E.2 Report of Methane Gas Assessment



August 23, 2011

Via Electronic Mail

Ms. Sharon Christenbury, Esq. SM 10000 Property, LLC 2200 Biscayne Boulevard Miami, Florida 33137

Re: Report of Methane Gas Assessment 10000 Santa Monica Boulevard, Los Angeles, California

Dear Sharon:

ENVIRON International Corporation (ENVIRON) is pleased to submit this report to SM 10000 Property, LLC (the "Client") regarding the results of the methane assessment conducted recently at the property located at 10000 Santa Monica Boulevard, Los Angeles, California (the "site"). In accordance with Division 71 of the Los Angeles Municipal Building Code, all new buildings and paved areas located in the Methane Zone shall test for methane per the three step protocol described in Bulletin No. P/BC2002-101 (Reference No. 91.7104.1 – the "Bulletin"). The testing results are used to evaluate whether design of a methane mitigation system is necessary and if necessary, the appropriate level of design. This report presents the results of the methane investigation as required by the Bulletin.

Background

The approximately 2.2-acre site is located at the intersection of Santa Monica Boulevard and Moreno Drive and consists of vacant land; no structures are currently present at the site other than a small mobile guard shack at the western portion of the site. No dirt or paved roads are present; some demolition debris, small plants, and shrubs cover the majority of the site. The site is located in an area designated by the City of Los Angeles and the State of California Department of Conservation Division of Oil, Gas, & Geothermal Resources (DOGGR) as a Methane Zone.

Objectives

The objective of the methane soil gas investigation was to evaluate the potential presence of methane in the subsurface at the site.

Scope of Work

The scope of work included (1) pre-field activities and mobilization; (2) methane investigation; and, (3) preparation of this report. All drilling and sampling activities were supervised by ENVIRON field personnel working under the supervision of a California Registered Professional Geologist. Field work was conducted on August 17, 18, and 19, 2011.

Task 1: Pre Field Activities and Mobilization

Prior to initiation of drilling activities, ENVIRON contacted Underground Service Alert (USA) to mark the locations of all major utilities near the proposed boring locations. In addition to the services provided by USA, ENVIRON contracted with a private utility locating company to conduct a geophysical survey in the immediate vicinity of each proposed boring location to

identify subsurface structures or underground obstructions. The survey by the private utility locating company was conducted on the same day that Task 2 was implemented.

ENVIRON also prepared a Site-specific Health and Safety Plan (HASP). The HASP is designed to minimize exposure of ENVIRON's field personnel to potentially hazardous materials. All field personnel involved in the project were required to implement the procedures presented in the HASP while conducting the field work.

Task 2: Methane Investigation

On August 17, 2011, ENVIRON retained a direct-push drilling contractor to conduct a shallow soil gas test as defined in the Bulletin. One soil gas sample was collected per approximately 10,000 square feet of site area at a depth of 4 feet below ground surface (bgs). In total, 10 temporary soil gas probes were installed (Borings SG-1 through SG-10; see Figure 1) across the site for collection of soil gas samples. ENVIRON retained H&P Mobile Geochemistry Inc. (H&P), a City of Los Angeles Department of Building and Safety (LADBS)-certified testing agency, to assist with probe installation and sample collection and analysis. Soil gas samples were collected in syringes and analyzed in an on-site mobile laboratory for methane in accordance with EPA Method 8015 Modified. Pressure measurements were recorded at each of the sampling points using calibrated pressure gauges.

The second step of the methane gas investigation included the installation of five gas probe sets (one per approximately 20,000 square feet) near where the highest concentration of methane was found based on the data from the shallow soil gas test. Each gas probe set consisted of three multi-depth probes, installed at approximate sampling depths of 5 feet, 10 feet, and 20 feet bgs. The probes were installed on August 17, 2011, by H&P and according to the specifications described on page 8 of the Bulletin.

On August 18, 2011, a minimum of 24 hours after the five gas probe sets were installed, each probe at each depth was sampled; methane gas concentrations and pressure measurements at each probe were measured using the same equipment used for the shallow soil gas test. Barometric pressure was recorded at the start of each sample collection. Samples were collected in syringes and analyzed in an on-site mobile laboratory for methane in accordance with EPA Method 8015 Modified.

On August 19, 2011, a second round of methane sampling of the soil gas probe sets occurred; procedures were followed as described for the August 18 sampling event.

After the collection of the soil gas samples, the borings were backfilled with bentonite slurry and completed to match the existing surface grade.

Findings

Shallow Soil Gas Test

- Methane was detected above the laboratory reporting limit (RL) of 10 parts per million by volume (ppmv) in samples at four locations, with a maximum concentration of 39 ppmv at Boring SG-10.
- Barometric pressure decreased slightly during the sample period, from 1014.5 millibars (mb) to 1014.2 mb.
- Based on the shallow soil gas test results, soil gas probe sets were installed near probes where methane was reported (SG-4, SG-5, SG-8, and SG-10). In addition, a fifth soil gas probe set was installed near SG-6 due to its central location at the site.

Gas Probe Set Test

Five feet bgs probes:

- On August 18, 2011, methane was detected above the RL in samples at three locations with a maximum concentration of 57 ppmv at Boring SG-10.
- On August 19, 2011, methane was detected above the RL in samples at one location with a concentration of 24 ppmv at Boring SG-10.

Ten feet bgs probes:

- On August 18, 2011, methane was detected above the RL in samples at three locations with a maximum concentration of 120 ppmv at Boring SG-5.
- On August 19, 2011, methane was detected above the RL in samples at three locations with a maximum concentration of 57 ppmv at Boring SG-5.

Twenty feet bgs probes:

- On August 18, 2011, methane was detected above the RL in samples at two locations with a maximum concentration of 94 ppmv at Boring SG-6.
- On August 19, 2011, methane was detected above the RL in samples at two locations with a maximum concentration of 74 ppmv at Boring SG-6.

On August 18, 2011, barometric pressure decreased slightly during the sample period, from 1012.4 mb to 1011.8 mb. On August 19, 2011, barometric pressure again decreased slightly during the sample period, from 1012.0 mb to 1011.3 mb. At no time during sample collection was increasing barometric pressure from a pre-frontal weather condition observed.

A summary of the analytical results for methane in the soil gas samples is presented in Table 1, and complete analytical laboratory reports are included as Attachment A.

Closure

ENVIRON appreciates the opportunity to continue to assist SM 10000 Property, LLC on this project. If you have any questions regarding this report, please contact Jim McNally at 213.943.6336 or Rebekah Wale at 949.798.3693.

Very truly yours

leena Johnso Associate

Senior Manager

Jim Mcl Principal

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Enclosures

Figure



Table

Table 1: Methane Soil Gas Results

10000 Santa Monica Blvd. Los Angeles, California

		Date	Analyte (ppmv)
Location	Depth	Sampled	Methane
SG-1	4	8/17/11	< 10
SG-2	4	8/17/11	< 10
SG-3	4	8/17/11	< 10
	4	8/17/11	27
	5	8/18/11	< 10
	5	8/19/11	< 10
SG-4	10	8/18/11	< 10
	10	8/19/11	< 10
	20	8/18/11	60
	20	8/19/11	49
	4	8/17/11	10
	4	8/17/11	12
	5	8/18/11	34
SG-5	5	8/19/11	< 10
	10	8/18/11	120
	10	8/19/11	57
	20	8/18/11	< 10
	20	8/19/11	< 10
	4	8/17/11	< 10
	5	8/18/11	< 10
	5	8/19/11	< 10
SG-6	5	8/19/11	< 10
	10	8/18/11	< 10
	10	8/19/11	< 10
	20	8/18/11	94
-	20	8/19/11	74
SG-7	4	8/17/11	< 10
	4	8/17/11	20
	5	8/18/11	23
	5	8/19/11	< 10
SG-8	10	8/18/11	110
	10	8/19/11	26
	20	8/18/11	< 10
-	20	8/19/11	< 10
SG-9	4	8/17/11	< 10
	4	8/17/11	39
	5	8/18/11	57
	5	8/19/11	24
SG-10	10	8/18/11	12
	10	8/18/11	< 10
	10	8/19/11	17
	20	8/18/11	< 10
	20	8/19/11	< 10

Notes:

ppmv = parts per million by volume *Italics* = duplicate sample taken Samples analyzed by EPA Method 8015M

Attachment A Laboratory Analytical Reports

17 August 2011



Ms. Rebekah Wale Environ Corp. 18100 Von Karman Ave, Suite 600 Irvine, CA 92612

H&P Project: ENV081711-W1 Client Project: WO-2011-71

Dear Ms. Rebekah Wale:

Enclosed is the analytical report for the above referenced project. The data herein applies to samples as received by H&P Mobile Geochemistry, Inc. on 17-Aug-11 which were analyzed in accordance with the attached Chain of Custody record(s).

The results for all sample analyses and required QA/QC analyses are presented in the following sections and summarized in the documents:

- Sample Summary
- Case Narrative (if applicable)
- Sample Results
- Quality Control Summary
- Notes and Definitions / Appendix
- Chain of Custody

Unless otherwise noted, all analyses were performed and reviewed in compliance with our Quality Systems Manual and Standard Operating Procedures. This report shall not be reproduced, except in full, without the written approval of H&P Mobile Geochemistry, Inc.

We at H&P Mobile Geochemistry, Inc. sincerely appreciate the opportunity to provide analytical services to you on this project. If you have any questions or concerns regarding this analytical report, please contact me at your convenience at 760-804-9678.

Sincerely,

Janis Villarreal Laboratory Director

H&P Mobile Geochemistry, Inc. operates under CA Environmental Lab Accreditation Program Numbers 2579, 2740, 2741, 2742, 2743, 2745 and 2754. National Environmental Laboratory Accreditation Conference (NELAC) Standards Lab #11845

H?PGeochemistry Inc.

Environ Corp. 18100 Von Karman Ave, Suite 600 Irvine, CA 92612	Project: ENV081711 Project Number: WO-2011-71 Project Manager: Ms. Rebekal	Reported: 17-Aug-11 12:29				
Sample ID	Laboratory ID	Matrix	Date Sampled	Date Received		
DRAFT: SG-9-4	E108095-01	Vapor	17-Aug-11	17-Aug-11		
DRAFT: SG-8-4	E108095-02	Vapor	17-Aug-11	17-Aug-11		
DRAFT: SG-10-4	E108095-03	Vapor	17-Aug-11	17-Aug-11		
DRAFT: SG-7-4	E108095-04	Vapor	17-Aug-11	17-Aug-11		
DRAFT: SG-6-4	E108095-05	Vapor	17-Aug-11	17-Aug-11		
DRAFT: SG-4-4	E108095-06	Vapor	17-Aug-11	17-Aug-11		
DRAFT: SG-1-4	E108095-07	Vapor	17-Aug-11	17-Aug-11		
DRAFT: SG-2-4	E108095-08	Vapor	17-Aug-11	17-Aug-11		
DRAFT: SG-3-4	E108095-09	Vapor	17-Aug-11	17-Aug-11		
DRAFT: SG-5-4	E108095-10	Vapor	17-Aug-11	17-Aug-11		
DRAFT: SG-5-4 Dup	E108095-11	Vapor	17-Aug-11	17-Aug-11		

Environ Corp.		Pr	oiect: El	NV081711-W	'1					
18100 Von Karman Ave, Suite 600		Project Nu	mber: W	O-2011-71		Reported:				
Irvine, CA 92612		Project Mai	ager; M	s. Rebekah W	ale			17-Aug-11 12:29		
	DR	AFT: Soil C	Gas an	i Vapor 4	Analysis			• •		
		H&P Mobil	le Geoc	hemistry,	Inc.					
Analyte	Result	Reporting Limit	Units	Dilution Factor	Batch	Prepared	Analyzed	Method	Notes	
DRAFT: SG-9-4 (E108095-01) Vapor	Sampled: 17-Aug-11	Received: 17-A	Aug-11							
Methane	ND	10	ррти	1	EH[1705	17-Aug-11	17-Aug-11	EPA 8015M		
DRAFT: SG-8-4 (E108095-02) Vapor	Sampled: 17-Aug-11	Received: 17-/	Aug-11							
Methane	20	10	ppmv	1	EH11705	17-Aug-11	17-Aug-11	EPA 8015M		
DRAFT: SG-10-4 (E108095-03) Vapor	r Sampled: 17-Aug-11	Received: 17-	-Aug-11							
Methane	39	10	ppmv	1	EH11705	17-Aug-11	17-Aug-11	EPA 8015M		
DRAFT: SG-7-4 (E108095-04) Vapor	Sampled: 17-Aug-11	Received: 17-A	Aug-11							
Methane	ND	10	ppmv	1	EH11705	17-Aug-11	17-Aug-11	EPA 8015M		
DRAFT: SG-6-4 (E108095-05) Vapor	Sampled: 17-Aug-11	Received: 17-A	Aug-11							
Methane	ND	10	ppmv	1	EH11705	17-Aug-11	17-Aug-11	EPA 8015M		
DRAFT: SG-4-4 (E108095-06) Vapor	Sampled: 17-Aug-11	Received: 17-/	Aug-11							
Methane	27	10	ppmv	1	EH11705	17-Aug-11	17-Aug-11	EPA 8015M		
DRAFT: SG-1-4 (E108095-07) Vapor	Sampled: 17-Aug-11	Received: 17-4	Aug-11							
Methane	ND	10	ррих	1	EH11705	[7-Aug-1]	17-Aug-11	EPA 8015M		
DRAFT: SG-2-4 (E108095-08) Vapor	Sampled: 17-Aug-11	Received: 17-A	Aug-11							
Methane	ND	10	ppmv	1	EH11705	[7-Aug-1]	17-Aug-11	EPA 8015M		
DRAFT: SG-3-4 (E108095-09) Vapor	Sampled: 17-Aug-11	Received: 17-A	Aug-11							
Methane	ND	10	ppmv	I	EH11705	[7-Aug-1]	17-Aug-11	EPA 8015M		

High Geochemistry Inc.

2470 Impala Drive Carlsbad, CA 92010 760-804-9678 Phone 760-804-9159 Fax

Environ Corp. 18100 Von Karman Ave, Suite 600 Irvine, CA 92612	Project:ENV081711-W1Project Number:WO-2011-71Reported:Project Manager:Ms. Rebekah Wale17-Aug-1112:29													
	DRAFT: Soil Gas and Vapor Analysis H&P Mobile Geochemistry, Inc.													
Analyte	Result	Reporting Limit	Units	Dilution Factor	Batch	Prepared	Analyzed	Method	Notes					
DRAFT: SG-5-4 (E108095-10) Vapor	Sampled: 17-Aug-11 R	teccived: 17-A	ug-11											
Methane	10	10	ppmv	1	EH11705	17-Aug-11	17-Aug-11	EPA 8015M						
DRAFT: SG-5-4 Dup (E108095-11) Vaj	oor Sampled: 17-Aug-1	11 Received:	17-Aug-1	1										
Methane	12	10	ppmv	1	EH11705	17-Aug-11	17-Aug-11	EPA 8015M						

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High Geochemistry Inc.

2470 Impala Drive Carlsbad, CA 92010 760-804-9678 Phone 760-804-9159 Fax

	DRAFT: Soil Cas and Vano	r Analysis - Quality Control	
Irvine, CA 92612	Project Manager:	Ms. Rebekah Wale	17-Aug-11 12:29
18100 Von Karman Ave, Suite 600	Project Number:	WO-2011-71	Reported:
Environ Corp.	Project:	ENV081711-W1	

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H&P Mobile Geochemistry, Inc.

		Reporting		Spike	Source		%REC		RPD	
Analyte	Result	Limit	Units	Level	Result	%REC	Limits	RPD	Limit	Notes

Batch EH11705 - GC

Blank (EH11705-BLK1)				Prepared & Analyzed: 17-Aug-11
Methane	ND	10	ppmv	

2470 Impala Drive Carlsbad, CA 92010 760-804-9678 Phone 760-804-9159 Fax

Environ Corp.	Project: ENV081711-W1	
18100 Von Karman Ave, Suite 600	Project Number: WO-2011-71	Reported:
Irvine, CA 92612	Project Manager: Ms. Rebekah Wale	17-Aug-11 12:29

Notes and Definitions

 DET
 Analyte DETECTED

 ND
 Analyte NOT DETECTED at or above the reporting limit

 NR
 Not Reported

 dry
 Sample results reported on a dry weight basis

RPD Relative Percent Difference

Appendix

H&P Mobile Geochemistry, Inc. is approved as an Environmental Laboratory in conformance with the Environmental Laboratory Accreditation Program (CA) for the category of Volatile and Semi-Volatile Organic Chemistry of Hazardous Waste for the following methods:

Certificate# 2741, 2743, 2579, 2754 & 2740 approved for EPA 8260 and LUFT GG/MS Certificate# 2742, 2745, & 2741 approved for LUFT Certificate# 2745 & 2742 approved for EPA 418.1

H&P Mobile Geochemistry, Inc. is approved as an Environmental Laboratory in conformance with the National Environmental Accreditation Conference Standards for the category Environmental Analysis Air and Emissions for the following analytes and methods:

1,2,4-Trichlorobenzene by EPA TO-15 & TO-14A Hexachlorobatadiene by EPA TO-15 & TO-14A 1.2,4-Trimethylbenzene by EPA TO -14A 1.2-Dichlorobenzene by EPA TO-15 & TO-14A 1,3,5-Trimethylbenzene by EPA TO -14A L4-Dicklorobenzene by EPA TO-15 & TO-14A Benzene by EPA TO-15 & TO-14A Chlorobenzene by EPA TO-15 & TO-14A Ethyl benzene by EPA TO-15 & TO-14A Styrene by EPA TO-15 & TO-14A Toluene by EPA TO-15 & TO-14A Total Xylenes by EPA TO-15 & TO-14A 1,1,1-Trichloroethane by EPA TO-15 & TO-14A 1,1,2,2-Tetrachloroethane by EPA TO-15 & TO-14A 1,1,2-Trichloroethane by EPA TO-15 & TO-14A 1,1-Dichloroethane by EPA TO-15 & TO-14A 1,1-Dichloroethene by EPA TO-15 & TO-14A 1.2-Dichlorocthane by EPA TO-15 & TO-14A 1.2-Dichloropropane by EPA TO-15 & TO-14A Bromotorm by EPA TO-15 Bromomethane by EPA TO-15 & TO-14A Carbon tetrachloride by EPA TO-15 & TO-14A Chloroethane by EPA TO-15 Chloroform by EPA TO-15 & TO-14A Chloromethane hy EPA TO-15 & TO-14A Chroniediae (1997) Gist (2-Dichloroethene by EPA TO-15 cis-(2-Dichloroethene by EPA TO-15 & TO-14A Methylene chloride by EPA TO -15 & TO-14A Tetrachloroethane by EPA TO-15 & TO-14A trans-1,2-Dichloroethene by EPA TO-15 trans-1,2-bichloregroupen by EPA TO-15 & TO-14A Trichlurvschene by EPA TO-15 & TO-14A Vinyl chloride by EPA TO-15 & TO-14A 2-Butanone by EPA TO-15 4-Methyl-2-Partanone by EPA TO-15 Hexane by EPA TO-15 Methyl tert-butyl ether by EPA TO-15 Vinyl acctate by EPA TO-15

This certification applies to samples analyzed in summa canisters.

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.470 Impala Dr., Carisb 855 Coronado Ave., Si	Ave Suite	Sample Intact: Seal Intact Cold: Tamperat		50611	Purge Vol Time	330 12:10				 	E NNI RON	(company)	(company)	s of condition on back.
Hé Geochemistry	Client: Environ Address: 1×100 Von Karman 1 Irvine, CA 92612 Email: rvvale Cenvirun Off	Geotracker EDF: Yes D No D Global ID: Excel EDD: Yes D No D	Special Instructions:	Lab Work Order # E 1つをロイS/ E H I	Sample Name Field Point Name	and 1-9-35	, ,				Relinquisted by: (Signature)	(elinquished by: (Signature)	Relinquished by: (Signature)	*Signature constitutes authorization to proceed with analysis and acceptance

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18 August 2011



Ms. Rebekah Wale Environ Corp. 18100 Von Karman Ave, Suite 600 Irvine, CA 92612

H&P Project: ENV081711-W1 Client Project: WO-2011-71

Dear Ms. Rebekah Wale:

Enclosed is the analytical report for the above referenced project. The data herein applies to samples as received by H&P Mobile Geochemistry, Inc. on 18-Aug-11 which were analyzed in accordance with the attached Chain of Custody record(s).

The results for all sample analyses and required QA/QC analyses are presented in the following sections and summarized in the documents:

- Sample Summary
- Case Narrative (if applicable)
- Sample Results
- Quality Control Summary
- Notes and Definitions / Appendix
- Chain of Custody

Unless otherwise noted, all analyses were performed and reviewed in compliance with our Quality Systems Manual and Standard Operating Procedures. This report shall not be reproduced, except in full, without the written approval of H&P Mobile Geochemistry, Inc.

We at H&P Mobile Geochemistry, Inc. sincerely appreciate the opportunity to provide analytical services to you on this project. If you have any questions or concerns regarding this analytical report, please contact me at your convenience at 760-804-9678.

Sincerely,

Janis Villarreal Laboratory Director

H&P Mobile Geochemistry, Inc. operates under CA Environmental Lab Accreditation Program Numbers 2579, 2740, 2741, 2742, 2743, 2745 and 2754. National Environmental Laboratory Accreditation Conference (NELAC) Standards Lab #11845

Environ Corp. 18100 Von Karman Ave, Suite 600 Irvine, CA 92612	Project: ENV08171 Project Number: WO-2011- Project Manager: Ms. Rebek	1-W1 71 ah Wale	Reported: 18-Aug-11 15:02					
	ANALYTICAL REPORT FOR SAI	MPLES						
Sample ID	Laboratory ID	Matrix	Date Sampled	Date Received				
DRAFT: SG-8-5'	E108103-01	Vapor	18-Aug-11	18-Aug-11				
DRAFT: SG-8-10'	E108103-02	Vapor	18-Aug-11	18-Aug-11				
DRAFT: SG-8-20'	E108103-03	Vapor	18-Aug-11	18-Aug-11				
DRAFT: SG-4-5'	E108103-04	Vapor	18-Aug-11	18-Aug-11				
DRAFT: SG-4-10'	E108103-05	Vapor	18-Aug-11	18-Aug-11				
DRAFT: SG-4-20'	E108103-06	Vapor	18-Aug-11	18-Aug-11				
DRAFT: SG-5-5'	E108103-07	Vapor	18-Aug-11	18-Aug-11				
DRAFT: SG-5-10'	E108103-08	Vapor	18-Aug-11	18-Aug-11				
DRAFT: SG-6-5'	E108103-09	Vapor	18-Aug-11	18-Aug-11				
DRAFT: SG-6-10'	E108103-10	Vapor	18-Aug-11	18-Aug-11				
DRAFT: \$G-6-20'	E108103-11	Vapor	18-Aug-11	18-Aug-11				
DRAFT: \$G-10-5'	E108103-12	Vapor	18-Aug-11	18-Aug-11				
DRAFT: \$G-10-10'	E108103-13	Vapor	18-Aug-11	18-Aug-11				
DRAFT: SG-10-10' Dup	E108103-14	Vapor	18-Aug-11	18-Aug-11				
DRAFT: \$G-5-20'	E108103-15	Vapor	18-Aug-11	18-Aug-11				
DRAFT: SG-10-20'	E108103-16	Vapor	18-Aug-11	18-Aug-11				

High Reochemistry Inc.

Environ Corp.		Pro	oject: EN	IV081711-W	1						
18100 Von Karman Ave, Suite 600		Project Nur	nber: W	0-2011-71 Rebel:ab W	/ale	Reported:					
Irvine, CA 92012	DD	Project Man	lager: IVI:					18-Aug-11 15:02			
	DRA	AF 1: SOILG	as and	vapor A	Analysis						
	ŀ	I&P Mobil	e Geoc	hemistry,	Inc.						
Analyte	Result	Reporting Limit	Units	Dilution Factor	Batch	Prepared	Analyzed	Method	Notes		
DRAFT: SG-8-5' (E108103-01) Vapor	Sampled: 18-Aug-11	Received: 18-	Aug-11	-							
Methane	23	10	ppmv	1	EH11803	18-Aug-11	18-Aug-11	EPA 8015M			
DRAFT: SG-8-10' (E108103-02) Vapor	Sampled: 18-Aug-11	Received: 18	-Aug-11								
Methane	110	10	ppmv	1	EH11803	18-Aug-11	18-Aug-11	EPA 8015M			
DRAFT: SG-8-20' (E108103-03) Vapor	Sampled: 18-Aug-11	Received: 18	-Aug-11								
Methane	ND	10	ppinv	1	EH11803	18-Aug-11	18-Aug-11	EPA 8015M			
DRAFT: SG-4-5' (E108103-04) Vapor	Sampled: 18-Aug-11	Received: 18-2	Aug-11								
Methane	ND	10	ppmv	1	EH11803	18-Aug-11	18-Aug-11	EPA 8015M			
DRAFT: SG-4-10' (E108103-05) Vapor	Sampled: 18-Aug-11	Received: 18	-Aug-11								
Methane	ND	10	ppinv	1	EH11803	18-Aug-11	18-Aug-11	EPA 8015M			
DRAFT: SG-4-20' (E108103-06) Vapor	Sampled: 18-Aug-11	Received: 18	-Aug-11								
Methane	60	10	ppinv	1	EH11803	18-Aug-11	18-Aug-11	EPA 8015M			
DRAFT: SG-5-5' (E108103-07) Vapor	Sampled: 18-Aug-11	Received: 18-2	Aug-11								
Methane	34	10	ppmv	1	EH11803	18-Aug-11	18-Aug-11	EPA 8015M			
DRAFT: SG-5-10' (E108103-08) Vapor	Sampled: 18-Aug-11	Received: 18	-Aug-11								
Methane	120	10	ppmv	1	EH11803	18-Aug-11	18-Aug-11	EPA 8015M			
DRAFT: SG-6-5' (E108103-09) Vapor	Sampled: 18-Aug-11	Received: 18-2	Aug-11								
Methane	ND	10	ppmv	1	EH11803	18-Aug-11	18-Aug-11	EPA 8015M	-		

Here Mobile Geochemistry Inc.

Environ Corp. 18100 Von Karman Ave, Suite 600 Irvine, CA 92612		Project Nur Project Man	oject: EN nber: WC ager: Ms.	V081711-W)-2011-71 Rebekah W	'l /ale			Reported: 18-Aug-11 15:02	
	DRA	FT: Soil G	ias and	Vapor A	Analysis				
	Н	&P Mobil	e Geoci	iemistry,	Inc.				
Analyte	Result	Reporting Limit	Units	Dilution Factor	Batch	Prepared	Analyzed	Method	Notes
DRAFT: SG-6-10' (E108103-10) Vapor Sample	d: 18-Aug-11	Received: 18	-Aug-11						
Methane	ND	10	ppmv	1	EH11803	18-Aug-11	18-Aug-11	EPA 8015M	
DRAFT: SG-6-20' (E108103-11) Vapor Sample	d: 18-Aug-11	Received: 18	-Aug-11						
Methane	94	10	ppinv	1	EH11803	18-Aug-11	18-Aug-11	EPA 8015M	
DRAFT: SG-10-5' (E108103-12) Vapor Sample	d: 18-Aug-11	Received: 18	-Aug-11						
Methane	57	10	ppmv	1	EH11803	18-Aug-11	[8-Aug-1]	EPA 8015M	
DRAFT: SG-10-10' (E108103-13) Vapor Sampl	ed: 18-Aug-11	Received: 1	8-Aug-11						
Methane	12	10	ppinv	1	EH11803	18-Aug-11	[8-Aug-1]	EPA 8015M	
DRAFT: SG-10-10' Dup (E108103-14) Vapor S	ampled: 18-A	ug-11 Receiv	ed: 18-Au	g-11					
Methane	ND	10	ррши	1	EH11803	18-Aug-11	18-Aug-11	EPA 8015M	
DRAFT: SG-5-20' (E108103-15) Vapor Sample	d: 18-Aug-11	Received: 18	-Aug-11						
Methane	ND	10	ppmv	1	EH11803	18-Aug-11	18-Aug-11	EPA 8015M	
DRAFT: SG-10-20' (E108103-16) Vapor Sampl	ed: 18-Aug-11	Received: 1	8-Aug-11						
Methane	ND	10	ppinv	I	EH11803	18-Aug-11	18-Aug-11	EPA 8015M	<u></u>



2470 Impala Drive Carlsbad, CA 92010 760-804-9678 Phone 760-804-9159 Fax

Facility Com	Draigetty ENIVOR1711 WI	
Environ Corp.	Ploject. EN VOST/TT-WT	
18100 Von Karman Ave, Suite 600	Project Number: WO-2011-71	Reported:
Irvine, CA 92612	Project Manager: Ms. Rebekah Wale	18-Aug-11 15:02
DRA	AFT: Soil Gas and Vapor Analysis - Quality Co	ntrol

H&P Mobile Geochemistry, Inc.

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Notes
Batch EH11803 - GC										
Blank (EH11803-BLK1)				Prepared &	k Analyzed:	18-Aug-11				

Methane

10 ppmv

ND

Page 5 of 6

2470 Impala Drive Carlsbad, CA 92010 760-804-9678 Phone 760-804-9159 Fax

Environ Corp.	Project:	ENV081711-W1	
18100 Von Karman Ave, Suite 600	Project Number:	WO-2011-71	Reported:
Irvine, CA 92612	Project Manager:	Ms. Rebekah Wale	18-Aug-11 15:02

Notes and Definitions

DET Analyte DETECTED
ND Analyte NOT DETECTED at or above the reporting limit

NR Not Reported

dry Sample results reported on a dry weight basis

RPD Relative Percent Difference

Appendix

H&P Mobile Geochemistry, Inc. is approved as an Environmental Laboratory in conformance with the Environmental Laboratory Accreditation Program (CA) for the category of Volatile and Semi-Volatile Organic Chemistry of Hazardous Waste for the following methods:

Certificate# 2741, 2743, 2579, 2754 & 2740 approved for EPA 8260 and LUFT GC/MS Certificate# 2742, 2745, & 2741 approved for LUFT Certificate# 2745 & 2742 approved for EPA 418.1

H&P Mobile Geochemistry, Inc. is approved as an Environmental Laboratory in conformance with the National Environmental Accreditation Conference Standards for the category Environmental Analysis Air and Empissions for the following analytes and methods:

1.2.4-Trichlorobenzene by EPA TO-15 & TO-14A Hexachlorobutadiene by EPA TO-15 & TO-14A 1,2,4-Trimethylbenzene hy EPA TO -14A 1,2-Dichlorobenzene hy EPA TO-15 & TO-14A 1,3,5-Trimethylbenzene by EPA TO +14A 1,4-Dichlorobenzene by EPA TO-15 & TO-14A Benzene by EPA TO-15 & TO-14A Chlorobenzene by EPA TO-15 & TO-14A Ethyl benzene by EPA TO-15 & TO-14A Styrene by EPA TO-15 & TO-14A Tolucae by EPA TO-15 & TO-14A Total Xylenes by EPA TO-15 & TO-14A 1.1,1-Trichlorocthane by EPA TO-15 & TO-14A 1,1,2,2-Tetrachlorocthane by EPA TO-15 & TO-14A 1,1,2-Trichlorocthane by EPA TO-15 & TO-14A 1,1-Dichloroethane by EPA TO-15 & TO-14A 1,1-Dichloroethene by EPA TO-15 & TO-14A 1,2-Dichloroethane by EPA TO-15 & TO-14A 1,2-Dichloropropane by EPA TO-15 & TO-14A Bromoform by EPA TO-15 Bromomethane by EPA TO-15 & TO-14A Carbon tetrachloride by EPA TO-15 & TO-14A Chloroethane by EPA TO-15 Chloroform by EPA TO-15 & TO-14A Chloromethane by EPA TO-15 & TO-14A cursorial and the second secon Tetrachloroethane by EPA TO-15 & TO-14A trans-1.2-Dichloroethene by EPA TO-15 trans-1,2-Dichloropropene by EPA TO-15 & TO-14A Trichloroethene by EPA TO-15 & TO-14A Vinyl chloride by EPA TO -15 & TO-14A 2-Butanone by EPA TO-15 4-Methyl-2-Pentanone by EPA TO-15 Hexane by EPA TO-15 Methyl tert-butyl ether by EPA TO-15 Vinyl acetate by EPA TO-15

This certification applies to samples analyzed in summa canisters.

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y Record 78 • fax 760.804.9159 4.9888	Peteryshin No-2011-71	-7-48-36930	200 H9T ☐ Y	□ ⁸ □	# 01 2001 ЦИБН 801 200 Enii Гist 85608 Enii Гist # 01 соціаціеца														Disposat
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Hé Geochem Inc.	Client: Environ Address: 18100 Von Irvine, 64	Email: I Wale Ge	Geotracker EDF: Yes D No I Global ID: Excel EDD: Yes D No D	Special Anstructions:	Lab Work Order # E 108	Sample Name	56-8-5	59-8-10	59 - 8-20'	56-4-5'	SG- 4 - 201	Sh - S - S'	SG - S - 10'	Sc - 6 - 5'	SC 6 - 10 - Relinquished by: (Signature)		Relinquished by: (Signature)	Retinquished by: (Signature)	*Signature constitutes authorization to proceed w

19 August 2011



Ms. Rebekah Wale Environ Corp. 18100 Von Karman Ave, Suite 600 Irvine, CA 92612

H&P Project: ENV081711-W1 Client Project: WO-2011-71

Dear Ms. Rebekah Wale:

Enclosed is the analytical report for the above referenced project. The data herein applies to samples as received by H&P Mobile Geochemistry, Inc. on 19-Aug-11 which were analyzed in accordance with the attached Chain of Custody record(s).

The results for all sample analyses and required QA/QC analyses are presented in the following sections and summarized in the documents:

- Sample Summary
- Case Narrative (if applicable)
- Sample Results
- Quality Control Summary
- Notes and Definitions / Appendix
- Chain of Custody

Unless otherwise noted, all analyses were performed and reviewed in compliance with our Quality Systems Manual and Standard Operating Procedures. This report shall not be reproduced, except in full, without the written approval of H&P Mobile Geochemistry, Inc.

We at H&P Mobile Geochemistry, Inc. sincerely appreciate the opportunity to provide analytical services to you on this project. If you have any questions or concerns regarding this analytical report, please contact me at your convenience at 760-804-9678.

Sincerely,

Janis Villarreal Laboratory Director

H&P Mobile Geochemistry, Inc. operates under CA Environmental Lab Accreditation Program Numbers 2579, 2740, 2741, 2742, 2743, 2745 and 2754. National Environmental Laboratory Accreditation Conference (NELAC) Standards Lab #11845

Environ Corp. 18100 Von Karman Ave, Suite 600 Irvine, CA 92612	Project: ENV081711 Project Number: WO-2011-71 Project Manager: Ms. Rebekah	W1 Wale	Rеро 19-А	rted: ug-11 14:46	
	ANALYTICAL REPORT FOR SAM	PLES			
Sample ID	Laboratory ID	Matrix	Date Sampled	Date Received	
DRAFT: SG-8-5'	E108107-01	Vapor	19-Aug-11	19-Aug-11	_
DRAFT: SG-8-10'	E108107-02	Vapor	19-Aug-11	19-Aug-11	
DRAFT: SG-4-5'	E108107-03	Vapor	19-Aug-11	19-Aug-11	
DRAFT: SG-4-10'	E108107-04	Vapor	19-Aug-11	19-Aug-11	
DRAFT: SG-4-20'	E108107-05	Vapor	19 - Aug-11	19-Aug-11	
DRAFT: SG-5-5'	E108107-06	Vapor	19-Aug-11	19-Aug-11	
DRAFT: SG-5-10'	E108107-07	Vapor	19-Aug-11	19-Aug-11	
DRAFT: SG-5-20'	E108107-08	Vapor	19-Aug-11	19-Aug-11	
DRAFT: SG-6-5'	E108107-09	Vapor	19-Aug-11	19-Aug-11	
DRAFT: SG-6-5' Dup	E108107-10	Vapor	19-Aug-11	19-Aug-11	
DRAFT: SG-6-10'	E108107-11	Vapor	19-Aug-11	19-Aug-11	
DRAFT: SG-6-20'	E108107-12	Vapor	19-Aug-11	19-Aug-11	
DRAFT: \$G-10-5'	E108107-13	Vapor	19-Aug-11	19-Aug-11	
DRAFT: SG-10-10'	E108107-14	Vapor	19-Aug-11	19-Aug-11	
DRAFT: SG-8-20'	E108107-15	Vapor	19-Aug-11	19-Aug-11	
DRAFT: SG-10-20'	E108107-16	Vapor	19-Aug-11	19-Aug-11	

Hip Geochemistry Inc.

Environ Com			oiont: EN		······				
18100 Von Karman Ave. Suite 600		Project Nu	oject En mber: W	0-2011-71	l			Reported:	
Irvine, CA 92612		Project Mar	nager: Ms	s. Rebekah W	/ale			19-Aug-11 14:46	
	DRA	FT: Soil (- Fas and	Vanor /	Analysis			-	
	H	&P Mobil	e Geoc	hemistry.	Inc.				
		Reporting		Dilution		· · ·		· · ·	
Analyte	Result	Limit	Units	Factor	Batch	Prepared	Analyzed	Method	Notes
DRAFT: SG-8-5' (E108107-01) Vapor 5	Sampled: 19-Aug-11	Received: 19-	Aug-11	· ·· · · · · · ·					
Methane	ND	10	ppinv	1	EH11902	19-Aug-11	19-Aug-11	EPA 8015M	
DRAFT: SG-8-10' (E108107-02) Vapor	Sampled: 19-Aug-11	Received: 19	-Aug-11						
Меthале	26	10	ppmv	1	EH11902	19-Aug-11	19-Aug-11	EPA 8015M	
DRAFT: SG-4-5' (E108107-03) Vapor S	Sampled: 19-Aug-11	Received: 19-	Aug-11						
Methane	ND	10	ppmv	1	EH11902	19-Aug-11	19-Aug-11	EPA 8015M	
DRAFT: SG-4-10' (E108107-04) Vapor	Sampled: 19-Aug-11	Received: 19	-Aug-11						
Methane	ND	10	ppmv	I	EH11902	19-Aug-11	19-Aug-11	EPA 8015M	
DRAFT: SG-4-20' (E108107-05) Vapor	Sampled: 19-Aug-11	Received: 19	-Aug-11						
Methane	49	10	ppmv	t	EH11902	19-Aug-11	19-Aug-11	EPA 8015M	
DRAFT: SG-5-5' (E108107-06) Vapor S	Sampled: 19-Aug-11	Received: 19	Aug-11						
Methane	ND	10	ррити	1	EH11902	19-Aug-11	19-Aug-11	EPA 8015M	
DRAFT: SG-5-10' (E108107-07) Vapor	Sampled: 19-Aug-11	Received: 19	-Aug-11						
Methane	57	10	ppmv	1	EH11902	19-Aug-11	19-Aug-11	EPA 8015M	
DRAFT: SG-5-20' (E108107-08) Vapor	Sampled: 19-Aug-11	Received: 19	-Aug-11						
Methane	ND	10	ppmv	1	EH11902	19-Aug-11	19-Aug-11	EPA 8015M	
DRAFT: SG-6-5' (E108107-09) Vapor S	Sampled: 19-Aug-11	Received: 19-	Aug-11						
Methane	ND	10	ppmv	- 1	EH11902	19-Aug-11	19-Aug-11	EPA 8015M	

Environ Corp.		Pr	oject: EN	4V081711-W	1				
18100 Von Karman Ave, Suite 600		Project Nu	mber: W	0-2011-71				Reported:	
Irvine, CA 92612		Project Mar	nager: M	s. Rebekah W	ale			19-Aug-11 14:46	
	DRAI	F T: Soil C	Gas and	l Vapor A	Analysis				
	Нð	&P Mobil	e Geoc	hemistry,	Inc.				
		Reporting		Dilution					
Analyte	Result	Limit	Units	Factor	Batch	Prepared	Analyzed	Method	Notes
DRAFT: SG-6-5' Dup (E108107-10) Vapor Sampled	l: 19-Aug-1	1 Received	: 19-Aug	-11					
Methane	ND	10	ppmv	1	EH11902	19-Aug-11	19-Aug-11	EPA 8015M	
DRAFT: SG-6-10' (E108107-11) Vapor Sampled: 19	Aug-11	Received: 19	-Aug-11						
Methane	ND	10	ppmv	1	EH11902	19-Aug-11	19-Aug-11	EPA 8015M	
DRAFT: SG-6-20' (E108107-12) Vapor Sampled: 19	-Aug-11	Received: 19	-Aug-11						
Methane	74	10	ppmv	1	EH11902	19-Aug-11	19-Aug-11	EPA 8015M	
DRAFT: SG-10-5' (E108107-13) Vapor Sampled: 19	-Aug-11 I	Received: 19	-Aug-11						
Methane	24	10	ppmv	1	EH11902	19-Aug-11	19-Aug-11	EPA 8015M	
DRAFT: SG-10-10' (E108107-14) Vapor Sampled: 1	19-Aug-11	Received: 1	9-Aug-11	l					
Methane	17	10	ppmv	1	EH11902	19-Aug-11	19-Aug-11	EPA 8015M	
DRAFT: SG-8-20' (E108107-15) Vapor Sampled: 19	Aug-11	Received: 19	-Aug-11						
Methane	ND	10	ppmv	1	EH11902	19-Aug-11	19-Aug-11	EPA 8015M	
DRAFT: SG-10-20' (E108107-16) Vapor Sampled: 1	9-Aug-11	Received: 1	9-Aug-11	l					
Methane	ND	10	ppmv	1	EH11902	19-Aug-11	19-Aug-11	EPA 8015M	

2470 Impala Drive Carlsbad, CA 92010 760-804-9678 Phone 760-804-9159 Fax

Environ Corp. 18100 Von Karman Ave, Suite 600 Irvine, CA 92612		Project Nu Project Ma	roject: EN Imber: Wo nager: Ms	1V081711-W D-201 1- 71 5. Rebekah W	'l Vale			Rep 19-4	orted: Aug-11 14:40	6
L	DRAFT: Soil	l Gas and V H&P Mobi	Vapor A le Geoc	Analysis - hemistry,	· Quality , Inc.	[,] Contro	1			·····
Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Notes
Batch EH11902 - GC										
Blank (EH11902-BLK1) Methane	ND	10	ppinv	Prepared &	Analyzed:	19-Aug-11				

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2470 Impala Drive Carlsbad, CA 92010 760-804-9678 Phone 760-804-9159 Fax

Environ Corp.	Project:	EN V081711-W1	
18100 Von Karman Ave, Suite 600	Project Number:	WO-2011-71	Reported:
Irvine, CA 92612	Project Manager:	Ms. Rebekah Wale	19-Aug-11 14:46

Notes and Definitions

DET Analyte DETECTED ND Analyte NOT DETECTED at or above the reporting limit

NR Not Reported

dry Sample results reported on a dry weight basis

RPD Relative Percent Difference

Appendix

H&P Mobile Geochemistry, Inc. is approved as an Environmental Laboratory in conformance with the Environmental Laboratory Accreditation Program (CA) for the category of Volatile and Semi-Volatile Organic Chemistry of Hazardous Waste for the following methods:

Certificate# 2741, 2743, 2579, 2754 & 2740 approved for EPA 8260 and LUFT GC/MS Certificate# 2742, 2745, & 2741 approved for LUFT Certificate# 2745 & 2742 approved for EPA 418.1

H&P Mobile Geochemistry, Inc. is approved as an Environmental Laboratory in conformance with the National Environmental Accreditation Conference Standards for the category Environmental Analysis Air and Emissions for the following analytes and methods:

1,2,4-Trichlorobenzene by EPA TO-15 & TO-14A Hexachtorobutadiene by EPA TO-15 & TO-14A 1,2,4-Trimethylbenzene by EPA TO -14A 1,2-Dichlorobenzene by EPA TO-15 & TO-14A 1.3,5-Trimethylbenzene by EPA TO -14A 1,4-Dichlorobenzene by EPA TO-15 & TO-14A Benzene by EPA TO-15 & TO-14A Chlorobenzene by EPA TO-15 & TO-14A Ethyl benzene by EPA TO-15 & TO-14A Styrene by EPA TO-15 & TO-14A Toluene by EPA TO-15 & TO-14A Total Xylenes by EPA TO-15 & TO-14A 1,1,1-Trichloroethane by EPA TO-15 & TO-14A 1,1,2,2-Tetrachlomethane by EPA TO-15 & TO-14A 1,1,2-Trichloroethane by EPA TO-15 & TO-14A 1.1-Dichloroethane by EPA TO-15 & TO-14A 1.1-Dichloroethene by EPA TO-15 & TO-14A 1,2-Dichloroethane by EPA TO-15 & TO-14A 1,2-Dichloropropane by EPA TO-15 & TO-14A Bromoform by EPA TO-15 Bromomethane by EPA TO-15 & TO-14A Carbon tetrachloride by EPA TO-15 & TO-14A Chloroethane by EPA TO-15 Chloroform by EPA TO-15 & TO-14A Chloromethane by EPA TO-15 & TO-14A cis-1,2-Dichlorophene by EPA TO-15 cis-1,2-Dichloropropene by EPA TO-15 & TO-14A Methylene chloride by EPA TO-15 & TO-14A Tetrachloroethane by EPA TO-15 & TO-14A trans-1,2-Dichloroethene by EPA TO-15 trans-1,2-Dichloropropene by EPA TO-15 & TO-14A Trichloroethene by EPA TO-15 & TO-14A Vinyl chloride by EPA TO -15 & TO-14A 2-Butanone by EPA TO-15 4-Methyl-2-Pentanone by EPA TO-15 Hexane by EPA TO-15 Methyl tert-butyl other by EPA TO-15 Vinyl acetate by EPA TO-15

This certification applies to samples analyzed in summa canisters.

*Signature constitutes authorization to proceed with an	Relinquished by: (Signature)	Relinquished by: (Signature)	Relinquished by (Signature)			 51-10-20	100 - B - 75	56-10-101	54 - 10-5	56-90'	54 6-10	Sample Name Fie	Lab Work Order # <u>E 10 8 07</u>			Special Instructions:	Excel EDD: Yes I No I	Global ID:	Email: 1 WARE CONVIDING P.	Trune, C	Address: 18100 Voc	Cilent ENUTRON		Geochemistr	
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August 23, 2011

Via Electronic Mail

Ms. Sharon Christenbury, Esq. SM 10000 Property, LLC 2200 Biscayne Boulevard Miami, Florida 33137

Re: Report of Methane Gas Assessment 10000 Santa Monica Boulevard, Los Angeles, California

Dear Sharon:

ENVIRON International Corporation (ENVIRON) is pleased to submit this report to SM 10000 Property, LLC (the "Client") regarding the results of the methane assessment conducted recently at the property located at 10000 Santa Monica Boulevard, Los Angeles, California (the "site"). In accordance with Division 71 of the Los Angeles Municipal Building Code, all new buildings and paved areas located in the Methane Zone shall test for methane per the three step protocol described in Bulletin No. P/BC2002-101 (Reference No. 91.7104.1 – the "Bulletin"). The testing results are used to evaluate whether design of a methane mitigation system is necessary and if necessary, the appropriate level of design. This report presents the results of the methane investigation as required by the Bulletin.

Background

The approximately 2.2-acre site is located at the intersection of Santa Monica Boulevard and Moreno Drive and consists of vacant land; no structures are currently present at the site other than a small mobile guard shack at the western portion of the site. No dirt or paved roads are present; some demolition debris, small plants, and shrubs cover the majority of the site. The site is located in an area designated by the City of Los Angeles and the State of California Department of Conservation Division of Oil, Gas, & Geothermal Resources (DOGGR) as a Methane Zone.

Objectives

The objective of the methane soil gas investigation was to evaluate the potential presence of methane in the subsurface at the site.

Scope of Work

The scope of work included (1) pre-field activities and mobilization; (2) methane investigation; and, (3) preparation of this report. All drilling and sampling activities were supervised by ENVIRON field personnel working under the supervision of a California Registered Professional Geologist. Field work was conducted on August 17, 18, and 19, 2011.

Task 1: Pre Field Activities and Mobilization

Prior to initiation of drilling activities, ENVIRON contacted Underground Service Alert (USA) to mark the locations of all major utilities near the proposed boring locations. In addition to the services provided by USA, ENVIRON contracted with a private utility locating company to conduct a geophysical survey in the immediate vicinity of each proposed boring location to

identify subsurface structures or underground obstructions. The survey by the private utility locating company was conducted on the same day that Task 2 was implemented.

ENVIRON also prepared a Site-specific Health and Safety Plan (HASP). The HASP is designed to minimize exposure of ENVIRON's field personnel to potentially hazardous materials. All field personnel involved in the project were required to implement the procedures presented in the HASP while conducting the field work.

Task 2: Methane Investigation

On August 17, 2011, ENVIRON retained a direct-push drilling contractor to conduct a shallow soil gas test as defined in the Bulletin. One soil gas sample was collected per approximately 10,000 square feet of site area at a depth of 4 feet below ground surface (bgs). In total, 10 temporary soil gas probes were installed (Borings SG-1 through SG-10; see Figure 1) across the site for collection of soil gas samples. ENVIRON retained H&P Mobile Geochemistry Inc. (H&P), a City of Los Angeles Department of Building and Safety (LADBS)-certified testing agency, to assist with probe installation and sample collection and analysis. Soil gas samples were collected in syringes and analyzed in an on-site mobile laboratory for methane in accordance with EPA Method 8015 Modified. Pressure measurements were recorded at each of the sampling points using calibrated pressure gauges.

The second step of the methane gas investigation included the installation of five gas probe sets (one per approximately 20,000 square feet) near where the highest concentration of methane was found based on the data from the shallow soil gas test. Each gas probe set consisted of three multi-depth probes, installed at approximate sampling depths of 5 feet, 10 feet, and 20 feet bgs. The probes were installed on August 17, 2011, by H&P and according to the specifications described on page 8 of the Bulletin.

On August 18, 2011, a minimum of 24 hours after the five gas probe sets were installed, each probe at each depth was sampled; methane gas concentrations and pressure measurements at each probe were measured using the same equipment used for the shallow soil gas test. Barometric pressure was recorded at the start of each sample collection. Samples were collected in syringes and analyzed in an on-site mobile laboratory for methane in accordance with EPA Method 8015 Modified.

On August 19, 2011, a second round of methane sampling of the soil gas probe sets occurred; procedures were followed as described for the August 18 sampling event.

After the collection of the soil gas samples, the borings were backfilled with bentonite slurry and completed to match the existing surface grade.

Findings

Shallow Soil Gas Test

- Methane was detected above the laboratory reporting limit (RL) of 10 parts per million by volume (ppmv) in samples at four locations, with a maximum concentration of 39 ppmv at Boring SG-10.
- Barometric pressure decreased slightly during the sample period, from 1014.5 millibars (mb) to 1014.2 mb.
- Based on the shallow soil gas test results, soil gas probe sets were installed near probes where methane was reported (SG-4, SG-5, SG-8, and SG-10). In addition, a fifth soil gas probe set was installed near SG-6 due to its central location at the site.

Gas Probe Set Test

Five feet bgs probes:

- On August 18, 2011, methane was detected above the RL in samples at three locations with a maximum concentration of 57 ppmv at Boring SG-10.
- On August 19, 2011, methane was detected above the RL in samples at one location with a concentration of 24 ppmv at Boring SG-10.

Ten feet bgs probes:

- On August 18, 2011, methane was detected above the RL in samples at three locations with a maximum concentration of 120 ppmv at Boring SG-5.
- On August 19, 2011, methane was detected above the RL in samples at three locations with a maximum concentration of 57 ppmv at Boring SG-5.

Twenty feet bgs probes:

- On August 18, 2011, methane was detected above the RL in samples at two locations with a maximum concentration of 94 ppmv at Boring SG-6.
- On August 19, 2011, methane was detected above the RL in samples at two locations with a maximum concentration of 74 ppmv at Boring SG-6.

On August 18, 2011, barometric pressure decreased slightly during the sample period, from 1012.4 mb to 1011.8 mb. On August 19, 2011, barometric pressure again decreased slightly during the sample period, from 1012.0 mb to 1011.3 mb. At no time during sample collection was increasing barometric pressure from a pre-frontal weather condition observed.

A summary of the analytical results for methane in the soil gas samples is presented in Table 1, and complete analytical laboratory reports are included as Attachment A.

Closure

ENVIRON appreciates the opportunity to continue to assist SM 10000 Property, LLC on this project. If you have any questions regarding this report, please contact Jim McNally at 213.943.6336 or Rebekah Wale at 949.798.3693.

Very truly yours

leena Johnso Associate

Senior Manager

Jim Mcl Principal

KJ:gw Q:\C\Crescent Heights\0524416B1 CH SM 10000Prop Methane Gas Invest\Final\10000 SM Methane Survey Results.docx

Enclosures

Figure



Table

Table 1: Methane Soil Gas Results

10000 Santa Monica Blvd. Los Angeles, California

		Date	Analyte (ppmv)
Location	Depth	Sampled	Methane
SG-1	4	8/17/11	< 10
SG-2	4	8/17/11	< 10
SG-3	4	8/17/11	< 10
	4	8/17/11	27
	5	8/18/11	< 10
	5	8/19/11	< 10
SG-4	10	8/18/11	< 10
	10	8/19/11	< 10
	20	8/18/11	60
	20	8/19/11	49
	4	8/17/11	10
	4	8/17/11	12
	5	8/18/11	34
SG-5	5	8/19/11	< 10
	10	8/18/11	120
	10	8/19/11	57
	20	8/18/11	< 10
	20	8/19/11	< 10
	4	8/17/11	< 10
	5	8/18/11	< 10
	5	8/19/11	< 10
SG-6	5	8/19/11	< 10
	10	8/18/11	< 10
	10	8/19/11	< 10
	20	8/18/11	94
-	20	8/19/11	74
SG-7	4	8/17/11	< 10
	4	8/17/11	20
	5	8/18/11	23
	5	8/19/11	< 10
SG-8	10	8/18/11	110
	10	8/19/11	26
	20	8/18/11	< 10
-	20	8/19/11	< 10
SG-9	4	8/17/11	< 10
	4	8/17/11	39
	5	8/18/11	57
	5	8/19/11	24
SG-10	10	8/18/11	12
	10	8/18/11	< 10
	10	8/19/11	17
	20	8/18/11	< 10
	20	8/19/11	< 10

Notes:

ppmv = parts per million by volume *Italics* = duplicate sample taken Samples analyzed by EPA Method 8015M

Attachment A Laboratory Analytical Reports

17 August 2011



Ms. Rebekah Wale Environ Corp. 18100 Von Karman Ave, Suite 600 Irvine, CA 92612

H&P Project: ENV081711-W1 Client Project: WO-2011-71

Dear Ms. Rebekah Wale:

Enclosed is the analytical report for the above referenced project. The data herein applies to samples as received by H&P Mobile Geochemistry, Inc. on 17-Aug-11 which were analyzed in accordance with the attached Chain of Custody record(s).

The results for all sample analyses and required QA/QC analyses are presented in the following sections and summarized in the documents:

- Sample Summary
- Case Narrative (if applicable)
- Sample Results
- Quality Control Summary
- Notes and Definitions / Appendix
- Chain of Custody

Unless otherwise noted, all analyses were performed and reviewed in compliance with our Quality Systems Manual and Standard Operating Procedures. This report shall not be reproduced, except in full, without the written approval of H&P Mobile Geochemistry, Inc.

We at H&P Mobile Geochemistry, Inc. sincerely appreciate the opportunity to provide analytical services to you on this project. If you have any questions or concerns regarding this analytical report, please contact me at your convenience at 760-804-9678.

Sincerely,

Janis Villarreal Laboratory Director

H&P Mobile Geochemistry, Inc. operates under CA Environmental Lab Accreditation Program Numbers 2579, 2740, 2741, 2742, 2743, 2745 and 2754. National Environmental Laboratory Accreditation Conference (NELAC) Standards Lab #11845

H?PGeochemistry Inc.

Environ Corp. 18100 Von Karman Ave, Suite 600 Irvine, CA 92612	Project: ENV081711 Project Number: WO-2011-71 Project Manager: Ms. Rebekal	-W1 Wale PLES	Report 17-Au	rted: 1g-11 12:29
Sample ID	Laboratory ID	Matrix	Date Sampled	Date Received
DRAFT: SG-9-4	E108095-01	Vapor	17-Aug-11	17-Aug-11
DRAFT: SG-8-4	E108095-02	Vapor	17-Aug-11	17-Aug-11
DRAFT: SG-10-4	E108095-03	Vapor	17-Aug-11	17-Aug-11
DRAFT: SG-7-4	E108095-04	Vapor	17-Aug-11	17-Aug-11
DRAFT: SG-6-4	E108095-05	Vapor	17-Aug-11	17-Aug-11
DRAFT: SG-4-4	E108095-06	Vapor	17-Aug-11	17-Aug-11
DRAFT: SG-1-4	E108095-07	Vapor	17-Aug-11	17-Aug-11
DRAFT: SG-2-4	E108095-08	Vapor	17-Aug-11	17-Aug-11
DRAFT: SG-3-4	E108095-09	Vapor	17-Aug-11	17-Aug-11
DRAFT: SG-5-4	E108095-10	Vapor	17-Aug-11	17-Aug-11
DRAFT: SG-5-4 Dup	E108095-11	Vapor	17-Aug-11	17-Aug-11

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	DR	AFT: Soil C	Gas an	i Vapor 4	Analysis			• •	
		H&P Mobil	le Geoc	hemistry,	Inc.				
Analyte	Result	Reporting Limit	Units	Dilution Factor	Batch	Prepared	Analyzed	Method	Notes
DRAFT: SG-9-4 (E108095-01) Vapor	Sampled: 17-Aug-11	Received: 17-A	Aug-11						
Methane	ND	10	ррти	1	EH[1705	17-Aug-11	17-Aug-11	EPA 8015M	
DRAFT: SG-8-4 (E108095-02) Vapor	Sampled: 17-Aug-11	Received: 17-/	Aug-11						
Methane	20	10	ppmv	1	EH11705	17-Aug-11	17-Aug-11	EPA 8015M	
DRAFT: SG-10-4 (E108095-03) Vapor	r Sampled: 17-Aug-11	Received: 17-	-Aug-11						
Methane	39	10	ppmv	1	EH11705	17-Aug-11	17-Aug-11	EPA 8015M	
DRAFT: SG-7-4 (E108095-04) Vapor	Sampled: 17-Aug-11	Received: 17-A	Aug-11						
Methane	ND	10	ppmv	1	EH11705	17-Aug-11	17-Aug-11	EPA 8015M	
DRAFT: SG-6-4 (E108095-05) Vapor	Sampled: 17-Aug-11	Received: 17-A	Aug-11						
Methane	ND	10	ppmv	1	EH11705	17-Aug-11	17-Aug-11	EPA 8015M	
DRAFT: SG-4-4 (E108095-06) Vapor	Sampled: 17-Aug-11	Received: 17-/	Aug-11						
Methane	27	10	ppmv	1	EH11705	17-Aug-11	17-Aug-11	EPA 8015M	
DRAFT: SG-1-4 (E108095-07) Vapor	Sampled: 17-Aug-11	Received: 17-4	Aug-11						
Methane	ND	10	ррих	1	EH11705	[7-Aug-1]	17-Aug-11	EPA 8015M	
DRAFT: SG-2-4 (E108095-08) Vapor	Sampled: 17-Aug-11	Received: 17-A	Aug-11						
Methane	ND	10	ppmv	1	EH11705	[7-Aug-1]	17-Aug-11	EPA 8015M	
DRAFT: SG-3-4 (E108095-09) Vapor	Sampled: 17-Aug-11	Received: 17-A	Aug-11						
Methane	ND	10	ppmv	I	EH11705	[7-Aug-1]	17-Aug-11	EPA 8015M	

High Geochemistry Inc.

2470 Impala Drive Carlsbad, CA 92010 760-804-9678 Phone 760-804-9159 Fax

Environ Corp. 18100 Von Karman Ave, Suite 600 Irvine, CA 92612		Pr Project Nu Project Mar	oject: EN nber: WC lager: Ms.	V081711-W)-2011-71 . Rebekah W	'l /ale			Reported: 17-Aug-11 12:29	
	DRA Ha	FT: Soil C &P Mobil	ias and e Geocl	Vapor Anemistry	Analysis , Inc.				
Analyte	Result	Reporting Limit	Units	Dilution Factor	Batch	Prepared	Analyzed	Method	Notes
DRAFT: SG-5-4 (E108095-10) Vapor	Sampled: 17-Aug-11 R	teccived: 17-A	ug-11						
Methane	10	10	ppmv	1	EH11705	17-Aug-11	17-Aug-11	EPA 8015M	
DRAFT: SG-5-4 Dup (E108095-11) Vaj	oor Sampled: 17-Aug-1	11 Received:	17-Aug-1	1					
Methane	12	10	ppmv	1	EH11705	17-Aug-11	17-Aug-11	EPA 8015M	

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High Geochemistry Inc.

2470 Impala Drive Carlsbad, CA 92010 760-804-9678 Phone 760-804-9159 Fax

	DRAFT: Soil Cas and Vano	r Analysis - Quality Control	
Irvine, CA 92612	Project Manager:	Ms. Rebekah Wale	17-Aug-11 12:29
18100 Von Karman Ave, Suite 600	Project Number:	WO-2011-71	Reported:
Environ Corp.	Project:	ENV081711-W1	

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H&P Mobile Geochemistry, Inc.

		Reporting		Spike	Source		%REC		RPD	
Analyte	Result	Limit	Units	Level	Result	%REC	Limits	RPD	Limit	Notes

Batch EH11705 - GC

Blank (EH11705-BLK1)				Prepared & Analyzed: 17-Aug-11
Methane	ND	10	ppmv	

2470 Impala Drive Carlsbad, CA 92010 760-804-9678 Phone 760-804-9159 Fax

Environ Corp.	Project: ENV081711-W1	
18100 Von Karman Ave, Suite 600	Project Number: WO-2011-71	Reported:
Irvine, CA 92612	Project Manager: Ms. Rebekah Wale	17-Aug-11 12:29

Notes and Definitions

 DET
 Analyte DETECTED

 ND
 Analyte NOT DETECTED at or above the reporting limit

 NR
 Not Reported

 dry
 Sample results reported on a dry weight basis

RPD Relative Percent Difference

Appendix

H&P Mobile Geochemistry, Inc. is approved as an Environmental Laboratory in conformance with the Environmental Laboratory Accreditation Program (CA) for the category of Volatile and Semi-Volatile Organic Chemistry of Hazardous Waste for the following methods:

Certificate# 2741, 2743, 2579, 2754 & 2740 approved for EPA 8260 and LUFT GG/MS Certificate# 2742, 2745, & 2741 approved for LUFT Certificate# 2745 & 2742 approved for EPA 418.1

H&P Mobile Geochemistry, Inc. is approved as an Environmental Laboratory in conformance with the National Environmental Accreditation Conference Standards for the category Environmental Analysis Air and Emissions for the following analytes and methods:

1,2,4-Trichlorobenzene by EPA TO-15 & TO-14A Hexachlorobatadiene by EPA TO-15 & TO-14A 1.2,4-Trimethylbenzene by EPA TO -14A 1.2-Dichlorobenzene by EPA TO-15 & TO-14A 1,3,5-Trimethylbenzene by EPA TO -14A L4-Dicklorobenzene by EPA TO-15 & TO-14A Benzene by EPA TO-15 & TO-14A Chlorobenzene by EPA TO-15 & TO-14A Ethyl benzene by EPA TO-15 & TO-14A Styrene by EPA TO-15 & TO-14A Toluene by EPA TO-15 & TO-14A Total Xylenes by EPA TO-15 & TO-14A 1,1,1-Trichloroethane by EPA TO-15 & TO-14A 1,1,2,2-Tetrachloroethane by EPA TO-15 & TO-14A 1,1,2-Trichloroethane by EPA TO-15 & TO-14A 1,1-Dichloroethane by EPA TO-15 & TO-14A 1,1-Dichloroethene by EPA TO-15 & TO-14A 1.2-Dichlorocthane by EPA TO-15 & TO-14A 1.2-Dichloropropane by EPA TO-15 & TO-14A Bromotorm by EPA TO-15 Bromomethane by EPA TO-15 & TO-14A Carbon tetrachloride by EPA TO-15 & TO-14A Chloroethane by EPA TO-15 Chloroform by EPA TO-15 & TO-14A Chloromethane hy EPA TO-15 & TO-14A Chroniediae (1997) Gist (2-Dichloroethene by EPA TO-15 cis-(2-Dichloroethene by EPA TO-15 & TO-14A Methylene chloride by EPA TO -15 & TO-14A Tetrachloroethane by EPA TO-15 & TO-14A trans-1,2-Dichloroethene by EPA TO-15 trans-1,2-bichloregroupen by EPA TO-15 & TO-14A Trichlurvschene by EPA TO-15 & TO-14A Vinyl chloride by EPA TO-15 & TO-14A 2-Butanone by EPA TO-15 4-Methyl-2-Partanone by EPA TO-15 Hexane by EPA TO-15 Methyl tert-butyl ether by EPA TO-15 Vinyl acctate by EPA TO-15

This certification applies to samples analyzed in summa canisters.

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Hé Geochemistry	Client: Environ Address: 1×100 Von Karman 1 Irvine, CA 92612 Email: rvvale Cenvirun Off	Geotracker EDF: Yes D No D Global ID: Excel EDD: Yes D No D	Special Instructions:	Lab Work Order # E 1つをロイS/ E H I	Sample Name Field Point Name	and 1-9-35	, ,				Relinquisted by: (Signature)	(elinquished by: (Signature)	Relinquished by: (Signature)	*Signature constitutes authorization to proceed with analysis and acceptance

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18 August 2011



Ms. Rebekah Wale Environ Corp. 18100 Von Karman Ave, Suite 600 Irvine, CA 92612

H&P Project: ENV081711-W1 Client Project: WO-2011-71

Dear Ms. Rebekah Wale:

Enclosed is the analytical report for the above referenced project. The data herein applies to samples as received by H&P Mobile Geochemistry, Inc. on 18-Aug-11 which were analyzed in accordance with the attached Chain of Custody record(s).

The results for all sample analyses and required QA/QC analyses are presented in the following sections and summarized in the documents:

- Sample Summary
- Case Narrative (if applicable)
- Sample Results
- Quality Control Summary
- Notes and Definitions / Appendix
- Chain of Custody

Unless otherwise noted, all analyses were performed and reviewed in compliance with our Quality Systems Manual and Standard Operating Procedures. This report shall not be reproduced, except in full, without the written approval of H&P Mobile Geochemistry, Inc.

We at H&P Mobile Geochemistry, Inc. sincerely appreciate the opportunity to provide analytical services to you on this project. If you have any questions or concerns regarding this analytical report, please contact me at your convenience at 760-804-9678.

Sincerely,

Janis Villarreal Laboratory Director

H&P Mobile Geochemistry, Inc. operates under CA Environmental Lab Accreditation Program Numbers 2579, 2740, 2741, 2742, 2743, 2745 and 2754. National Environmental Laboratory Accreditation Conference (NELAC) Standards Lab #11845

Environ Corp. 18100 Von Karman Ave, Suite 600 Irvine, CA 92612	Project: ENV08171 Project Number: WO-2011- Project Manager: Ms. Rebek	1-W1 71 ah Wale	Repo 18-A	rted: ug-11 15:02
	ANALYTICAL REPORT FOR SAI	MPLES		
Sample ID	Laboratory ID	Matrix	Date Sampled	Date Received
DRAFT: SG-8-5'	E108103-01	Vapor	18-Aug-11	18-Aug-11
DRAFT: SG-8-10'	E108103-02	Vapor	18-Aug-11	18-Aug-11
DRAFT: SG-8-20'	E108103-03	Vapor	18-Aug-11	18-Aug-11
DRAFT: SG-4-5'	E108103-04	Vapor	18-Aug-11	18-Aug-11
DRAFT: SG-4-10'	E108103-05	Vapor	18-Aug-11	18-Aug-11
DRAFT: SG-4-20'	E108103-06	Vapor	18-Aug-11	18-Aug-11
DRAFT: SG-5-5'	E108103-07	Vapor	18-Aug-11	18-Aug-11
DRAFT: SG-5-10'	E108103-08	Vapor	18-Aug-11	18-Aug-11
DRAFT: SG-6-5'	E108103-09	Vapor	18-Aug-11	18-Aug-11
DRAFT: SG-6-10'	E108103-10	Vapor	18-Aug-11	18-Aug-11
DRAFT: \$G-6-20'	E108103-11	Vapor	18-Aug-11	18-Aug-11
DRAFT: \$G-10-5'	E108103-12	Vapor	18-Aug-11	18-Aug-11
DRAFT: \$G-10-10'	E108103-13	Vapor	18-Aug-11	18-Aug-11
DRAFT: SG-10-10' Dup	E108103-14	Vapor	18-Aug-11	18-Aug-11
DRAFT: \$G-5-20'	E108103-15	Vapor	18-Aug-11	18-Aug-11
DRAFT: SG-10-20'	E108103-16	Vapor	18-Aug-11	18-Aug-11

High Reochemistry Inc.

Environ Corp.		Pro	oject: EN	IV081711-W	1				
18100 Von Karman Ave, Suite 600		Project Nur	nber: W	0-2011-71 Rebel:ab W	/ale			Reported:	
Irvine, CA 92012	DD	Project Man	lager: IVI:					18-Aug-11 15:02	
	DRA	AF 1: SOILG	as and	vapor A	Analysis				
	ŀ	I&P Mobil	e Geoc	hemistry,	Inc.				
Analyte	Result	Reporting Limit	Units	Dilution Factor	Batch	Prepared	Analyzed	Method	Notes
DRAFT: SG-8-5' (E108103-01) Vapor	Sampled: 18-Aug-11	Received: 18-	Aug-11	-					
Methane	23	10	ppmv	1	EH11803	18-Aug-11	18-Aug-11	EPA 8015M	
DRAFT: SG-8-10' (E108103-02) Vapor	Sampled: 18-Aug-11	Received: 18	-Aug-11						
Methane	110	10	ppmv	1	EH11803	18-Aug-11	18-Aug-11	EPA 8015M	
DRAFT: SG-8-20' (E108103-03) Vapor	Sampled: 18-Aug-11	Received: 18	-Aug-11						
Methane	ND	10	ppinv	1	EH11803	18-Aug-11	18-Aug-11	EPA 8015M	
DRAFT: SG-4-5' (E108103-04) Vapor	Sampled: 18-Aug-11	Received: 18-2	Aug-11						
Methane	ND	10	ppmv	1	EH11803	18-Aug-11	18-Aug-11	EPA 8015M	
DRAFT: SG-4-10' (E108103-05) Vapor	Sampled: 18-Aug-11	Received: 18	-Aug-11						
Methane	ND	10	ppinv	1	EH11803	18-Aug-11	18-Aug-11	EPA 8015M	
DRAFT: SG-4-20' (E108103-06) Vapor	Sampled: 18-Aug-11	Received: 18	-Aug-11						
Methane	60	10	ppinv	1	EH11803	18-Aug-11	18-Aug-11	EPA 8015M	
DRAFT: SG-5-5' (E108103-07) Vapor	Sampled: 18-Aug-11	Received: 18-2	Aug-11						
Methane	34	10	ppmv	1	EH11803	18-Aug-11	18-Aug-11	EPA 8015M	
DRAFT: SG-5-10' (E108103-08) Vapor	Sampled: 18-Aug-11	Received: 18	-Aug-11						
Methane	120	10	ppmv	1	EH11803	18-Aug-11	18-Aug-11	EPA 8015M	
DRAFT: SG-6-5' (E108103-09) Vapor	Sampled: 18-Aug-11	Received: 18-2	Aug-11						
Methane	ND	10	ppmv	1	EH11803	18-Aug-11	18-Aug-11	EPA 8015M	-

Here Mobile Geochemistry Inc.

Environ Corp. 18100 Von Karman Ave, Suite 600 Irvine, CA 92612		Project Nur Project Man	oject: EN nber: WC ager: Ms.	V081711-W)-2011-71 Rebekah W	'l 'ale			Reported: 18-Aug-11 15:02	
	DRA	FT: Soil G	ias and	Vapor A	Analysis				
	Н	&P Mobil	e Geoci	iemistry,	Inc.				
Analyte	Result	Reporting Limit	Units	Dilution Factor	Batch	Prepared	Analyzed	Method	Notes
DRAFT: SG-6-10' (E108103-10) Vapor Sample	d: 18-Aug-11	Received: 18	-Aug-11						
Methane	ND	10	ppmv	1	EH11803	18-Aug-11	18-Aug-11	EPA 8015M	
DRAFT: SG-6-20' (E108103-11) Vapor Sample	d: 18-Aug-11	Received: 18	-Aug-11						
Methane	94	10	ppinv	1	EH11803	18-Aug-11	18-Aug-11	EPA 8015M	
DRAFT: SG-10-5' (E108103-12) Vapor Sample	d: 18-Aug-11	Received: 18	-Aug-11						
Methane	57	10	ppmv	1	EH11803	18-Aug-11	[8-Aug-1]	EPA 8015M	
DRAFT: SG-10-10' (E108103-13) Vapor Sampl	ed: 18-Aug-11	Received: 1	8-Aug-11						
Methane	12	10	ppmv	1	EH11803	18-Aug-11	[8-Aug-1]	EPA 8015M	
DRAFT: SG-10-10' Dup (E108103-14) Vapor S	ampled: 18-A	ug-11 Receiv	ed: 18-Au	g-11					
Methane	ND	10	ррши	1	EH11803	18-Aug-11	18-Aug-11	EPA 8015M	
DRAFT: SG-5-20' (E108103-15) Vapor Sample	d: 18-Aug-11	Received: 18	-Aug-11						
Methane	ND	10	ppmv	1	EH11803	18-Aug-11	18-Aug-11	EPA 8015M	
DRAFT: SG-10-20' (E108103-16) Vapor Sampl	ed: 18-Aug-11	Received: 1	8-Aug-11						
Methane	ND	10	ppinv	I	EH11803	18-Aug-11	18-Aug-11	EPA 8015M	<u></u>



2470 Impala Drive Carlsbad, CA 92010 760-804-9678 Phone 760-804-9159 Fax

Facility Com	Draigetty ENIVOR1711 WI	
Environ Corp.	Ploject. EN VOST/TT-WT	
18100 Von Karman Ave, Suite 600	Project Number: WO-2011-71	Reported:
Irvine, CA 92612	Project Manager: Ms. Rebekah Wale	18-Aug-11 15:02
DRA	AFT: Soil Gas and Vapor Analysis - Quality Co	ntrol

H&P Mobile Geochemistry, Inc.

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Notes
Batch EH11803 - GC										
Blank (EH11803-BLK1)				Prepared &	k Analyzed:	18-Aug-11				

Methane

10 ppmv

ND

Page 5 of 6

2470 Impala Drive Carlsbad, CA 92010 760-804-9678 Phone 760-804-9159 Fax

Environ Corp.	Project:	ENV081711-W1	
18100 Von Karman Ave, Suite 600	Project Number:	WO-2011-71	Reported:
Irvine, CA 92612	Project Manager:	Ms. Rebekah Wale	18-Aug-11 15:02

Notes and Definitions

DET Analyte DETECTED
ND Analyte NOT DETECTED at or above the reporting limit

NR Not Reported

dry Sample results reported on a dry weight basis

RPD Relative Percent Difference

Appendix

H&P Mobile Geochemistry, Inc. is approved as an Environmental Laboratory in conformance with the Environmental Laboratory Accreditation Program (CA) for the category of Volatile and Semi-Volatile Organic Chemistry of Hazardous Waste for the following methods:

Certificate# 2741, 2743, 2579, 2754 & 2740 approved for EPA 8260 and LUFT GC/MS Certificate# 2742, 2745, & 2741 approved for LUFT Certificate# 2745 & 2742 approved for EPA 418.1

H&P Mobile Geochemistry, Inc. is approved as an Environmental Laboratory in conformance with the National Environmental Accreditation Conference Standards for the category Environmental Analysis Air and Empissions for the following analytes and methods:

1.2.4-Trichlorobenzene by EPA TO-15 & TO-14A Hexachlorobutadiene by EPA TO-15 & TO-14A 1,2,4-Trimethylbenzene hy EPA TO -14A 1,2-Dichlorobenzene hy EPA TO-15 & TO-14A 1,3,5-Trimethylbenzene by EPA TO +14A 1,4-Dichlorobenzene by EPA TO-15 & TO-14A Benzene by EPA TO-15 & TO-14A Chlorobenzene by EPA TO-15 & TO-14A Ethyl benzene by EPA TO-15 & TO-14A Styrene by EPA TO-15 & TO-14A Tolucae by EPA TO-15 & TO-14A Total Xylenes by EPA TO-15 & TO-14A 1.1,1-Trichlorocthane by EPA TO-15 & TO-14A 1,1,2,2-Tetrachlorocthane by EPA TO-15 & TO-14A 1,1,2-Trichlorocthane by EPA TO-15 & TO-14A 1,1-Dichloroethane by EPA TO-15 & TO-14A 1,1-Dichloroethene by EPA TO-15 & TO-14A 1,2-Dichloroethane by EPA TO-15 & TO-14A 1,2-Dichloropropane by EPA TO-15 & TO-14A Bromoform by EPA TO-15 Bromomethane by EPA TO-15 & TO-14A Carbon tetrachloride by EPA TO-15 & TO-14A Chloroethane by EPA TO-15 Chloroform by EPA TO-15 & TO-14A Chloromethane by EPA TO-15 & TO-14A cursorial and the second secon Tetrachloroethane by EPA TO-15 & TO-14A trans-1.2-Dichloroethene by EPA TO-15 trans-1,2-Dichloropropene by EPA TO-15 & TO-14A Trichloroethene by EPA TO-15 & TO-14A Vinyl chloride by EPA TO -15 & TO-14A 2-Butanone by EPA TO-15 4-Methyl-2-Pentanone by EPA TO-15 Hexane by EPA TO-15 Methyl tert-butyl ether by EPA TO-15 Vinyl acetate by EPA TO-15

This certification applies to samples analyzed in summa canisters.

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Hé Geochem Inc.	Client: Environ Address: 18100 Von Irvine, 64	Email: I Wale Ge	Geotracker EDF: Yes D No I Global ID: Excel EDD: Yes D No C	Special Anstructions:	Lab Work Order # E 108	Sample Name	56-8-5	59-8-10	59 - 8-20'	56-4-5'	SG- 4 - 201	Sh - S - S'	SG - S - 10'	Sc - 6 - 5'	SC 6 - 10 - Relinquished by: (Signature)		Relinquished by: (Signature)	Retinquished by: (Signature)	*Signature constitutes authorization to proceed w

19 August 2011



Ms. Rebekah Wale Environ Corp. 18100 Von Karman Ave, Suite 600 Irvine, CA 92612

H&P Project: ENV081711-W1 Client Project: WO-2011-71

Dear Ms. Rebekah Wale:

Enclosed is the analytical report for the above referenced project. The data herein applies to samples as received by H&P Mobile Geochemistry, Inc. on 19-Aug-11 which were analyzed in accordance with the attached Chain of Custody record(s).

The results for all sample analyses and required QA/QC analyses are presented in the following sections and summarized in the documents:

- Sample Summary
- Case Narrative (if applicable)
- Sample Results
- Quality Control Summary
- Notes and Definitions / Appendix
- Chain of Custody

Unless otherwise noted, all analyses were performed and reviewed in compliance with our Quality Systems Manual and Standard Operating Procedures. This report shall not be reproduced, except in full, without the written approval of H&P Mobile Geochemistry, Inc.

We at H&P Mobile Geochemistry, Inc. sincerely appreciate the opportunity to provide analytical services to you on this project. If you have any questions or concerns regarding this analytical report, please contact me at your convenience at 760-804-9678.

Sincerely,

Janis Villarreal Laboratory Director

H&P Mobile Geochemistry, Inc. operates under CA Environmental Lab Accreditation Program Numbers 2579, 2740, 2741, 2742, 2743, 2745 and 2754. National Environmental Laboratory Accreditation Conference (NELAC) Standards Lab #11845

Environ Corp. 18100 Von Karman Ave, Suite 600 Irvine, CA 92612	Project: ENV081711 Project Number: WO-2011-71 Project Manager: Ms. Rebekah	W1 Wale	Rеро 19-А	rted: ug-11 14:46	
	ANALYTICAL REPORT FOR SAM	PLES			
Sample ID	Laboratory ID	Matrix	Date Sampled	Date Received	
DRAFT: SG-8-5'	E108107-01	Vapor	19-Aug-11	19-Aug-11	_
DRAFT: SG-8-10'	E108107-02	Vapor	19-Aug-11	19-Aug-11	
DRAFT: SG-4-5'	E108107-03	Vapor	19-Aug-11	19-Aug-11	
DRAFT: SG-4-10'	E108107-04	Vapor	19-Aug-11	19-Aug-11	
DRAFT: SG-4-20'	E108107-05	Vapor	19 - Aug-11	19-Aug-11	
DRAFT: SG-5-5'	E108107-06	Vapor	19-Aug-11	19-Aug-11	
DRAFT: SG-5-10'	E108107-07	Vapor	19-Aug-11	19-Aug-11	
DRAFT: SG-5-20'	E108107-08	Vapor	19-Aug-11	19-Aug-11	
DRAFT: SG-6-5'	E108107-09	Vapor	19-Aug-11	19-Aug-11	
DRAFT: SG-6-5' Dup	E108107-10	Vapor	19-Aug-11	19-Aug-11	
DRAFT: SG-6-10'	E108107-11	Vapor	19-Aug-11	19-Aug-11	
DRAFT: SG-6-20'	E108107-12	Vapor	19-Aug-11	19-Aug-11	
DRAFT: \$G-10-5'	E108107-13	Vapor	19-Aug-11	19-Aug-11	
DRAFT: SG-10-10'	E108107-14	Vapor	19-Aug-11	19-Aug-11	
DRAFT: SG-8-20'	E108107-15	Vapor	19-Aug-11	19-Aug-11	
DRAFT: SG-10-20'	E108107-16	Vapor	19-Aug-11	19-Aug-11	

Hip Geochemistry Inc.

Environ Com			oiont: EN		······				
18100 Von Karman Ave. Suite 600		Project Nu	oject En mber: W	0-2011-71	l			Reported:	
Irvine, CA 92612		Project Mar	nager: Ms	s. Rebekah W	/ale			19-Aug-11 14:46	
	DRA	FT: Soil (- Fas and	Vanor /	Analysis			-	
	H	&P Mobil	e Geoc	hemistry.	Inc.				
		Reporting		Dilution		· · ·		· · ·	
Analyte	Result	Limit	Units	Factor	Batch	Prepared	Analyzed	Method	Notes
DRAFT: SG-8-5' (E108107-01) Vapor 5	Sampled: 19-Aug-11	Received: 19-	Aug-11	· ·· · · · · · ·					
Methane	ND	10	ppinv	1	EH11902	19-Aug-11	19-Aug-11	EPA 8015M	
DRAFT: SG-8-10' (E108107-02) Vapor	Sampled: 19-Aug-11	Received: 19	-Aug-11						
Methane	26	10	ppmv	1	EH11902	19-Aug-11	19-Aug-11	EPA 8015M	
DRAFT: SG-4-5' (E108107-03) Vapor S	Sampled: 19-Aug-11	Received: 19-	Aug-11						
Methane	ND	10	ppmv	1	EH11902	19-Aug-11	19-Aug-11	EPA 8015M	
DRAFT: SG-4-10' (E108107-04) Vapor	Sampled: 19-Aug-11	Received: 19	-Aug-11						
Methane	ND	10	ppmv	I	EH11902	19-Aug-11	19-Aug-11	EPA 8015M	
DRAFT: SG-4-20' (E108107-05) Vapor	Sampled: 19-Aug-11	Received: 19	-Aug-11						
Methane	49	10	ppmv	t	EH11902	19-Aug-11	19-Aug-11	EPA 8015M	
DRAFT: SG-5-5' (E108107-06) Vapor S	Sampled: 19-Aug-11	Received: 19	Aug-11						
Methane	ND	10	ррити	1	EH11902	19-Aug-11	19-Aug-11	EPA 8015M	
DRAFT: SG-5-10' (E108107-07) Vapor	Sampled: 19-Aug-11	Received: 19	-Aug-11						
Methane	57	10	ppmv	1	EH11902	19-Aug-11	19-Aug-11	EPA 8015M	
DRAFT: SG-5-20' (E108107-08) Vapor	Sampled: 19-Aug-11	Received: 19	-Aug-11						
Methane	ND	10	ppmv	1	EH11902	19-Aug-11	19-Aug-11	EPA 8015M	
DRAFT: SG-6-5' (E108107-09) Vapor S	Sampled: 19-Aug-11	Received: 19-	Aug-11						
Methane	ND	10	ppmv	- 1	EH11902	19-Aug-11	19-Aug-11	EPA 8015M	

Environ Corp.		Pr	oject: EN	1V081711-W	1				
18100 Von Karman Ave, Suite 600		Project Nu	mber: W	0-2011-71				Reported:	
Irvine, CA 92612		Project Mar	nager: M	s. Rebekah W	ale			19-Aug-11 14:46	
	DRAI	F T: Soil C	Gas and	l Vapor A	Analysis				
	Нð	&P Mobil	e Geoc	hemistry,	Inc.				
		Reporting		Dilution					
Analyte	Result	Limit	Units	Factor	Batch	Prepared	Analyzed	Method	Notes
DRAFT: SG-6-5' Dup (E108107-10) Vapor Sampled	l: 19-Aug-1	1 Received	: 19-Aug	-11					
Methane	ND	10	ppmv	1	EH11902	19-Aug-11	19-Aug-11	EPA 8015M	
DRAFT: SG-6-10' (E108107-11) Vapor Sampled: 19	Aug-11	Received: 19	-Aug-11						
Methane	ND	10	ppmv	1	EH11902	19-Aug-11	19-Aug-11	EPA 8015M	
DRAFT: SG-6-20' (E108107-12) Vapor Sampled: 19	-Aug-11	Received: 19	-Aug-11						
Methane	74	10	ppmv	1	EH11902	19-Aug-11	19-Aug-11	EPA 8015M	
DRAFT: SG-10-5' (E108107-13) Vapor Sampled: 19	-Aug-11 I	Received: 19	-Aug-11						
Methane	24	10	ppmv	1	EH11902	19-Aug-11	19-Aug-11	EPA 8015M	
DRAFT: SG-10-10' (E108107-14) Vapor Sampled: 1	19-Aug-11	Received: 1	9-Aug-11	l					
Methane	17	10	ppmv	1	EH11902	19-Aug-11	19-Aug-11	EPA 8015M	
DRAFT: SG-8-20' (E108107-15) Vapor Sampled: 19	Aug-11	Received: 19	-Aug-11						
Methane	ND	10	ppmv	1	EH11902	19-Aug-11	19-Aug-11	EPA 8015M	
DRAFT: SG-10-20' (E108107-16) Vapor Sampled: 1	9-Aug-11	Received: 1	9-Aug-11	l					
Methane	ND	10	ppmv	1	EH11902	19-Aug-11	19-Aug-11	EPA 8015M	

2470 Impala Drive Carlsbad, CA 92010 760-804-9678 Phone 760-804-9159 Fax

Environ Corp. 18100 Von Karman Ave, Suite 600 Irvine, CA 92612		Pr Project Nu Project Mar	roject: EN mber: We nager: Ms	1V081711-W D-201 1- 71 5. Rebekah W	'l Vale			Rep 19-A	orted: .ug-11 14:46	6
L	DRAFT: Soil	l Gas and V H&P Mobi	/apor /	Analysis - hemistry,	Quality Inc.	Contro	1			····· - · · · · · · · · · · · · · · · ·
Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Notes
Batch EH11902 - GC										
Blank (EH11902-BLK1) Methanc	ND	10	ppinv	Prepared &	: Analyzed:	19-Aug-11				

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2470 Impala Drive Carlsbad, CA 92010 760-804-9678 Phone 760-804-9159 Fax

Environ Corp.	Project:	EN V081711-W1	
18100 Von Karman Ave, Suite 600	Project Number:	WO-2011-71	Reported:
Irvine, CA 92612	Project Manager:	Ms. Rebekah Wale	19-Aug-11 14:46

Notes and Definitions

DET Analyte DETECTED ND Analyte NOT DETECTED at or above the reporting limit

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NR Not Reported

dry Sample results reported on a dry weight basis

RPD Relative Percent Difference

Appendix

H&P Mobile Geochemistry, Inc. is approved as an Environmental Laboratory in conformance with the Environmental Laboratory Accreditation Program (CA) for the category of Volatile and Semi-Volatile Organic Chemistry of Hazardons Waste for the following methods:

Certificate# 2741, 2743, 2579, 2754 & 2740 approved for EPA 8260 and LUFT GC/MS Certificate# 2742, 2745, & 2741 approved for LUFT Certificate# 2745 & 2742 approved for EPA 418.1

H&P Mobile Geochemistry, Inc. is approved as an Environmental Laboratory in conformance with the National Environmental Accreditation Conference Standards for the category Environmental Analysis Air and Emissions for the following analytes and methods:

1,2,4-Trichlorobenzene by EPA TO-15 & TO-14A Hexachtorobutadiene by EPA TO-15 & TO-14A 1,2,4-Trimethylbenzene by EPA TO -14A 1,2-Dichlorobenzene by EPA TO-15 & TO-14A 1.3,5-Trimethylbenzene by EPA TO -14A 1,4-Dichlorobenzene by EPA TO-15 & TO-14A Benzene by EPA TO-15 & TO-14A Chlorobenzene by EPA TO-15 & TO-14A Ethyl benzene by EPA TO-15 & TO-14A Styrene by EPA TO-15 & TO-14A Toluene by EPA TO-15 & TO-14A Total Xylenes by EPA TO-15 & TO-14A 1,1,1-Trichloroethane by EPA TO-15 & TO-14A 1,1,2,2-Tetrachlomethane by EPA TO-15 & TO-14A 1,1,2-Trichloroethane by EPA TO-15 & TO-14A 1.1-Dichloroethane by EPA TO-15 & TO-14A 1.1-Dichloroethene by EPA TO-15 & TO-14A 1,2-Dichloroethane by EPA TO-15 & TO-14A 1,2-Dichloropropane by EPA TO-15 & TO-14A Bromoform by EPA TO-15 Bromomethane by EPA TO-15 & TO-14A Carbon tetrachloride by EPA TO-15 & TO-14A Chloroethane by EPA TO-15 Chloroform by EPA TO-15 & TO-14A Chloromethane by EPA TO-15 & TO-14A cis-1,2-Dichlorophene by EPA TO-15 cis-1,2-Dichloropropene by EPA TO-15 & TO-14A Methylene chloride by EPA TO-15 & TO-14A Tetrachloroethane by EPA TO-15 & TO-14A trans-1,2-Dichloroethene by EPA TO-15 trans-1,2-Dichloropropene by EPA TO-15 & TO-14A Trichloroethene by EPA TO-15 & TO-14A Vinyl chloride by EPA TO -15 & TO-14A 2-Butanone by EPA TO-15 4-Methyl-2-Pentanone by EPA TO-15 Hexane by EPA TO-15 Methyl tert-butyl other by EPA TO-15 Vinyl acetate by EPA TO-15

This certification applies to samples analyzed in samma canisters,

*Signature constitutes authorization to proceed with an	Relinquished by: (Signature)	Relinquished by: (Signature)	Relinquished by (Signature)			Curry you	51-10-20'	100 - B - 75	56-10-101	54 - 10-5	56-90'	54 6-10	Sample Name Fie	Lab Work Order # <u>E 10 8 07</u>			Special Instructions:	Excel EDD: Yes I No I	Global ID:	Email: 1 WARE CONVIDING P.	Trune, C	Address: 18100 Voc	Cilent ENVERON		HS Geochemistr	
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Sample disposal instruction	any) Received by: (Signature)	any) Received by: (Signature)	any) Received by: (Signature)				T T 52	3	0	56		14 Shafili vapar sylva	me Date Type Type					hd: □ Yes □ No □ N/A mperoture:	al Intact: Yes Ves No No NA	MCM OLD, C C Phone: 77		Jine 600 Client Project #	Collector:	/e., Signal Hill, CA 90755 • ph 80(Carlsbad, CA 92010 • ph 760.804	Chain of Custo
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