



November 6, 2023

Attention: 11021 West Pico Boulevard LLC

Subject: **Report of Limited Phase II Environmental Site Assessment**
Pico Property
11021 West Pico Boulevard
Los Angeles, CA 90035
GEOBODEN Project No. 23-42-009-01

Geoboden, Inc. (GEOBODEN) is pleased to present our report of limited Phase II Environmental Site Assessment for Pico Property located at 11021 West Pico Boulevard, Los Angeles, California. This project was conducted in general accordance with the terms and conditions of our proposal.

Based on the results from the current investigations, the number of samples taken, PCE impacted soil and soil vapors are not present at the Site.

BACKGROUND

Partner Engineering and Science, Inc. (Partner) performed Phase I site assessment at the subject Site. Based on the past history of the site, Phase II Environmental Site Assessment was recommended.

OBJECTIVE

The objective of the activities presented in this report was to collect soil gas and soil matrix samples from the Pico Property to evaluate the existing Property for the potential presence of soil and groundwater impacted by vapor phase PCE.

SCOPE OF WORK

GEOBODEN completed the following scope of work to achieve the above objective:

- Prepared site specific Health and Safety Plan;
- Conducted a site walk to observe the existing operating conditions at the facility and marked boring locations for underground utilities;
- Used a Limited Access drill rig to complete two (2) soil gas borings. Samples were collected in each boring. No Ground water was encountered to the maximum explored depth 21.5 feet below ground surface.

- Analyzed soil gas samples in accordance with EPA Method 8260 for Volatile Organic Compounds (VOCs) using Alpha Scientific Certified laboratory;
- Groundwater sample was not collected due to absence of ground water.
- Prepared this soil gas assessment report.

Assessment Activities

Soil and soil gas sampling was conducted at two (2) on-site locations. The samples were collected at depths of 5, 10, 15, and 20 feet bgs. A Limited Access drilling rig was utilized to advance borings and collect soil samples. Please see the Soil Gas Boring Location Map, Figure 1 for locations. Ground water was not encountered in borings.

All soil gas samples were analyzed on-site by Alpha Scientific Corporation, a State of California certified mobile laboratory in accordance with the Joint DTSC/RWQCB Advisory for soil gas investigations. Subsequent to collection of soil matrix samples, nested wells were installed for soil gas sampling collections.

The methodology for soil gas sampling consisted of placing an implant connected to expendable sample tubing in the ground at the appropriate sampling depth. Sand was then placed around the implant and the boring backfilled with bentonite up to the next sampling depth at which the next implant was placed. The hole was then sealed with bentonite and the sampling tubes identified. A purge volume determination test was performed for calibration purposes prior to sample analysis. A 3-volume purge was used for all samples. Once the borehole had been purged, a sample was collected using a teldar bag. All samples were analyzed for presence of Volatile Organic Compounds (VOCs) in accordance with EPA Method 8260b.

Soil Conditions

Soil encountered beneath the site consists of silty and clayey sand. No ground water was encountered at the Site. Historic high ground water is deep.

Summary of Soil Gas Sample and Groundwater Analytical Results

Soil gas sample analytical results are summarized as follows:

- Tetrachloroethylene (PCE) within 2 borings B-1 and B-2 were not detected.
- Trichloroethylene (TCE) concentrations within 2 borings B-1 and B-2 were not detected.
- All other VOCs were not detected in the soil and soil gas samples.

- No other oxygenates were detected.

See Table 1 — *Soil Gas Sample Analytical Results* for a summary of laboratory results. The laboratory report and Chain of Custody documentation are included in Appendix B.

Discussion of Soil and Soil Gas Samples Analytical Results

Review of the soil and soil gas sample analytical results revealed the following:

- No VOCs were reported in the soil and soil gas samples (ND).
- No groundwater was encountered.

RECOMMENDATIONS

Based on the above information, GEOBODEN recommends the following;

- No concentrations of VOCs were detected above the Reporting Limits (NDs) values or regulatory clean-up levels.
- The Site doesn't pose a risk for environmental hazard, requiring further investigation and clean up. No Further Action is required.

CLOSURE

This report has been prepared for the exclusive use of 11021 West Pico Boulevard LLC in accordance with the terms and conditions under which these services were provided. Any reliance on this report by third parties shall be at third party's sole risk. Our services have been performed in accordance with applicable state and local ordinances, and generally accepted practices in the geosciences. No other warranty, either expressed or implied, is made.

GEOBODEN is not responsible or liable for the accuracy or completeness of available information provided by others. Site exploration identifies actual subsurface conditions only at those points where samples are taken, when they are taken.

Data derived through sampling and analytical testing are extrapolated by geoscientists who then render an opinion about overall subsurface conditions. Actual conditions in the areas not sampled may differ from the predictions. This report should not be regarded as a guarantee that no further contamination, beyond that which was detected in our investigation, is present beneath the property. In the event that changes to the property occur, or additional, relevant information about the property is brought to our attention, the recommendations contained in this report may not be valid unless these changes and additional relevant information are reviewed and the recommendations of this report are modified in writing.

If you have questions relative to the findings presented herein, please call the undersigned.

GEOBODEN, INC.



Shahrokh (Cyrus) E Radvar, P.E.
Principal Engineer

Dist: 1/Addressee

FIGURE

Figure 1 – Soils Vapor Borings Locations Map

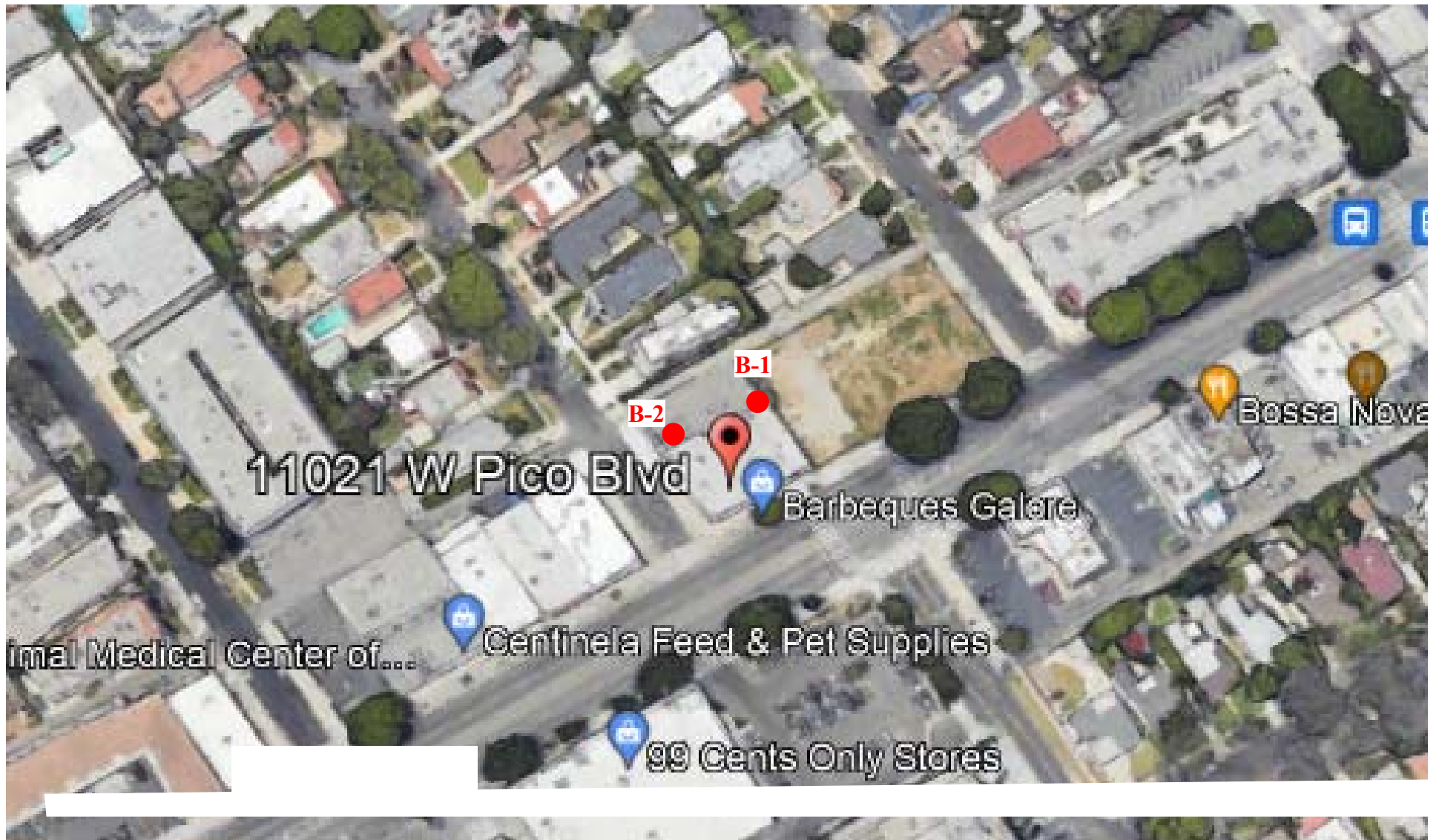
TABLE

Table 1 – Soil and Soil Gas Sample Analytical Results

APPENDICES

Appendix A – Analytical Reports

FIGURES



B-1
 ● Geoboden's Soil Vapor Probes

**GEOBODEN
 INC.**

SOIL GAS SAMPLE LOCATIONS
 Pico Property
 11021 West Pico Boulevard
 Los Angeles, CA 90035

Figure By S.R.	Project No. 23-42-009-01
Map No. XX	Figure No. 1
Date 11-06-23	

TABLES

TABLE 1
SOIL GAS SAMPLE ANALYTICAL RESULTS

Pico Property
Los Angeles, California

Boring Identifier	Sample Depth (feet bgs)	Boring Location	Date Sampled	EPA METHOD 8260B
				PCE (ug/l)
B-1	5	Figure 1	10/19/2023	ND
	10	Figure 1	10/19/2023	ND
	15	Figure 1	10/19/2023	ND
	20	Figure 1	10/19/2023	ND

bgs -
ug/l -
ND -

PCE - Tetrachloroethylene
TCE - Trichloroethene
VOCs - Volatile Organic Compounds

Boring Identifier	Sample Depth (feet bgs)	Boring Location	Date Sampled	EPA METHOD 8260B
				PCE (ug/l)
B-2	5	Figure 1	10/19/2023	ND
	10	Figure 1	10/19/2023	ND

bgs -
ug/l -
ND -

PCE - Tetrachloroethylene
TCE - Trichloroethene
VOCs - Volatile Organic Compounds

APPENDIX B
ANLYTICAL REPORT



ALPHA SCIENTIFIC CORPORATION

Environmental Laboratories

10-12-2023

Mr. Cyrus Radvar
GEO-Boden, Inc.
5 Hodgenville, Suite A.
Irvine, CA 92620

Project: Existing Commercial Phase II
Project Site: 11021 W. Pico Blvd., Los Angeles, CA
Sample Date: 10-06-2023
Lab Job No.: GB310011

Dear Mr. Radvar

Enclosed please find the analytical report for the sample(s) received by Alpha Scientific Corporation on 10-06-2023 and analyzed by the following EPA methods:

EPA 8260B (VOCs & Oxygenates by GC/MS)

All analyses have met the QA/QC criteria of this laboratory.

The sample(s) arrived in good conditions and with a chain of custody record attached.

Alpha Scientific Corporation is a CA ELAP certified laboratory (Certificate Number 3007). Thank you for giving us the opportunity to serve you. Please feel free to call me at (562) 809-8880 if our laboratory can be of further service to you.

Sincerely,

Roger Wang, Ph. D.
Laboratory Director

Enclosures

This cover letter is an integral part of this analytical report.



ALPHA SCIENTIFIC CORPORATION

Environmental Laboratories

Client: GEO-Boden, Inc.
Project: Existing Commercial Phase II

Lab Job No.: GB310011
Matrix: Soil

Date Reported: 10-12-2023
Date Sampled: 10-06-2023

EPA 8260B (VOCs by GC/MS, Page 1 of 2)

Reporting Unit: $\mu\text{g}/\text{kg}(\text{ppb})$

DATE ANALYZED			10-06	10-06-23	10-06-23	10-06-23	10-06-23	
DILUTION FACTOR			1	1	1	1	1	
LAB SAMPLE I.D.			MB	GB310011-1	GB310011-2	GB310011-3	GB310011-4	
CLIENT SAMPLE I.D.				B-1@5'	B-1@10'	B-1@15'	B-1@20'	
COMPOUND	MDL	PQL						
Dichlorodifluoromethane	2	5	ND	ND	ND	ND	ND	
Chloromethane	2	5	ND	ND	ND	ND	ND	
Vinyl Chloride	2	5	ND	ND	ND	ND	ND	
Bromomethane	2	5	ND	ND	ND	ND	ND	
Chloroethane	2	5	ND	ND	ND	ND	ND	
Trichlorofluoromethane	2	5	ND	ND	ND	ND	ND	
1,1-Dichloroethene	2	5	ND	ND	ND	ND	ND	
Iodomethane	2	5	ND	ND	ND	ND	ND	
Methylene Chloride	5	10	ND	ND	ND	ND	ND	
trans-1,2-Dichloroethene	2	5	ND	ND	ND	ND	ND	
1,1-Dichloroethane	2	5	ND	ND	ND	ND	ND	
2,2-Dichloropropane	2	5	ND	ND	ND	ND	ND	
cis-1,2-Dichloroethene	2	5	ND	ND	ND	ND	ND	
Bromochloromethane	2	5	ND	ND	ND	ND	ND	
Chloroform	2	5	ND	ND	ND	ND	ND	
1,2-Dichloroethane (EDC)	2	5	ND	ND	ND	ND	ND	
1,1,1-Trichloroethane	2	5	ND	ND	ND	ND	ND	
Carbon tetrachloride	2	5	ND	ND	ND	ND	ND	
1,1-Dichloropropene	2	5	ND	ND	ND	ND	ND	
Benzene	1	2	ND	ND	ND	ND	ND	
Trichloroethene	2	5	ND	ND	ND	ND	ND	
1,2-Dichloropropane	2	5	ND	ND	ND	ND	ND	
Bromodichloromethane	2	5	ND	ND	ND	ND	ND	
Dibromomethane	2	5	ND	ND	ND	ND	ND	
Trans-1,3-Dichloropropene	2	5	ND	ND	ND	ND	ND	
cis-1,3-Dichloropropene	2	5	ND	ND	ND	ND	ND	
1,1,2-Trichloroethane	2	5	ND	ND	ND	ND	ND	
1,3-Dichloropropane	2	5	ND	ND	ND	ND	ND	
Dibromochloromethane	2	5	ND	ND	ND	ND	ND	
2-Chloroethylvinyl ether	2	10	ND	ND	ND	ND	ND	
Bromoform	2	5	ND	ND	ND	ND	ND	
Isopropylbenzene	2	5	ND	ND	ND	ND	ND	
Bromobenzene	2	5	ND	ND	ND	ND	ND	
Toluene	1	2	ND	ND	ND	ND	ND	



ALPHA SCIENTIFIC CORPORATION

Environmental Laboratories

Client: GEO-Boden, Inc.
Project: Existing Commercial Phase II

Lab Job No.: GB310011
Matrix: Soil

Date Reported: 10-12-2023
Date Sampled: 10-06-2023

EPA 8260B (VOCs by GC/MS, Page 2 of 2) Reporting Unit: ppb

COMPOUND	MDL	PQL	MB	B-1@5'	B-1@10'	B-1@15'	B-1@20'	
Tetrachloroethene	2	5	ND	ND	ND	ND	ND	
1,2-Dibromoethane(EDB)	2	5	ND	ND	ND	ND	ND	
Chlorobenzene	2	5	ND	ND	ND	ND	ND	
1,1,1,2-Tetrachloroethane	2	5	ND	ND	ND	ND	ND	
Ethylbenzene	1	2	ND	ND	ND	ND	ND	
Total Xylenes	1	2	ND	ND	ND	ND	ND	
Styrene	2	5	ND	ND	ND	ND	ND	
1,1,2,2-Tetrachloroethane	2	5	ND	ND	ND	ND	ND	
1,2,3-Trichloropropane	2	5	ND	ND	ND	ND	ND	
n-Propylbenzene	2	5	ND	ND	ND	ND	ND	
2-Chlorotoluene	2	5	ND	ND	ND	ND	ND	
4-Chlorotoluene	2	5	ND	ND	ND	ND	ND	
1,3,5-Trimethylbenzene	2	5	ND	ND	ND	ND	ND	
tert-Butylbenzene	2	5	ND	ND	ND	ND	ND	
1,2,4-Trimethylbenzene	2	5	ND	ND	ND	ND	ND	
Sec-Butylbenzene	2	5	ND	ND	ND	ND	ND	
1,3-Dichlorobenzene	2	5	ND	ND	ND	ND	ND	
p-Isopropyltoluene	2	5	ND	ND	ND	ND	ND	
1,4-Dichlorobenzene	2	5	ND	ND	ND	ND	ND	
1,2-Dichlorobenzene	2	5	ND	ND	ND	ND	ND	
n-Butylbenzene	2	5	ND	ND	ND	ND	ND	
1,2,4-Trichlorobenzene	2	5	ND	ND	ND	ND	ND	
1,2-Dibromo-3-Chloropropane	2	5	ND	ND	ND	ND	ND	
Hexachlorobutadiene	2	5	ND	ND	ND	ND	ND	
Naphthalene	2	5	ND	ND	ND	ND	ND	
1,2,3-Trichlorobenzene	2	5	ND	ND	ND	ND	ND	
Acetone	75	100	ND	ND	ND	ND	ND	
2-Butanone (MEK)	50	100	ND	ND	ND	ND	ND	
Carbon Disulfide	25	50	ND	ND	ND	ND	ND	
4-Methyl-2-pentanone	50	100	ND	ND	ND	ND	ND	
2-Hexanone	50	100	ND	ND	ND	ND	ND	
Vinyl Acetate	25	50	ND	ND	ND	ND	ND	
Ethanol	100	500	ND	ND	ND	ND	ND	
MTBE	2	5	ND	ND	ND	ND	ND	
ETBE	2	5	ND	ND	ND	ND	ND	
DIPE	2	5	ND	ND	ND	ND	ND	
TAME	2	5	ND	ND	ND	ND	ND	
TBA	20	50	ND	ND	ND	ND	ND	
SURROGATE	Accept Limit%	%RC	%RC	%RC	%RC	%RC	%RC	
Dibromofluoro-methane	79-126	101	103	99	105	100		
Toluene-d8	79-121	96	99	102	97	99		
Bromofluoro-benzene	71-131	93	95	99	96	98		

MB=Method Blank; MDL=Method Detection Limit; PQL=Practical Quantitation Limit; ND=Not Detected (below DF × MDL); J=Result is between DF × MDL and DF × PQL. m: Matrix interference



ALPHA SCIENTIFIC CORPORATION

Environmental Laboratories

Client: GEO-Boden, Inc.
Project: Existing Commercial Phase II

Lab Job No.: GB310011
Matrix: Soil

Date Reported: 10-12-2023
Date Sampled: 10-06-2023

EPA 8260B (VOCs by GC/MS, Page 1 of 2)

Reporting Unit: $\mu\text{g/kg(ppb)}$

DATE ANALYZED			10-06	10-06-23	10-06-23			
DILUTION FACTOR			1	1	1			
LAB SAMPLE I.D.			MB	GB310011-5	GB310011-6			
CLIENT SAMPLE I.D.				B-2@5'	B-2@10'			
COMPOUND	MDL	PQL						
Dichlorodifluoromethane	2	5	ND	ND	ND			
Chloromethane	2	5	ND	ND	ND			
Vinyl Chloride	2	5	ND	ND	ND			
Bromomethane	2	5	ND	ND	ND			
Chloroethane	2	5	ND	ND	ND			
Trichlorofluoromethane	2	5	ND	ND	ND			
1,1-Dichloroethene	2	5	ND	ND	ND			
Iodomethane	2	5	ND	ND	ND			
Methylene Chloride	5	10	ND	ND	ND			
trans-1,2-Dichloroethene	2	5	ND	ND	ND			
1,1-Dichloroethane	2	5	ND	ND	ND			
2,2-Dichloropropane	2	5	ND	ND	ND			
cis-1,2-Dichloroethene	2	5	ND	ND	ND			
Bromochloromethane	2	5	ND	ND	ND			
Chloroform	2	5	ND	ND	ND			
1,2-Dichloroethane (EDC)	2	5	ND	ND	ND			
1,1,1-Trichloroethane	2	5	ND	ND	ND			
Carbon tetrachloride	2	5	ND	ND	ND			
1,1-Dichloropropene	2	5	ND	ND	ND			
Benzene	1	2	ND	ND	ND			
Trichloroethene	2	5	ND	ND	ND			
1,2-Dichloropropane	2	5	ND	ND	ND			
Bromodichloromethane	2	5	ND	ND	ND			
Dibromomethane	2	5	ND	ND	ND			
Trans-1,3-Dichloropropene	2	5	ND	ND	ND			
cis-1,3-Dichloropropene	2	5	ND	ND	ND			
1,1,2-Trichloroethane	2	5	ND	ND	ND			
1,3-Dichloropropane	2	5	ND	ND	ND			
Dibromochloromethane	2	5	ND	ND	ND			
2-Chloroethylvinyl ether	2	10	ND	ND	ND			
Bromoform	2	5	ND	ND	ND			
Isopropylbenzene	2	5	ND	ND	ND			
Bromobenzene	2	5	ND	ND	ND			
Toluene	1	2	ND	ND	ND			



ALPHA SCIENTIFIC CORPORATION

Environmental Laboratories

Client: GEO-Boden, Inc.
Project: Existing Commercial Phase II

Lab Job No.: GB310011
Matrix: Soil

Date Reported: 10-12-2023
Date Sampled: 10-06-2023

EPA 8260B (VOCs by GC/MS, Page 2 of 2) Reporting Unit: ppb

COMPOUND	MDL	PQL	MB	B-2@5'	B-2@10'			
Tetrachloroethene	2	5	ND	ND	2.2J			
1,2-Dibromoethane(EDB)	2	5	ND	ND	ND			
Chlorobenzene	2	5	ND	ND	ND			
1,1,1,2-Tetrachloroethane	2	5	ND	ND	ND			
Ethylbenzene	1	2	ND	ND	ND			
Total Xylenes	1	2	ND	ND	ND			
Styrene	2	5	ND	ND	ND			
1,1,2,2-Tetrachloroethane	2	5	ND	ND	ND			
1,2,3-Trichloropropane	2	5	ND	ND	ND			
n-Propylbenzene	2	5	ND	ND	ND			
2-Chlorotoluene	2	5	ND	ND	ND			
4-Chlorotoluene	2	5	ND	ND	ND			
1,3,5-Trimethylbenzene	2	5	ND	ND	ND			
tert-Butylbenzene	2	5	ND	ND	ND			
1,2,4-Trimethylbenzene	2	5	ND	ND	ND			
Sec-Butylbenzene	2	5	ND	ND	ND			
1,3-Dichlorobenzene	2	5	ND	ND	ND			
p-Isopropyltoluene	2	5	ND	ND	ND			
1,4-Dichlorobenzene	2	5	ND	ND	ND			
1,2-Dichlorobenzene	2	5	ND	ND	ND			
n-Butylbenzene	2	5	ND	ND	ND			
1,2,4-Trichlorobenzene	2	5	ND	ND	ND			
1,2-Dibromo-3-Chloropropane	2	5	ND	ND	ND			
Hexachlorobutadiene	2	5	ND	ND	ND			
Naphthalene	2	5	ND	ND	ND			
1,2,3-Trichlorobenzene	2	5	ND	ND	ND			
Acetone	75	100	ND	ND	ND			
2-Butanone (MEK)	50	100	ND	ND	ND			
Carbon Disulfide	25	50	ND	ND	ND			
4-Methyl-2-pentanone	50	100	ND	ND	ND			
2-Hexanone	50	100	ND	ND	ND			
Vinyl Acetate	25	50	ND	ND	ND			
Ethanol	100	500	ND	ND	ND			
MTBE	2	5	ND	ND	ND			
ETBE	2	5	ND	ND	ND			
DIPE	2	5	ND	ND	ND			
TAME	2	5	ND	ND	ND			
TBA	20	50	ND	ND	ND			
SURROGATE	Accept Limit%	%RC	%RC	%RC				
Dibromofluoro-methane	79-126	101	104	100				
Toluene-d8	79-121	96	98	97				
Bromofluoro-benzene	71-131	93	96	94				

MB=Method Blank; MDL=Method Detection Limit; PQL=Practical Quantitation Limit; ND=Not Detected (below DF × MDL); J=Result is between DF × MDL and DF × PQL. m: Matrix interference



ALPHA SCIENTIFIC CORPORATION

Environmental Laboratories

10-12-2023

EPA 8260B Batch QA/QC Report

Client: GEO-Boden, Inc.
 Project: Existing Commercial Phase II
 Matrix: Soil
 Batch No: 1006-VOAS1

Lab Job No: GB310011
 Lab Sample I.D.: SS310006-1
 Date Analyzed: 10-06-2023

I. MS/MSD Report Unit: ppb

Analyte	Sample Conc.	Spike Conc.	MS	MSD	MS %Rec.	MSD %Rec.	% RPD	%RPD Accept. Limit	%Rec Accept. Limit
1,1-Dichloroethene	ND	20	19.5	22.2	97.5	111.0	12.9	30	70-130
Benzene	ND	20	20.4	23.5	102.0	117.5	14.1	30	70-130
Trichloro-ethene	ND	20	20.3	22.8	101.5	114.0	11.6	30	70-130
Toluene	ND	20	21.7	23.9	108.5	119.5	9.6	30	70-130
Chlorobenzene	ND	20	21.2	23.6	106.0	118.0	10.7	30	70-130

II. LCS Result Unit: ppb

Analyte	LCS Value	True Value	Rec.%	Accept. Limit
1,1-Dichloroethene	18.4	20.0	92.0	80-120
Benzene	19.0	20.0	95.0	80-120
Trichloro-ethene	18.8	20.0	94.0	80-120
Toluene	19.5	20.0	97.5	80-120
Chlorobenzene	18.8	20.0	94.0	80-120

ND: Not Detected (at the specified limit).



ALPHA SCIENTIFIC CORPORATION
CHAIN OF CUSTODY RECORD

11021 W Pico Blvd, Los Angeles, CA
Page 1 of 1
Lab Job Number GB310011

Client: Geoboden, Inc. for 11021 W Pico Blvd LLC						Analyses Requested										T.A.T. Requested <input type="checkbox"/> 8 hrs <input type="checkbox"/> 24 hrs <input type="checkbox"/> 48 hrs <input type="checkbox"/> 3 day <input type="checkbox"/> 4 day <input checked="" type="checkbox"/> 5 days+	
Address: 5 Hodgenville, Irvine, CA 92620						TPH-Gasoline	TPH-Diesel	8260B (BTEX, Oxygenates)	8260B (VOCs)	8270C (SVOCs)	CAM Metals	8082 (PCBs)	Sample Condition <input checked="" type="checkbox"/> Chilled <input checked="" type="checkbox"/> Intact <input type="checkbox"/> Sample seals.		Remark		
Report Attention CYRUS	Phone 949-872-9544	Fax 949-743-2935	Sampled by C.R.										Sample Condition				
Project Name/No. Existing Commercial		Project Site Phase II / 11021 W Pico Blvd, LA											Remark				
Client Sample ID	Lab Sample ID	Sample Collection		Matrix Type	Sample Preserve	No., type* & size of container											
		Date	Time														
B-1 @ 5'	5 feet	10/6/23	10:15	Soil	ICE	Sleeve									Lab ID GB310011 - 1		
B-1 @ 10'	10 feet	10/6/23	10:27	Soil	ICE	Sleeve									-2		
B-1 @ 15'	15 feet	10/6/23	10:37	Soil	ICE	Sleeve									-3		
B-1 @ 20'	20 feet	10/6/23	10:54	Soil	ICE	Sleeve									-4		
															RK - 5		
B-2 @ 5'	5 feet	10/6/23	12:42	Soil	ICE	Sleeve									RK - 6 - 5		
B-2 @ 10'	10 feet	10/6/23	12:52	Soil	ICE	Sleeve									RK - 6 - 6		
Relinquished by		Company Geoboden, Inc.	Date 10/6/23	Time 2:49 pm	Received by	Company ASC	Date 10/6/23	Time 2:49 pm	Container types: M=Metal Tube A=Air Bag P=Plastic bottle G=Glass bottle V=VOA vial E=EnCore								
Relinquished by		Company	Date	Time	Received by	Company	Date	Time									

Alpha Scientific Corporation Sample Acceptance Checklist

Section 1

Client: GeoBoden Inc Project: Existing Commercial phase II Lab Job# GB310011

Date Received: 10-6-2023

Sample(s) received in cooler(s)? Yes No (skip to Section 2)

Cooler(s) packed with: Ice Ice Packs Packing Material

Cooler Temperature (°C): #1: 5°C #2: #3: #4: #5:

(Acceptable range is 0°C to 6°C or arriving on ice for samples received on the same day as collected.)

(Ambient Temperature for vapor or air samples is acceptable).

If sample(s) received outside acceptable range, Project Manager contacted by (Personnel Initial):

Section 2

	YES	NO	N/A
Was a COC received?	✓		
Were client sample IDs present?	✓		
Were sample(s) collection dates present?	✓		
Was the COC signed?	✓		
Were tests clearly indicated?	✓		
Did all samples arrive intact? If no, indicate below.	✓		
Did all container labels agree with COC?	✓		
Were correct containers used for the tests required?	✓		
Was there sufficient sample amount for requested tests?	✓		
Were the samples correctly preserved?	✓		
Was there headspace in VOA vials?			✓
Were Custody seals present?		✓	
If yes-were they intact?			✓

Section 3

Explanations/Comments: _____

Section 4

Was the Project Manager notified of anomalies? Yes No N/A

Via Phone: By: _____ Date/Time _____

By Email: Sent to: _____

Project Manager's response: _____

Completed by: RW Date: 10-6-2023

Alpha Scientific Corporation
16760 Gridley Road
Cerritos, CA 90703

Email: asc90703@gmail.com
Tel: (562) 809-8880
Fax: (562) 809-8801



ALPHA SCIENTIFIC CORPORATION

Environmental Laboratories

10-23-2023

Mr. Cyrus Radvar
GEO-Boden, Inc.
5 Hodgenville, Suite A
Irvine, CA 92620

Project: Pico
Project Site: 11021 Pico Blvd., Los Angeles
Sample Date: 10-19-2023
Lab Job No.: GB310044

Dear Mr. Radvar:

Enclosed please find the analytical report for the sample(s) received by Alpha Scientific Corporation on 10-19-2023 and analyzed by the following EPA methods:

EPA 8260B (VOCs by GC/MS)

All analyses have met the QA/QC criteria of this laboratory.

The sample(s) arrived in good conditions and with a chain of custody record attached.

Alpha Scientific Corporation is a CA ELAP certified laboratory (Certificate Number 3007). Thank you for giving us the opportunity to serve you. Please feel free to call me at (562) 809-8880 if our laboratory can be of further service to you.

Sincerely,

Roger Wang, Ph. D.
Laboratory Director

Enclosures

This cover letter is an integral part of this analytical report.



ALPHA SCIENTIFIC CORPORATION

Environmental Laboratories

Client: GEO-Boden, Inc.
Project: Pico

Lab Job No.: GB310044
Matrix: Vapor

Date Reported: 10-23-2023
Date Sampled: 10-19-2023

EPA 8260B (VOCs by GC/MS, Page 1 of 2)

Reporting Unit: $\mu\text{g/L}$

DATE ANALYZED			10-19	10-19-23	10-19-23	10-19-23	10-19-23	
DILUTION FACTOR (DF)			1	1	1	1	1	
LAB SAMPLE I.D.			MB	GB310044-1	GB310044-2	GB310044-3	GB310044-4	
CLIENT SAMPLE I.D.				B-1@5'	B-1@10'	B-1@15'	B-1@20'	
COMPOUND	MDL	PQL						
	Dichlorodifluoromethane	0.2	0.4	ND	ND	ND	ND	ND
Chloromethane	0.2	0.4	ND	ND	ND	ND	ND	
Vinyl Chloride	0.03	0.06	ND	ND	ND	ND	ND	
Bromomethane	0.2	0.4	ND	ND	ND	ND	ND	
Chloroethane	0.2	0.4	ND	ND	ND	ND	ND	
Trichlorofluoromethane	0.2	0.4	ND	ND	ND	ND	ND	
1,1-Dichloroethene	0.1	0.2	ND	ND	ND	ND	ND	
Methylene Chloride	0.2	0.4	ND	ND	ND	ND	ND	
trans-1,2-Dichloroethene	0.2	0.4	ND	ND	ND	ND	ND	
1,1-Dichloroethane	0.1	0.2	ND	ND	ND	ND	ND	
2,2-Dichloropropane	0.2	0.4	ND	ND	ND	ND	ND	
cis-1,2-Dichloroethene	0.2	0.4	ND	ND	ND	ND	ND	
Bromochloromethane	0.2	0.4	ND	ND	ND	ND	ND	
Chloroform	0.2	0.4	ND	ND	ND	ND	ND	
1,2-Dichloroethane	0.1	0.2	ND	ND	ND	ND	ND	
1,1,1-Trichloroethane	0.2	0.4	ND	ND	ND	ND	ND	
Carbon tetrachloride	0.1	0.2	ND	ND	ND	ND	ND	
1,1-Dichloropropene	0.2	0.4	ND	ND	ND	ND	ND	
Benzene	0.1	0.2	ND	ND	ND	ND	ND	
Trichloroethene	0.1	0.2	ND	ND	ND	ND	ND	
1,2-Dichloropropane	0.2	0.4	ND	ND	ND	ND	ND	
Bromodichloromethane	0.2	0.4	ND	ND	ND	ND	ND	
Dibromomethane	0.2	0.4	ND	ND	ND	ND	ND	
Trans-1,3-Dichloropropene	0.2	0.4	ND	ND	ND	ND	ND	
cis-1,3-Dichloropropene	0.2	0.4	ND	ND	ND	ND	ND	
1,1,2-Trichloroethane	0.2	0.4	ND	ND	ND	ND	ND	
1,3-Dichloropropane	0.2	0.4	ND	ND	ND	ND	ND	
Dibromochloromethane	0.2	0.4	ND	ND	ND	ND	ND	
2-Chloroethylvinyl ether	0.5	1.0	ND	ND	ND	ND	ND	
Bromoform	0.2	0.4	ND	ND	ND	ND	ND	
Isopropylbenzene	0.2	0.4	ND	ND	ND	ND	ND	
Toluene	0.1	0.2	ND	ND	ND	ND	ND	
Tetrachloroethene	0.1	0.2	ND	ND	ND	ND	ND	
1,2-Dibromoethane(EDB)	0.2	0.4	ND	ND	ND	ND	ND	



ALPHA SCIENTIFIC CORPORATION

Environmental Laboratories

Client: GEO-Boden, Inc.
Project: Pico

Lab Job No.: GB310044
Matrix: Vapor

Date Reported: 10-23-2023
Date Sampled: 10-19-2023

EPA 8260B (VOCs by GC/MS, Page 2 of 2) Reporting Unit: µg/L

COMPOUND	MDL	PQL	MB	B-1@5'	B-1@10'	B-1@15'	B-1@20'	
Chlorobenzene	0.2	0.4	ND	ND	ND	ND	ND	
1,1,1,2-Tetrachloroethane	0.2	0.4	ND	ND	ND	ND	ND	
Ethylbenzene	0.1	0.2	ND	ND	ND	ND	ND	
Total Xylenes	0.2	0.4	ND	ND	ND	ND	ND	
Styrene	0.2	0.4	ND	ND	ND	ND	ND	
1,1,2,2-Tetrachloroethane	0.4	0.8	ND	ND	ND	ND	ND	
1,2,3-Trichloropropane	0.2	0.4	ND	ND	ND	ND	ND	
n-Propylbenzene	0.2	0.4	ND	ND	ND	ND	ND	
2-Chlorotoluene	0.2	0.4	ND	ND	ND	ND	ND	
4-Chlorotoluene	0.2	0.4	ND	ND	ND	ND	ND	
1,3,5-Trimethylbenzene	0.2	0.4	ND	ND	ND	ND	ND	
tert-Butylbenzene	0.2	0.4	ND	ND	ND	ND	ND	
1,2,4-Trimethylbenzene	0.2	0.4	ND	ND	ND	ND	ND	
Sec-Butylbenzene	0.2	0.4	ND	ND	ND	ND	ND	
1,3-Dichlorobenzene	0.2	0.4	ND	ND	ND	ND	ND	
p-Isopropyltoluene	0.2	0.4	ND	ND	ND	ND	ND	
1,4-Dichlorobenzene	0.2	0.4	ND	ND	ND	ND	ND	
1,2-Dichlorobenzene	0.2	0.4	ND	ND	ND	ND	ND	
n-Butylbenzene	0.2	0.4	ND	ND	ND	ND	ND	
1,2,4-Trichlorobenzene	0.2	0.4	ND	ND	ND	ND	ND	
1,2-Dibromo-3-Chloropropane	0.2	0.4	ND	ND	ND	ND	ND	
Hexachlorobutadiene	0.2	0.4	ND	ND	ND	ND	ND	
Naphthalene	0.2	0.4	ND	ND	ND	ND	ND	
1,2,3-Trichlorobenzene	0.2	0.4	ND	ND	ND	ND	ND	
Aceton	5	10	ND	ND	ND	ND	ND	
2-Butanone (MEK)	5	10	ND	ND	ND	ND	ND	
4-Methyl-2-pentanone (MIBK)	5	10	ND	ND	ND	ND	ND	
2-Hexanone	5	10	ND	ND	ND	ND	ND	
Vinyl Acetate	0.5	1.0	ND	ND	ND	ND	ND	
MTBE	0.2	0.4	ND	ND	ND	ND	ND	
ETBE	0.2	0.4	ND	ND	ND	ND	ND	
DIPE	0.2	0.4	ND	ND	ND	ND	ND	
TAME	0.2	0.4	ND	ND	ND	ND	ND	
t-Butyl Alcohol	1	2	ND	ND	ND	ND	ND	
SURROGATE	Accept Limit%	%RC	%RC	%RC	%RC	%RC	%RC	
Dibromofluoro-methane	79-126	98	105	111	112	110		
Toluene-d8	79-121	97	96	94	94	95		
Bromofluoro-benzene	71-131	91	89	97	97	96		

MDL=Method Detection Limit; MB=Method Blank; ND=Not Detected (below DF × MDL);

* Obtained from a higher dilution analysis; J:Trace Value.



ALPHA SCIENTIFIC CORPORATION

Environmental Laboratories

Client: GEO-Boden, Inc.
Project: Pico

Lab Job No.: GB310044
Matrix: Vapor

Date Reported: 10-23-2023
Date Sampled: 10-19-2023

EPA 8260B (VOCs by GC/MS, Page 1 of 2)

Reporting Unit: $\mu\text{g/L}$

DATE ANALYZED			10-19	10-19-23	10-19-23			
DILUTION FACTOR (DF)			1	1	1			
LAB SAMPLE I.D.			MB	GB310044-5	GB310044-6			
CLIENT SAMPLE I.D.				B-2@5'	B-2@10'			
COMPOUND	MDL	PQL						
Dichlorodifluoromethane	0.2	0.4	ND	ND	ND			
Chloromethane	0.2	0.4	ND	ND	ND			
Vinyl Chloride	0.03	0.06	ND	ND	ND			
Bromomethane	0.2	0.4	ND	ND	ND			
Chloroethane	0.2	0.4	ND	ND	ND			
Trichlorofluoromethane	0.2	0.4	ND	ND	ND			
1,1-Dichloroethene	0.1	0.2	ND	ND	ND			
Methylene Chloride	0.2	0.4	ND	ND	ND			
trans-1,2-Dichloroethene	0.2	0.4	ND	ND	ND			
1,1-Dichloroethane	0.1	0.2	ND	ND	ND			
2,2-Dichloropropane	0.2	0.4	ND	ND	ND			
cis-1,2-Dichloroethene	0.2	0.4	ND	ND	ND			
Bromochloromethane	0.2	0.4	ND	ND	ND			
Chloroform	0.2	0.4	ND	ND	ND			
1,2-Dichloroethane	0.1	0.2	ND	ND	ND			
1,1,1-Trichloroethane	0.2	0.4	ND	ND	ND			
Carbon tetrachloride	0.1	0.2	ND	ND	ND			
1,1-Dichloropropene	0.2	0.4	ND	ND	ND			
Benzene	0.1	0.2	ND	ND	ND			
Trichloroethene	0.1	0.2	ND	ND	ND			
1,2-Dichloropropane	0.2	0.4	ND	ND	ND			
Bromodichloromethane	0.2	0.4	ND	ND	ND			
Dibromomethane	0.2	0.4	ND	ND	ND			
Trans-1,3-Dichloropropene	0.2	0.4	ND	ND	ND			
cis-1,3-Dichloropropene	0.2	0.4	ND	ND	ND			
1,1,2-Trichloroethane	0.2	0.4	ND	ND	ND			
1,3-Dichloropropane	0.2	0.4	ND	ND	ND			
Dibromochloromethane	0.2	0.4	ND	ND	ND			
2-Chloroethylvinyl ether	0.5	1.0	ND	ND	ND			
Bromoform	0.2	0.4	ND	ND	ND			
Isopropylbenzene	0.2	0.4	ND	ND	ND			
Toluene	0.1	0.2	ND	ND	ND			
Tetrachloroethene	0.1	0.2	ND	ND	ND			
1,2-Dibromoethane(EDB)	0.2	0.4	ND	ND	ND			



ALPHA SCIENTIFIC CORPORATION

Environmental Laboratories

Client: GEO-Boden, Inc.
Project: Pico

Lab Job No.: GB310044
Matrix: Vapor

Date Reported: 10-23-2023
Date Sampled: 10-19-2023

EPA 8260B (VOCs by GC/MS, Page 2 of 2) Reporting Unit: µg/L

COMPOUND	MDL	PQL	MB	B-2@5'	B-2@10'			
Chlorobenzene	0.2	0.4	ND	ND	ND			
1,1,1,2-Tetrachloroethane	0.2	0.4	ND	ND	ND			
Ethylbenzene	0.1	0.2	ND	ND	ND			
Total Xylenes	0.2	0.4	ND	ND	ND			
Styrene	0.2	0.4	ND	ND	ND			
1,1,2,2-Tetrachloroethane	0.4	0.8	ND	ND	ND			
1,2,3-Trichloropropane	0.2	0.4	ND	ND	ND			
n-Propylbenzene	0.2	0.4	ND	ND	ND			
2-Chlorotoluene	0.2	0.4	ND	ND	ND			
4-Chlorotoluene	0.2	0.4	ND	ND	ND			
1,3,5-Trimethylbenzene	0.2	0.4	ND	ND	ND			
tert-Butylbenzene	0.2	0.4	ND	ND	ND			
1,2,4-Trimethylbenzene	0.2	0.4	ND	ND	ND			
Sec-Butylbenzene	0.2	0.4	ND	ND	ND			
1,3-Dichlorobenzene	0.2	0.4	ND	ND	ND			
p-Isopropyltoluene	0.2	0.4	ND	ND	ND			
1,4-Dichlorobenzene	0.2	0.4	ND	ND	ND			
1,2-Dichlorobenzene	0.2	0.4	ND	ND	ND			
n-Butylbenzene	0.2	0.4	ND	ND	ND			
1,2,4-Trichlorobenzene	0.2	0.4	ND	ND	ND			
1,2-Dibromo-3-Chloropropane	0.2	0.4	ND	ND	ND			
Hexachlorobutadiene	0.2	0.4	ND	ND	ND			
Naphthalene	0.2	0.4	ND	ND	ND			
1,2,3-Trichlorobenzene	0.2	0.4	ND	ND	ND			
Aceton	5	10	ND	ND	ND			
2-Butanone (MEK)	5	10	ND	ND	ND			
4-Methyl-2-pentanone (MIBK)	5	10	ND	ND	ND			
2-Hexanone	5	10	ND	ND	ND			
Vinyl Acetate	0.5	1.0	ND	ND	ND			
MTBE	0.2	0.4	ND	ND	ND			
ETBE	0.2	0.4	ND	ND	ND			
DIPE	0.2	0.4	ND	ND	ND			
TAME	0.2	0.4	ND	ND	ND			
t-Butyl Alcohol	1	2	ND	ND	ND			
SURROGATE	Accept Limit%	%RC	%RC	%RC				
Dibromofluoro-methane	79-126	98	109	114				
Toluene-d8	79-121	97	94	96				
Bromofluoro-benzene	71-131	91	94	96				

MDL=Method Detection Limit; MB=Method Blank; ND=Not Detected (below DF × MDL);

* Obtained from a higher dilution analysis; J:Trace Value.



ALPHA SCIENTIFIC CORPORATION

Environmental Laboratories

10-23-2023

EPA 8260B Batch QA/QC Report

Client: GEO-Boden, Inc.
Project: Pico
Matrix: Vapor
Batch No.: 1019-VOAV1

Lab Job No.: GB310044
Lab Sample I.D.: GB310044-1
Date Analyzed: 10-19-2023

I. Sample/Sample Dup Report Reporting Unit: µg/L

Analyte	MB	Sample Conc.	Sample Duplicate	% RPD	%RPD Accept. Limit
MTBE	ND	ND	ND	0	30
Benzene	ND	ND	ND	0	30
Toluene	ND	ND	ND	0	30
Ethyl Benzene	ND	ND	ND	0	30
Total Xylenes	ND	ND	ND	0	30
1,1-DCE	ND	ND	ND	0	30
TCE	ND	ND	ND	0	30
PCE	ND	ND	ND	0	30

II. LCS Result Unit: ppb

Analyte	LCS Value	True Value	Rec.%	Accept. Limit
1,1-Dichloroethene	18.2	20.0	91.0	80-120
Benzene	19.5	20.0	97.5	80-120
Trichloro-ethene	19.1	20.0	95.5	80-120
Toluene	18.9	20.0	94.5	80-120
Chlorobenzene	19.1	20.0	95.5	80-120

ND: Not Detected (at the specified limit).



ALPHA SCIENTIFIC CORPORATION
CHAIN OF CUSTODY RECORD

Client: Geoboden, Inc.						Analyses Requested										T.A.T. Requested <input type="checkbox"/> 8 hrs <input type="checkbox"/> 24 hrs <input type="checkbox"/> 48 hrs <input type="checkbox"/> 3 day <input type="checkbox"/> 4 day <input checked="" type="checkbox"/> 5 days+	
Address: 5 Hodgenville, Irvine, CA 92620						TPH-Gasoline	TPH-Diesel	8260B (BTEX, Oxygenates)	8260B (VOCs)	8270C (SVOCs)	CAM Metals	8082 (PCBs)	Sample Condition <input type="checkbox"/> Chilled <input checked="" type="checkbox"/> Intact <input type="checkbox"/> Sample seals				
Report Attention CYRU	Phone 949-472-9785	Fax 949-743-7935	Sampled by C-R										Remark Need 8260B. (mL)				
Project Name/No. PICO		Project Site 11021 Pico Blvd, Los Angeles				Client Sample ID	Lab Sample ID	Sample Collection Date Time		Matrix Type	Sample Preserve	No., type* & size of container					
B-1 @ 5'		5 Feet		10/19/23	12:39	Vapor	Teldar Bag								GB310044-1		
B-1 @ 10'		10 Feet		10/19/23	12:27	Vapor	Teldar Bag								-2		
B-1 @ 15'		15 Feet		10/19/23	12:20	Vapor	Teldar Bag								-3		
B-1 @ 20'		20 Feet		10/19/23	12:32	Vapor	Teldar Bag								-4		
B-2 @ 5'		5 Feet		10/19/23	13:10	Vapor	Teldar Bag								-5		
B-2 @ 10'		10 Feet		10/19/23	12:55	Vapor	Teldar Bag								-6		
Relinquished by [Signature]		Company Geoboden, Inc.		Date 10/19/23	Time 2:00	Received by Melina	Company ASL	Date 10-19-23	Time 2:00pm	Container types: M=Metal Tube A=Air Bag P=Plastic bottle G=Glass bottle V=VOA vial E=EnCore							
Relinquished by		Company		Date	Time	Received by	Company	Date	Time								

Alpha Scientific Corporation Sample Acceptance Checklist

Section 1

Client: Geoboden Inc Project: Pico Lab Job# GB310044

Date Received: 10-19-23

Sample(s) received in cooler(s)? Yes No (skip to Section 2)

Cooler(s) packed with: Ice Ice Packs Packing Material

Cooler Temperature (°C): #1: #2: #3: #4: #5:

(Acceptable range is 0°C to 6°C or arriving on ice for samples received on the same day as collected.)

(Ambient Temperature for vapor or air samples is acceptable).

If sample(s) received outside acceptable range, Project Manager contacted by (Personnel Initial):

Section 2

	YES	NO	N/A
Was a COC received?	✓		
Were client sample IDs present?	✓		
Were sample(s) collection dates present?	✓		
Was the COC signed?	✓		
Were tests clearly indicated?	✓		
Did all samples arrive intact? If no, indicate below.	✓		
Did all container labels agree with COC?	✓		
Were correct containers used for the tests required?	✓		
Was there sufficient sample amount for requested tests?	✓		
Were the samples correctly preserved?	✓		
Was there headspace in VOA vials?			✓
Were Custody seals present?		✓	
If yes-were they intact?			✓

Section 3

Explanations/Comments: _____

Section 4

Was the Project Manager notified of anomalies? Yes No N/A

Via Phone: By: _____ Date/Time _____

By Email: Sent to: _____

Project Manager's response: _____

Completed by: ML Date: 10-19-23