

Appendix IS-5

Methane Report

**HAZARDOUS GAS ASSESSMENT
1003-1013 HUDSON, 6565 ROMAIN &
1006 SEWARD
(LOT 12-16 OF WHITE & NEWBY'S
HOLLYWOOD TRACT)
LOS ANGELES, CA**

Prepared for:

39S LLC

Attention: Collin LaPorte

November 25, 2019

Project No. 5891

Louis J. Pandolfi
President



Prepared by

GEOSCIENCE ANALYTICAL, INC.
Geochemical, Environmental & Litigation Consultants
Established March 1981



HAZARDOUS GAS ASSESSMENT

The subject investigation has been limited to that property known as 1003-1013 Hudson, 6565 Romain and 1006 Seward, Los Angeles, CA. A site plan is attached (Figure 1). The parcel is slated for a mixed-use commercial development.

Under the current investigation four (4) soil probes were advanced to depths of 4.0' (bg) between November 18 and 21, 2019. Three (3) deeper soil borings were advanced to depths of approximately 17' (bg) between November 18 and 21, 2019 at locations throughout the parcel (Figure 1). Soil gas samples were recovered from depths of 5.0', 10.0' and approximately 17.0' in each soil boring between November 18 and 22. Soil boring locations were established to provide adequate coverage of the small parcel. Sampling methodologies were similar to those described by Exploration Technologies, Inc. (ETI) and summarized in a report prepared by Camp Dresser & McKee Inc. dated November 9, 2000 entitled "Report of Sampling and Analysis of Soil Gas for Methane in Tracts 49104-01, -03, -05, and -06 Playa Vista, Area D" and more specifically described in "Methane Mitigation Standards" of the City of Los Angeles dated 4/20/04.

Samples of soil gas were analyzed for methane. Methane concentrations were <500.0 ppmv in the soil probes (Table 1). Methane concentrations were <500.0 ppmv in the soil Borings (Table 1).

Soil gas pressures were measured at each of the sampling intervals in the soil borings. Pressures were <0.05 in. H₂O above atmospheric pressure in each case. Additionally, gaseous flow was below the limits of detection of 0.01 cu.ft./min. Barometric pressures for the four (4) sampling intervals were 29.9, 29.8, 29.9 and 30.0 in.Hg, respectively.

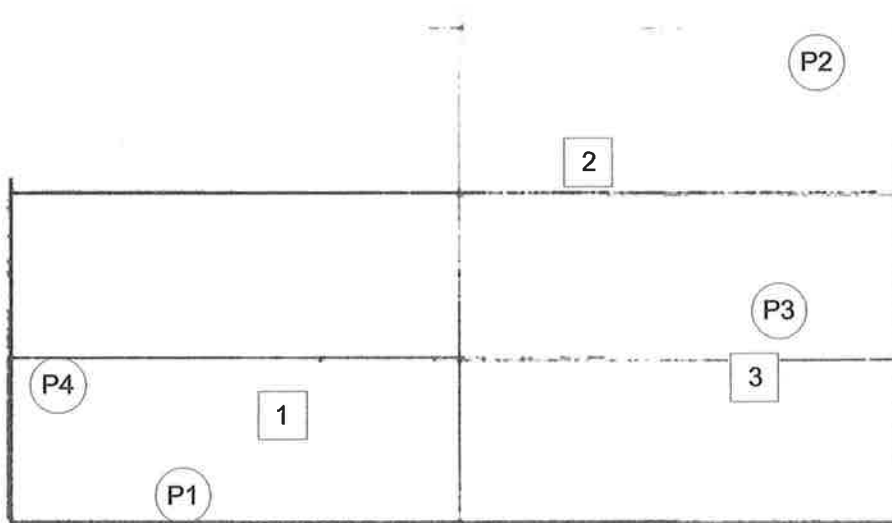
According to field observations, there is no groundwater present in the surficial soil lithology at depths to 17'. This depth should not potentially pose a negative impact

on the functioning of a subslab gas mitigation system without dewatering. A separate geotechnical investigation was not available.

The subject site contains methane significantly below the Lower Explosive Limit (50,000 ppm v/v) and more typical of background levels. Mitigation is not required for site development since the project is included within a Methane Buffer Zone at a Site Design Level of II and a pressure of <2.0 in H_2O .

The subject parcel is located within a Methane Buffer Zone as defined by the City of Los Angeles' Methane Mitigation Standard. In accordance with the proximity of the subject site to abandoned oil/gas well or other methane source, the applicant is required to provide a methane soil gas site survey for the building site. The purpose of the building site survey is to determine, to the satisfaction of the Department of Building and Safety, the applicability of methane prevention and monitoring systems requirements in connection with the construction of buildings on the site. The intent of the current investigation was therefore to determine the hazardous gas potential of the subject property utilizing sufficient deep borings to provide statistically significant baseline geochemical data necessary and sufficient to provide site classification as to the required level of mitigation. Based on all available analytical data, the site does not contain appreciably elevated concentrations of methane or other light hydrocarbons and therefore mitigation shall be limited to mandatory minimum levels. No variances are being requested. No mitigation is required.

FIGURE 1



LEGEND

- Monitoring Well Location
- Soil Gas Probe Location



60.0 FT.

<p>GEOSCIENCE ANALYTICAL, INC.</p> <p>40607 292nd Ave. SE Enumclaw, WA 98022 TEL. (805) 526-6532 GEOSCI10@aol.com</p>	SHEET TITLE: SITE PLAN	JOB NO. 5891
	PROJECT:	DWN. BY: LJP
	1003-1013 HUDSON, ET.AL. LOS ANGELES, CA	CHKD BY: FER
		DATE: 11/25/19
		DWG. NO:1003hudson.et.al

FORM 1 CERTIFICATE OF COMPLIANCE FOR METHANE TEST DATA

Part 1: Certification Sheet

Description of Gas Analysis Instrument(s):

Instrument Name and Model: Organic Vapor Analyzer

Date	Time	Probe Set #	Concentration (ppmv)	Pressure (inches water column)	Sensor depth (feet)	Description/Sensor Locations
11/18/19	1212	P-1	<500.0	n/a	4.0	See Figure 1
11/21/19	1100	P-2		n/a	4.0	
11/21/19	1103	P-3		n/a	4.0	
11/21/19	1107	P-4		n/a	4.0	
11/18/19	1205	MW-1		<0.05	5.0	
	1207				10.0	
11/18/19	1209				17.0	refusal
11/19/19	1417				5.0	
	1419				10.0	
11/19/19	1421	MW-1			17.0	refusal
11/21/19	1045	MW-2			5.0	
	1047				10.0	
11/21/19	1049				17.0	refusal
11/22/19	1045				5.0	
	1047				10.0	
11/22/19	1049	MW-2			17.0	refusal
11/21/19	1052	MW-3			5.0	
	1054				10.0	
11/21/19	1056				17.0	refusal
11/22/19	1052				5.0	
	1054				10.0	
11/22/19	1056	MW-3	<500.0	<0.05	17.0	See Figure 1 (refusal)

CERTIFICATE OF COMPLIANCE FOR METHANE TEST DATA

Part 1: Certification Sheet

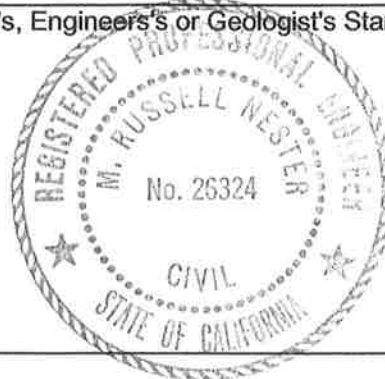
Site Address: 1003-1013 Hudson, et.al, Los Angeles, CA

Legal Description: Lots: 12-16 Tract: White & Newby's Hollywood

Building Use: residential

Name:
GeoScience Analytical, Inc.
Mailing Address:
608 Hailey Court
Simi Valley, CA 93065
Telephone: (805) 526-6532
Name of Testing Laboratory:
GeoScience Analytical, Inc.
Telephone: (805) 526-6532

Architect's, Engineers's or Geologist's Stamp:



I hereby certify that I have tested the above site for the purpose of methane mitigation and that all procedures were conducted in conformity with the requirements of the LADBS Methane Mitigation Standard. Where the inspection and testing of all or part of the work above is delegated, full responsibility shall be assumed by the licensed engineer or geologist whose signature is affixed thereon:

Signed:  Date: 11/25/19

Required Data

- Depth of ground water: >17 feet below the impervious membrane
- Design Methane Concentration: <500 parts per million in volume (ppmv)
- Design Methane Pressure: <0.05 inches of water column
- Design Level: II (Methane Buffer Zone)

De-watering:

- De-watering (is not) required
- Pump discharge rate n/a cubic feet per minute
 - Reference geology or soil report: _____ dated _____

Additional Investigation:

- Additional investigation (was not) conducted.

Latest Grading on Site:

- Date of last grading on site was none
- See Attached explanation of the effect on soil as survey results by grading operations: _____

APPENDIX I

SAMPLE COLLECTION METHODOLOGY

Soil gas measurements were made using an Organic Vapor Analyzer (OVA). The OVA was calibrated at the beginning and end of each day.

Analyses was carried out by a Deputy Building Inspector/Chemist with over thirty (30) years of experience in completing combustible gas assessments throughout Southern California under the supervision of a Registered Professional Civil Engineer with experience in the design of soil gas mitigation and site assessment. Sample collection took place over a period of five (5) days.

APPENDIX II

ANALYTICAL PROTOCOL

Detection was by means of an Organic Vapor Analyzer. The output signal is quantified and reported as parts-per-million. Gas standards were manufactured by Scott Specialty Gases with an accuracy of $\pm 2.0\%$.