
SOIL, SOIL VAPOR AND GROUNDWATER INVESTIGATION REPORT

**LBB DEVELOPMENT
3061 LONG BEACH BOULEVARD
LONG BEACH, CALIFORNIA
(RWQCB Case No. 1649, GID No. T10000023381)**

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TABLE OF CONTENTS

1.0 INTRODUCTION	1
2.0 SITE SETTING	1
2.1 SITE DESCRIPTION	1
2.2 REGIONAL AND SITE-SPECIFIC GEOLOGY	1
2.3 REGIONAL AND SITE-SPECIFIC HYDROGEOLOGY	2
2.4 WATER SUPPLY WELLS & SURFACE WATER	2
3.0 ENVIRONMENTAL BACKGROUND	2
3.1 PHASE I ENVIRONMENTAL SITE ASSESSMENT (GEOFORWARD, 2022A)	3
3.2 PHASE II LIMITED ENVIRONMENTAL SITE ASSESSMENT (GEOFORWARD, 2022B)	3
3.2.1 Geophysical Survey	3
3.2.2 Soil Sample Analytical Results:	4
3.2.3 Soil Vapor Sample Analytical Results:	4
4.0 OBJECTIVES	4
5.0 SCOPE OF WORK	4
6.0 SITE INVESTIGATION	5
6.1 PRE-FIELD WORK	5
6.2 SOIL VAPOR PROBES (SV1 THROUGH SV6)	5
6.2.1 Soil Vapor Probe Drilling and Sampling	5
6.2.2 Soil Vapor Probe Installation	6
6.2.3 Soil Vapor Sampling	6
6.3 GROUNDWATER GRAB SAMPLE (GW1)	6
6.3.2 Soil Boring Drilling and Sampling	6
6.3.3 Groundwater Grab Sample Collection	7
6.4 LABORATORY ANALYSIS	7
6.4.1 Soil Analysis	7
6.4.2 Groundwater Analysis	7
6.4.3 Soil Vapor Analysis	7
6.5 DISPOSAL OF INVESTIGATIVE DERIVED WASTE	8
7.0 RESULTS OF THE INVESTIGATION	8
7.1 FIELD OBSERVATION RESULTS	8
7.2 SOIL SAMPLE ANALYTICAL RESULTS	9
7.3 SOIL VAPOR SAMPLE ANALYTICAL RESULTS	9
7.3.1 Petroleum Hydrocarbon-Related VOCs	9
7.3.2 Chlorinated Hydrocarbons	10
7.4 GROUNDWATER SAMPLE ANALYTICAL RESULTS	11
8.0 DISCUSSION OF THE SUBSURFACE INVESTIGATION RESULTS	11
8.1 SOIL	11
8.1.1 LTCP	11
8.1.2 SFB-RWQCB	11

8.2 SOIL VAPOR	11
8.2.1 LTCP	11
8.2.2 SFB-RWQCB	11
8.3 GROUNDWATER	12
8.4 JOHNSON AND ETTINGER (J&E) MODEL	12
9.0 CONCLUSIONS	12
9.1 SOIL	12
9.2 GROUNDWATER	13
9.3 SOIL VAPOR	13
10.0 PROPOSED ENGINEERED AND INSTITUTIONAL CONTROLS	13
10.1 ENGINEERING CONTROLS	13
10.2 INSTITUTIONAL CONTROLS	13
11.0 RECOMMENDATIONS	14
12.0 LIMITATIONS	14

LIST OF TABLES

Table 1	Soil Sample Analytical Results
Table 2	Soil Vapor Analytical Results
Table 3	Groundwater Sample Analytical Results

LIST OF FIGURES

Figure 1	Site Location Map
Figure 2	Site Vicinity Sketch
Figure 3	Site Sketch Showing Soil Boring, Vapor Probe, and Monitoring Well Locations

LIST OF APPENDICES

Appendix A	Regulatory Correspondence
Appendix B	LBBEH Permit
Appendix C	Boring Logs
Appendix D	Analytical Reports
Appendix E	J&E Model

1.0 INTRODUCTION

This report documents and presents results of a soil, soil vapor, and groundwater investigation conducted by FREY Environmental, Inc. (FREY) at the LBB Development property located at 3061 Long Beach Boulevard, Long Beach, California (Site).

This work was performed in accordance with the *Soil, Soil Vapor, and Groundwater Investigation Workplan*, dated August 4, 2025, prepared by FREY, which was approved by the Regional Water Quality Control Board (RWQCB) on September 15, 2025 (Appendix A).

A Site location map and Site vicinity sketch are shown as Figures 1 and 2, respectively.

2.0 SITE SETTING

2.1 SITE DESCRIPTION

The Site is comprised of a single, rectangular, 6,750 square-foot parcel, improved with a one-story former auto shop building in the western part of property (occupying about 1,250 square-feet of the Site footprint) and the remainder of the Site footprint consists of an asphalt paved parking lot (occupying about 5,500 square-feet).

The Site is located within a mixed commercial and residential area that is characterized by single- and multi-family residences, retail stores, churches, parks, and schools. The Site is bordered to the north by a commercial property (use unknown), to the east by Long Beach Boulevard followed by several commercial use buildings, to the south by East Eldridge Street followed by an auto shop, and to the west by an alley followed by residential properties (Figure 2). The Site is currently unoccupied.

2.2 PROPOSED REDEVELOPMENT

The Site is proposed to be redeveloped with a residential use building. Finalized structural and architectural drawings for the proposed redevelopment have not been prepared; however, the client, LBB Development, intends on installing a new concrete slab across the entire Site footprint underlain with a vapor barrier.

2.2 REGIONAL AND SITE-SPECIFIC GEOLOGY

The Site is located in the southern portion of the Long Beach Plain which is part of the greater Coastal Plain of Los Angeles. The Long Beach Plain is a gently sloping physiographic feature originating near Singal Hill to the east, The Site is underlain by the Lakewood formation of Pliocene to Holocene age. (DWR, 1961).

Soil lithologies encountered during drilling at the Site consisted primarily of bedded fine-grained sediments ranging from fine-grained sands to clays from surface grade to about 43 feet below ground surface (bgs) (the deepest depth advanced during this investigation).

2.3 REGIONAL AND SITE-SPECIFIC HYDROGEOLOGY

The Site is located in the hydrogeologic area identified as the Dominguez Gap within the West Coast Basin which underlies the Coastal Plain of Los Angeles. Groundwater zones (aquifers) directly underneath the Site, in descending stratigraphic order, include the Semi-Perched zone and, potentially, the Gaspur aquifer in the Recent alluvium. Underlying the Recent alluvium are older aquifers, such as the Gage "200 foot sand" of the Lakewood Formation and the deeper Lynwood and Silverado aquifers of the San Pedro Formation (DWR, 1961).

Recent alluvium below the Site is reported to consist of the Semi-Perched aquifer, the Bellflower aquiclude, and the Gaspur aquifer. In general, the Semi-Perched aquifer consists of sand and gravel. Water occurring in the semi-perched aquifer is unconfined. The Recent alluvium is estimated to be 100 feet thick beneath the Site (DWR, 1961).

The Bellflower aquiclude, as it occurs in the Dominguez Gap area, consists of clay or sandy clay. The Bellflower aquiclude is estimated to be 25 feet thick beneath the Site. The Gaspur aquifer, which is present only in the Dominguez Gap area of the West Coast Basin, consists primarily of coarse sands and gravels that can produce large quantities of water. The Gaspur aquifer underlies the Bellflower aquiclude at an estimated depth of approximately 25 feet bgs in the Site area. The Gaspur aquifer is estimated to be 75 feet thick below the Site (DWR, 1961).

Groundwater was encountered at approximately 38 feet bgs during this investigation in soil boring GW1. Depth to groundwater was measured at a former Shell service station (3009-3015 Long Beach Blvd.), located approximately 165 feet to the south of the Site, between 32 and 42 feet bgs (Wayne Perry, 2022).

2.4 WATER SUPPLY WELLS & SURFACE WATER

The Groundwater Ambient Monitoring and Assessment (GAMA) Program is California's comprehensive groundwater quality monitoring program that was created by the State Water Resources Control Board (SWRCB). GAMA's online groundwater information system provides the public with access to over 200,000 wells with over 175 million analytical results, all on an interactive Google maps interface.

According to the SWRCB GAMA website, no water supply wells are located within 1,000 feet of the Site (GAMA, 2025). The closest surface water is the Los Angeles River, located about 4,000 feet west of the Site.

3.0 ENVIRONMENTAL BACKGROUND

Summaries of previously conducted environmental assessments at the Site are provided in the sections below. Soil sample analytical results are presented in Table 1. Soil vapor sample analytical results are presented in Table 2. Historical soil boring locations are shown on Figure 3.

3.1 PHASE I ENVIRONMENTAL SITE ASSESSMENT (GEOFORWARD, 2022A)

According to a June 2022 Phase I Environmental Site Assessment (ESA) performed at the Site by Geo Forward, the Site was listed as a small-quantity generator of hazardous materials including unspecified aqueous solution, unspecified oil-containing waste, and oil/water separation sludge from 1985 to 2003. The Site was also listed as having one underground storage tank (UST), the size of the UST was not reported in the June 2022 Phase I ESA.

Additionally, a former Shell service station (3009-3015 Long Beach Blvd.) is located approximately 165 feet to the south of the Site (hydrogeologically up-gradient). The former Shell station had a documented gasoline release and was assessed and remediated under the oversight of the LARWQCB. A total of 16 groundwater monitoring wells were installed to assess the release at the former Shell service station. One of the Shell monitoring wells, located in Eldridge Street, approximately 35 feet south of the Sites border, contained petroleum hydrocarbons including xylenes and methyl-tert-butyl ether (MTBE) in groundwater.

3.2 PHASE II LIMITED ENVIRONMENTAL SITE ASSESSMENT (GEOFORWARD, 2022B)

In July 2022, based on the findings from the Phase I ESA, Geoforward conducted a Phase II Limited ESA at the Site. The investigation included the completion of geophysical survey, advancement of seven soil borings and installation of four soil vapor probes. The location of the borings and soil vapor probes are shown on Figure 3. A total of four soil vapor samples were collected and analyzed for volatile organic compounds (VOCS) by EPA method TO-15 and gasoline range organics (GRO) by EPA method TO-3. A total of seven soil samples were collected, six soil samples were analyzed for carbon chain total petroleum hydrocarbons (TPH-cc) by EPA method 8015M, four soil samples were analyzed for VOCs by EPA method 8260B, four soil samples were analyzed for California Administrative Metals (CAM17) by EPA method 6010B, and one sample was analyzed for polychlorinated biphenyls (PCBs) by EPA method 8082.

3.2.1 Geophysical Survey

- One backfilled excavation was located indicating the location of the former UST at the Site.
- One unidentified subsurface anomaly was identified inside the auto service station. It is presumed to be associated with the infrastructure of the hydraulic lift. According to the client, this infrastructure was removed subsequent to the geophysical survey.

3.2.2 Soil Sample Analytical Results:

- TPH-cc, VOCs and PCBs were not detected above laboratory reporting limits.
- Arsenic was detected in four soil samples above the San Francisco Bay Regional Water Quality Control Board (SFBRWQCB) environmental screening levels (ESLs), herein referred to as ESLs.
 - However, in Southern California where naturally occurring arsenic is prevalent, the Department of Toxic Control Substances (DTSC) considers an arsenic concentration of 12 milligrams per kilogram (mg/kg) or less as representative of regional background concentrations in soil in Southern California and acceptable for use as a screening level to assess whether arsenic is a constituent of potential concern (DTSC, 2009).

3.2.3 Soil Vapor Sample Analytical Results:

- Tetrachloroethene (PCE) was detected in two soil vapor samples above the residential ESL, but below the commercial ESL.
- Benzene was detected in all four soil vapor samples above the residential ESL; however, only one soil vapor sample was detected above the commercial ESLs.
- Ethylbenzene was detected in one soil vapor sample above the residential ESL, but below the commercial ESL.
- Chloroform was detected in one soil vapor sample above the commercial ESL.
- 1,3-Butadiene was detected in two soil vapor samples above the commercial ESL.

4.0 OBJECTIVES

The objectives of this investigation were to further assess the presence of VOCs in soil, soil vapor, and groundwater beneath the Site.

5.0 SCOPE OF WORK

The scope of work of this investigation included the following:

- Acquired well installation permits from the City of Long Beach Department of Health and Human Services - Bureau of Environmental Health (LBBEH) (Appendix B);
- Marked proposed soil boring locations and acquired an Underground Service Alert (USA) number prior to ground-intrusive work;
- Implemented a Site-specific Health and Safety Plan;
- Drilled six soil borings, SV1 through SV6, to depths between approximately 20 and 25 feet bgs:
 - Cored and hand excavated the boring locations to 5-foot bgs prior to conducting drilling activities.
 - Collected and examined soil samples for lithology and monitored for the presence of undifferentiated volatile organic compounds (UVOCs).
 - Submitted select soil samples for laboratory analyses.
 - Completed the soil borings as triple nested vapor probes.

- Drilled one soil boring GW1 to about 43 feet bgs;
 - Cored and hand excavated the boring location to 5-feet bgs prior to conducting drilling activities.
 - Collected a grab groundwater sample.
- Purged and sampled the entire newly installed vapor probe network, SV1 through SV6.
- Prepared this report documenting and presenting the results of this investigation.

The locations of the soil borings and soil vapor probes are presented in Figure 3.

Activities related to this subsurface investigation were conducted under the direction of a California Certified Engineering Geologist and a California Professional Engineer. A Site-specific Health and Safety Plan was used to guide field personnel during the conduct of field work.

6.0 SITE INVESTIGATION

A total of six soil vapor probes (SV1 through SV6) and one grab groundwater soil boring (GW1) were drilled and/or installed at the Site as follows:

- SV1 through SV4 were selected to assess for the presence of VOCs in proximity to the former auto repair area, where VOCs were previously discovered in soil vapor during the investigation (Geoforward, 2022B).
- SV5 and SV6 were selected to assess for the presence of VOCs in the central and eastern parts of the Site, to provide general soil vapor and soil data across the Site footprint.
- GW1 location was selected to assess for the presence of VOCs in proximity to the former auto repair shop and former UST.

6.1 PRE-FIELD WORK

FREY marked the proposed borings with white paint and notified USA a minimum of 48 hours prior to the conduct of field work. In addition, FREY notified the LBBEH, RWQCB, and all other interested parties prior to the conduct of field work.

6.2 SOIL VAPOR PROBES (SV1 THROUGH SV6)

6.2.1 Soil Vapor Probe Drilling and Sampling

On November 24, 2025, soil borings SV1 through SV6 were first manually excavated using a 3.5-inch diameter hand auger to a depth 5 feet bgs, subsequently, Kehoe Testing (Kehoe) advanced soil borings SV1 and SV4 to 20 feet bgs and soil borings SV2, SV3, SV5, and SV6 to 25 feet bgs. Kehoe attempted to advance each soil boring to 25 feet bgs but was met with refusal in SV1 and SV4 at 20 feet bgs.

Soil samples were collected from each boring at 5 feet bgs. Soil samples and cuttings were visually examined to characterize soil lithology and moisture in accordance with the USCS and observed for the presence of petroleum hydrocarbons. The soil samples and soil cuttings were screened in the field for UVOCs using a photoionization detector (PID).

Boring logs and explanations regarding the format, terms, and soil classification system used to describe the soil conditions are presented in Appendix C.

6.2.2 Soil Vapor Probe Installation

On November 24, 2025, soil borings SV1 through SV6 were converted to soil vapor probes in general accordance with the Department of Toxic Substance Control (DTSC) “Advisory, Active Soil Gas Investigations” (DTSC Advisory) (DTSC, 2015). Soil vapor probes were installed at approximate depths of 5, 15 and 25 feet bgs in soil borings SV2, SV3, SV5, and SV6 and at 5, 15, and 20 feet bgs in soil borings SV1 and SV4 and constructed of an approximately two-inch long plastic vapor implant at the bottom of the probe, connected to 0.25-inch diameter Nylaflow tubing that extends from the vapor probe implant to approximately 6 inches above the ground surface.

Soil vapor probe construction specifications are shown on boring logs presented in Appendix C.

6.2.3 Soil Vapor Sampling

Optimal Technology (Optimal), a State certified hazardous waste testing laboratory based in Thousand Oaks, California, purged and sampled soil vapor probes SV1 through SV6 in accordance with the DTSC Advisory (DTSC, 2015) on December 5, 2025.

Each soil vapor probe was purged at a rate of 200 milliliters per minute (mL/min) for a total of three purge volumes (volume of tubing, vapor implant, void space in sand pack, and void space of dry bentonite) prior to sampling. A tracer gas (isobutane) was applied to the soil vapor probes at each point of connection in which ambient air could enter the sampling system. These points included the top of the sampling probe where the tubing meets the probe connection and the surface bentonite seals.

After probe purging, soil vapor samples were collected using gas-tight syringes by drawing the sample through a luer-lock connection which connects the sampling probe and the vacuum pump. Samples were immediately injected into the gas chromatograph/purge and trap after collection.

6.3 GROUNDWATER GRAB SAMPLE (GW1)

6.3.2 Soil Boring Drilling and Sampling

On November 24, 2025, soil boring GW1 was first manually excavated using a 3.5-inch diameter hand auger to a depth 5 feet bgs, subsequently, Kehoe attempted to advance the soil boring to 45 feet bgs using direct push technology, however, was unable to advance the drill rods past 25 feet bgs due to tight soils.

On December 2, 2025, MR Drilling drilled GW1 to 43 feet bgs using a CME 85 truck mounted drilling rig equipped with 8-inch outside diameter hollow stem augers.

Soil samples were collected at 5-foot depth intervals from surface grade to the bottom of the direct push soil boring at 25 feet bgs and from 30 feet bgs to 40 feet bgs in the hollow stem soil boring.

The soil samples were examined to characterize soil lithology and moisture in accordance with the Unified Soil Classification System (USCS) and observed for the presence of petroleum hydrocarbons. A photo ionization detector (PID) was used to screen soil samples for concentrations of UVOCs in the field. Drilling information and field observations and measurements were recorded on the boring logs included in Appendix C. Soil samples collected every 5 feet from 5 to 35 feet bgs were submitted for laboratory analysis.

6.3.3 Groundwater Grab Sample Collection

A temporary well was installed in the borehole which consisted of 10 feet of 2-inch diameter 0.01-inch slotted PVC casing attached to 35 feet of 2-inch diameter solid PVC casing. A disposable bailer was dropped down the temporary well and a grab-groundwater sample was collected.

6.4 LABORATORY ANALYSIS

6.4.1 Soil Analysis

Selected soil samples were submitted to Jones Environmental, a state-certified, hazardous waste testing laboratory based in Santa Fe Springs, California. The soil samples were analyzed for gasoline range organics (GRO) and VOCs, including fuel oxygenates and naphthalene, in general accordance with EPA Method No. 8260. The table below presents the soil samples analyzed during this investigation.

Soil Boring	Sample Depths	Analysis/EPA Method
SV1	5 and 15	GRO and VOCs/8260B
SV2	5, 15, and 25	GRO and VOCs/8260B
SV3	5, 15, and 25	GRO and VOCs/8260B
SV4	5	GRO and VOCs/8260B
SV5	5, 15, and 25	GRO and VOCs/8260B
SV6	5, 15, and 25	GRO and VOCs/8260B
GW1	5, 10, 15, 20, 25, 30, and 35	GRO and VOCs/8260B

6.4.2 Groundwater Analysis

One groundwater sample was submitted to Jones Environmental and analyzed for GRO and VOCs, including fuel oxygenates and naphthalene, in general accordance with EPA Method No. 8260.

6.4.3 Soil Vapor Analysis

Soil vapor samples collected from vapor probes SV1 through SV6 were analyzed by Optimal for the full list of VOCs, fuel oxygenates, and naphthalene in accordance with EPA Method 8260B. The table below presents the soil samples analyzed during this investigation.

Soil Boring	Sample Depths	Analysis/EPA Method
SV1	5, 15 and 20	GRO and VOCs/8260B
SV2	5, 15, and 25 (plus a duplicate)	GRO and VOCs/8260B
SV3	5, 15, and 25	GRO and VOCs/8260B
SV4	5, 15 and 20	GRO and VOCs/8260B
SV5	5, 15, and 25	GRO and VOCs/8260B
SV6	5, 15, and 25	GRO and VOCs/8260B

6.5 DISPOAL OF INVESTIGATIVE DERIVED WASTE

Soil cuttings generated during the conduct of drilling operations were temporarily stored on-Site in soil drums. The soil cuttings will be disposed of at a future date in accordance with applicable laws and regulations.

7.0 RESULTS OF THE INVESTIGATION

7.1 FIELD OBSERVATION RESULTS

Subsurface soils observed during the drilling of soil borings SV1 through SV6 and GW1 consisted primarily of fine-grained sediments (fine-grained sands, silts, and clays) from surface grade to about 43 feet bgs (the deepest depth advanced during this investigation).

Groundwater was encountered during drilling at approximately 38 feet bgs in soil boring GW1.

Field measured UVOC concentration were as follows:

- Concentrations of UVOCs in excess of 10 parts per million volume (ppmv) were not detected in soils in soil borings SV1, SV3 through SV6 and GW1.
- Concentrations of UVOCs in excess of 10 ppmv were detected in soil boring SV2 as follows:
 - 15 feet bgs – 21.1 ppm
 - 20 feet bgs – 1,410 ppm
 - 25 feet bgs – 1,150 ppm

Field-measured UVOC concentrations are presented on the boring logs included in Appendix C.

7.2 SOIL SAMPLE ANALYTICAL RESULTS

A total of 22 soil samples were collected as part of this investigation from borings SV1 through SV6 and GW1. A summary of the soil sample analytical results is provided below.

- GRO and VOCs were not detected above laboratory detection limits in 21 of the 22 soil samples collected and analyzed. The soil sample collected from 25 feet bgs in soil boring SV2 (SV2-25) was the only soil sample with GRO and VOCs above laboratory detection limits.
- The following VOCs were detected at the following concentrations in SV2-25:
 - GRO – 1,150 mg/kg
 - Ethylbenzene – 0.0527 mg/kg
 - Isopropylbenzene – 0.0303 mg/kg
 - 4-isopropyltoluene – 0.206 mg/kg
 - Naphthalene – 57.4 mg/kg
 - N-propylbenzene – 0.216 mg/kg
 - Toluene – 0.002 mg/kg
 - 1,2,4-trimethylbenzene – 47.8 mg/kg
 - 1,3,5-trimethylbenzene – 2.33 mg/kg
 - Total xylenes – 0.849 mg/kg
 - No other VOCs, with the exception of those noted above, were detected above laboratory detection limits.

Soil sample laboratory results are summarized in Table 1 and the laboratory analytical report is included in Appendix D.

7.3 SOIL VAPOR SAMPLE ANALYTICAL RESULTS

A total of 20 soil vapor samples (including two duplicate samples) were collected during this investigation. A summary of the soil vapor sample analytical results is provided below.

7.3.1 Petroleum Hydrocarbon-Related VOCs

- GRO was detected at concentrations above the laboratory detection limit in two of the 20 soil vapor samples collected at concentrations of 5,413,317 micrograms per cubic meter (ug/m^3) (SV2-15) and 14,998,892 ug/m^3 (SV2-25).
- N-butylbenzene was detected at concentrations above the laboratory detection limit in two of the 20 soil vapor samples collected at concentrations of 20,814 ug/m^3 (SV2-15) and 135,612 ug/m^3 (SV2-25).

- Ethylbenzene was detected at concentrations above the laboratory detection limit in two of the 20 soil vapor samples collected at concentrations of 189,314 ug/m³ (SV2-15) and 28,763 ug/m³ (SV2-25).
- Isopropylbenzene was detected at concentrations above the laboratory detection limit in one of the 20 soil vapor samples collected at a concentration of 26,812 ug/m³ (SV2-15).
- P-isopropyltoluene was at concentrations detected above the laboratory detection limit in one of the 20 soil vapor samples collected at a concentration of 4,444 ug/m³ (SV2-15).
- Naphthalene was detected at concentrations above the laboratory detection limit in two of the 20 soil vapor samples collected at concentrations of 254 ug/m³ (SV2-15) and 2,509 ug/m³ (SV2-25).
- N-propylbenzene was detected at concentrations above the laboratory detection limit in one of the 20 soil vapor samples collected at a concentration of 71,411 ug/m³ (SV2-15).
- Toluene was detected at concentrations above the laboratory detection limit in one of the 20 soil vapor samples collected at a concentration of 28,974 ug/m³ (SV2-15).
- 1,2,4-trimethylbenzene was detected at concentrations above the laboratory detection limit in two of the 20 soil vapor samples collected at concentrations of 381,021 ug/m³ (SV2-15) and 1,226,564 ug/m³ (SV2-25).
- 1,3,5-trimethylbenzene was detected at concentrations above the laboratory detection limit in two of the 20 soil vapor samples collected at concentrations of 214,416 ug/m³ (SV2-15) and 900,100 ug/m³ (SV2-25).
- Total xylenes was detected at concentrations above the laboratory detection limit in two of the 20 soil vapor samples collected at concentrations of 884,955 ug/m³ (SV2-15) and 492,409 ug/m³ (SV2-25).

7.3.2 Chlorinated Hydrocarbons

- PCE was detected at concentrations above the laboratory detection limit in 20 of the 20 soil vapor samples collected at concentrations between 89 ug/m³ (SV5-25) and 412 ug/m³ (SV3-15).
- Chloroform was detected at concentrations above the laboratory detection limit in one of the 20 soil vapor samples collected at a concentration of 29 ug/m³ (SV5-25).

Soil vapor sample laboratory results are summarized in Table 2 and the laboratory analytical report is included in Appendix D.

7.4 GROUNDWATER SAMPLE ANALYTICAL RESULTS

One groundwater sample, GW1, was collected during this investigation. GRO and VOCs were not detected at concentrations above laboratory detection limits. Groundwater sample laboratory results are summarized in Table 3 and the laboratory analytical report is included in Appendix D.

8.0 DISCUSSION OF THE SUBSURFACE INVESTIGATION RESULTS

The SWRCB has a *Low-Threat Underground Storage Tank Case Closure Policy* (LTCP) that applies to fuel releases from petroleum USTs (SWRCB, 2012). The LTCP has screening levels for benzene, ethylbenzene and naphthalene in soil and soil vapor.

The SFB-RWQCB publishes ESLs for soil, soil vapor, and groundwater contaminants of concern (COCs) for residential and commercial land use scenarios (SFB-RWQCB, 2025).

8.1 SOIL

8.1.1 LTCP

Soil samples collected and analyzed during this investigation did not contain concentrations of benzene, ethylbenzene and/or naphthalene above the LTCP threshold criteria for direct contact and outdoor air exposure (commercial/industrial) in the upper 10 feet.

8.1.2 SFB-RWQCB

One of the 20 soil samples (soil sample SV2-25) collected during this investigation contained GRO and naphthalene above SFBRWQCB residential and commercial ESLs. Other VOCs, including PCE, were not detected above ESLs.

8.2 SOIL VAPOR

8.2.1 LTCP

Soil vapor samples collected and analyzed during this investigation did not contain concentrations of benzene, ethylbenzene and/or naphthalene above the LTCP threshold criteria for direct contact and outdoor air exposure (commercial/industrial) in the upper 5 feet.

8.2.2 SFB-RWQCB

GRO, naphthalene, toluene and xylenes were detected at concentrations above the SFBRWQCB residential and commercial ESLs in the soil vapor samples collected from SV2-15 and SV2-25.

PCE was detected at concentrations above the SFBRWQCB residential and commercial ESLs in all 20 soil vapor samples collected during this investigation.

8.3 GROUNDWATER

GRO and VOCs were not detected at concentrations above laboratory detection limits.

8.4 JOHNSON AND ETTINGER (J&E) MODEL

FREY conducted a vapor intrusion evaluation using the Johnson and Ettinger (J&E) model with Site-specific PCE soil vapor data. This is consistent with the DTSC 2023 guidance, which recognizes the model as a supporting line of evidence for assessing vapor intrusion risk. The J&E model is a widely used mathematical tool that estimates vapor intrusion by predicting indoor air concentrations from subsurface contamination (PCE at this Site) and considers soil type, building air exchange rates, and chemical properties. The J&E model output includes an attenuation factor, predicted indoor air concentrations, the incremental cancer risk (ICR) from vapor intrusion, and a hazard quotient (HQ) which represents non-cancer health hazards from chemicals of concern. As discussed in Section 10.0, a vapor barrier and new concrete slab are proposed to be installed, the J&E modelling used below does not incorporate these additional vapor mitigation measures (the calculated ICR and HQ would be lower than the ones provided below if a vapor barrier and new concrete slab were to be installed).

The average concentration of PCE concentrations in soil vapor samples collected during this investigation were 237 ug/m³ and entered into the J&E model (commercial land use) using both the DTSC and USEPA toxicity/building parameter sources. The J&E model outputs are presented in Appendix E.

The ICR and HQ, using the DTSC toxicity/building parameter source, were calculated to be 1.52 x 10⁻⁷ and 0.0006, respectively.

According to the DTSC, an ICR and HQ of less than 1 x 10⁻⁶ and 1.0, respectively, are suitable for no further action (DTSC, 2011).

9.0 CONCLUSIONS

The following conclusions have been made based on the data presented in this report:

9.1 SOIL

- Soil lithologies encountered during drilling at the Site consisted primarily of bedded fine-grained sediments ranging from fine-grained sands to clays from surface grade to about 43 feet bgs (the deepest depth advanced during this investigation).
- The concentrations of benzene, ethylbenzene, and naphthalene detected in the soil samples collected in the upper 10 feet during this investigation are below the applicable LTCP threshold criteria.
- GRO and naphthalene were detected above the SFBRWQCB ESLs in soil sample SV2-25. However, soil boring SV2 was located adjacent to the former UST, and is therefore likely indicative of a release from the former UST and the LTCP criteria should be used when assessing case closure criteria.
 - Other VOCs, including PCE, were not detected in any soil samples above the ESLs.

9.2 GROUNDWATER

- GRO and VOCs were not detected at concentrations above laboratory detection limits.

9.3 SOIL VAPOR

- Petroleum-related VOCs including GRO, naphthalene, toluene and xylenes were detected at concentrations above the SFBRWQCB residential and commercial ESLs in the soil vapor samples collected from SV2-15 and SV2-25. However, these same analytes were not detected in any other soil vapor samples collected at the Site, including the soil vapor sample collected at 5-feet bgs in soil boring SV2. Therefore, based on the lack of petroleum-related VOCs in the upper 5-feet, there does not appear to be a vapor intrusion risk from petroleum-related VOCs as of the date of this report.
- Petroleum-related VOCs in soil vapor were not detected in the upper 10 feet of soil, and therefore the Site meets the soil vapor LTCP criteria.
- PCE was detected across the entire Site footprint above SFBRWQCB residential and commercial ESLs and generally at the same concentration, a source area was not identified on-Site. PCE was not detected above laboratory detection limits in any of the soil samples analyzed.
- Using the J&E model the ICR and HQ were calculated to be 1.52×10^{-7} and 0.0006, respectively. According to the DTSC an ICR and HQ of less than 1×10^{-7} and 1.0, respectively, are suitable for no further action (DTSC, 2011).
- The average concentration of PCE in soil vapor at the Site is 237 ug/m³. The volume of the entire vadose zone below the Site footprint is 270,000 cubic feet. Therefore, the total mass of PCE in the vadose zone beneath the Site footprint is approximately 1.812 grams (0.003995 pounds).

10.0 PROPOSED ENGINEERED AND INSTITUTIONAL CONTROLS

10.1 ENGINEERING CONTROLS

- A new cover system consisting of a presumed 6-inch thick rebar enforced concrete slab will be installed across the entirety of the Site footprint.
- A vapor barrier will be installed below the future concrete building slab of the proposed redevelopment to mitigate vapor intrusion.

10.2 INSTITUTIONAL CONTROLS

- A soil management plan (SMP) will be prepared prior to developing the Site in the future. The SMP should provide guidance for the proper handling of impacted soils encountered during future soil excavation and/or soil grading activities at the Site.

- A Land Use Covenant (LUC) should be implemented, which will prohibit use of groundwater, and require agency approval for soil disturbances below a certain depth.

11.0 RECOMMENDATIONS

FREY does not recommend further investigation and/or remediation. VOCs were only detected in one of the 22 soil samples collected at the Site, and VOCs were not detected in the upper 10-feet of soil, therefore the Site meets LTCP criteria for soil. VOCs were not detected above laboratory detection limits in groundwater. Petroleum-related VOCs were not detected in the upper 10 feet of soil vapor, therefore meets LTCP criteria.

PCE is present in soil vapor at the Site above SFBRWQCB residential and commercial ESLs; however, the proposed engineering controls and institutional controls will be implemented to protect inhabitants of future redevelopment. As previously discussed, a source area of PCE was not identified at the Site, and the concentrations of PCE in soil vapor are either within the same order of magnitude as the ESL or one order of magnitude greater. The lack of PCE detected in soil, and the uniform distribution of PCE in soil vapor, suggests that a source area of PCE is not present on Site and the PCE is likely from an unidentified off-Site source.

Based on the conclusions presented herein and the proposed institutional and engineering controls, it is in FREY's professional opinion that remediation is not warranted.

12.0 LIMITATIONS

The judgments described in this report are professional opinions based solely within the limits of the scope of work authorized and pertain to conditions judged to be present or applicable at the time the work was performed. Future conditions may differ from those described herein, and this report is not intended for future evaluations of this Site unless an update is conducted by a consultant familiar with environmental assessments.

This report was compiled partially on information supplied to FREY from outside sources, other information that is in the public domain and a visual inspection of the property. FREY makes no warranty as to the accuracy of statements made by others, which may be contained in this report, nor are any other warranties or guarantees, expressed or implied, included or intended by the report, except that it has been prepared in accordance with the current accepted practices and standards consistent with the level of care and skill exercised under similar circumstances by other professional consultants or firms performing similar services.

Site conditions may change with time as the result of natural alterations or man-made changes on this or adjacent properties. Future environmental investigations conducted at the Site may reveal Site conditions not indicated in the data reviewed by FREY. Additionally, changes in standards or regulations applicable to the Site may occur. The findings of this report may be partially or wholly invalidated by changes of which FREY is not aware or has not had the opportunity to evaluate.

Environmental assessments provide an additional source of information regarding the environmental conditions of a particular property or facility. The report is a professional opinion and judgment to the Client, dependent upon FREY's knowledge and information obtained during the course of performance of the services.

If you have any questions regarding this report, please contact us at (949) 723-1645.

Sincerely,
FREY Environmental, Inc.



Joe Frey
Principal Certified
Engineering Geologist
CEG #1500

Jack Frey
Project Engineer
PE #24GE06158500 (New Jersey)



Kent Tucker
Senior Project Geologist
PG #7584

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SWRCB, 2025, GAMA website Site Vicinity Search November 2025.

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TABLES

**TABLE 1
SOIL SAMPLE ANALYTICAL RESULTS**

**LBB DEVELOPMENT
3061 LONG BEACH BOULEVARD
LONG BEACH, CALIFORNIA**

Concentrations in milligrams per kilogram (mg/kg)

Soil Boring	Sample Depth (feet-bgs)	Date Sampled	GRO	n-Butylbenzene	Chloroform	Ethylbenzene	Isopropylbenzene	4(p)-isopropyltoluene	Naphthalene	n-Propylbenzene	Tetrachloroethene	Toluene	1,2,4-trimethylbenzene	1,3,5-trimethylbenzene	Total Xylenes
B1	15	7/7/2022	ND<0.20	ND<0.002	ND<0.002	ND<0.001	ND<0.002	ND<0.002	ND<0.002	ND<0.002	ND<0.002	ND<0.001	ND<0.002	ND<0.002	ND<0.002
B2	20	7/7/2022	ND<0.20	ND<0.002	ND<0.002	ND<0.001	ND<0.002	ND<0.002	ND<0.002	ND<0.002	ND<0.002	ND<0.001	ND<0.002	ND<0.002	ND<0.002
B3	5	7/7/2022	ND<0.20	--	--	--	--	--	--	--	--	--	--	--	--
B4	10	7/7/2022	ND<0.20	ND<0.002	ND<0.002	ND<0.001	ND<0.002	ND<0.002	ND<0.002	ND<0.002	ND<0.002	ND<0.001	ND<0.002	ND<0.002	ND<0.002
B5	5	7/7/2022	ND<0.20	--	--	--	--	--	--	--	--	--	--	--	--
B6	5	7/7/2022	ND<0.20	ND<0.002	ND<0.002	ND<0.001	ND<0.002	ND<0.002	ND<0.002	ND<0.002	ND<0.002	ND<0.001	ND<0.002	ND<0.002	ND<0.002
SV1	5	12/3/2025	ND<0.20	ND<0.0010	ND<0.0010	ND<0.0010	ND<0.0010	ND<0.0010	ND<0.0050	ND<0.0010	ND<0.0010	ND<0.0010	ND<0.0010	ND<0.0010	ND<0.0020
	15	12/3/2025	ND<0.20	ND<0.0010	ND<0.0010	ND<0.0010	ND<0.0010	ND<0.0010	ND<0.0050	ND<0.0010	ND<0.0010	ND<0.0010	ND<0.0010	ND<0.0010	ND<0.0020
SV2	5	12/3/2025	ND<0.20	ND<0.0010	ND<0.0010	ND<0.0010	ND<0.0010	ND<0.0010	ND<0.0050	ND<0.0010	ND<0.0010	ND<0.0010	ND<0.0010	ND<0.0010	ND<0.0020
	15	12/3/2025	ND<0.20	ND<0.0010	ND<0.0010	ND<0.0010	ND<0.0010	ND<0.0010	ND<0.0050	ND<0.0010	ND<0.0010	ND<0.0010	ND<0.0010	ND<0.0010	ND<0.0020
	25	12/3/2025	1,150	ND<0.0010	ND<0.0010	0.0527	0.0303	0.206	57.4	0.216	ND<0.0010	0.0020	47.8	2.33	0.849
SV3	5	12/3/2025	ND<0.20	ND<0.0010	ND<0.0010	ND<0.0010	ND<0.0010	ND<0.0010	ND<0.0050	ND<0.0010	ND<0.0010	ND<0.0010	ND<0.0010	ND<0.0010	ND<0.0020
	15	12/3/2025	ND<0.20	ND<0.0010	ND<0.0010	ND<0.0010	ND<0.0010	ND<0.0010	ND<0.0050	ND<0.0010	ND<0.0010	ND<0.0010	ND<0.0010	ND<0.0010	ND<0.0020
	25	12/3/2025	ND<0.20	ND<0.0010	ND<0.0010	ND<0.0010	ND<0.0010	ND<0.0010	ND<0.0050	ND<0.0010	ND<0.0010	ND<0.0010	ND<0.0010	ND<0.0010	ND<0.0020
SV4	5	12/3/2025	ND<0.20	ND<0.0010	ND<0.0010	ND<0.0010	ND<0.0010	ND<0.0010	ND<0.0050	ND<0.0010	ND<0.0010	ND<0.0010	ND<0.0010	ND<0.0010	ND<0.0020
SV5	5	12/3/2025	ND<0.20	ND<0.0010	ND<0.0010	ND<0.0010	ND<0.0010	ND<0.0010	ND<0.0050	ND<0.0010	ND<0.0010	ND<0.0010	ND<0.0010	ND<0.0010	ND<0.0020
	15	12/3/2025	ND<0.20	ND<0.0010	ND<0.0010	ND<0.0010	ND<0.0010	ND<0.0010	ND<0.0050	ND<0.0010	ND<0.0010	ND<0.0010	ND<0.0010	ND<0.0010	ND<0.0020
	25	12/3/2025	ND<0.20	ND<0.0010	ND<0.0010	ND<0.0010	ND<0.0010	ND<0.0010	ND<0.0050	ND<0.0010	ND<0.0010	ND<0.0010	ND<0.0010	ND<0.0010	ND<0.0020

**TABLE 1
SOIL SAMPLE ANALYTICAL RESULTS**

**LBB DEVELOPMENT
3061 LONG BEACH BOULEVARD
LONG BEACH, CALIFORNIA**

Concentrations in milligrams per kilogram (mg/kg)

Soil Boring	Sample Depth (feet-bgs)	Date Sampled	GRO	n-Butylbenzene	Chloroform	Ethylbenzene	Isopropylbenzene	4(p)-isopropyltoluene	Naphthalene	n-Propylbenzene	Tetrachloroethene	Toluene	1,2,4-trimethylbenzene	1,3,5-trimethylbenzene	Total Xylenes
SV6	5	12/3/2025	ND<0.20	ND<0.0010	ND<0.0010	ND<0.0010	ND<0.0010	ND<0.0010	ND<0.0050	ND<0.0010	ND<0.0010	ND<0.0010	ND<0.0010	ND<0.0010	ND<0.0020
	15	12/3/2025	ND<0.20	ND<0.0010	ND<0.0010	ND<0.0010	ND<0.0010	ND<0.0010	ND<0.0050	ND<0.0010	ND<0.0010	ND<0.0010	ND<0.0010	ND<0.0010	ND<0.0020
	25	12/3/2025	ND<0.20	ND<0.0010	ND<0.0010	ND<0.0010	ND<0.0010	ND<0.0010	ND<0.0050	ND<0.0010	ND<0.0010	ND<0.0010	ND<0.0010	ND<0.0010	ND<0.0020
GW1	5	12/3/2025	ND<0.20	ND<0.0010	ND<0.0010	ND<0.0010	ND<0.0010	ND<0.0010	ND<0.0050	ND<0.0010	ND<0.0010	ND<0.0010	ND<0.0010	ND<0.0010	ND<0.0020
	10	12/3/2025	ND<0.20	ND<0.0010	ND<0.0010	ND<0.0010	ND<0.0010	ND<0.0010	ND<0.0050	ND<0.0010	ND<0.0010	ND<0.0010	ND<0.0010	ND<0.0010	ND<0.0020
	15	12/3/2025	ND<0.20	ND<0.0010	ND<0.0010	ND<0.0010	ND<0.0010	ND<0.0010	ND<0.0050	ND<0.0010	ND<0.0010	ND<0.0010	ND<0.0010	ND<0.0010	ND<0.0020
	20	12/3/2025	ND<0.20	ND<0.0010	ND<0.0010	ND<0.0010	ND<0.0010	ND<0.0010	ND<0.0050	ND<0.0010	ND<0.0010	ND<0.0010	ND<0.0010	ND<0.0010	ND<0.0020
	25	12/3/2025	ND<0.20	ND<0.0010	ND<0.0010	ND<0.0010	ND<0.0010	ND<0.0010	ND<0.0050	ND<0.0010	ND<0.0010	ND<0.0010	ND<0.0010	ND<0.0010	ND<0.0020
	30	12/8/2025	ND<0.20	ND<0.0010	ND<0.0010	ND<0.0010	ND<0.0010	ND<0.0010	ND<0.0050	ND<0.0010	ND<0.0010	ND<0.0010	ND<0.0010	ND<0.0010	ND<0.0020
	35	12/8/2025	ND<0.20	ND<0.0010	ND<0.0010	ND<0.0010	ND<0.0010	ND<0.0010	ND<0.0050	ND<0.0010	ND<0.0010	ND<0.0010	ND<0.0010	ND<0.0010	ND<0.0020
SFBRWQCB ESLs - Residential[2]			460	NL	0.32	5.8	NL	NL	2.0	NL	0.59	1,400	NL	NL	580
SFBRWQCB ESLs - Commercial [2]			2,100	NL	1.4	25	NL	NL	8.6	NL	2.7	7,300	NL	NL	2,500
LTCP - Residential (0 to 5 feet bgs) [3]			NL	NL	NL	21	NL	NL	9.7	NL	NL	NL	NL	NL	NL
LTCP - Residential (5 to 10 feet bgs) [3]			NL	NL	NL	32	NL	NL	9.7	NL	NL	NL	NL	NL	NL
LTCP - Commercial (0 to 5 feet bgs) [3]			NL	NL	NL	89	NL	NL	45	NL	NL	NL	NL	NL	NL
LTCP - Commercial (5 to 10 feet bgs) [3]			NL	NL	NL	134	NL	NL	45	NL	NL	NL	NL	NL	NL

Notes:

[1] Analyzed for total petroleum hydrocarbons modified for gasoline (GRO) and volatile organic compounds (VOCs) by EPA Method No. 8260B.

[2] San Francisco Bay Regional Water Quality Control Board (SFBRWQCB): 2025 Environmental Screening Level Summary Tables (Rev 1), Summary Table of Soil Environmental Screening Levels, Direct Exposure Levels. The cancer risk ESLs are presented herein, if the cancer risk ESL was not available the non-cancer risk was used.

[3] California State Water Resources Control Board - Low Threat Closure Policy (SWRCB LTCP), 3. Direct Contact and Outdoor Air Exposure, Table 1: Concentrations of Petroleum Constituents in Soil That Will Have No Significant Risk of Adversely Affecting Human Health

[4] The analytes presented herein include any analyte that was detected in either soil, soil vapor, or groundwater during the investigation described in the January 2, 2026 dated report.

ND = Not detected at or above the laboratory detection limit

NA = Not analyzed or not available

NL = Not listed

feet-bgs = feet below ground surface

Concentrations that are shaded gray indicate an exceedance of one of the regulatory screening levels.

**TABLE 2
SOIL VAPOR SAMPLE ANALYTICAL RESULTS**

**LBB DEVELOPMENT
3061 LONG BEACH BOULEVARD
LONG BEACH, CALIFORNIA**

(Laboratory results in micrograms per cubic meter - ug/m³)

Soil Boring	Depth (feet-bgs)	Date Sampled	GRO	n-Butylbenzene	Chloroform	Ethylbenzene	Isopropylbenzene	4(p)-Isopropyltoluene	Naphthalene	n-Propylbenzene	Tetrachloroethene	Toluene	1,2,4-Trimethyl benzene	1,3,5-Trimethyl benzene	Total Xylenes
B2	30	07/07/2022	ND<7,170	--	ND<5.0	27	--	--	--	--	7.4	45	49	18	183
B3	5	07/07/2022	ND<7,170	--	ND<5.0	28	--	--	--	--	4.2	41	78	26	167
B5	5	07/07/2022	10,300	--	ND<250	160	--	--	--	--	57	980	24	ND<250	570
B7	15	07/07/2022	ND<7,170	--	22	36	--	--	--	--	35	68	70	24	189
SV-1	5	12/15/2025	ND<3,000	ND<1,000	ND<4	ND<30	ND<1,000	ND<1,000	ND<2	ND<1,000	145	ND<1,000	ND<1,000	ND<1,000	ND<1,000
	15	12/15/2025	ND<3,000	ND<1,000	ND<4	ND<30	ND<1,000	ND<1,000	ND<2	ND<1,000	367	ND<1,000	ND<1,000	ND<1,000	ND<1,000
	20	12/15/2025	ND<3,000	ND<1,000	ND<4	ND<30	ND<1,000	ND<1,000	ND<2	ND<1,000	190	ND<1,000	ND<1,000	ND<1,000	ND<1,000
SV-2	5	12/15/2025	ND<3,000	ND<1,000	ND<4	ND<30	ND<1,000	ND<1,000	ND<2	ND<1,000	106	ND<1,000	ND<1,000	ND<1,000	ND<1,000
	5 DUP	12/15/2025	ND<3,000	ND<1,000	ND<4	ND<30	ND<1,000	ND<1,000	ND<2	ND<1,000	96	ND<1,000	ND<1,000	ND<1,000	ND<1,000
	15	12/15/2025	5,413,317	20,814	ND<4	189,314	26,812	4,444	254	71,411	163	28,974	381,021	214,416	884,955
	25	12/15/2025	14,998,892	135,612	ND<4	28,763	ND<1,000	ND<1,000	2,509	ND<1,000	318	ND<1,000	1,226,564	900,010	492,409
SV-3	5	12/15/2025	ND<3,000	ND<1,000	ND<4	ND<30	ND<1,000	ND<1,000	ND<2	ND<1,000	135	ND<1,000	ND<1,000	ND<1,000	ND<1,000
	15	12/15/2025	ND<3,000	ND<1,000	ND<4	ND<30	ND<1,000	ND<1,000	ND<2	ND<1,000	412	ND<1,000	ND<1,000	ND<1,000	ND<1,000
	25	12/15/2025	ND<3,000	ND<1,000	ND<4	ND<30	ND<1,000	ND<1,000	ND<2	ND<1,000	164	ND<1,000	ND<1,000	ND<1,000	ND<1,000
SV-4	5	12/15/2025	ND<3,000	ND<1,000	ND<4	ND<30	ND<1,000	ND<1,000	ND<2	ND<1,000	263	ND<1,000	ND<1,000	ND<1,000	ND<1,000
	15	12/15/2025	ND<3,000	ND<1,000	ND<4	ND<30	ND<1,000	ND<1,000	ND<2	ND<1,000	272	ND<1,000	ND<1,000	ND<1,000	ND<1,000
	20	12/15/2025	ND<3,000	ND<1,000	ND<4	ND<30	ND<1,000	ND<1,000	ND<2	ND<1,000	341	ND<1,000	ND<1,000	ND<1,000	ND<1,000
	20 DUP	12/15/2025	ND<3,001	ND<1,001	ND<4	ND<30	ND<1,000	ND<1,000	ND<3	ND<1,001	345	ND<1,000	ND<1,000	ND<1,000	ND<1,000
	5	12/15/2025	ND<3,000	ND<1,000	ND<4	ND<30	ND<1,000	ND<1,000	ND<2	ND<1,000	311	ND<1,000	ND<1,000	ND<1,000	ND<1,000
SV-5	15	12/15/2025	ND<3,000	ND<1,000	ND<4	ND<30	ND<1,000	ND<1,000	ND<2	ND<1,000	187	ND<1,000	ND<1,000	ND<1,000	ND<1,000
	25	12/15/2025	ND<3,000	ND<1,000	29	ND<30	ND<1,000	ND<1,000	ND<2	ND<1,000	89	ND<1,000	ND<1,000	ND<1,000	ND<1,000
	5	12/15/2025	ND<3,000	ND<1,000	ND<4	ND<30	ND<1,000	ND<1,000	ND<2	ND<1,000	255	ND<1,000	ND<1,000	ND<1,000	ND<1,000
SV-6	15	12/15/2025	ND<3,000	ND<1,000	ND<4	ND<30	ND<1,000	ND<1,000	ND<2	ND<1,000	274	ND<1,000	ND<1,000	ND<1,000	ND<1,000
	25	12/15/2025	ND<3,000	ND<1,000	ND<4	ND<30	ND<1,000	ND<1,000	ND<2	ND<1,000	313	ND<1,000	ND<1,000	ND<1,000	ND<1,000
	SFBRWQCB ESLs - Residential [2]			22,000	NL	4.1	37	NL	NL	2.8	NL	15	15,000	NL	NL
SFBRWQCB ESLs - Commercial [2]			90,000	NL	18	160	NL	NL	12	NL	67	61,000	NL	NL	15,000
Bioattenuation Zone Parameters Met															
LTCP - Residential [3]			NL	NL	NL	1,100,000	NL	NL	93,000	NL	NL	NL	NL	NL	NL
LTCP - Commercial/Industrial [3]			NL	NL	NL	3,600,000	NL	NL	310,000	NL	NL	NL	NL	NL	NL
Bioattenuation Zone Parameters Not Met															
LTCP - Residential [4]			NL	NL	NL	1,100	NL	NL	93	NL	NL	NL	NL	NL	NL
LTCP - Commercial/Industrial [4]			NL	NL	NL	3,600	NL	NL	310	NL	NL	NL	NL	NL	NL

NOTES:

- [1] GRO (Gasoline Range Organics) and volatile organic compounds (VOCs) analyzed by EPA Method No. TO-15 for samples collected in 2022. Samples collected after 2022 were analyzed for GRO and VOCs via EPA Method No. 8260B.
 - [2] San Francisco Bay Regional Water Quality Control Board (SFBRWQCB): 2025 Environmental Screening Level Summary Tables (Rev 1), Summary Table of Soil Vapor Environmental Screening Levels. The cancer risk ESLs are presented herein, if the cancer risk ESL was not available the non-cancer risk was used.
 - [3] California State Water Resources Control Board - Low Threat Closure Policy (SWRCB LTCP) soil gas screening level for residential and commercial/industrial land use with bioattenuation zone where O₂>4% and TPH in soil = <100 mg/kg (SWRCB, 2012).
 - [4] California State Water Resources Control Board - Low Threat Closure Policy (SWRCB LTCP) soil gas screening level for residential and commercial/industrial land use with no bioattenuation zone where O₂<4% and/or TPH in soil = >100 mg/kg (SWRCB, 2012).
 - [5] The analytes presented herein include any analyte that was detected in either soil, soil vapor, or groundwater during the investigation described in the January 2, 2026 dated report.
- feet-bgs = Feet below the ground surface
 ND = Not detected above laboratory detection limit.
 NL =Not listed
- Concentrations that are shaded gray indicate an exceedance of one of the regulatory screening levels.

**TABLE 3
GROUNDWATER SAMPLE ANALYTICAL RESULTS**

**LBB DEVELOPMENT
3061 LONG BEACH BOULEVARD
LONG BEACH, CALIFORNIA**

Concentrations in micrograms per liter (ug/L)

Soil Boring	Date	GRO/TPH-g	n-Butylbenzene	Chloroform	Ethyl- benzene	Isopropylbenzene	4(p)-isopropyltoluene	Naphthalene	n-Propylbenzene	Tetrachloroethene	Toluene	1,2,4- trimethylbenzene	1,3,5- trimethylbenzene	Total Xylenes
GW1	12/3/2025	ND<100	ND<0.5	ND<0.5	ND<0.5	ND<0.5	ND<0.5	ND<2.5	ND<0.5	ND<0.5	ND<0.5	ND<0.5	ND<0.5	ND<1.0
SFBRWQCB Direct Exposure Levels - Residential [2]		NL	NL	80	300	NL	NL	NL	NL	5.0	150	NL	NL	1,800

Notes:

[1] Analyzed for total petroleum hydrocarbons modified for gasoline (GRO) and volatile organic compounds (VOCs) by EPA Method No. 8260B.

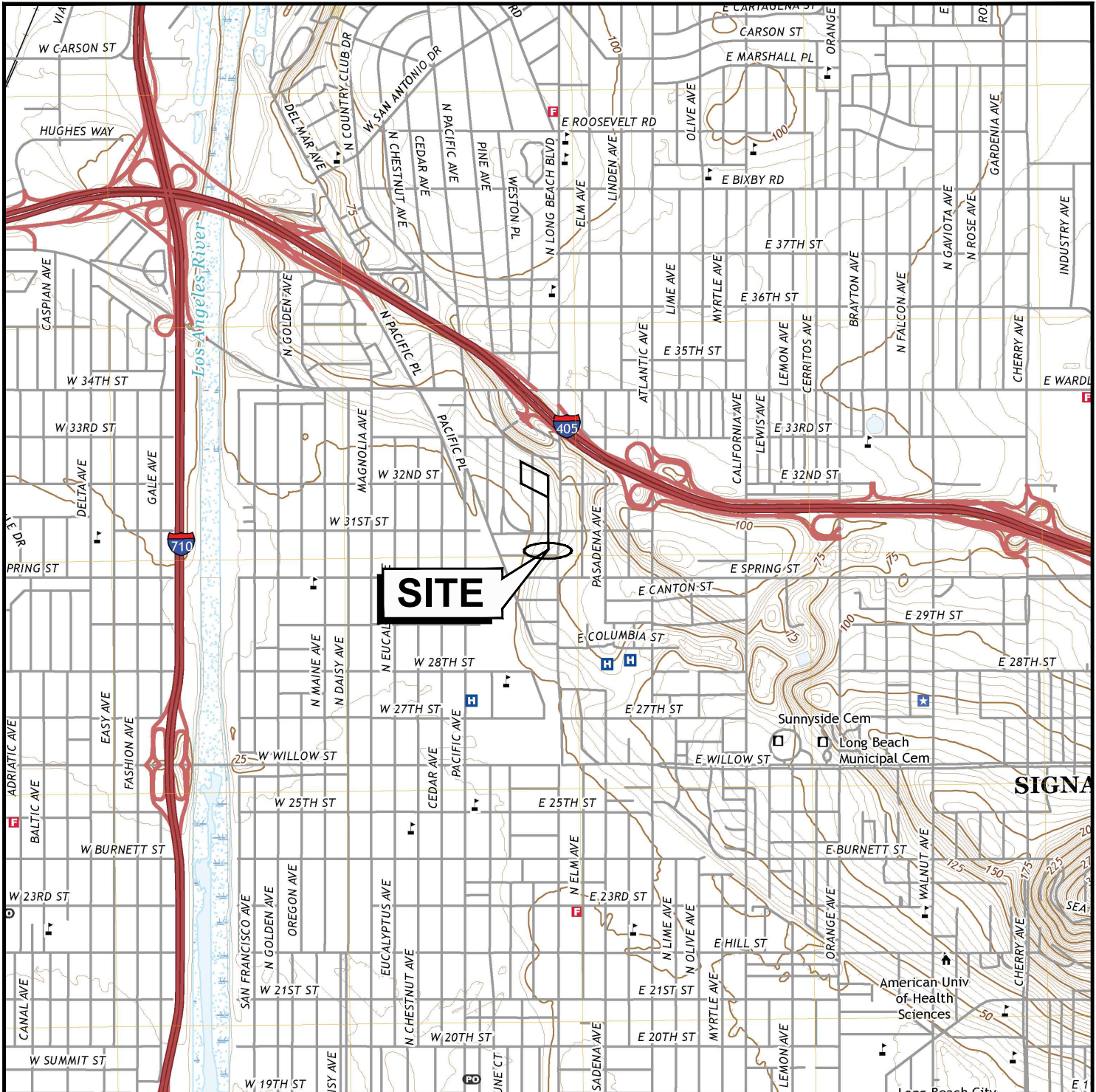
[2] San Francisco Bay Regional Water Quality Control Board (SFBRWQCB): 2025 Environmental Screening Level Summary Tables (Rev 1), Summary Table of Groundwater Environmental Screening Levels, Direct Exposure Levels MCL

[3] The analytes presented herein include any analyte that was detected in either soil, soil vapor, or groundwater during the investigation described in the January 2, 2026 dated report.

ND = Not detected at or above the laboratory detection limit

NL = Not listed

FIGURES



NOTE:

1. Base map from USGS 7.5 minute Long Beach (dated 2018) California topographic quadrangle



APPROXIMATE SCALE IN MILES



SITE LOCATION MAP

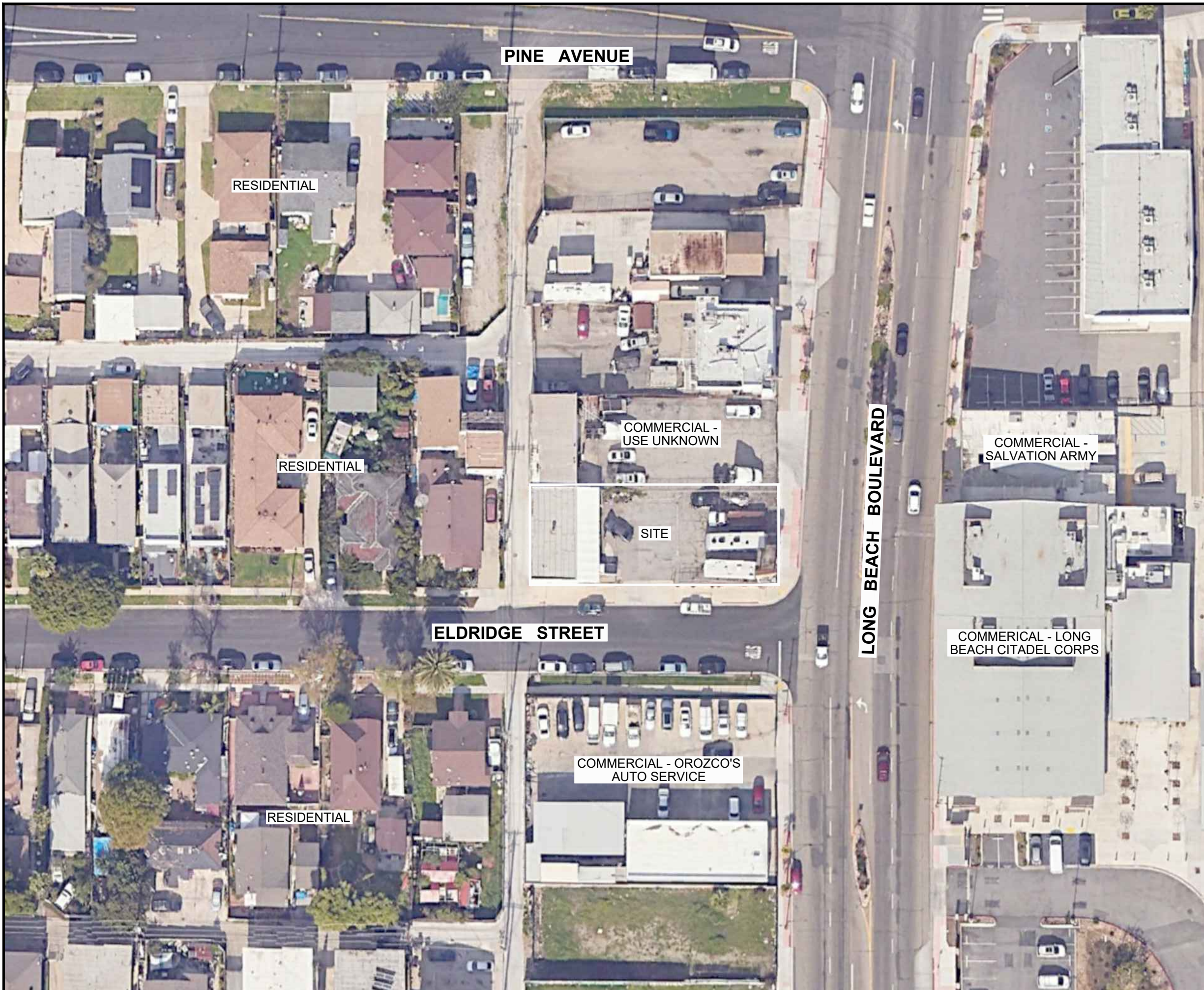
LBB DEVELOPMENT
 3061 LONG BEACH BOULEVARD
 LONG BEACH, CALIFORNIA

FREY ENVIRONMENTAL, INC.

CLIENT:	PROJECT No.:	DATE:
	1324-01	07/2025

FILE NAME:
1324-01-SL.DWG

FIGURE 1



LEGEND

NOTES:

- 1. All locations and dimensions are approximate.
- 2. Site Sketch from Google Earth Aerial Photo.

0 50 100

APPROXIMATE SCALE IN FEET



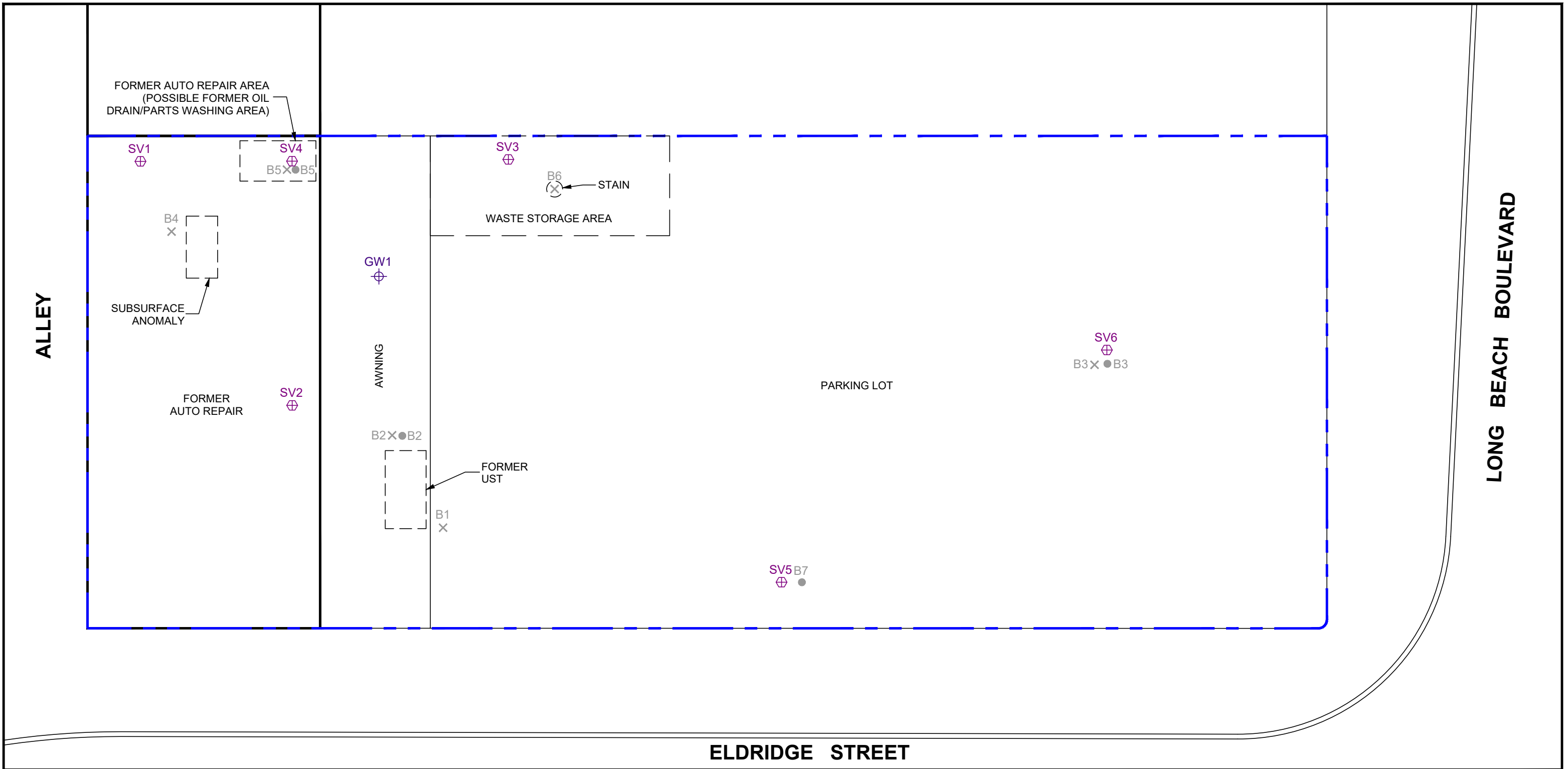
SITE VICINITY SKETCH

LBB DEVELOPMENT
 3061 LONG BEACH BOULEVARD
 LONG BEACH, CALIFORNIA

FREY ENVIRONMENTAL, INC.

CLIENT:	PROJECT No.:	DATE:
	1324-01	07/2025

FILE NAME:
1324-01-VC.DWG

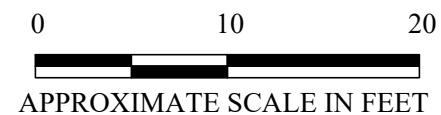


LEGEND

- APPROXIMATE SITE BOUNDARY
- SOIL SAMPLE LOCATION (GEO FORWARD, 07/2022)
- SOIL GAS PROBE LOCATION (GEO FORWARD, 07/2022)
- TRIPLE NESTED VAPOR PROBE LOCATION
- GRAB GROUNDWATER SAMPLE LOCATION

NOTES:

1. All locations and dimensions are approximate.
2. Site Sketch from Google Earth Aerial Photo.



SITE SKETCH SHOWING SOIL BORINGS, SOIL VAPOR PROBES & GROUNDWATER SAMPLE LOCATIONS

LBB DEVELOPMENT
3061 LONG BEACH BOULEVARD
LONG BEACH, CALIFORNIA

FREY ENVIRONMENTAL, INC.

CLIENT:	PROJECT No.: 1324-01	DATE: 07/2025
FILE NAME: 1324-01-ST.DWG		FIGURE 3

APPENDIX A
REGULATORY CORRESPONDENCE



Los Angeles Regional Water Quality Control Board

September 15, 2025

LBB Development
Attn: Mr. Ritesh Sonea
818 Sandwood Place
San Pedro, CA 90731

Via Email Only

SUBJECT: REVIEW OF WORKPLAN

SITE: LBB DEVELOPMENT, 3061 LONG BEACH BLVD., LONG BEACH, CALIFORNIA (SCP NO. 1649, GLOBAL ID NO. T10000023381)

Dear Mr. Sonea:

The California Regional Water Quality Control Board, Los Angeles Region (Los Angeles Water Board), is the public agency with primary responsibility for the protection of groundwater and surface water quality for all beneficial uses within major portions of Los Angeles and Ventura counties, including the above-referenced Site (Site).

The Los Angeles Water Board staff has reviewed the following documents:

- Soil, Soil Vapor, and Groundwater Investigation Workplan (Workplan), dated August 6, 2025, prepared by FREY Environmental, Inc. (FREY).

SUMMARY OF WORKPLAN

The Workplan proposes to drill four soil borings (SV1 through SV4) to approximately 25 feet below ground surface (bgs). Soil samples will be collected at 5-foot intervals to 25 feet bgs and will be examined for lithologic description and field screenings using a photo-ionization detector (PID). Soil samples will only be sent to a laboratory for analysis if the PID readings are above 10 parts per million (ppm) or if visual/olfactory evidence of impacts are observed. After soil sampling activities are completed, triple nested vapor probes will be installed at each boring location at 5, 15, and 25 feet bgs, and soil vapor samples will be collected from each soil vapor probe. One additional soil boring (GW1) will be drilled to approximately 45 feet bgs, and a grab groundwater sample will be collected via a hydro punch sampler. The soil (if required), soil vapor, and grab groundwater samples will be analyzed for total purgeable petroleum hydrocarbon (TPPH) and volatile organic compounds (VOCs) in accordance with Environmental Protection Agency (EPA) Method No. 8260B.

DAVID NAHAI, CHAIR | SUSANA ARREDONDO, EXECUTIVE OFFICER

LOS ANGELES WATER BOARD COMMENTS AND REQUESTS

Based upon the review of the Workplan and available information in the case files, Los Angeles Water Board staff conditionally approve the Workplan with the following comments and requests:

1. Los Angeles Water Board staff does not concur with the proposed soil sample analysis condition that soil samples will only be sent to a laboratory for analysis based on PID readings or observations. As specified in the regulatory letter dated July 11, 2025, additional investigation(s) are warranted to delineate constituents in soil at the Site. Based on the previous sampling event, sampling locations B3, B5, and B7 have had detections of VOCs in soil vapor samples; however, no soil samples collected at these locations were analyzed for VOCs. Soil samples must be collected near the vicinity of these locations at 5-foot intervals beginning at 5 feet bgs and ending at least at 15 feet bgs. Soil samples should be analyzed for TPPH and full suite of VOCs per EPA Method 8260B.
 - a. A map incorporating the additional boring locations in the vicinity of B3, B5, and B7 and the proposed soil sampling depths must be submitted to Los Angeles Water Board staff for review prior to the commencement of any field work.
 - b. Los Angeles Water Board staff recommend collecting soil samples at 5-foot intervals in borings SV-1 through SV-4. Collecting soil and soil vapor samples concurrently will provide more clarity with the fate and transport of VOC constituents present in the subsurface.
2. Los Angeles Water Board staff concur with the proposed soil vapor sample locations; however, additional sampling locations are necessary to fully delineate the lateral and vertical extent of VOCs in soil vapor at the Site. VOCs, such as PCE, benzene, ethylbenzene, and/or chloroform, were detected above their respective regulatory screening level in soil vapor sample locations B2, B3, B5, and B7; however, the proposed soil vapor sample locations are only in the vicinity of B5 and nearby B2. There are no proposed soil vapor sample locations near B3 and B7, and due to the previous VOC detections in soil vapor samples above their respective regulatory screening level in B3 at 5 ft bgs, and in B7 at 15 ft bgs, further vertical delineation is warranted near these locations. Soil vapor samples should be analyzed for TPPH, and full suite of VOCs per EPA Method 8260B.
 - a. A map incorporating the additional boring locations in the vicinity of B3 and B7 and the proposed soil vapor sampling depths must be submitted to Los Angeles Water Board staff for review prior to the commencement of any field work.
3. Los Angeles Water Board staff concur with the proposed grab groundwater sample location; however, soil samples must also be collected at GW1 to assess the migration of constituents in soil to groundwater. Soil samples should be collected at

5-foot intervals beginning at 5 feet bgs until groundwater is encountered, at changes in soil lithology, and at areas of obvious contamination for geological logging and preserved per EPA Method 5035 for chemical analysis. Soil samples should be analyzed for TPPH and full suite of VOCs per EPA Method 8260B.

4. A technical report detailing the results of the additional site investigation for the subsurface soil, soil vapor, and groundwater should be submitted to the Los Angeles Water Board via GeoTracker by **December 15, 2025**. The report should include, at a minimum, a scaled site map, boring logs, isoconcentration maps, analytical results, data summary tables, conclusions, and recommendations. Based on the results from this investigation, your technical report should also contain a workplan for additional work to complete any onsite and/or offsite assessment, if needed.
5. Based on the previous geophysical survey, one subsurface anomaly was identified inside the auto service station and is suspected to be a hydraulic lift. The subsurface anomaly must be excavated and removed, and confirmational sampling must be conducted beneath the anomaly after its removal. Confirmation sampling should include analysis of TPPH and full suite of VOCs per EPA Method 8260B. The results of the anomaly removal and confirmational sampling may be included in the technical report due by **December 15, 2025**.
6. As presented in State Water Resources Control Board Resolution 92-49, professionals should be qualified, licensed where applicable, and competent and proficient in the fields pertinent to the required activities. Moreover, the final report submitted to the Los Angeles Water Board should be reviewed, signed, and stamped by a California-registered geologist, or a California-registered civil engineer with at least five years of hydrogeologic experience. Furthermore, the California Business and Professions Code Sections 6735, 7835, and 7835.1 require that engineering and geologic evaluations and judgements be performed by or under the direction of registered professionals. Therefore, all future work should be performed by or under the direction of a registered geologist or registered civil engineer. A statement is requested in the final report that the registered professional in responsible charge actually supervised or personally conducted all the work associated with the final report.

Regulatory Requirement for Electronic Submission of Laboratory Data to the State GeoTracker Database

Chapter 30, Division 3 of Title 23 of California Code of Regulations (CCR) requires persons responsible for submitting reports to ensure the electronic submission of laboratory analytical data (i.e., soil or water chemical analysis) and locational data (i.e., location and elevation of groundwater monitoring wells) via the Internet to the State Water Resources Control Board's GeoTracker database. The regulations and other background information regarding GeoTracker, and electronic submission of data are available at https://www.waterboards.ca.gov/ust/electronic_submission/.

In accordance with the regulations, the following information must be uploaded to the State Water Resources Control Board's GeoTracker database: reports and work plans (in PDF format), laboratory analytical data (in electronic data format [EDF]), monitoring event information in GEO_WELL format, an updated site map (GEO_MAP) showing any monitoring well locations, boring logs in PDF (GEO_BORE) to be used to link to well locations, monitoring well latitude and longitude (GEO_XY) survey data, and well elevation data (GEO_Z). EDF files shall be formatted in accordance with current EDF guidance letters available at <https://geotracker.waterboards.ca.gov/edfletters/>.

If you have any questions regarding this letter, please contact Ms. Amanda Davatolhagh, Engineering Geologist at (213) 576-6748 or via email at Amanda.Davatolhagh@waterboards.ca.gov or contact Ms. Anita Fang, Unit VI Supervisor, at (213) 576-6730 or via email at Xiao-Xue.Fang@waterboards.ca.gov.

Sincerely,

Amanda Davatolhagh
Engineering Geologist
Site Cleanup Program Unit VI

cc (via email):

Jack Frey, FREY

APPENDIX B
LBBEH PERMITS

WELL PERMIT

PERMIT NO. **3551**

DATE ISSUED: **November 6th, 2025**

PROPOSED DRILLING DATE: **November 11th, 2025**

All work must be completed in accordance with Water Well Bulletin 74-81 and 74-90.

PLEASE NOTIFY INSPECTOR 48 HOURS BEFORE DRILLING AND SUBMIT THE DRILLERS WELL COMPLETION REPORT (WCR) TO billy.chen@longbeach.gov (OR MAIL/FAX TO THE ADDRESS ABOVE) AND THE DEPARTMENT OF WATER RESOURCES ONLINE AT https://civicnet.resources.ca.gov/DWR_WELLS

Site Address: 3061 Long Beach Blvd, Long Beach, CA 90807

Owner: LBB Development

Owner Address: 3061 Long Beach Boulevard, Long Beach, CA 90807

Consulting Firm: FREY Environmental, Inc.

Consulting Firm Address: 2817 A Lafayette Avenue, Newport Beach, CA 92663

Drilling Company: Kehoe Testing & Engineering, Inc.

Drilling Co. Address: 5415 Industrial Drive, Huntington Beach, CA 92649

Type Of Permit: Soil Boring

Type Of Well: Soil Vapor Probes/Soil Boring

Total # of Well/Soil Borings: 6 SVP, 1 Soil Boring

THIS PERMIT IS VALID FOR ONE YEAR FROM DATE ISSUED ABOVE



Date: 11/6/2025

Environmental Health - Water Quality Program

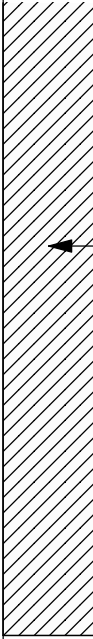









APPENDIX C
BORING LOGS

Date drilled/completed November 24, 2025
 Geologist Silverio L.
 Drilling equipment Geoprobe/HSA
 Surface elevation Approx. 44 feet AMSL
 Top of casing elevation Not Applicable

Boring depth Approx. 43 feet BGS
 Initial depth to water Approx. 38.15 feet BGS
 Static depth to water Not Measured
 Well screen depth Not Applicable
 Borehole Diameter 8-inch HSA

Depth	EPA Method 8230 GPR (mg/kg)	Headspace (ppmv)	Well Construction Detail	Sample Type	Blow Counts	Sample No.	Graphic Log	U.S. C.S. Classification	Description	Remarks
0									3.5" Asphalt	Cleared to 5 feet bgs ↓ No Hydrocarbon Odor ↓ Refusal with Geoprobe, advanced with HSA hereafter
1										
2										
3										
4										
5	ND<0.20	<1.0			5		CL		Brown, moist, CLAY with some Sand	
6										
7										
8										
9										
10	ND<0.20	<1.0			10				With minor Sand	
11										
12										
13										
14										
15	ND<0.20	<1.0	Neat Cement		15					
16										
17										
18										
19										
20	ND<0.20	<1.0			20				With some Sand	
21										
22										
23										
24										
25	ND<0.20	<1.0			25				Becomes damp	
26										
27										
28										
29										
30										
Project Name LBB DEVELOPMENT									Log of Boring	Figure No.
Project Number 1324-01									GW1	1

Depth	EPA Method 8230 GFO (mg/kg)	Headspace (ppmv)	Well Construction Detail	Sample Type	Blow Counts	Sample No.	Graphic Log	U.S.C.S. Classification	Description	Remarks
30	ND<0.20	<1.0	 Neat Cement		22	30		SC	Brown, moist, medium dense, Clayey fine grained SAND	No Hydrocarbon Odor
31										
32										
33										
34										
35	ND<0.20	<1.0			18	35			Becomes wet	
36										
37										
38										
39										
40		<1.0			19	40				
41										
42										
43									Bottom of boring at 43 feet BGS	
44										
45										
46										
47										
48										
49										
50										
51										
52										
53										
54										
55										
56										
57										
58										
59										
60										
Project Name LBB DEVELOPMENT									Log of Boring	Figure No.
Project Number 1324-01									GW1	2

Date drilled/completed November 24, 2025
 Geologist Silverio L.
 Drilling equipment Geoprobe
 Surface elevation Not Surveyed
 Top of casing elevation Not Applicable

Boring depth Approx. 20 feet BGS
 Initial depth to water Not Encountered
 Static depth to water Not Applicable
 Probe depth 5, 15, & 20 feet BGS
 Borehole Diameter 1 3/4-inches

Depth	EPA Method 8230 GPR (mg/kg)	Headspace (ppm)	Well Construction Detail	Sample Type	Blow Counts	Sample No.	Graphic Log	U.S. C.S. Classification	Description	Remarks
0			8" Traffic Wellbox						4" Cement	Cleared to 5 feet bgs
1										
2										
3										
4			Dry Bentonite Crumbles (Typ.)							
5	ND<0.20	<1.0			5		CL		Light brown, moist, CLAY with some fine grained Sand	No Hydrocarbon Odor
6										
7										
8			1/4" Nylaflow Tubing (Typ.)							
9										
10		<1.0			10					
11			Hydrated Bentonite Crumbles (Typ.)							
12										
13										
14										
15	ND<0.20	<1.0	Soil Vapor Probe (Typ.)		15				With minor Silt	
16										
17										
18										
19			Sand							
20		<1.0			20				With trace Gravel	
21									Bottom of boring at 20 feet BGS	Refusal encountered at 20 feet
22										
23										
24										
25										
26										
27										
28										
29										
30										
Project Name LBB DEVELOPMENT									Log of Boring	Figure No.
Project Number 1324-01									SV1	1

Date drilled/completed November 24, 2025
 Geologist Silverio L.
 Drilling equipment Geoprobe
 Surface elevation Not Surveyed
 Top of casing elevation Not Applicable

Boring depth Approx. 25.5 feet BGS
 Initial depth to water Not Encountered
 Static depth to water Not Applicable
 Probe depth 5, 15, & 25 feet BGS
 Borehole Diameter 1 3/4-inches

Depth	EPA Method 8260 GPR (mg/kg)	Headspace (ppm)	Well Construction Detail	Sample Type	Blow Counts	Sample No.	Graphic Log	U.S. C.S. Classification	Description	Remarks
0			8" Traffic Wellbox						4" Asphalt	Cleared to 5 feet bgs
1										
2										
3										
4			Dry Bentonite Crumbles (Typ.)							
5	ND<0.20	<1.0			5	5	SM		Brown, moist, Silty fine grained SAND with some Clay	No Hydrocarbon Odor
6										
7										
8			1/4" Nylaflow Tubing (Typ.)							
9										
10		<1.0								
11			Hydrated Bentonite Crumbles (Typ.)					CL	Tan, moist, CLAY with trace fine grained Sand	
12										
13										
14										
15	ND<0.20	21.1	Soil Vapor Probe (Typ.)			15				Faint Hydrocarbon Odor
16										
17										
18										
19										
20		1.410				20				Very Strong Hydrocarbon Odor
21							SP		Light brown, moist, SAND with minor Clay and trace Gravel	
22										
23										
24										
25	1,150	307.9	Sand			25			Becomes dark gray	
26										
27									Bottom of boring at 25.5 feet BGS	
28										
29										
30										
Project Name LBB DEVELOPMENT									Log of Boring	Figure No.
Project Number 1324-01									SV2	1

Date drilled/completed November 24, 2025
 Geologist Silverio L.
 Drilling equipment Geoprobe
 Surface elevation Not Surveyed
 Top of casing elevation Not Applicable

Boring depth Approx. 25.5 feet BGS
 Initial depth to water Not Encountered
 Static depth to water Not Applicable
 Probe depth 5, 15, & 25 feet BGS
 Borehole Diameter 1 3/4-inches

Depth	EPA Method 8260 GPR (mg/kg)	Headspace (ppm)	Well Construction Detail	Sample Type	Blow Counts	Sample No.	Graphic Log	U.S. C.S. Classification	Description	Remarks
0			8" Traffic Wellbox						3" Asphalt	Cleared to 5 feet bgs
1										No Hydrocarbon Odor
2										
3										
4			Dry Bentonite Crumbles (Typ.)							
5	ND<0.20	<1.0			5		CL	Brown, moist, CLAY with some fine grained Sand		
6										
7										
8			1/4" Nylaflow Tubing (Typ.)							
9										
10		<1.0			10					
11			Hydrated Bentonite Crumbles (Typ.)							
12										
13										
14										
15	ND<0.20	<1.0	Soil Vapor Probe (Typ.)		15		SP	Light brownish gray, moist, fine grained SAND with some Clay		
16										
17										
18										
19										
20		<1.0			20			With minor Clay		
21										
22										
23										
24										
25	ND<0.20	<1.0	Sand		25			With trace Silts		
26									Bottom of boring at 25.5 feet BGS	
27										
28										
29										
30										
Project Name LBB DEVELOPMENT									Log of Boring	Figure No.
Project Number 1324-01									SV3	1

Date drilled/completed November 24, 2025
 Geologist Silverio L.
 Drilling equipment Geoprobe
 Surface elevation Not Surveyed
 Top of casing elevation Not Applicable

Boring depth Approx. 20 feet BGS
 Initial depth to water Not Encountered
 Static depth to water Not Applicable
 Probe depth 5, 15, & 20 feet BGS
 Borehole Diameter 1 3/4-inches

Depth	EPA Method 8200 GPR (mg/kg)	Headspace (ppm)	Well Construction Detail	Sample Type	Blow Counts	Sample No.	Graphic Log	U.S.C.S. Classification	Description	Remarks
0			8" Traffic Wellbox						4" Cement	Cleared to 5 feet bgs
1										
2										
3										
4			Dry Bentonite Crumbles (Typ.)							
5	ND<0.20	7.4			5		SM		Dark brown, damp, Silty fine grained SAND with trace Clay	No Hydrocarbon Odor
6										
7										
8			1/4" Nylaflow Tubing (Typ.)							
9										
10		<1.0			10					
11			Hydrated Bentonite Crumbles (Typ.)							
12										
13										
14										
15		<1.0	Soil Vapor Probe (Typ.)		15		SP		Brown, moist, fine grained SAND with minor Silt	
16										
17										
18										
19			Sand							
20		5.0			20					Refusal encountered at 20 feet
21									Bottom of boring at 20 feet BGS	
22										
23										
24										
25										
26										
27										
28										
29										
30										
Project Name LBB DEVELOPMENT									Log of Boring	Figure No.
Project Number 1324-01									SV4	1

Date drilled/completed November 24, 2025
 Geologist Silverio L.
 Drilling equipment Geoprobe
 Surface elevation Not Surveyed
 Top of casing elevation Not Applicable

Boring depth Approx. 25.5 feet BGS
 Initial depth to water Not Encountered
 Static depth to water Not Applicable
 Probe depth 5, 15, & 25 feet BGS
 Borehole Diameter 1 3/4-inches

Depth	EPA Method 8260 GPR (mg/kg)	Headspace (ppm)	Well Construction Detail	Sample Type	Blow Counts	Sample No.	Graphic Log	U.S. C.S. Classification	Description	Remarks
0			8" Traffic Wellbox						3" Asphalt	Cleared to 5 feet bgs
1										
2										
3										
4			Dry Bentonite Crumbles (Typ.)							
5	ND<0.20	<1.0			5	5	SM	SM	Brown, moist, Silty fine grained SAND with minor Clay	No Hydrocarbon Odor
6										
7										
8			1/4" Nylaflow Tubing (Typ.)							
9										
10		<1.0								
11			Hydrated Bentonite Crumbles (Typ.)					SP	Light brown, damp, fine grained SAND	
12										
13										
14										
15	ND<0.20	<1.0	Soil Vapor Probe (Typ.)		15	15				
16										
17										
18										
19										
20		<1.0			20	20		CL	Yellowish brown, moist, CLAY with minor fine grained Sand	
21										
22										
23										
24										
25	ND<0.20	<1.0	Sand		25	25				
26									Bottom of boring at 25.5 feet BGS	
27										
28										
29										
30										
Project Name LBB DEVELOPMENT									Log of Boring	Figure No.
Project Number 1324-01									SV5	1

Date drilled/completed November 24, 2025
 Geologist Silverio L.
 Drilling equipment Geoprobe
 Surface elevation Not Surveyed
 Top of casing elevation Not Applicable

Boring depth Approx. 25.5 feet BGS
 Initial depth to water Not Encountered
 Static depth to water Not Applicable
 Probe depth 5, 15, & 25 feet BGS
 Borehole Diameter 1 3/4-inches

Depth	EPA Method 8260 GPR (mg/kg)	Headspace (ppm)	Well Construction Detail	Sample Type	Blow Counts	Sample No.	Graphic Log	U.S. C.S. Classification	Description	Remarks
0			8" Traffic Wellbox						3" Asphalt	Cleared to 5 feet bgs
1										No Hydrocarbon Odor
2										
3										
4			Dry Bentonite Crumbles (Typ.)							
5	ND<0.20	<1.0			5		SM		Brown, damp, Silty fine grained SAND with minor Clay	
6										
7										
8			1/4" Nylaflow Tubing (Typ.)							
9										
10		<1.0								
11			Hydrated Bentonite Crumbles (Typ.)				SP		Light brown, damp, fine grained SAND with trace Silt	
12										
13										
14										
15	ND<0.20	<1.0	Soil Vapor Probe (Typ.)		15					
16										
17										
18										
19										
20		<1.0			20		CL		Yellowish brown, moist, CLAY with minor fine grained Sand	
21										
22										
23										
24										
25	ND<0.20	<1.0	Sand		25					
26									Bottom of boring at 25.5 feet BGS	
27										
28										
29										
30										
Project Name LBB DEVELOPMENT									Log of Boring	Figure No.
Project Number 1324-01									SV6	1

APPENDIX D
ANALYTICAL REPORTS



714-449-9937
562-646-1611

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

08 December 2025

Jack Frey
Frey Environmental, Inc.
2817-A Lafayette Ave.
Newport Beach, CA 92663

Re: LBB Development

Enclosed are the results of analyses for samples received by the laboratory on 11/26/25. If you have any questions concerning this report, please feel free to contact me.

Sincerely,

A handwritten signature in black ink, appearing to read "Colby Wakeman".

Colby Wakeman
Lab Director

Frey Environmental, Inc. 2817-A Lafayette Ave. Newport Beach, CA 92663	Project: LBB Development Project Number: 1324-01 Project Manager: Jack Frey	Reported 12/08/25 10:50
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ANALYTICAL REPORT FOR SAMPLES

Sample ID	Laboratory ID	Matrix	Date Sampled	Date Received
SV1-5	J254536-001	Soil	11/24/2025 14:10	11/26/2025 15:42
SV1-15	J254536-002	Soil	11/24/2025 14:20	11/26/2025 15:42
SV2-5	J254536-003	Soil	11/24/2025 12:00	11/26/2025 15:42
SV2-15	J254536-004	Soil	11/24/2025 12:12	11/26/2025 15:42
SV2-25	J254536-005	Soil	11/24/2025 12:30	11/26/2025 15:42
SV3-5	J254536-006	Soil	11/24/2025 09:45	11/26/2025 15:42
SV3-15	J254536-007	Soil	11/24/2025 10:00	11/26/2025 15:42
SV3-25	J254536-008	Soil	11/24/2025 10:30	11/26/2025 15:42
SV4-5	J254536-009	Soil	11/24/2025 12:47	11/26/2025 15:42
SV5-5	J254536-010	Soil	11/24/2025 08:30	11/26/2025 15:42
SV5-15	J254536-011	Soil	11/24/2025 08:50	11/26/2025 15:42
SV5-25	J254536-012	Soil	11/24/2025 09:05	11/26/2025 15:42
SV6-5	J254536-013	Soil	11/24/2025 07:35	11/26/2025 15:42
SV6-15	J254536-014	Soil	11/24/2025 07:56	11/26/2025 15:42
SV6-25	J254536-015	Soil	11/24/2025 08:15	11/26/2025 15:42
GW1-5	J254536-016	Soil	11/24/2025 10:40	11/26/2025 15:42
GW1-10	J254536-017	Soil	11/24/2025 10:50	11/26/2025 15:42
GW1-15	J254536-018	Soil	11/24/2025 11:02	11/26/2025 15:42
GW1-20	J254536-019	Soil	11/24/2025 11:05	11/26/2025 15:42
GW1-25	J254536-020	Soil	11/24/2025 11:21	11/26/2025 15:42

Jones Environmental, Inc.



Colby Wakeman
Lab Director

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Frey Environmental, Inc.
2817-A Lafayette Ave.
Newport Beach, CA 92663

Project: LBB Development
Project Number: 1324-01
Project Manager: Jack Frey

Reported
12/08/25 10:50

DETECTIONS SUMMARY

Sample ID: SV1-5

Laboratory ID: J254536-001

No Results Detected

Sample ID: SV1-15

Laboratory ID: J254536-002

No Results Detected

Sample ID: SV2-5

Laboratory ID: J254536-003

No Results Detected

Sample ID: SV2-15

Laboratory ID: J254536-004

No Results Detected

Sample ID: SV2-25

Laboratory ID: J254536-005

Analyte	Result	Reporting Limit	Units	Method	Notes
1,2,4-Trimethylbenzene	47800	100	µg/kg	EPA 8260	
1,3,5-Trimethylbenzene	2330	1.0	µg/kg	EPA 8260	
4-Isopropyltoluene	206	1.0	µg/kg	EPA 8260	
Ethylbenzene	52.7	1.0	µg/kg	EPA 8260	
Gasoline Range Organics (C4-C12)	1150	20.0	mg/kg	EPA 8260	
Isopropylbenzene	30.3	1.0	µg/kg	EPA 8260	
m+p-Xylene	385	2.0	µg/kg	EPA 8260	
Naphthalene	57400	500	µg/kg	EPA 8260	
n-Propylbenzene	216	1.0	µg/kg	EPA 8260	
o-Xylene	464	1.0	µg/kg	EPA 8260	

Jones Environmental, Inc.



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Frey Environmental, Inc. 2817-A Lafayette Ave. Newport Beach, CA 92663	Project: LBB Development Project Number: 1324-01 Project Manager: Jack Frey	Reported 12/08/25 10:50
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DETECTIONS SUMMARY

Sample ID: SV2-25 **Laboratory ID:** J254536-005

Analyte	Result	Reporting Limit	Units	Method	Notes
Toluene	2.0	1.0	µg/kg	EPA 8260	

Sample ID: SV3-5 **Laboratory ID:** J254536-006

No Results Detected

Sample ID: SV3-15 **Laboratory ID:** J254536-007

No Results Detected

Sample ID: SV3-25 **Laboratory ID:** J254536-008

No Results Detected

Sample ID: SV4-5 **Laboratory ID:** J254536-009

No Results Detected

Sample ID: SV5-5 **Laboratory ID:** J254536-010

No Results Detected

Sample ID: SV5-15 **Laboratory ID:** J254536-011

No Results Detected

Jones Environmental, Inc.



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Colby Wakeman
Lab Director

Frey Environmental, Inc.
2817-A Lafayette Ave.
Newport Beach, CA 92663

Project: LBB Development
Project Number: 1324-01
Project Manager: Jack Frey

Reported
12/08/25 10:50

DETECTIONS SUMMARY

Sample ID: SV5-25

Laboratory ID: J254536-012

No Results Detected

Sample ID: SV6-5

Laboratory ID: J254536-013

No Results Detected

Sample ID: SV6-15

Laboratory ID: J254536-014

No Results Detected

Sample ID: SV6-25

Laboratory ID: J254536-015

No Results Detected

Sample ID: GW1-5

Laboratory ID: J254536-016

No Results Detected

Sample ID: GW1-10

Laboratory ID: J254536-017

No Results Detected

Sample ID: GW1-15

Laboratory ID: J254536-018

No Results Detected

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Frey Environmental, Inc.
2817-A Lafayette Ave.
Newport Beach, CA 92663

Project: LBB Development
Project Number: 1324-01
Project Manager: Jack Frey

Reported
12/08/25 10:50

DETECTIONS SUMMARY

Sample ID: GW1-20

Laboratory ID: J254536-019

No Results Detected

Sample ID: GW1-25

Laboratory ID: J254536-020

No Results Detected

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Frey Environmental, Inc. 2817-A Lafayette Ave. Newport Beach, CA 92663	Project: LBB Development Project Number: 1324-01 Project Manager: Jack Frey	Reported 12/08/25 10:50
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SV1-5
 J254536-001(Soil)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Analyzed	Method	Notes
EPA 8260B Volatile Organic Compounds via GC/MS by EPA 8260								
Benzene	ND	1.0	µg/kg	1	QC2512102	12/03/25	EPA 8260	
Bromobenzene	ND	1.0	µg/kg	"	"	"	"	
Bromodichloromethane	ND	1.0	µg/kg	"	"	"	"	
Bromoform	ND	1.0	µg/kg	"	"	"	"	
n-Butylbenzene	ND	1.0	µg/kg	"	"	"	"	
sec-Butylbenzene	ND	1.0	µg/kg	"	"	"	"	
tert-Butylbenzene	ND	1.0	µg/kg	"	"	"	"	
Carbon tetrachloride	ND	1.0	µg/kg	"	"	"	"	
Chlorobenzene	ND	1.0	µg/kg	"	"	"	"	
Chloroform	ND	1.0	µg/kg	"	"	"	"	
2-Chlorotoluene	ND	1.0	µg/kg	"	"	"	"	
4-Chlorotoluene	ND	1.0	µg/kg	"	"	"	"	
Dibromochloromethane	ND	1.0	µg/kg	"	"	"	"	
1,2-Dibromo-3-chloropropane	ND	1.0	µg/kg	"	"	"	"	
1,2-Dibromoethane (EDB)	ND	1.0	µg/kg	"	"	"	"	
Dibromomethane	ND	1.0	µg/kg	"	"	"	"	
1,2- Dichlorobenzene	ND	1.0	µg/kg	"	"	"	"	
1,3-Dichlorobenzene	ND	1.0	µg/kg	"	"	"	"	
1,4-Dichlorobenzene	ND	1.0	µg/kg	"	"	"	"	
1,1-Dichloroethane	ND	1.0	µg/kg	"	"	"	"	
1,2-Dichloroethane	ND	1.0	µg/kg	"	"	"	"	
1,1-Dichloroethene	ND	1.0	µg/kg	"	"	"	"	
cis-1,2-Dichloroethene	ND	1.0	µg/kg	"	"	"	"	
trans-1,2-Dichloroethene	ND	1.0	µg/kg	"	"	"	"	
1,2-Dichloropropane	ND	1.0	µg/kg	"	"	"	"	
1,3-Dichloropropane	ND	1.0	µg/kg	"	"	"	"	
2,2-Dichloropropane	ND	1.0	µg/kg	"	"	"	"	
1,1-Dichloropropene	ND	1.0	µg/kg	"	"	"	"	
cis-1,3-Dichloropropene	ND	1.0	µg/kg	"	"	"	"	
trans-1,3-Dichloropropene	ND	1.0	µg/kg	"	"	"	"	
Ethylbenzene	ND	1.0	µg/kg	"	"	"	"	
Freon 11	ND	5.0	µg/kg	"	"	"	"	
Freon 12	ND	5.0	µg/kg	"	"	"	"	
Freon 113	ND	5.0	µg/kg	"	"	"	"	
Hexachlorobutadiene	ND	1.0	µg/kg	"	"	"	"	
Isopropylbenzene	ND	1.0	µg/kg	"	"	"	"	
4-Isopropyltoluene	ND	1.0	µg/kg	"	"	"	"	
Methylene chloride	ND	1.0	µg/kg	"	"	"	"	

Jones Environmental, Inc.



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Frey Environmental, Inc. 2817-A Lafayette Ave. Newport Beach, CA 92663	Project: LBB Development Project Number: 1324-01 Project Manager: Jack Frey	Reported 12/08/25 10:50
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SV1-5
 J254536-001(Soil)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Analyzed	Method	Notes
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EPA 8260B Volatile Organic Compounds via GC/MS by EPA 8260

Naphthalene	ND	5.0	µg/kg	1	QC2512102	12/03/25	EPA 8260	
n-Propylbenzene	ND	1.0	µg/kg	"	"	"	"	
Styrene	ND	1.0	µg/kg	"	"	"	"	
1,1,1,2-Tetrachloroethane	ND	1.0	µg/kg	"	"	"	"	
1,1,1,2,2-Tetrachloroethane	ND	1.0	µg/kg	"	"	"	"	
Tetrachloroethene	ND	1.0	µg/kg	"	"	"	"	
Toluene	ND	1.0	µg/kg	"	"	"	"	
1,2,3-Trichlorobenzene	ND	3.0	µg/kg	"	"	"	"	
1,2,4-Trichlorobenzene	ND	3.0	µg/kg	"	"	"	"	
1,1,1-Trichloroethane	ND	1.0	µg/kg	"	"	"	"	
1,1,2-Trichloroethane	ND	1.0	µg/kg	"	"	"	"	
Trichloroethene	ND	1.0	µg/kg	"	"	"	"	
1,2,3-Trichloropropane	ND	1.0	µg/kg	"	"	"	"	
1,2,4-Trimethylbenzene	ND	1.0	µg/kg	"	"	"	"	
1,3,5-Trimethylbenzene	ND	1.0	µg/kg	"	"	"	"	
Vinyl chloride	ND	1.0	µg/kg	"	"	"	"	
m+p-Xylene	ND	2.0	µg/kg	"	"	"	"	
o-Xylene	ND	1.0	µg/kg	"	"	"	"	
Methyl-tert-butylether	ND	5.0	µg/kg	"	"	"	"	
Ethyl-tert-butylether	ND	5.0	µg/kg	"	"	"	"	
Di-isopropylether	ND	5.0	µg/kg	"	"	"	"	
tert-amylmethylether	ND	5.0	µg/kg	"	"	"	"	
tert-Butylalcohol	ND	50.0	µg/kg	"	"	"	"	
Gasoline Range Organics (C4-C12)	ND	0.20	mg/kg	"	"	"	"	

Surrogate: Toluene-d8	92.59 %	60 - 140
Surrogate: Dibromofluoromethane	115.74 %	60 - 140
Surrogate: 4-Bromofluorobenzene	92.61 %	60 - 140

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 Lab Director

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SV1-15
 J254536-002(Soil)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Analyzed	Method	Notes
EPA 8260B Volatile Organic Compounds via GC/MS by EPA 8260								
Benzene	ND	1.0	µg/kg	1	QC2512102	12/03/25	EPA 8260	
Bromobenzene	ND	1.0	µg/kg	"	"	"	"	
Bromodichloromethane	ND	1.0	µg/kg	"	"	"	"	
Bromoform	ND	1.0	µg/kg	"	"	"	"	
n-Butylbenzene	ND	1.0	µg/kg	"	"	"	"	
sec-Butylbenzene	ND	1.0	µg/kg	"	"	"	"	
tert-Butylbenzene	ND	1.0	µg/kg	"	"	"	"	
Carbon tetrachloride	ND	1.0	µg/kg	"	"	"	"	
Chlorobenzene	ND	1.0	µg/kg	"	"	"	"	
Chloroform	ND	1.0	µg/kg	"	"	"	"	
2-Chlorotoluene	ND	1.0	µg/kg	"	"	"	"	
4-Chlorotoluene	ND	1.0	µg/kg	"	"	"	"	
Dibromochloromethane	ND	1.0	µg/kg	"	"	"	"	
1,2-Dibromo-3-chloropropane	ND	1.0	µg/kg	"	"	"	"	
1,2-Dibromoethane (EDB)	ND	1.0	µg/kg	"	"	"	"	
Dibromomethane	ND	1.0	µg/kg	"	"	"	"	
1,2-Dichlorobenzene	ND	1.0	µg/kg	"	"	"	"	
1,3-Dichlorobenzene	ND	1.0	µg/kg	"	"	"	"	
1,4-Dichlorobenzene	ND	1.0	µg/kg	"	"	"	"	
1,1-Dichloroethane	ND	1.0	µg/kg	"	"	"	"	
1,2-Dichloroethane	ND	1.0	µg/kg	"	"	"	"	
1,1-Dichloroethene	ND	1.0	µg/kg	"	"	"	"	
cis-1,2-Dichloroethene	ND	1.0	µg/kg	"	"	"	"	
trans-1,2-Dichloroethene	ND	1.0	µg/kg	"	"	"	"	
1,2-Dichloropropane	ND	1.0	µg/kg	"	"	"	"	
1,3-Dichloropropane	ND	1.0	µg/kg	"	"	"	"	
2,2-Dichloropropane	ND	1.0	µg/kg	"	"	"	"	
1,1-Dichloropropene	ND	1.0	µg/kg	"	"	"	"	
cis-1,3-Dichloropropene	ND	1.0	µg/kg	"	"	"	"	
trans-1,3-Dichloropropene	ND	1.0	µg/kg	"	"	"	"	
Ethylbenzene	ND	1.0	µg/kg	"	"	"	"	
Freon 11	ND	5.0	µg/kg	"	"	"	"	
Freon 12	ND	5.0	µg/kg	"	"	"	"	
Freon 113	ND	5.0	µg/kg	"	"	"	"	
Hexachlorobutadiene	ND	1.0	µg/kg	"	"	"	"	
Isopropylbenzene	ND	1.0	µg/kg	"	"	"	"	
4-Isopropyltoluene	ND	1.0	µg/kg	"	"	"	"	
Methylene chloride	ND	1.0	µg/kg	"	"	"	"	

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SV1-15
 J254536-002(Soil)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Analyzed	Method	Notes
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EPA 8260B Volatile Organic Compounds via GC/MS by EPA 8260

Naphthalene	ND	5.0	µg/kg	1	QC2512102	12/03/25	EPA 8260	
n-Propylbenzene	ND	1.0	µg/kg	"	"	"	"	
Styrene	ND	1.0	µg/kg	"	"	"	"	
1,1,1,2-Tetrachloroethane	ND	1.0	µg/kg	"	"	"	"	
1,1,1,2,2-Tetrachloroethane	ND	1.0	µg/kg	"	"	"	"	
Tetrachloroethene	ND	1.0	µg/kg	"	"	"	"	
Toluene	ND	1.0	µg/kg	"	"	"	"	
1,2,3-Trichlorobenzene	ND	3.0	µg/kg	"	"	"	"	
1,2,4-Trichlorobenzene	ND	3.0	µg/kg	"	"	"	"	
1,1,1-Trichloroethane	ND	1.0	µg/kg	"	"	"	"	
1,1,2-Trichloroethane	ND	1.0	µg/kg	"	"	"	"	
Trichloroethene	ND	1.0	µg/kg	"	"	"	"	
1,2,3-Trichloropropane	ND	1.0	µg/kg	"	"	"	"	
1,2,4-Trimethylbenzene	ND	1.0	µg/kg	"	"	"	"	
1,3,5-Trimethylbenzene	ND	1.0	µg/kg	"	"	"	"	
Vinyl chloride	ND	1.0	µg/kg	"	"	"	"	
m+p-Xylene	ND	2.0	µg/kg	"	"	"	"	
o-Xylene	ND	1.0	µg/kg	"	"	"	"	
Methyl-tert-butylether	ND	5.0	µg/kg	"	"	"	"	
Ethyl-tert-butylether	ND	5.0	µg/kg	"	"	"	"	
Di-isopropylether	ND	5.0	µg/kg	"	"	"	"	
tert-amylmethylether	ND	5.0	µg/kg	"	"	"	"	
tert-Butylalcohol	ND	50.0	µg/kg	"	"	"	"	
Gasoline Range Organics (C4-C12)	ND	0.20	mg/kg	"	"	"	"	

Surrogate: Toluene-d8	92.30 %	60 - 140
Surrogate: Dibromofluoromethane	113.37 %	60 - 140
Surrogate: 4-Bromofluorobenzene	89.73 %	60 - 140

Jones Environmental, Inc.



Colby Wakeman
 Lab Director

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SV2-5
 J254536-003(Soil)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Analyzed	Method	Notes
EPA 8260B Volatile Organic Compounds via GC/MS by EPA 8260								
Benzene	ND	1.0	µg/kg	1	QC2512102	12/03/25	EPA 8260	
Bromobenzene	ND	1.0	µg/kg	"	"	"	"	
Bromodichloromethane	ND	1.0	µg/kg	"	"	"	"	
Bromoform	ND	1.0	µg/kg	"	"	"	"	
n-Butylbenzene	ND	1.0	µg/kg	"	"	"	"	
sec-Butylbenzene	ND	1.0	µg/kg	"	"	"	"	
tert-Butylbenzene	ND	1.0	µg/kg	"	"	"	"	
Carbon tetrachloride	ND	1.0	µg/kg	"	"	"	"	
Chlorobenzene	ND	1.0	µg/kg	"	"	"	"	
Chloroform	ND	1.0	µg/kg	"	"	"	"	
2-Chlorotoluene	ND	1.0	µg/kg	"	"	"	"	
4-Chlorotoluene	ND	1.0	µg/kg	"	"	"	"	
Dibromochloromethane	ND	1.0	µg/kg	"	"	"	"	
1,2-Dibromo-3-chloropropane	ND	1.0	µg/kg	"	"	"	"	
1,2-Dibromoethane (EDB)	ND	1.0	µg/kg	"	"	"	"	
Dibromomethane	ND	1.0	µg/kg	"	"	"	"	
1,2- Dichlorobenzene	ND	1.0	µg/kg	"	"	"	"	
1,3-Dichlorobenzene	ND	1.0	µg/kg	"	"	"	"	
1,4-Dichlorobenzene	ND	1.0	µg/kg	"	"	"	"	
1,1-Dichloroethane	ND	1.0	µg/kg	"	"	"	"	
1,2-Dichloroethane	ND	1.0	µg/kg	"	"	"	"	
1,1-Dichloroethene	ND	1.0	µg/kg	"	"	"	"	
cis-1,2-Dichloroethene	ND	1.0	µg/kg	"	"	"	"	
trans-1,2-Dichloroethene	ND	1.0	µg/kg	"	"	"	"	
1,2-Dichloropropane	ND	1.0	µg/kg	"	"	"	"	
1,3-Dichloropropane	ND	1.0	µg/kg	"	"	"	"	
2,2-Dichloropropane	ND	1.0	µg/kg	"	"	"	"	
1,1-Dichloropropene	ND	1.0	µg/kg	"	"	"	"	
cis-1,3-Dichloropropene	ND	1.0	µg/kg	"	"	"	"	
trans-1,3-Dichloropropene	ND	1.0	µg/kg	"	"	"	"	
Ethylbenzene	ND	1.0	µg/kg	"	"	"	"	
Freon 11	ND	5.0	µg/kg	"	"	"	"	
Freon 12	ND	5.0	µg/kg	"	"	"	"	
Freon 113	ND	5.0	µg/kg	"	"	"	"	
Hexachlorobutadiene	ND	1.0	µg/kg	"	"	"	"	
Isopropylbenzene	ND	1.0	µg/kg	"	"	"	"	
4-Isopropyltoluene	ND	1.0	µg/kg	"	"	"	"	
Methylene chloride	ND	1.0	µg/kg	"	"	"	"	

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Frey Environmental, Inc. 2817-A Lafayette Ave. Newport Beach, CA 92663	Project: LBB Development Project Number: 1324-01 Project Manager: Jack Frey	Reported 12/08/25 10:50
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SV2-5
 J254536-003(Soil)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Analyzed	Method	Notes
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EPA 8260B Volatile Organic Compounds via GC/MS by EPA 8260

Naphthalene	ND	5.0	µg/kg	1	QC2512102	12/03/25	EPA 8260	
n-Propylbenzene	ND	1.0	µg/kg	"	"	"	"	
Styrene	ND	1.0	µg/kg	"	"	"	"	
1,1,1,2-Tetrachloroethane	ND	1.0	µg/kg	"	"	"	"	
1,1,1,2,2-Tetrachloroethane	ND	1.0	µg/kg	"	"	"	"	
Tetrachloroethene	ND	1.0	µg/kg	"	"	"	"	
Toluene	ND	1.0	µg/kg	"	"	"	"	
1,2,3-Trichlorobenzene	ND	3.0	µg/kg	"	"	"	"	
1,2,4-Trichlorobenzene	ND	3.0	µg/kg	"	"	"	"	
1,1,1-Trichloroethane	ND	1.0	µg/kg	"	"	"	"	
1,1,2-Trichloroethane	ND	1.0	µg/kg	"	"	"	"	
Trichloroethene	ND	1.0	µg/kg	"	"	"	"	
1,2,3-Trichloropropane	ND	1.0	µg/kg	"	"	"	"	
1,2,4-Trimethylbenzene	ND	1.0	µg/kg	"	"	"	"	
1,3,5-Trimethylbenzene	ND	1.0	µg/kg	"	"	"	"	
Vinyl chloride	ND	1.0	µg/kg	"	"	"	"	
m+p-Xylene	ND	2.0	µg/kg	"	"	"	"	
o-Xylene	ND	1.0	µg/kg	"	"	"	"	
Methyl-tert-butylether	ND	5.0	µg/kg	"	"	"	"	
Ethyl-tert-butylether	ND	5.0	µg/kg	"	"	"	"	
Di-isopropylether	ND	5.0	µg/kg	"	"	"	"	
tert-amylmethylether	ND	5.0	µg/kg	"	"	"	"	
tert-Butylalcohol	ND	50.0	µg/kg	"	"	"	"	
Gasoline Range Organics (C4-C12)	ND	0.20	mg/kg	"	"	"	"	

Surrogate: Toluene-d8	100.11 %	60 - 140
Surrogate: Dibromofluoromethane	124.69 %	60 - 140
Surrogate: 4-Bromofluorobenzene	98.70 %	60 - 140

Jones Environmental, Inc.



Colby Wakeman
 Lab Director

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Frey Environmental, Inc. 2817-A Lafayette Ave. Newport Beach, CA 92663	Project: LBB Development Project Number: 1324-01 Project Manager: Jack Frey	Reported 12/08/25 10:50
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SV2-15
 J254536-004(Soil)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Analyzed	Method	Notes
EPA 8260B Volatile Organic Compounds via GC/MS by EPA 8260								
Benzene	ND	1.0	µg/kg	1	QC2512102	12/03/25	EPA 8260	
Bromobenzene	ND	1.0	µg/kg	"	"	"	"	
Bromodichloromethane	ND	1.0	µg/kg	"	"	"	"	
Bromoform	ND	1.0	µg/kg	"	"	"	"	
n-Butylbenzene	ND	1.0	µg/kg	"	"	"	"	
sec-Butylbenzene	ND	1.0	µg/kg	"	"	"	"	
tert-Butylbenzene	ND	1.0	µg/kg	"	"	"	"	
Carbon tetrachloride	ND	1.0	µg/kg	"	"	"	"	
Chlorobenzene	ND	1.0	µg/kg	"	"	"	"	
Chloroform	ND	1.0	µg/kg	"	"	"	"	
2-Chlorotoluene	ND	1.0	µg/kg	"	"	"	"	
4-Chlorotoluene	ND	1.0	µg/kg	"	"	"	"	
Dibromochloromethane	ND	1.0	µg/kg	"	"	"	"	
1,2-Dibromo-3-chloropropane	ND	1.0	µg/kg	"	"	"	"	
1,2-Dibromoethane (EDB)	ND	1.0	µg/kg	"	"	"	"	
Dibromomethane	ND	1.0	µg/kg	"	"	"	"	
1,2- Dichlorobenzene	ND	1.0	µg/kg	"	"	"	"	
1,3-Dichlorobenzene	ND	1.0	µg/kg	"	"	"	"	
1,4-Dichlorobenzene	ND	1.0	µg/kg	"	"	"	"	
1,1-Dichloroethane	ND	1.0	µg/kg	"	"	"	"	
1,2-Dichloroethane	ND	1.0	µg/kg	"	"	"	"	
1,1-Dichloroethene	ND	1.0	µg/kg	"	"	"	"	
cis-1,2-Dichloroethene	ND	1.0	µg/kg	"	"	"	"	
trans-1,2-Dichloroethene	ND	1.0	µg/kg	"	"	"	"	
1,2-Dichloropropane	ND	1.0	µg/kg	"	"	"	"	
1,3-Dichloropropane	ND	1.0	µg/kg	"	"	"	"	
2,2-Dichloropropane	ND	1.0	µg/kg	"	"	"	"	
1,1-Dichloropropene	ND	1.0	µg/kg	"	"	"	"	
cis-1,3-Dichloropropene	ND	1.0	µg/kg	"	"	"	"	
trans-1,3-Dichloropropene	ND	1.0	µg/kg	"	"	"	"	
Ethylbenzene	ND	1.0	µg/kg	"	"	"	"	
Freon 11	ND	5.0	µg/kg	"	"	"	"	
Freon 12	ND	5.0	µg/kg	"	"	"	"	
Freon 113	ND	5.0	µg/kg	"	"	"	"	
Hexachlorobutadiene	ND	1.0	µg/kg	"	"	"	"	
Isopropylbenzene	ND	1.0	µg/kg	"	"	"	"	
4-Isopropyltoluene	ND	1.0	µg/kg	"	"	"	"	
Methylene chloride	ND	1.0	µg/kg	"	"	"	"	

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SV2-15
 J254536-004(Soil)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Analyzed	Method	Notes
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EPA 8260B Volatile Organic Compounds via GC/MS by EPA 8260

Naphthalene	ND	5.0	µg/kg	1	QC2512102	12/03/25	EPA 8260	
n-Propylbenzene	ND	1.0	µg/kg	"	"	"	"	
Styrene	ND	1.0	µg/kg	"	"	"	"	
1,1,1,2-Tetrachloroethane	ND	1.0	µg/kg	"	"	"	"	
1,1,1,2,2-Tetrachloroethane	ND	1.0	µg/kg	"	"	"	"	
Tetrachloroethene	ND	1.0	µg/kg	"	"	"	"	
Toluene	ND	1.0	µg/kg	"	"	"	"	
1,2,3-Trichlorobenzene	ND	3.0	µg/kg	"	"	"	"	
1,2,4-Trichlorobenzene	ND	3.0	µg/kg	"	"	"	"	
1,1,1-Trichloroethane	ND	1.0	µg/kg	"	"	"	"	
1,1,2-Trichloroethane	ND	1.0	µg/kg	"	"	"	"	
Trichloroethene	ND	1.0	µg/kg	"	"	"	"	
1,2,3-Trichloropropane	ND	1.0	µg/kg	"	"	"	"	
1,2,4-Trimethylbenzene	ND	1.0	µg/kg	"	"	"	"	
1,3,5-Trimethylbenzene	ND	1.0	µg/kg	"	"	"	"	
Vinyl chloride	ND	1.0	µg/kg	"	"	"	"	
m+p-Xylene	ND	2.0	µg/kg	"	"	"	"	
o-Xylene	ND	1.0	µg/kg	"	"	"	"	
Methyl-tert-butylether	ND	5.0	µg/kg	"	"	"	"	
Ethyl-tert-butylether	ND	5.0	µg/kg	"	"	"	"	
Di-isopropylether	ND	5.0	µg/kg	"	"	"	"	
tert-amylmethylether	ND	5.0	µg/kg	"	"	"	"	
tert-Butylalcohol	ND	50.0	µg/kg	"	"	"	"	
Gasoline Range Organics (C4-C12)	ND	0.20	mg/kg	"	"	"	"	

Surrogate: Toluene-d8	94.39 %	60 - 140
Surrogate: Dibromofluoromethane	118.25 %	60 - 140
Surrogate: 4-Bromofluorobenzene	94.95 %	60 - 140

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SV2-25
 J254536-005(Soil)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Analyzed	Method	Notes
EPA 8260B Volatile Organic Compounds via GC/MS by EPA 8260								
Benzene	ND	1.0	µg/kg	1	QC2512102	12/03/25	EPA 8260	
Bromobenzene	ND	1.0	µg/kg	"	"	"	"	
Bromodichloromethane	ND	1.0	µg/kg	"	"	"	"	
Bromoform	ND	1.0	µg/kg	"	"	"	"	
n-Butylbenzene	ND	1.0	µg/kg	"	"	"	"	
sec-Butylbenzene	ND	1.0	µg/kg	"	"	"	"	
tert-Butylbenzene	ND	1.0	µg/kg	"	"	"	"	
Carbon tetrachloride	ND	1.0	µg/kg	"	"	"	"	
Chlorobenzene	ND	1.0	µg/kg	"	"	"	"	
Chloroform	ND	1.0	µg/kg	"	"	"	"	
2-Chlorotoluene	ND	1.0	µg/kg	"	"	"	"	
4-Chlorotoluene	ND	1.0	µg/kg	"	"	"	"	
Dibromochloromethane	ND	1.0	µg/kg	"	"	"	"	
1,2-Dibromo-3-chloropropane	ND	1.0	µg/kg	"	"	"	"	
1,2-Dibromoethane (EDB)	ND	1.0	µg/kg	"	"	"	"	
Dibromomethane	ND	1.0	µg/kg	"	"	"	"	
1,2-Dichlorobenzene	ND	1.0	µg/kg	"	"	"	"	
1,3-Dichlorobenzene	ND	1.0	µg/kg	"	"	"	"	
1,4-Dichlorobenzene	ND	1.0	µg/kg	"	"	"	"	
1,1-Dichloroethane	ND	1.0	µg/kg	"	"	"	"	
1,2-Dichloroethane	ND	1.0	µg/kg	"	"	"	"	
1,1-Dichloroethene	ND	1.0	µg/kg	"	"	"	"	
cis-1,2-Dichloroethene	ND	1.0	µg/kg	"	"	"	"	
trans-1,2-Dichloroethene	ND	1.0	µg/kg	"	"	"	"	
1,2-Dichloropropane	ND	1.0	µg/kg	"	"	"	"	
1,3-Dichloropropane	ND	1.0	µg/kg	"	"	"	"	
2,2-Dichloropropane	ND	1.0	µg/kg	"	"	"	"	
1,1-Dichloropropene	ND	1.0	µg/kg	"	"	"	"	
cis-1,3-Dichloropropene	ND	1.0	µg/kg	"	"	"	"	
trans-1,3-Dichloropropene	ND	1.0	µg/kg	"	"	"	"	
Ethylbenzene	52.7	1.0	µg/kg	"	"	"	"	
Freon 11	ND	5.0	µg/kg	"	"	"	"	
Freon 12	ND	5.0	µg/kg	"	"	"	"	
Freon 113	ND	5.0	µg/kg	"	"	"	"	
Hexachlorobutadiene	ND	1.0	µg/kg	"	"	"	"	
Isopropylbenzene	30.3	1.0	µg/kg	"	"	"	"	
4-Isopropyltoluene	206	1.0	µg/kg	"	"	"	"	
Methylene chloride	ND	1.0	µg/kg	"	"	"	"	

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SV2-25
 J254536-005(Soil)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Analyzed	Method	Notes
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EPA 8260B Volatile Organic Compounds via GC/MS by EPA 8260

Naphthalene	57400	500	µg/kg	100	QC2512102	12/03/25	EPA 8260	
n-Propylbenzene	216	1.0	µg/kg	1	"	"	"	
Styrene	ND	1.0	µg/kg	"	"	"	"	
1,1,1,2-Tetrachloroethane	ND	1.0	µg/kg	"	"	"	"	
1,1,2,2-Tetrachloroethane	ND	1.0	µg/kg	"	"	"	"	
Tetrachloroethene	ND	1.0	µg/kg	"	"	"	"	
Toluene	2.0	1.0	µg/kg	"	"	"	"	
1,2,3-Trichlorobenzene	ND	3.0	µg/kg	"	"	"	"	
1,2,4-Trichlorobenzene	ND	3.0	µg/kg	"	"	"	"	
1,1,1-Trichloroethane	ND	1.0	µg/kg	"	"	"	"	
1,1,2-Trichloroethane	ND	1.0	µg/kg	"	"	"	"	
Trichloroethene	ND	1.0	µg/kg	"	"	"	"	
1,2,3-Trichloropropane	ND	1.0	µg/kg	"	"	"	"	
1,2,4-Trimethylbenzene	47800	100	µg/kg	100	"	"	"	
1,3,5-Trimethylbenzene	2330	1.0	µg/kg	1	"	"	"	
Vinyl chloride	ND	1.0	µg/kg	"	"	"	"	
m+p-Xylene	385	2.0	µg/kg	"	"	"	"	
o-Xylene	464	1.0	µg/kg	"	"	"	"	
Methyl-tert-butylether	ND	5.0	µg/kg	"	"	"	"	
Ethyl-tert-butylether	ND	5.0	µg/kg	"	"	"	"	
Di-isopropylether	ND	5.0	µg/kg	"	"	"	"	
tert-amylmethylether	ND	5.0	µg/kg	"	"	"	"	
tert-Butylalcohol	ND	50.0	µg/kg	"	"	"	"	
Gasoline Range Organics (C4-C12)	1150	20.0	mg/kg	100	"	"	"	

Surrogate: Toluene-d8	101.95 %	60 - 140
Surrogate: Dibromofluoromethane	113.07 %	60 - 140
Surrogate: 4-Bromofluorobenzene	90.14 %	60 - 140

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SV3-5
 J254536-006(Soil)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Analyzed	Method	Notes
EPA 8260B Volatile Organic Compounds via GC/MS by EPA 8260								
Benzene	ND	1.0	µg/kg	1	QC2512125	12/04/25	EPA 8260	
Bromobenzene	ND	1.0	µg/kg	"	"	"	"	
Bromodichloromethane	ND	1.0	µg/kg	"	"	"	"	
Bromoform	ND	1.0	µg/kg	"	"	"	"	
n-Butylbenzene	ND	1.0	µg/kg	"	"	"	"	
sec-Butylbenzene	ND	1.0	µg/kg	"	"	"	"	
tert-Butylbenzene	ND	1.0	µg/kg	"	"	"	"	
Carbon tetrachloride	ND	1.0	µg/kg	"	"	"	"	
Chlorobenzene	ND	1.0	µg/kg	"	"	"	"	
Chloroform	ND	1.0	µg/kg	"	"	"	"	
2-Chlorotoluene	ND	1.0	µg/kg	"	"	"	"	
4-Chlorotoluene	ND	1.0	µg/kg	"	"	"	"	
Dibromochloromethane	ND	1.0	µg/kg	"	"	"	"	
1,2-Dibromo-3-chloropropane	ND	1.0	µg/kg	"	"	"	"	
1,2-Dibromoethane (EDB)	ND	1.0	µg/kg	"	"	"	"	
Dibromomethane	ND	1.0	µg/kg	"	"	"	"	
1,2- Dichlorobenzene	ND	1.0	µg/kg	"	"	"	"	
1,3-Dichlorobenzene	ND	1.0	µg/kg	"	"	"	"	
1,4-Dichlorobenzene	ND	1.0	µg/kg	"	"	"	"	
1,1-Dichloroethane	ND	1.0	µg/kg	"	"	"	"	
1,2-Dichloroethane	ND	1.0	µg/kg	"	"	"	"	
1,1-Dichloroethene	ND	1.0	µg/kg	"	"	"	"	
cis-1,2-Dichloroethene	ND	1.0	µg/kg	"	"	"	"	
trans-1,2-Dichloroethene	ND	1.0	µg/kg	"	"	"	"	
1,2-Dichloropropane	ND	1.0	µg/kg	"	"	"	"	
1,3-Dichloropropane	ND	1.0	µg/kg	"	"	"	"	
2,2-Dichloropropane	ND	1.0	µg/kg	"	"	"	"	
1,1-Dichloropropene	ND	1.0	µg/kg	"	"	"	"	
cis-1,3-Dichloropropene	ND	1.0	µg/kg	"	"	"	"	
trans-1,3-Dichloropropene	ND	1.0	µg/kg	"	"	"	"	
Ethylbenzene	ND	1.0	µg/kg	"	"	"	"	
Freon 11	ND	5.0	µg/kg	"	"	"	"	
Freon 12	ND	5.0	µg/kg	"	"	"	"	
Freon 113	ND	5.0	µg/kg	"	"	"	"	
Hexachlorobutadiene	ND	1.0	µg/kg	"	"	"	"	
Isopropylbenzene	ND	1.0	µg/kg	"	"	"	"	
4-Isopropyltoluene	ND	1.0	µg/kg	"	"	"	"	
Methylene chloride	ND	1.0	µg/kg	"	"	"	"	

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SV3-5
 J254536-006(Soil)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Analyzed	Method	Notes
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EPA 8260B Volatile Organic Compounds via GC/MS by EPA 8260

Naphthalene	ND	5.0	µg/kg	1	QC2512125	12/04/25	EPA 8260	
n-Propylbenzene	ND	1.0	µg/kg	"	"	"	"	
Styrene	ND	1.0	µg/kg	"	"	"	"	
1,1,1,2-Tetrachloroethane	ND	1.0	µg/kg	"	"	"	"	
1,1,1,2,2-Tetrachloroethane	ND	1.0	µg/kg	"	"	"	"	
Tetrachloroethene	ND	1.0	µg/kg	"	"	"	"	
Toluene	ND	1.0	µg/kg	"	"	"	"	
1,2,3-Trichlorobenzene	ND	3.0	µg/kg	"	"	"	"	
1,2,4-Trichlorobenzene	ND	3.0	µg/kg	"	"	"	"	
1,1,1-Trichloroethane	ND	1.0	µg/kg	"	"	"	"	
1,1,2-Trichloroethane	ND	1.0	µg/kg	"	"	"	"	
Trichloroethene	ND	1.0	µg/kg	"	"	"	"	
1,2,3-Trichloropropane	ND	1.0	µg/kg	"	"	"	"	
1,2,4-Trimethylbenzene	ND	1.0	µg/kg	"	"	"	"	
1,3,5-Trimethylbenzene	ND	1.0	µg/kg	"	"	"	"	
Vinyl chloride	ND	1.0	µg/kg	"	"	"	"	
m+p-Xylene	ND	2.0	µg/kg	"	"	"	"	
o-Xylene	ND	1.0	µg/kg	"	"	"	"	
Methyl-tert-butylether	ND	5.0	µg/kg	"	"	"	"	
Ethyl-tert-butylether	ND	5.0	µg/kg	"	"	"	"	
Di-isopropylether	ND	5.0	µg/kg	"	"	"	"	
tert-amylmethylether	ND	5.0	µg/kg	"	"	"	"	
tert-Butylalcohol	ND	50.0	µg/kg	"	"	"	"	
Gasoline Range Organics (C4-C12)	ND	0.20	mg/kg	"	"	"	"	

Surrogate: Toluene-d8	95.00 %	60 - 140
Surrogate: Dibromofluoromethane	119.50 %	60 - 140
Surrogate: 4-Bromofluorobenzene	91.25 %	60 - 140

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SV3-15
 J254536-007(Soil)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Analyzed	Method	Notes
EPA 8260B Volatile Organic Compounds via GC/MS by EPA 8260								
Benzene	ND	1.0	µg/kg	1	QC2512102	12/03/25	EPA 8260	
Bromobenzene	ND	1.0	µg/kg	"	"	"	"	
Bromodichloromethane	ND	1.0	µg/kg	"	"	"	"	
Bromoform	ND	1.0	µg/kg	"	"	"	"	
n-Butylbenzene	ND	1.0	µg/kg	"	"	"	"	
sec-Butylbenzene	ND	1.0	µg/kg	"	"	"	"	
tert-Butylbenzene	ND	1.0	µg/kg	"	"	"	"	
Carbon tetrachloride	ND	1.0	µg/kg	"	"	"	"	
Chlorobenzene	ND	1.0	µg/kg	"	"	"	"	
Chloroform	ND	1.0	µg/kg	"	"	"	"	
2-Chlorotoluene	ND	1.0	µg/kg	"	"	"	"	
4-Chlorotoluene	ND	1.0	µg/kg	"	"	"	"	
Dibromochloromethane	ND	1.0	µg/kg	"	"	"	"	
1,2-Dibromo-3-chloropropane	ND	1.0	µg/kg	"	"	"	"	
1,2-Dibromoethane (EDB)	ND	1.0	µg/kg	"	"	"	"	
Dibromomethane	ND	1.0	µg/kg	"	"	"	"	
1,2-Dichlorobenzene	ND	1.0	µg/kg	"	"	"	"	
1,3-Dichlorobenzene	ND	1.0	µg/kg	"	"	"	"	
1,4-Dichlorobenzene	ND	1.0	µg/kg	"	"	"	"	
1,1-Dichloroethane	ND	1.0	µg/kg	"	"	"	"	
1,2-Dichloroethane	ND	1.0	µg/kg	"	"	"	"	
1,1-Dichloroethene	ND	1.0	µg/kg	"	"	"	"	
cis-1,2-Dichloroethene	ND	1.0	µg/kg	"	"	"	"	
trans-1,2-Dichloroethene	ND	1.0	µg/kg	"	"	"	"	
1,2-Dichloropropane	ND	1.0	µg/kg	"	"	"	"	
1,3-Dichloropropane	ND	1.0	µg/kg	"	"	"	"	
2,2-Dichloropropane	ND	1.0	µg/kg	"	"	"	"	
1,1-Dichloropropene	ND	1.0	µg/kg	"	"	"	"	
cis-1,3-Dichloropropene	ND	1.0	µg/kg	"	"	"	"	
trans-1,3-Dichloropropene	ND	1.0	µg/kg	"	"	"	"	
Ethylbenzene	ND	1.0	µg/kg	"	"	"	"	
Freon 11	ND	5.0	µg/kg	"	"	"	"	
Freon 12	ND	5.0	µg/kg	"	"	"	"	
Freon 113	ND	5.0	µg/kg	"	"	"	"	
Hexachlorobutadiene	ND	1.0	µg/kg	"	"	"	"	
Isopropylbenzene	ND	1.0	µg/kg	"	"	"	"	
4-Isopropyltoluene	ND	1.0	µg/kg	"	"	"	"	
Methylene chloride	ND	1.0	µg/kg	"	"	"	"	

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SV3-15
 J254536-007(Soil)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Analyzed	Method	Notes
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EPA 8260B Volatile Organic Compounds via GC/MS by EPA 8260

Naphthalene	ND	5.0	µg/kg	1	QC2512102	12/03/25	EPA 8260	
n-Propylbenzene	ND	1.0	µg/kg	"	"	"	"	
Styrene	ND	1.0	µg/kg	"	"	"	"	
1,1,1,2-Tetrachloroethane	ND	1.0	µg/kg	"	"	"	"	
1,1,1,2,2-Tetrachloroethane	ND	1.0	µg/kg	"	"	"	"	
Tetrachloroethene	ND	1.0	µg/kg	"	"	"	"	
Toluene	ND	1.0	µg/kg	"	"	"	"	
1,2,3-Trichlorobenzene	ND	3.0	µg/kg	"	"	"	"	
1,2,4-Trichlorobenzene	ND	3.0	µg/kg	"	"	"	"	
1,1,1-Trichloroethane	ND	1.0	µg/kg	"	"	"	"	
1,1,2-Trichloroethane	ND	1.0	µg/kg	"	"	"	"	
Trichloroethene	ND	1.0	µg/kg	"	"	"	"	
1,2,3-Trichloropropane	ND	1.0	µg/kg	"	"	"	"	
1,2,4-Trimethylbenzene	ND	1.0	µg/kg	"	"	"	"	
1,3,5-Trimethylbenzene	ND	1.0	µg/kg	"	"	"	"	
Vinyl chloride	ND	1.0	µg/kg	"	"	"	"	
m+p-Xylene	ND	2.0	µg/kg	"	"	"	"	
o-Xylene	ND	1.0	µg/kg	"	"	"	"	
Methyl-tert-butylether	ND	5.0	µg/kg	"	"	"	"	
Ethyl-tert-butylether	ND	5.0	µg/kg	"	"	"	"	
Di-isopropylether	ND	5.0	µg/kg	"	"	"	"	
tert-amylmethylether	ND	5.0	µg/kg	"	"	"	"	
tert-Butylalcohol	ND	50.0	µg/kg	"	"	"	"	
Gasoline Range Organics (C4-C12)	ND	0.20	mg/kg	"	"	"	"	

Surrogate: Toluene-d8 88.26 % 60 - 140
 Surrogate: Dibromofluoromethane 107.02 % 60 - 140
 Surrogate: 4-Bromofluorobenzene 90.29 % 60 - 140

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SV3-25
 J254536-008(Soil)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Analyzed	Method	Notes
EPA 8260B Volatile Organic Compounds via GC/MS by EPA 8260								
Benzene	ND	1.0	µg/kg	1	QC2512102	12/03/25	EPA 8260	
Bromobenzene	ND	1.0	µg/kg	"	"	"	"	
Bromodichloromethane	ND	1.0	µg/kg	"	"	"	"	
Bromoform	ND	1.0	µg/kg	"	"	"	"	
n-Butylbenzene	ND	1.0	µg/kg	"	"	"	"	
sec-Butylbenzene	ND	1.0	µg/kg	"	"	"	"	
tert-Butylbenzene	ND	1.0	µg/kg	"	"	"	"	
Carbon tetrachloride	ND	1.0	µg/kg	"	"	"	"	
Chlorobenzene	ND	1.0	µg/kg	"	"	"	"	
Chloroform	ND	1.0	µg/kg	"	"	"	"	
2-Chlorotoluene	ND	1.0	µg/kg	"	"	"	"	
4-Chlorotoluene	ND	1.0	µg/kg	"	"	"	"	
Dibromochloromethane	ND	1.0	µg/kg	"	"	"	"	
1,2-Dibromo-3-chloropropane	ND	1.0	µg/kg	"	"	"	"	
1,2-Dibromoethane (EDB)	ND	1.0	µg/kg	"	"	"	"	
Dibromomethane	ND	1.0	µg/kg	"	"	"	"	
1,2- Dichlorobenzene	ND	1.0	µg/kg	"	"	"	"	
1,3-Dichlorobenzene	ND	1.0	µg/kg	"	"	"	"	
1,4-Dichlorobenzene	ND	1.0	µg/kg	"	"	"	"	
1,1-Dichloroethane	ND	1.0	µg/kg	"	"	"	"	
1,2-Dichloroethane	ND	1.0	µg/kg	"	"	"	"	
1,1-Dichloroethene	ND	1.0	µg/kg	"	"	"	"	
cis-1,2-Dichloroethene	ND	1.0	µg/kg	"	"	"	"	
trans-1,2-Dichloroethene	ND	1.0	µg/kg	"	"	"	"	
1,2-Dichloropropane	ND	1.0	µg/kg	"	"	"	"	
1,3-Dichloropropane	ND	1.0	µg/kg	"	"	"	"	
2,2-Dichloropropane	ND	1.0	µg/kg	"	"	"	"	
1,1-Dichloropropene	ND	1.0	µg/kg	"	"	"	"	
cis-1,3-Dichloropropene	ND	1.0	µg/kg	"	"	"	"	
trans-1,3-Dichloropropene	ND	1.0	µg/kg	"	"	"	"	
Ethylbenzene	ND	1.0	µg/kg	"	"	"	"	
Freon 11	ND	5.0	µg/kg	"	"	"	"	
Freon 12	ND	5.0	µg/kg	"	"	"	"	
Freon 113	ND	5.0	µg/kg	"	"	"	"	
Hexachlorobutadiene	ND	1.0	µg/kg	"	"	"	"	
Isopropylbenzene	ND	1.0	µg/kg	"	"	"	"	
4-Isopropyltoluene	ND	1.0	µg/kg	"	"	"	"	
Methylene chloride	ND	1.0	µg/kg	"	"	"	"	

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SV3-25
 J254536-008(Soil)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Analyzed	Method	Notes
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EPA 8260B Volatile Organic Compounds via GC/MS by EPA 8260

Naphthalene	ND	5.0	µg/kg	1	QC2512102	12/03/25	EPA 8260	
n-Propylbenzene	ND	1.0	µg/kg	"	"	"	"	
Styrene	ND	1.0	µg/kg	"	"	"	"	
1,1,1,2-Tetrachloroethane	ND	1.0	µg/kg	"	"	"	"	
1,1,1,2,2-Tetrachloroethane	ND	1.0	µg/kg	"	"	"	"	
Tetrachloroethene	ND	1.0	µg/kg	"	"	"	"	
Toluene	ND	1.0	µg/kg	"	"	"	"	
1,2,3-Trichlorobenzene	ND	3.0	µg/kg	"	"	"	"	
1,2,4-Trichlorobenzene	ND	3.0	µg/kg	"	"	"	"	
1,1,1-Trichloroethane	ND	1.0	µg/kg	"	"	"	"	
1,1,2-Trichloroethane	ND	1.0	µg/kg	"	"	"	"	
Trichloroethene	ND	1.0	µg/kg	"	"	"	"	
1,2,3-Trichloropropane	ND	1.0	µg/kg	"	"	"	"	
1,2,4-Trimethylbenzene	ND	1.0	µg/kg	"	"	"	"	
1,3,5-Trimethylbenzene	ND	1.0	µg/kg	"	"	"	"	
Vinyl chloride	ND	1.0	µg/kg	"	"	"	"	
m+p-Xylene	ND	2.0	µg/kg	"	"	"	"	
o-Xylene	ND	1.0	µg/kg	"	"	"	"	
Methyl-tert-butylether	ND	5.0	µg/kg	"	"	"	"	
Ethyl-tert-butylether	ND	5.0	µg/kg	"	"	"	"	
Di-isopropylether	ND	5.0	µg/kg	"	"	"	"	
tert-amylmethylether	ND	5.0	µg/kg	"	"	"	"	
tert-Butylalcohol	ND	50.0	µg/kg	"	"	"	"	
Gasoline Range Organics (C4-C12)	ND	0.20	mg/kg	"	"	"	"	

Surrogate: Toluene-d8	94.27 %	60 - 140
Surrogate: Dibromofluoromethane	115.90 %	60 - 140
Surrogate: 4-Bromofluorobenzene	97.60 %	60 - 140

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SV4-5
 J254536-009(Soil)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Analyzed	Method	Notes
EPA 8260B Volatile Organic Compounds via GC/MS by EPA 8260								
Benzene	ND	1.0	µg/kg	1	QC2512102	12/03/25	EPA 8260	
Bromobenzene	ND	1.0	µg/kg	"	"	"	"	
Bromodichloromethane	ND	1.0	µg/kg	"	"	"	"	
Bromoform	ND	1.0	µg/kg	"	"	"	"	
n-Butylbenzene	ND	1.0	µg/kg	"	"	"	"	
sec-Butylbenzene	ND	1.0	µg/kg	"	"	"	"	
tert-Butylbenzene	ND	1.0	µg/kg	"	"	"	"	
Carbon tetrachloride	ND	1.0	µg/kg	"	"	"	"	
Chlorobenzene	ND	1.0	µg/kg	"	"	"	"	
Chloroform	ND	1.0	µg/kg	"	"	"	"	
2-Chlorotoluene	ND	1.0	µg/kg	"	"	"	"	
4-Chlorotoluene	ND	1.0	µg/kg	"	"	"	"	
Dibromochloromethane	ND	1.0	µg/kg	"	"	"	"	
1,2-Dibromo-3-chloropropane	ND	1.0	µg/kg	"	"	"	"	
1,2-Dibromoethane (EDB)	ND	1.0	µg/kg	"	"	"	"	
Dibromomethane	ND	1.0	µg/kg	"	"	"	"	
1,2- Dichlorobenzene	ND	1.0	µg/kg	"	"	"	"	
1,3-Dichlorobenzene	ND	1.0	µg/kg	"	"	"	"	
1,4-Dichlorobenzene	ND	1.0	µg/kg	"	"	"	"	
1,1-Dichloroethane	ND	1.0	µg/kg	"	"	"	"	
1,2-Dichloroethane	ND	1.0	µg/kg	"	"	"	"	
1,1-Dichloroethene	ND	1.0	µg/kg	"	"	"	"	
cis-1,2-Dichloroethene	ND	1.0	µg/kg	"	"	"	"	
trans-1,2-Dichloroethene	ND	1.0	µg/kg	"	"	"	"	
1,2-Dichloropropane	ND	1.0	µg/kg	"	"	"	"	
1,3-Dichloropropane	ND	1.0	µg/kg	"	"	"	"	
2,2-Dichloropropane	ND	1.0	µg/kg	"	"	"	"	
1,1-Dichloropropene	ND	1.0	µg/kg	"	"	"	"	
cis-1,3-Dichloropropene	ND	1.0	µg/kg	"	"	"	"	
trans-1,3-Dichloropropene	ND	1.0	µg/kg	"	"	"	"	
Ethylbenzene	ND	1.0	µg/kg	"	"	"	"	
Freon 11	ND	5.0	µg/kg	"	"	"	"	
Freon 12	ND	5.0	µg/kg	"	"	"	"	
Freon 113	ND	5.0	µg/kg	"	"	"	"	
Hexachlorobutadiene	ND	1.0	µg/kg	"	"	"	"	
Isopropylbenzene	ND	1.0	µg/kg	"	"	"	"	
4-Isopropyltoluene	ND	1.0	µg/kg	"	"	"	"	
Methylene chloride	ND	1.0	µg/kg	"	"	"	"	

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SV4-5
 J254536-009(Soil)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Analyzed	Method	Notes
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EPA 8260B Volatile Organic Compounds via GC/MS by EPA 8260

Naphthalene	ND	5.0	µg/kg	1	QC2512102	12/03/25	EPA 8260	
n-Propylbenzene	ND	1.0	µg/kg	"	"	"	"	
Styrene	ND	1.0	µg/kg	"	"	"	"	
1,1,1,2-Tetrachloroethane	ND	1.0	µg/kg	"	"	"	"	
1,1,1,2,2-Tetrachloroethane	ND	1.0	µg/kg	"	"	"	"	
Tetrachloroethene	ND	1.0	µg/kg	"	"	"	"	
Toluene	ND	1.0	µg/kg	"	"	"	"	
1,2,3-Trichlorobenzene	ND	3.0	µg/kg	"	"	"	"	
1,2,4-Trichlorobenzene	ND	3.0	µg/kg	"	"	"	"	
1,1,1-Trichloroethane	ND	1.0	µg/kg	"	"	"	"	
1,1,2-Trichloroethane	ND	1.0	µg/kg	"	"	"	"	
Trichloroethene	ND	1.0	µg/kg	"	"	"	"	
1,2,3-Trichloropropane	ND	1.0	µg/kg	"	"	"	"	
1,2,4-Trimethylbenzene	ND	1.0	µg/kg	"	"	"	"	
1,3,5-Trimethylbenzene	ND	1.0	µg/kg	"	"	"	"	
Vinyl chloride	ND	1.0	µg/kg	"	"	"	"	
m+p-Xylene	ND	2.0	µg/kg	"	"	"	"	
o-Xylene	ND	1.0	µg/kg	"	"	"	"	
Methyl-tert-butylether	ND	5.0	µg/kg	"	"	"	"	
Ethyl-tert-butylether	ND	5.0	µg/kg	"	"	"	"	
Di-isopropylether	ND	5.0	µg/kg	"	"	"	"	
tert-amylmethylether	ND	5.0	µg/kg	"	"	"	"	
tert-Butylalcohol	ND	50.0	µg/kg	"	"	"	"	
Gasoline Range Organics (C4-C12)	ND	0.20	mg/kg	"	"	"	"	

Surrogate: Toluene-d8 99.92 % 60 - 140
 Surrogate: Dibromofluoromethane 119.60 % 60 - 140
 Surrogate: 4-Bromofluorobenzene 101.32 % 60 - 140

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SV5-5
 J254536-010(Soil)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Analyzed	Method	Notes
EPA 8260B Volatile Organic Compounds via GC/MS by EPA 8260								
Benzene	ND	1.0	µg/kg	1	QC2512102	12/03/25	EPA 8260	
Bromobenzene	ND	1.0	µg/kg	"	"	"	"	
Bromodichloromethane	ND	1.0	µg/kg	"	"	"	"	
Bromoform	ND	1.0	µg/kg	"	"	"	"	
n-Butylbenzene	ND	1.0	µg/kg	"	"	"	"	
sec-Butylbenzene	ND	1.0	µg/kg	"	"	"	"	
tert-Butylbenzene	ND	1.0	µg/kg	"	"	"	"	
Carbon tetrachloride	ND	1.0	µg/kg	"	"	"	"	
Chlorobenzene	ND	1.0	µg/kg	"	"	"	"	
Chloroform	ND	1.0	µg/kg	"	"	"	"	
2-Chlorotoluene	ND	1.0	µg/kg	"	"	"	"	
4-Chlorotoluene	ND	1.0	µg/kg	"	"	"	"	
Dibromochloromethane	ND	1.0	µg/kg	"	"	"	"	
1,2-Dibromo-3-chloropropane	ND	1.0	µg/kg	"	"	"	"	
1,2-Dibromoethane (EDB)	ND	1.0	µg/kg	"	"	"	"	
Dibromomethane	ND	1.0	µg/kg	"	"	"	"	
1,2-Dichlorobenzene	ND	1.0	µg/kg	"	"	"	"	
1,3-Dichlorobenzene	ND	1.0	µg/kg	"	"	"	"	
1,4-Dichlorobenzene	ND	1.0	µg/kg	"	"	"	"	
1,1-Dichloroethane	ND	1.0	µg/kg	"	"	"	"	
1,2-Dichloroethane	ND	1.0	µg/kg	"	"	"	"	
1,1-Dichloroethene	ND	1.0	µg/kg	"	"	"	"	
cis-1,2-Dichloroethene	ND	1.0	µg/kg	"	"	"	"	
trans-1,2-Dichloroethene	ND	1.0	µg/kg	"	"	"	"	
1,2-Dichloropropane	ND	1.0	µg/kg	"	"	"	"	
1,3-Dichloropropane	ND	1.0	µg/kg	"	"	"	"	
2,2-Dichloropropane	ND	1.0	µg/kg	"	"	"	"	
1,1-Dichloropropene	ND	1.0	µg/kg	"	"	"	"	
cis-1,3-Dichloropropene	ND	1.0	µg/kg	"	"	"	"	
trans-1,3-Dichloropropene	ND	1.0	µg/kg	"	"	"	"	
Ethylbenzene	ND	1.0	µg/kg	"	"	"	"	
Freon 11	ND	5.0	µg/kg	"	"	"	"	
Freon 12	ND	5.0	µg/kg	"	"	"	"	
Freon 113	ND	5.0	µg/kg	"	"	"	"	
Hexachlorobutadiene	ND	1.0	µg/kg	"	"	"	"	
Isopropylbenzene	ND	1.0	µg/kg	"	"	"	"	
4-Isopropyltoluene	ND	1.0	µg/kg	"	"	"	"	
Methylene chloride	ND	1.0	µg/kg	"	"	"	"	

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SV5-5
 J254536-010(Soil)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Analyzed	Method	Notes
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EPA 8260B Volatile Organic Compounds via GC/MS by EPA 8260

Naphthalene	ND	5.0	µg/kg	1	QC2512102	12/03/25	EPA 8260	
n-Propylbenzene	ND	1.0	µg/kg	"	"	"	"	
Styrene	ND	1.0	µg/kg	"	"	"	"	
1,1,1,2-Tetrachloroethane	ND	1.0	µg/kg	"	"	"	"	
1,1,1,2,2-Tetrachloroethane	ND	1.0	µg/kg	"	"	"	"	
Tetrachloroethene	ND	1.0	µg/kg	"	"	"	"	
Toluene	ND	1.0	µg/kg	"	"	"	"	
1,2,3-Trichlorobenzene	ND	3.0	µg/kg	"	"	"	"	
1,2,4-Trichlorobenzene	ND	3.0	µg/kg	"	"	"	"	
1,1,1-Trichloroethane	ND	1.0	µg/kg	"	"	"	"	
1,1,2-Trichloroethane	ND	1.0	µg/kg	"	"	"	"	
Trichloroethene	ND	1.0	µg/kg	"	"	"	"	
1,2,3-Trichloropropane	ND	1.0	µg/kg	"	"	"	"	
1,2,4-Trimethylbenzene	ND	1.0	µg/kg	"	"	"	"	
1,3,5-Trimethylbenzene	ND	1.0	µg/kg	"	"	"	"	
Vinyl chloride	ND	1.0	µg/kg	"	"	"	"	
m+p-Xylene	ND	2.0	µg/kg	"	"	"	"	
o-Xylene	ND	1.0	µg/kg	"	"	"	"	
Methyl-tert-butylether	ND	5.0	µg/kg	"	"	"	"	
Ethyl-tert-butylether	ND	5.0	µg/kg	"	"	"	"	
Di-isopropylether	ND	5.0	µg/kg	"	"	"	"	
tert-amylmethylether	ND	5.0	µg/kg	"	"	"	"	
tert-Butylalcohol	ND	50.0	µg/kg	"	"	"	"	
Gasoline Range Organics (C4-C12)	ND	0.20	mg/kg	"	"	"	"	

Surrogate: Toluene-d8	88.54 %	60 - 140
Surrogate: Dibromofluoromethane	109.70 %	60 - 140
Surrogate: 4-Bromofluorobenzene	87.30 %	60 - 140

Jones Environmental, Inc.



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SV5-15
 J254536-011(Soil)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Analyzed	Method	Notes
EPA 8260B Volatile Organic Compounds via GC/MS by EPA 8260								
Benzene	ND	1.0	µg/kg	1	QC2512102	12/03/25	EPA 8260	
Bromobenzene	ND	1.0	µg/kg	"	"	"	"	
Bromodichloromethane	ND	1.0	µg/kg	"	"	"	"	
Bromoform	ND	1.0	µg/kg	"	"	"	"	
n-Butylbenzene	ND	1.0	µg/kg	"	"	"	"	
sec-Butylbenzene	ND	1.0	µg/kg	"	"	"	"	
tert-Butylbenzene	ND	1.0	µg/kg	"	"	"	"	
Carbon tetrachloride	ND	1.0	µg/kg	"	"	"	"	
Chlorobenzene	ND	1.0	µg/kg	"	"	"	"	
Chloroform	ND	1.0	µg/kg	"	"	"	"	
2-Chlorotoluene	ND	1.0	µg/kg	"	"	"	"	
4-Chlorotoluene	ND	1.0	µg/kg	"	"	"	"	
Dibromochloromethane	ND	1.0	µg/kg	"	"	"	"	
1,2-Dibromo-3-chloropropane	ND	1.0	µg/kg	"	"	"	"	
1,2-Dibromoethane (EDB)	ND	1.0	µg/kg	"	"	"	"	
Dibromomethane	ND	1.0	µg/kg	"	"	"	"	
1,2-Dichlorobenzene	ND	1.0	µg/kg	"	"	"	"	
1,3-Dichlorobenzene	ND	1.0	µg/kg	"	"	"	"	
1,4-Dichlorobenzene	ND	1.0	µg/kg	"	"	"	"	
1,1-Dichloroethane	ND	1.0	µg/kg	"	"	"	"	
1,2-Dichloroethane	ND	1.0	µg/kg	"	"	"	"	
1,1-Dichloroethene	ND	1.0	µg/kg	"	"	"	"	
cis-1,2-Dichloroethene	ND	1.0	µg/kg	"	"	"	"	
trans-1,2-Dichloroethene	ND	1.0	µg/kg	"	"	"	"	
1,2-Dichloropropane	ND	1.0	µg/kg	"	"	"	"	
1,3-Dichloropropane	ND	1.0	µg/kg	"	"	"	"	
2,2-Dichloropropane	ND	1.0	µg/kg	"	"	"	"	
1,1-Dichloropropene	ND	1.0	µg/kg	"	"	"	"	
cis-1,3-Dichloropropene	ND	1.0	µg/kg	"	"	"	"	
trans-1,3-Dichloropropene	ND	1.0	µg/kg	"	"	"	"	
Ethylbenzene	ND	1.0	µg/kg	"	"	"	"	
Freon 11	ND	5.0	µg/kg	"	"	"	"	
Freon 12	ND	5.0	µg/kg	"	"	"	"	
Freon 113	ND	5.0	µg/kg	"	"	"	"	
Hexachlorobutadiene	ND	1.0	µg/kg	"	"	"	"	
Isopropylbenzene	ND	1.0	µg/kg	"	"	"	"	
4-Isopropyltoluene	ND	1.0	µg/kg	"	"	"	"	
Methylene chloride	ND	1.0	µg/kg	"	"	"	"	

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Frey Environmental, Inc. 2817-A Lafayette Ave. Newport Beach, CA 92663	Project: LBB Development Project Number: 1324-01 Project Manager: Jack Frey	Reported 12/08/25 10:50
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SV5-15
 J254536-011(Soil)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Analyzed	Method	Notes
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EPA 8260B Volatile Organic Compounds via GC/MS by EPA 8260

Naphthalene	ND	5.0	µg/kg	1	QC2512102	12/03/25	EPA 8260	
n-Propylbenzene	ND	1.0	µg/kg	"	"	"	"	
Styrene	ND	1.0	µg/kg	"	"	"	"	
1,1,1,2-Tetrachloroethane	ND	1.0	µg/kg	"	"	"	"	
1,1,1,2,2-Tetrachloroethane	ND	1.0	µg/kg	"	"	"	"	
Tetrachloroethene	ND	1.0	µg/kg	"	"	"	"	
Toluene	ND	1.0	µg/kg	"	"	"	"	
1,2,3-Trichlorobenzene	ND	3.0	µg/kg	"	"	"	"	
1,2,4-Trichlorobenzene	ND	3.0	µg/kg	"	"	"	"	
1,1,1-Trichloroethane	ND	1.0	µg/kg	"	"	"	"	
1,1,2-Trichloroethane	ND	1.0	µg/kg	"	"	"	"	
Trichloroethene	ND	1.0	µg/kg	"	"	"	"	
1,2,3-Trichloropropane	ND	1.0	µg/kg	"	"	"	"	
1,2,4-Trimethylbenzene	ND	1.0	µg/kg	"	"	"	"	
1,3,5-Trimethylbenzene	ND	1.0	µg/kg	"	"	"	"	
Vinyl chloride	ND	1.0	µg/kg	"	"	"	"	
m+p-Xylene	ND	2.0	µg/kg	"	"	"	"	
o-Xylene	ND	1.0	µg/kg	"	"	"	"	
Methyl-tert-butylether	ND	5.0	µg/kg	"	"	"	"	
Ethyl-tert-butylether	ND	5.0	µg/kg	"	"	"	"	
Di-isopropylether	ND	5.0	µg/kg	"	"	"	"	
tert-amylmethylether	ND	5.0	µg/kg	"	"	"	"	
tert-Butylalcohol	ND	50.0	µg/kg	"	"	"	"	
Gasoline Range Organics (C4-C12)	ND	0.20	mg/kg	"	"	"	"	

Surrogate: Toluene-d8	89.55 %	60 - 140
Surrogate: Dibromofluoromethane	108.34 %	60 - 140
Surrogate: 4-Bromofluorobenzene	89.07 %	60 - 140

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SV5-25
 J254536-012(Soil)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Analyzed	Method	Notes
EPA 8260B Volatile Organic Compounds via GC/MS by EPA 8260								
Benzene	ND	1.0	µg/kg	1	QC2512102	12/03/25	EPA 8260	
Bromobenzene	ND	1.0	µg/kg	"	"	"	"	
Bromodichloromethane	ND	1.0	µg/kg	"	"	"	"	
Bromoform	ND	1.0	µg/kg	"	"	"	"	
n-Butylbenzene	ND	1.0	µg/kg	"	"	"	"	
sec-Butylbenzene	ND	1.0	µg/kg	"	"	"	"	
tert-Butylbenzene	ND	1.0	µg/kg	"	"	"	"	
Carbon tetrachloride	ND	1.0	µg/kg	"	"	"	"	
Chlorobenzene	ND	1.0	µg/kg	"	"	"	"	
Chloroform	ND	1.0	µg/kg	"	"	"	"	
2-Chlorotoluene	ND	1.0	µg/kg	"	"	"	"	
4-Chlorotoluene	ND	1.0	µg/kg	"	"	"	"	
Dibromochloromethane	ND	1.0	µg/kg	"	"	"	"	
1,2-Dibromo-3-chloropropane	ND	1.0	µg/kg	"	"	"	"	
1,2-Dibromoethane (EDB)	ND	1.0	µg/kg	"	"	"	"	
Dibromomethane	ND	1.0	µg/kg	"	"	"	"	
1,2-Dichlorobenzene	ND	1.0	µg/kg	"	"	"	"	
1,3-Dichlorobenzene	ND	1.0	µg/kg	"	"	"	"	
1,4-Dichlorobenzene	ND	1.0	µg/kg	"	"	"	"	
1,1-Dichloroethane	ND	1.0	µg/kg	"	"	"	"	
1,2-Dichloroethane	ND	1.0	µg/kg	"	"	"	"	
1,1-Dichloroethene	ND	1.0	µg/kg	"	"	"	"	
cis-1,2-Dichloroethene	ND	1.0	µg/kg	"	"	"	"	
trans-1,2-Dichloroethene	ND	1.0	µg/kg	"	"	"	"	
1,2-Dichloropropane	ND	1.0	µg/kg	"	"	"	"	
1,3-Dichloropropane	ND	1.0	µg/kg	"	"	"	"	
2,2-Dichloropropane	ND	1.0	µg/kg	"	"	"	"	
1,1-Dichloropropene	ND	1.0	µg/kg	"	"	"	"	
cis-1,3-Dichloropropene	ND	1.0	µg/kg	"	"	"	"	
trans-1,3-Dichloropropene	ND	1.0	µg/kg	"	"	"	"	
Ethylbenzene	ND	1.0	µg/kg	"	"	"	"	
Freon 11	ND	5.0	µg/kg	"	"	"	"	
Freon 12	ND	5.0	µg/kg	"	"	"	"	
Freon 113	ND	5.0	µg/kg	"	"	"	"	
Hexachlorobutadiene	ND	1.0	µg/kg	"	"	"	"	
Isopropylbenzene	ND	1.0	µg/kg	"	"	"	"	
4-Isopropyltoluene	ND	1.0	µg/kg	"	"	"	"	
Methylene chloride	ND	1.0	µg/kg	"	"	"	"	

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SV5-25
 J254536-012(Soil)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Analyzed	Method	Notes
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EPA 8260B Volatile Organic Compounds via GC/MS by EPA 8260

Naphthalene	ND	5.0	µg/kg	1	QC2512102	12/03/25	EPA 8260	
n-Propylbenzene	ND	1.0	µg/kg	"	"	"	"	
Styrene	ND	1.0	µg/kg	"	"	"	"	
1,1,1,2-Tetrachloroethane	ND	1.0	µg/kg	"	"	"	"	
1,1,1,2,2-Tetrachloroethane	ND	1.0	µg/kg	"	"	"	"	
Tetrachloroethene	ND	1.0	µg/kg	"	"	"	"	
Toluene	ND	1.0	µg/kg	"	"	"	"	
1,2,3-Trichlorobenzene	ND	3.0	µg/kg	"	"	"	"	
1,2,4-Trichlorobenzene	ND	3.0	µg/kg	"	"	"	"	
1,1,1-Trichloroethane	ND	1.0	µg/kg	"	"	"	"	
1,1,2-Trichloroethane	ND	1.0	µg/kg	"	"	"	"	
Trichloroethene	ND	1.0	µg/kg	"	"	"	"	
1,2,3-Trichloropropane	ND	1.0	µg/kg	"	"	"	"	
1,2,4-Trimethylbenzene	ND	1.0	µg/kg	"	"	"	"	
1,3,5-Trimethylbenzene	ND	1.0	µg/kg	"	"	"	"	
Vinyl chloride	ND	1.0	µg/kg	"	"	"	"	
m+p-Xylene	ND	2.0	µg/kg	"	"	"	"	
o-Xylene	ND	1.0	µg/kg	"	"	"	"	
Methyl-tert-butylether	ND	5.0	µg/kg	"	"	"	"	
Ethyl-tert-butylether	ND	5.0	µg/kg	"	"	"	"	
Di-isopropylether	ND	5.0	µg/kg	"	"	"	"	
tert-amylmethylether	ND	5.0	µg/kg	"	"	"	"	
tert-Butylalcohol	ND	50.0	µg/kg	"	"	"	"	
Gasoline Range Organics (C4-C12)	ND	0.20	mg/kg	"	"	"	"	

Surrogate: Toluene-d8	88.31 %	60 - 140
Surrogate: Dibromofluoromethane	109.17 %	60 - 140
Surrogate: 4-Bromofluorobenzene	87.98 %	60 - 140

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SV6-5
 J254536-013(Soil)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Analyzed	Method	Notes
EPA 8260B Volatile Organic Compounds via GC/MS by EPA 8260								
Benzene	ND	1.0	µg/kg	1	QC2512102	12/03/25	EPA 8260	
Bromobenzene	ND	1.0	µg/kg	"	"	"	"	
Bromodichloromethane	ND	1.0	µg/kg	"	"	"	"	
Bromoform	ND	1.0	µg/kg	"	"	"	"	
n-Butylbenzene	ND	1.0	µg/kg	"	"	"	"	
sec-Butylbenzene	ND	1.0	µg/kg	"	"	"	"	
tert-Butylbenzene	ND	1.0	µg/kg	"	"	"	"	
Carbon tetrachloride	ND	1.0	µg/kg	"	"	"	"	
Chlorobenzene	ND	1.0	µg/kg	"	"	"	"	
Chloroform	ND	1.0	µg/kg	"	"	"	"	
2-Chlorotoluene	ND	1.0	µg/kg	"	"	"	"	
4-Chlorotoluene	ND	1.0	µg/kg	"	"	"	"	
Dibromochloromethane	ND	1.0	µg/kg	"	"	"	"	
1,2-Dibromo-3-chloropropane	ND	1.0	µg/kg	"	"	"	"	
1,2-Dibromoethane (EDB)	ND	1.0	µg/kg	"	"	"	"	
Dibromomethane	ND	1.0	µg/kg	"	"	"	"	
1,2- Dichlorobenzene	ND	1.0	µg/kg	"	"	"	"	
1,3-Dichlorobenzene	ND	1.0	µg/kg	"	"	"	"	
1,4-Dichlorobenzene	ND	1.0	µg/kg	"	"	"	"	
1,1-Dichloroethane	ND	1.0	µg/kg	"	"	"	"	
1,2-Dichloroethane	ND	1.0	µg/kg	"	"	"	"	
1,1-Dichloroethene	ND	1.0	µg/kg	"	"	"	"	
cis-1,2-Dichloroethene	ND	1.0	µg/kg	"	"	"	"	
trans-1,2-Dichloroethene	ND	1.0	µg/kg	"	"	"	"	
1,2-Dichloropropane	ND	1.0	µg/kg	"	"	"	"	
1,3-Dichloropropane	ND	1.0	µg/kg	"	"	"	"	
2,2-Dichloropropane	ND	1.0	µg/kg	"	"	"	"	
1,1-Dichloropropene	ND	1.0	µg/kg	"	"	"	"	
cis-1,3-Dichloropropene	ND	1.0	µg/kg	"	"	"	"	
trans-1,3-Dichloropropene	ND	1.0	µg/kg	"	"	"	"	
Ethylbenzene	ND	1.0	µg/kg	"	"	"	"	
Freon 11	ND	5.0	µg/kg	"	"	"	"	
Freon 12	ND	5.0	µg/kg	"	"	"	"	
Freon 113	ND	5.0	µg/kg	"	"	"	"	
Hexachlorobutadiene	ND	1.0	µg/kg	"	"	"	"	
Isopropylbenzene	ND	1.0	µg/kg	"	"	"	"	
4-Isopropyltoluene	ND	1.0	µg/kg	"	"	"	"	
Methylene chloride	ND	1.0	µg/kg	"	"	"	"	

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SV6-5
 J254536-013(Soil)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Analyzed	Method	Notes
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EPA 8260B Volatile Organic Compounds via GC/MS by EPA 8260

Naphthalene	ND	5.0	µg/kg	1	QC2512102	12/03/25	EPA 8260	
n-Propylbenzene	ND	1.0	µg/kg	"	"	"	"	
Styrene	ND	1.0	µg/kg	"	"	"	"	
1,1,1,2-Tetrachloroethane	ND	1.0	µg/kg	"	"	"	"	
1,1,1,2-Tetrachloroethane	ND	1.0	µg/kg	"	"	"	"	
Tetrachloroethene	ND	1.0	µg/kg	"	"	"	"	
Toluene	ND	1.0	µg/kg	"	"	"	"	
1,2,3-Trichlorobenzene	ND	3.0	µg/kg	"	"	"	"	
1,2,4-Trichlorobenzene	ND	3.0	µg/kg	"	"	"	"	
1,1,1-Trichloroethane	ND	1.0	µg/kg	"	"	"	"	
1,1,2-Trichloroethane	ND	1.0	µg/kg	"	"	"	"	
Trichloroethene	ND	1.0	µg/kg	"	"	"	"	
1,2,3-Trichloropropane	ND	1.0	µg/kg	"	"	"	"	
1,2,4-Trimethylbenzene	ND	1.0	µg/kg	"	"	"	"	
1,3,5-Trimethylbenzene	ND	1.0	µg/kg	"	"	"	"	
Vinyl chloride	ND	1.0	µg/kg	"	"	"	"	
m+p-Xylene	ND	2.0	µg/kg	"	"	"	"	
o-Xylene	ND	1.0	µg/kg	"	"	"	"	
Methyl-tert-butylether	ND	5.0	µg/kg	"	"	"	"	
Ethyl-tert-butylether	ND	5.0	µg/kg	"	"	"	"	
Di-isopropylether	ND	5.0	µg/kg	"	"	"	"	
tert-amylmethylether	ND	5.0	µg/kg	"	"	"	"	
tert-Butylalcohol	ND	50.0	µg/kg	"	"	"	"	
Gasoline Range Organics (C4-C12)	ND	0.20	mg/kg	"	"	"	"	

Surrogate: Toluene-d8	100.37 %	60 - 140
Surrogate: Dibromofluoromethane	120.49 %	60 - 140
Surrogate: 4-Bromofluorobenzene	101.40 %	60 - 140

Jones Environmental, Inc.



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SV6-15
 J254536-014(Soil)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Analyzed	Method	Notes
EPA 8260B Volatile Organic Compounds via GC/MS by EPA 8260								
Benzene	ND	1.0	µg/kg	1	QC2512102	12/03/25	EPA 8260	
Bromobenzene	ND	1.0	µg/kg	"	"	"	"	
Bromodichloromethane	ND	1.0	µg/kg	"	"	"	"	
Bromoform	ND	1.0	µg/kg	"	"	"	"	
n-Butylbenzene	ND	1.0	µg/kg	"	"	"	"	
sec-Butylbenzene	ND	1.0	µg/kg	"	"	"	"	
tert-Butylbenzene	ND	1.0	µg/kg	"	"	"	"	
Carbon tetrachloride	ND	1.0	µg/kg	"	"	"	"	
Chlorobenzene	ND	1.0	µg/kg	"	"	"	"	
Chloroform	ND	1.0	µg/kg	"	"	"	"	
2-Chlorotoluene	ND	1.0	µg/kg	"	"	"	"	
4-Chlorotoluene	ND	1.0	µg/kg	"	"	"	"	
Dibromochloromethane	ND	1.0	µg/kg	"	"	"	"	
1,2-Dibromo-3-chloropropane	ND	1.0	µg/kg	"	"	"	"	
1,2-Dibromoethane (EDB)	ND	1.0	µg/kg	"	"	"	"	
Dibromomethane	ND	1.0	µg/kg	"	"	"	"	
1,2-Dichlorobenzene	ND	1.0	µg/kg	"	"	"	"	
1,3-Dichlorobenzene	ND	1.0	µg/kg	"	"	"	"	
1,4-Dichlorobenzene	ND	1.0	µg/kg	"	"	"	"	
1,1-Dichloroethane	ND	1.0	µg/kg	"	"	"	"	
1,2-Dichloroethane	ND	1.0	µg/kg	"	"	"	"	
1,1-Dichloroethene	ND	1.0	µg/kg	"	"	"	"	
cis-1,2-Dichloroethene	ND	1.0	µg/kg	"	"	"	"	
trans-1,2-Dichloroethene	ND	1.0	µg/kg	"	"	"	"	
1,2-Dichloropropane	ND	1.0	µg/kg	"	"	"	"	
1,3-Dichloropropane	ND	1.0	µg/kg	"	"	"	"	
2,2-Dichloropropane	ND	1.0	µg/kg	"	"	"	"	
1,1-Dichloropropene	ND	1.0	µg/kg	"	"	"	"	
cis-1,3-Dichloropropene	ND	1.0	µg/kg	"	"	"	"	
trans-1,3-Dichloropropene	ND	1.0	µg/kg	"	"	"	"	
Ethylbenzene	ND	1.0	µg/kg	"	"	"	"	
Freon 11	ND	5.0	µg/kg	"	"	"	"	
Freon 12	ND	5.0	µg/kg	"	"	"	"	
Freon 113	ND	5.0	µg/kg	"	"	"	"	
Hexachlorobutadiene	ND	1.0	µg/kg	"	"	"	"	
Isopropylbenzene	ND	1.0	µg/kg	"	"	"	"	
4-Isopropyltoluene	ND	1.0	µg/kg	"	"	"	"	
Methylene chloride	ND	1.0	µg/kg	"	"	"	"	

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SV6-15
 J254536-014(Soil)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Analyzed	Method	Notes
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EPA 8260B Volatile Organic Compounds via GC/MS by EPA 8260

Naphthalene	ND	5.0	µg/kg	1	QC2512102	12/03/25	EPA 8260	
n-Propylbenzene	ND	1.0	µg/kg	"	"	"	"	
Styrene	ND	1.0	µg/kg	"	"	"	"	
1,1,1,2-Tetrachloroethane	ND	1.0	µg/kg	"	"	"	"	
1,1,1,2,2-Tetrachloroethane	ND	1.0	µg/kg	"	"	"	"	
Tetrachloroethene	ND	1.0	µg/kg	"	"	"	"	
Toluene	ND	1.0	µg/kg	"	"	"	"	
1,2,3-Trichlorobenzene	ND	3.0	µg/kg	"	"	"	"	
1,2,4-Trichlorobenzene	ND	3.0	µg/kg	"	"	"	"	
1,1,1-Trichloroethane	ND	1.0	µg/kg	"	"	"	"	
1,1,2-Trichloroethane	ND	1.0	µg/kg	"	"	"	"	
Trichloroethene	ND	1.0	µg/kg	"	"	"	"	
1,2,3-Trichloropropane	ND	1.0	µg/kg	"	"	"	"	
1,2,4-Trimethylbenzene	ND	1.0	µg/kg	"	"	"	"	
1,3,5-Trimethylbenzene	ND	1.0	µg/kg	"	"	"	"	
Vinyl chloride	ND	1.0	µg/kg	"	"	"	"	
m+p-Xylene	ND	2.0	µg/kg	"	"	"	"	
o-Xylene	ND	1.0	µg/kg	"	"	"	"	
Methyl-tert-butylether	ND	5.0	µg/kg	"	"	"	"	
Ethyl-tert-butylether	ND	5.0	µg/kg	"	"	"	"	
Di-isopropylether	ND	5.0	µg/kg	"	"	"	"	
tert-amylmethylether	ND	5.0	µg/kg	"	"	"	"	
tert-Butylalcohol	ND	50.0	µg/kg	"	"	"	"	
Gasoline Range Organics (C4-C12)	ND	0.20	mg/kg	"	"	"	"	

Surrogate: Toluene-d8 101.24 % 60 - 140
 Surrogate: Dibromofluoromethane 121.20 % 60 - 140
 Surrogate: 4-Bromofluorobenzene 102.25 % 60 - 140

Jones Environmental, Inc.



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SV6-25
 J254536-015(Soil)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Analyzed	Method	Notes
EPA 8260B Volatile Organic Compounds via GC/MS by EPA 8260								
Benzene	ND	1.0	µg/kg	1	QC2512102	12/03/25	EPA 8260	
Bromobenzene	ND	1.0	µg/kg	"	"	"	"	
Bromodichloromethane	ND	1.0	µg/kg	"	"	"	"	
Bromoform	ND	1.0	µg/kg	"	"	"	"	
n-Butylbenzene	ND	1.0	µg/kg	"	"	"	"	
sec-Butylbenzene	ND	1.0	µg/kg	"	"	"	"	
tert-Butylbenzene	ND	1.0	µg/kg	"	"	"	"	
Carbon tetrachloride	ND	1.0	µg/kg	"	"	"	"	
Chlorobenzene	ND	1.0	µg/kg	"	"	"	"	
Chloroform	ND	1.0	µg/kg	"	"	"	"	
2-Chlorotoluene	ND	1.0	µg/kg	"	"	"	"	
4-Chlorotoluene	ND	1.0	µg/kg	"	"	"	"	
Dibromochloromethane	ND	1.0	µg/kg	"	"	"	"	
1,2-Dibromo-3-chloropropane	ND	1.0	µg/kg	"	"	"	"	
1,2-Dibromoethane (EDB)	ND	1.0	µg/kg	"	"	"	"	
Dibromomethane	ND	1.0	µg/kg	"	"	"	"	
1,2- Dichlorobenzene	ND	1.0	µg/kg	"	"	"	"	
1,3-Dichlorobenzene	ND	1.0	µg/kg	"	"	"	"	
1,4-Dichlorobenzene	ND	1.0	µg/kg	"	"	"	"	
1,1-Dichloroethane	ND	1.0	µg/kg	"	"	"	"	
1,2-Dichloroethane	ND	1.0	µg/kg	"	"	"	"	
1,1-Dichloroethene	ND	1.0	µg/kg	"	"	"	"	
cis-1,2-Dichloroethene	ND	1.0	µg/kg	"	"	"	"	
trans-1,2-Dichloroethene	ND	1.0	µg/kg	"	"	"	"	
1,2-Dichloropropane	ND	1.0	µg/kg	"	"	"	"	
1,3-Dichloropropane	ND	1.0	µg/kg	"	"	"	"	
2,2-Dichloropropane	ND	1.0	µg/kg	"	"	"	"	
1,1-Dichloropropene	ND	1.0	µg/kg	"	"	"	"	
cis-1,3-Dichloropropene	ND	1.0	µg/kg	"	"	"	"	
trans-1,3-Dichloropropene	ND	1.0	µg/kg	"	"	"	"	
Ethylbenzene	ND	1.0	µg/kg	"	"	"	"	
Freon 11	ND	5.0	µg/kg	"	"	"	"	
Freon 12	ND	5.0	µg/kg	"	"	"	"	
Freon 113	ND	5.0	µg/kg	"	"	"	"	
Hexachlorobutadiene	ND	1.0	µg/kg	"	"	"	"	
Isopropylbenzene	ND	1.0	µg/kg	"	"	"	"	
4-Isopropyltoluene	ND	1.0	µg/kg	"	"	"	"	
Methylene chloride	ND	1.0	µg/kg	"	"	"	"	

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SV6-25
 J254536-015(Soil)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Analyzed	Method	Notes
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EPA 8260B Volatile Organic Compounds via GC/MS by EPA 8260

Naphthalene	ND	5.0	µg/kg	1	QC2512102	12/03/25	EPA 8260	
n-Propylbenzene	ND	1.0	µg/kg	"	"	"	"	
Styrene	ND	1.0	µg/kg	"	"	"	"	
1,1,1,2-Tetrachloroethane	ND	1.0	µg/kg	"	"	"	"	
1,1,1,2,2-Tetrachloroethane	ND	1.0	µg/kg	"	"	"	"	
Tetrachloroethene	ND	1.0	µg/kg	"	"	"	"	
Toluene	ND	1.0	µg/kg	"	"	"	"	
1,2,3-Trichlorobenzene	ND	3.0	µg/kg	"	"	"	"	
1,2,4-Trichlorobenzene	ND	3.0	µg/kg	"	"	"	"	
1,1,1-Trichloroethane	ND	1.0	µg/kg	"	"	"	"	
1,1,2-Trichloroethane	ND	1.0	µg/kg	"	"	"	"	
Trichloroethene	ND	1.0	µg/kg	"	"	"	"	
1,2,3-Trichloropropane	ND	1.0	µg/kg	"	"	"	"	
1,2,4-Trimethylbenzene	ND	1.0	µg/kg	"	"	"	"	
1,3,5-Trimethylbenzene	ND	1.0	µg/kg	"	"	"	"	
Vinyl chloride	ND	1.0	µg/kg	"	"	"	"	
m+p-Xylene	ND	2.0	µg/kg	"	"	"	"	
o-Xylene	ND	1.0	µg/kg	"	"	"	"	
Methyl-tert-butylether	ND	5.0	µg/kg	"	"	"	"	
Ethyl-tert-butylether	ND	5.0	µg/kg	"	"	"	"	
Di-isopropylether	ND	5.0	µg/kg	"	"	"	"	
tert-amylmethylether	ND	5.0	µg/kg	"	"	"	"	
tert-Butylalcohol	ND	50.0	µg/kg	"	"	"	"	
Gasoline Range Organics (C4-C12)	ND	0.20	mg/kg	"	"	"	"	

Surrogate: Toluene-d8	93.50 %	60 - 140
Surrogate: Dibromofluoromethane	114.45 %	60 - 140
Surrogate: 4-Bromofluorobenzene	93.10 %	60 - 140

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GW1-5
 J254536-016(Soil)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Analyzed	Method	Notes
EPA 8260B Volatile Organic Compounds via GC/MS by EPA 8260								
Benzene	ND	1.0	µg/kg	1	QC2512102	12/03/25	EPA 8260	
Bromobenzene	ND	1.0	µg/kg	"	"	"	"	
Bromodichloromethane	ND	1.0	µg/kg	"	"	"	"	
Bromoform	ND	1.0	µg/kg	"	"	"	"	
n-Butylbenzene	ND	1.0	µg/kg	"	"	"	"	
sec-Butylbenzene	ND	1.0	µg/kg	"	"	"	"	
tert-Butylbenzene	ND	1.0	µg/kg	"	"	"	"	
Carbon tetrachloride	ND	1.0	µg/kg	"	"	"	"	
Chlorobenzene	ND	1.0	µg/kg	"	"	"	"	
Chloroform	ND	1.0	µg/kg	"	"	"	"	
2-Chlorotoluene	ND	1.0	µg/kg	"	"	"	"	
4-Chlorotoluene	ND	1.0	µg/kg	"	"	"	"	
Dibromochloromethane	ND	1.0	µg/kg	"	"	"	"	
1,2-Dibromo-3-chloropropane	ND	1.0	µg/kg	"	"	"	"	
1,2-Dibromoethane (EDB)	ND	1.0	µg/kg	"	"	"	"	
Dibromomethane	ND	1.0	µg/kg	"	"	"	"	
1,2-Dichlorobenzene	ND	1.0	µg/kg	"	"	"	"	
1,3-Dichlorobenzene	ND	1.0	µg/kg	"	"	"	"	
1,4-Dichlorobenzene	ND	1.0	µg/kg	"	"	"	"	
1,1-Dichloroethane	ND	1.0	µg/kg	"	"	"	"	
1,2-Dichloroethane	ND	1.0	µg/kg	"	"	"	"	
1,1-Dichloroethene	ND	1.0	µg/kg	"	"	"	"	
cis-1,2-Dichloroethene	ND	1.0	µg/kg	"	"	"	"	
trans-1,2-Dichloroethene	ND	1.0	µg/kg	"	"	"	"	
1,2-Dichloropropane	ND	1.0	µg/kg	"	"	"	"	
1,3-Dichloropropane	ND	1.0	µg/kg	"	"	"	"	
2,2-Dichloropropane	ND	1.0	µg/kg	"	"	"	"	
1,1-Dichloropropene	ND	1.0	µg/kg	"	"	"	"	
cis-1,3-Dichloropropene	ND	1.0	µg/kg	"	"	"	"	
trans-1,3-Dichloropropene	ND	1.0	µg/kg	"	"	"	"	
Ethylbenzene	ND	1.0	µg/kg	"	"	"	"	
Freon 11	ND	5.0	µg/kg	"	"	"	"	
Freon 12	ND	5.0	µg/kg	"	"	"	"	
Freon 113	ND	5.0	µg/kg	"	"	"	"	
Hexachlorobutadiene	ND	1.0	µg/kg	"	"	"	"	
Isopropylbenzene	ND	1.0	µg/kg	"	"	"	"	
4-Isopropyltoluene	ND	1.0	µg/kg	"	"	"	"	
Methylene chloride	ND	1.0	µg/kg	"	"	"	"	

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GW1-5
 J254536-016(Soil)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Analyzed	Method	Notes
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EPA 8260B Volatile Organic Compounds via GC/MS by EPA 8260

Naphthalene	ND	5.0	µg/kg	1	QC2512102	12/03/25	EPA 8260	
n-Propylbenzene	ND	1.0	µg/kg	"	"	"	"	
Styrene	ND	1.0	µg/kg	"	"	"	"	
1,1,1,2-Tetrachloroethane	ND	1.0	µg/kg	"	"	"	"	
1,1,2,2-Tetrachloroethane	ND	1.0	µg/kg	"	"	"	"	
Tetrachloroethene	ND	1.0	µg/kg	"	"	"	"	
Toluene	ND	1.0	µg/kg	"	"	"	"	
1,2,3-Trichlorobenzene	ND	3.0	µg/kg	"	"	"	"	
1,2,4-Trichlorobenzene	ND	3.0	µg/kg	"	"	"	"	
1,1,1-Trichloroethane	ND	1.0	µg/kg	"	"	"	"	
1,1,2-Trichloroethane	ND	1.0	µg/kg	"	"	"	"	
Trichloroethene	ND	1.0	µg/kg	"	"	"	"	
1,2,3-Trichloropropane	ND	1.0	µg/kg	"	"	"	"	
1,2,4-Trimethylbenzene	ND	1.0	µg/kg	"	"	"	"	
1,3,5-Trimethylbenzene	ND	1.0	µg/kg	"	"	"	"	
Vinyl chloride	ND	1.0	µg/kg	"	"	"	"	
m+p-Xylene	ND	2.0	µg/kg	"	"	"	"	
o-Xylene	ND	1.0	µg/kg	"	"	"	"	
Methyl-tert-butylether	ND	5.0	µg/kg	"	"	"	"	
Ethyl-tert-butylether	ND	5.0	µg/kg	"	"	"	"	
Di-isopropylether	ND	5.0	µg/kg	"	"	"	"	
tert-amylmethylether	ND	5.0	µg/kg	"	"	"	"	
tert-Butylalcohol	ND	50.0	µg/kg	"	"	"	"	
Gasoline Range Organics (C4-C12)	ND	0.20	mg/kg	"	"	"	"	

Surrogate: Toluene-d8	88.45 %	60 - 140
Surrogate: Dibromofluoromethane	110.37 %	60 - 140
Surrogate: 4-Bromofluorobenzene	87.18 %	60 - 140

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GW1-10
 J254536-017(Soil)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Analyzed	Method	Notes
EPA 8260B Volatile Organic Compounds via GC/MS by EPA 8260								
Benzene	ND	1.0	µg/kg	1	QC2512102	12/03/25	EPA 8260	
Bromobenzene	ND	1.0	µg/kg	"	"	"	"	
Bromodichloromethane	ND	1.0	µg/kg	"	"	"	"	
Bromoform	ND	1.0	µg/kg	"	"	"	"	
n-Butylbenzene	ND	1.0	µg/kg	"	"	"	"	
sec-Butylbenzene	ND	1.0	µg/kg	"	"	"	"	
tert-Butylbenzene	ND	1.0	µg/kg	"	"	"	"	
Carbon tetrachloride	ND	1.0	µg/kg	"	"	"	"	
Chlorobenzene	ND	1.0	µg/kg	"	"	"	"	
Chloroform	ND	1.0	µg/kg	"	"	"	"	
2-Chlorotoluene	ND	1.0	µg/kg	"	"	"	"	
4-Chlorotoluene	ND	1.0	µg/kg	"	"	"	"	
Dibromochloromethane	ND	1.0	µg/kg	"	"	"	"	
1,2-Dibromo-3-chloropropane	ND	1.0	µg/kg	"	"	"	"	
1,2-Dibromoethane (EDB)	ND	1.0	µg/kg	"	"	"	"	
Dibromomethane	ND	1.0	µg/kg	"	"	"	"	
1,2- Dichlorobenzene	ND	1.0	µg/kg	"	"	"	"	
1,3-Dichlorobenzene	ND	1.0	µg/kg	"	"	"	"	
1,4-Dichlorobenzene	ND	1.0	µg/kg	"	"	"	"	
1,1-Dichloroethane	ND	1.0	µg/kg	"	"	"	"	
1,2-Dichloroethane	ND	1.0	µg/kg	"	"	"	"	
1,1-Dichloroethene	ND	1.0	µg/kg	"	"	"	"	
cis-1,2-Dichloroethene	ND	1.0	µg/kg	"	"	"	"	
trans-1,2-Dichloroethene	ND	1.0	µg/kg	"	"	"	"	
1,2-Dichloropropane	ND	1.0	µg/kg	"	"	"	"	
1,3-Dichloropropane	ND	1.0	µg/kg	"	"	"	"	
2,2-Dichloropropane	ND	1.0	µg/kg	"	"	"	"	
1,1-Dichloropropene	ND	1.0	µg/kg	"	"	"	"	
cis-1,3-Dichloropropene	ND	1.0	µg/kg	"	"	"	"	
trans-1,3-Dichloropropene	ND	1.0	µg/kg	"	"	"	"	
Ethylbenzene	ND	1.0	µg/kg	"	"	"	"	
Freon 11	ND	5.0	µg/kg	"	"	"	"	
Freon 12	ND	5.0	µg/kg	"	"	"	"	
Freon 113	ND	5.0	µg/kg	"	"	"	"	
Hexachlorobutadiene	ND	1.0	µg/kg	"	"	"	"	
Isopropylbenzene	ND	1.0	µg/kg	"	"	"	"	
4-Isopropyltoluene	ND	1.0	µg/kg	"	"	"	"	
Methylene chloride	ND	1.0	µg/kg	"	"	"	"	

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GW1-10
 J254536-017(Soil)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Analyzed	Method	Notes
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EPA 8260B Volatile Organic Compounds via GC/MS by EPA 8260

Naphthalene	ND	5.0	µg/kg	1	QC2512102	12/03/25	EPA 8260	
n-Propylbenzene	ND	1.0	µg/kg	"	"	"	"	
Styrene	ND	1.0	µg/kg	"	"	"	"	
1,1,1,2-Tetrachloroethane	ND	1.0	µg/kg	"	"	"	"	
1,1,1,2,2-Tetrachloroethane	ND	1.0	µg/kg	"	"	"	"	
Tetrachloroethene	ND	1.0	µg/kg	"	"	"	"	
Toluene	ND	1.0	µg/kg	"	"	"	"	
1,2,3-Trichlorobenzene	ND	3.0	µg/kg	"	"	"	"	
1,2,4-Trichlorobenzene	ND	3.0	µg/kg	"	"	"	"	
1,1,1-Trichloroethane	ND	1.0	µg/kg	"	"	"	"	
1,1,2-Trichloroethane	ND	1.0	µg/kg	"	"	"	"	
Trichloroethene	ND	1.0	µg/kg	"	"	"	"	
1,2,3-Trichloropropane	ND	1.0	µg/kg	"	"	"	"	
1,2,4-Trimethylbenzene	ND	1.0	µg/kg	"	"	"	"	
1,3,5-Trimethylbenzene	ND	1.0	µg/kg	"	"	"	"	
Vinyl chloride	ND	1.0	µg/kg	"	"	"	"	
m+p-Xylene	ND	2.0	µg/kg	"	"	"	"	
o-Xylene	ND	1.0	µg/kg	"	"	"	"	
Methyl-tert-butylether	ND	5.0	µg/kg	"	"	"	"	
Ethyl-tert-butylether	ND	5.0	µg/kg	"	"	"	"	
Di-isopropylether	ND	5.0	µg/kg	"	"	"	"	
tert-amylmethylether	ND	5.0	µg/kg	"	"	"	"	
tert-Butylalcohol	ND	50.0	µg/kg	"	"	"	"	
Gasoline Range Organics (C4-C12)	ND	0.20	mg/kg	"	"	"	"	

Surrogate: Toluene-d8 98.86 % 60 - 140
 Surrogate: Dibromofluoromethane 120.67 % 60 - 140
 Surrogate: 4-Bromofluorobenzene 95.84 % 60 - 140

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GW1-15
 J254536-018(Soil)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Analyzed	Method	Notes
EPA 8260B Volatile Organic Compounds via GC/MS by EPA 8260								
Benzene	ND	1.0	µg/kg	1	QC2512102	12/03/25	EPA 8260	
Bromobenzene	ND	1.0	µg/kg	"	"	"	"	
Bromodichloromethane	ND	1.0	µg/kg	"	"	"	"	
Bromoform	ND	1.0	µg/kg	"	"	"	"	
n-Butylbenzene	ND	1.0	µg/kg	"	"	"	"	
sec-Butylbenzene	ND	1.0	µg/kg	"	"	"	"	
tert-Butylbenzene	ND	1.0	µg/kg	"	"	"	"	
Carbon tetrachloride	ND	1.0	µg/kg	"	"	"	"	
Chlorobenzene	ND	1.0	µg/kg	"	"	"	"	
Chloroform	ND	1.0	µg/kg	"	"	"	"	
2-Chlorotoluene	ND	1.0	µg/kg	"	"	"	"	
4-Chlorotoluene	ND	1.0	µg/kg	"	"	"	"	
Dibromochloromethane	ND	1.0	µg/kg	"	"	"	"	
1,2-Dibromo-3-chloropropane	ND	1.0	µg/kg	"	"	"	"	
1,2-Dibromoethane (EDB)	ND	1.0	µg/kg	"	"	"	"	
Dibromomethane	ND	1.0	µg/kg	"	"	"	"	
1,2-Dichlorobenzene	ND	1.0	µg/kg	"	"	"	"	
1,3-Dichlorobenzene	ND	1.0	µg/kg	"	"	"	"	
1,4-Dichlorobenzene	ND	1.0	µg/kg	"	"	"	"	
1,1-Dichloroethane	ND	1.0	µg/kg	"	"	"	"	
1,2-Dichloroethane	ND	1.0	µg/kg	"	"	"	"	
1,1-Dichloroethene	ND	1.0	µg/kg	"	"	"	"	
cis-1,2-Dichloroethene	ND	1.0	µg/kg	"	"	"	"	
trans-1,2-Dichloroethene	ND	1.0	µg/kg	"	"	"	"	
1,2-Dichloropropane	ND	1.0	µg/kg	"	"	"	"	
1,3-Dichloropropane	ND	1.0	µg/kg	"	"	"	"	
2,2-Dichloropropane	ND	1.0	µg/kg	"	"	"	"	
1,1-Dichloropropene	ND	1.0	µg/kg	"	"	"	"	
cis-1,3-Dichloropropene	ND	1.0	µg/kg	"	"	"	"	
trans-1,3-Dichloropropene	ND	1.0	µg/kg	"	"	"	"	
Ethylbenzene	ND	1.0	µg/kg	"	"	"	"	
Freon 11	ND	5.0	µg/kg	"	"	"	"	
Freon 12	ND	5.0	µg/kg	"	"	"	"	
Freon 113	ND	5.0	µg/kg	"	"	"	"	
Hexachlorobutadiene	ND	1.0	µg/kg	"	"	"	"	
Isopropylbenzene	ND	1.0	µg/kg	"	"	"	"	
4-Isopropyltoluene	ND	1.0	µg/kg	"	"	"	"	
Methylene chloride	ND	1.0	µg/kg	"	"	"	"	

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Frey Environmental, Inc. 2817-A Lafayette Ave. Newport Beach, CA 92663	Project: LBB Development Project Number: 1324-01 Project Manager: Jack Frey	Reported 12/08/25 10:50
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GW1-15
 J254536-018(Soil)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Analyzed	Method	Notes
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EPA 8260B Volatile Organic Compounds via GC/MS by EPA 8260

Naphthalene	ND	5.0	µg/kg	1	QC2512102	12/03/25	EPA 8260	
n-Propylbenzene	ND	1.0	µg/kg	"	"	"	"	
Styrene	ND	1.0	µg/kg	"	"	"	"	
1,1,1,2-Tetrachloroethane	ND	1.0	µg/kg	"	"	"	"	
1,1,1,2,2-Tetrachloroethane	ND	1.0	µg/kg	"	"	"	"	
Tetrachloroethene	ND	1.0	µg/kg	"	"	"	"	
Toluene	ND	1.0	µg/kg	"	"	"	"	
1,2,3-Trichlorobenzene	ND	3.0	µg/kg	"	"	"	"	
1,2,4-Trichlorobenzene	ND	3.0	µg/kg	"	"	"	"	
1,1,1-Trichloroethane	ND	1.0	µg/kg	"	"	"	"	
1,1,2-Trichloroethane	ND	1.0	µg/kg	"	"	"	"	
Trichloroethene	ND	1.0	µg/kg	"	"	"	"	
1,2,3-Trichloropropane	ND	1.0	µg/kg	"	"	"	"	
1,2,4-Trimethylbenzene	ND	1.0	µg/kg	"	"	"	"	
1,3,5-Trimethylbenzene	ND	1.0	µg/kg	"	"	"	"	
Vinyl chloride	ND	1.0	µg/kg	"	"	"	"	
m+p-Xylene	ND	2.0	µg/kg	"	"	"	"	
o-Xylene	ND	1.0	µg/kg	"	"	"	"	
Methyl-tert-butylether	ND	5.0	µg/kg	"	"	"	"	
Ethyl-tert-butylether	ND	5.0	µg/kg	"	"	"	"	
Di-isopropylether	ND	5.0	µg/kg	"	"	"	"	
tert-amylmethylether	ND	5.0	µg/kg	"	"	"	"	
tert-Butylalcohol	ND	50.0	µg/kg	"	"	"	"	
Gasoline Range Organics (C4-C12)	ND	0.20	mg/kg	"	"	"	"	

Surrogate: Toluene-d8	100.93 %	60 - 140
Surrogate: Dibromofluoromethane	122.54 %	60 - 140
Surrogate: 4-Bromofluorobenzene	96.85 %	60 - 140

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Frey Environmental, Inc. 2817-A Lafayette Ave. Newport Beach, CA 92663	Project: LBB Development Project Number: 1324-01 Project Manager: Jack Frey	Reported 12/08/25 10:50
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GW1-20
 J254536-019(Soil)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Analyzed	Method	Notes
EPA 8260B Volatile Organic Compounds via GC/MS by EPA 8260								
Benzene	ND	1.0	µg/kg	1	QC2512102	12/03/25	EPA 8260	
Bromobenzene	ND	1.0	µg/kg	"	"	"	"	
Bromodichloromethane	ND	1.0	µg/kg	"	"	"	"	
Bromoform	ND	1.0	µg/kg	"	"	"	"	
n-Butylbenzene	ND	1.0	µg/kg	"	"	"	"	
sec-Butylbenzene	ND	1.0	µg/kg	"	"	"	"	
tert-Butylbenzene	ND	1.0	µg/kg	"	"	"	"	
Carbon tetrachloride	ND	1.0	µg/kg	"	"	"	"	
Chlorobenzene	ND	1.0	µg/kg	"	"	"	"	
Chloroform	ND	1.0	µg/kg	"	"	"	"	
2-Chlorotoluene	ND	1.0	µg/kg	"	"	"	"	
4-Chlorotoluene	ND	1.0	µg/kg	"	"	"	"	
Dibromochloromethane	ND	1.0	µg/kg	"	"	"	"	
1,2-Dibromo-3-chloropropane	ND	1.0	µg/kg	"	"	"	"	
1,2-Dibromoethane (EDB)	ND	1.0	µg/kg	"	"	"	"	
Dibromomethane	ND	1.0	µg/kg	"	"	"	"	
1,2-Dichlorobenzene	ND	1.0	µg/kg	"	"	"	"	
1,3-Dichlorobenzene	ND	1.0	µg/kg	"	"	"	"	
1,4-Dichlorobenzene	ND	1.0	µg/kg	"	"	"	"	
1,1-Dichloroethane	ND	1.0	µg/kg	"	"	"	"	
1,2-Dichloroethane	ND	1.0	µg/kg	"	"	"	"	
1,1-Dichloroethene	ND	1.0	µg/kg	"	"	"	"	
cis-1,2-Dichloroethene	ND	1.0	µg/kg	"	"	"	"	
trans-1,2-Dichloroethene	ND	1.0	µg/kg	"	"	"	"	
1,2-Dichloropropane	ND	1.0	µg/kg	"	"	"	"	
1,3-Dichloropropane	ND	1.0	µg/kg	"	"	"	"	
2,2-Dichloropropane	ND	1.0	µg/kg	"	"	"	"	
1,1-Dichloropropene	ND	1.0	µg/kg	"	"	"	"	
cis-1,3-Dichloropropene	ND	1.0	µg/kg	"	"	"	"	
trans-1,3-Dichloropropene	ND	1.0	µg/kg	"	"	"	"	
Ethylbenzene	ND	1.0	µg/kg	"	"	"	"	
Freon 11	ND	5.0	µg/kg	"	"	"	"	
Freon 12	ND	5.0	µg/kg	"	"	"	"	
Freon 113	ND	5.0	µg/kg	"	"	"	"	
Hexachlorobutadiene	ND	1.0	µg/kg	"	"	"	"	
Isopropylbenzene	ND	1.0	µg/kg	"	"	"	"	
4-Isopropyltoluene	ND	1.0	µg/kg	"	"	"	"	
Methylene chloride	ND	1.0	µg/kg	"	"	"	"	

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GW1-20
 J254536-019(Soil)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Analyzed	Method	Notes
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EPA 8260B Volatile Organic Compounds via GC/MS by EPA 8260

Naphthalene	ND	5.0	µg/kg	1	QC2512102	12/03/25	EPA 8260	
n-Propylbenzene	ND	1.0	µg/kg	"	"	"	"	
Styrene	ND	1.0	µg/kg	"	"	"	"	
1,1,1,2-Tetrachloroethane	ND	1.0	µg/kg	"	"	"	"	
1,1,1,2,2-Tetrachloroethane	ND	1.0	µg/kg	"	"	"	"	
Tetrachloroethene	ND	1.0	µg/kg	"	"	"	"	
Toluene	ND	1.0	µg/kg	"	"	"	"	
1,2,3-Trichlorobenzene	ND	3.0	µg/kg	"	"	"	"	
1,2,4-Trichlorobenzene	ND	3.0	µg/kg	"	"	"	"	
1,1,1-Trichloroethane	ND	1.0	µg/kg	"	"	"	"	
1,1,2-Trichloroethane	ND	1.0	µg/kg	"	"	"	"	
Trichloroethene	ND	1.0	µg/kg	"	"	"	"	
1,2,3-Trichloropropane	ND	1.0	µg/kg	"	"	"	"	
1,2,4-Trimethylbenzene	ND	1.0	µg/kg	"	"	"	"	
1,3,5-Trimethylbenzene	ND	1.0	µg/kg	"	"	"	"	
Vinyl chloride	ND	1.0	µg/kg	"	"	"	"	
m+p-Xylene	ND	2.0	µg/kg	"	"	"	"	
o-Xylene	ND	1.0	µg/kg	"	"	"	"	
Methyl-tert-butylether	ND	5.0	µg/kg	"	"	"	"	
Ethyl-tert-butylether	ND	5.0	µg/kg	"	"	"	"	
Di-isopropylether	ND	5.0	µg/kg	"	"	"	"	
tert-amylmethylether	ND	5.0	µg/kg	"	"	"	"	
tert-Butylalcohol	ND	50.0	µg/kg	"	"	"	"	
Gasoline Range Organics (C4-C12)	ND	0.20	mg/kg	"	"	"	"	

Surrogate: Toluene-d8	100.71 %	60 - 140
Surrogate: Dibromofluoromethane	122.61 %	60 - 140
Surrogate: 4-Bromofluorobenzene	96.89 %	60 - 140

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GW1-25
 J254536-020(Soil)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Analyzed	Method	Notes
EPA 8260B Volatile Organic Compounds via GC/MS by EPA 8260								
Benzene	ND	1.0	µg/kg	1	QC2512102	12/03/25	EPA 8260	
Bromobenzene	ND	1.0	µg/kg	"	"	"	"	
Bromodichloromethane	ND	1.0	µg/kg	"	"	"	"	
Bromoform	ND	1.0	µg/kg	"	"	"	"	
n-Butylbenzene	ND	1.0	µg/kg	"	"	"	"	
sec-Butylbenzene	ND	1.0	µg/kg	"	"	"	"	
tert-Butylbenzene	ND	1.0	µg/kg	"	"	"	"	
Carbon tetrachloride	ND	1.0	µg/kg	"	"	"	"	
Chlorobenzene	ND	1.0	µg/kg	"	"	"	"	
Chloroform	ND	1.0	µg/kg	"	"	"	"	
2-Chlorotoluene	ND	1.0	µg/kg	"	"	"	"	
4-Chlorotoluene	ND	1.0	µg/kg	"	"	"	"	
Dibromochloromethane	ND	1.0	µg/kg	"	"	"	"	
1,2-Dibromo-3-chloropropane	ND	1.0	µg/kg	"	"	"	"	
1,2-Dibromoethane (EDB)	ND	1.0	µg/kg	"	"	"	"	
Dibromomethane	ND	1.0	µg/kg	"	"	"	"	
1,2-Dichlorobenzene	ND	1.0	µg/kg	"	"	"	"	
1,3-Dichlorobenzene	ND	1.0	µg/kg	"	"	"	"	
1,4-Dichlorobenzene	ND	1.0	µg/kg	"	"	"	"	
1,1-Dichloroethane	ND	1.0	µg/kg	"	"	"	"	
1,2-Dichloroethane	ND	1.0	µg/kg	"	"	"	"	
1,1-Dichloroethene	ND	1.0	µg/kg	"	"	"	"	
cis-1,2-Dichloroethene	ND	1.0	µg/kg	"	"	"	"	
trans-1,2-Dichloroethene	ND	1.0	µg/kg	"	"	"	"	
1,2-Dichloropropane	ND	1.0	µg/kg	"	"	"	"	
1,3-Dichloropropane	ND	1.0	µg/kg	"	"	"	"	
2,2-Dichloropropane	ND	1.0	µg/kg	"	"	"	"	
1,1-Dichloropropene	ND	1.0	µg/kg	"	"	"	"	
cis-1,3-Dichloropropene	ND	1.0	µg/kg	"	"	"	"	
trans-1,3-Dichloropropene	ND	1.0	µg/kg	"	"	"	"	
Ethylbenzene	ND	1.0	µg/kg	"	"	"	"	
Freon 11	ND	5.0	µg/kg	"	"	"	"	
Freon 12	ND	5.0	µg/kg	"	"	"	"	
Freon 113	ND	5.0	µg/kg	"	"	"	"	
Hexachlorobutadiene	ND	1.0	µg/kg	"	"	"	"	
Isopropylbenzene	ND	1.0	µg/kg	"	"	"	"	
4-Isopropyltoluene	ND	1.0	µg/kg	"	"	"	"	
Methylene chloride	ND	1.0	µg/kg	"	"	"	"	

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GW1-25
 J254536-020(Soil)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Analyzed	Method	Notes
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EPA 8260B Volatile Organic Compounds via GC/MS by EPA 8260

Naphthalene	ND	5.0	µg/kg	1	QC2512102	12/03/25	EPA 8260	
n-Propylbenzene	ND	1.0	µg/kg	"	"	"	"	
Styrene	ND	1.0	µg/kg	"	"	"	"	
1,1,1,2-Tetrachloroethane	ND	1.0	µg/kg	"	"	"	"	
1,1,1,2-Tetrachloroethane	ND	1.0	µg/kg	"	"	"	"	
Tetrachloroethene	ND	1.0	µg/kg	"	"	"	"	
Toluene	ND	1.0	µg/kg	"	"	"	"	
1,2,3-Trichlorobenzene	ND	3.0	µg/kg	"	"	"	"	
1,2,4-Trichlorobenzene	ND	3.0	µg/kg	"	"	"	"	
1,1,1-Trichloroethane	ND	1.0	µg/kg	"	"	"	"	
1,1,2-Trichloroethane	ND	1.0	µg/kg	"	"	"	"	
Trichloroethene	ND	1.0	µg/kg	"	"	"	"	
1,2,3-Trichloropropane	ND	1.0	µg/kg	"	"	"	"	
1,2,4-Trimethylbenzene	ND	1.0	µg/kg	"	"	"	"	
1,3,5-Trimethylbenzene	ND	1.0	µg/kg	"	"	"	"	
Vinyl chloride	ND	1.0	µg/kg	"	"	"	"	
m+p-Xylene	ND	2.0	µg/kg	"	"	"	"	
o-Xylene	ND	1.0	µg/kg	"	"	"	"	
Methyl-tert-butylether	ND	5.0	µg/kg	"	"	"	"	
Ethyl-tert-butylether	ND	5.0	µg/kg	"	"	"	"	
Di-isopropylether	ND	5.0	µg/kg	"	"	"	"	
tert-amylmethylether	ND	5.0	µg/kg	"	"	"	"	
tert-Butylalcohol	ND	50.0	µg/kg	"	"	"	"	
Gasoline Range Organics (C4-C12)	ND	0.20	mg/kg	"	"	"	"	

Surrogate: Toluene-d8	89.55 %	60 - 140
Surrogate: Dibromofluoromethane	111.12 %	60 - 140
Surrogate: 4-Bromofluorobenzene	87.80 %	60 - 140

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EPA 8260B Volatile Organic Compounds via GC/MS by EPA 8260 - Quality Control

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	%REC Limits	Notes
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Batch QC2512102 - EPA 8260

CCV 1

Benzene	242	1.0	%	250		97	80 - 120		120	
Chlorobenzene	235	1.0	%	250		94	80 - 120		120	
1,1-Dichloroethene	212	1.0	%	250		85	80 - 120		120	
cis-1,2-Dichloroethene	231	1.0	%	250		92	80 - 120		120	
Ethylbenzene	210	1.0	%	250		84	80 - 120		120	
Tetrachloroethene	232	1.0	%	250		93	80 - 120		120	
Toluene	208	1.0	%	250		83	80 - 120		120	
1,1,1-Trichloroethane	245	1.0	%	250		98	80 - 120		120	
Trichloroethene	241	1.0	%	250		97	80 - 120		120	
1,2,4-Trimethylbenzene	234	1.0	%	250		93	80 - 120		120	
Vinyl chloride	202	1.0	%	250		81	80 - 120		120	

LCS 1

Benzene	49.6	1.0	%	50		99	70 - 130			
Chlorobenzene	52.8	1.0	%	50		106	70 - 130			
1,1-Dichloroethene	44.6	1.0	%	50		89	60 - 140			
cis-1,2-Dichloroethene	49.8	1.0	%	50		100	70 - 130			
Ethylbenzene	45.6	1.0	%	50		91	70 - 130			
Tetrachloroethene	48.9	1.0	%	50		98	70 - 130			
Toluene	44.6	1.0	%	50		89	70 - 130			
1,1,1-Trichloroethane	51.1	1.0	%	50		102	70 - 130			
Trichloroethene	57.0	1.0	%	50		114	70 - 130			
1,2,4-Trimethylbenzene	49.2	1.0	%	50		98	70 - 130			
Vinyl chloride	35.1	1.0	%	50		70	60 - 140			

Surrogate: Toluene-d8 94.06 % 60 - 140

Surrogate: Dibromofluoromethane 110.12 % 60 - 140

Surrogate: 4-Bromofluorobenzene 95.25 % 60 - 140

LCSD 1

Benzene	50.4	1.0	%	50		101	70 - 130	1.53	130	
Chlorobenzene	52.8	1.0	%	50		106	70 - 130	0.05	130	
1,1-Dichloroethene	46.6	1.0	%	50		93	60 - 140	4.42	140	
cis-1,2-Dichloroethene	49.8	1.0	%	50		100	70 - 130	0.03	130	
Ethylbenzene	47.1	1.0	%	50		94	70 - 130	3.30	130	
Tetrachloroethene	50.9	1.0	%	50		102	70 - 130	4.00	130	
Toluene	45.9	1.0	%	50		92	70 - 130	2.79	130	
1,1,1-Trichloroethane	52.2	1.0	%	50		104	70 - 130	2.10	130	

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EPA 8260B Volatile Organic Compounds via GC/MS by EPA 8260 - Quality Control

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	%REC Limits	Notes
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Batch QC2512102 - EPA 8260

LCSD 1

Trichloroethene	61.8	1.0	%	50		124	70 - 130	8.00	130	
1,2,4-Trimethylbenzene	50.8	1.0	%	50		102	70 - 130	3.29	130	
Vinyl chloride	36.4	1.0	%	50		73	60 - 140	3.51	140	

<i>Surrogate: Toluene-d8</i>	<i>96.98 %</i>	<i>60 - 140</i>
<i>Surrogate: Dibromofluoromethane</i>	<i>112.78 %</i>	<i>60 - 140</i>
<i>Surrogate: 4-Bromofluorobenzene</i>	<i>95.54 %</i>	<i>60 - 140</i>

Method Blank 1

Benzene	ND	1.0	µg/kg
Bromobenzene	ND	1.0	µg/kg
Bromodichloromethane	ND	1.0	µg/kg
Bromoform	ND	1.0	µg/kg
n-Butylbenzene	ND	1.0	µg/kg
sec-Butylbenzene	ND	1.0	µg/kg
tert-Butylbenzene	ND	1.0	µg/kg
Carbon tetrachloride	ND	1.0	µg/kg
Chlorobenzene	ND	1.0	µg/kg
Chloroform	ND	1.0	µg/kg
2-Chlorotoluene	ND	1.0	µg/kg
4-Chlorotoluene	ND	1.0	µg/kg
Dibromochloromethane	ND	1.0	µg/kg
1,2-Dibromo-3-chloropropane	ND	1.0	µg/kg
1,2-Dibromoethane (EDB)	ND	1.0	µg/kg
Dibromomethane	ND	1.0	µg/kg
1,2-Dichlorobenzene	ND	1.0	µg/kg
1,3-Dichlorobenzene	ND	1.0	µg/kg
1,4-Dichlorobenzene	ND	1.0	µg/kg
1,1-Dichloroethane	ND	1.0	µg/kg
1,2-Dichloroethane	ND	1.0	µg/kg
1,1-Dichloroethene	ND	1.0	µg/kg
cis-1,2-Dichloroethene	ND	1.0	µg/kg
trans-1,2-Dichloroethene	ND	1.0	µg/kg
1,2-Dichloropropane	ND	1.0	µg/kg
1,3-Dichloropropane	ND	1.0	µg/kg
2,2-Dichloropropane	ND	1.0	µg/kg
1,1-Dichloropropene	ND	1.0	µg/kg

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EPA 8260B Volatile Organic Compounds via GC/MS by EPA 8260 - Quality Control

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	%REC Limits	Notes
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Batch QC2512102 - EPA 8260

Method Blank 1

cis-1,3-Dichloropropene	ND	1.0	µg/kg							
trans-1,3-Dichloropropene	ND	1.0	µg/kg							
Ethylbenzene	ND	1.0	µg/kg							
Freon 11	ND	5.0	µg/kg							
Freon 12	ND	5.0	µg/kg							
Freon 113	ND	5.0	µg/kg							
Hexachlorobutadiene	ND	1.0	µg/kg							
Isopropylbenzene	ND	1.0	µg/kg							
4-Isopropyltoluene	ND	1.0	µg/kg							
Methylene chloride	ND	1.0	µg/kg							
Naphthalene	ND	5.0	µg/kg							
n-Propylbenzene	ND	1.0	µg/kg							
Styrene	ND	1.0	µg/kg							
1,1,1,2-Tetrachloroethane	ND	1.0	µg/kg							
1,1,2,2-Tetrachloroethane	ND	1.0	µg/kg							
Tetrachloroethene	ND	1.0	µg/kg							
Toluene	ND	1.0	µg/kg							
1,2,3-Trichlorobenzene	ND	3.0	µg/kg							
1,2,4-Trichlorobenzene	ND	3.0	µg/kg							
1,1,1-Trichloroethane	ND	1.0	µg/kg							
1,1,2-Trichloroethane	ND	1.0	µg/kg							
Trichloroethene	ND	1.0	µg/kg							
1,2,3-Trichloropropane	ND	1.0	µg/kg							
1,2,4-Trimethylbenzene	ND	1.0	µg/kg							
1,3,5-Trimethylbenzene	ND	1.0	µg/kg							
Vinyl chloride	ND	1.0	µg/kg							
m+p-Xylene	ND	2.0	µg/kg							
o-Xylene	ND	1.0	µg/kg							
Methyl-tert-butylether	ND	5.0	µg/kg							
Ethyl-tert-butylether	ND	5.0	µg/kg							
Di-isopropylether	ND	5.0	µg/kg							
tert-amylmethylether	ND	5.0	µg/kg							
tert-Butylalcohol	ND	50.0	µg/kg							

Surrogate: Toluene-d8	116.55 %	60 - 140
Surrogate: Dibromofluoromethane	112.92 %	60 - 140
Surrogate: 4-Bromofluorobenzene	85.59 %	60 - 140

Jones Environmental, Inc.



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Lab Director

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Frey Environmental, Inc. 2817-A Lafayette Ave. Newport Beach, CA 92663	Project: LBB Development Project Number: 1324-01 Project Manager: Jack Frey	Reported 12/08/25 10:50
--	---	----------------------------

EPA 8260B Volatile Organic Compounds via GC/MS by EPA 8260 - Quality Control

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	%REC Limits	Notes
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Batch QC2512125 - EPA 8260

CCV 1

Benzene	266	1.0	%	250		107	80 - 120		120	
Chlorobenzene	269	1.0	%	250		108	80 - 120		120	
1,1-Dichloroethene	229	1.0	%	250		91	80 - 120		120	
cis-1,2-Dichloroethene	256	1.0	%	250		102	80 - 120		120	
Ethylbenzene	236	1.0	%	250		94	80 - 120		120	
Tetrachloroethene	272	1.0	%	250		109	80 - 120		120	
Toluene	232	1.0	%	250		93	80 - 120		120	
1,1,1-Trichloroethane	276	1.0	%	250		111	80 - 120		120	
Trichloroethene	268	1.0	%	250		107	80 - 120		120	
1,2,4-Trimethylbenzene	267	1.0	%	250		107	80 - 120		120	
Vinyl chloride	230	1.0	%	250		92	80 - 120		120	

LCS 1

Benzene	47.6	1.0	%	50		95	70 - 130			
Chlorobenzene	50.2	1.0	%	50		100	70 - 130			
1,1-Dichloroethene	41.9	1.0	%	50		84	60 - 140			
cis-1,2-Dichloroethene	45.0	1.0	%	50		90	70 - 130			
Ethylbenzene	41.9	1.0	%	50		84	70 - 130			
Tetrachloroethene	49.3	1.0	%	50		99	70 - 130			
Toluene	42.2	1.0	%	50		84	70 - 130			
1,1,1-Trichloroethane	49.2	1.0	%	50		98	70 - 130			
Trichloroethene	48.1	1.0	%	50		96	70 - 130			
1,2,4-Trimethylbenzene	46.5	1.0	%	50		93	70 - 130			
Vinyl chloride	35.4	1.0	%	50		71	60 - 140			

Surrogate: Toluene-d8 90.47 % 60 - 140

Surrogate: Dibromofluoromethane 107.97 % 60 - 140

Surrogate: 4-Bromofluorobenzene 88.96 % 60 - 140

LCSD 1

Benzene	52.8	1.0	%	50		106	70 - 130	10.51	130	
Chlorobenzene	58.2	1.0	%	50		116	70 - 130	14.80	130	
1,1-Dichloroethene	47.6	1.0	%	50		95	60 - 140	12.71	140	
cis-1,2-Dichloroethene	50.6	1.0	%	50		101	70 - 130	11.78	130	
Ethylbenzene	48.4	1.0	%	50		97	70 - 130	14.44	130	
Tetrachloroethene	56.7	1.0	%	50		113	70 - 130	13.98	130	
Toluene	48.0	1.0	%	50		96	70 - 130	12.78	130	
1,1,1-Trichloroethane	54.2	1.0	%	50		108	70 - 130	9.56	130	

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Lab Director

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Frey Environmental, Inc. 2817-A Lafayette Ave. Newport Beach, CA 92663	Project: LBB Development Project Number: 1324-01 Project Manager: Jack Frey	Reported 12/08/25 10:50
--	---	----------------------------

EPA 8260B Volatile Organic Compounds via GC/MS by EPA 8260 - Quality Control

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

Batch QC2512125 - EPA 8260

LCSD 1

Trichloroethene	54.0	1.0	%	50		108	70 - 130	11.67	130	
1,2,4-Trimethylbenzene	52.8	1.0	%	50		106	70 - 130	12.55	130	
Vinyl chloride	38.0	1.0	%	50		76	60 - 140	7.09	140	

<i>Surrogate: Toluene-d8</i>		99.63 %	60 - 140							
<i>Surrogate: Dibromofluoromethane</i>		117.08 %	60 - 140							
<i>Surrogate: 4-Bromofluorobenzene</i>		98.85 %	60 - 140							

Method Blank 1

Benzene	ND	1.0	µg/kg
Bromobenzene	ND	1.0	µg/kg
Bromodichloromethane	ND	1.0	µg/kg
Bromoform	ND	1.0	µg/kg
n-Butylbenzene	ND	1.0	µg/kg
sec-Butylbenzene	ND	1.0	µg/kg
tert-Butylbenzene	ND	1.0	µg/kg
Carbon tetrachloride	ND	1.0	µg/kg
Chlorobenzene	ND	1.0	µg/kg
Chloroform	ND	1.0	µg/kg
2-Chlorotoluene	ND	1.0	µg/kg
4-Chlorotoluene	ND	1.0	µg/kg
Dibromochloromethane	ND	1.0	µg/kg
1,2-Dibromo-3-chloropropane	ND	1.0	µg/kg
1,2-Dibromoethane (EDB)	ND	1.0	µg/kg
Dibromomethane	ND	1.0	µg/kg
1,2-Dichlorobenzene	ND	1.0	µg/kg
1,3-Dichlorobenzene	ND	1.0	µg/kg
1,4-Dichlorobenzene	ND	1.0	µg/kg
1,1-Dichloroethane	ND	1.0	µg/kg
1,2-Dichloroethane	ND	1.0	µg/kg
1,1-Dichloroethene	ND	1.0	µg/kg
cis-1,2-Dichloroethene	ND	1.0	µg/kg
trans-1,2-Dichloroethene	ND	1.0	µg/kg
1,2-Dichloropropane	ND	1.0	µg/kg
1,3-Dichloropropane	ND	1.0	µg/kg
2,2-Dichloropropane	ND	1.0	µg/kg
1,1-Dichloropropene	ND	1.0	µg/kg

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Frey Environmental, Inc. 2817-A Lafayette Ave. Newport Beach, CA 92663	Project: LBB Development Project Number: 1324-01 Project Manager: Jack Frey	Reported 12/08/25 10:50
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EPA 8260B Volatile Organic Compounds via GC/MS by EPA 8260 - Quality Control

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	%REC Limits	Notes
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Batch QC2512125 - EPA 8260

Method Blank 1

cis-1,3-Dichloropropene	ND	1.0	µg/kg							
trans-1,3-Dichloropropene	ND	1.0	µg/kg							
Ethylbenzene	ND	1.0	µg/kg							
Freon 11	ND	5.0	µg/kg							
Freon 12	ND	5.0	µg/kg							
Freon 113	ND	5.0	µg/kg							
Hexachlorobutadiene	ND	1.0	µg/kg							
Isopropylbenzene	ND	1.0	µg/kg							
4-Isopropyltoluene	ND	1.0	µg/kg							
Methylene chloride	ND	1.0	µg/kg							
Naphthalene	ND	5.0	µg/kg							
n-Propylbenzene	ND	1.0	µg/kg							
Styrene	ND	1.0	µg/kg							
1,1,1,2-Tetrachloroethane	ND	1.0	µg/kg							
1,1,2,2-Tetrachloroethane	ND	1.0	µg/kg							
Tetrachloroethene	ND	1.0	µg/kg							
Toluene	ND	1.0	µg/kg							
1,2,3-Trichlorobenzene	ND	3.0	µg/kg							
1,2,4-Trichlorobenzene	ND	3.0	µg/kg							
1,1,1-Trichloroethane	ND	1.0	µg/kg							
1,1,2-Trichloroethane	ND	1.0	µg/kg							
Trichloroethene	ND	1.0	µg/kg							
1,2,3-Trichloropropane	ND	1.0	µg/kg							
1,2,4-Trimethylbenzene	ND	1.0	µg/kg							
1,3,5-Trimethylbenzene	ND	1.0	µg/kg							
Vinyl chloride	ND	1.0	µg/kg							
m+p-Xylene	ND	2.0	µg/kg							
o-Xylene	ND	1.0	µg/kg							
Methyl-tert-butylether	ND	5.0	µg/kg							
Ethyl-tert-butylether	ND	5.0	µg/kg							
Di-isopropylether	ND	5.0	µg/kg							
tert-amylmethylether	ND	5.0	µg/kg							
tert-Butylalcohol	ND	50.0	µg/kg							

Surrogate: Toluene-d8	106.38 %	60 - 140
Surrogate: Dibromofluoromethane	119.27 %	60 - 140
Surrogate: 4-Bromofluorobenzene	87.38 %	60 - 140

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Frey Environmental, Inc. 2817-A Lafayette Ave. Newport Beach, CA 92663	Project: Project Number: Project Manager:	LBB Development 1324-01 Jack Frey	Reported 12/08/25 10:50
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Notes and Definitions

- ND Analyte NOT DETECTED at or above the reporting limit
- RPD Relative Percent Difference
- E Estimated Concentration; concentration exceeds calibration range.
- LCC Leak Check Compound
- MDL Compound Reported to Method Detection Limit
- 1 Recovery outside of acceptable limits. LCS/LCSD recoveries and %RSD were within QC limits, therefore data was accepted.
- SMSR Sample matrix prevented adequate surrogate recovery.
- J Value less than PQL but greater than MDL.
- HHSR High hydrocarbon concentration in this sample prevented adequate surrogate recovery.
- SMTAR Sample matrix prevented adequate recovery of target analytes.
- OV Sample was filtered in the lab before extraction.
- HHTAR High hydrocarbon concentration prevented in-range recovery of target analytes.
- IHRPD Target analyte recoveries were outside of range but accepted due to passing RPDs
- AROL Target analyte recovery exceeded recovery range but was accepted due to ND of that analyte in MB and sample(s).
- ISO-H Isomers could not be sufficiently chromatographically resolved according to method requirements due to hydrocarbon interference or other matrix effects. The isomers' reported individual concentrations were each calculated as the average of each of the individual isomers' concentrations.
- 2 Recovery outside of acceptable limits for either LCS or LCSD. CCV and LCS or LCSD recoveries were within limits; therefore data was accepted.
- 3 RPD outside of acceptable limits. Target analyte recoveries were within QC limits; therefore, data was accepted.
- 4 LCS and/or LCSD recoveries exceeded acceptability ranges. Target analyte recoveries were accepted due to passing CCV, in-range LCS/LCSD RPDs, and a clean MB in which all target analytes were < RL.
- 5 MS and/or MSD recoveries exceeded acceptability ranges. Target analyte recoveries were accepted due to passing CCV, in-range LCS/LCSD RPDs, and a clean MB in which all target analytes were < RL.
- SMTAR Sample matrix prevented adequate recovery of target analytes.
- RV Surrogate recovery outside of control limits due to required dilution.
- ASP Hydrocarbons in this sample most closely resemble asphalt.
- @ Surrogate is outside acceptable limits. All other QC parameters in control, therefore data was accepted.
- S Sample was subjected to elemental sulfur cleanup by EPA 3660B.
- TIC Tentatively Identified Compound. Compound is not in the calibration mix and does not have a valid calibration. All reported detections are estimated.

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Frey Environmental, Inc. 2817-A Lafayette Ave. Newport Beach, CA 92663	Project: Project Number: Project Manager:	LBB Development 1324-01 Jack Frey	Reported 12/08/25 10:50
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- TH1 This sample was analyzed outside the recommended EPA holding time.
- YP Associated CCV outside of control limits low.
- IB CCV recovery above limit; analyte not detected
- LO MS and/or MSD result unavailable. Batch accept. based on LCS rec.
- YQ Associated CCV outside of control limits high.
- GN Surrogate recovery is outside of control limits
- LG Surrogate recovery below the acceptance limits.
- LH Surrogate recovery above the acceptance limits.
- AZ Surr. recovery outside of acceptance limits due to matrix interf.
- HN Low concentration matrix spike recovery out of limits
- HO High concentration matrix spike recovery out of limits
- M A matrix effect is present.
- LR LCS recovery below method control limits.
- TW LCS recovery exceeds control limit.

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

Chain-of-Custody Record

Turn Around Requested:

- Immediate Attention - 200%
- Rush 24 Hours - 100%
- Rush 48 Hours - 50%
- Rush 72 Hours - 25%
- Rush 96 Hours - 10%
- Normal - No Surcharge

LAB USE ONLY

Jones Project #

J254536
 Page 1 of 3

Report Options

EDD _____
 EDF* - 10% Surcharge
 *Global ID T10000023381
1.8% T-4

Client	FREY Environmental, Inc.	Date	11/24/25
Project Name	LBB Development	Client Project #	1324-01
Project Address	3061 Long Beach Boulevard Long Beach, California	Sample Container / Preservative Abbreviations	
Email	jackfrey@freyinc.com	AS - Acetate Sleeve	
Phone	(949) 723-1645	SS - Stainless Steel Sleeve	
Report To	Jack Frey Sampler Silverio Luna	BS - Brass Sleeve	
		G - Glass	
		AB - Amber Bottle	
		P - Plastic	
		SOBI - Sodium Bisulfate	
		MeOH - Methanol	
		HCl - Hydrochloric Acid	
		HNO3 - Nitric Acid	
		O - Other (See Notes)	

Analysis Requested

Sample Matrix: Soil (S), Sludge (SL), Aqueous (A), Free Product (FP)	600-VOCS - EPA 8160B																			
---	----------------------	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--

Sample ID	Sample Collection Date	Sample Collection Time	Laboratory Sample ID	Preservative	Sample Container	Sample Matrix	Soil (S), Sludge (SL), Aqueous (A), Free Product (FP)	Analysis Requested											Number of Containers	Notes & Special Instructions			
SV1-5	11/24/25	2:10	-001	SOBI / MeOH	G/P	S	X														4		
SV1-15		2:20	-002																				
SV2-5		12:00	-003																				
SV2-15		12:12	-004																				
SV2-25		12:30	-005																				
SV3-5		9:45	-006																				
SV3-15		10:00	-007																				
SV3-25		10:30	-008																				
SV4-5		12:47	-009																				
SV4-15	1:00		-010	MeOH																			

Relinquished By (Signature) <i>[Signature]</i>	Printed Name Justin Gonzalez	Received By (Signature) <i>[Signature]</i>	Printed Name Justin Davis	40	Total Number of Containers
Company FREY Environmental, Inc.	Date 11/25/25	Company JEC	Date 11/26/25	Time 11:55	
Relinquished By (Signature) <i>[Signature]</i>	Printed Name Justin Davis	Received By Laboratory (Signature) <i>[Signature]</i>	Printed Name Megan Davis		
Company JEC	Date 11/26	Company Jones	Date 11/26/25	Time 13:40	

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



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

Chain-of-Custody Record

Turn Around Requested:

- Immediate Attention - 200%
- Rush 24 Hours - 100%
- Rush 48 Hours - 50%
- Rush 72 Hours - 25%
- Rush 96 Hours - 10%
- Normal - No Surcharge

LAB USE ONLY

Jones Project #

J254536

Page

2 of 3

Report Options

EDD _____
 EDF* - 10% Surcharge
 *Global ID T10000023381

Client	FREY Environmental, Inc.	Date	11/24/25
Project Name	LBB Development	Client Project #	1324-01
Project Address	3061 Long Beach Boulevard	Sample Container / Preservative Abbreviations AS - Acetate Sleeve SS - Stainless Steel Sleeve BS - Brass Sleeve G - Glass AB - Amber Bottle P - Plastic SOBI - Sodium Bisulfate MeOH - Methanol HCl - Hydrochloric Acid HNO3 - Nitric Acid O - Other (See Notes)	
	Long Beach, California		
Email	jackfrey@freyinc.com		
Phone	(949) 723-1645		
Report To	Jack Frey	Sampler	Silverio Luna

Sample ID	Sample Collection Date	Sample Collection Time	Laboratory Sample ID	Preservative	Sample Container	Sample Matrix: Soil (S), Sludge (SL), Aqueous (A), Free Product (FP)	Analysis Requested										Number of Containers	Notes & Special Instructions				
SV5-5	11/24/25	8:30	W-90 W-90	SOBI MeOH	G/P	S	X														4	
SV5-15		8:50	W-011 W-011																			
SV5-25		9:05	W-012 W-012																			
SV6-5		7:35	W-013 W-013																			
SV6-15		7:56	W-014 W-014																			
SV6-25		8:15	W-015 W-015																			
GW1-5		10:40	W-016 W-016																			
GW1-10		10:50	W-017 W-017																			
GW1-15		11:02	W-018 W-018																			
GW1-20		11:08	W-019 W-019																			

Relinquished By (Signature)	Printed Name	Received By (Signature)	Printed Name	Total Number of Containers
<i>[Signature]</i>	Justin Gonzalez	<i>[Signature]</i>	J Watkins	40
Company	Date	Company	Date	
FREY Environmental, Inc.	11/25/25	JEL	11/25/25 13:55	
Relinquished By (Signature)	Printed Name	Received By Laboratory (Signature)	Printed Name	
<i>[Signature]</i>	J Watkins	<i>[Signature]</i>	Megan Davis	
Company	Date	Company	Date	
JEL	11/26 13:48	Jones	11/26/25 13:40	

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



Login Report

Customer Name: Frey Environmental, Inc.

Order ID: J254536

Purchase Order:

Order Date: 11/26/2025

Project ID: LBB Development

Comment:

Sample #:	Customer Sample #:	Site:		
J254536-001	SV1-5			
Recv'd: <input checked="" type="checkbox"/>	Collector:	Date Collected: 11/24/25 2:10 PM		
Quantity: 4	Matrix: Soil	Date Received: 11/26/25 3:42 PM		
Comment:				
Test	Test Group	Method	Due Date	Priority
Volatiles Organic Compounds		EPA 8260	12/8/2025	
J254536-002	SV1-15			
Recv'd: <input checked="" type="checkbox"/>	Collector:	Date Collected: 11/24/25 2:20 PM		
Quantity: 4	Matrix: Soil	Date Received: 11/26/25 3:42 PM		
Comment:				
Test	Test Group	Method	Due Date	Priority
Volatiles Organic Compounds		EPA 8260	12/8/2025	
J254536-003	SV2-5			
Recv'd: <input checked="" type="checkbox"/>	Collector:	Date Collected: 11/24/25 12:00 PM		
Quantity: 4	Matrix: Soil	Date Received: 11/26/25 3:42 PM		
Comment:				
Test	Test Group	Method	Due Date	Priority
Volatiles Organic Compounds		EPA 8260	12/8/2025	

Customer Name: Frey Environmental, Inc.

Order ID: J254536

Purchase Order:

Order Date: 11/26/2025

Project ID: LBB Development

Comment:

Sample #: J254536-004 **Customer Sample #:** SV2-15 **Site:**

Recv'd: **Collector:** **Date Collected:** 11/24/25 12:12 PM
Quantity: 4 **Matrix:** Soil **Date Received:** 11/26/25 3:42 PM

Comment:

Test	Test Group	Method	Due Date	Priority
Volatile Organic Compounds		EPA 8260	12/8/2025	

Sample #: J254536-005 **Customer Sample #:** SV2-25 **Site:**

Recv'd: **Collector:** **Date Collected:** 11/24/25 12:30 PM
Quantity: 4 **Matrix:** Soil **Date Received:** 11/26/25 3:42 PM

Comment:

Test	Test Group	Method	Due Date	Priority
Volatile Organic Compounds		EPA 8260	12/8/2025	

Sample #: J254536-006 **Customer Sample #:** SV3-5 **Site:**

Recv'd: **Collector:** **Date Collected:** 11/24/25 9:45 AM
Quantity: 4 **Matrix:** Soil **Date Received:** 11/26/25 3:42 PM

Comment:

Test	Test Group	Method	Due Date	Priority
Volatile Organic Compounds		EPA 8260	12/8/2025	

Sample #: J254536-007 **Customer Sample #:** SV3-15 **Site:**

Recv'd: **Collector:** **Date Collected:** 11/24/25 10:00 AM
Quantity: 4 **Matrix:** Soil **Date Received:** 11/26/25 3:42 PM

Comment:

Test	Test Group	Method	Due Date	Priority
Volatile Organic Compounds		EPA 8260	12/8/2025	

Sample #: J254536-008 **Customer Sample #:** SV3-25 **Site:**

Recv'd: **Collector:** **Date Collected:** 11/24/25 10:30 AM
Quantity: 4 **Matrix:** Soil **Date Received:** 11/26/25 3:42 PM

Comment:

Test	Test Group	Method	Due Date	Priority
Volatile Organic Compounds		EPA 8260	12/8/2025	

Customer Name: Frey Environmental, Inc.

Order ID: J254536

Purchase Order:

Order Date: 11/26/2025

Project ID: LBB Development

Comment:

Sample #: J254536-009 **Customer Sample #:** SV4-5 **Site:**

Recv'd: **Collector:** **Date Collected:** 11/24/25 12:47 PM
Quantity: 4 **Matrix:** Soil **Date Received:** 11/26/25 3:42 PM

Comment:

Test	Test Group	Method	Due Date	Priority
Volatile Organic Compounds		EPA 8260	12/8/2025	

Sample #: J254536-010 **Customer Sample #:** SV5-5 **Site:**

Recv'd: **Collector:** **Date Collected:** 11/24/25 8:30 AM
Quantity: 4 **Matrix:** Soil **Date Received:** 11/26/25 3:42 PM

Comment:

Test	Test Group	Method	Due Date	Priority
Volatile Organic Compounds		EPA 8260	12/8/2025	

Sample #: J254536-011 **Customer Sample #:** SV5-15 **Site:**

Recv'd: **Collector:** **Date Collected:** 11/24/25 8:50 AM
Quantity: 4 **Matrix:** Soil **Date Received:** 11/26/25 3:42 PM

Comment:

Test	Test Group	Method	Due Date	Priority
Volatile Organic Compounds		EPA 8260	12/8/2025	

Sample #: J254536-012 **Customer Sample #:** SV5-25 **Site:**

Recv'd: **Collector:** **Date Collected:** 11/24/25 9:05 AM
Quantity: 4 **Matrix:** Soil **Date Received:** 11/26/25 3:42 PM

Comment:

Test	Test Group	Method	Due Date	Priority
Volatile Organic Compounds		EPA 8260	12/8/2025	

Sample #: J254536-013 **Customer Sample #:** SV6-5 **Site:**

Recv'd: **Collector:** **Date Collected:** 11/24/25 7:35 AM
Quantity: 4 **Matrix:** Soil **Date Received:** 11/26/25 3:42 PM

Comment:

Test	Test Group	Method	Due Date	Priority
Volatile Organic Compounds		EPA 8260	12/8/2025	

Customer Name: Frey Environmental, Inc.

Order ID: J254536

Purchase Order:

Order Date: 11/26/2025

Project ID: LBB Development

Comment:

Sample #: J254536-014 **Customer Sample #:** SV6-15 **Site:**

Recv'd: **Collector:** **Date Collected:** 11/24/25 7:56 AM
Quantity: 4 **Matrix:** Soil **Date Received:** 11/26/25 3:42 PM

Comment:

Test	Test Group	Method	Due Date	Priority
Volatile Organic Compounds		EPA 8260	12/8/2025	

Sample #: J254536-015 **Customer Sample #:** SV6-25 **Site:**

Recv'd: **Collector:** **Date Collected:** 11/24/25 8:15 AM
Quantity: 4 **Matrix:** Soil **Date Received:** 11/26/25 3:42 PM

Comment:

Test	Test Group	Method	Due Date	Priority
Volatile Organic Compounds		EPA 8260	12/8/2025	

Sample #: J254536-016 **Customer Sample #:** GW1-5 **Site:**

Recv'd: **Collector:** **Date Collected:** 11/24/25 10:40 AM
Quantity: 4 **Matrix:** Soil **Date Received:** 11/26/25 3:42 PM

Comment:

Test	Test Group	Method	Due Date	Priority
Volatile Organic Compounds		EPA 8260	12/8/2025	

Sample #: J254536-017 **Customer Sample #:** GW1-15 **Site:**

Recv'd: **Collector:** **Date Collected:** 11/24/25 10:50 AM
Quantity: 4 **Matrix:** Soil **Date Received:** 11/26/25 3:42 PM

Comment:

Test	Test Group	Method	Due Date	Priority
Volatile Organic Compounds		EPA 8260	12/8/2025	

Sample #: J254536-018 **Customer Sample #:** GW1-20 **Site:**

Recv'd: **Collector:** **Date Collected:** 11/24/25 11:02 AM
Quantity: 4 **Matrix:** Soil **Date Received:** 11/26/25 3:42 PM

Comment:

Test	Test Group	Method	Due Date	Priority
Volatile Organic Compounds		EPA 8260	12/8/2025	

Customer Name: Frey Environmental, Inc.

Order ID: J254536

Purchase Order:

Order Date: 11/26/2025

Project ID: LBB Development

Comment:

Sample #: J254536-019	Customer Sample #: GW1-25	Site:
Recv'd: <input checked="" type="checkbox"/>	Collector:	Date Collected: 11/24/25 11:05 AM
Quantity: 4	Matrix: Soil	Date Received: 11/26/25 3:42 PM
Comment:		
Test	Test Group	Method
Volatile Organic Compounds		EPA 8260
		Due Date 12/8/2025
		Priority

Sample #: J254536-020	Customer Sample #:	Site:
Recv'd: <input checked="" type="checkbox"/>	Collector:	Date Collected: 11/24/25 11:21 AM
Quantity: 4	Matrix: Soil	Date Received: 11/26/25 3:42 PM
Comment:		
Test	Test Group	Method
Volatile Organic Compounds		EPA 8260
		Due Date 12/8/2025
		Priority

SAMPLE CONDITION RECORD

- | | |
|---|-----|
| 1. Are the samples within correct temperature criteria? (0 - 6°C) | Yes |
| 2. If not within temp. criteria, were samples received on ice? | N/A |
| 3. If not within temp. criteria, were samples received on same day of sampling? | N/A |
| 4. Is the Chain of Custody (COC) received filled out completely? | Yes |
| 5. Does the total number of containers received match COC? | Yes |
| 6. Are the sample container label(s) consistent with COC? | Yes |
| 7. Are the sample container(s) intact and in good condition? | Yes |
| 8. Were the proper containers & sufficient volume for analyses requested on COC? | Yes |
| 9. Was the proper preservative indicated on COC/container for analyses requested? | Yes |
| 10. Are the containers for volatile analysis free of headspace? (EPA 8260 water) | N/A |
| EDF Requested | Yes |



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11 December 2025

Jack Frey
Frey Environmental, Inc.
2817-A Lafayette Ave.
Newport Beach, CA 92663

Re: LBB Development

Enclosed are the results of analyses for samples received by the laboratory on 12/03/25. If you have any questions concerning this report, please feel free to contact me.

Sincerely,

A handwritten signature in black ink, appearing to read "Colby Wakeman".

Colby Wakeman
Lab Director

Frey Environmental, Inc. 2817-A Lafayette Ave. Newport Beach, CA 92663	Project: LBB Development Project Number: 1324-01 Project Manager: Jack Frey	Reported 12/11/25 9:17
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GW1-30
 J254594-001(Soil)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Analyzed	Method	Notes
EPA 8260B Volatile Organic Compounds via GC/MS by EPA 8260								
Benzene	ND	1.0	µg/kg	1	QC2512125	12/04/25	EPA 8260	
Bromobenzene	ND	1.0	µg/kg	"	"	"	"	
Bromodichloromethane	ND	1.0	µg/kg	"	"	"	"	
Bromoform	ND	1.0	µg/kg	"	"	"	"	
n-Butylbenzene	ND	1.0	µg/kg	"	"	"	"	
sec-Butylbenzene	ND	1.0	µg/kg	"	"	"	"	
tert-Butylbenzene	ND	1.0	µg/kg	"	"	"	"	
Carbon tetrachloride	ND	1.0	µg/kg	"	"	"	"	
Chlorobenzene	ND	1.0	µg/kg	"	"	"	"	
Chloroform	ND	1.0	µg/kg	"	"	"	"	
2-Chlorotoluene	ND	1.0	µg/kg	"	"	"	"	
4-Chlorotoluene	ND	1.0	µg/kg	"	"	"	"	
Dibromochloromethane	ND	1.0	µg/kg	"	"	"	"	
1,2-Dibromo-3-chloropropane	ND	1.0	µg/kg	"	"	"	"	
1,2-Dibromoethane (EDB)	ND	1.0	µg/kg	"	"	"	"	
Dibromomethane	ND	1.0	µg/kg	"	"	"	"	
1,2- Dichlorobenzene	ND	1.0	µg/kg	"	"	"	"	
1,3-Dichlorobenzene	ND	1.0	µg/kg	"	"	"	"	
1,4-Dichlorobenzene	ND	1.0	µg/kg	"	"	"	"	
1,1-Dichloroethane	ND	1.0	µg/kg	"	"	"	"	
1,2-Dichloroethane	ND	1.0	µg/kg	"	"	"	"	
1,1-Dichloroethene	ND	1.0	µg/kg	"	"	"	"	
cis-1,2-Dichloroethene	ND	1.0	µg/kg	"	"	"	"	
trans-1,2-Dichloroethene	ND	1.0	µg/kg	"	"	"	"	
1,2-Dichloropropane	ND	1.0	µg/kg	"	"	"	"	
1,3-Dichloropropane	ND	1.0	µg/kg	"	"	"	"	
2,2-Dichloropropane	ND	1.0	µg/kg	"	"	"	"	
1,1-Dichloropropene	ND	1.0	µg/kg	"	"	"	"	
cis-1,3-Dichloropropene	ND	1.0	µg/kg	"	"	"	"	
trans-1,3-Dichloropropene	ND	1.0	µg/kg	"	"	"	"	
Ethylbenzene	ND	1.0	µg/kg	"	"	"	"	
Freon 11	ND	5.0	µg/kg	"	"	"	"	
Freon 12	ND	5.0	µg/kg	"	"	"	"	
Freon 113	ND	5.0	µg/kg	"	"	"	"	
Hexachlorobutadiene	ND	1.0	µg/kg	"	"	"	"	
Isopropylbenzene	ND	1.0	µg/kg	"	"	"	"	
4-Isopropyltoluene	ND	1.0	µg/kg	"	"	"	"	
Methylene chloride	ND	1.0	µg/kg	"	"	"	"	

Jones Environmental, Inc.



Colby Wakeman
 Lab Director

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Frey Environmental, Inc. 2817-A Lafayette Ave. Newport Beach, CA 92663	Project: LBB Development Project Number: 1324-01 Project Manager: Jack Frey	Reported 12/11/25 9:17
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GW1-30
 J254594-001(Soil)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Analyzed	Method	Notes
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EPA 8260B Volatile Organic Compounds via GC/MS by EPA 8260

Naphthalene	ND	5.0	µg/kg	1	QC2512125	12/04/25	EPA 8260	
n-Propylbenzene	ND	1.0	µg/kg	"	"	"	"	
Styrene	ND	1.0	µg/kg	"	"	"	"	
1,1,1,2-Tetrachloroethane	ND	1.0	µg/kg	"	"	"	"	
1,1,2,2-Tetrachloroethane	ND	1.0	µg/kg	"	"	"	"	
Tetrachloroethene	ND	1.0	µg/kg	"	"	"	"	
Toluene	ND	1.0	µg/kg	"	"	"	"	
1,2,3-Trichlorobenzene	ND	3.0	µg/kg	"	"	"	"	
1,2,4-Trichlorobenzene	ND	3.0	µg/kg	"	"	"	"	
1,1,1-Trichloroethane	ND	1.0	µg/kg	"	"	"	"	
1,1,2-Trichloroethane	ND	1.0	µg/kg	"	"	"	"	
Trichloroethene	ND	1.0	µg/kg	"	"	"	"	
1,2,3-Trichloropropane	ND	1.0	µg/kg	"	"	"	"	
1,2,4-Trimethylbenzene	ND	1.0	µg/kg	"	"	"	"	
1,3,5-Trimethylbenzene	ND	1.0	µg/kg	"	"	"	"	
Vinyl chloride	ND	1.0	µg/kg	"	"	"	"	
m+p-Xylene	ND	2.0	µg/kg	"	"	"	"	
o-Xylene	ND	1.0	µg/kg	"	"	"	"	
Methyl-tert-butylether	ND	5.0	µg/kg	"	"	"	"	
Ethyl-tert-butylether	ND	5.0	µg/kg	"	"	"	"	
Di-isopropylether	ND	5.0	µg/kg	"	"	"	"	
tert-amylmethylether	ND	5.0	µg/kg	"	"	"	"	
tert-Butylalcohol	ND	50.0	µg/kg	"	"	"	"	
Gasoline Range Organics (C4-C12)	ND	0.20	mg/kg	"	"	"	"	

Surrogate: Toluene-d8 88.88 % 60 - 140
 Surrogate: Dibromofluoromethane 112.07 % 60 - 140
 Surrogate: 4-Bromofluorobenzene 90.77 % 60 - 140

Jones Environmental, Inc.



Colby Wakeman
 Lab Director

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Frey Environmental, Inc. 2817-A Lafayette Ave. Newport Beach, CA 92663	Project: LBB Development Project Number: 1324-01 Project Manager: Jack Frey	Reported 12/11/25 9:17
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GW1-35
 J254594-002(Soil)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Analyzed	Method	Notes
EPA 8260B Volatile Organic Compounds via GC/MS by EPA 8260								
Benzene	ND	1.0	µg/kg	1	QC2512125	12/04/25	EPA 8260	
Bromobenzene	ND	1.0	µg/kg	"	"	"	"	
Bromodichloromethane	ND	1.0	µg/kg	"	"	"	"	
Bromoform	ND	1.0	µg/kg	"	"	"	"	
n-Butylbenzene	ND	1.0	µg/kg	"	"	"	"	
sec-Butylbenzene	ND	1.0	µg/kg	"	"	"	"	
tert-Butylbenzene	ND	1.0	µg/kg	"	"	"	"	
Carbon tetrachloride	ND	1.0	µg/kg	"	"	"	"	
Chlorobenzene	ND	1.0	µg/kg	"	"	"	"	
Chloroform	ND	1.0	µg/kg	"	"	"	"	
2-Chlorotoluene	ND	1.0	µg/kg	"	"	"	"	
4-Chlorotoluene	ND	1.0	µg/kg	"	"	"	"	
Dibromochloromethane	ND	1.0	µg/kg	"	"	"	"	
1,2-Dibromo-3-chloropropane	ND	1.0	µg/kg	"	"	"	"	
1,2-Dibromoethane (EDB)	ND	1.0	µg/kg	"	"	"	"	
Dibromomethane	ND	1.0	µg/kg	"	"	"	"	
1,2- Dichlorobenzene	ND	1.0	µg/kg	"	"	"	"	
1,3-Dichlorobenzene	ND	1.0	µg/kg	"	"	"	"	
1,4-Dichlorobenzene	ND	1.0	µg/kg	"	"	"	"	
1,1-Dichloroethane	ND	1.0	µg/kg	"	"	"	"	
1,2-Dichloroethane	ND	1.0	µg/kg	"	"	"	"	
1,1-Dichloroethene	ND	1.0	µg/kg	"	"	"	"	
cis-1,2-Dichloroethene	ND	1.0	µg/kg	"	"	"	"	
trans-1,2-Dichloroethene	ND	1.0	µg/kg	"	"	"	"	
1,2-Dichloropropane	ND	1.0	µg/kg	"	"	"	"	
1,3-Dichloropropane	ND	1.0	µg/kg	"	"	"	"	
2,2-Dichloropropane	ND	1.0	µg/kg	"	"	"	"	
1,1-Dichloropropene	ND	1.0	µg/kg	"	"	"	"	
cis-1,3-Dichloropropene	ND	1.0	µg/kg	"	"	"	"	
trans-1,3-Dichloropropene	ND	1.0	µg/kg	"	"	"	"	
Ethylbenzene	ND	1.0	µg/kg	"	"	"	"	
Freon 11	ND	5.0	µg/kg	"	"	"	"	
Freon 12	ND	5.0	µg/kg	"	"	"	"	
Freon 113	ND	5.0	µg/kg	"	"	"	"	
Hexachlorobutadiene	ND	1.0	µg/kg	"	"	"	"	
Isopropylbenzene	ND	1.0	µg/kg	"	"	"	"	
4-Isopropyltoluene	ND	1.0	µg/kg	"	"	"	"	
Methylene chloride	ND	1.0	µg/kg	"	"	"	"	

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Colby Wakeman
 Lab Director

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Frey Environmental, Inc. 2817-A Lafayette Ave. Newport Beach, CA 92663	Project: LBB Development Project Number: 1324-01 Project Manager: Jack Frey	Reported 12/11/25 9:17
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GW1-35
 J254594-002(Soil)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Analyzed	Method	Notes
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EPA 8260B Volatile Organic Compounds via GC/MS by EPA 8260

Naphthalene	ND	5.0	µg/kg	1	QC2512125	12/04/25	EPA 8260	
n-Propylbenzene	ND	1.0	µg/kg	"	"	"	"	
Styrene	ND	1.0	µg/kg	"	"	"	"	
1,1,1,2-Tetrachloroethane	ND	1.0	µg/kg	"	"	"	"	
1,1,2,2-Tetrachloroethane	ND	1.0	µg/kg	"	"	"	"	
Tetrachloroethene	ND	1.0	µg/kg	"	"	"	"	
Toluene	ND	1.0	µg/kg	"	"	"	"	
1,2,3-Trichlorobenzene	ND	3.0	µg/kg	"	"	"	"	
1,2,4-Trichlorobenzene	ND	3.0	µg/kg	"	"	"	"	
1,1,1-Trichloroethane	ND	1.0	µg/kg	"	"	"	"	
1,1,2-Trichloroethane	ND	1.0	µg/kg	"	"	"	"	
Trichloroethene	ND	1.0	µg/kg	"	"	"	"	
1,2,3-Trichloropropane	ND	1.0	µg/kg	"	"	"	"	
1,2,4-Trimethylbenzene	ND	1.0	µg/kg	"	"	"	"	
1,3,5-Trimethylbenzene	ND	1.0	µg/kg	"	"	"	"	
Vinyl chloride	ND	1.0	µg/kg	"	"	"	"	
m+p-Xylene	ND	2.0	µg/kg	"	"	"	"	
o-Xylene	ND	1.0	µg/kg	"	"	"	"	
Methyl-tert-butylether	ND	5.0	µg/kg	"	"	"	"	
Ethyl-tert-butylether	ND	5.0	µg/kg	"	"	"	"	
Di-isopropylether	ND	5.0	µg/kg	"	"	"	"	
tert-amylmethylether	ND	5.0	µg/kg	"	"	"	"	
tert-Butylalcohol	ND	50.0	µg/kg	"	"	"	"	
Gasoline Range Organics (C4-C12)	ND	0.20	mg/kg	"	"	"	"	

Surrogate: Toluene-d8 101.64 % 60 - 140
 Surrogate: Dibromofluoromethane 127.98 % 60 - 140
 Surrogate: 4-Bromofluorobenzene 99.53 % 60 - 140

Jones Environmental, Inc.



Colby Wakeman
 Lab Director

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Frey Environmental, Inc. 2817-A Lafayette Ave. Newport Beach, CA 92663	Project: LBB Development Project Number: 1324-01 Project Manager: Jack Frey	Reported 12/11/25 9:17
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GW1
 J254594-003(Water)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Analyzed	Method	Notes
EPA 8260B Volatile Organic Compounds via GC/MS by EPA 8260								
Benzene	ND	0.5	µg/L	1	QC2512190	12/08/25	EPA 8260	
Bromobenzene	ND	0.5	µg/L	"	"	"	"	
Bromodichloromethane	ND	0.5	µg/L	"	"	"	"	
Bromoform	ND	0.5	µg/L	"	"	"	"	
n-Butylbenzene	ND	0.5	µg/L	"	"	"	"	
sec-Butylbenzene	ND	0.5	µg/L	"	"	"	"	
tert-Butylbenzene	ND	0.5	µg/L	"	"	"	"	
Carbon tetrachloride	ND	0.5	µg/L	"	"	"	"	
Chlorobenzene	ND	0.5	µg/L	"	"	"	"	
Chloroform	ND	0.5	µg/L	"	"	"	"	
2-Chlorotoluene	ND	0.5	µg/L	"	"	"	"	
4-Chlorotoluene	ND	0.5	µg/L	"	"	"	"	
Dibromochloromethane	ND	0.5	µg/L	"	"	"	"	
1,2-Dibromo-3-chloropropane	ND	0.5	µg/L	"	"	"	"	
1,2-Dibromoethane (EDB)	ND	0.5	µg/L	"	"	"	"	
Dibromomethane	ND	0.5	µg/L	"	"	"	"	
1,2- Dichlorobenzene	ND	0.5	µg/L	"	"	"	"	
1,3-Dichlorobenzene	ND	0.5	µg/L	"	"	"	"	
1,4-Dichlorobenzene	ND	0.5	µg/L	"	"	"	"	
1,1-Dichloroethane	ND	0.5	µg/L	"	"	"	"	
1,2-Dichloroethane	ND	0.5	µg/L	"	"	"	"	
1,1-Dichloroethene	ND	0.5	µg/L	"	"	"	"	
cis-1,2-Dichloroethene	ND	0.5	µg/L	"	"	"	"	
trans-1,2-Dichloroethene	ND	0.5	µg/L	"	"	"	"	
1,2-Dichloropropane	ND	0.5	µg/L	"	"	"	"	
1,3-Dichloropropane	ND	0.5	µg/L	"	"	"	"	
2,2-Dichloropropane	ND	0.5	µg/L	"	"	"	"	
1,1-Dichloropropene	ND	0.5	µg/L	"	"	"	"	
cis-1,3-Dichloropropene	ND	0.5	µg/L	"	"	"	"	
trans-1,3-Dichloropropene	ND	0.5	µg/L	"	"	"	"	
Ethylbenzene	ND	0.5	µg/L	"	"	"	"	
Freon 11	ND	2.5	µg/L	"	"	"	"	
Freon 12	ND	2.5	µg/L	"	"	"	"	
Freon 113	ND	2.5	µg/L	"	"	"	"	
Hexachlorobutadiene	ND	0.5	µg/L	"	"	"	"	
Isopropylbenzene	ND	0.5	µg/L	"	"	"	"	
4-Isopropyltoluene	ND	0.5	µg/L	"	"	"	"	
Methylene chloride	ND	0.5	µg/L	"	"	"	"	

Jones Environmental, Inc.



Colby Wakeman
 Lab Director

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Frey Environmental, Inc. 2817-A Lafayette Ave. Newport Beach, CA 92663	Project: LBB Development Project Number: 1324-01 Project Manager: Jack Frey	Reported 12/11/25 9:17
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GW1
J254594-003(Water)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Analyzed	Method	Notes
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EPA 8260B Volatile Organic Compounds via GC/MS by EPA 8260

Naphthalene	ND	2.5	µg/L	1	QC2512190	12/08/25	EPA 8260	
n-Propylbenzene	ND	0.5	µg/L	"	"	"	"	
Styrene	ND	0.5	µg/L	"	"	"	"	
1,1,1,2-Tetrachloroethane	ND	0.5	µg/L	"	"	"	"	
1,1,2,2-Tetrachloroethane	ND	0.5	µg/L	"	"	"	"	
Tetrachloroethene	ND	0.5	µg/L	"	"	"	"	
Toluene	ND	0.5	µg/L	"	"	"	"	
1,2,3-Trichlorobenzene	ND	1.5	µg/L	"	"	"	"	
1,2,4-Trichlorobenzene	ND	1.5	µg/L	"	"	"	"	
1,1,1-Trichloroethane	ND	0.5	µg/L	"	"	"	"	
1,1,2-Trichloroethane	ND	0.5	µg/L	"	"	"	"	
Trichloroethene	ND	0.5	µg/L	"	"	"	"	
1,2,3-Trichloropropane	ND	0.5	µg/L	"	"	"	"	
1,2,4-Trimethylbenzene	ND	0.5	µg/L	"	"	"	"	
1,3,5-Trimethylbenzene	ND	0.5	µg/L	"	"	"	"	
Vinyl chloride	ND	0.5	µg/L	"	"	"	"	
m+p-Xylene	ND	1.0	µg/L	"	"	"	"	
o-Xylene	ND	0.5	µg/L	"	"	"	"	
Methyl-tert-butylether	ND	2.5	µg/L	"	"	"	"	
Ethyl-tert-butylether	ND	2.5	µg/L	"	"	"	"	
Di-isopropylether	ND	2.5	µg/L	"	"	"	"	
tert-amylmethylether	ND	2.5	µg/L	"	"	"	"	
tert-Butylalcohol	ND	25.0	µg/L	"	"	"	"	
Gasoline Range Organics (C4-C12)	ND	0.1	mg/L	"	"	"	"	

Surrogate: Toluene-d8 94.60 % 60 - 140

Surrogate: Dibromofluoromethane 114.61 % 60 - 140

Surrogate: 4-Bromofluorobenzene 92.35 % 60 - 140

Jones Environmental, Inc.



Colby Wakeman
Lab Director

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EPA 8260B Volatile Organic Compounds via GC/MS by EPA 8260 - Quality Control

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	%REC Limits	Notes
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Batch QC2512125 - EPA 8260

CCV 1

Benzene	266	1.0	%	250		107	80 - 120		120	
Chlorobenzene	269	1.0	%	250		108	80 - 120		120	
1,1-Dichloroethene	229	1.0	%	250		91	80 - 120		120	
cis-1,2-Dichloroethene	256	1.0	%	250		102	80 - 120		120	
Ethylbenzene	236	1.0	%	250		94	80 - 120		120	
Tetrachloroethene	272	1.0	%	250		109	80 - 120		120	
Toluene	232	1.0	%	250		93	80 - 120		120	
1,1,1-Trichloroethane	276	1.0	%	250		111	80 - 120		120	
Trichloroethene	268	1.0	%	250		107	80 - 120		120	
1,2,4-Trimethylbenzene	267	1.0	%	250		107	80 - 120		120	
Vinyl chloride	230	1.0	%	250		92	80 - 120		120	

LCS 1

Benzene	47.6	1.0	%	50		95	70 - 130			
Chlorobenzene	50.2	1.0	%	50		100	70 - 130			
1,1-Dichloroethene	41.9	1.0	%	50		84	60 - 140			
cis-1,2-Dichloroethene	45.0	1.0	%	50		90	70 - 130			
Ethylbenzene	41.9	1.0	%	50		84	70 - 130			
Tetrachloroethene	49.3	1.0	%	50		99	70 - 130			
Toluene	42.2	1.0	%	50		84	70 - 130			
1,1,1-Trichloroethane	49.2	1.0	%	50		98	70 - 130			
Trichloroethene	48.1	1.0	%	50		96	70 - 130			
1,2,4-Trimethylbenzene	46.5	1.0	%	50		93	70 - 130			
Vinyl chloride	35.4	1.0	%	50		71	60 - 140			

Surrogate: Toluene-d8	90.47 %	60 - 140
Surrogate: Dibromofluoromethane	107.97 %	60 - 140
Surrogate: 4-Bromofluorobenzene	88.96 %	60 - 140

LCSD 1

Benzene	52.8	1.0	%	50		106	70 - 130	10.51	130	
Chlorobenzene	58.2	1.0	%	50		116	70 - 130	14.80	130	
1,1-Dichloroethene	47.6	1.0	%	50		95	60 - 140	12.71	140	
cis-1,2-Dichloroethene	50.6	1.0	%	50		101	70 - 130	11.78	130	
Ethylbenzene	48.4	1.0	%	50		97	70 - 130	14.44	130	
Tetrachloroethene	56.7	1.0	%	50		113	70 - 130	13.98	130	
Toluene	48.0	1.0	%	50		96	70 - 130	12.78	130	
1,1,1-Trichloroethane	54.2	1.0	%	50		108	70 - 130	9.56	130	

Jones Environmental, Inc.



Colby Wakeman
Lab Director

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Frey Environmental, Inc. 2817-A Lafayette Ave. Newport Beach, CA 92663	Project: LBB Development Project Number: 1324-01 Project Manager: Jack Frey	Reported 12/11/25 9:17
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EPA 8260B Volatile Organic Compounds via GC/MS by EPA 8260 - Quality Control

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	%REC Limits	Notes
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Batch QC2512125 - EPA 8260

LCSD 1

Trichloroethene	54.0	1.0	%	50		108	70 - 130	11.67	130	
1,2,4-Trimethylbenzene	52.8	1.0	%	50		106	70 - 130	12.55	130	
Vinyl chloride	38.0	1.0	%	50		76	60 - 140	7.09	140	

<i>Surrogate: Toluene-d8</i>	<i>99.63 %</i>	<i>60 - 140</i>
<i>Surrogate: Dibromofluoromethane</i>	<i>117.08 %</i>	<i>60 - 140</i>
<i>Surrogate: 4-Bromofluorobenzene</i>	<i>98.85 %</i>	<i>60 - 140</i>

Method Blank 1

Benzene	ND	1.0	µg/kg
Bromobenzene	ND	1.0	µg/kg
Bromodichloromethane	ND	1.0	µg/kg
Bromoform	ND	1.0	µg/kg
n-Butylbenzene	ND	1.0	µg/kg
sec-Butylbenzene	ND	1.0	µg/kg
tert-Butylbenzene	ND	1.0	µg/kg
Carbon tetrachloride	ND	1.0	µg/kg
Chlorobenzene	ND	1.0	µg/kg
Chloroform	ND	1.0	µg/kg
2-Chlorotoluene	ND	1.0	µg/kg
4-Chlorotoluene	ND	1.0	µg/kg
Dibromochloromethane	ND	1.0	µg/kg
1,2-Dibromo-3-chloropropane	ND	1.0	µg/kg
1,2-Dibromoethane (EDB)	ND	1.0	µg/kg
Dibromomethane	ND	1.0	µg/kg
1,2-Dichlorobenzene	ND	1.0	µg/kg
1,3-Dichlorobenzene	ND	1.0	µg/kg
1,4-Dichlorobenzene	ND	1.0	µg/kg
1,1-Dichloroethane	ND	1.0	µg/kg
1,2-Dichloroethane	ND	1.0	µg/kg
1,1-Dichloroethene	ND	1.0	µg/kg
cis-1,2-Dichloroethene	ND	1.0	µg/kg
trans-1,2-Dichloroethene	ND	1.0	µg/kg
1,2-Dichloropropane	ND	1.0	µg/kg
1,3-Dichloropropane	ND	1.0	µg/kg
2,2-Dichloropropane	ND	1.0	µg/kg
1,1-Dichloropropene	ND	1.0	µg/kg

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Colby Wakeman
Lab Director

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Frey Environmental, Inc. 2817-A Lafayette Ave. Newport Beach, CA 92663	Project: Project Number: Project Manager:	LBB Development 1324-01 Jack Frey	Reported 12/11/25 9:17
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EPA 8260B Volatile Organic Compounds via GC/MS by EPA 8260 - Quality Control

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	%REC Limits	Notes
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Batch QC2512125 - EPA 8260

Method Blank 1

cis-1,3-Dichloropropene	ND	1.0	µg/kg							
trans-1,3-Dichloropropene	ND	1.0	µg/kg							
Ethylbenzene	ND	1.0	µg/kg							
Freon 11	ND	5.0	µg/kg							
Freon 12	ND	5.0	µg/kg							
Freon 113	ND	5.0	µg/kg							
Hexachlorobutadiene	ND	1.0	µg/kg							
Isopropylbenzene	ND	1.0	µg/kg							
4-Isopropyltoluene	ND	1.0	µg/kg							
Methylene chloride	ND	1.0	µg/kg							
Naphthalene	ND	5.0	µg/kg							
n-Propylbenzene	ND	1.0	µg/kg							
Styrene	ND	1.0	µg/kg							
1,1,1,2-Tetrachloroethane	ND	1.0	µg/kg							
1,1,2,2-Tetrachloroethane	ND	1.0	µg/kg							
Tetrachloroethene	ND	1.0	µg/kg							
Toluene	ND	1.0	µg/kg							
1,2,3-Trichlorobenzene	ND	3.0	µg/kg							
1,2,4-Trichlorobenzene	ND	3.0	µg/kg							
1,1,1-Trichloroethane	ND	1.0	µg/kg							
1,1,2-Trichloroethane	ND	1.0	µg/kg							
Trichloroethene	ND	1.0	µg/kg							
1,2,3-Trichloropropane	ND	1.0	µg/kg							
1,2,4-Trimethylbenzene	ND	1.0	µg/kg							
1,3,5-Trimethylbenzene	ND	1.0	µg/kg							
Vinyl chloride	ND	1.0	µg/kg							
m+p-Xylene	ND	2.0	µg/kg							
o-Xylene	ND	1.0	µg/kg							
Methyl-tert-butylether	ND	5.0	µg/kg							
Ethyl-tert-butylether	ND	5.0	µg/kg							
Di-isopropylether	ND	5.0	µg/kg							
tert-amylmethylether	ND	5.0	µg/kg							
tert-Butylalcohol	ND	50.0	µg/kg							

Surrogate: Toluene-d8	106.38 %	60 - 140
Surrogate: Dibromofluoromethane	119.27 %	60 - 140
Surrogate: 4-Bromofluorobenzene	87.38 %	60 - 140

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Colby Wakeman
Lab Director

Frey Environmental, Inc. 2817-A Lafayette Ave. Newport Beach, CA 92663	Project: LBB Development Project Number: 1324-01 Project Manager: Jack Frey	Reported 12/11/25 9:17
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EPA 8260B Volatile Organic Compounds via GC/MS by EPA 8260 - Quality Control

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	%REC Limits	Notes
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Batch QC2512190 - EPA 8260

CCV 1

Benzene	290	0.5	%	250		116	80 - 120		120	
Chlorobenzene	280	0.5	%	250		112	80 - 120		120	
1,1-Dichloroethene	278	0.5	%	250		111	80 - 120		120	
cis-1,2-Dichloroethene	275	0.5	%	250		110	80 - 120		120	
Ethylbenzene	252	0.5	%	250		101	80 - 120		120	
Tetrachloroethene	249	0.5	%	250		100	80 - 120		120	
Toluene	293	0.5	%	250		117	80 - 120		120	
1,1,1-Trichloroethane	273	0.5	%	250		109	80 - 120		120	
Trichloroethene	258	0.5	%	250		103	80 - 120		120	
1,2,4-Trimethylbenzene	266	0.5	%	250		106	80 - 120		120	
Vinyl chloride	206	0.5	%	250		82	80 - 120		120	

LCS 1

Benzene	49.2	0.5	%	50		98	70 - 130			
Chlorobenzene	54.5	0.5	%	50		109	70 - 130			
1,1-Dichloroethene	37.3	0.5	%	50		75	60 - 140			
cis-1,2-Dichloroethene	44.5	0.5	%	50		89	70 - 130			
Ethylbenzene	42.3	0.5	%	50		85	70 - 130			
Tetrachloroethene	45.4	0.5	%	50		91	70 - 130			
Toluene	53.0	0.5	%	50		106	70 - 130			
1,1,1-Trichloroethane	44.5	0.5	%	50		89	70 - 130			
Trichloroethene	48.1	0.5	%	50		96	70 - 130			
1,2,4-Trimethylbenzene	50.4	0.5	%	50		101	70 - 130			
Vinyl chloride	36.9	0.5	%	50		74	60 - 140			

Surrogate: Toluene-d8	99.01 %	60 - 140
Surrogate: Dibromofluoromethane	105.19 %	60 - 140
Surrogate: 4-Bromofluorobenzene	100.66 %	60 - 140

LCSD 1

Benzene	51.2	0.5	%	50		102	70 - 130	4.00	130	
Chlorobenzene	56.7	0.5	%	50		113	70 - 130	4.01	130	
1,1-Dichloroethene	39.7	0.5	%	50		79	60 - 140	6.19	140	
cis-1,2-Dichloroethene	45.5	0.5	%	50		91	70 - 130	2.21	130	
Ethylbenzene	45.1	0.5	%	50		90	70 - 130	6.46	130	
Tetrachloroethene	46.6	0.5	%	50		93	70 - 130	2.53	130	
Toluene	53.0	0.5	%	50		106	70 - 130	0.05	130	
1,1,1-Trichloroethane	45.1	0.5	%	50		90	70 - 130	1.41	130	

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EPA 8260B Volatile Organic Compounds via GC/MS by EPA 8260 - Quality Control

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	%REC Limits	Notes
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Batch QC2512190 - EPA 8260

LCSD 1

Trichloroethene	47.2	0.5	%	50		94	70 - 130	2.04	130	
1,2,4-Trimethylbenzene	53.5	0.5	%	50		107	70 - 130	6.04	130	
Vinyl chloride	37.4	0.5	%	50		75	60 - 140	1.51	140	

<i>Surrogate: Toluene-d8</i>		98.03 %	60 - 140
<i>Surrogate: Dibromofluoromethane</i>		105.11 %	60 - 140
<i>Surrogate: 4-Bromofluorobenzene</i>		98.23 %	60 - 140

Method Blank 1

Benzene	ND	0.5	µg/L
Bromobenzene	ND	0.5	µg/L
Bromodichloromethane	ND	0.5	µg/L
Bromoform	ND	0.5	µg/L
n-Butylbenzene	ND	0.5	µg/L
sec-Butylbenzene	ND	0.5	µg/L
tert-Butylbenzene	ND	0.5	µg/L
Carbon tetrachloride	ND	0.5	µg/L
Chlorobenzene	ND	0.5	µg/L
Chloroform	ND	0.5	µg/L
2-Chlorotoluene	ND	0.5	µg/L
4-Chlorotoluene	ND	0.5	µg/L
Dibromochloromethane	ND	0.5	µg/L
1,2-Dibromo-3-chloropropane	ND	0.5	µg/L
1,2-Dibromoethane (EDB)	ND	0.5	µg/L
Dibromomethane	ND	0.5	µg/L
1,2-Dichlorobenzene	ND	0.5	µg/L
1,3-Dichlorobenzene	ND	0.5	µg/L
1,4-Dichlorobenzene	ND	0.5	µg/L
1,1-Dichloroethane	ND	0.5	µg/L
1,2-Dichloroethane	ND	0.5	µg/L
1,1-Dichloroethene	ND	0.5	µg/L
cis-1,2-Dichloroethene	ND	0.5	µg/L
trans-1,2-Dichloroethene	ND	0.5	µg/L
1,2-Dichloropropane	ND	0.5	µg/L
1,3-Dichloropropane	ND	0.5	µg/L
2,2-Dichloropropane	ND	0.5	µg/L
1,1-Dichloropropene	ND	0.5	µg/L

Jones Environmental, Inc.



Colby Wakeman
Lab Director

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Frey Environmental, Inc. 2817-A Lafayette Ave. Newport Beach, CA 92663	Project: Project Number: Project Manager:	LBB Development 1324-01 Jack Frey	Reported 12/11/25 9:17
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EPA 8260B Volatile Organic Compounds via GC/MS by EPA 8260 - Quality Control

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	%REC Limits	Notes
Batch QC2512190 - EPA 8260										
Method Blank 1										
cis-1,3-Dichloropropene	ND	0.5	µg/L							
trans-1,3-Dichloropropene	ND	0.5	µg/L							
Ethylbenzene	ND	0.5	µg/L							
Freon 11	ND	2.5	µg/L							
Freon 12	ND	2.5	µg/L							
Freon 113	ND	2.5	µg/L							
Hexachlorobutadiene	ND	0.5	µg/L							
Isopropylbenzene	ND	0.5	µg/L							
4-Isopropyltoluene	ND	0.5	µg/L							
Methylene chloride	ND	0.5	µg/L							
Naphthalene	ND	2.5	µg/L							
n-Propylbenzene	ND	0.5	µg/L							
Styrene	ND	0.5	µg/L							
1,1,1,2-Tetrachloroethane	ND	0.5	µg/L							
1,1,2,2-Tetrachloroethane	ND	0.5	µg/L							
Tetrachloroethene	ND	0.5	µg/L							
Toluene	ND	0.5	µg/L							
1,2,3-Trichlorobenzene	ND	1.5	µg/L							
1,2,4-Trichlorobenzene	ND	1.5	µg/L							
1,1,1-Trichloroethane	ND	0.5	µg/L							
1,1,2-Trichloroethane	ND	0.5	µg/L							
Trichloroethene	ND	0.5	µg/L							
1,2,3-Trichloropropane	ND	0.5	µg/L							
1,2,4-Trimethylbenzene	ND	0.5	µg/L							
1,3,5-Trimethylbenzene	ND	0.5	µg/L							
Vinyl chloride	ND	0.5	µg/L							
m+p-Xylene	ND	1.0	µg/L							
o-Xylene	ND	0.5	µg/L							
Methyl-tert-butylether	ND	2.5	µg/L							
Ethyl-tert-butylether	ND	2.5	µg/L							
Di-isopropylether	ND	2.5	µg/L							
tert-amylmethylether	ND	2.5	µg/L							
tert-Butylalcohol	ND	25.0	µg/L							
Surrogate: Toluene-d8		97.47 %	60 - 140							
Surrogate: Dibromofluoromethane		112.82 %	60 - 140							
Surrogate: 4-Bromofluorobenzene		92.49 %	60 - 140							

Jones Environmental, Inc.



Colby Wakeman
Lab Director

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Frey Environmental, Inc. 2817-A Lafayette Ave. Newport Beach, CA 92663	Project: Project Number: Project Manager:	LBB Development 1324-01 Jack Frey	Reported 12/11/25 9:17
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Notes and Definitions

- ND Analyte NOT DETECTED at or above the reporting limit
- RPD Relative Percent Difference
- E Estimated Concentration; concentration exceeds calibration range.
- LCC Leak Check Compound
- MDL Compound Reported to Method Detection Limit
- 1 Recovery outside of acceptable limits. LCS/LCSD recoveries and %RSD were within QC limits, therefore data was accepted.
- SMSR Sample matrix prevented adequate surrogate recovery.
- J Value less than PQL but greater than MDL.
- HHSR High hydrocarbon concentration in this sample prevented adequate surrogate recovery.
- SMTAR Sample matrix prevented adequate recovery of target analytes.
- OV Sample was filtered in the lab before extraction.
- HHTAR High hydrocarbon concentration prevented in-range recovery of target analytes.
- IHRPD Target analyte recoveries were outside of range but accepted due to passing RPDs
- AROL Target analyte recovery exceeded recovery range but was accepted due to ND of that analyte in MB and sample(s).
- ISO-H Isomers could not be sufficiently chromatographically resolved according to method requirements due to hydrocarbon interference or other matrix effects. The isomers' reported individual concentrations were each calculated as the average of each of the individual isomers' concentrations.
- 2 Recovery outside of acceptable limits for either LCS or LCSD. CCV and LCS or LCSD recoveries were within limits; therefore data was accepted.
- 3 RPD outside of acceptable limits. Target analyte recoveries were within QC limits; therefore, data was accepted.
- 4 LCS and/or LCSD recoveries exceeded acceptability ranges. Target analyte recoveries were accepted due to passing CCV, in-range LCS/LCSD RPDs, and a clean MB in which all target analytes were < RL.
- 5 MS and/or MSD recoveries exceeded acceptability ranges. Target analyte recoveries were accepted due to passing CCV, in-range LCS/LCSD RPDs, and a clean MB in which all target analytes were < RL.
- SMTAR Sample matrix prevented adequate recovery of target analytes.
- RV Surrogate recovery outside of control limits due to required dilution.
- ASP Hydrocarbons in this sample most closely resemble asphalt.
- @ Surrogate is outside acceptable limits. All other QC parameters in control, therefore data was accepted.
- S Sample was subjected to elemental sulfur cleanup by EPA 3660B.
- TIC Tentatively Identified Compound. Compound is not in the calibration mix and does not have a valid calibration. All reported detections are estimated

Jones Environmental, Inc.



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Lab Director

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- TH1 This sample was analyzed outside the recommended EPA holding time.
- YP Associated CCV outside of control limits low.
- IB CCV recovery above limit; analyte not detected
- LO MS and/or MSD result unavailable. Batch accept. based on LCS rec.
- YQ Associated CCV outside of control limits high.
- GN Surrogate recovery is outside of control limits
- LG Surrogate recovery below the acceptance limits.
- LH Surrogate recovery above the acceptance limits.
- AZ Surr. recovery outside of acceptance limits due to matrix interf.
- HN Low concentration matrix spike recovery out of limits
- HO High concentration matrix spike recovery out of limits
- M A matrix effect is present.
- LR LCS recovery below method control limits.
- TW LCS recovery exceeds control limit.

Jones Environmental, Inc.



Colby Wakeman
Lab Director

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Login Report

Customer Name: Frey Environmental, Inc.

Order ID: J254594

Purchase Order:

Order Date: 12/3/2025

Project ID: LBB Development

Comment:

Sample #:	Customer Sample #:	Site:		
J254594-001	GW1-30			
Recv'd: <input checked="" type="checkbox"/>	Collector:	Date Collected: 12/02/25 8:07 AM		
Quantity: 4	Matrix: Soil	Date Received: 12/03/25 1:20 PM		
Comment:				
Test	Test Group	Method	Due Date	Priority
Volatiles Organic Compounds		EPA 8260	12/11/2025	
J254594-002	GW1-35			
Recv'd: <input checked="" type="checkbox"/>	Collector:	Date Collected: 12/02/25 8:15 AM		
Quantity: 4	Matrix: Soil	Date Received: 12/03/25 1:20 PM		
Comment:				
Test	Test Group	Method	Due Date	Priority
Volatiles Organic Compounds		EPA 8260	12/11/2025	
J254594-003	GW1			
Recv'd: <input checked="" type="checkbox"/>	Collector:	Date Collected: 12/02/25 8:30 AM		
Quantity: 3	Matrix: Water	Date Received: 12/03/25 1:20 PM		
Comment:				
Test	Test Group	Method	Due Date	Priority
Volatiles Organic Compounds		EPA 8260	12/11/2025	

Customer Name: Frey Environmental, Inc.

Order ID: J254594

Purchase Order:

Order Date: 12/3/2025

Project ID: LBB Development

Comment:

SAMPLE CONDITION RECORD

1. Are the samples within correct temperature criteria? (0 - 6°C)	Yes
2. If not within temp. criteria, were samples received on ice?	N/A
3. If not within temp. criteria, were samples received on same day of sampling?	N/A
4. Is the Chain of Custody (COC) received filled out completely?	Yes
5. Does the total number of containers received match COC?	Yes
6. Are the sample container label(s) consistent with COC?	Yes
7. Are the sample container(s) intact and in good condition?	Yes
8. Were the proper containers & sufficient volume for analyses requested on COC?	Yes
9. Was the proper preservative indicated on COC/container for analyses requested?	Yes
10. Are the containers for volatile analysis free of headspace? (EPA 8260 water)	Yes
EDF Requested	Yes



December 16, 2025

Justin Gonzalez
Frey Environmental, Inc.
2817-A Lafayette Avenue
Newport Beach, CA 92663

Dear Justin:

This letter presents the results of the soil vapor investigation conducted by Optimal Technology (Optimal), for Frey Environmental, Inc. on December 15, 2025. The study was performed at 3061 Long Beach Blvd., Long Beach, California.

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

Gas Sampling Method

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

All analyses were performed on a laboratory grade Agilent model 6890N gas chromatograph equipped with an Agilent model 5973N/5975 Mass Spectra Detector and Tekmar LSC 3100 Purge and Trap. A Restek column using helium as the carrier gas was used to perform all analysis. All results were collected on a personal computer utilizing Agilent's MS and chromatographic data collection and handling system.

Quality Assurance

5-Point Calibration

The initial five-point calibration consisted of 20, 50, 100, 200 and 500 ul injections of the calibration standard. A calibration factor on each analyte was generated using a best fit line method using the Agilent data system. If the r^2 factor generated from this line was not greater

than 0.990, an additional five-point calibration would have been performed. Method reporting limits were calculated to be 1-1000 micrograms per cubic meter (ug/m³) for the individual compounds.

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

TABLE 1

Benzene	Bromobenzene	Bromochloromethane	Bromodichloromethane
Bromoform	Bromomethane	n-Butylbenzene	sec-Butylbenzene
tert-Butylbenzene	Carbon Tetrachloride	Chlorobenzene	Chloroethane
Chloroform	Chloromethane	2-Chlorotoluene	4-Chlorotoluene
Dibromochloromethane	1,2-Dibromo-3-chloropropane	1,2-Dibromoethane	Dibromomethane
1,2-Dichlorobenzene	1,3-Dichlorobenzene	1,4-Dichlorobenzene	Dichlorodifluoromethane
1,2-Dichloroethane	1,1-Dichloroethane	1,1-Dichloroethene	cis-1,2-Dichloroethene
trans-1,2-Dichloroethene	1,2-Dichloropropane	2,2-Dichloropropane	1,3-Dichloropropane
1,1-Dichloropropene	Ethylbenzene	Hexachlorobutadiene	Isobutane
Isopropylbenzene	p-Isopropyltoluene	Methylene Chloride	Naphthalene
n-Propylbenzene	Styrene	1,1,1,2-Tetrachloroethane	1,1,2,2-Tetrachloroethane
Tetrachloroethene	Toluene	1,2,3-Trichlorobenzene	1,2,4-Trichlorobenzene
1,1,1-Trichloroethane	1,1,2-Trichloroethane	Trichloroethene	Trichlorofluoromethane
1,2,3-Trichloropropane	1,2,4-Trimethylbenzene	1,3,5-Trimethylbenzene	Vinyl Chloride
m/p-Xylene	o-Xylene	Diisopropyl Ether	Ethyl Tert Butyl Ether
MTBE	Tert-Amyl Methyl Ether	Tertiary Butyl Alcohol	

Sample Replicates

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

Equipment Blanks

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

Purge Volume

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

Tracer Gas Leak Test

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

Shut-in Test

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

Scope of Work

To achieve the objective of this investigation a total of 20 vapor samples were collected from locations at the site. Sampling depths, vacuum readings, purge volume and sampling volumes are given on the analytical results page. All the collected vapor samples were analyzed on-site using Optimal's mobile laboratory.

Subsurface Conditions

Subsurface soil conditions offered sampling flows at 0-100" water vacuum.


Results

During this vapor investigation, analytes were detected in multiple samples above the listed reporting limit. Please see the complete table of analytical results included with this report.

Disclaimer

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

Sincerely,



John Rice
Project Manager



SOIL VAPOR RESULTS

Site Name: 3061 Long Beach Blvd., Long Beach, CA

Lab Name: Optimal Technology

Date: 12/15/25

Analyst: J. Rice **Collector:** J. Rice

Inst. ID: Agilent 6890N

Method: Modified EPA 8260B

Detector: Agilent 5973N Mass Spectrometer

Page: 3 of 6

SAMPLE ID
Sampling Depth (Ft.)
Purge Volume (ml)
Vacuum (in. of Water)
Injection Volume (ul)
Dilution Factor

SV-3-15	SV-3-25	SV-2-5	SV-2-5 Dup	SV-2-15	BLANK-2	SV-2-25	SV-1-5
15.0	25.0	5.0	5.0	15.0	N/A	25.0	5.0
2,120	2,280	1,960	1,960	2,120	N/A	2,280	1,960
100	60	0	0	30	N/A	0	0
100,000	100,000	100,000	100,000	100,000	100,000	1,000	100,000
1	1	1	1	1	1	100	1

COMPOUND	REP. LIMIT
Benzene	3
Bromobenzene	1000
Bromochloromethane	1000
Bromodichloromethane	2
Bromoform	80
Bromomethane	150
n-Butylbenzene	1000
sec-Butylbenzene	1000
tert-Butylbenzene	1000
Carbon Tetrachloride	2
Chlorobenzene	1000
Chloroethane	1000
Chloroform	4
Chloromethane	1000
2-Chlorotoluene	1000
4-Chlorotoluene	1000
Dibromochloromethane	1000
1,2-Dibromo-3-chloropropane	1
1,2-Dibromoethane	1
Dibromomethane	1000
1,2-Dichlorobenzene	1000
1,3-Dichlorobenzene	1000
1,4-Dichlorobenzene	8
Dichlorodifluoromethane	1000
1,1-Dichloroethane	50
1,2-Dichloroethane	3
1,1-Dichloroethene	100
cis-1,2-Dichloroethene	200
trans-1,2-Dichloroethene	1000
1,2-Dichloropropane	9
1,3-Dichloropropane	1000
2,2-Dichloropropane	1000

CONC (ug/m ³)	CONC (ug/m ³)	CONC (ug/m ³)	CONC (ug/m ³)	CONC (ug/m ³)	CONC (ug/m ³)	CONC (ug/m ³)	CONC (ug/m ³)
ND	ND	ND	ND	ND	ND	ND	ND
ND	ND	ND	ND	ND	ND	ND	ND
ND	ND	ND	ND	ND	ND	ND	ND
ND	ND	ND	ND	ND	ND	ND	ND
ND	ND	ND	ND	ND	ND	ND	ND
ND	ND	ND	ND	ND	ND	ND	ND
ND	ND	ND	ND	20,814	ND	135,612	ND
ND	ND	ND	ND	ND	ND	ND	ND
ND	ND	ND	ND	ND	ND	ND	ND
ND	ND	ND	ND	ND	ND	ND	ND
ND	ND	ND	ND	ND	ND	ND	ND
ND	ND	ND	ND	ND	ND	ND	ND
ND	ND	ND	ND	ND	ND	ND	ND
ND	ND	ND	ND	ND	ND	ND	ND
ND	ND	ND	ND	ND	ND	ND	ND
ND	ND	ND	ND	ND	ND	ND	ND
ND	ND	ND	ND	ND	ND	ND	ND
ND	ND	ND	ND	ND	ND	ND	ND
ND	ND	ND	ND	ND	ND	ND	ND
ND	ND	ND	ND	ND	ND	ND	ND
ND	ND	ND	ND	ND	ND	ND	ND
ND	ND	ND	ND	ND	ND	ND	ND
ND	ND	ND	ND	ND	ND	ND	ND
ND	ND	ND	ND	ND	ND	ND	ND
ND	ND	ND	ND	ND	ND	ND	ND
ND	ND	ND	ND	ND	ND	ND	ND
ND	ND	ND	ND	ND	ND	ND	ND
ND	ND	ND	ND	ND	ND	ND	ND
ND	ND	ND	ND	ND	ND	ND	ND
ND	ND	ND	ND	ND	ND	ND	ND
ND	ND	ND	ND	ND	ND	ND	ND
ND	ND	ND	ND	ND	ND	ND	ND
ND	ND	ND	ND	ND	ND	ND	ND
ND	ND	ND	ND	ND	ND	ND	ND

Note: ND = Below Listed Reporting Limit



SOIL VAPOR RESULTS

Site Name: 3061 Long Beach Blvd., Long Beach, CA

Lab Name: Optimal Technology

Date: 12/15/25

Analyst: J. Rice **Collector:** J. Rice

Inst. ID: Agilent 6890N

Method: Modified EPA 8260B

Detector: Agilent 5973N Mass Spectrometer

Page: 4 of 6

SAMPLE ID
Sampling Depth (Ft.)
Purge Volume (ml)
Vacuum (in. of Water)
Injection Volume (ul)
Dilution Factor

SV-3-15	SV-3-25	SV-2-5	SV-2-5 Dup	SV-2-15	BLANK-2	SV-2-25	SV-1-5
15.0	25.0	5.0	5.0	15.0	N/A	25.0	5.0
2,120	2,280	1,960	1,960	2,120	N/A	2,280	1,960
100	60	0	0	30	N/A	0	0
100,000	100,000	100,000	100,000	100,000	100,000	1,000	100,000
1	1	1	1	1	1	100	1

COMPOUND	REP. LIMIT
1,1-Dichloropropene	1000
Ethylbenzene	30
Hexachlorobutadiene	4
Isopropylbenzene	1000
p-Isopropyltoluene	1000
Methylene Chloride	30
Naphthalene	2
n-Propylbenzene	1000
Styrene	1000
1,1,1,2-Tetrachloroethane	10
1,1,1,2,2-Tetrachloroethane	1
Tetrachloroethene (PCE)	10
Toluene	1000
1,2,3-Trichlorobenzene	1000
1,2,4-Trichlorobenzene	60
1,1,1-Trichloroethane	1000
1,1,2-Trichloroethane	5
Trichloroethene (TCE)	10
Trichlorofluoromethane	1000
1,2,3-Trichloropropane	10
1,2,4-Trimethylbenzene	1000
1,3,5-Trimethylbenzene	1000
Vinyl Chloride	1
m/p-Xylene	1000
o-Xylene	1000
Diisopropyl Ether (DIPE)	1000
Ethyl Tert Butyl Ether	1000
MTBE	350
Tert-Amyl Methyl Ether (TAME)	1000
Tertiary Butyl Alcohol	1000
TPH-g	3000
Isobutane (Tracer Gas)	100

CONC (ug/m ³)	CONC (ug/m ³)	CONC (ug/m ³)	CONC (ug/m ³)	CONC (ug/m ³)	CONC (ug/m ³)	CONC (ug/m ³)	CONC (ug/m ³)
ND	ND	ND	ND	ND	ND	ND	ND
ND	ND	ND	ND	189,314	ND	28,763	ND
ND	ND	ND	ND	ND	ND	ND	ND
ND	ND	ND	ND	26,812	ND	ND	ND
ND	ND	ND	ND	4,444	ND	ND	ND
ND	ND	ND	ND	ND	ND	ND	ND
ND	ND	ND	ND	254	ND	2,509	ND
ND	ND	ND	ND	71,411	ND	ND	ND
ND	ND	ND	ND	ND	ND	ND	ND
ND	ND	ND	ND	ND	ND	ND	ND
412	164	106	96	163	ND	318 J	145
ND	ND	ND	ND	28,974	ND	ND	ND
ND	ND	ND	ND	ND	ND	ND	ND
ND	ND	ND	ND	ND	ND	ND	ND
ND	ND	ND	ND	ND	ND	ND	ND
ND	ND	ND	ND	ND	ND	ND	ND
ND	ND	ND	ND	ND	ND	ND	ND
ND	ND	ND	ND	381,021	ND	1,226,564	ND
ND	ND	ND	ND	214,416	ND	900,010	ND
ND	ND	ND	ND	ND	ND	ND	ND
ND	ND	ND	ND	547,419	ND	198,670	ND
ND	ND	ND	ND	337,536	ND	293,739	ND
ND	ND	ND	ND	ND	ND	ND	ND
ND	ND	ND	ND	ND	ND	ND	ND
ND	ND	ND	ND	ND	ND	ND	ND
ND	ND	ND	ND	ND	ND	ND	ND
ND	ND	ND	ND	5,431,317	ND	14,998,892	ND
ND	ND	ND	ND	ND	ND	ND	ND

Note: ND = Below Listed Reporting Limit; J = J Flagged because the value was below the reporting limit.



SOIL VAPOR RESULTS

Site Name: 3061 Long Beach Blvd., Long Beach, CA

Lab Name: Optimal Technology

Date: 12/15/25

Analyst: J. Rice **Collector:** J. Rice

Inst. ID: Agilent 6890N

Method: Modified EPA 8260B

Detector: Agilent 5973N Mass Spectrometer

Page: 6 of 6

SAMPLE ID
Sampling Depth (Ft.)
Purge Volume (ml)
Vacuum (in. of Water)
Injection Volume (ul)
Dilution Factor

SV-1-15	SV-1-20	SV-4-5	SV-4-15	SV-4-20	SV-4-20 Dup		
15.0	20.0	5.0	15.0	20.0	20.0		
2,120	2,200	1,960	2,120	2,200	2,200		
0	0	0	0	0	0		
100,000	100,000	100,000	100,000	100,000	100,000		
1	1	1	1	1	1		

COMPOUND	REP. LIMIT
1,1-Dichloropropene	1000
Ethylbenzene	30
Hexachlorobutadiene	4
Isopropylbenzene	1000
p-Isopropyltoluene	1000
Methylene Chloride	30
Naphthalene	2
n-Propylbenzene	1000
Styrene	1000
1,1,1,2-Tetrachloroethane	10
1,1,2,2-Tetrachloroethane	1
Tetrachloroethene (PCE)	10
Toluene	1000
1,2,3-Trichlorobenzene	1000
1,2,4-Trichlorobenzene	60
1,1,1-Trichloroethane	1000
1,1,2-Trichloroethane	5
Trichloroethene (TCE)	10
Trichlorofluoromethane	1000
1,2,3-Trichloropropane	10
1,2,4-Trimethylbenzene	1000
1,3,5-Trimethylbenzene	1000
Vinyl Chloride	1
m/p-Xylene	1000
o-Xylene	1000
Diisopropyl Ether (DIPE)	1000
Ethyl Tert Butyl Ether	1000
MTBE	350
Tert-Amyl Methyl Ether (TAME)	1000
Tertiary Butyl Alcohol	1000
TPH-g	3000
Isobutane (Tracer Gas)	100

CONC (ug/m ³)	CONC (ug/m ³)	CONC (ug/m ³)	CONC (ug/m ³)	CONC (ug/m ³)	CONC (ug/m ³)		
ND	ND	ND	ND	ND	ND		
ND	ND	ND	ND	ND	ND		
ND	ND	ND	ND	ND	ND		
ND	ND	ND	ND	ND	ND		
ND	ND	ND	ND	ND	ND		
ND	ND	ND	ND	ND	ND		
ND	ND	ND	ND	ND	ND		
ND	ND	ND	ND	ND	ND		
ND	ND	ND	ND	ND	ND		
ND	ND	ND	ND	ND	ND		
367	190	263	272	341	345		
ND	ND	ND	ND	ND	ND		
ND	ND	ND	ND	ND	ND		
ND	ND	ND	ND	ND	ND		
ND	ND	ND	ND	ND	ND		
ND	ND	ND	ND	ND	ND		
ND	ND	ND	ND	ND	ND		
ND	ND	ND	ND	ND	ND		
ND	ND	ND	ND	ND	ND		
ND	ND	ND	ND	ND	ND		
ND	ND	ND	ND	ND	ND		
ND	ND	ND	ND	ND	ND		
ND	ND	ND	ND	ND	ND		
ND	ND	ND	ND	ND	ND		
ND	ND	ND	ND	ND	ND		

Note: ND = Below Listed Reporting Limit



CHAIN OF CUSTODY FORM

Site Name/Number Site Address Company Name	PO# / Project Ref#
Contact Person(s):	Phone#
Email:	
Comments:	

				TESTS REQUIRED (please mark with an "X")			
Sample Identification	Sampling Device	Date Collected	Time Collected	Soil Gas Mod 8260B	Soil Gas Mod 8021B	Soil Gas Mod 8015	Notes
BLANK-1	Syringe	12/15/25	7:20 AM	x			
SV-5-5	Syringe	12/15/25	7:35 AM	x			High Vacuum Sample
SV-5-15	Syringe	12/15/25	7:51 AM	x			
SV-5-25	Syringe	12/15/25	8:05 AM	x			
SV-6-5	Syringe	12/15/25	8:23 AM	x			High Vacuum Sample
SV-6-15	Syringe	12/15/25	8:39 AM	x			
SV-6-25	Syringe	12/15/25	8:54 AM	x			
SV-3-5	Syringe	12/15/25	9:10 AM	x			High Vacuum Sample
SV-3-15	Syringe	12/15/25	9:26 AM	x			High Vacuum Sample
SV-3-25	Syringe	12/15/25	9:41 AM	x			
SV-2-5	Syringe	12/15/25	10:00 AM	x			
SV-2-5 Dup	Syringe	12/15/25	10:00 AM	x			
SV-2-15	Syringe	12/15/25	10:27 AM	x			
BLANK-2	Syringe	12/15/25	10:46 AM	x			
SV-2-25	Syringe	12/15/25	11:06 AM	x			
SV-1-5	Syringe	12/15/25	11:22 AM	x			
SV-1-15	Syringe	12/15/25	11:39 AM	x			
SV-1-20	Syringe	12/15/25	11:57 AM	x			
SV-4-5	Syringe	12/15/25	12:14 PM	x			
SV-4-15	Syringe	12/15/25	12:30 PM	x			
SV-4-20	Syringe	12/15/25	12:46 PM	x			
SV-4-20 Dup	Syringe	12/15/25	12:46 PM	x			

Collected & Tested by:	
------------------------	--

APPENDIX E
J&E MODEL

Model Input

Site Name/Run Number: Average Soil Vapor

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

1

Toxicity/Building Parameter Source <input type="radio"/> USEPA <input checked="" type="radio"/> CA-DTSC	Capillary Fringe Model <input checked="" type="radio"/> USEPA Default Capillary Fringe <input type="radio"/> van Genuchten Moisture Retention Profile	Toggle for different capillary model will be effective only when source medium = "Groundwater"
---	---	--

[Use English / Metric Converter](#)

Source Characteristics:	Units	Symbol	Value	Default	Potential Span	CV	Flag	Comment
Source medium		Source	Exterior Soil Gas					
Soil gas concentration	(ug/m3)	Cmedium	237		NA			
Depth below grade to soil gas sample	(m)	Ls	1.52		Vary - 50	NA		
Average vadose zone temperature	(°C)	Ts	24	24	3-30			
Calc: Source vapor concentration	(ug/m3)	Cs	237					
Calc: % of pure component saturated vapor concentration	(%)	%Sat	0.000%					
Chemical:	Units	Symbol	Value	Default	Potential Span	CV	Flag	Comment
Chemical Name		Chem	Tetrachloroethylene					
CAS No.		CAS	127-18-4					
Toxicity Factors	Toxicity/Building Parameter Source: CA-DTSC							
Unit risk factor	(ug/m ³) ⁻¹	IUR	6.10E-06	6.10E-06	NA	NA		
Mutagenic compound		Mut	Yes	NA	NA	NA		
Reference concentration	(mg/m ³)	RIC	4.00E-02	4.00E-02	NA	NA		
Chemical Properties:	Units	Symbol	Value	Default	Potential Span	CV	Flag	Comment
Pure component water solubility	(mg/L)	S	2.06E+02	2.06E+02	NA	NA		
Henry's Law Constant @ 25°C	(atm-m ³ /mol)	Hc	1.77E-02	1.77E-02	NA	NA		
Calc: Henry's Law Constant @ 25°C	(dimensionless)	Hr	7.24E-01	7.24E-01				
Calc: Henry's Law Constant @ system temperature	(dimensionless)	Hs	6.88E-01	6.88E-01				
Diffusivity in air	(cm ² /s)	Dair	5.05E-02	5.05E-02	NA	NA		
Diffusivity in water	(cm ² /s)	Dwater	9.46E-06	9.46E-06	NA	NA		

Building Characteristics:

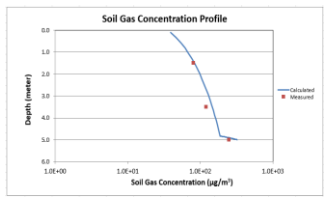
Select Building Assumptions

- Use ratio for Qsoil/Qbuilding (recommended if no site specific data available)
- Specify Qsoil and Qbuilding separately, calculate ratio

0.9144

	Units	Symbol	Value	Default	Potential Span	CV	Flag	Comment
Building setting		Bldg_Setting	Commercial	Commercial				
Foundation type		Found_Type	Slab-on-grade	Slab-on-grade				
Depth below grade to base of foundation	(m)	Lb	0.20	0.20	0.1 - 2.44	NA		
Foundation thickness	(m)	Lf	0.20	0.20	0.1 - 0.25	NA		
Fraction of foundation area with cracks	(-)	eta	0.005	0.005	0.00019-0.005	1.00		
Enclosed space floor area	(m2)	Abf	627.00	1500.00	80-1500	NA	WARNING	Value is different from default value; please justify.
Enclosed space mixing height	(m)	Hb	3.00	3.00	2.13 - 3.05	NA		
Indoor air exchange rate	(1 / hr)	ach	1.00	1.00	0.3-4.1	NA		
Qsoil/Qbuilding	(-)	Qsoil_Qb	0.0300	0.0300	0.0001 - 0.05	1.24		
Calc: Building ventilation rate	(m3/hr)	Qb	1881.00	4500.00	NA	0.30		
Calc: Average vapor flow rate into building	(m3/hr)	Qsoil	56.43	135.00	NA	NA		

Model Input		Site Name/Run Number:	Average Soil Vapor						
Chemical Name: Tetrachloroethylene		CAS No. 127-18-4							
Depth below grade to soil gas sample: 1.52 meters									
Vadose zone characteristics:		Units	Symbol	Value	Default	Potential Span	CV	Flag	Comment
Stratum A (Top of soil profile):									
Stratum A SCS soil type			SCS_A	Silt					
Stratum A thickness (from surface)	(m)		hSA	1.52					
Stratum A total porosity	(-)		nSA	0.489	0.489	NA	0.20		
Stratum A water-filled porosity	(-)		nwSA	0.167	0.167	0.05 - 0.28	0.25		
Stratum A bulk density	(g/cm ³)		rhoSA	1.350	1.350	NA	0.05		
Stratum B (Soil layer below Stratum A):									
Stratum B SCS soil type			SCS_B	Not Present					
Stratum B thickness	(m)		hSB	0.00					
Stratum B total porosity	(-)		nSB			NA	NA		
Stratum B water-filled porosity	(-)		nwSB			NA	NA		
Stratum B bulk density	(g/cm ³)		rhoSB			NA	NA		
Stratum C (Soil layer below Stratum B):									
Stratum C SCS soil type			SCS_C	Not Present					
Stratum C thickness	(m)		hSC	0.00					
Stratum C total porosity	(-)		nSC			NA	NA		
Stratum C water-filled porosity	(-)		nwSC			NA	NA		
Stratum C bulk density	(g/cm ³)		rhoSC			NA	NA		
Stratum containing soil gas sample									
Stratum A, B, or C			src_soil	Stratum A					
						NA	NA		
						NA	NA		
						NA	NA		
Exposure Parameters:		Units	Symbol	Value	Default	Potential Span	CV	Flag	Comment
Target risk for carcinogens	(-)		Target_CR	1.00E-06	1.00E-06	NA	NA		
Target hazard quotient for non-carcinogens	(-)		Target_HQ	1	1	NA	NA		
Exposure Scenario			Scenario	Commercial	Commercial				
Averaging time for carcinogens	(yrs)		ATc	70	70	NA	NA		
Averaging time for non-carcinogens	(yrs)		ATnc	25	25	NA	NA		
Exposure duration	(yrs)		ED	25	25	NA	NA		
Exposure frequency	(days/yr)		EF	250	250	NA	NA		
Exposure time	(hrs/24 hrs)		ET	8	8	NA	NA		
Mutagenic mode-of-action factor	(yrs)		MMOAF	72	72	NA	NA		MMOAF used in place of ED in risk calculations for residential exposure scenario

Model Output		Site Name/Run Number:	Average Soil Vapor	Range is based on the reasonable range of Qsoil/Qbuilding values, as reported in the literature.					
Chemical Name: Tetrachloroethylene CAS No. 127-18-4									
Source to Indoor Air Attenuation Factor		Units	Symbol	Value	Range	Default	Default Range	Flag	Comment
Soil gas to indoor air attenuation coefficient		(-)	alpha	4.5E-04	8.2E-05 - 4.5E-04	4.4E-04	8.2E-05 - 4.5E-04		
								WARNING	Please review warning messages
Predicted Indoor Air Concentration		Units	Symbol	Value	Range	Default	Default Range	Flag	Comment
Indoor air concentration due to vapor intrusion		(ug/m3) (ppbv)	Cia	1.1E-01 1.6E-02	1.9E-02 - 1.1E-01 2.9E-03 - 1.6E-02	1.1E-01 1.5E-02	1.9E-02 - 1.1E-01 2.9E-03 - 1.6E-02		
								WARNING	Please review warning messages
Predicted Vapor Conc. Beneath Foundation		Units	Symbol	Value	Range	Default	Default Range	Flag	Comment
Subslab vapor concentration		(ug/m3) (ppbv)	Css	3.5E+00 5.2E-01	2.1E+00 - 1.9E+02 3.2E-01 - 2.9E+01	3.5E+00 5.2E-01	1.9E+02 - 1.1E+03 2.9E+01 - 1.6E+02		
Diffusive Transport Upward Through Vadose Zone		Units	Symbol	Value	Range	Default	Default Range	Flag	Comment
Effective diffusion coefficient through Stratum A		(cm2/sec)	DeffA	4.8E-03	-	4.8E-03	-		
Effective diffusion coefficient through Stratum B		(cm2/sec)	DeffB	-	-	-	-		
Effective diffusion coefficient through Stratum C		(cm2/sec)	DeffC	-	-	-	-		
Effective diffusion coefficient through unsaturated zone		(cm2/sec)	DeffT	4.8E-03	-	4.8E-03	-		
Critical Parameters			Symbol	Value	Range	Default	Default Range	Flag	
α for diffusive transport from source to building with dirt floor foundation		(-)	A_Param	4.5E-04	-	4.5E-04	-		
Pe (Peclet Number) for transport through the foundation (advection / diffusion)		(-)	B_Param	2.0E+03	6.7E+00 - 3.3E+03	2.0E+03	6.7E+00 - 3.4E+03		
α for convective transport from subslab to building		(-)	C_Param	3.0E-02	1.0E-04 - 5.0E-02	3.0E-02	1.0E-04 - 5.0E-02		
Interpretation									
Advection is the dominant mechanism across the foundation. Diffusion through soil is the overall rate limiting process.				<p style="color: red; text-align: center;">The Soil Gas Profile Plot has been moved to "MEASURED_SOIL_GAS_CONC." tab for side-by-side comparison.</p> 					
Critical Parameters									
Hb, Ls, DeffT, ach									
Non-Critical Parameters									
Qsoil, Qb, Lf, DeffA, eta				Maximum measured soil gas below modeled depth.					
Please check WARNING or ERR W. flags									

Model Output		Site Name/Run Number:	Average Soil Vapor						
Chemical Name: Tetrachloroethylene		CAS No. 127-18-4							
Risk Calculations	Units	Symbol	Value	Range	Default	Range	Flag	Comment	
Risk-Based Target Screening Levels Scenario: Commercial									
Target risk for carcinogens	(-)	Target_CR	1E-06	-	1E-06	-			
Target hazard quotient for noncarcinogens	(-)	Target_HQ	1	-	1	-			
Target indoor air concentration	(ug/m3)	Target_IA	2.01E+00	-	2.01E+00	-		Target indoor air concentration based on cancer risk (unit risk factor)	
	(ppbv)		2.97E-01	-	2.97E-01	-			
Target soil gas concentration	(ug/m3)	Target_SV	4.49E+03	4.5E+03 - 2.4E+04	4.54E+03	4.5E+03 - 2.5E+04			
Incremental Risk Estimates									
Incremental cancer risk from vapor intrusion	(-)	Cancer_Risk	1.52E-07	2.8E-08 - 1.5E-07	1.50E-07	2.8E-08 - 1.5E-07		Note: biodegradation not included in this model, may over estimate indoor air concentrations.	
Hazard quotient from vapor intrusion	(-)	HQ	6.06E-04	1.1E-04 - 6.1E-04	6.00E-04	1.1E-04 - 6.0E-04		Note: biodegradation not included in this model, may over estimate indoor air concentrations.	
End of Worksheet									