Thirty days after completion well p iced 49 barrels of oil per day.

The gravity of oil was 20.5 degrees Baumé. Water in oil amounted to 0 50 per cent.

Names of Drillers	Names of Tool Dressers
J. V. Roth	H. Hensel
P. R. Brain	Arthur Gill
G. A. Curl	Geo. E. Evans.

Date drilling started November 9, 1925. Date well was completed January 30, 1926.

Formations Penetrated by Well

Depth to: Top of Formation	Depth to: Bottom of Formation	Thickness	Name of Formation
0	105	105	Gray sand
105	500	395	Sand and gravel
500	530	30	Sticky shale
530	582	52	Sand and gravel
582	602	20	Sticky shale
602	690	88	Sand and gravel
690	700	10	Sand and streaks of shale
700	771	71	Sticky shale
771	800	29	Sand
800	825	25	Sticky shale
825	900	75	Sandy shale
900	931	31	Sticky shale
931	1174	243	Sandy shale with streaks of Sticky shale
1174	1260	86	Sticky shale
1260	1466	206	Sandy shale
1466	1486	20	Sticky shale
1486	1575	89	Sandy shale
1575	1595	20	Sticky shale
1595	1814	219	Sandy Shale with streaks of sticky shale
1814	1844	30	Sticky shale
1844	1900	56	Sandy shale
1900	1950	50	Sticky shale
1950	1976	26	Sandy shale
1976	2105	129	Sticky shale
2105	2145	40	Sandy shale
2145	2240	95	Sticky shale
2240	2260	20	Sandy shale
2260	2375	115	Sticky shale
2375	2400	25	Sandy shale
2400	2425	25	Tough brown shale
2425	2427	2	Sand
2427	2450	23	Tough brown shale
2450	2470	20	Sandy shale
2470	2530	60	Sticky shale
2530	2567	37	Tough brown shale
2567	2590	23	Sticky shale
2590	2592	2	Shell
2592	2646	54	Hard sandy shale and streaks of gray sand
2646	2776	130	Brown sandy shale
2776	2786	10	Sticky shale
2786	2865	79	Sandy shale
2865	2893	28	Sticky shale
2893	2927	34	Sticky shale with streaks of hard sand
2927	2970	43	Sticky shale
2970	2990	20	Sandy shale

Form 101. 32202 4-24 15M

CALIFORNIA STATE MINING BUREAU

DEPARTMENT OF PETROLEUM AND GAS

LOG OF OIL OR GAS WELL—Continued

FIELD Long Beach COMPANY BARRY OIL ASSOCIATION

Township 4 S., *Range* 13 W., *Section* 13, *Number of well* 2.

FORMATIONS PENETRATED BY WELL

DEPTH TO		Thickness	Name of Formation
Top of Formation	Bottom of Formation		
2990	3054	64	Sticky shale with streaks of hard sand
3054	3100	46	Tough shale
3100	3120	20	Sandy shale
3120	3153	33	Sticky shale with streaks of sand
3153	3170	17	Hard sandy shale
3170	3235	65	Sticky shale
3235	3263	28	Sandy shale
3263	3273	10	Tough shale
3273	3336	63	Sandy shale
3336	3356	20	Tough shale
3356	3407	51	Hard sandy shale
3407	3474	67	Sticky shale
3474	3594	120	Hard sandy shale and shells
3594	3628	34	Sticky shale
3628	3670	42	Hard sandy shale
3670	3671	1	Hard shell
3671	3700	29	Sandy shale with streaks hard sand
3700	3702	2	Hard shell
3702	3759	57	Sandy shale with streaks hard sand
3759	3796	37	Hard sandy shale
3796	3806	10	Hard sand
3806	3850	44	Sand with streaks of sticky shale
3850	3904	54	Hard sandy shale
3904	3950	46	Sticky shale
3950	3951	1	Hard shell
3951	3975	24	Sandy shale with streaks hard sand
3975	3977	2	Hard shell
3977	3998	21	Hard sandy shale
3998	4000	2	Sticky shale
4000	4020	20	Sandy shale and shells
4020	4044	24	Hard sandy shale
4044	4089	45	Sandy shale with streaks of hard sand
4089	4100	11	Sticky shale
4100	4123	23	Tough shale with streaks hard sand
4123	4145	22	Hard sandy shale
4145	4150	5	Shell
4150	4152	2	Hard sand
4152	4181	29	Sticky shale
4181	4182	1	Hard shell
4182	4199	17	Sandy shale with streaks hard sand
4199	4209	10	Sandy tough shale
4209	4224	15	Sticky shale
4224	4235	11	Tough sandy shale and shells
4235	4293	58	Sticky brown shale
4293	4298	5	Hard sandy shale
4298	4313	15	Sand
4313	4335	22	Hard sandy shale

Form 101. 32202 4-24 15M

CA__FORNIA STATE MINING __REAU

DEPARTMENT OF PETROLEUM AND GAS

LOG OF OIL OR GAS WELL—Continued

FIELD Long Beach COMPANY BARRY OIL ASSOCIATION

Township 4 S., *Range* 13 W., *Section* 13, *Number of well* 2.

FORMATIONS PENETRATED BY WELL

DEPTH TO		Thickness	Name of Formation
Top of Formation	Bottom of Formation		
4335	4343	8	Sticky shale
4343	4348	5	Sand
4348	4362	14	Shale with streaks of sand
4362	4370	8	Sand
4370	4371	1	Shell
4371	4378	7	Sand
4378	4380	2	Shell
4380	4395	15	Tough shale with streaks of sand
4395	4405	10	Sand
4405	4422	17	Sticky shale with streaks sand
4422	4425	3	OIL SAND
4425	4444	19	Sand and shale

FORM 109-B. 39807 7-25 10M

CALIFORNIA STATE MINING BUREAU

DEPARTMENT OF PETROLEUM AND GAS

Report on Test of Water Shut-off

(BAILING)

No. T-1-9772

Los Angeles, Cal. January 28, 1926.

Mr. M. H. Soyster,

Los Angeles, Cal.

Agent for BARRY OIL ASSOCIATION ~~Company~~

DEAR SIR:

Your well No. 2, Sec. 13, T. 4 S., R. 13 W., S.B. B. & M., Long Beach Oil Field, in Los Angeles County, was tested for shut-off of water on January 21 (Time and date), 1926. Mr. V. Austin, designated by the supervisor, was present as prescribed in Section 19, Chapter 718, Statutes 1915, as amended, and there were also present J. Roth, Driller and H. Hensel, Rotary helper

Location of water tested above 4281' and normal fluid level not determined

Depth and manner of water shut-off: { 4281 ft. of 8¼ in. 36 lb. / ft. of in. lb. } casing was { cemented / ~~landed~~ } in brown shale (Formation)

at 4281 ft. with 400 sacks Bear cement by thru casing method; 12¼" Rotary (Size and kind) tools were used in landing water string. Last 100 sacks treated with quick setting chemical

Casing record of well 15½" cemented at 714'; 8¼" as above.

Reported total depth of hole 4284 ft. Hole bridged from x ft. to x ft. Hole cleaned out to 4284 ft. for this test.

At time of test depth of hole measured 4284 ft. and bailer brought up sample of brown shale

At 3:30 a.m. Jan. 21, 1926 (Time and date) oil bailed to x ft., ~~water~~ fluid bailed to 2000 ft.

At 3:30 p.m. Jan. 21, 1926 (Time and date) top of oil found at x ft., top of ~~water~~ fluid found at 1995 ft.

Result of bailing test:

MR. ROTH REPORTED THE FOLLOWING:

1. No fluid entered the well when bailed to 2000' and allowed to stand 8 hr. for a casing test.
2. 40' of set cement was drilled out of the 8¼" casing.

THE INSPECTOR NOTED THE FOLLOWING:

1. The fluid level rose 5' in 12 hr. (equivalent to 0.6 bbl. per 24 hr.)
2. The fluid samples taken were as follows:
   From top - thin mud fluid
   " bottom - " " "

THE SHUT-OFF IS APPROVED.

cc- Long Beach

VA-MC

R. D. BUSH,

State Oil and Gas Supervisor

By E. Hauguenin Deputy

Form 106. 32204 4-24 10M

CAL ORNIA STATE MINING I REAU

DEPARTMENT OF PETROLEUM AND GAS

CALIFORNIA STATE MINING BUREAU
RECEIVED
JAN 16 1926
Department of Petroleum and Gas
LOS ANGELES, CALIFORNIA

Notice of Test of Water Shut-off

This notice must be given at least five days before the test, and a longer time is desirable

Los Angeles, Cal. January 15, 1926.

MR. Emil Huguenin,
Deputy State Oil and Gas Supervisor

Los Angeles, Cal.

DEAR SIR:

In compliance with Section 19, Chapter 718, Statutes of 1915, as amended, notice is hereby given that it is our intention to test the shut-off of water in well number 2, Sec. 13, T. 4 S., R. 13 W., S. B., B. & M., Long Beach Oil Field, Los Angeles County, on the 21st day of January 1926.

8¼ inch 36 lb/ American Seamless casing was ~~landed~~/cemented in shale (Formation) at 4283 feet (Depth) on January 13, 1926 (Date)

400 sacks Bear Brand (Kind) of cement and 40 gallons of Stoneset were used.

The Hamer method was used in placing the cement.

Fluid level will be bailed to a depth of 2000 feet and left undisturbed for at least 12 hours before your inspection.

The well is 4283 feet deep. There is/is not a plug or bridge from ..... feet to ..... feet.

Respectfully yours,

CC-Barry Oil Ass'n, L.A.
L.B.

BARRY OIL ASSOCIATION
(Name of Company or Operator)

By W. H. Loyster
Petroleum Engineer.

Address notice to Deputy State Oil and Gas Supervisor in charge of district where well is located

Reference to file of data

Maps	Model	Cross Section	Cards	Forms 114	Forms 121
	map 1/16/26			✓	✓

FORM 111. 39803 7-25 10M

CALIFORNIA STATE MINING BUREAU

DEPARTMENT OF PETROLEUM AND GAS

Report on Proposed Operations

No. P-1-11969

Los Angeles, Cal. November 20, 1925

Mr. M. H. Soyster,

Los Angeles, Cal.

Agent for BARRY OIL ASSOCIATION ~~Company~~

DEAR SIR:

Your proposal to drill Well No. 2

Section 13, T. 4 S., R. 13 W. S.B. B. & M., Long Beach Oil Field, Los Angeles County,

dated Nov. 10, 1925, received Nov. 11, 1925, has been examined in conjunction with records filed in this office.

Present conditions as shown by the records and the proposal are as follows:

THE NOTICE STATES:

"The well is 70' S. and 65' W. from N.W. corner of 35th St. & American Avenues (property lines).

The elevation of the derrick floor above sea level is 91.22'.

We estimate that the first productive oil or gas sand should be encountered at a depth of about 4300', more or less."

PROPOSAL:

"We propose to use the following strings of casing either cementing or landing them as here indicated:

Size of Casing, Inches	Weight	New or Second Hand	Depth	Landed or Cemented
15½	70	New	700	Cemented
8¼	36	New	4295	Cemented
6¼	26	New	4400	Landed

It is understood that if changes in this plan become necessary we are to notify you before cementing or landing casing."

RECOMMENDATION:

THE PROPOSAL IS APPROVED WITH THE FOLLOWING RECOMMENDATIONS:

1. The exact top of the oil zone should be located by careful coring below a depth of 4280'.
2. This Department shall be consulted in regard to the cementing depth for the 8¼" casing, after coring to locate the top of the oil zone, and before drilling below a depth of 4310'.

KINDLY NOTIFY THIS DEPARTMENT:

1. As requested above.
2. To witness a bailing test of the 8¼" shut-off.

cc- Long Beach

LWS-MC

R. D. BUSH,

State Oil and Gas Supervisor

By E. Huguenin Deputy

HOD

Form 105. 28622 10-23 10M

CALIFORNIA STATE MINING BUREAU
RECEIVED
NOV 11 1925
Department of Petroleum and Gas
LOS ANGELES, CALIFORNIA

CALIFORNIA STATE MINING BUREAU

DEPARTMENT OF PETROLEUM AND GAS

NOTICE OF INTENTION TO DRILL NEW WELL

This notice must be given before drilling begins

037-12426

Wood-Callahan Oil Co., Ltd.

Los Angeles, Cal. November 10, 1925

MR. Emil Huguenin

Deputy State Oil and Gas Supervisor

Los Angeles, Cal.

DEAR SIR:

Well No. 4

In compliance with Section 17, Chapter 718, Statutes of 1915, as amended, notice is hereby given that it is our intention to commence the work of drilling well number 2 Section 13 T. 4 S. R. 13 W, S. B. B. & M., Long Beach Oil Field, Los Angeles County.

The well is 70 feet ~~N.~~ or S., and 65 feet ~~E.~~ or W. from NW. corner of 35th St. & American Avenues (property lines)
(Give location in distance from section corners or other corners of legal subdivision)

The elevation of the derrick floor above sea level is 91.22 feet.

Lease consists of lots 20, 21 & 22 Blk F. Tele. Soyster to Grosser 10-14-25 V.A.

We propose to use the following strings of casing either cementing or landing them as here indicated:

Size of Casing, Inches	Weight, Lb. Per Foot	New or Second Hand	Depth	Landed or Cemented
15½	70	New	700	Cemented
8¼	36	New	4295	Cemented
6¼	26	New	4400	Landed

It is understood that if changes in this plan become necessary we are to notify you before cementing or landing casing.

We estimate that the first productive oil or gas sand should be encountered at a depth of about 4300 feet, more or less.

Respectfully yours,

Address

BARRY OIL ASSOCIATION
(Name of Company or Operator)

Telephone number

By W. H. Soyster
Petroleum Engineer.

Address notice to Deputy State Oil and Gas Supervisor in charge of district where well is located

Reference to file of data

Maps	Model	Cross Section	Cards	Forms 114	Forms 121
NA	NA			✓	✓

BNA

APPENDIX F

EDR DATABASE REPORT

APPENDIX G

RESUMES OF PROJECT PERSONNEL

ASHLEY P. HUTCHENS, REPA, CESCO

Education

BS – Environmental Science (emphasis in Biology), Minor in Chemistry, University of North Carolina, Wilmington, 2000

Professional Licenses

Registered Environmental Property Assessor (REPA) (No. 940424)
Certified Environmental and Safety Compliance Officer (CESCO), National Registry of Environmental Professionals (No. 130958)

Specialty Certifications

OSHA 40-Hour Health and Safety Training for Hazardous Waste Workers
OSHA 8-Hour Hazardous Waste Supervisor Training
8-Hour Annual Refresher Training for Hazardous Waste Site Activities
First-Aid and CPR Training
Leadership Skills to Enhance Client Service

Professional Affiliations

Professional Environmental Marketing Association (PEMA), Member (2011 to Present)
Association for Environmental Health of Soils, Member (2015 to Present)
National Ground Water Association (NGWA), Member (2012)

Professional Experience

Since joining SCS in 2001, Ms. Hutchens has participated in hundreds of site assessment projects related to the investigation and remediation of hazardous chemicals in soils and groundwater. She has a diverse background in environmental sciences, including technical skills related to the collection of soil samples, knowledge of soil classifications and properties, data collection, and analysis and interpretation. As a Project Manager, her work experience includes all project phases, from the development of cost estimates for various site assessment and cleanup programs, to groundwater monitoring and sampling, the preparation of final reports, interfacing with regulatory agencies, and management of all aspects of projects and various subcontractors.

Selected project activities include:

- Involvement with numerous Phase I Environmental Site Assessments (ESAs) completed in accordance with various lender, American Society for Testing and Materials (ASTM), or government guidelines. Activities consisted of evaluating current and past on-site operations, generating historical property use information, identifying potentially contaminated sites in the surrounding areas, reviewing previous reports and/or files maintained by regulatory agencies, and developing conclusions regarding the presence of Recognized Environmental Conditions (RECs) and recommendations for further investigation.

- Involvement with numerous investigations of known or suspected hazardous waste sites to identify and characterize chemicals of concern in soil, soil vapor, and groundwater in accordance with regulatory requirements. Contaminants include a variety of hydrocarbon products, solvents, heavy metals, polychlorinated biphenyls, and pesticides. Activities included preparation of workplans, conduct of soil gas surveys, installation of soil borings and subsequent sampling, and evaluation of applicable remedial alternatives.

- Groundwater well installation and monitoring. Projects involved collection of soil and groundwater samples, installation and development of groundwater wells, evaluation of subsurface contaminants in groundwater in accordance with regulatory requirements or generally accepted guidelines, and evaluation of groundwater remediation alternatives.

- Involvement with numerous soil gas surveys to assess the presence, nature, and extent of volatile organic compounds (VOCs) and/or methane related to contaminated soils, groundwater, and/or landfills. Elements of these projects included assessments of vapor intrusion, protection of structures from subsurface gases, monitoring of indoor air, and health risk assessments (HRAs).

- Numerous projects related to the removal, investigation, and remediation of contamination leaking from underground storage tanks (USTs). In accordance with requirements of the various regulatory agencies throughout Southern California, these UST projects have included soil, soil gas, and groundwater contamination, and such tasks as evaluation of site and regional hydrogeologic conditions; development of workplans and health and safety plans; coordination and completion of tank removals; design of investigative programs; review and selection of potential remedial alternatives; and preparation of summary reports of findings.

- Oversight of projects involving installation of landfill gas mitigation systems and monitoring wells, including lithologic logging and design quality assurance (QA) at numerous landfills across Southern California.

- Characterization of hazardous waste materials, including collection of soil and/or liquid samples to profile waste materials, interpretation of laboratory results, and evaluation of disposal/recycling options to minimize costs and liabilities to clients associated with the removal of wastes.

- Planning, coordination, and supervision of remedial actions that included excavation, transport, and disposal of contaminated soils. Work has included preparation of Remedial Action Plans (RAPs), direction of confirmatory sampling, and interfacing with regulatory agencies.

Project Management

Assessment and Remediation of Numerous Former Dry Cleaning Facilities, Los Angeles and Orange Counties, CA. Investigations were completed at numerous active and former dry

cleaning facilities to assess the potential for releases of solvents. As Project Manager, Ms. Hutchens conducted various investigations that included soil vapor assessments, collection of bulk soil samples, groundwater well installation and monitoring, indoor air sampling, and evaluation of indoor air intrusion risks. Additional evaluations were completed to define the extent of the plume and obtain information to evaluate remedial alternatives. Implemented remedial measures included excavation, soil vapor extraction (SVE), monitored natural attenuation (MNA), in situ groundwater remediation, and risk management. One project included installation of an interim vapor intrusion control system (IVICS), which was installed to introduce sub-slab depressurization to reduce indoor air intrusion risks from a former dry cleaner release. The IVICS was installed on an immediate basis at the request of the client until further investigation could be conducted for design of a full-scale remediation system. Ms. Hutchens coordinated and permitted investigation and remediation efforts through the various regulatory oversight agencies.

Investigation and Remediation for Industrial Facility Redevelopment, Commerce, CA. SCS conducted a series of environmental assessments, investigations, and remedial activities that provided sufficient information to identify the environmental issues, and business risks to facilitate the client's successful purchase of property for redevelopment to a commercial warehouse and office. A number of RECs, including former and an existing unpermitted underground fuel storage tanks, were identified. As Project Manager, Ms. Hutchens managed activities conducted concurrently with the redevelopment of the property that included shallow and deep soil along with soil vapor investigations; installation of groundwater monitoring wells and subsequent groundwater sampling; permitting and removal of an existing UST; subsequent remedial excavation under the oversight of the Los Angeles County Fire Department (LACFD) to obtain closure; shallow excavation of the former UST area; installation of SVE and monitoring wells conducted concurrently with redevelopment of the property; SVE under Regional Water Quality Control Board (RWQCB) oversight; and requesting and receiving closure under the Low-Threat UST Case Closure Policy (LTCP) through the State Water Resources Control Board (SWRCB).

Retired Housing Foundation, Site Investigation and Remedial Activities, Los Angeles, CA. As follow-up to a Phase I ESA performed on the property, soil and soil vapor investigations were completed to assess the potential for releases of heavy metals and VOCs based on historical operations at the property. As Project Manager, Ms. Hutchens managed investigation activities that indicated elevated tetrachloroethylene (PCE) and lead in the subsurface exceeding regulatory guidelines. Remediation of the lead-impacted soils was conducted under LACFD oversight. An evaluation of the health risk from PCE in the subsurface was conducted and submitted to the LACFD. Site closure with respect to PCE and lead in the subsurface was approved by LACFD, facilitating the client's submittal for funding and the subsequent construction of the retirement housing development.

Due Diligence Investigations of Manufacturing Facility, Torrance, CA. SCS conducted a series of assessments, including a Phase I ESA, various Phase II investigations, and remedial activities that provided sufficient information to identify the environmental issues and business risks and to facilitate the client's successful sale of the property. A number of RECs, including former and existing underground fuel storage tanks, a machine shop, wastewater treatment sumps and a clarifier, chemical storage, and chlorinated solvent degreasing operations, were identified. As

Project Manager, Ms. Hutchens managed activities that included shallow and deep soil and soil vapor investigations, groundwater sampling, a geophysical survey and excavations to find an existing diesel UST previously closed in place, removal of the UST, remedial excavations under Torrance Fire Department oversight to obtain UST closure, a workplan submitted to the Los Angeles RWQCB, installation of an SVE system and monitoring wells, a long-term SVE pilot test, an SVE Pilot Test Report, and recommendations for further SVE.

City of El Monte, Environmental Investigations, Methane Monitoring, and Remedial Action, El Monte, CA. SCS conducted several phases of work for the redevelopment of property in El Monte, a portion of which overlies a former burn dump. SCS worked with the Department of Toxic Substances Control (DTSC) to obtain and implement an approved Remedial Action Workplan (RAW), which required a public comment period and California Environmental Quality Act (CEQA) review to allow redevelopment of the property for residential use. As Project Manager, Ms. Hutchens applied for a permit to excavate the former burn dump with the South Coast Air Quality Management District (SCAQMD) on behalf of the owner and developer of the site. With the permit in place, SCS provided oversight of excavation activities as development activities commenced. In addition, methane monitoring was conducted to monitor for the presence of methane as a result of the former dumping activities. Ms. Hutchens prepared a Remedial Action Completion Report (RACR) and worked with DTSC to get closure for portions of the property that will undergo development in the near future. Ms. Hutchens continues to work with the Lead Enforcement Agency (LEA) and the California Department of Resources Recycling and Recovery (CalRecycle) to provide long-term probe monitoring for the network, to observe the former dump area after the development is complete.

Environmental Property Evaluation, Whitewright, TX. As Project Manager, Ms. Hutchens conducted an evaluation of the blast pressure that may have resulted from an accidental explosion of ammonium nitrate stored at a facility near a proposed multi-family housing complex. The evaluation was conducted to determine if the proposed housing site would be affected by such an explosion. The evaluation included review of Housing and Urban Development (HUD) guidelines to meet separation distance standards and other state/local multifamily rules, ammonium nitrate explosion and trinitrotoluene (TNT) equivalent evaluation, and calculation of the blast zone radius.

Health and Safety

Ms. Hutchens has participated in a certified health and safety program in compliance with OSHA Standard 29 CFR 1910.120. She is knowledgeable in incident response operations, team functions, personnel safety, and field equipment. She is able to recognize and evaluate potential chemical and physical hazards associate risks in field operations; discuss and use Personal Protective Equipment (PPE), such as respiratory protection and protective clothing; use and interpret direct-reading instruments; and examine and establish Standard Operating Safety Guidelines (SOSG) to ensure safe and effective response operations.

KEVIN W. GREEN, PG

Education

BS – Marine Biology, California State University, Long Beach, 1978

Professional Licenses

Professional Geologist – California, 1994 (No. 5906)
Professional Geologist – Wyoming, 2009 (No. PG-3702)

Professional Affiliations

National Ground Water Association
Groundwater Resources Association of California
Association for Environmental Health and Sciences

Professional Experience

Mr. Green has a background in geology and paleontology. Since joining SCS in 1987, he has participated in numerous projects related to the investigation and remediation of hazardous chemicals in soils and groundwater. As a Vice President and Project Director, he currently serves as the Environmental Services Leader for the Long Beach and Las Vegas offices. Selected project activities include:

- Mr. Green has been Project Manager for more than a thousand Phase I Environmental Site Assessments (ESAs). These projects were completed in accordance with various lenders, the American Society for Testing and Materials (ASTM), or government guidelines, and consisted of evaluating current on-site operations, generating historical property use information, identifying potentially contaminated sites in the surrounding areas, reviewing previous reports and/or files maintained by regulatory agencies, and developing conclusions and recommendations regarding the presence of Recognized Environmental Conditions and further investigation. Project sites have varied from private single-use parcels to hundreds of properties involving multiple tenants associated with state and local government right-of-way improvements.

- Mr. Green has conducted hundreds of investigations of known or suspected hazardous waste sites to identify and characterize chemicals of concern in soil, soil vapor, and groundwater in accordance with regulatory requirements. Contaminants include a variety of hydrocarbon products, solvents, heavy metals, polychlorinated biphenyls (PCBs), and pesticides. Regulatory oversight agencies include the US Environmental Protection Agency (EPA), Department of Toxic Substances Control (DTSC), and various Regional Water Quality Control Boards (RWQCBs), County Health or Fire Departments, and city Certified Unified Program Agencies (CUPAs).

- Mr. Green has been Project Manager for numerous soil gas surveys utilized to assess the presence, nature, and extent of volatile organic compounds (VOCs) and/or methane related to contaminated soils, groundwater, and/or landfills. Elements of

these projects have included assessments of vapor intrusion, protection of structures from subsurface gases, monitoring of indoor air, and health risk assessments (HRAs).

- Mr. Green has managed numerous projects related to the removal, investigation, and remediation of contamination from leaking underground storage tanks (LUSTs). In accordance with requirements of the various regulatory agencies throughout Southern California, these LUST projects have included soil, soil gas, and groundwater contamination, and tasks such as evaluation of site and regional hydrogeologic conditions; development work plans and health and safety (H&S) plans; coordination and execution of tank removals; design of the investigative programs; review and selection of potential remedial alternatives; preparation of summary reports of findings; support of legal counsel in cost recovery actions; and support of client in cost recovery actions with the California Underground Storage Tank (UST) Cleanup Fund.

- Mr. Green has been the Project Manager for numerous remediation projects involving various hydrocarbon products, pesticides, chlorinated solvents, and/or heavy metals. Remediation projects included the excavation and disposal of soils; on- and off-site treatment of soils; recovery and treatment/disposal of free product and groundwater; and the design, installation, and operation of vapor extraction systems for soil and groundwater contaminated with VOCs.

- Mr. Green has evaluated environmental conditions at sanitary landfills. As Task Manager, he managed the installation and sampling of groundwater monitoring wells at and adjacent to existing landfills to determine the presence of leachate. This work was done in accordance with state regulations and local ordinances.

- Mr. Green was Project Manager for numerous lead-based paint (LBP) surveys and abatement projects for single- and multifamily residential developments, and commercial and public buildings. These projects consist of determining paint and/or dust sampling methodologies; interpretation of testing results; evaluation and recommendations for appropriate LBP hazards abatement; development of LBP abatement specifications; coordination and selection of licensed LBP abatement subcontractors; collection and analysis of abatement confirmation samples; characterization of waste materials; and preparation of summary reports documenting LBP surveys and the appropriate removal and disposal of LBP-related hazards.

- As a committee member, Mr. Green developed the initial ASTM standard guide (E2600) for vapor encroachment screening on property involved in real estate transactions. He has a decade of experience in evaluating the potential for vapor encroachment and vapor intrusion, along with the methods and protocols for investigation and/or mitigation of buildings affected by known or suspected contamination by VOCs.

- Mr. Green provides expert testimony and research support for litigation related to ESAs, and the investigation and remediation of hazardous waste sites.

His project experience is summarized below.

Vapor Extraction Assessment and Remediation of Former Industrial Dry Cleaning Facility. As Project Manager, Mr. Green's tasks included initial indoor air assessment for Proposition 65 compliance; coordination of equipment, subcontractors, and personnel for the installation of vapor extraction and monitoring wells, header lines, and vapor extraction system (VES), including acid "scrubber" for treated vapors, treatment pad and enclosure, electrical power, natural gas, water supply and wastewater discharge; city, county, and Air Quality Management District (AQMD) permits; operation and maintenance (O&M) of VES; regulatory reporting; and decommissioning of VES upon regulatory closure.

Community Redevelopment Agency of the City of Los Angeles (CRA/LA), General Environmental Consulting Services, Los Angeles, CA. As Project Director with almost 200 work order directives for services over an approximately 20-year period, Mr. Green provided the initial site assessments, asbestos-containing material (ACM) surveys, LBP surveys, soil gas surveys, soils investigations, groundwater investigations, remedial and abatement activities for soils, asbestos, and LBP, second-party reviews of reports and work completed by other environmental consultants, UST removals, groundwater well abandonment, Brownfields consulting, and an environmental audit of hazardous materials handling practices of the client's operations. The projects were completed on vacant, former oil field, residential, commercial, industrial, and manufacturing properties ranging in size from a single lot to a 29-block mixed-use area. In addition to ACMs and LBP, the identified constituents of concern included a variety of petroleum hydrocarbon (TPH) products, chlorinated solvents, heavy metals, PCBs, pesticides, and subsurface combustible gases such as methane and VOCs.

Brownfields Redevelopment Site, Los Angeles, CA. As Project Director, Mr. Green completed several phases of environmental services to facilitate the mixed-use redevelopment of property for a parking garage, childcare center, and affordable housing. Historical machine shop operations resulted in a release of tetrachloroethylene (PCE) to soils. Although some cleanup was conducted in the early 1990s, residual PCE contamination remained. In accordance with current standards and with the proposed goal of affordable housing and childcare center, SCS re-investigated the site under the oversight of the Los Angeles RWQCB. Services provided for this project included investigations of soil and soil gas, HRA and selection of remedial and mitigation options, design of vapor barrier to protect the building from chlorinated solvents, coordination and oversight of remedial excavation, oversight and certification for installation of a sub-building vapor barrier, post-construction monitoring of indoor, background, and sub-slab air to confirm that remediation and mitigation measures have met regulatory goals, and coordination of a No Further Action (NFA) letter from the regulatory authority.

Due Diligence Investigations of Manufacturing Facility, Torrance, CA. As Project Director, Mr. Green conducted a series of environmental assessments, investigations, and remedial activities that provided sufficient information to identify environmental issues and business risks and to facilitate the client's successful sale of property. A number of recognized environmental conditions, including former and existing USTs, a machine shop, wastewater treatment sumps and clarifier, paint shop, chemical storage, and chlorinated solvent degreasing operations were identified. Project activities included shallow and deep soil and soil vapor extraction (SVE) investigations, followed by groundwater sampling; geophysical survey and excavations to find

an existing diesel UST previously closed in-place; removal of the UST; remedial excavations under Torrance Fire Department oversight to obtain closure; a long-term SVE pilot test, including a work plan submitted to the Los Angeles RWQCB; installation of SVE and monitoring wells; and development of an SVE Pilot Test Report, and recommendations for further SVE.

Investigation, Abatement, and Subsequent Demolition, Resource, Conservation and Recovery Act (RCRA), CA. Lead-containing dust from a shooting range was found to have contaminated building materials and soils. As Project Manager, Mr. Green was involved the selection of remedial methods and contractors, monitoring of workers to assess exposure to lead-containing dust, monitoring of dust emissions during demolition to confirm compliance, confirmation sampling and analyses, characterization of wastes for disposal, and submittal of a summary report documenting the appropriate remediation and disposal of lead-containing wastes. Efforts were as part of the RCRA for facility closure under the oversight of the California DTSC.

Investigation and Remediation, CA. Chemicals of concern at the former wood treating facility included pentachlorophenol, creosote, diesel fuel, methylene chloride, zinc, copper, and arsenic. As Project Director, Mr. Green managed the Remedial Investigation/Feasibility Study (RI/FS) report for vadose zone soil, including an HRA; Remedial Action Plan (RAP) for impacted soil, which recommended capping as the most feasible remedial alternative; a cone penetrometer (CPT) study aimed at further defining site stratigraphy, evaluating for the presence of nonaqueous phase liquids, and mapping the areal distribution of chemicals of concern; quarterly groundwater monitoring from 16 wells; Storm Water Pollution Prevention Plan (SWPPP) and monitoring; and assistance to client in development and/or sale of the property. The work was done under the oversight of the California DTSC.

Well Investigation Program Compliance. As Project Manager, Mr. Green conducted a well investigation provided to the USEPA to identify Potentially Responsible Parties (PRPs) for the San Fernando Valley Superfund site. On-site operations included 14 USTs; numerous clarifiers, sumps, and drain lines; plating, machining, and painting shops; a jet engine test facility; and solvent, alkaline, and steam cleaning facilities. Approximately 70 exploratory soil borings were drilled and analyzed for chlorinated solvents, heavy metals, cyanide, and various hydrocarbon products, such as gasoline, machining and waste oils, Stoddard solvent, and jet fuel. A soil gas survey of the facility was also conducted to screen for potential contamination by VOCs, including the installation of multi-depth, nested soil vapor monitoring wells. Fate and transport modeling of chlorinated solvents was used to assess the potential for impacts to groundwater. The work was done under RWQCB oversight at a jet engine repair, maintenance, and testing facility. The RWQCB issued an NFA letter for the investigation and remediation of chlorinated solvents at the site. The project also included design, permitting, construction, and O&M of a hot air-assisted SVE system to remediate Jet A-impacted soils. After 1 year of operation, remediation was sufficient to obtain closure with no further requirements from the RWQCB. Furthermore, as a part of the decommissioning and demolition of the facility, a comprehensive survey for ACMs in nine buildings was conducted. SCS prepared plans and specifications for the abatement of ACMs, assisted the client in selection of an abatement contractor, conducted daily oversight of abatement activities, including air monitoring, and prepared a final report documenting the appropriate removal and disposal of ACMs.

Historical Industrial Site Redevelopment and Closure. Prior to acquisition of this property, Mr. Green, as Project Director, conducted a due diligence assessment and several phases of investigation to identify recognized environmental conditions, characterize the nature and extent of contamination, evaluate costs and environmental liabilities, and facilitate the client's successful purchase of the property. Following the acquisition, and as a part of site redevelopment and thereafter, SCS provided additional site characterization and remediation services under regulatory oversight and with closure. Project activities, conducted concurrently with property redevelopment, included:

- Shallow and deep soil and soil vapor investigations for due diligence purposes.
- Oil well abandonment under California Division of Oil, Gas and Geothermal Resources (DOGGR) oversight.
- Permitting and removal of an existing UST and remedial excavation under Los Angeles County Department of Public Works (LACDPW) oversight.
- Under RWQCB oversight, shallow soil excavation of a former UST area, installation and operation of a separate SVE system for deeper soil contamination, and installation and monitoring of groundwater wells.

SCS met with the RWQCB on several occasions to make a case for closure under the State Water Quality Control Board's (SWQCB's) Low-Threat UST Case Closure Policy. Upon completion of a closure investigation in October 2013, and a subsequent meeting to defend the case for closure, the RWQCB concurred with SCS's conclusions and approved the closure process under the Low-Threat Policy. Following SVE and well abandonment activities, the RWQCB issued an NFA letter for the property in July 2014.

Mr. Green has participated in a certified health and safety program in compliance with Occupational Safety and Health Administration (OSHA) Standard 29 CFR 1910.120. He provided his expertise in the incident response operations, team functions, personnel safety, and field equipment. He was able to recognize and evaluate potential chemical and physical hazards and associated risks in field operations; discuss and use personnel protective equipment such as respiratory protection and protective clothing; use and interpret direct-reading instruments; and examine and establish Standard Operating Safety Guidelines to ensure safe and effective response operations.

Mr. Green has been involved in numerous SCS projects related to hazardous waste characterization and management. He has experience in ESA studies, UST investigations and their associated remediation programs, landfill studies, and geologic and hydrogeologic site characterization studies. His work experience includes all project phases from development of cost estimates for various site assessment and cleanup programs, to groundwater monitoring and sampling, to preparation of final reports and interfacing with regulatory agencies.

Litigation Support/Expert Testimony

Mr. Green has provided litigation support and expert testimony to legal counsel, including conducting research, and preparing reports and other supporting documents, in the following environmental cases:

- In August 2013, Mr. Green provided testimony in federal court on behalf of the plaintiff in City of Banning v. Dureau et al., regarding the contractor's emergency response to a waste oil spill that entered the storm drain system. Testimony related to investigative and remedial actions and the applicability of, and compliance with, the National Contingency Plan (NCP). The case was won by the City of Banning, California.

- In October 2012, Mr. Green was retained as an expert witness by the defendant in Clipper Yacht Company, LLC v. Anderson's Boat Yard, Inc., to review documents, consult with legal counsel, and provide expert opinions at deposition and trial regarding contamination at a boat yard and associated marina in Sausalito, California. Specific topics of interest include the adequacy of previous investigations and remediation efforts, the sources of contamination (particularly copper), cleanup levels, and likelihood and estimated costs of additional remediation. This case was settled prior to trial.

- In August 2011, as part of the new property owner's litigation against the former tenant (Alfaville, LLC v. L.A. Signal, Inc.), Mr. Green provided testimony as a percipient witness, primarily as to the source and timing of a prior PCE release. In a Phase I ESA prepared by SCS in 2008, PCE solvent use by the departing property tenant was identified. Several phases of subsequent site investigation confirmed a release of PCE to soil and soil vapor with likely impacts to groundwater. Groundwater monitoring is ongoing under Los Angeles RWQCB oversight. Remediation by soil vapor extraction may be conducted. This case was settled.

- In November 2008, Mr. Green provided an expert report and court testimony on behalf of the plaintiff in Malcolm Carter Enterprise v. Microsemi Real Estate, Inc. At issue was the evaluation of data for a Phase I ESA, identification of Recognized Environmental Concerns (RECs), regional and site-specific groundwater contamination by chlorinated solvents, selection of an appropriate regulatory agency for remedial oversight, and applicability of the NFA letter. This case was won by the plaintiff.

- In 2010, Mr. Green was retained by the defendant in City of Riverside v. Johnson Revocable Trust, et al., to review documents, consult with legal counsel, and provide expert reports and deposition and expert testimony regarding an eminent domain case in Riverside, California. Specific topics of interest included the adequacy of previous investigation, the source or sources of a PCE release, and the likelihood and estimated costs of remediation. This case was settled prior to trial.

- In 2009, Mr. Green conducted a review of the scope of work and fees charged by another environmental consultant conducting expert witness work on a development project in Santa Clarita. A declaration was provided to the Plaintiff's counsel regarding typical consultant fees, and the reasonableness of the time and expenses charged in relation to the final work product.

- In 2006, Mr. Green reviewed documents, consulted with legal counsel, and provided deposition and expert testimony regarding the source and timing of a methyl tertiary butyl ether (MTBE) release at a service station site in Strathmore, California. This case was settled prior to trial.

- In 2003, Mr. Green provided litigation support regarding the scope and limitations of a Phase I ESA as it pertains to a service station site in San Bernardino, California.

- In 1998, Mr. Green provided expert consulting services related to the use, history, and migration of hexavalent chromium and perchloroethene in soil and groundwater at a former plating site and adjacent Los Angeles Unified School District (LAUSD) school property, and proper allocation of responsibility regarding those issues.

- In 1994, Mr. Green provided a client's in-house and outside legal counsel with technical support on a case involving cost recovery/allocation and potential involvement in the Burbank Operable Unit of the San Fernando Valley Superfund site. This project included assessment of the nature, extent, fate, and transport of potential contaminants (chlorinated solvents, fuels, and/or heavy metals), previous and proposed site investigations, possible remedial alternatives and costs, and environmental investigations and/or remediation on properties in the surrounding area.

- Mr. Green has also provided outside legal counsel with technical support for due diligence assessment at a property in Irvine, California. The client's site was located adjacent to a service station that had groundwater impacted with gasoline-related constituents, including MTBE. His work involved obtaining regulatory records, review, and written summary regarding regulatory requirements and anticipated actions, health risks, and necessity of additional site assessment and/or investigation work on the client's property.

- He has also assisted a client and the client's legal counsel with review of information and response to the Los Angeles RWQCB's request for a work plan for investigation of suspected hexavalent chromium impacts to soil and groundwater at the client's former operation, located adjacent to the Burbank Airport and within the Burbank Operable Unit of the San Fernando Valley Superfund Site. The work plan and further investigation were not subsequently required.

- In 1991, Mr. Green provided expert testimony in Azusa Redevelopment Agency v. Exxon, a case involving investigation and remediation of gasoline-contaminated soil at a former Exxon station.

- 1991, Mr. Green provided expert testimony for Art Movers, Inc., in a case involving previous site investigations, proposed remedial activities, and potential risks to groundwater resources from perchloroethene-contaminated soils.

Publications and Presentations

Green, K. W. Vapor Encroachment & Intrusion: What are the Real (Estate) Risks? Journal of Property Management. March-April 2014.

Marsh, J. R., and K. W. Green. All Appropriate Inquiry - The New Phase I Standard. California Real Estate Journal. May 8, 2006.

Green, K. W., T. Dong, and D. R. Ness. Industrial Drycleaner Woes, Vernon, California. Proceedings of the Groundwater Resources Association. November 10, 2004.

Marsh, J. R., K. W. Green, and T. Dong. Standardizing Environmental Assessments: A Practical Perspective. Journal of Environmental Engineering. Vol. 122, No. 3. March 1996.

Marsh, J. R., K. W. Green, and T. Dong. Phase I Assessments and Due Diligence: One and the Same? Environmental Engineering Forum, American Society of Civil Engineers, Environmental Engineering Division. Journal of Environmental Engineering. Vol. 120, No. 6, November/ December 1994.

Green, K. W., and B. Garbaccio. Understanding and Interpreting a Site Investigation Report. California Redevelopment Journal. October 1994

Marsh, J. R., and K. W. Green. What Your Phase I Assessment Dollars Buy. California Redevelopment Association Journal. July 1994.

APPENDIX H

USER AND OWNER QUESTIONNAIRES

SCS ENGINEERS

Project No.:
Project Name:

USER QUESTIONNAIRE[1]

Site name: 3459 Long Beach Blvd. (APN 7141-004-033 and 7141-004-034)

Site address: 3459 Long Beach Blvd.

Long Beach, CA 90807

Interviewee: Mr. Chris Walker

Title: Laserfiche, Chief Executive Officer

Date: January 27, 2017

In reference to Section 6, User Responsibilities, of the ASTM E1527-13 Standard Practice, the Environmental Professional (SCS Engineers) for this Phase I ESA is required to inquire with the user (Client) regarding their knowledge or possession of information that may assist in identifying recognized environmental conditions (RECs) pertaining to the Subject Site.

In order to qualify for one of the Landowner Liability Protections (LLPs) offered by the Small Business Liability Relief and Brownfields Revitalization Act of 2001 (the "Brownfields Amendments"), the user must conduct the following inquiries required by 40 CFR 312.25, 312.28, 312.29, 312.30, and 312.31. These inquiries must also be conducted by USEPA Brownfield Assessment and Characterization grantees. The user should provide the following information to the Environmental Professional overseeing this Phase I ESA. Failure to conduct these inquiries could result in a determination that "all appropriate inquiries" is not complete.

(1) Environmental Cleanup Liens (40 CFR 312.25). Did a search of recorded land title records (or judicial records where appropriate) identify any environmental liens filed or recorded against the property under federal, tribal, state or local law?

☐ Yes ☒ No

If Yes, explain and/or provide information:
n/a

(2) Activity and Use Limitations (40 CFR 312.26(a)(1)(v) and (vi)). Did a search of recorded land title records (or judicial records, where appropriate) identify any AULs such as engineering

[1] The document is designed to comply with Section X3, User Questionnaire, of ASTM E1527-13, Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process, and the USEPA AAI regulations (40 CFR §312).

controls, land use restrictions, or institutional controls that are in place at the property and/or have been filed or recorded against the property under federal, tribal, state or local law?
☐ Yes ☒ No

If Yes, explain and/or provide information:
n/a

(3) Specialized Knowledge or Experience (40 CFR 312.28). Do you have any specialized knowledge or experience related to the property or nearby properties? For example, are you involved in the same line of business as the current or former occupants of the property or an adjoining property so that you would have specialized knowledge of the chemicals and processes used by this type of business?
☐ Yes ☒ No

If Yes, explain and/or provide information:
n/a

(4) Purchase Price vs. Fair Market Value (40 CFR 312.29). Does the purchase price being paid for this property reasonably reflect the fair market value of the property? ☒ Yes ☐ No

If you conclude that there is a difference, have you considered whether the lower purchase price is because contamination is known or believed to be present at the property? ☐ Yes ☐ No

If Yes, explain and/or provide information:
n/a

(5) Commonly Known or Reasonably Ascertainable Information (40 CFR 312.30). Are you aware of commonly known or reasonably ascertainable information about the property that would help the Environmental Professional to identify conditions indicative of releases or threatened releases? For example,

(a) Do you know the past use of the property?
(b) Do you know specific chemicals that are present or once were present at the property?
(c) Do you know of spills or other chemical releases that have taken place at the property?
(d) Do you know of any environmental cleanups that have taken place at the property?

☐ Yes ☒ No to all

If Yes, explain and/or provide information:
n/a

(6) Obvious Indications of Contamination (40 CFR 312.31). Based on your knowledge and experience related to the property are there any obvious indicators that point to the presence or likely presence of contamination of the property?
☐ Yes ☒ No

If Yes, explain and/or provide information:
n/a

SCS ENGINEERS

Project No.:
Project Name:

OWNER/OPERATOR QUESTIONNAIRE

Site name: _____

Site address: 3455-3459 LONG BEACH BLVD.
LONG BEACH
CALIF. 90807

Interviewee: THOMAS T. HWANG

Title: Property OWNER

Date: FEB 1, 2017

SECTION I – Undeveloped Property (If this site is developed, go to SECTION II)

1. How long have you owned (or been involved in) this property?

   SINCE NOVEMBER 14, 2013.

2. To the best of your knowledge, has there ever been any development on this property? If yes, what and when was the nature of that development?

   NONE.

3. To the best of your knowledge, have there ever been any environmental or soils investigations conducted on this Property? If yes, what kind and when? Are there any reports available?

   PHASE I ENVIRONMENTAL ASSESSMENT DATED JUNE 19, 2013 by CENTEC ENGINEERING, CENTEC PROJECT No. # 0313031. This Report WAS Delivered to the BUYER.

4. Are you aware of any environmental liens or deed restrictions associated with this property? If yes, please describe.

   NONE.

5. To the best of your knowledge, have there ever been any incidents of chemical spills/dumping or waste disposal on or close to this property?

   NONE. SEE Report.

6. Are there any wells on the site? If yes, what are they used for?

   SEE PAGE 8 OF CENTEC ASSESSMENT REPORT.

SECTION II – Developed Property

1. What is your involvement with this property and when did that involvement begin?

   REVIEW CENTEC ASSESSMENT REPORT when I purchase the Property.

2. To the best of your knowledge, how long has the current development been on the property? What was there before the current development?

   N/A.

3. Does this facility use, store, manufacture, or dispose of chemicals or petroleum products? What types (be as specific as possible)?

   NONE.

4. If the answer to Question 3 above was "Yes," may we review MSDS, business plans, hazardous material inventories, manifest files, SPCC plans (whatever is applicable)?

   N/A

5. Do you have any environmental permits (wastewater discharge, air emissions, hazardous material storage, etc.)? Have there ever been any Notices of Violation in regards to any of these permits?

   NONE.

6. Have any environmental investigations ever been conducted on this property? When and why? Are there any reports available that we can review?

SEE Section 1, Paragraph 3. page 1. of 3.

7. Has the facility ever been subject to an environmental health and safety regulatory action, complaint, or lawsuit? When and why? What was the outcome?

NONE. SEE Report.

8. Have there been any know chemical spills or releases on this property?

NONE. SEE Report.

9. Are there any underground or aboveground storage tanks on this property? How many? Sizes? Ages?

NONE, SEE REPORT.

10. Where is wastewater discharged to? To the best of your knowledge, have there ever been any on-site wastewater disposal systems (septic tank, leach field, cesspool, dry well, etc.)?

None.

11. To the best of your knowledge, are there any environmental liens or deed restrictions associated with this property? If yes, please describe.

NONE.