"	"	"	"	"	
Dibromomethane	ND	2.5	0.62	"	"	"	"	"	"	
Dichlorodifluoromethane	ND	2.5	0.45	"	"	"	"	"	"	
Ethylbenzene	ND	2.5	0.62	"	"	"	"	"	"	
Hexachlorobutadiene	ND	2.5	0.62	"	"	"	"	"	"	
Isopropylbenzene	ND	2.5	0.71	"	"	"	"	"	"	
meta- and para-Xylenes	ND	5.0	0.30	"	"	"	"	"	"	
Methylene Chloride	ND	2.5	0.60	"	"	"	"	"	"	
Naphthalene	ND	2.5	0.54	"	"	"	"	"	"	
n-Butylbenzene	ND	2.5	0.60	"	"	"	"	"	"	
n-Propylbenzene	ND	2.5	0.54	"	"	"	"	"	"	
ortho-Xylene	ND	2.5	0.45	"	"	"	"	"	"	
p-Isopropyltoluene	ND	2.5	0.45	"	"	"	"	"	"	
sec-Butylbenzene	ND	2.5	0.64	"	"	"	"	"	"	
Styrene	ND	2.5	0.71	"	"	"	"	"	"	
tert-Butylbenzene	ND	2.5	0.60	"	"	"	"	"	"	
Tetrachloroethene	**28**	2.5	0.38	"	"	"	"	"	"	
Toluene	ND	2.5	0.38	"	"	"	"	"	"	
trans-1,2-Dichloroethene	ND	2.5	0.71	"	"	"	"	"	"	
trans-1,3-Dichloropropene	ND	2.5	0.75	"	"	"	"	"	"	
Trichloroethene	ND	2.5	0.60	"	"	"	"	"	"	
Trichlorofluoromethane	ND	2.5	0.71	"	"	"	"	"	"	
Vinyl Chloride	ND	2.5	0.30	"	"	"	"	"	"	
2-Propanol	ND	2.5	0.60	"	"	"	"	"	"	
Surrogate: Dibromofluoromethane	*95.2 %*			*75-125*		"	"	"	"	
Surrogate: Toluene-d8	*102 %*			*75-125*		"	"	"	"	
Surrogate: 4-Bromofluorobenzene	*100 %*			*75-125*		"	"	"	"	

The results in this report apply to the samples analyzed. This analytical report must be reproduced in its entirety.

Waterstone Environmental, Inc. 2936 East Coronado Street Anaheim, California 92806	Project: 1401 S. Brand Blvd. Glendale, CA. 91204 Project Number: EST3505 Project Manager: Heather Fields	**Reported:** 27-Jun-25 15:44

Volatile Organic Compounds

Environmental Support Technologies-3

Analyte	Result	Reporting Limit	MDL	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
SV-10-15 (BF52501-13) Air	**Sampled: 06/25/25 12:50**		**Analyzed: 06/25/25 13:06**							
1,1,1,2-Tetrachloroethane	ND	2.5	0.54	ug/m³	1	B5F2501	06/25/25	06/25/25	EPA 8260B	
1,1,1-Trichloroethane	ND	2.5	0.54	"	"	"	"	"	"	
1,1,2,2-Tetrachloroethane	ND	2.5	0.75	"	"	"	"	"	"	
1,1,2-Trichloroethane	ND	2.5	0.49	"	"	"	"	"	"	
1,1,2-Trichloro-trifluoroethane	ND	2.5	0.75	"	"	"	"	"	"	
1,1-Dichloroethane	ND	2.5	0.60	"	"	"	"	"	"	
1,1-Dichloroethene	ND	2.5	0.78	"	"	"	"	"	"	
1,1-Dichloropropene	ND	2.5	0.42	"	"	"	"	"	"	
1,2,3-Trichlorobenzene	ND	2.5	0.45	"	"	"	"	"	"	
1,2,3-Trichloropropane	ND	2.5	0.64	"	"	"	"	"	"	
1,2,4-Trichlorobenzene	ND	2.5	0.62	"	"	"	"	"	"	
1,2,4-Trimethylbenzene	ND	2.5	0.54	"	"	"	"	"	"	
1,2-Dibromo-3-chloropropane	ND	2.5	0.42	"	"	"	"	"	"	
1,2-Dibromoethane	ND	2.5	0.71	"	"	"	"	"	"	
1,2-Dichlorobenzene	ND	2.5	0.75	"	"	"	"	"	"	
1,2-Dichloroethane	ND	2.5	0.54	"	"	"	"	"	"	
1,2-Dichloropropane	ND	2.5	0.75	"	"	"	"	"	"	
1,3,5-Trimethylbenzene	ND	2.5	0.45	"	"	"	"	"	"	
1,3-Dichlorobenzene	ND	2.5	0.54	"	"	"	"	"	"	
1,3-Dichloropropane	ND	2.5	0.45	"	"	"	"	"	"	
1,4-Dichlorobenzene	ND	2.5	0.45	"	"	"	"	"	"	
2,2-Dichloropropane	ND	2.5	0.54	"	"	"	"	"	"	
2-Chlorotoluene	ND	2.5	0.45	"	"	"	"	"	"	
4-Chlorotoluene	ND	2.5	0.64	"	"	"	"	"	"	
Benzene	ND	2.5	0.30	"	"	"	"	"	"	
Bromobenzene	ND	2.5	0.42	"	"	"	"	"	"	
Bromochloromethane	ND	2.5	0.60	"	"	"	"	"	"	
Bromodichloromethane	ND	2.5	0.42	"	"	"	"	"	"	
Bromoform	ND	2.5	0.78	"	"	"	"	"	"	
Bromomethane	ND	2.5	0.78	"	"	"	"	"	"	
Carbon disulfide	ND	2.5	0.71	"	"	"	"	"	"	
Carbon tetrachloride	ND	2.5	0.78	"	"	"	"	"	"	
Chlorobenzene	ND	2.5	0.42	"	"	"	"	"	"	
Chloroethane	ND	2.5	0.62	"	"	"	"	"	"	

The results in this report apply to the samples analyzed. This analytical report must be reproduced in its entirety.

Waterstone Environmental, Inc. 2936 East Coronado Street Anaheim, California 92806	Project: 1401 S. Brand Blvd. Glendale, CA. 91204 Project Number: EST3505 Project Manager: Heather Fields	**Reported:** 27-Jun-25 15:44

Volatile Organic Compounds

Environmental Support Technologies-3

Analyte	Result	Reporting Limit	MDL	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
SV-10-15 (BF52501-13) Air	**Sampled: 06/25/25 12:50**		**Analyzed: 06/25/25 13:06**							
Chloroform	ND	2.5	0.54	"	"	"	"	"	"	
Chloromethane	ND	2.5	0.59	"	"	"	"	"	"	
cis-1,2-Dichloroethene	ND	2.5	0.64	"	"	"	"	"	"	
cis-1,3-Dichloropropene	ND	2.5	0.42	"	"	"	"	"	"	
Dibromochloromethane	ND	2.5	0.62	"	"	"	"	"	"	
Dibromomethane	ND	2.5	0.62	"	"	"	"	"	"	
Dichlorodifluoromethane	ND	2.5	0.45	"	"	"	"	"	"	
Ethylbenzene	ND	2.5	0.62	"	"	"	"	"	"	
Hexachlorobutadiene	ND	2.5	0.62	"	"	"	"	"	"	
Isopropylbenzene	ND	2.5	0.71	"	"	"	"	"	"	
meta- and para-Xylenes	ND	5.0	0.30	"	"	"	"	"	"	
Methylene Chloride	ND	2.5	0.60	"	"	"	"	"	"	
Naphthalene	ND	2.5	0.54	"	"	"	"	"	"	
n-Butylbenzene	ND	2.5	0.60	"	"	"	"	"	"	
n-Propylbenzene	ND	2.5	0.54	"	"	"	"	"	"	
ortho-Xylene	ND	2.5	0.45	"	"	"	"	"	"	
p-Isopropyltoluene	ND	2.5	0.45	"	"	"	"	"	"	
sec-Butylbenzene	ND	2.5	0.64	"	"	"	"	"	"	
Styrene	ND	2.5	0.71	"	"	"	"	"	"	
tert-Butylbenzene	ND	2.5	0.60	"	"	"	"	"	"	
Tetrachloroethene	**48**	2.5	0.38	"	"	"	"	"	"	
Toluene	ND	2.5	0.38	"	"	"	"	"	"	
trans-1,2-Dichloroethene	ND	2.5	0.71	"	"	"	"	"	"	
trans-1,3-Dichloropropene	ND	2.5	0.75	"	"	"	"	"	"	
Trichloroethene	ND	2.5	0.60	"	"	"	"	"	"	
Trichlorofluoromethane	ND	2.5	0.71	"	"	"	"	"	"	
Vinyl Chloride	ND	2.5	0.30	"	"	"	"	"	"	
2-Propanol	ND	2.5	0.60	"	"	"	"	"	"	
Surrogate: Dibromofluoromethane	*97.6 %*			*75-125*		"	"	"	"	
Surrogate: Toluene-d8	*101 %*			*75-125*		"	"	"	"	
Surrogate: 4-Bromofluorobenzene	*99.2 %*			*75-125*		"	"	"	"	

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Waterstone Environmental, Inc. 2936 East Coronado Street Anaheim, California 92806	Project: 1401 S. Brand Blvd. Glendale, CA. 91204 Project Number: EST3505 Project Manager: Heather Fields	**Reported:** 27-Jun-25 15:44

Volatile Organic Compounds

Environmental Support Technologies-3

Analyte	Result	Reporting Limit	MDL	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
SS-2 (BF52501-14) Air Sampled: 06/25/25 13:20 Analyzed: 06/25/25 13:33										
1,1,1,2-Tetrachloroethane	ND	2.5	0.54	ug/m³	1	B5F2501	06/25/25	06/25/25	EPA 8260B	
1,1,1-Trichloroethane	ND	2.5	0.54	"	"	"	"	"	"	
1,1,2,2-Tetrachloroethane	ND	2.5	0.75	"	"	"	"	"	"	
1,1,2-Trichloroethane	ND	2.5	0.49	"	"	"	"	"	"	
1,1,2-Trichloro-trifluoroethane	ND	2.5	0.75	"	"	"	"	"	"	
1,1-Dichloroethane	ND	2.5	0.60	"	"	"	"	"	"	
1,1-Dichloroethene	ND	2.5	0.78	"	"	"	"	"	"	
1,1-Dichloropropene	ND	2.5	0.42	"	"	"	"	"	"	
1,2,3-Trichlorobenzene	ND	2.5	0.45	"	"	"	"	"	"	
1,2,3-Trichloropropane	ND	2.5	0.64	"	"	"	"	"	"	
1,2,4-Trichlorobenzene	ND	2.5	0.62	"	"	"	"	"	"	
1,2,4-Trimethylbenzene	ND	2.5	0.54	"	"	"	"	"	"	
1,2-Dibromo-3-chloropropane	ND	2.5	0.42	"	"	"	"	"	"	
1,2-Dibromoethane	ND	2.5	0.71	"	"	"	"	"	"	
1,2-Dichlorobenzene	ND	2.5	0.75	"	"	"	"	"	"	
1,2-Dichloroethane	ND	2.5	0.54	"	"	"	"	"	"	
1,2-Dichloropropane	ND	2.5	0.75	"	"	"	"	"	"	
1,3,5-Trimethylbenzene	ND	2.5	0.45	"	"	"	"	"	"	
1,3-Dichlorobenzene	ND	2.5	0.54	"	"	"	"	"	"	
1,3-Dichloropropane	ND	2.5	0.45	"	"	"	"	"	"	
1,4-Dichlorobenzene	ND	2.5	0.45	"	"	"	"	"	"	
2,2-Dichloropropane	ND	2.5	0.54	"	"	"	"	"	"	
2-Chlorotoluene	ND	2.5	0.45	"	"	"	"	"	"	
4-Chlorotoluene	ND	2.5	0.64	"	"	"	"	"	"	
Benzene	ND	2.5	0.30	"	"	"	"	"	"	
Bromobenzene	ND	2.5	0.42	"	"	"	"	"	"	
Bromochloromethane	ND	2.5	0.60	"	"	"	"	"	"	
Bromodichloromethane	ND	2.5	0.42	"	"	"	"	"	"	
Bromoform	ND	2.5	0.78	"	"	"	"	"	"	
Bromomethane	ND	2.5	0.78	"	"	"	"	"	"	
Carbon disulfide	ND	2.5	0.71	"	"	"	"	"	"	
Carbon tetrachloride	ND	2.5	0.78	"	"	"	"	"	"	
Chlorobenzene	ND	2.5	0.42	"	"	"	"	"	"	
Chloroethane	ND	2.5	0.62	"	"	"	"	"	"	

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Waterstone Environmental, Inc.	Project: 1401 S. Brand Blvd. Glendale, CA. 91204	
2936 East Coronado Street	Project Number: EST3505	**Reported:**
Anaheim, California 92806	Project Manager: Heather Fields	27-Jun-25 15:44

Volatile Organic Compounds

Environmental Support Technologies-3

Analyte	Result	Reporting Limit	MDL	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
SS-2 (BF52501-14) Air	**Sampled: 06/25/25 13:20**		**Analyzed: 06/25/25 13:33**							
Chloroform	ND	2.5	0.54	"	"	"	"	"	"	
Chloromethane	ND	2.5	0.59	"	"	"	"	"	"	
cis-1,2-Dichloroethene	ND	2.5	0.64	"	"	"	"	"	"	
cis-1,3-Dichloropropene	ND	2.5	0.42	"	"	"	"	"	"	
Dibromochloromethane	ND	2.5	0.62	"	"	"	"	"	"	
Dibromomethane	ND	2.5	0.62	"	"	"	"	"	"	
Dichlorodifluoromethane	ND	2.5	0.45	"	"	"	"	"	"	
Ethylbenzene	ND	2.5	0.62	"	"	"	"	"	"	
Hexachlorobutadiene	ND	2.5	0.62	"	"	"	"	"	"	
Isopropylbenzene	ND	2.5	0.71	"	"	"	"	"	"	
meta- and para-Xylenes	ND	5.0	0.30	"	"	"	"	"	"	
Methylene Chloride	ND	2.5	0.60	"	"	"	"	"	"	
Naphthalene	ND	2.5	0.54	"	"	"	"	"	"	
n-Butylbenzene	ND	2.5	0.60	"	"	"	"	"	"	
n-Propylbenzene	ND	2.5	0.54	"	"	"	"	"	"	
ortho-Xylene	ND	2.5	0.45	"	"	"	"	"	"	
p-Isopropyltoluene	ND	2.5	0.45	"	"	"	"	"	"	
sec-Butylbenzene	ND	2.5	0.64	"	"	"	"	"	"	
Styrene	ND	2.5	0.71	"	"	"	"	"	"	
tert-Butylbenzene	ND	2.5	0.60	"	"	"	"	"	"	
Tetrachloroethene	**34**	2.5	0.38	"	"	"	"	"	"	
Toluene	ND	2.5	0.38	"	"	"	"	"	"	
trans-1,2-Dichloroethene	ND	2.5	0.71	"	"	"	"	"	"	
trans-1,3-Dichloropropene	ND	2.5	0.75	"	"	"	"	"	"	
Trichloroethene	ND	2.5	0.60	"	"	"	"	"	"	
Trichlorofluoromethane	ND	2.5	0.71	"	"	"	"	"	"	
Vinyl Chloride	ND	2.5	0.30	"	"	"	"	"	"	
2-Propanol	ND	2.5	0.60	"	"	"	"	"	"	
Surrogate: Dibromofluoromethane	*98.4 %*			*75-125*		"	"	"	"	
Surrogate: Toluene-d8	*100 %*			*75-125*		"	"	"	"	
Surrogate: 4-Bromofluorobenzene	*100 %*			*75-125*		"	"	"	"	

The results in this report apply to the samples analyzed. This analytical report must be reproduced in its entirety.

Waterstone Environmental, Inc. 2936 East Coronado Street Anaheim, California 92806	Project: 1401 S. Brand Blvd. Glendale, CA. 91204 Project Number: EST3505 Project Manager: Heather Fields	**Reported:** 27-Jun-25 15:44

Volatile Organic Compounds

Environmental Support Technologies-3

Analyte	Result	Reporting Limit	MDL	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
SS-1 (BF52501-15) Air Sampled: 06/25/25 13:45 Analyzed: 06/25/25 13:59										
1,1,1,2-Tetrachloroethane	ND	2.5	0.54	ug/m³	1	B5F2501	06/25/25	06/25/25	EPA 8260B	
1,1,1-Trichloroethane	ND	2.5	0.54	"	"	"	"	"	"	
1,1,2,2-Tetrachloroethane	ND	2.5	0.75	"	"	"	"	"	"	
1,1,2-Trichloroethane	ND	2.5	0.49	"	"	"	"	"	"	
1,1,2-Trichloro-trifluoroethane	ND	2.5	0.75	"	"	"	"	"	"	
1,1-Dichloroethane	ND	2.5	0.60	"	"	"	"	"	"	
1,1-Dichloroethene	ND	2.5	0.78	"	"	"	"	"	"	
1,1-Dichloropropene	ND	2.5	0.42	"	"	"	"	"	"	
1,2,3-Trichlorobenzene	ND	2.5	0.45	"	"	"	"	"	"	
1,2,3-Trichloropropane	ND	2.5	0.64	"	"	"	"	"	"	
1,2,4-Trichlorobenzene	ND	2.5	0.62	"	"	"	"	"	"	
1,2,4-Trimethylbenzene	ND	2.5	0.54	"	"	"	"	"	"	
1,2-Dibromo-3-chloropropane	ND	2.5	0.42	"	"	"	"	"	"	
1,2-Dibromoethane	ND	2.5	0.71	"	"	"	"	"	"	
1,2-Dichlorobenzene	ND	2.5	0.75	"	"	"	"	"	"	
1,2-Dichloroethane	ND	2.5	0.54	"	"	"	"	"	"	
1,2-Dichloropropane	ND	2.5	0.75	"	"	"	"	"	"	
1,3,5-Trimethylbenzene	ND	2.5	0.45	"	"	"	"	"	"	
1,3-Dichlorobenzene	ND	2.5	0.54	"	"	"	"	"	"	
1,3-Dichloropropane	ND	2.5	0.45	"	"	"	"	"	"	
1,4-Dichlorobenzene	ND	2.5	0.45	"	"	"	"	"	"	
2,2-Dichloropropane	ND	2.5	0.54	"	"	"	"	"	"	
2-Chlorotoluene	ND	2.5	0.45	"	"	"	"	"	"	
4-Chlorotoluene	ND	2.5	0.64	"	"	"	"	"	"	
Benzene	ND	2.5	0.30	"	"	"	"	"	"	
Bromobenzene	ND	2.5	0.42	"	"	"	"	"	"	
Bromochloromethane	ND	2.5	0.60	"	"	"	"	"	"	
Bromodichloromethane	ND	2.5	0.42	"	"	"	"	"	"	
Bromoform	ND	2.5	0.78	"	"	"	"	"	"	
Bromomethane	ND	2.5	0.78	"	"	"	"	"	"	
Carbon disulfide	ND	2.5	0.71	"	"	"	"	"	"	
Carbon tetrachloride	ND	2.5	0.78	"	"	"	"	"	"	
Chlorobenzene	ND	2.5	0.42	"	"	"	"	"	"	
Chloroethane	ND	2.5	0.62	"	"	"	"	"	"	

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Waterstone Environmental, Inc. 2936 East Coronado Street Anaheim, California 92806	Project: 1401 S. Brand Blvd. Glendale, CA. 91204 Project Number: EST3505 Project Manager: Heather Fields	**Reported:** 27-Jun-25 15:44

Volatile Organic Compounds

Environmental Support Technologies-3

Analyte	Result	Reporting Limit	MDL	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
SS-1 (BF52501-15) Air	**Sampled: 06/25/25 13:45**		**Analyzed: 06/25/25 13:59**							
Chloroform	ND	2.5	0.54	"	"	"	"	"	"	
Chloromethane	ND	2.5	0.59	"	"	"	"	"	"	
cis-1,2-Dichloroethene	ND	2.5	0.64	"	"	"	"	"	"	
cis-1,3-Dichloropropene	ND	2.5	0.42	"	"	"	"	"	"	
Dibromochloromethane	ND	2.5	0.62	"	"	"	"	"	"	
Dibromomethane	ND	2.5	0.62	"	"	"	"	"	"	
Dichlorodifluoromethane	ND	2.5	0.45	"	"	"	"	"	"	
Ethylbenzene	ND	2.5	0.62	"	"	"	"	"	"	
Hexachlorobutadiene	ND	2.5	0.62	"	"	"	"	"	"	
Isopropylbenzene	ND	2.5	0.71	"	"	"	"	"	"	
meta- and para-Xylenes	ND	5.0	0.30	"	"	"	"	"	"	
Methylene Chloride	ND	2.5	0.60	"	"	"	"	"	"	
Naphthalene	ND	2.5	0.54	"	"	"	"	"	"	
n-Butylbenzene	ND	2.5	0.60	"	"	"	"	"	"	
n-Propylbenzene	ND	2.5	0.54	"	"	"	"	"	"	
ortho-Xylene	ND	2.5	0.45	"	"	"	"	"	"	
p-Isopropyltoluene	ND	2.5	0.45	"	"	"	"	"	"	
sec-Butylbenzene	ND	2.5	0.64	"	"	"	"	"	"	
Styrene	ND	2.5	0.71	"	"	"	"	"	"	
tert-Butylbenzene	ND	2.5	0.60	"	"	"	"	"	"	
Tetrachloroethene	**18**	2.5	0.38	"	"	"	"	"	"	
Toluene	ND	2.5	0.38	"	"	"	"	"	"	
trans-1,2-Dichloroethene	ND	2.5	0.71	"	"	"	"	"	"	
trans-1,3-Dichloropropene	ND	2.5	0.75	"	"	"	"	"	"	
Trichloroethene	ND	2.5	0.60	"	"	"	"	"	"	
Trichlorofluoromethane	ND	2.5	0.71	"	"	"	"	"	"	
Vinyl Chloride	ND	2.5	0.30	"	"	"	"	"	"	
2-Propanol	ND	2.5	0.60	"	"	"	"	"	"	
Surrogate: Dibromofluoromethane	*97.6 %*			*75-125*		"	"	"	"	
Surrogate: Toluene-d8	*102 %*			*75-125*		"	"	"	"	
Surrogate: 4-Bromofluorobenzene	*100 %*			*75-125*		"	"	"	"	

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Waterstone Environmental, Inc.	Project: 1401 S. Brand Blvd. Glendale, CA. 91204	
2936 East Coronado Street	Project Number: EST3505	**Reported:**
Anaheim, California 92806	Project Manager: Heather Fields	27-Jun-25 15:44

Volatile Organic Compounds - Quality Control
Environmental Support Technologies-3

Analyte	MDL	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Notes
Batch B5F2501 - Volatiles											
Blank (B5F2501-BLK1)					Prepared & Analyzed: 06/25/25						
1,1,1,2-Tetrachloroethane	0.54	ND	2.5	ug/m³							
1,1,1-Trichloroethane	0.54	ND	2.5	"							
1,1,2,2-Tetrachloroethane	0.75	ND	2.5	"							
1,1,2-Trichloroethane	0.49	ND	2.5	"							
1,1,2-Trichloro-trifluoroethane	0.75	ND	2.5	"							
1,1-Dichloroethane	0.60	ND	2.5	"							
1,1-Dichloroethene	0.78	ND	2.5	"							
1,1-Dichloropropene	0.42	ND	2.5	"							
1,2,3-Trichlorobenzene	0.45	ND	2.5	"							
1,2,3-Trichloropropane	0.64	ND	2.5	"							
1,2,4-Trichlorobenzene	0.62	ND	2.5	"							
1,2,4-Trimethylbenzene	0.54	ND	2.5	"							
1,2-Dibromo-3-chloropropane	0.42	ND	2.5	"							
1,2-Dibromoethane	0.71	ND	2.5	"							
1,2-Dichlorobenzene	0.75	ND	2.5	"							
1,2-Dichloroethane	0.54	ND	2.5	"							
1,2-Dichloropropane	0.75	ND	2.5	"							
1,3,5-Trimethylbenzene	0.45	ND	2.5	"							
1,3-Dichlorobenzene	0.54	ND	2.5	"							
1,3-Dichloropropane	0.45	ND	2.5	"							
1,4-Dichlorobenzene	0.45	ND	2.5	"							
2,2-Dichloropropane	0.54	ND	2.5	"							
2-Chlorotoluene	0.45	ND	2.5	"							
4-Chlorotoluene	0.64	ND	2.5	"							
Benzene	0.30	ND	2.5	"							
Bromobenzene	0.42	ND	2.5	"							
Bromochloromethane	0.60	ND	2.5	"							
Bromodichloromethane	0.42	ND	2.5	"							
Bromoform	0.78	ND	2.5	"							
Bromomethane	0.78	ND	2.5	"							
Carbon disulfide	0.71	ND	2.5	"							
Carbon tetrachloride	0.78	ND	2.5	"							
Chlorobenzene	0.42	ND	2.5	"							

The results in this report apply to the samples analyzed. This analytical report must be reproduced in its entirety.

Waterstone Environmental, Inc. 2936 East Coronado Street Anaheim, California 92806	Project: 1401 S. Brand Blvd. Glendale, CA. 91204 Project Number: EST3505 Project Manager: Heather Fields	**Reported:** 27-Jun-25 15:44

Volatile Organic Compounds - Quality Control
Environmental Support Technologies-3

Analyte	MDL	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Notes
Batch B5F2501 - Volatiles											
Blank (B5F2501-BLK1)					Prepared & Analyzed: 06/25/25						
Chloroethane	0.62	ND	2.5	ug/m³							
Chloroform	0.54	ND	2.5	"							
Chloromethane	0.59	ND	2.5	"							
cis-1,2-Dichloroethene	0.64	ND	2.5	"							
cis-1,3-Dichloropropene	0.42	ND	2.5	"							
Dibromochloromethane	0.62	ND	2.5	"							
Dibromomethane	0.62	ND	2.5	"							
Dichlorodifluoromethane	0.45	ND	2.5	"							
Ethylbenzene	0.62	ND	2.5	"							
Hexachlorobutadiene	0.62	ND	2.5	"							
Isopropylbenzene	0.71	ND	2.5	"							
meta- and para-Xylenes	0.30	ND	5.0	"							
Methylene Chloride	0.60	ND	2.5	"							
Naphthalene	0.54	ND	2.5	"							
n-Butylbenzene	0.60	ND	2.5	"							
n-Propylbenzene	0.54	ND	2.5	"							
ortho-Xylene	0.45	ND	2.5	"							
p-Isopropyltoluene	0.45	ND	2.5	"							
sec-Butylbenzene	0.64	ND	2.5	"							
Styrene	0.71	ND	2.5	"							
tert-Butylbenzene	0.60	ND	2.5	"							
Tetrachloroethene	0.38	ND	2.5	"							
Toluene	0.38	ND	2.5	"							
trans-1,2-Dichloroethene	0.71	ND	2.5	"							
trans-1,3-Dichloropropene	0.75	ND	2.5	"							
Trichloroethene	0.60	ND	2.5	"							
Trichlorofluoromethane	0.71	ND	2.5	"							
Vinyl Chloride	0.30	ND	2.5	"							
2-Propanol	0.60	ND	2.5	"							
Surrogate: Dibromofluoromethane		*6100*		*"*	*6250*		*97.6*	*75-125*			
Surrogate: Toluene-d8		*6200*		*"*	*6250*		*99.2*	*75-125*			
Surrogate: 4-Bromofluorobenzene		*6300*		*"*	*6250*		*101*	*75-125*			

The results in this report apply to the samples analyzed. This analytical report must be reproduced in its entirety.

Waterstone Environmental, Inc.	Project: 1401 S. Brand Blvd. Glendale, CA. 91204	
2936 East Coronado Street	Project Number: EST3505	**Reported:**
Anaheim, California 92806	Project Manager: Heather Fields	27-Jun-25 15:44

Volatile Organic Compounds - Quality Control
Environmental Support Technologies-3

Analyte	MDL	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Notes
Batch B5F2501 - Volatiles											
LCS (B5F2501-BS1)					Prepared & Analyzed: 06/25/25						
1,1,1,2-Tetrachloroethane	0.54	240	2.5	ug/m³	250		96.0	75-136			
1,1,1-Trichloroethane	0.54	240	2.5	"	250		96.0	73-134			
1,1,2,2-Tetrachloroethane	0.75	230	2.5	"	250		92.0	56-149			
1,1,2-Trichloroethane	0.49	220	2.5	"	250		88.0	67-137			
1,1,2-Trichloro-trifluoroethane	0.75	250	2.5	"	250		100	83-125			
1,1-Dichloroethane	0.60	270	2.5	"	250		108	80-121			
1,1-Dichloroethene	0.78	220	2.5	"	250		88.0	73-137			
1,1-Dichloropropene	0.42	260	2.5	"	250		104	77-122			
1,2,3-Trichlorobenzene	0.45	260	2.5	"	250		104	67-133			
1,2,3-Trichloropropane	0.64	230	2.5	"	250		92.0	56-145			
1,2,4-Trichlorobenzene	0.62	250	2.5	"	250		100	71-135			
1,2,4-Trimethylbenzene	0.54	270	2.5	"	250		108	76-140			
1,2-Dibromo-3-chloropropane	0.42	240	2.5	"	250		96.0	43-158			
1,2-Dibromoethane	0.71	270	2.5	"	250		108	80-130			
1,2-Dichlorobenzene	0.75	270	2.5	"	250		108	67-139			
1,2-Dichloroethane	0.54	260	2.5	"	250		104	75-131			
1,2-Dichloropropane	0.75	230	2.5	"	250		92.0	62-144			
1,3,5-Trimethylbenzene	0.45	250	2.5	"	250		100	78-125			
1,3-Dichlorobenzene	0.54	270	2.5	"	250		108	82-120			
1,3-Dichloropropane	0.45	240	2.5	"	250		96.0	61-145			
1,4-Dichlorobenzene	0.45	250	2.5	"	250		100	84-120			
2,2-Dichloropropane	0.54	270	2.5	"	250		108	68-134			
2-Chlorotoluene	0.45	240	2.5	"	250		96.0	65-127			
4-Chlorotoluene	0.64	270	2.5	"	250		108	65-127			
Benzene	0.30	240	2.5	"	250		96.0	79-118			
Bromobenzene	0.42	230	2.5	"	250		92.0	69-140			
Bromochloromethane	0.60	260	2.5	"	250		104	61-141			
Bromodichloromethane	0.42	220	2.5	"	250		88.0	67-137			
Bromoform	0.78	220	2.5	"	250		88.0	57-152			
Bromomethane	0.78	230	2.5	"	250		92.0	51-148			
Carbon disulfide	0.71	230	2.5	"	250		92.0	61-140			
Carbon tetrachloride	0.78	240	2.5	"	250		96.0	74-143			
Chlorobenzene	0.42	250	2.5	"	250		100	67-140			

The results in this report apply to the samples analyzed. This analytical report must be reproduced in its entirety.

Waterstone Environmental, Inc.	Project: 1401 S. Brand Blvd. Glendale, CA. 91204	
2936 East Coronado Street	Project Number: EST3505	**Reported:**
Anaheim, California 92806	Project Manager: Heather Fields	27-Jun-25 15:44

Volatile Organic Compounds - Quality Control
Environmental Support Technologies-3

Analyte	MDL	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Notes
Batch B5F2501 - Volatiles											
LCS (B5F2501-BS1)					Prepared & Analyzed: 06/25/25						
Chloroethane	0.62	270	2.5	ug/m³	250		108	60-137			
Chloroform	0.54	260	2.5	"	250		104	82-140			
Chloromethane	0.59	260	2.5	"	250		104	58-139			
cis-1,2-Dichloroethene	0.64	270	2.5	"	250		108	85-116			
cis-1,3-Dichloropropene	0.42	270	2.5	"	250		108	66-142			
Dibromochloromethane	0.62	230	2.5	"	250		92.0	61-140			
Dibromomethane	0.62	230	2.5	"	250		92.0	66-143			
Dichlorodifluoromethane	0.45	240	2.5	"	250		96.0	47-129			
Ethylbenzene	0.62	270	2.5	"	250		108	70-125			
Hexachlorobutadiene	0.62	240	2.5	"	250		96.0	71-145			
Isopropylbenzene	0.71	270	2.5	"	250		108	85-116			
meta- and para-Xylenes	0.30	490	5.0	"	500		98.0	83-115			
Methylene Chloride	0.60	260	2.5	"	250		104	81-126			
Naphthalene	0.54	240	2.5	"	250		96.0	56-140			
n-Butylbenzene	0.60	270	2.5	"	250		108	60-149			
n-Propylbenzene	0.54	230	2.5	"	250		92.0	77-129			
ortho-Xylene	0.45	260	2.5	"	250		104	85-115			
p-Isopropyltoluene	0.45	250	2.5	"	250		100	63-144			
sec-Butylbenzene	0.64	260	2.5	"	250		104	68-128			
Styrene	0.71	210	2.5	"	250		84.0	65-142			
tert-Butylbenzene	0.60	260	2.5	"	250		104	60-128			
Tetrachloroethene	0.38	270	2.5	"	250		108	60-144			
Toluene	0.38	240	2.5	"	250		96.0	70-115			
trans-1,2-Dichloroethene	0.71	270	2.5	"	250		108	72-133			
trans-1,3-Dichloropropene	0.75	240	2.5	"	250		96.0	68-140			
Trichloroethene	0.60	240	2.5	"	250		96.0	68-132			
Trichlorofluoromethane	0.71	260	2.5	"	250		104	62-144			
Vinyl Chloride	0.30	250	2.5	"	250		100	66-137			
Surrogate: Dibromofluoromethane		*24600*		"	*25000*		*98.4*	*75-125*			
Surrogate: Toluene-d8		*25600*		"	*25000*		*102*	*75-125*			
Surrogate: 4-Bromofluorobenzene		*25200*		"	*25000*		*101*	*75-125*			

The results in this report apply to the samples analyzed. This analytical report must be reproduced in its entirety.

Waterstone Environmental, Inc.	Project: 1401 S. Brand Blvd. Glendale, CA. 91204	
2936 East Coronado Street	Project Number: EST3505	**Reported:**
Anaheim, California 92806	Project Manager: Heather Fields	27-Jun-25 15:44

Volatile Organic Compounds - Quality Control
Environmental Support Technologies-3

Analyte	MDL	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Notes
Batch B5F2501 - Volatiles											
Duplicate (B5F2501-DUP1)			**Source: BF52501-02**		Prepared & Analyzed: 06/25/25						
1,1,1,2-Tetrachloroethane	0.54	ND	2.5	ug/m³		ND				50	
1,1,1-Trichloroethane	0.54	ND	2.5	"		ND				50	
1,1,2,2-Tetrachloroethane	0.75	ND	2.5	"		ND				50	
1,1,2-Trichloroethane	0.49	ND	2.5	"		ND				50	
1,1,2-Trichloro-trifluoroethane	0.75	ND	2.5	"		ND				50	
1,1-Dichloroethane	0.60	ND	2.5	"		ND				50	
1,1-Dichloroethene	0.78	ND	2.5	"		ND				50	
1,1-Dichloropropene	0.42	ND	2.5	"		ND				50	
1,2,3-Trichlorobenzene	0.45	ND	2.5	"		ND				50	
1,2,3-Trichloropropane	0.64	ND	2.5	"		ND				50	
1,2,4-Trichlorobenzene	0.62	ND	2.5	"		ND				50	
1,2,4-Trimethylbenzene	0.54	ND	2.5	"		ND				50	
1,2-Dibromo-3-chloropropane	0.42	ND	2.5	"		ND				50	
1,2-Dibromoethane	0.71	ND	2.5	"		ND				50	
1,2-Dichlorobenzene	0.75	ND	2.5	"		ND				50	
1,2-Dichloroethane	0.54	ND	2.5	"		ND				50	
1,2-Dichloropropane	0.75	ND	2.5	"		ND				50	
1,3,5-Trimethylbenzene	0.45	ND	2.5	"		ND				50	
1,3-Dichlorobenzene	0.54	ND	2.5	"		ND				50	
1,3-Dichloropropane	0.45	ND	2.5	"		ND				50	
1,4-Dichlorobenzene	0.45	ND	2.5	"		ND				50	
2,2-Dichloropropane	0.54	ND	2.5	"		ND				50	
2-Chlorotoluene	0.45	ND	2.5	"		ND				50	
4-Chlorotoluene	0.64	ND	2.5	"		ND				50	
Benzene	0.30	ND	2.5	"		ND				50	
Bromobenzene	0.42	ND	2.5	"		ND				50	
Bromochloromethane	0.60	ND	2.5	"		ND				50	
Bromodichloromethane	0.42	ND	2.5	"		ND				50	
Bromoform	0.78	ND	2.5	"		ND				50	
Bromomethane	0.78	ND	2.5	"		ND				50	
Carbon disulfide	0.71	ND	2.5	"		ND				50	
Carbon tetrachloride	0.78	ND	2.5	"		ND				50	
Chlorobenzene	0.42	ND	2.5	"		ND				50	

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Waterstone Environmental, Inc. 2936 East Coronado Street Anaheim, California 92806	Project: 1401 S. Brand Blvd. Glendale, CA. 91204 Project Number: EST3505 Project Manager: Heather Fields	**Reported:** 27-Jun-25 15:44

Volatile Organic Compounds - Quality Control
Environmental Support Technologies-3

Analyte	MDL	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Notes
Batch B5F2501 - Volatiles											
Duplicate (B5F2501-DUP1)			**Source: BF52501-02**		Prepared & Analyzed: 06/25/25						
Chloroethane	0.62	ND	2.5	ug/m³		ND				50	
Chloroform	0.54	ND	2.5	"		ND				50	
Chloromethane	0.59	ND	2.5	"		ND				50	
cis-1,2-Dichloroethene	0.64	ND	2.5	"		ND				50	
cis-1,3-Dichloropropene	0.42	ND	2.5	"		ND				50	
Dibromochloromethane	0.62	ND	2.5	"		ND				50	
Dibromomethane	0.62	ND	2.5	"		ND				50	
Dichlorodifluoromethane	0.45	ND	2.5	"		ND				50	
Ethylbenzene	0.62	ND	2.5	"		ND				50	
Hexachlorobutadiene	0.62	ND	2.5	"		ND				50	
Isopropylbenzene	0.71	ND	2.5	"		ND				50	
meta- and para-Xylenes	0.30	ND	5.0	"		ND				50	
Methylene Chloride	0.60	ND	2.5	"		ND				50	
Naphthalene	0.54	ND	2.5	"		ND				50	
n-Butylbenzene	0.60	ND	2.5	"		ND				50	
n-Propylbenzene	0.54	ND	2.5	"		ND				50	
ortho-Xylene	0.45	ND	2.5	"		ND				50	
p-Isopropyltoluene	0.45	ND	2.5	"		ND				50	
sec-Butylbenzene	0.64	ND	2.5	"		ND				50	
Styrene	0.71	ND	2.5	"		ND				50	
tert-Butylbenzene	0.60	ND	2.5	"		ND				50	
Tetrachloroethene	0.38	4.25	2.5	"		4.00			6.06	50	
Toluene	0.38	ND	2.5	"		ND				50	
trans-1,2-Dichloroethene	0.71	ND	2.5	"		ND				50	
trans-1,3-Dichloropropene	0.75	ND	2.5	"		ND				50	
Trichloroethene	0.60	ND	2.5	"		ND				50	
Trichlorofluoromethane	0.71	ND	2.5	"		ND				50	
Vinyl Chloride	0.30	ND	2.5	"		ND				50	
2-Propanol	0.60	ND	2.5	"		ND				200	
Surrogate: Dibromofluoromethane		*6050*		*"*	*6250*		*96.8*	*75-125*			
Surrogate: Toluene-d8		*6200*		*"*	*6250*		*99.2*	*75-125*			
Surrogate: 4-Bromofluorobenzene		*6200*		*"*	*6250*		*99.2*	*75-125*			

The results in this report apply to the samples analyzed. This analytical report must be reproduced in its entirety.

Waterstone Environmental, Inc. 2936 East Coronado Street Anaheim, California 92806	Project: 1401 S. Brand Blvd. Glendale, CA. 91204 Project Number: EST3505 Project Manager: Heather Fields	**Reported:** 27-Jun-25 15:44

Notes and Definitions

DET	Analyte DETECTED
ND	Analyte NOT DETECTED at or above the reporting limit
NR	Not Reported
RPD	Relative Percent Difference

The results in this report apply to the samples analyzed. This analytical report must be reproduced in its entirety.

AirTECHNOLOGY
Laboratories, Inc.

July 16, 2025

Waterstone Environmental
ATTN: Heather Fields
2936 E. Coronado St.
Anaheim, CA 92806

LA Cert #04140
EPA Methods TO3, TO14A, TO15, 25C/3C, ASTM D1946, RSK-175

TX Cert T104704450-14-6
EPA Methods TO14A, TO15

UT Cert CA0133332015-3
EPA Methods TO3, TO14A, TO15, RSK-175

ALASKA CS-LAP 24-002
EPA Methods TO14A, TO15

LABORATORY TEST RESULTS

Project Reference: Star Mazda
Project Number: 20-150
Lab Number: S062505-01/05

Enclosed are results for sample(s) received 6/25/25 by Air Technology Laboratories. Samples were received intact. Analyses were performed according to specifications on the chain of custody provided with the sample(s).

Report Narrative:

- Modifications to TO-15 – Carbon tetrachloride required quadratic regression calibration.
- Unless otherwise noted in the report, sample analyses were performed within method performance criteria and meet all requirements of the TNI Standards.
- The enclosed results relate only to the samples.

Preliminary results were e-mailed to Heather Fields on 7/15/25.

ATL appreciates the opportunity to provide testing services to your company. If you have any questions regarding these results, please call me at (626) 964-4032.

Sincerely,

Mark Johnson
Operations Manager
MJohnson@AirTechLabs.com

Note: The cover letter is an integral part of this analytical report.

CHAIN OF CUSTODY RECORD

AirTECHNOLOGY Laboratories, Inc.
18501 E. Gale Ave., Suite 130
City of Industry, CA 91748
Ph: 626-964-4032
Fx: 626-964-5832

TURNAROUND TIME
Standard ☑ 48 hours ☐
Same Day ☐ 72 hours ☐
24 hours ☐ 96 hours ☐
Other:

DELIVERABLES
EDD ☑
EDF ☐
LEVEL 3 ☐
LEVEL 4 ☐

PAGE: OF

Condition upon receipt:
Sealed Yes ☐ No ☐
Intact Yes ☐ No ☐
Chilled _____ deg C

Project No.: 20-150
Project Name: Star Mazda
Report To: Heather Fields
Company: Waterstone Environmental Inc.
Street: 2936 E. Coronado St.
City/State/Zip: Anaheim, CA 92806
Phone& Fax: (714) 414-1122
e-mail: hfields@waterstone-env.com

BILLING
P.O. No.:
Bill to: accounting@waterstone-env.com

ANALYSIS REQUEST

LAB USE ONLY	SAMPLE IDENTIFICATION	SAMPLE DATE	SAMPLE TIME	MATRIX	CONTAINER TYPE	VOCs - EPA Method TO-15 SIM					
S062505-01	IA-1	6/24/25	1550	A	C	X					
-02	IA-2	↓	1529	↓	↓	X					
-03	OA-1		1511			X					
-04	OA-2		1517			X					
-05	OA-3	↓	1521	↓	↓	X					

AUTHORIZATION TO PERFORM WORK — COMPANY: Waterstone Environmental — DATE/TIME: 6/24/25 0700

SAMPLED BY: Elisa Koiex — COMPANY: Waterstone Environmental — DATE/TIME: 6/24/25

RELINQUISHED BY	DATE/TIME	RECEIVED BY	DATE/TIME
[signature]	6/25/25 1007	[signature]	6/25/25 1007
RELINQUISHED BY	DATE/TIME	RECEIVED BY	DATE/TIME
RELINQUISHED BY	DATE/TIME	RECEIVED BY	DATE/TIME

METHOD OF TRANSPORT (circle one): Walk-In FedEx UPS Courier ATLI Other _____

COMMENTS

Sample ID	Flow con. ID	Start Time	Start Press.	End Time	End Press.
IA-1	2109	0752	-30	1550	-6
IA-2	2142	0805	-30	1529	-5
OA-1	2058	0720	-30	1511	-5
OA-2	2079	0727	-30	1517	-4
OA-3	1940	0737	-29.5	1521	-4.5

DISTRIBUTION: White & Yellow - Lab Copies / Pink - Customer Copy

Preservation: **H**=HCL **N**=None / Container: **B**=Bag **C**=Can **V**=VOA **O**=Other

Client: Waterstone Environmental
Attn: Heather Fields
Project Name: Star Mazda
Project No.: 20-150
Date Received: 06/25/25
Matrix: Air
Reporting Units: ug/m3

EPA Method TO-15 SIM

Lab No.:	S062505-01		S062505-02		S062505-03		S062505-04	
Client Sample I.D.:	IA-1		IA-2		OA-1		OA-2	
Date/Time Sampled:	6/24/25 15:50		6/24/25 15:29		6/24/25 15:11		6/24/25 15:17	
Date/Time Analyzed:	7/11/25 23:10		7/11/25 23:49		7/12/25 0:31		7/12/25 1:11	
QC Batch No.:	250711MS2A2		250711MS2A2		250711MS2A2		250711MS2A2	
Analyst Initials:	AS		AS		AS		AS	
Dilution Factor:	1.0		1.0		1.0		1.0	
ANALYTE	Result ug/m3	RL ug/m3	Result ug/m3	RL ug/m3	Result ug/m3	RL ug/m3	Result ug/m3	RL ug/m3
Dichlorodifluoromethane (12)	2.0	0.049	2.2	0.049	2.0	0.049	2.0	0.049
Chloromethane	1.1	0.021	1.1	0.021	1.1	0.021	1.2	0.021
Vinyl Chloride	ND	0.026	ND	0.026	ND	0.026	ND	0.026
Chloroethane	0.12	0.026	0.030	0.026	0.041	0.026	0.032	0.026
Trichlorofluoromethane (11)	1.0	0.056	1.0	0.056	1.0	0.056	1.0	0.056
1,1,2-Cl 1,2,2-F ethane (113)	0.42	0.077	0.43	0.077	0.42	0.077	0.42	0.077
1,1-Dichloroethene	ND	0.020	ND	0.020	ND	0.020	ND	0.020
Methylene Chloride	0.40	0.069	0.40	0.069	0.39	0.069	0.39	0.069
t-1,2-Dichloroethene	ND	0.040	ND	0.040	ND	0.040	ND	0.040
1,1-Dichloroethane	ND	0.040	ND	0.040	ND	0.040	ND	0.040
c-1,2-Dichloroethene	ND	0.040	ND	0.040	ND	0.040	ND	0.040
Chloroform	ND	0.049	0.11	0.049	0.12	0.049	0.14	0.049
1,1,1-Trichloroethane	ND	0.055	ND	0.055	ND	0.055	ND	0.055
Carbon Tetrachloride	0.35	0.31	0.35	0.31	0.33	0.31	0.34	0.31
Benzene	2.0	0.16	1.4	0.16	0.93	0.16	0.55	0.16
1,2-Dichloroethane	ND	0.040	0.10	0.040	0.064	0.040	0.064	0.040
Trichloroethene	ND	0.027	ND	0.027	ND	0.027	ND	0.027
1,2-Dichloropropane	ND	0.046	ND	0.046	ND	0.046	ND	0.046
Bromodichloromethane	ND	0.067	ND	0.067	ND	0.067	ND	0.067
Toluene	14	0.075	9.4	0.075	5.6	0.075	1.5	0.075
t-1,3-Dichloropropene	ND	0.045	ND	0.045	ND	0.045	ND	0.045
1,1,2-Trichloroethane	ND	0.055	ND	0.055	ND	0.055	ND	0.055
Tetrachloroethene	ND	0.068	ND	0.068	ND	0.068	ND	0.068
1,2-Dibromoethane	ND	0.077	ND	0.077	ND	0.077	ND	0.077
Chlorobenzene	ND	0.046	ND	0.046	ND	0.046	ND	0.046
Ethylbenzene	5.2	0.087	3.8	0.087	1.5	0.087	0.42	0.087
p,&m-Xylene	27	0.17	20	0.17	7.1	0.17	1.6	0.17
o-Xylene	9.5	0.087	6.8	0.087	2.6	0.087	0.58	0.087
Styrene	ND	0.085	ND	0.085	ND	0.085	0.11	0.085
1,1,2,2-Tetrachloroethane	ND	0.069	ND	0.069	ND	0.069	ND	0.069

ND = Not Detected (below RL)
RL = Reporting Limit

Reviewed/Approved By: _____ **Date** 7/15/25
Operations Manager

The cover letter is an integral part of this analytical report

AirTECHNOLOGY Laboratories, Inc.
18501 E. Gale Avenue, Suite 130 ♦ City of Industry, CA 91748 ♦ Ph: (626) 964-4032 ♦ Fx: (626) 964-5832

Client: Waterstone Environmental
Attn: Heather Fields
Project Name: Star Mazda
Project No.: 20-150
Date Received: 06/25/25
Matrix: Air
Reporting Units: ug/m3

EPA Method TO15 SIM

Lab No.:	**S062505-05**							
Client Sample I.D.:	**OA-3**							
Date/Time Sampled:	**6/24/25 15:21**							
Date/Time Analyzed:	**7/12/25 1:50**							
QC Batch No.:	**250711MS2A2**							
Analyst Initials:	**AS**							
Dilution Factor:	**1.0**							
ANALYTE	**Result ug/m3**	**RL ug/m3**						
Dichlorodifluoromethane (12)	**2.0**	0.049						
Chloromethane	**1.1**	0.021						
Vinyl Chloride	**ND**	0.026						
Chloroethane	**0.14**	0.026						
Trichlorofluoromethane (11)	**1.2**	0.056						
1,1,2-Cl 1,2,2-F ethane (113)	**0.43**	0.077						
1,1-Dichloroethene	**ND**	0.020						
Methylene Chloride	**0.39**	0.069						
t-1,2-Dichloroethene	**ND**	0.040						
1,1-Dichloroethane	**ND**	0.040						
c-1,2-Dichloroethene	**ND**	0.040						
Chloroform	**0.18**	0.049						
1,1,1-Trichloroethane	**ND**	0.055						
Carbon Tetrachloride	**0.38**	0.31						
Benzene	**0.42**	0.16						
1,2-Dichloroethane	**0.065**	0.040						
Trichloroethene	**ND**	0.027						
1,2-Dichloropropane	**ND**	0.046						
Bromodichloromethane	**ND**	0.067						
Toluene	**1.0**	0.075						
t-1,3-Dichloropropene	**ND**	0.045						
1,1,2-Trichloroethane	**ND**	0.055						
Tetrachloroethene	**ND**	0.068						
1,2-Dibromoethane	**ND**	0.077						
Chlorobenzene	**ND**	0.046						
Ethylbenzene	**0.24**	0.087						
p,&m-Xylene	**0.79**	0.17						
o-Xylene	**0.32**	0.087						
Styrene	**0.098**	0.085						
1,1,2,2-Tetrachloroethane	**ND**	0.069						

ND = Not Detected (below RL)
RL = Reporting Limit

Reviewed/Approved By: _____ **Date** 7/15/25
Operations Manager

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18501 E. Gale Avenue, Suite 130 ♦ City of Industry, CA 91748 ♦ Ph: (626) 964-4032 ♦ Fx: (626) 964-5832

Client: Waterstone Environmental
Attn: Heather Fields
Project Name: Star Mazda
Project No.: 20-150
Date Received: 06/25/25
Matrix: Air
Reporting Units: ug/m3

EPA Method TO15 SIM

Lab No.:	METHOD_BLANK
Client Sample I.D.:	--
Date/Time Sampled:	--
Date/Time Analyzed:	7/11/25 16:33
QC Batch No.:	250711MS2A2
Analyst Initials:	AS
Dilution Factor:	1.0

ANALYTE	Result ug/m3	RL ug/m3
Dichlorodifluoromethane (12)	ND	0.049
Chloromethane	ND	0.021
Vinyl Chloride	ND	0.026
Chloroethane	ND	0.026
Trichlorofluoromethane (11)	ND	0.056
1,1,2-Cl 1,2,2-F ethane (113)	ND	0.077
1,1-Dichloroethene	ND	0.020
Methylene Chloride	ND	0.069
t-1,2-Dichloroethene	ND	0.040
1,1-Dichloroethane	ND	0.040
c-1,2-Dichloroethene	ND	0.040
Chloroform	ND	0.049
1,1,1-Trichloroethane	ND	0.055
Carbon Tetrachloride	ND	0.31
Benzene	ND	0.16
1,2-Dichloroethane	ND	0.040
Trichloroethene	ND	0.027
1,2-Dichloropropane	ND	0.046
Bromodichloromethane	ND	0.067
Toluene	ND	0.075
t-1,3-Dichloropropene	ND	0.045
1,1,2-Trichloroethane	ND	0.055
Tetrachloroethene	ND	0.068
1,2-Dibromoethane	ND	0.077
Chlorobenzene	ND	0.046
Ethylbenzene	ND	0.087
p,&m-Xylene	ND	0.17
o-Xylene	ND	0.087
Styrene	ND	0.085
1,1,2,2-Tetrachloroethane	ND	0.069

ND = Not Detected (below RL)
RL = Reporting Limit

Reviewed/Approved By: _____ Date 7/15/25
Operations Manager

The cover letter is an integral part of this analytical report

AirTECHNOLOGY Laboratories, Inc.
18501 E. Gale Avenue, Suite 130 ♦ City of Industry, CA 91748 ♦ Ph: (626) 964-4032 ♦ Fx: (626) 964-5832

QC Batch No: 250711MS2A2
Matrix: Air
Reporting Units: ug/m3

EPA Method TO-15 SIM
LABORATORY CONTROL SAMPLE SUMMARY

Lab No.:	METHOD BLANK		LCS		LCSD					
Date/Time Analyzed:	7/11/25 16:33		7/11/25 15:16		7/11/25 15:54					
Analyst Initials:	AS		AS		AS					
Dilution Factor:	1.0		1.0		1.0					
ANALYTE	**Result ug/m3**	**RL ug/m3**	**Result ug/m3**	**% Rec.**	**Result ug/m3**	**% Rec.**	**RPD**	**Low %Rec**	**High %Rec**	**Max. RPD**
Vinyl Chloride	ND	0.026	1.48	116	1.54	120	3.7	70	130	30
1,1-Dichloroethene	ND	0.020	1.80	91	1.80	91	0.4	70	130	30
1,1,1-Trichloroethane	ND	0.055	2.94	108	2.93	107	0.5	70	130	30
Benzene	ND	0.16	1.57	98	1.56	98	0.4	70	130	30
Trichloroethene	ND	0.027	2.33	87	2.34	87	0.2	70	130	30
Tetrachloroethene	ND	0.068	3.70	109	3.64	107	1.6	70	130	30

ND = Not Detected (below RL)
RL = Reporting Limit

Reviewed/Approved By: _____ Date: 7/15/25

The cover letter is an integral part of this analytical report

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Attachment D

1

Model Input **Site Name/Run Number:** Star Mazda - Soil Vapor

Toxicity/Building Parameter Source: ○ USEPA ● CA-DTSC

Capillary Fringe Model: ● USEPA Default Capillary Fringe ○ van Genuchten Moisture Retention Profile

Toggle for different capilliary model will be effective only when source medium = "Groundwater"

Use English / Metric Converter

Note:
-Yellow highlighted cells indicate parameters that typically are changed or must be inputted by the user.
-Dotted outline cells indicate default values that may be changed with justification.
-Toxicity values are taken from Regional Screening Level (RSL) tables and/or California Toxicity Criteria Rule (see DTSC Human Health Risk Assessment Note 10). The RSL tables are updated semi-annually and may not reflect the most current toxicity information.

Source Characteristics:	Units	Symbol	Value	Default	Potential Span	CV	Flag	Comment
Source medium		Source	Exterior Soil Gas					
Soil gas concentration	(ug/m3)	Cmedium	630		NA			
Depth below grade to soil gas sample	(m)	Ls	7.62		Vary - 50	NA		
Average vadose zone temperature	(°C)	Ts	24	24	3-30			
Calc: Source vapor concentration	(ug/m3)	Cs	630					
Calc: % of pure component saturated vapor concentration	(%)	%Sat	0.000%					

Chemical:	Units	Symbol	Value	Default	Potential Span	CV	Flag	Comment
Chemical Name		Chem	Tetrachloroethylene					
CAS No.		CAS	127-18-4					
Toxicity Factors	**Toxicity/Building Parameter Source:**		**CA-DTSC**					
Unit risk factor	$(ug/m^3)^{-1}$	IUR	6.10E-06	6.10E-06	NA	NA		
Mutagenic compound		Mut	No	NA	NA	NA		
Reference concentration	(mg/m^3)	RfC	4.00E-02	4.00E-02	NA	NA		

Chemical Properties:	Units	Symbol	Value	Default	Potential Span	CV	Flag	Comment
Pure component water solubility	(mg/L)	S	2.06E+02	2.06E+02	NA	NA		
Henry's Law Constant @ 25°C	(atm-m^3/mol)	Hc	1.77E-02	1.77E-02	NA	NA		
Calc: Henry's Law Constant @ 25°C	(dimensionless)	Hr	7.24E-01	7.24E-01				
Calc: Henry's Law Constant @ system temperature	(dimensionless)	Hs	6.88E-01	6.88E-01				
Diffusivity in air	(cm2/s)	Dair	5.05E-02	5.05E-02	NA	NA		
Diffusivity in water	(cm2/s)	Dwater	9.46E-06	9.46E-06	NA	NA		

Building Characteristics:

Select Building Assumptions
● Use ratio for Qsoil/Qbuilding (recommended if no site specific data available)
○ Specify Qsoil and Qbuilding separately; calculate ratio

0.9144

	Units	Symbol	Value	Default	Potential Span	CV	Flag	Comment
Building setting		Bldg_Setting	Commercial	Commercial				
Foundation type		Found_Type	Slab-on-grade	Slab-on-grade				
Depth below grade to base of foundation	(m)	Lb	0.20	0.20	0.1 - 2.44	NA		
Foundation thickness	(m)	Lf	0.20	0.20	0.1 - 0.25	NA		
Fraction of foundation area with cracks	(-)	eta	0.005	0.005	0.00019-0.005	1.00		
Enclosed space floor area	(m2)	Abf	1500.00	1500.00	80-1500	NA		
Enclosed space mixing height	(m)	Hb	3.00	3.00	2.13 - 3.05	NA		
Indoor air exchange rate	(1 / hr)	ach	1.00	1.00	0.3-4.1	NA		
Qsoil/Qbuilding	(-)	Qsoil_Qb	0.0300	0.0300	0.0001 - 0.05	1.24		
Calc: Building ventilation rate	(m3/hr)	Qb	4500.00	4500.00	NA	0.30		
Calc: Average vapor flow rate into building	(m3/hr)	Qsoil	135.00	135.00	NA	NA		

Model Input **Site Name/Run Number:** Star Mazda - Soil Vapor

Chemical Name: Tetrachloroethylene CAS No. 127-18-4

Depth below grade to soil gas sample: 7.62 meters

Vadose zone characteristics:	Units	Symbol	Value	Default	Potential Span	CV	Flag	Comment
Stratum A (Top of soil profile):								
Stratum A SCS soil type		SCS_A	Sandy Loam					
Stratum A thickness (from surface)	(m)	hSA	1.52					
Stratum A total porosity	(-)	nSA	0.387	0.387	NA	0.20		
Stratum A water-filled porosity	(-)	nwSA	0.103	0.103	0.039 - 0.17	0.25		
Stratum A bulk density	(g/cm^3)	rhoSA	1.620	1.620	NA	0.05		
Stratum B (Soil layer below Stratum A):								
Stratum B SCS soil type		SCS_B	Loamy Sand					
Stratum B thickness	(m)	hSB	6.10					
Stratum B total porosity	(-)	nSB	0.390	0.390	NA	0.20		
Stratum B water-filled porosity	(-)	nwSB	0.076	0.076	0.049 - 0.1	0.25		
Stratum B bulk density	(g/cm^3)	rhoSB	1.620	1.620	NA	0.05		
Stratum C (Soil layer below Stratum B):								
Stratum C SCS soil type		SCS_C	Not Present					
Stratum C thickness	(m)	hSC	0.00					
Stratum C total porosity	(-)	nSC			NA	NA		
Stratum C water-filled porosity	(-)	nwSC			NA	NA		
Stratum C bulk density	(g/cm^3)	rhoSC			NA	NA		
Stratum containing soil gas sample								
Stratum A, B, or C		src_soil	Stratum B					
					NA	NA		
					NA			
					NA			

Exposure Parameters:	Units	Symbol	Value	Default	Potential Span	CV	Flag	Comment
Target risk for carcinogens	(-)	Target_CR	1.00E-06	1.00E-06	NA	NA		
Target hazard quotient for non-carcinogens	(-)	Target_HQ	1	1	NA	NA		
Exposure Scenario		Scenario	Commercial	Commercial				
Averaging time for carcinogens	(yrs)	ATc	70	70	NA	NA		
Averaging time for non-carcinogens	(yrs)	ATnc	25	25	NA	NA		
Exposure duration	(yrs)	ED	25	25	NA	NA		
Exposure frequency	(days/yr)	EF	250	250	NA	NA		
Exposure time	(hrs/24 hrs)	ET	8	8	NA	NA		
Mutagenic mode-of-action factor	(yrs)	MMOAF	72	72	NA	NA	NOTE	MMOAF not relevant for non-mutagenic compounds

Model Output Site Name/Run Number: Star Mazda - Soil Vapor

Chemical Name: Tetrachloroethylene CAS No. 127-18-4

Range is based on the reasonable range of Qsoil/Qbuilding values, as reported in the literature.

Source to Indoor Air Attenuation Factor	Units	Symbol	Value	Range	Default	Default Range	Flag	Comment
Soil gas to indoor air attenuation coefficient	(-)	alpha	1.1E-04	5.2E-05 - 1.1E-04	1.1E-04	5.2E-05 - 1.1E-04		

Predicted Indoor Air Concentration	Units	Symbol	Value	Range	Default	Default Range	Flag	Comment
Indoor air concentration due to vapor intrusion	(ug/m3)	Cia	6.8E-02	3.3E-02 - 6.8E-02	6.8E-02	3.3E-02 - 6.8E-02		
	(ppbv)		1.0E-02	4.8E-03 - 1.0E-02	1.0E-02	4.8E-03 - 1.0E-02		

Predicted Vapor Conc. Beneath Foundation	Units	Symbol	Value	Range	Default	Default Range	Flag	Comment
Subslab vapor concentration	(ug/m3)	Css	2.3E+00	1.4E+00 - 3.3E+02	2.3E+00	3.3E+02 - 6.8E+02		
	(ppbv)		3.3E-01	2.0E-01 - 4.8E+01	3.3E-01	4.8E+01 - 1.0E+02		

Diffusive Transport Upward Through Vadose Zone	Units	Symbol	Value	Range	Default	Default Range	Flag	Comment
Effective diffusion coefficient through Stratum A	(cm2/sec)	DeffA	5.1E-03	-	5.1E-03	-		
Effective diffusion coefficient through Stratum B	(cm2/sec)	DeffB	7.0E-03	-	7.0E-03	-		
Effective diffusion coefficient through Stratum C	(cm2/sec)	DeffC		-		-		
				-		-		
Effective diffusion coefficient through unsaturated zone	(cm2/sec)	DeffT	6.6E-03	-	6.6E-03	-		

Critical Parameters		Symbol	Value	Range	Default	Default Range	Flag
α for diffusive transport from source to building with dirt floor foundation	(-)	A_Param	1.1E-04	-	1.1E-04		
Pe (Peclet Number) for transport through the foundation (advection / diffusion)	(-)	B_Param	1.9E+03	6.4E+00 - 3.2E+03	1.9E+03	6.4E+00 - 3.2E+03	
α for convective transport from subslab to building	(-)	C_Param	3.0E-02	1.0E-04 - 5.0E-02	3.0E-02	1.0E-04 - 5.0E-02	

Interpretation

Advection is the dominant mechanism across the foundation.
Diffusion through soil is the overall rate limiting process.

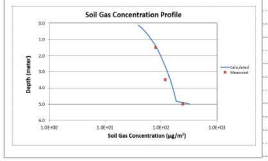
Critical Parameters

Hb, Ls, DeffT, ach

Non-Critical Parameters

Qsoil_Qb, Lf, DeffA, eta

The Soil Gas Profile Plot has been moved to "MEASURED_SOIL_GAS_CONC." tab for side-by-side comparison.



Model Output Site Name/Run Number: Star Mazda - Soil Vapor

Chemical Name: Tetrachloroethylene CAS No. 127-18-4

Risk Calculations	Units	Symbol	Value	Range	Default	Range	Flag	Comment
Risk-Based Target Screening Levels	Scenario: Commercial							
Target risk for carcinogens	(-)	Target_CR	1E-06	-	1E-06	-		
Target hazard quotient for noncarcinogens	(-)	Target_HQ	1	-	1	-		
Target indoor air concentration	**(ug/m3)**	**Target_IA**	**2.01E+00**	-	**2.01E+00**	-	Target indoor air concentration based on cancer risk (unit risk factor)	
	(ppbv)		**2.97E-01**	-	**2.97E-01**	-		
Target soil gas concentration	**(ug/m3)**	**Target_SV**	**1.86E+04**	**1.9E+04 - 3.9E+04**	**1.86E+04**	**1.9E+04 - 3.9E+04**		
Incremental Risk Estimates								
Incremental cancer risk from vapor intrusion	**(-)**	**Cancer_Risk**	**3.39E-08**	**1.6E-08 - 3.4E-08**	**3.39E-08**	**1.6E-08 - 3.4E-08**		Note: biodegradation not included in this model, may over estimate indoor air concentrations.
Hazard quotient from vapor intrusion	**(-)**	**HQ**	**3.89E-04**	**1.9E-04 - 3.9E-04**	**3.89E-04**	**1.9E-04 - 3.9E-04**		Note: biodegradation not included in this model, may over estimate indoor air concentrations.

Model Input

Site Name/Run Number: Star Mazda - Substab

1

Toxicity/Building Parameter Source: ○ USEPA ● CA-DTSC

Capillary Fringe Model: ● USEPA Default Capillary Fringe ○ van Genuchten Moisture Retention Profile

Toggle for different capilliary model will be effective only when source medium = "Groundwater"

Use English / Metric Converter

Note:
-Yellow highlighted cells indicate parameters that typically are changed or must be inputted by the user.
-Dotted outline cells indicate default values that may be changed with justification.
-Toxicity values are taken from Regional Screening Level (RSL) tables and/or California Toxicity Criteria Rule (see DTSC Human Health Risk Assessment Note 10). The RSL tables are updated semi-annually and may not reflect the most current toxicity information.

Source Characteristics:	Units	Symbol	Value	Default	Potential Span	CV	Flag	Comment
Source medium		Source	Sub-slab Soil Gas					
Soil gas concentration	(ug/m3)	Cmedium	35		NA			
Depth below grade to soil gas sample	(m)	Ls	0.20		Vary - 50	NA		
Average vadose zone temperature	(°C)	Ts	24	24	3-30			
Calc: Source vapor concentration	(ug/m3)	Cs	35					
Calc: % of pure component saturated vapor concentration	(%)	%Sat	0.000%					

Chemical:	Units	Symbol	Value	Default	Potential Span	CV	Flag	Comment
Chemical Name		Chem	Tetrachloroethylene					
CAS No.		CAS	127-18-4					
Toxicity Factors	**Toxicity/Building Parameter Source:**		**CA-DTSC**					
Unit risk factor	$(ug/m^3)^{-1}$	IUR	6.10E-06	6.10E-06	NA	NA		
Mutagenic compound		Mut	No	NA	NA	NA		
Reference concentration	(mg/m^3)	RfC	4.00E-02	4.00E-02	NA	NA		

Chemical Properties:	Units	Symbol	Value	Default	Potential Span	CV	Flag	Comment
Pure component water solubility	(mg/L)	S	2.06E+02	2.06E+02	NA	NA		
Henry's Law Constant @ 25°C	($atm\text{-}m^3/mol$)	Hc	1.77E-02	1.77E-02	NA	NA		
Calc: Henry's Law Constant @ 25°C	(dimensionless)	Hr	7.24E-01	7.24E-01				
Calc: Henry's Law Constant @ system temperature	(dimensionless)	Hs	6.88E-01	6.88E-01				
Diffusivity in air	(cm2/s)	Dair	5.05E-02	5.05E-02	NA	NA		
Diffusivity in water	(cm2/s)	Dwater	9.46E-06	9.46E-06	NA	NA		

Building Characteristics:

Select Building Assumptions
● Use ratio for Qsoil/Qbuilding (recommended if no site specific data available)
○ Specify Qsoil and Qbuilding separately; calculate ratio

0.9144

	Units	Symbol	Value	Default	Potential Span	CV	Flag	Comment
Building setting		Bldg_Setting	Commercial	Commercial				
Foundation type		Found_Type	Slab-on-grade	Slab-on-grade				
Depth below grade to base of foundation	(m)	Lb	0.20	0.20	0.1 - 2.44	NA		
Foundation thickness	(m)	Lf	0.20	0.20	0.1 - 0.25	NA		
Fraction of foundation area with cracks	(-)	eta	0.005	0.005	0.00019-0.005	1.00		
Enclosed space floor area	(m2)	Abf	1500.00	1500.00	80-1500	NA		
Enclosed space mixing height	(m)	Hb	3.00	3.00	2.13 - 3.05	NA		
Indoor air exchange rate	(1 / hr)	ach	1.00	1.00	0.3-4.1	NA		
Qsoil/Qbuilding	(-)	Qsoil_Qb	0.0300	0.0300	0.0001 - 0.05	1.24		
Calc: Building ventilation rate	(m3/hr)	Qb	4500.00	4500.00	NA	0.30		
Calc: Average vapor flow rate into building	(m3/hr)	Qsoil	135.00	135.00	NA	NA		

Model Input **Site Name/Run Number:** Star Mazda - Subslab

Chemical Name: Tetrachloroethylene CAS No. 127-18-4

Depth below grade to soil gas sample: 0.20 meters

Vadose zone characteristics:	Units	Symbol	Value	Default	Potential Span	CV	Flag	Comment
Stratum A (Top of soil profile):								
Stratum A SCS soil type		SCS_A	Sandy Loam					
Stratum A thickness (from surface)	(m)	hSA	0.20					
Stratum A total porosity	(-)	nSA	0.387	0.387	NA	0.20		
Stratum A water-filled porosity	(-)	nwSA	0.103	0.103	0.039 - 0.17	0.25		
Stratum A bulk density	(g/cm^3)	rhoSA	1.620	1.620	NA	0.05		
Stratum B (Soil layer below Stratum A):								
Stratum B SCS soil type		SCS_B	Not Present					
Stratum B thickness	(m)	hSB						
Stratum B total porosity	(-)	nSB			NA	NA		
Stratum B water-filled porosity	(-)	nwSB			NA	NA		
Stratum B bulk density	(g/cm^3)	rhoSB			NA	NA		
Stratum C (Soil layer below Stratum B):								
Stratum C SCS soil type		SCS_C	Not Present					
Stratum C thickness	(m)	hSC	0.00					
Stratum C total porosity	(-)	nSC			NA	NA		
Stratum C water-filled porosity	(-)	nwSC			NA	NA		
Stratum C bulk density	(g/cm^3)	rhoSC			NA	NA		
Stratum containing soil gas sample								
Stratum A, B, or C		src_soil	Stratum A					
					NA	NA		
					NA			
					NA			

Exposure Parameters:	Units	Symbol	Value	Default	Potential Span	CV	Flag	Comment
Target risk for carcinogens	(-)	Target_CR	1.00E-06	1.00E-06	NA	NA		
Target hazard quotient for non-carcinogens	(-)	Target_HQ	1	1	NA	NA		
Exposure Scenario		Scenario	Commercial	Commercial				
Averaging time for carcinogens	(yrs)	ATc	70	70	NA	NA		
Averaging time for non-carcinogens	(yrs)	ATnc	25	25	NA	NA		
Exposure duration	(yrs)	ED	25	25	NA	NA		
Exposure frequency	(days/yr)	EF	250	250	NA	NA		
Exposure time	(hrs/24 hrs)	ET	8	8	NA	NA		
Mutagenic mode-of-action factor	(yrs)	MMOAF	72	72	NA	NA	NOTE	MMOAF not relevant for non-mutagenic compounds

Model Output Site Name/Run Number: Star Mazda - Subslab

Chemical Name: Tetrachloroethylene CAS No. 127-18-4

Range is based on the reasonable range of Qsoil/Qbuilding values, as reported in the literature.

Source to Indoor Air Attenuation Factor	Units	Symbol	Value	Range	Default	Default Range	Flag	Comment
Soil gas to indoor air attenuation coefficient	(-)	alpha	3.0E-02	1.0E-04 - 5.0E-02	3.0E-02	1.0E-04 - 5.0E-02		

Predicted Indoor Air Concentration	Units	Symbol	Value	Range	Default	Default Range	Flag	Comment
Indoor air concentration due to vapor intrusion	(ug/m3)	Cia	1.1E+00	3.5E-03 - 1.8E+00	1.1E+00	3.5E-03 - 1.8E+00		
	(ppbv)		1.5E-01	5.2E-04 - 2.6E-01	1.5E-01	5.2E-04 - 2.6E-01		

Predicted Vapor Conc. Beneath Foundation	Units	Symbol	Value	Range	Default	Default Range	Flag	Comment
Subslab vapor concentration	(ug/m3)	Css	3.5E+01	3.5E+01 - 3.5E+01	3.5E+01	3.5E+01 - 1.8E+04		
	(ppbv)		5.2E+00	5.2E+00 - 5.2E+00	5.2E+00	5.2E+00 - 2.6E+03		

Diffusive Transport Upward Through Vadose Zone	Units	Symbol	Value	Range	Default	Default Range	Flag	Comment
Effective diffusion coefficient through Stratum A	(cm2/sec)	DeffA	5.1E-03	-	5.1E-03	-		
Effective diffusion coefficient through Stratum B	(cm2/sec)	DeffB		-		-		
Effective diffusion coefficient through Stratum C	(cm2/sec)	DeffC		-		-		
				-		-		
Effective diffusion coefficient through unsaturated zone	(cm2/sec)	DeffT	5.1E-03	-	5.1E-03	-		

Critical Parameters		Symbol	Value	Range	Default	Default Range	Flag
α for diffusive transport from source to building with dirt floor foundation	(-)	A_Param	#DIV/0!	-	#DIV/0!		
Pe (Peclet Number) for transport through the foundation (advection / diffusion)	(-)	B_Param	1.9E+03	6.4E+00 - 3.2E+03	1.9E+03	6.4E+00 - 3.2E+03	
α for convective transport from subslab to building	(-)	C_Param	3.0E-02	1.0E-04 - 5.0E-02	3.0E-02	1.0E-04 - 5.0E-02	

Interpretation

Advection is the dominant mechanism across the foundation.
#DIV/0!

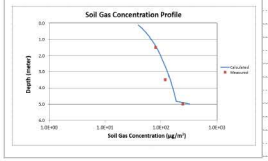
Critical Parameters

#DIV/0!

Non-Critical Parameters

#DIV/0!

The Soil Gas Profile Plot has been moved to "MEASURED_SOIL_GAS_CONC." tab for side-by-side comparison.



Model Output Site Name/Run Number: Star Mazda - Subslab

Chemical Name: Tetrachloroethylene CAS No. 127-18-4

Risk Calculations	Units	Symbol	Value	Range	Default	Range	Flag	Comment
Risk-Based Target Screening Levels	Scenario: Commercial							
Target risk for carcinogens	(-)	Target_CR	1E-06	-	1E-06	-		
Target hazard quotient for noncarcinogens	(-)	Target_HQ	1	-	1	-		
Target indoor air concentration	(ug/m3)	Target_IA	2.01E+00	-	2.01E+00	-	Target indoor air concentration based on cancer risk (unit risk factor)	
Target soil gas concentration	(ppbv)		2.97E-01	-	2.97E-01	-		
	(ug/m3)	Target_SV	6.70E+01	4.0E+01 - 2.0E+04	6.70E+01	4.0E+01 - 2.0E+04		
Incremental Risk Estimates								
Incremental cancer risk from vapor intrusion	(-)	Cancer_Risk	5.22E-07	1.7E-09 - 8.7E-07	5.22E-07	1.7E-09 - 8.7E-07		Note: biodegradation not included in this model, may over estimate indoor air concentrations.
Hazard quotient from vapor intrusion	(-)	HQ	5.99E-03	2.0E-05 - 1.0E-02	5.99E-03	2.0E-05 - 1.0E-02		Note: biodegradation not included in this model, may over estimate indoor air concentrations.