



1521 E GRAND AVE., EL SEGUNDO, CA

MARCH 27, 2025

PRESENTED BY BRAD CROSS, ERM

Sustainability is our business

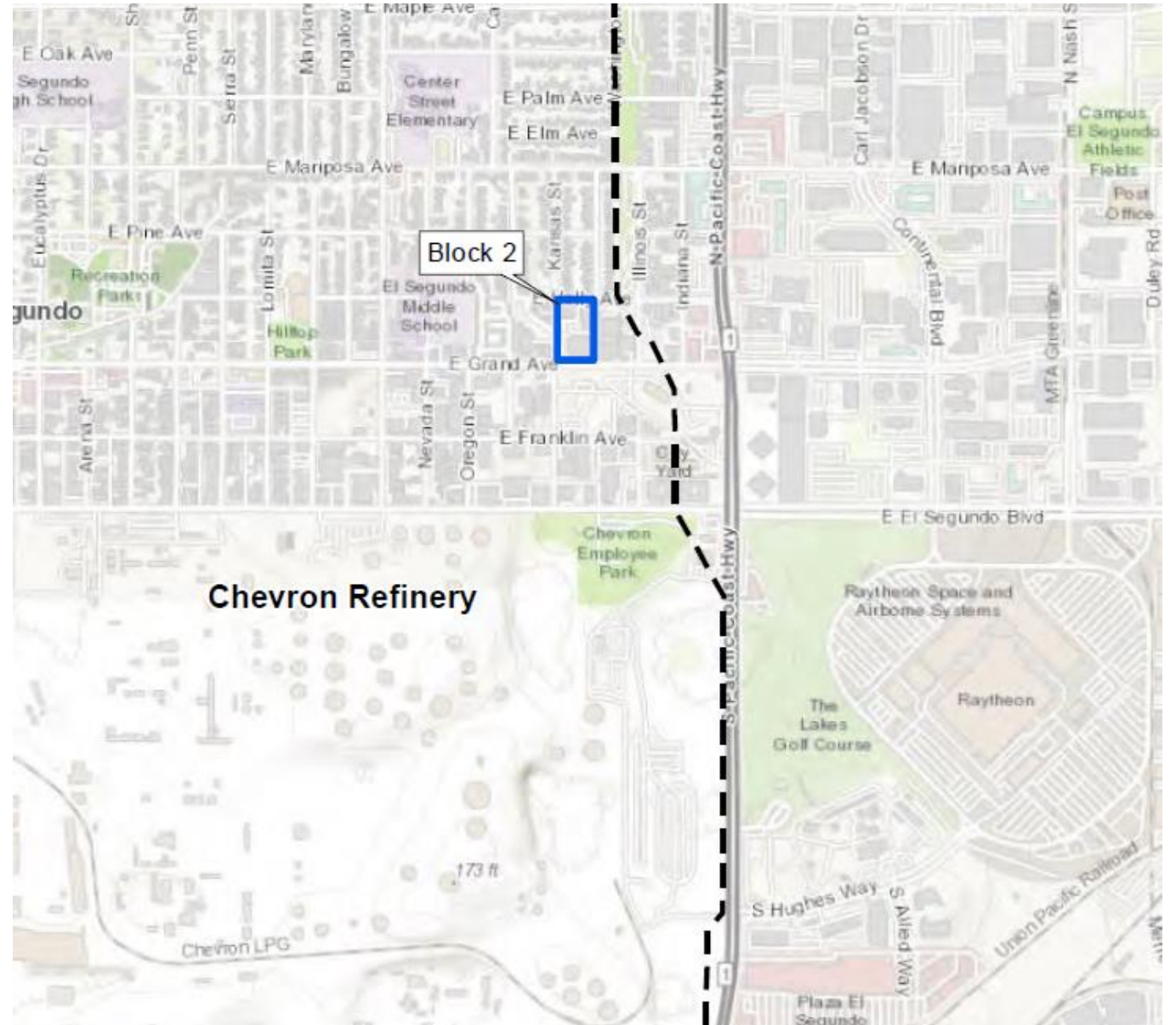
© Copyright 2025 by The ERM International Group Limited and/or its affiliates ('ERM'). All rights reserved. No part of this work may be reproduced or transmitted in any form or by any means, without prior written permission of ERM.

- Introduction
- Brad Cross, Principal Geologist – ERM
- About ERM



ERM

Block 2 Development



Environmental Investigations - Block 2

Subsurface Soil Investigations and Remedial Actions

- 1996 Phase I and Phase II Investigations
- 1998 UST Removal
- 2017 Phase IIa Soil Investigation
- 2018 Phase IIb Soil Investigation
- 2024 Supplemental Site Investigation – Soil Matrix Sampling

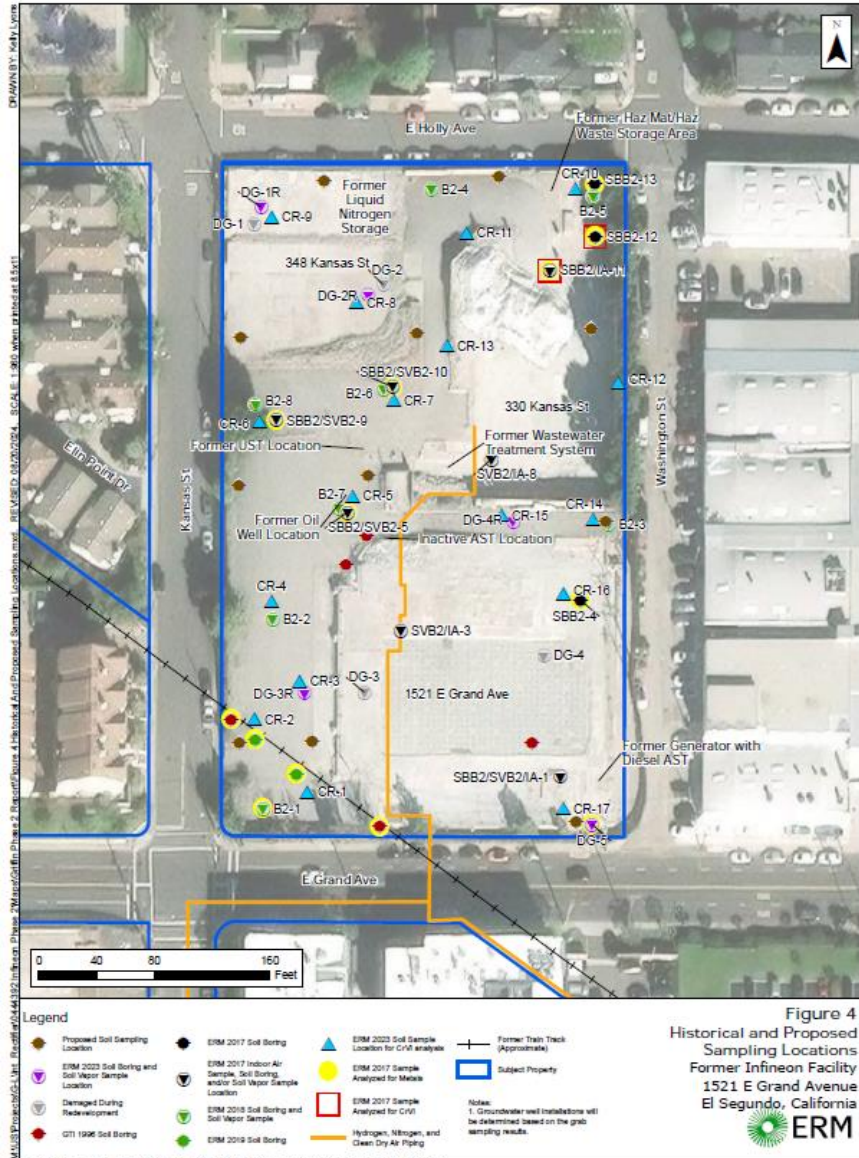
Soil Vapor Investigations

- 2017 Phase IIa Soil Vapor Investigation
- 2018 Phase IIb Soil Vapor Investigation
- 2024 Supplemental Site Investigation – Soil Vapor Well Installations and Sampling

2017 Indoor Air Quality Investigation

Groundwater Investigations

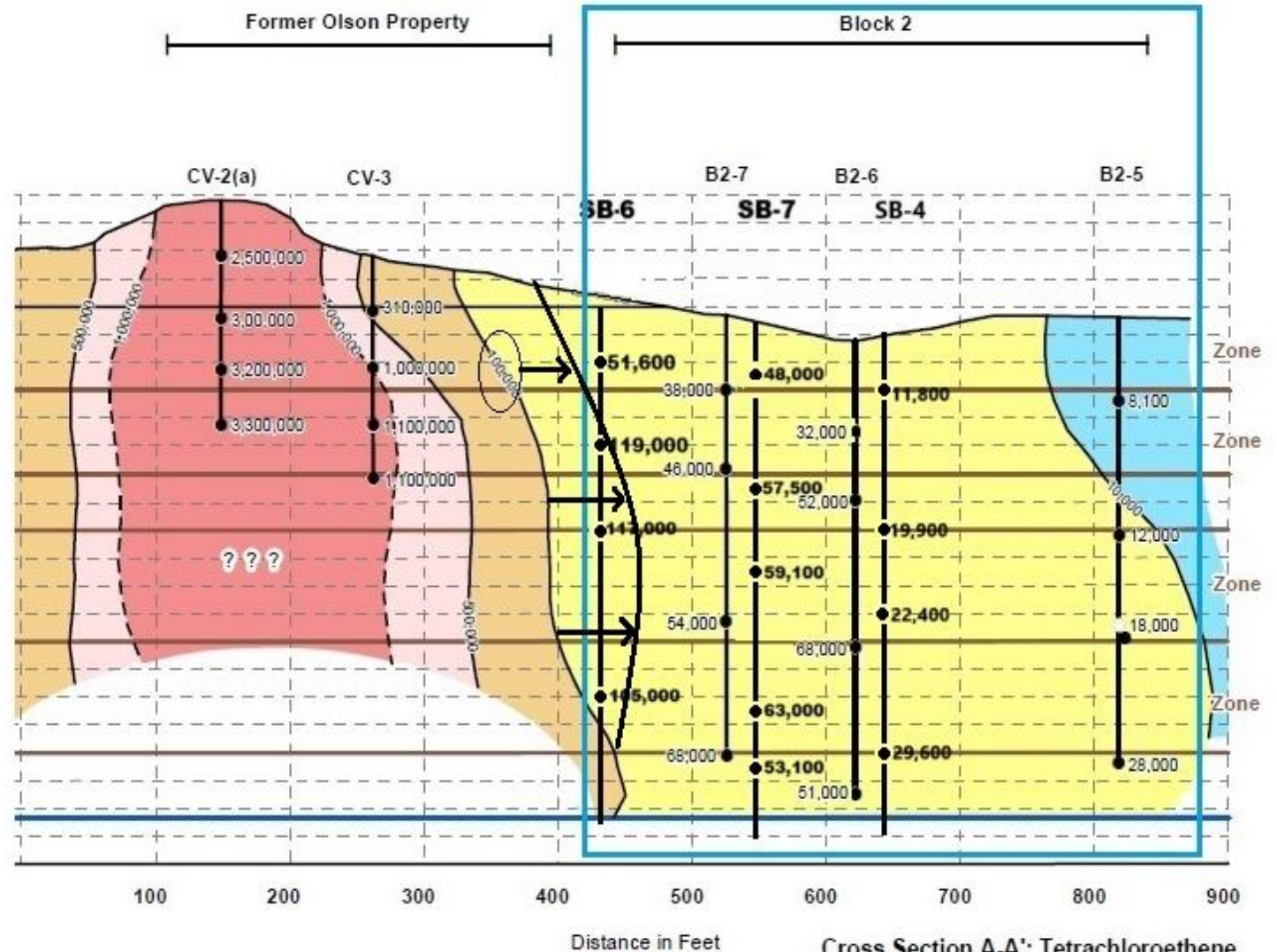
- 2024 Supplemental Site Investigation – Groundwater Grab Sampling (11 locations)
- 2024 Supplemental Site Investigation – Groundwater Monitoring Well Installations and Sampling (4 locations - to be completed)



Supplemental Site Investigation Findings

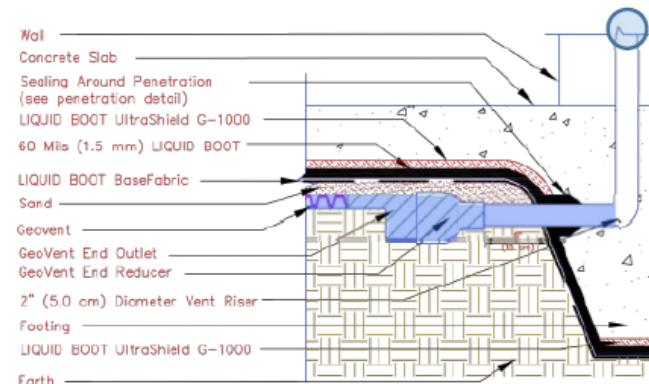
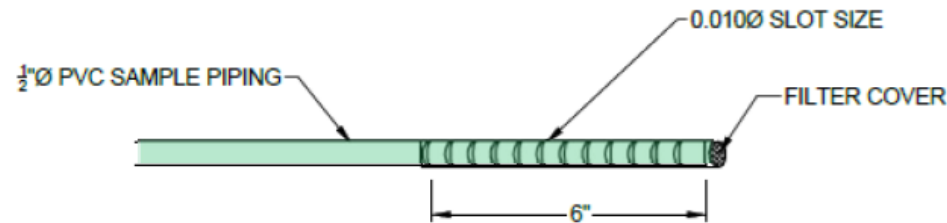
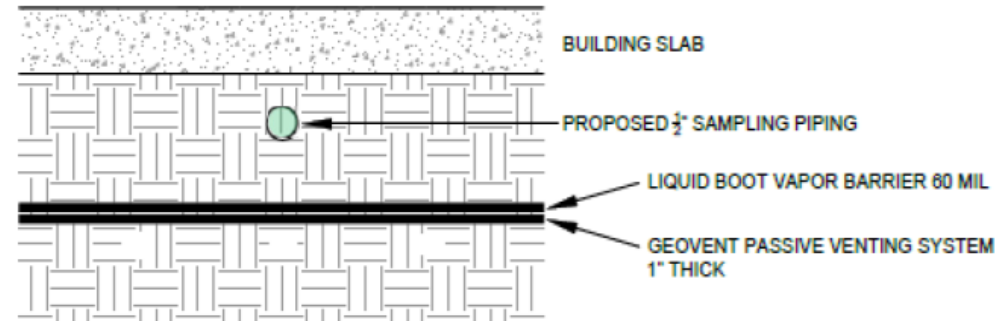


- **Residual petroleum hydrocarbons below regulatory risk levels** - likely from historic oil & gas operations on-site.
- **No identified sources of CVOCs on-site** based on historical testing and statistical sampling protocols using a 95% confidence interval.
- **Decreasing concentrations west to east** in soil vapor and groundwater from a suspected off-site source to the west.



Proposed Mitigation – VIMs Technology

- Grading/soil removal and disposal of impacted soils
- **Sub-slab vapor barriers** constructed using state-of-the-art membrane materials
- **Sampling ports** above and below membranes to validate VIMs effectiveness
- **Sub-slab piping for venting** (passive or active), as necessary
- **Long-term O&M** including periodic indoor air sampling to further validate VIMs effectiveness and demonstrate that the remedy is protective of Human health



Land Science
a division of REGENESIS®

VAPOR INTRUSION NEWS

New, Innovative Vapor Barrier Systems. More Protective, More Cost-Effective.

TerraShield
Aluminum Nitrile Vapor Barrier

Superior chemical resistance over any vapor barrier on the market today

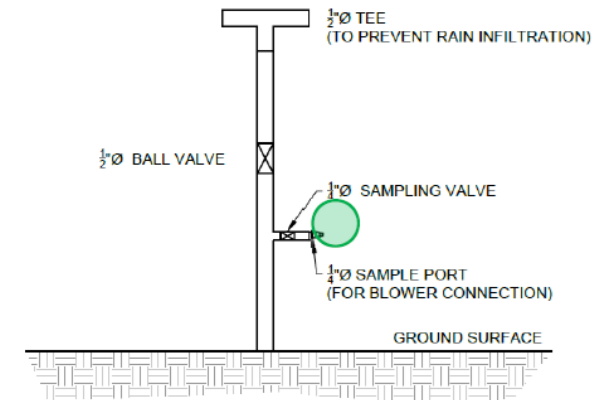
Nitra-Seal
Nitrile-Advanced Vapor Barrier

A proven vapor barrier now improved with nitrile

MonoShield
Reinforced Aluminum Vapor Barrier

A cost-effective vapor barrier with superior constructability

[Learn more](#)



Thank you

Contact Information:

ERM

Tony Parenteau – ERM Partner in Charge – tony.parenteau@erm.com

Maggie Tymkow – ERM Project Manager – maggie.tymkow@erm.com

Brad Cross – ERM Technical Lead/SME – brad.cross@erm.com

Greystar

Jim Woods – jim.woods@greystar.com

Griffin

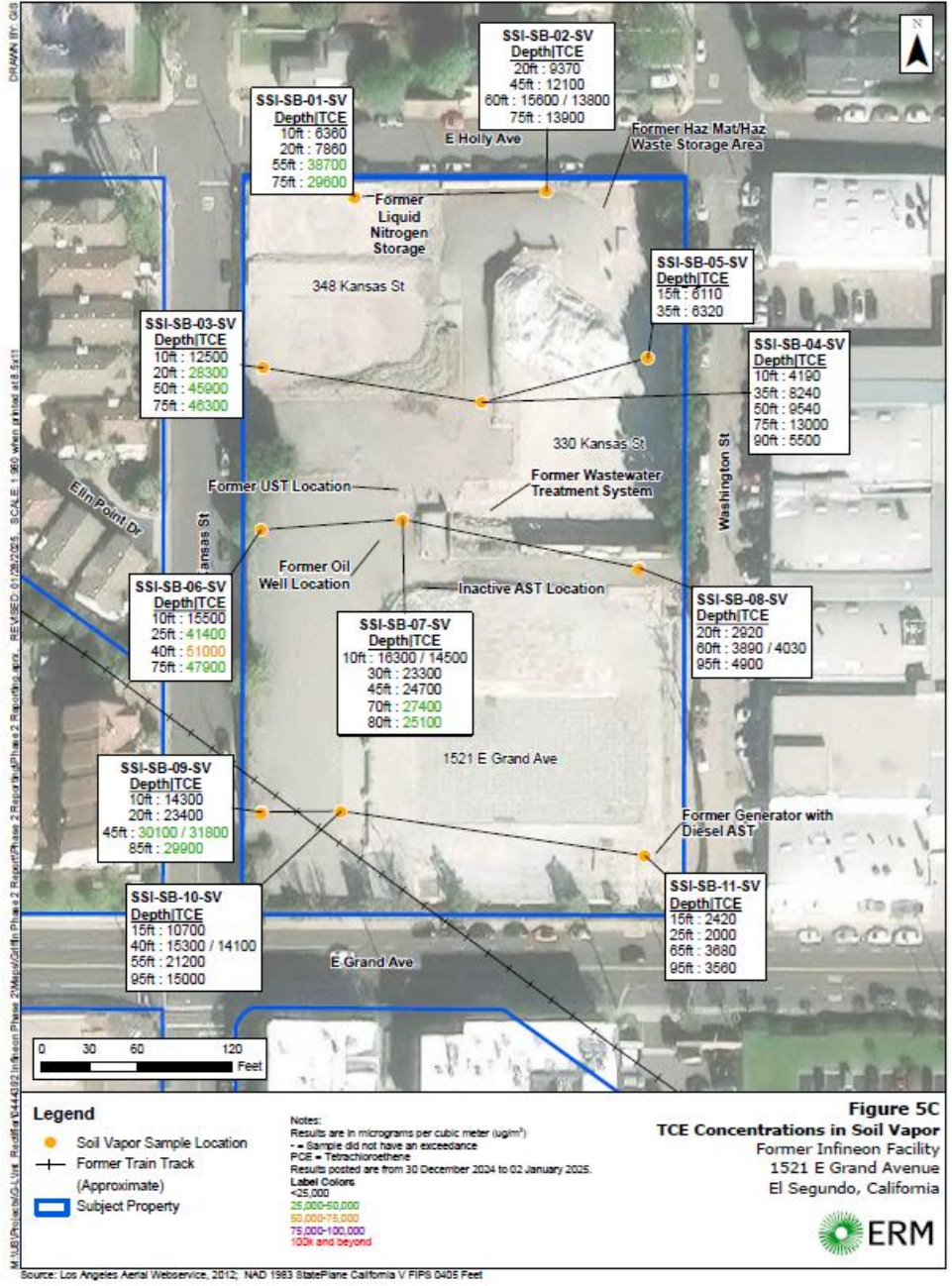
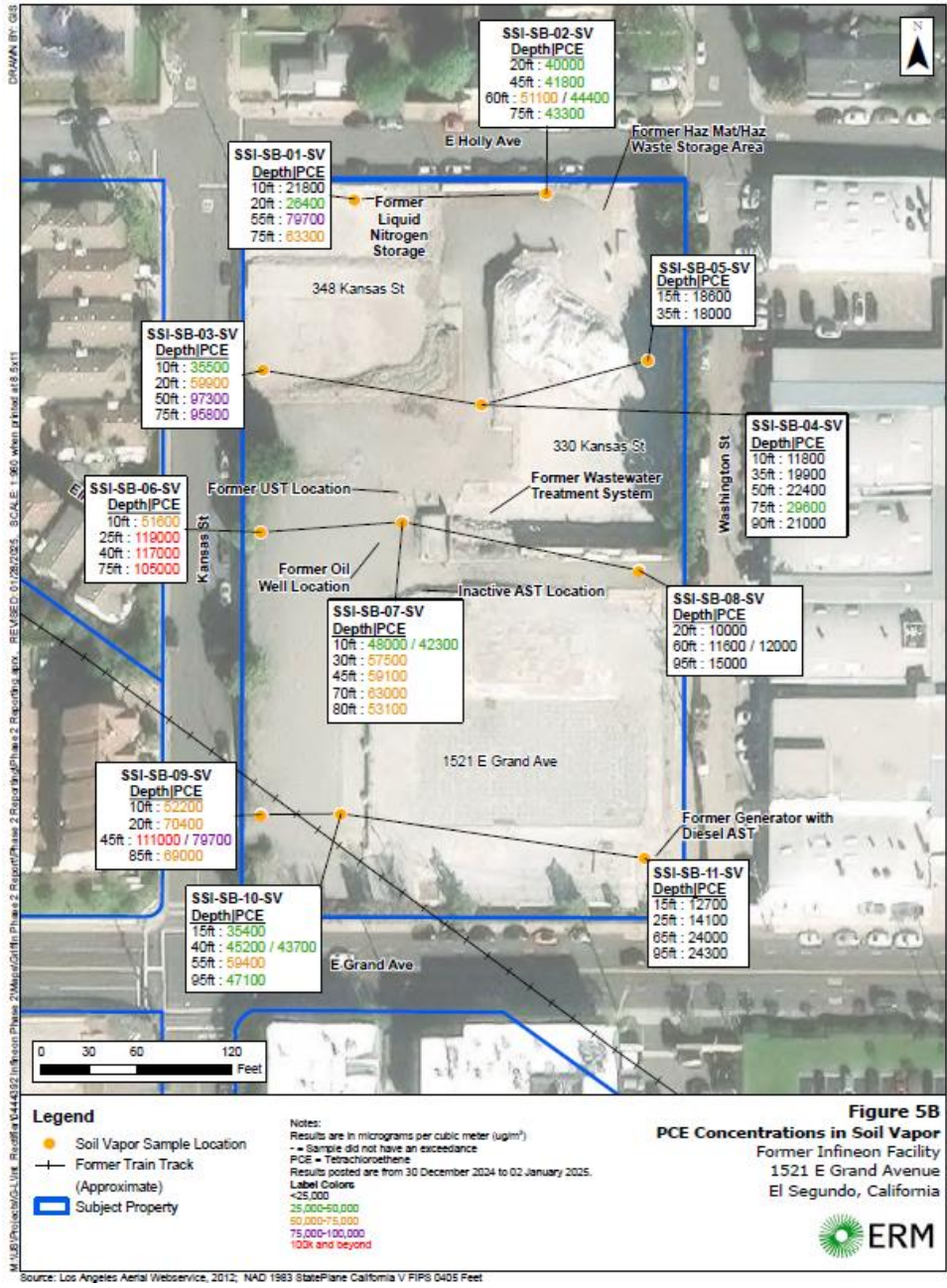
Bill Messori - wmessori@griffincapital.com

Thank you

Additional Slides – Backup Information

Supplemental Site Investigation

December 2024 Soil Vapor Sampling Results



Supplemental Site Investigation

December 2024 Groundwater Grab Sampling Results

