Groundwater Sample Laboratory Results, July 2006 Phase III Subsurface Investigation (µg/L)

Sample Identification	PCE	TCE	cis-1,2-DCE	All Other VOCs
AEI-B10-30'-GW	295	ND	ND	ND
AEI-B11-30'-GW	241	2.8	ND	ND
AEI-B12-30'-GW	40.6	ND	ND	ND
AEI-B13-30'-GW	39.9	ND	ND	ND
AEI-B14-30'-GW	195	5.1	ND	ND
AEI-B15-30'-GW	4,920	ND	ND	ND
AEI-B16-30'-GW	347	ND	ND	ND
AEI-B17-30'-GW	9.2	ND	ND	ND
AEI-B18-28'-GW	1,640	4.3	ND	ND
AEI-B18-31'-GW	1,440	4.0	ND	ND
AEI-B18-37'-GW	1,040	2.0[J]	ND	ND
AEI-B19-30'-GW	2,600	25.0	15.0	ND

Notes:

[J]Trace level (below laboratory reporting limit)

µg/L = micrograms per liter

PCE = tetrachloroethene

TCE = trichloroethene

cis-1,2-DCE = cis-1,2-dichloroethene

VOCs = volatile organic compounds

ND = not detected above laboratory reporting limits

Appendix B:

Boring Logs

AEI CONSULTANTS

2447 Pacific Coast Highway, Suite 101
Hermosa Beach, California 90254

LOG OF BOREHOLE: AEI-B10

PROJECT NUMBER/NAME: 28508; Fountain-Vine Plaza	COORDINATES: Refer to Figure 2.2.2-1	
PROJECT ADDRESS: 1253 Vine Street, Los Angeles, California 90028	ELEVATION: 321 Feet Above Mean Sea Level	
DRILLING CONTRACTOR: Astech	START DATE: 5/22/06	END DATE: 5/22/06
DRILLING METHOD: Geoprobe	TOTAL DEPTH: 30 Feet	
DRILLING EQUIPMENT: Model 6600 Truck-Mounted Rig	DEPTH TO FIRST GROUNDWATER: 30 Feet	DEPTH TO STATIC GROUNDWATER: 30 Feet
SAMPLING METHOD: Acetate Tube/5035	LOGGED BY: RN	
HAMMER WEIGHT AND FALL: N/A	RESPONSIBLE PROFESSIONAL: JD	

DEPTH (feet bgs)	SAMPLE DATA: SAMPLE NUMBER	RECOVERY	BLOW COUNT	PID (ppm)	USCS	LITHOLOGY	SOIL DESCRIPTION	REMARKS
							Asphalt @ surface	Note: Visual unified soil classification
2								Asphalt and subbase thickness = 6"
4	AEI-B10-5'	---	---	0.7	SM	---	Olive brown fine- grained Sandy SILT, trace Clay, medium stiff (moist)	No odor or discoloration
6								
8								
10	AEI-B10-10'	---	---	0.4	SM	---	Olive brown Silty fine- to medium-grained SAND, trace Clay, medium dense (moist)	No odor or discoloration
12								
14	AEI-B10-15'	---	---	0.3	SM	---	Olive brown Silty fine- to coarse-grained SAND, trace medium-grained sub-rounded gravel, medium dense (moist)	No odor or discoloration
16								
18								
20	AEI-B10-20'	---	---	0.3	CL	---	Olive brown Silty CLAY, trace fine- to coarse-grained SAND, medium stiff (very moist)	No odor or discoloration
22								
24	AEI-B10-25'	---	---	0.3	SM	---	Olive brown Silty fine- to coarse-grained SAND, medium dense (very moist)	No odor or discoloration
26								
28								
30								
32							Boring Terminated @ 30' Groundwater Encountered @ 30'	
34								
36								
38								
40								
42								
44								
46								
48								
50								

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Hermosa Beach, California 90254

LOG OF BOREHOLE: AEI-B11

PROJECT NUMBER/NAME: 28508; Fountain-Vine Plaza	COORDINATES: Refer to Figure 2.2.2-1
PROJECT ADDRESS: 1253 Vine Street, Los Angeles, California 90028	ELEVATION: 321 Feet Above Mean Sea Level
DRILLING CONTRACTOR: Astech	START DATE: 5/22/06 / END DATE: 5/22/06
DRILLING METHOD: Geoprobe	TOTAL DEPTH: 30 Feet
DRILLING EQUIPMENT: Model 6600 Truck-Mounted Rig	DEPTH TO FIRST GROUNDWATER: 30 Feet / DEPTH TO STATIC GROUNDWATER: 30 Feet
SAMPLING METHOD: Acetate Tube/5035	LOGGED BY: RN
HAMMER WEIGHT AND FALL: N/A	RESPONSIBLE PROFESSIONAL: JD

DEPTH (feet bgs)	SAMPLE DATA: SAMPLE NUMBER	RECOVERY	BLOW COUNT	PID (ppm)	USCS	LITHOLOGY	SOIL DESCRIPTION	REMARKS
							Asphalt @ surface	Note: Visual unified soil classification
2								Asphalt and subbase thickness = 6"
4	AEI-B11-5'	---	---	0.7	SM	---	Olive brown fine- grained Sandy SILT, trace Clay, medium stiff (moist)	No odor or discoloration
6								
8								
10	AEI-B11-10'	---	---	0.5	SM	---	Olive brown fine-grained Sandy SILT, medium stiff (moist)	No odor or discoloration
12								
14	AEI-B11-15'	---	---	1.0	SM	---	Olive brown fine-grained Sandy SILT, trace Clay, medium stiff (moist)	No odor or discoloration
16								
18								
20	AEI-B11-20'	---	---	0.4	SM	---	Olive brown Silty fine- to medium-grained SAND, trace Clay and fine-grained sub-rounded gravel, medium dense (moist)	No odor or discoloration
22								
24	AEI-B11-25'	---	---	0.4	SW	---	Olive brown fine- to coarse-grained SAND, trace Silt and sub-rounded gravel, medium loose (very moist)	No odor or discoloration
26								
28								
30								
32							Boring Terminated @ 30' Groundwater Encountered @ 30'	
34								
36								
38								
40								
42								
44								
46								
48								
50								

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Hermosa Beach, California 90254

LOG OF BOREHOLE: AEI-B12

PROJECT NUMBER/NAME: 28508; Fountain-Vine Plaza	COORDINATES: Refer to Figure 2.2.2-1
PROJECT ADDRESS: 1253 Vine Street, Los Angeles, California 90028	ELEVATION: 321 Feet Above Mean Sea Level
DRILLING CONTRACTOR: Astech	START DATE: 5/22/06 / END DATE: 5/22/06
DRILLING METHOD: Geoprobe	TOTAL DEPTH: 30 Feet
DRILLING EQUIPMENT: Model 6600 Truck-Mounted Rig	DEPTH TO FIRST GROUNDWATER: 30 Feet / DEPTH TO STATIC GROUNDWATER: 30 Feet
SAMPLING METHOD: Acetate Tube/5035	LOGGED BY: RN
HAMMER WEIGHT AND FALL: N/A	RESPONSIBLE PROFESSIONAL: JD

DEPTH (feet bgs)	SAMPLE DATA: SAMPLE NUMBER	RECOVERY	BLOW COUNT	PID (ppm)	USCS	LITHOLOGY	SOIL DESCRIPTION	REMARKS
							Asphalt @ surface	Note: Visual unified soil classification
2								Asphalt and subbase thickness = 6"
4	AEI-B12-5'	---	---	0.1	ML	---	Olive brown Clayey SILT, trace fine- to medium-grained Sand, medium stiff (moist)	No odor or discoloration
6								
8								
10	AEI-B12-10'	---	---	0.4	ML	---	Olive brown SILT, trace Clay and fine-grained Sand, medium stiff (moist)	No odor or discoloration
12								
14	AEI-B12-15'	---	---	0.3	SM	---	Olive brown Silty fine-grained SAND, trace medium- to coarse-grained Sand, medium loose (moist)	No odor or discoloration
16								
18								
20	AEI-B12-20'	---	---	0.4	CL	---	Olive brown CLAY, medium soft (moist)	No odor or discoloration
22								
24	AEI-B12-25'	---	---	0.3	SM	---	Olive brown fine- to coarse-grained Sandy SILT, medium stiff (very moist)	No odor or discoloration
26								
28								
30								
32							Boring Terminated @ 30' Groundwater Encountered @ 30'	
34								
36								
38								
40								
42								
44								
46								
48								
50								

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LOG OF BOREHOLE: AEI-B13

PROJECT NUMBER/NAME: 28508; Fountain-Vine Plaza	COORDINATES: Refer to Figure 2.2.2-1
PROJECT ADDRESS: 1253 Vine Street, Los Angeles, California 90028	ELEVATION: 321 Feet Above Mean Sea Level
DRILLING CONTRACTOR: Astech	START DATE: 5/22/06 / END DATE: 5/22/06
DRILLING METHOD: Geoprobe	TOTAL DEPTH: 30 Feet
DRILLING EQUIPMENT: Model 6600 Truck-Mounted Rig	DEPTH TO FIRST GROUNDWATER: 30 Feet / DEPTH TO STATIC GROUNDWATER: 30 Feet
SAMPLING METHOD: Acetate Tube/5035	LOGGED BY: RN
HAMMER WEIGHT AND FALL: N/A	RESPONSIBLE PROFESSIONAL: JD

DEPTH (feet bgs)	SAMPLE DATA: SAMPLE NUMBER	RECOVERY	BLOW COUNT	PID (ppm)	USCS	LITHOLOGY	SOIL DESCRIPTION	REMARKS
							Asphalt @ surface	Note: Visual unified soil classification
2								Asphalt and subbase thickness = 6"
4	AEI-B13-5'	---	---	0.3	ML	---	Olive brown Clayey SILT, trace fine- to medium-grained Sand, medium stiff (moist)	No odor or discoloration
6								
8								
10	AEI-B13-10'	---	---	0.6	ML	---	Olive brown SILT, trace Clay and fine-grained Sand, medium stiff (moist)	No odor or discoloration
12								
14	AEI-B13-15'	---	---	0.4	SM	---	Olive brown Silty fine-grained SAND, trace medium- to coarse-grained Sand, medium loose (moist)	No odor or discoloration
16								
18								
20	AEI-B13-20'	---	---	1.3	CL	---	Olive brown CLAY, medium soft (moist)	No odor or discoloration
22								
24	AEI-B13-25'	---	---	0.8	SM	---	Olive brown fine- to coarse-grained Sandy SILT, medium stiff (very moist)	No odor or discoloration
26								
28								
30								
32							Boring Terminated @ 30'	
34							Groundwater Encountered @ 30'	
36								
38								
40								
42								
44								
46								
48								
50								

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Hermosa Beach, California 90254

LOG OF BOREHOLE: AEI-B14

PROJECT NUMBER/NAME: 28508; Fountain-Vine Plaza	COORDINATES: Refer to Figure 2.2.2-1
PROJECT ADDRESS: 1253 Vine Street Los Angeles, California 90028	ELEVATION: 321 Feet Above Mean Sea Level
DRILLING CONTRACTOR: Astech	START DATE: 6/29/06 / END DATE: 6/29/06
DRILLING METHOD: Geoprobe	TOTAL DEPTH: 30 Feet
DRILLING EQUIPMENT: Model 6600 Truck-Mounted Rig	DEPTH TO FIRST GROUNDWATER: 30 Feet / DEPTH TO STATIC GROUNDWATER: 30 Feet
SAMPLING METHOD: Acetate Tube/5035	LOGGED BY: RN
HAMMER WEIGHT AND FALL: N/A	RESPONSIBLE PROFESSIONAL: JD

DEPTH (feet bgs)	SAMPLE DATA: SAMPLE NUMBER	RECOVERY	BLOW COUNT	PID (ppm)	USCS	LITHOLOGY	SOIL DESCRIPTION	REMARKS
							Asphalt @ surface	Note: Visual unified soil classification
2								Asphalt and subbase thickness = 6"
4								
6								
8								
10	AEI-B14-10'	---	---	0.2	SM	---	Olive brown fine- to medium-grained Sandy SILT, trace Clay, medium stiff (moist)	No odor or discoloration
12								
14	AEI-B14-15'	---	---	0.0	SM	---	Olive brown fine- to medium-grained Sandy SILT, trace Clay, medium stiff (moist)	No odor or discoloration
16								
18								
20	AEI-B14-20'	---	---	0.4	CL	---	Olive brown Silty CLAY, trace fine- to coarse-grained Sand, medium soft (moist)	No odor or discoloration
22								
24	AEI-B14-25'	---	---	0.2	SM	---	Olive brown fine- to coarse-grained Sandy SILT, medium stiff (moist)	No odor or discoloration
26								
28								
30								
32							Boring Terminated @ 30' Groundwater Encountered @ 30'	
34								
36								
38								
40								
42								
44								
46								
48								
50								

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LOG OF BOREHOLE: AEI-B15

PROJECT NUMBER/NAME: 28508; Fountain-Vine Plaza	COORDINATES: Refer to Figure 2.2.2-1
PROJECT ADDRESS: 1253 Vine Street, Los Angeles, California 90028	ELEVATION: 321 Feet Above Mean Sea Level
DRILLING CONTRACTOR: Astech	START DATE: 6/29/06 / END DATE: 6/29/06
DRILLING METHOD: Geoprobe	TOTAL DEPTH: 30 Feet
DRILLING EQUIPMENT: Model 6600 Truck-Mounted Rig	DEPTH TO FIRST GROUNDWATER: 30 Feet / DEPTH TO STATIC GROUNDWATER: 30 Feet
SAMPLING METHOD: Acetate Tube/5035	LOGGED BY: RN
HAMMER WEIGHT AND FALL: N/A	RESPONSIBLE PROFESSIONAL: JD

DEPTH (feet bgs)	SAMPLE DATA: SAMPLE NUMBER	RECOVERY	BLOW COUNT	PID (ppm)	USCS	LITHOLOGY	SOIL DESCRIPTION	REMARKS
							Asphalt @ surface	Note: Visual unified soil classification
2								Asphalt and subbase thickness = 6"
4								
6								
8								
10	AEI-B15-10'	---	---	0.0	SM	---	Olive brown fine- to coarse-grained Sandy SILT, trace Clay, medium stiff (moist)	No odor or discoloration
12								
14	AEI-B15-15'	---	---	0.0	SM	---	Olive brown fine- to coarse-grained Sandy SILT, trace Clay, medium stiff (moist)	No odor or discoloration
16								
18								
20	AEI-B15-20'	---	---	0.0	SM	---	Olive brown fine- to coarse-grained Sandy SILT, some Clay, medium stiff (moist)	No odor or discoloration
22								
24	AEI-B15-25'	---	---	0.0	SW	---	Olive brown fine- to coarse-grained SAND, trace SILT, medium dense (very moist)	No odor or discoloration
26								
28								
30								
32							Boring Terminated @ 30' Groundwater Encountered @ 30'	
34								
36								
38								
40								
42								
44								
46								
48								
50								

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2447 Pacific Coast Highway, Suite 101
Hermosa Beach, California 90254

LOG OF BOREHOLE: AEI-B16

PROJECT NUMBER/NAME: 28508; Fountain-Vine Plaza	COORDINATES: Refer to Figure 2.2.2-1
PROJECT ADDRESS: 1253 Vine Street, Los Angeles, California 90028	ELEVATION: 321 Feet Above Mean Sea Level
DRILLING CONTRACTOR: Astech	START DATE: 6/29/06 / END DATE: 6/29/06
DRILLING METHOD: Geoprobe	TOTAL DEPTH: 30 Feet
DRILLING EQUIPMENT: Model 6600 Truck-Mounted Rig	DEPTH TO FIRST GROUNDWATER: 30 Feet / DEPTH TO STATIC GROUNDWATER: 30 Feet
SAMPLING METHOD: Acetate Tube/5035	LOGGED BY: RN
HAMMER WEIGHT AND FALL: N/A	RESPONSIBLE PROFESSIONAL: JD

DEPTH (feet bgs)	SAMPLE DATA: SAMPLE NUMBER	RECOVERY	BLOW COUNT	PID (ppm)	USCS	LITHOLOGY	SOIL DESCRIPTION	REMARKS
0							Asphalt @ surface	Note: Visual unified soil classification
2								Asphalt and subbase thickness = 6"
4								
6								
8								
10								
12								
14	AEI-B16-15'	---	---	0.3	CL	---	Olive brown Silty CLAY, trace fine- to medium-grained Sand, medium soft (moist)	No odor or discoloration
16								
18								
20	AEI-B16-20'	---	---	0.5	SM	---	Olive brown fine- to coarse-grained Sandy SILT, trace Clay, medium stiff (moist)	No odor or discoloration
22								
24	AEI-B16-25'	---	---	0.3	SM	---	Olive brown fine- to coarse-grained Sandy SILT, some Clay, medium stiff (moist)	No odor or discoloration
26								
28								
30								
32							Boring Terminated @ 30' Groundwater Encountered @ 30'	
34								
36								
38								
40								
42								
44								
46								
48								
50								

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Hermosa Beach, California 90254

LOG OF BOREHOLE: AEI-B17

PROJECT NUMBER/NAME: 28508; Fountain-Vine Plaza	COORDINATES: Refer to Figure 2.2.2-1
PROJECT ADDRESS: 1253 Vine Street, Los Angeles, California 90028	ELEVATION: 321 Feet Above Mean Sea Level
DRILLING CONTRACTOR: Astech	START DATE: 6/29/06 / END DATE: 6/29/06
DRILLING METHOD: Geoprobe	TOTAL DEPTH: 30 Feet
DRILLING EQUIPMENT: Model 6600 Truck-Mounted Rig	DEPTH TO FIRST GROUNDWATER: 30 Feet / DEPTH TO STATIC GROUNDWATER: 30 Feet
SAMPLING METHOD: Acetate Tube/5035	LOGGED BY: RN
HAMMER WEIGHT AND FALL: N/A	RESPONSIBLE PROFESSIONAL: JD

DEPTH (feet bgs)	SAMPLE DATA: SAMPLE NUMBER	RECOVERY	BLOW COUNT	PID (ppm)	USCS	LITHOLOGY	SOIL DESCRIPTION	REMARKS
							Asphalt @ surface	Note: Visual unified soil classification
2								Asphalt and subbase thickness = 6"
4								
6								
8								
10								
12								
14	AEI-B17-15'	---	---	0.2	SM	---	Olive brown fine- to coarse-grained Sandy SILT, trace Clay, medium stiff (moist)	No odor or discoloration
16								
18								
20	AEI-B17-20'	---	---	0.0	SM	---	Olive brown Silty fine- to coarse-grained SAND, medium dense (moist)	No odor or discoloration
22								
24	AEI-B17-25'	---	---	0.0	ML	---	Olive brown Clayey SILT, trace coarse-grained Sand, medium soft (moist)	No odor or discoloration
26								
28								
30								
32							Boring Terminated @ 30' Groundwater Encountered @ 30'	
34								
36								
38								
40								
42								
44								
46								
48								
50								

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Hermosa Beach, California 90254

LOG OF BOREHOLE: AEI-B18

PROJECT NUMBER/NAME: 28508; Fountain-Vine Plaza	COORDINATES: Refer to Figure 2.2.2-1
PROJECT ADDRESS: 1253 Vine Street, Los Angeles, California 90028	ELEVATION: 321 Feet Above Mean Sea Level
DRILLING CONTRACTOR: Astech	START DATE: 7/16/06 / END DATE: 7/16/06
DRILLING METHOD: Geoprobe	TOTAL DEPTH: 37 Feet
DRILLING EQUIPMENT: Model 6600 Truck-Mounted Rig	DEPTH TO FIRST GROUNDWATER: 37 Feet / DEPTH TO STATIC GROUNDWATER: 30 Feet
SAMPLING METHOD: Acetate Tube/5035	LOGGED BY: RN
HAMMER WEIGHT AND FALL: N/A	RESPONSIBLE PROFESSIONAL: JD

DEPTH (feet bgs)	SAMPLE DATA: SAMPLE NUMBER	RECOVERY	BLOW COUNT	PID (ppm)	USCS	LITHOLOGY	SOIL DESCRIPTION	REMARKS
							Asphalt @ surface	Note: Visual unified soil classification
2								Asphalt and subbase thickness = 6"
4								
6								
8								
10	AEI-B18-10'	---	---	0.0	SM	---	Olive brown fine- to medium-grained Sandy SILT, trace Clay, medium stiff (moist)	No odor or discoloration
12								
14	AEI-B18-15'	---	---	0.0	SM	---	Olive brown fine- to medium-grained Sandy SILT, trace coarse-grained Sand, medium stiff (moist)	No odor or discoloration
16								
18								
20	AEI-B18-20'	---	---	0.3	SM	---	Olive brown fine- to coarse-grained Sandy SILT, trace Clay, medium stiff (moist)	No odor or discoloration
22								
24	AEI-B18-25'	---	---	1.3	CL	---	Olive brown fine- to coarse-grained Sandy CLAY, trace Silt, medium soft (very moist)	No odor or discoloration
26								
28								
30								
32								
34								
36								
38							Boring Terminated @ 37' Groundwater Encountered @ 37'	
40								
42								
44								
46								
48								
50								

AEI CONSULTANTS

2447 Pacific Coast Highway, Suite 101
Hermosa Beach, California 90254

LOG OF BOREHOLE: AEI-B19

PROJECT NUMBER/NAME: 28508; Fountain-Vine Plaza	COORDINATES: Refer to Figure 2.2.2-1
PROJECT ADDRESS: 1253 Vine Street, Los Angeles, California 90028	ELEVATION: 321 Feet Above Mean Sea Level
DRILLING CONTRACTOR: Astech	START DATE: 7/16/06 / END DATE: 7/16/06
DRILLING METHOD: Geoprobe	TOTAL DEPTH: 30 Feet
DRILLING EQUIPMENT: Model 6600 Truck-Mounted Rig	DEPTH TO FIRST GROUNDWATER: 30 Feet / DEPTH TO STATIC GROUNDWATER: 30 Feet
SAMPLING METHOD: Acetate Tube/5035	LOGGED BY: RN
HAMMER WEIGHT AND FALL: N/A	RESPONSIBLE PROFESSIONAL: JD

DEPTH (feet bgs)	SAMPLE DATA: SAMPLE NUMBER	RECOVERY	BLOW COUNT	PID (ppm)	USCS	LITHOLOGY	SOIL DESCRIPTION	REMARKS
							Asphalt @ surface	Note: Visual unified soil classification
2								Asphalt and subbase thickness = 6"
4								
6								
8								
10	AEI-B19-10'	---	---	0.0	SM	---	Olive brown Silty fine-grained SAND, trace Clay, medium stiff (moist)	No odor or discoloration
12								
14	AEI-B19-15'	---	---	0.0	SM	---	Olive brown Silty fine-grained SAND, trace Clay, medium stiff (moist)	No odor or discoloration
16								
18								
20	AEI-B19-20'	---	---	0.4	CL	---	Olive brown Silty CLAY, trace fine- to coarse-grained Sand, medium soft (moist)	No odor or discoloration
22								
24	AEI-B19-25'	---	---	1.3	CL	---	Olive brown Silty CLAY, trace fine- to coarse-grained Sand, medium soft (very moist)	No odor or discoloration
26								
28								
30								
32							Boring Terminated @ 30'	
34							Groundwater Encountered @ 30'	
36								
38								
40								
42								
44								
46								
48								
50								

Appendix C:

Permits

City of Los Angeles
Dept. of Public Works
Bureau of Engineering
78-3.652 (R9-89)

APPLICATION / PERMIT FOR EXCAVATION

IN OR ADJACENT TO PUBLIC STREETS
UNDER CHAPTER 6, ARTICLE 2, LOS ANGELES MUNICIPAL CODE

THIS PERMIT IS NOT VALID UNLESS REGISTER VALIDATED OR RECEIPT SHOWN

JOB ADDRESS: Fountain Ave. and Vine St.			
PROPERTY OWNER/CONTRACTOR/AGENT FOR: All Environmental Inc.			
ADDRESS: 2500 Camino diablo, suite 100			
CITY: Walnut Creek			
STATE: CA		ZIP CODE: 94597	
TELEPHONE: 925 944-2899			
PURPOSE OF EXCAVATION: Soilboring			
WORK ORDER NO.	LIAB. INS. C.A. NO. 1201727	INSURANCE EXPIRES 2006-11-02 00:00:00	
"A" PERMIT NO.	SURETY BOND C.A. NO.	MISC. RECEIPT NO. 64050	
WAIVER REC. NO.	MISC. CASH BOND NO. 27553		

RECEIPT NO.

DEPARTMENT OF PUBLIC WORKS
BUREAU OF ENGINEERING
FOR INFORMATION
213 [illegible] 5080
24 HRS NOTICE
BEFORE NOON

NOTICE TO PERMITTEE

PERMIT MUST BE ON JOB AT ALL TIMES.
THIS PERMIT EXPIRES 6 MONTHS FROM ISSUANCE UNLESS WORK HAS COMMENCED. (LAMC 62.02)
KEEP SIDEWALKS AND GUTTERS CLEAR.

INSPECTION IS REQUIRED

I hereby agree to observe all requirements of the Municipal Code of the City of Los Angeles, all amendments thereto, and any special requirements made part of this permit.

X Rodolfo Mora

PRINT NAME Rodolfo Mora

All Environmental Inc.

START NOTICE
Section 4216/4217 of the Government Code requires a DigAlert Identification Number be issued before a "Permit to Excavate" will be valid. For your DigAlert I.D. Number Call Underground Service Alert TOLL FREE 1-800-227-2600 Two working days before you dig.

	UNITS	RATE	SUBTOTAL
E-Permit	1	$330.00	$330.00
A-Permit			
Revocable Permit			
Special Inspection	6	$57.50	$345.00
Plan Check			
Tie-Back (Less than 20 ft. below street surface)			
Tie Back (20 ft. or more below street surface)			
SDRF FEE			
OTHER FEE			
2% SURCHARGE			$13.50
7% SURCHARGE			$47.25
TOTAL			$735.75

BY Mayra Arellano
DATE 05/10/2006
BUREAU OF ENGINEERING

JOB ADDRESS
Fountain Ave. and Vine St.

STREETS AFFECTED

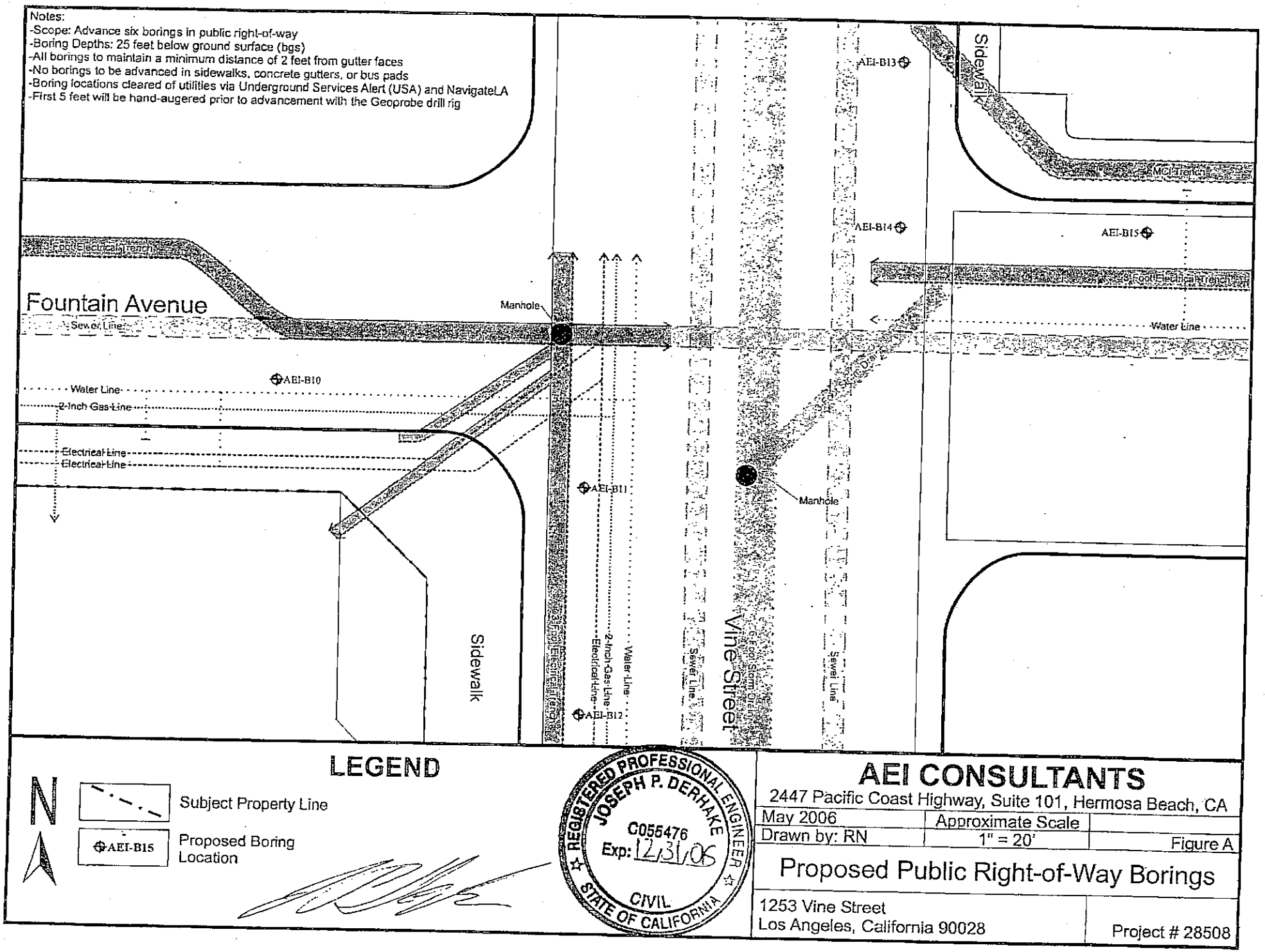
SPECIAL DEPOSIT PERMIT NO.
E-0650-0076

GENERAL CONDITIONS:

WORK IN PUBLIC RIGHT OF WAY IS ALLOWED ONLY BETWEEN THE HOURS OF 9:00 A.M. AND 3:30 P.M.

PERMITTEE SHALL STOP WORK AND CONTACT THE PERMITTING AGENCY PRIOR TO CUTTING OR EXCAVATING ANY DECORATIVE SIDEWALK, PAVEMENT, OR CROSSWALK.

ANY DAMAGE TO DECORATIVE SIDEWALK, PAVEMENT, OR CROSSWALK MUST BE REPAIRED IN KIND OR RECONSTRUCTED IN KIND BY THE PERMITTEE, AS DIRECTED BY THE PERMITTING AGENCY, IN A MANNER


Notes:
-Scope: Advance six borings in public right-of-way
-Boring Depths: 25 feet below ground surface (bgs)
-All borings to maintain a minimum distance of 2 feet from gutter faces
-No borings to be advanced in sidewalks, concrete gutters, or bus pads
-Boring locations cleared of utilities via Underground Services Alert (USA) and NavigateLA
-First 5 feet will be hand-augered prior to advancement with the Geoprobe drill rig
Fountain Avenue
Vine Street
Sidewalk
Sewer Line
Manhole
Water Line
2-Inch Gas Line
Electrical Line
Electrical Line
AEI-B10
AEI-B11
AEI-B12
AEI-B13
AEI-B14
AEI-B15
MCI Trench
Foot Electrical Trench
Foot Storm Drain
LEGEND
N
Subject Property Line
AEI-B15
Proposed Boring Location
REGISTERED PROFESSIONAL ENGINEER
JOSEPH P. DERHAKE
C055476
Exp: 12/31/06
CIVIL
STATE OF CALIFORNIA
AEI CONSULTANTS
2447 Pacific Coast Highway, Suite 101, Hermosa Beach, CA
May 2006
Approximate Scale
Drawn by: RN
1" = 20'
Figure A
Proposed Public Right-of-Way Borings
1253 Vine Street
Los Angeles, California 90028
Project # 28508

Appendix D:

Health and Safety Plan

HEALTH AND SAFETY PLAN

Prepared for:

Phase III Subsurface Investigation
at
Fountain-Vine Plaza
1253 North Vine Street
Los Angeles, California 90028

A. INTRODUCTION

This Health and Safety Plan is written for the Phase III Subsurface Investigation being conducted at 1253 North Vine Street in the City of Los Angeles, California. All job site personnel will follow CAL OSHA safe operating practices as outlined in 29 CFR 1910 and 1926, as well as established guidelines set forth by AEI or their respective companies.

B. WORK DESCRIPTION

Site Manager:	Rodolfo Nadres 310-617-8948
Project Safety Manager:	Joseph Derhake 310-798-4255
Address:	Fountain-Vine Plaza 1253 North Vine Street Los Angeles, California 90028

All of the samples collected will be analyzed by a state certified laboratory, and the entire project will be performed under the responsible charge of a registered professional civil engineer.

C. SITE/WASTE CHARACTERISTICS

Hazard Level:	Serious: Low: XXX Moderate: Unknown:
Waste Type:	Solid: XXX Sludge: Liquid: Gas: XXX
Hazard Characteristics:	Toxic

D. HAZARD EVALUATION

Potential hazards include skin and eye contact or inhalation exposure to potentially toxic concentrations of hazardous chemicals. The potential toxic compounds that may exist at the site are listed below with descriptions of specific health effects of each. The list includes the primary potential toxic constituents that may be found at sites previously handling dry cleaning solvents and petroleum hydrocarbons.

1. Tetrachloroethylene (PCE)
   a. Colorless liquid with a mild, chloroform-like odor.
   b. Toxic hazard by **inhalation, adsorption, ingestion** and **skin and/or eye contact.**
   c. Exposure may irritate eyes, nose, throat; create nausea, dizziness, flush face and neck; ingestion may cause liver damage; carcinogenic*
   d. Permissible exposure level (PEL) for a time-weighted average (TWA) over an eight-hour period is 25.0 ppm.

2. Trichloroethylene (TCE)
   a. Colorless liquid with a sweet, chloroform-like odor.
   b. Toxic hazard by **inhalation, adsorption, ingestion** and **skin and/or eye contact.**
   c. Exposure may irritate nose and eyes and may cause depression of the Central Nervous System; carcinogenic*.
   d. Permissible exposure level (PEL) for a time-weighted average (TWA) over an eight-hour period is 10.0 ppm.

3. Cis-1,2 Dichloroethene (Cis-1,2-DCE)
   a. Colorless liquid with a chloroform-like odor.
   b. Toxic hazard by **inhalation, adsorption, ingestion** and **skin and/or eye contact.**
   c. Exposure may irritate nose and eyes and may cause depression of the Central Nervous System; carcinogenic*.
   d. Permissible exposure level (PEL) for a time-weighted average (TWA) over an eight-hour period is 10.0 ppm.

4. Trans-1,2 Dichloroethene
   a. Colorless liquid with a chloroform-like odor.
   b. Toxic hazard by **inhalation, adsorption, ingestion** and **skin and/or eye contact.**
   c. Exposure may irritate nose and eyes and may cause depression of the Central Nervous System; carcinogenic*.
   d. Permissible exposure level (PEL) for a time-weighted average (TWA) over an eight-hour period is 10.0 ppm.

5. Benzene
   a. Colorless to light yellow, flammable liquid with an aromatic odor.
   b. Toxic hazard by **inhalation, adsorption, ingestion** and **skin and/or eye contact.**
   c. Exposure may irritate eyes, nose and respiratory system and may cause acute restlessness, convulsions, nausea, or depression. Benzene is carcinogenic.*
   d. Permissible exposure level (PEL) for a time weighted average (TWA) over an eight hour period is 1.0 ppm.

6. Toluene
   a. Colorless liquid with a sweet, pungent, benzene like odor.
   b. Toxic hazard by **inhalation, adsorption, ingestion** and **skin and/or eye contact**.
   c. Exposure may cause fatigue, weakness, confusion, euphoria, dizziness, headaches, dilated pupils, lacrimation, nervousness, insomnia, paresthesia, and dermatitis.
   d. Permissible exposure level for a time-weighted average over an eight-hour period is 100 ppm.

7. Xylene
   a. Colorless liquid with an aromatic odor.
   b. Toxic hazard by **inhalation, adsorption, ingestion** and **skin and/or eye contact**.
   c. Exposure may irritate eyes nose and throat and may cause dizziness, excitement, drowsiness, incoordination, corneal vacuolization, anorexia, nausea, vomiting, and dermatitis.
   d. Permissible exposure level for a time-weighted average over an eight-hour period is 100 ppm.

8. Ethylbenzene
   a. Colorless liquid with an aromatic odor.
   b. Toxic hazard by **inhalation, ingestion**, and **skin and/or eye contact**. Ethylbenzene is carcinogenic.*
   c. Exposure may irritate eyes and mucous membrane and may cause headaches, dermatitis, narcosis and loss of consciousness.
   d. Permissible exposure level for a time-weighted average over an eight-hour period is 100 ppm.

9. Lead
   a. A heavy ductile soft gray metal.
   b. Toxic hazard by **inhalation, ingestion**, and **skin and/or eye contact**.
   c. Exposure may cause weakness, nausea, lassitude, diarrhea, insomnia, anorexia, inflamed mucous membranes and abdominal pains. Lead is carcinogenic.*
   d. Permissible exposure level for a time-weighted average over an eight-hour period is 0.05 ppb (in vapor).

10. Gasoline
   a. Colorless liquid with a strong aromatic odor. Highly volatile and extremely flammable.
   b. Toxic hazard by **inhalation, adsorption, ingestion** and **skin and/or eye contact**.
   c. Inhalation of vapors can cause depression of the central nervous system with symptoms such as headache, dizziness, nausea and loss of coordination. Skin contact can cause defatting of the skin, skin irritation and dermatitis. Benzene is a major constituent of gasoline.
   d. Permissible exposure level for a time-weighted average over an eight-hour period is 300 ppm.

11. MTBE

a. Colorless liquids with aromatic odor
b. Toxic hazard by **inhalation, absorption, ingestion** and **skin and/or eye contact.**
c. Exposure may irritate eyes, nose and respiratory system and may cause acute restlessness, convulsions, nausea, or depression. MTBE is carcinogenic.*
d. Permissible exposure level (PEL) for a time weighted average (TWA) over an eight hour period is 1.0 ppm.

All of the chemical hazards discussed above are primarily inhalation hazards. Work exposure will be monitored by the air-monitoring program, as discussed in Section F.

*** Known to the State of California to cause cancer.**

E. PERSONAL PROTECTIVE CLOTHING

Based on evaluation of potential hazards, level "D" protective clothing has been designated as the appropriate protection for this project. The level of protective clothing will be upgraded if the organic vapor levels in the operator's breathing zone exceed 5 ppm above background levels continuously for more than five minutes, or if any single reading exceeds 25 ppm. If this occurs then level C protection will be used. If the organic concentration in the operator's breathing zone exceeds 200 ppm for 5 minutes and/or the organic vapor concentration two feet above the excavation exceeds 1,000 ppm or 10% of the lower explosive limit, then the equipment will be shut down and the site evacuated. If organic vapor concentrations exceed 200 ppm and work continues then level B protection will be required.

"EPA Standard Operating Safety Guidelines" defines the levels of protective clothing as follows:

LEVEL A:
Fully encapsulating suit / SCBA / Hard hat / Steel toe boots / Safety gloves.

LEVEL B:
Splash resistant suit / SCBA / Hard Hat / Steel toe boots / Safety gloves.

LEVEL C:
Half face respirator / Hard hat / Safety glasses / Steel toe boots / Coveralls / Gloves.

LEVEL D:
Coveralls / Hardhat / Safety Glasses / Steel toe boots / Gloves.

If air-purifying respirators are authorized, organic vapor w-filter is the appropriate canister for use with the involved substances and concentrations. A competent individual has determined that all criteria for using this type of respiratory protection have been met.

NO CHANGES TO THE SPECIFIED LEVELS OF PROTECTION SHALL BE MADE WITHOUT THE APPROVAL OF THE COMPANY SAFETY OFFICER, J.P. DERHAKE.

A FIRST AID KIT AND A 40 POUND BC FIRE EXTINGUISHER WILL BE AVAILABLE ON SITE.

EMERGENCY SERVICES ARE AVAILABLE BY DIALING **911** ON THE TELEPHONE LOCATED IN THE SITE MANAGER'S VEHICLE. THIS VEHICLE WILL BE ON SITE AT ALL TIMES.

F. MONITORING INSTRUMENTS

A photoionization detector will be used to monitor ambient air contaminant concentration. The photoionization detector will be calibrated prior to the start of on-site activities by trained personnel. Readings will be taken at the discretion of the Site Manager based on on-site observations.

G. WORKER SAFETY

There will be a 3-foot boundary surrounding the work area. The area within this boundary is considered an exclusion zone and only qualified personnel will be allowed to enter. All personnel arriving or departing the site should log in before entering the exclusion zone. All activities on site must be cleared through the Site Manager. Rodolfo Nadres has been designated to coordinate access control and security on site. Joseph Derhake is the designated Project Safety Officer. All work will strictly follow OSHA guidelines. In the event of an emergency, the Site Manager must be notified. All emergency activities will be coordinated through the Project Safety Manager and local emergency personnel. Any injury must be promptly reported to arrange proper medical care.

H. EMERGENCY INSTRUCTIONS

In the event of an emergency, all on-site activities shall cease. If practical, all on-site equipment shall be shut down. All personnel are required to immediately report to the site manager for instructions. If complete site evacuation is necessary, all personnel shall meet at the reconnoiter spot, identified as the **NORTHWEST CORNER OF THE SUBJECT PROPERTY PARKING LOT**. If necessary, local authorities and medical response agencies shall be notified. Work will commence again at the discretion of the Project Safety Manager and/or local authorities.

I. EMERGENCY HOSPITAL

The closest hospital with an emergency room is:

Hollywood Community Hospital
6245 De Longpre Avenue
Los Angeles, California 90028
Phone: 323-462-2271

Distance: 0.2 miles **Approximate Travel Time:** 1 min

1. Start at **1253 VINE ST, LOS ANGELES** going toward **FOUNTAIN AVE** - go **0.2** mi
2. Turn Right on **DE LONGPRE AVE** - go **0.1** mi
3. Arrive at **HOLLYWOOD COMMUNITY HOSPITAL**

Appendix E:

Summary of Borings, Sampling Schedule, and Laboratory Analyses

Summary of Borings, Sampling Schedule, and Laboratory Analyses

Boring Identification	Boring Location	Rationale	Terminal Depth (feet bgs)	Matrix	Depths Sampled (feet bgs)	Target Contaminants
AEI-B10	On-Site, Vicinity of Previous Borings AEI-B3 and AEI-B4	Characterize Lateral and Vertical Extent of PCE-Impacted Soil and Lateral Extent of PCE-Impacted Groundwater	30	Soil	5, 10, 15, 20, 25	VOCS
				Groundwater	30	VOCS
AEI-B11	On-Site, Southeast Quadrant to the North of Building	Characterize Lateral and Vertical Extent of PCE-Impacted Soil and Lateral Extent of PCE-Impacted Groundwater	30	Soil	5, 10, 15, 20, 25, 30	VOCS
				Groundwater	30	VOCS
AEI-B12	On-Site, Between Former Gasoline Station and Former Dry Cleaners	Characterize Lateral and Vertical Extent of PCE-Impacted Soil and Lateral Extent of PCE-Impacted Groundwater	30	Soil	5, 10, 15, 20, 25	VOCS
				Groundwater	30	VOCS
AEI-B13	On-Site, West of Boring AEI-B11	Characterize Lateral and Vertical Extent of PCE-Impacted Soil and Lateral Extent of PCE-Impacted Groundwater	30	Soil	5, 10, 15, 20, 25	VOCS
				Groundwater	30	VOCS
AEI-B14	Off-Site, Eastbound Land of Fountain Avenue and West of Vine Street	Characterize Lateral Extent of PCE-Impacted Groundwater and Assess the Potential for Off-Site Sources of PCE-Impacted Groundwater	30	Soil	10, 15, 20, 25	VOCS
				Groundwater	30	VOCS
AEI-B15	Off-Site, Westernmost Southbound Lane of Fountain Avenue South of Southern Vine Street Crosswalk	Characterize Lateral Extent of PCE-Impacted Groundwater and Assess the Potential for Off-Site Sources of PCE-Impacted Groundwater	30	Soil	10, 15, 20, 25	VOCS
				Groundwater	30	VOCS
AEI-B16	Off-Site, South of Boring AEI-B16 and East of Subject Property Building	Characterize Lateral Extent of PCE-Impacted Groundwater and Assess the Potential for Off-Site Sources of PCE-Impacted Groundwater	30	Soil	15, 20, 25	VOCS
				Groundwater	30	VOCS
AEI-B17	Off-Site, Westbound Lane of Fountain Avenue South of Paragon Cleaners	Characterize Lateral Extent of PCE-Impacted Groundwater and Assess the Potential for Off-Site Sources of PCE-Impacted Groundwater	30	Soil	15, 20, 25	VOCS
				Groundwater	30	VOCS
AEI-B18	Off-Site, Easternmost Northbound Lane of Vine Street North of Northern Vine Street Crosswalk	Characterize Lateral Extent of PCE-Impacted Groundwater and Assess the Potential for Off-Site Sources of PCE-Impacted Groundwater	37	Soil	10, 15, 20, 25	VOCS
				Groundwater	28, 31, 37	VOCS
AEI-B19	Off-Site, North of Boring AEI-B18 and West of Paragon Cleaners Building	Characterize Lateral Extent of PCE-Impacted Groundwater and Assess the Potential for Off-Site Sources of PCE-Impacted Groundwater	30	Soil	10, 15, 20, 25	VOCS
				Groundwater	30	VOCS

Notes:

bgs = below ground surface

VOCs = volatile organic compounds via Environmental Protection Agency (EPA) Method 8260B

Appendix F:

Laboratory Reports

Alpha Scientific Corporation
Environmental Laboratories

05-30-2006

Mr. Rodolfo Nadres
AEI Consultants
2447 Pacific Coast Hwy., Suite 101
Hermosa Beach, CA 90254

Project: 28508/Fountain Vine
Project Site: 1253 Vine Street, Los Angeles
Sample Date: 05-22-2006
Lab Job No.: AI605170

Dear Mr. Nadres:

Enclosed please find the analytical report for the sample(s) received by Alpha Scientific Corporation on 05-24-2006 and analyzed by the following EPA methods:

EPA 8260B (VOCs & Oxygenates by GC/MS)

All analyses have met the QA/QC criteria of this laboratory.

The sample(s) arrived in good conditions (i.e., chilled, intact) and with a chain of custody record attached.

Alpha Scientific Corporation is a CA DHS certified laboratory (Certificate Number 2633). Thank you for giving us the opportunity to serve you. Please feel free to call me at (562) 809-8880 if our laboratory can be of further service to you.

Sincerely,

Roger Wang, Ph. D.
Laboratory Director

Enclosures

This cover letter is an integral part of this analytical report.

Client: AEI Consultants
Project: 28508/Fountain Vine

Lab Job No.: AI605170
Matrix: Soil

Date Reported: 05-30-2006
Date Sampled: 05-22-2006

EPA 8260B (VOCs by GC/MS, Page 1 of 2) Reporting Unit: µg/kg(ppb)

DATE ANALYZED		05-25	05-25-06	05-25-06	05-25-06	05-25-06	05-25-06
PREP. MEHTOD		5035	5035	5035	5035	5035	5035
DILUTION FACTOR		1	1	1	1	1	1
LAB SAMPLE I.D.			AI605170-1	AI605170-2	AI605170-3	AI605170-4	AI605170-5
CLIENT SAMPLE I.D.			AEI-B10-5'	AEI-B10-10'	AEI-B10-15'	AEI-B10-20'	AEI-B10-25'
COMPOUND	MDL	MB					
Dichlorodifluoromethane	5	ND	ND	ND	ND	ND	ND
Chloromethane	5	ND	ND	ND	ND	ND	ND
Vinyl Chloride	5	ND	ND	ND	ND	ND	ND
Bromomethane	5	ND	ND	ND	ND	ND	ND
Chloroethane	5	ND	ND	ND	ND	ND	ND
Trichlorofluoromethane	5	ND	ND	ND	ND	ND	ND
1,1-Dichloroethene	5	ND	ND	ND	ND	ND	ND
Iodomethane	5	ND	ND	ND	ND	ND	ND
Methylene Chloride	5	ND	ND	ND	ND	ND	ND
trans-1,2-Dichloroethene	5	ND	ND	ND	ND	ND	ND
1,1-Dichloroethane	5	ND	ND	ND	ND	ND	ND
2,2-Dichloropropane	5	ND	ND	ND	ND	ND	ND
cis-1,2-Dichloroethene	5	ND	ND	ND	ND	ND	ND
Bromochloromethane	5	ND	ND	ND	ND	ND	ND
Chloroform	5	ND	ND	ND	ND	ND	ND
1,2-Dichloroethane	5	ND	ND	ND	ND	ND	ND
1,1,1-Trichloroethane	5	ND	ND	ND	ND	ND	ND
Carbon tetrachloride	5	ND	ND	ND	ND	ND	ND
1,1-Dichloropropene	5	ND	ND	ND	ND	ND	ND
Benzene	2	ND	ND	ND	ND	ND	ND
Trichloroethene	5	ND	ND	ND	ND	ND	ND
1,2-Dichloropropane	5	ND	ND	ND	ND	ND	ND
Bromodichloromethane	5	ND	ND	ND	ND	ND	ND
Dibromomethane	5	ND	ND	ND	ND	ND	ND
Trans-1,3-Dichloropropene	5	ND	ND	ND	ND	ND	ND
cis-1,3-Dichloropropene	5	ND	ND	ND	ND	ND	ND
1,1,2-Trichloroethane	5	ND	ND	ND	ND	ND	ND
1,3-Dichloropropane	5	ND	ND	ND	ND	ND	ND
Dibromochloromethane	5	ND	ND	ND	ND	ND	ND
2-Chloroethylvinyl ether	5	ND	ND	ND	ND	ND	ND
Bromoform	5	ND	ND	ND	ND	ND	ND
Isopropylbenzene	5	ND	ND	ND	ND	ND	ND
Bromobenzene	5	ND	ND	ND	ND	ND	ND

Client: AEI Consultants | Lab Job No.: AI605170 | Date Reported: 05-30-2006
Project: 28508/Fountain Vine | Matrix: Soil | Date Sampled: 05-22-2006

EPA 8260B (VOCs by GC/MS, Page 2 of 2) Reporting Unit: ppb

COMPOUND	MDL	MB	AEI-B10-5'	AEI-B10-10'	AEI-B10-15'	AEI-B10-20'	AEI-B10-25'
Toluene	2	ND	ND	ND	ND	ND	ND
Tetrachloroethene	4	ND	5.0	ND	6.7	8.6	11.3
1,2-Dibromoethane(EDB)	5	ND	ND	ND	ND	ND	ND
Chlorobenzene	5	ND	ND	ND	ND	ND	ND
1,1,1,2-Tetrachloroethane	5	ND	ND	ND	ND	ND	ND
Ethylbenzene	2	ND	ND	ND	ND	ND	ND
Total Xylenes	4	ND	ND	ND	ND	ND	ND
Styrene	5	ND	ND	ND	ND	ND	ND
1,1,2,2-Tetrachloroethane	5	ND	ND	ND	ND	ND	ND
1,2,3-Trichloropropane	5	ND	ND	ND	ND	ND	ND
n-Propylbenzene	5	ND	ND	ND	ND	ND	ND
2-Chlorotoluene	5	ND	ND	ND	ND	ND	ND
4-Chlorotoluene	5	ND	ND	ND	ND	ND	ND
1,3,5-Trimethylbenzene	5	ND	ND	ND	ND	ND	ND
tert-Butylbenzene	5	ND	ND	ND	ND	ND	ND
1,2,4-Trimethylbenzene	5	ND	ND	ND	ND	ND	ND
Sec-Butylbenzene	5	ND	ND	ND	ND	ND	ND
1,3-Dichlorobenzene	5	ND	ND	ND	ND	ND	ND
p-Isopropyltoluene	5	ND	ND	ND	ND	ND	ND
1,4-Dichlorobenzene	5	ND	ND	ND	ND	ND	ND
1,2-Dichlorobenzene	5	ND	ND	ND	ND	ND	ND
n-Butylbenzene	5	ND	ND	ND	ND	ND	ND
1,2,4-Trichlorobenzene	5	ND	ND	ND	ND	ND	ND
1,2-Dibromo-3-Chloropropane	5	ND	ND	ND	ND	ND	ND
Hexachlorobutadiene	5	ND	ND	ND	ND	ND	ND
Naphthalene	5	ND	ND	ND	ND	ND	ND
1,2,3-Trichlorobenzene	5	ND	ND	ND	ND	ND	ND
Acetone	50	ND	ND	ND	ND	ND	ND
2-Butanone (MEK)	50	ND	ND	ND	ND	ND	ND
Carbon disulfide	50	ND	ND	ND	ND	ND	ND
4-Methyl-2-pentanone (MIBK)	50	ND	ND	ND	ND	ND	ND
2-Hexanone	50	ND	ND	ND	ND	ND	ND
MTBE	5	ND	ND	ND	ND	ND	ND
ETBE	5	ND	ND	ND	ND	ND	ND
DIPE	5	ND	ND	ND	ND	ND	ND
TAME	5	ND	ND	ND	ND	ND	ND
TBA	50	ND	ND	ND	ND	ND	ND

* Obtained from a higher dilution analysis.
MB=Method Blank; MDL=Method Detection Limit; ND=Not Detected (below DF × MDL).

Client: AEI Consultants
Project: 28508/Fountain Vine

Lab Job No.: AI605170
Matrix: Soil

Date Reported: 05-30-2006
Date Sampled: 05-22-2006

EPA 8260B (VOCs by GC/MS, Page 1 of 2) Reporting Unit: µg/kg(ppb)

DATE ANALYZED		05-25	05-25-06	05-25-06	05-25-06	05-25-06	05-25-06
PREP. MEHTOD		5035	5035	5035	5035	5035	5035
DILUTION FACTOR		1	1	1	1	1	1
LAB SAMPLE I.D.			AI605170-6	AI605170-7	AI605170-8	AI605170-9	AI605170-10
CLIENT SAMPLE I.D.			AEI-B11-5'	AEI-B11-10'	AEI-B11-15'	AEI-B11-20'	AEI-B11-25'
COMPOUND	MDL	MB					
Dichlorodifluoromethane	5	ND	ND	ND	ND	ND	ND
Chloromethane	5	ND	ND	ND	ND	ND	ND
Vinyl Chloride	5	ND	ND	ND	ND	ND	ND
Bromomethane	5	ND	ND	ND	ND	ND	ND
Chloroethane	5	ND	ND	ND	ND	ND	ND
Trichlorofluoromethane	5	ND	ND	ND	ND	ND	ND
1,1-Dichloroethene	5	ND	ND	ND	ND	ND	ND
Iodomethane	5	ND	ND	ND	ND	ND	ND
Methylene Chloride	5	ND	ND	ND	ND	ND	ND
trans-1,2-Dichloroethene	5	ND	ND	ND	ND	ND	ND
1,1-Dichloroethane	5	ND	ND	ND	ND	ND	ND
2,2-Dichloropropane	5	ND	ND	ND	ND	ND	ND
cis-1,2-Dichloroethene	5	ND	ND	ND	ND	ND	ND
Bromochloromethane	5	ND	ND	ND	ND	ND	ND
Chloroform	5	ND	ND	ND	ND	ND	ND
1,2-Dichloroethane	5	ND	ND	ND	ND	ND	ND
1,1,1-Trichloroethane	5	ND	ND	ND	ND	ND	ND
Carbon tetrachloride	5	ND	ND	ND	ND	ND	ND
1,1-Dichloropropene	5	ND	ND	ND	ND	ND	ND
Benzene	2	ND	ND	ND	ND	ND	ND
Trichloroethene	5	ND	ND	ND	ND	ND	ND
1,2-Dichloropropane	5	ND	ND	ND	ND	ND	ND
Bromodichloromethane	5	ND	ND	ND	ND	ND	ND
Dibromomethane	5	ND	ND	ND	ND	ND	ND
Trans-1,3-Dichloropropene	5	ND	ND	ND	ND	ND	ND
cis-1,3-Dichloropropene	5	ND	ND	ND	ND	ND	ND
1,1,2-Trichloroethane	5	ND	ND	ND	ND	ND	ND
1,3-Dichloropropane	5	ND	ND	ND	ND	ND	ND
Dibromochloromethane	5	ND	ND	ND	ND	ND	ND
2-Chloroethylvinyl ether	5	ND	ND	ND	ND	ND	ND
Bromoform	5	ND	ND	ND	ND	ND	ND
Isopropylbenzene	5	ND	ND	ND	ND	ND	ND
Bromobenzene	5	ND	ND	ND	ND	ND	ND

Client: AEI Consultants | Lab Job No.: AI605170 | Date Reported: 05-30-2006
Project: 28508/Fountain Vine | Matrix: Soil | Date Sampled: 05-22-2006

EPA 8260B (VOCs by GC/MS, Page 2 of 2) Reporting Unit: ppb

COMPOUND	MDL	MB	AEI-B11-5'	AEI-B11-10'	AEI-B11-15'	AEI-B11-20'	AEI-B11-25'
Toluene	2	ND	ND	ND	ND	ND	ND
Tetrachloroethene	4	ND	4.1	ND	12.5	8.0	22.4
1,2-Dibromoethane(EDB)	5	ND	ND	ND	ND	ND	ND
Chlorobenzene	5	ND	ND	ND	ND	ND	ND
1,1,1,2-Tetrachloroethane	5	ND	ND	ND	ND	ND	ND
Ethylbenzene	2	ND	ND	ND	ND	ND	ND
Total Xylenes	4	ND	ND	ND	ND	ND	ND
Styrene	5	ND	ND	ND	ND	ND	ND
1,1,2,2-Tetrachloroethane	5	ND	ND	ND	ND	ND	ND
1,2,3-Trichloropropane	5	ND	ND	ND	ND	ND	ND
n-Propylbenzene	5	ND	ND	ND	ND	ND	ND
2-Chlorotoluene	5	ND	ND	ND	ND	ND	ND
4-Chlorotoluene	5	ND	ND	ND	ND	ND	ND
1,3,5-Trimethylbenzene	5	ND	ND	ND	ND	ND	ND
tert-Butylbenzene	5	ND	ND	ND	ND	ND	ND
1,2,4-Trimethylbenzene	5	ND	ND	ND	ND	ND	ND
Sec-Butylbenzene	5	ND	ND	ND	ND	ND	ND
1,3-Dichlorobenzene	5	ND	ND	ND	ND	ND	ND
p-Isopropyltoluene	5	ND	ND	ND	ND	ND	ND
1,4-Dichlorobenzene	5	ND	ND	ND	ND	ND	ND
1,2-Dichlorobenzene	5	ND	ND	ND	ND	ND	ND
n-Butylbenzene	5	ND	ND	ND	ND	ND	ND
1,2,4-Trichlorobenzene	5	ND	ND	ND	ND	ND	ND
1,2-Dibromo-3-Chloropropane	5	ND	ND	ND	ND	ND	ND
Hexachlorobutadiene	5	ND	ND	ND	ND	ND	ND
Naphthalene	5	ND	ND	ND	ND	ND	ND
1,2,3-Trichlorobenzene	5	ND	ND	ND	ND	ND	ND
Acetone	50	ND	ND	ND	ND	ND	ND
2-Butanone (MEK)	50	ND	ND	ND	ND	ND	ND
Carbon disulfide	50	ND	ND	ND	ND	ND	ND
4-Methyl-2-pentanone (MIBK)	50	ND	ND	ND	ND	ND	ND
2-Hexanone	50	ND	ND	ND	ND	ND	ND
MTBE	5	ND	ND	ND	ND	ND	ND
ETBE	5	ND	ND	ND	ND	ND	ND
DIPE	5	ND	ND	ND	ND	ND	ND
TAME	5	ND	ND	ND	ND	ND	ND
TBA	50	ND	ND	ND	ND	ND	ND

* Obtained from a higher dilution analysis.
MB=Method Blank; MDL=Method Detection Limit; ND=Not Detected (below DF × MDL).

Client: AEI Consultants
Project: 28508/Fountain Vine

Lab Job No.: AI605170
Matrix: Soil

Date Reported: 05-30-2006
Date Sampled: 05-22-2006

EPA 8260B (VOCs by GC/MS, Page 1 of 2) Reporting Unit: µg/kg(ppb)

DATE ANALYZED		05-25	05-25-06	05-25-06	05-25-06	05-25-06	05-25-06
PREP. MEHTOD		5035	5035	5035	5035	5035	5035
DILUTION FACTOR		1	1	1	1	1	1
LAB SAMPLE I.D.			AI605170-11	AI605170-12	AI605170-13	AI605170-14	AI605170-15
CLIENT SAMPLE I.D.			AEI-B12-5'	AEI-B12-10'	AEI-B12-15'	AEI-B12-20'	AEI-B12-25'
COMPOUND	MDL	MB					
Dichlorodifluoromethane	5	ND	ND	ND	ND	ND	ND
Chloromethane	5	ND	ND	ND	ND	ND	ND
Vinyl Chloride	5	ND	ND	ND	ND	ND	ND
Bromomethane	5	ND	ND	ND	ND	ND	ND
Chloroethane	5	ND	ND	ND	ND	ND	ND
Trichlorofluoromethane	5	ND	ND	ND	ND	ND	ND
1,1-Dichloroethene	5	ND	ND	ND	ND	ND	ND
Iodomethane	5	ND	ND	ND	ND	ND	ND
Methylene Chloride	5	ND	ND	ND	ND	ND	ND
trans-1,2-Dichloroethene	5	ND	ND	ND	ND	ND	ND
1,1-Dichloroethane	5	ND	ND	ND	ND	ND	ND
2,2-Dichloropropane	5	ND	ND	ND	ND	ND	ND
cis-1,2-Dichloroethene	5	ND	ND	ND	ND	ND	ND
Bromochloromethane	5	ND	ND	ND	ND	ND	ND
Chloroform	5	ND	ND	ND	ND	ND	ND
1,2-Dichloroethane	5	ND	ND	ND	ND	ND	ND
1,1,1-Trichloroethane	5	ND	ND	ND	ND	ND	ND
Carbon tetrachloride	5	ND	ND	ND	ND	ND	ND
1,1-Dichloropropene	5	ND	ND	ND	ND	ND	ND
Benzene	2	ND	ND	ND	ND	ND	ND
Trichloroethene	5	ND	ND	ND	ND	ND	ND
1,2-Dichloropropane	5	ND	ND	ND	ND	ND	ND
Bromodichloromethane	5	ND	ND	ND	ND	ND	ND
Dibromomethane	5	ND	ND	ND	ND	ND	ND
Trans-1,3-Dichloropropene	5	ND	ND	ND	ND	ND	ND
cis-1,3-Dichloropropene	5	ND	ND	ND	ND	ND	ND
1,1,2-Trichloroethane	5	ND	ND	ND	ND	ND	ND
1,3-Dichloropropane	5	ND	ND	ND	ND	ND	ND
Dibromochloromethane	5	ND	ND	ND	ND	ND	ND
2-Chloroethylvinyl ether	5	ND	ND	ND	ND	ND	ND
Bromoform	5	ND	ND	ND	ND	ND	ND
Isopropylbenzene	5	ND	ND	ND	ND	ND	ND
Bromobenzene	5	ND	ND	ND	ND	ND	ND

Client: AEI Consultants
Project: 28508/Fountain Vine

Lab Job No.: AI605170
Matrix: Soil

Date Reported: 05-30-2006
Date Sampled: 05-22-2006

EPA 8260B (VOCs by GC/MS, Page 2 of 2) Reporting Unit: ppb

COMPOUND	MDL	MB	AEI-B12-5'	AEI-B12-10'	AEI-B12-15'	AEI-B12-20'	AEI-B12-25'
Toluene	2	ND	ND	ND	ND	ND	ND
Tetrachloroethene	4	ND	ND	ND	ND	ND	ND
1,2-Dibromoethane(EDB)	5	ND	ND	ND	ND	ND	ND
Chlorobenzene	5	ND	ND	ND	ND	ND	ND
1,1,1,2-Tetrachloroethane	5	ND	ND	ND	ND	ND	ND
Ethylbenzene	2	ND	ND	ND	ND	ND	ND
Total Xylenes	4	ND	ND	ND	ND	ND	ND
Styrene	5	ND	ND	ND	ND	ND	ND
1,1,2,2-Tetrachloroethane	5	ND	ND	ND	ND	ND	ND
1,2,3-Trichloropropane	5	ND	ND	ND	ND	ND	ND
n-Propylbenzene	5	ND	ND	ND	ND	ND	ND
2-Chlorotoluene	5	ND	ND	ND	ND	ND	ND
4-Chlorotoluene	5	ND	ND	ND	ND	ND	ND
1,3,5-Trimethylbenzene	5	ND	ND	ND	ND	ND	ND
tert-Butylbenzene	5	ND	ND	ND	ND	ND	ND
1,2,4-Trimethylbenzene	5	ND	ND	ND	ND	ND	ND
Sec-Butylbenzene	5	ND	ND	ND	ND	ND	ND
1,3-Dichlorobenzene	5	ND	ND	ND	ND	ND	ND
p-Isopropyltoluene	5	ND	ND	ND	ND	ND	ND
1,4-Dichlorobenzene	5	ND	ND	ND	ND	ND	ND
1,2-Dichlorobenzene	5	ND	ND	ND	ND	ND	ND
n-Butylbenzene	5	ND	ND	ND	ND	ND	ND
1,2,4-Trichlorobenzene	5	ND	ND	ND	ND	ND	ND
1,2-Dibromo-3-Chloropropane	5	ND	ND	ND	ND	ND	ND
Hexachlorobutadiene	5	ND	ND	ND	ND	ND	ND
Naphthalene	5	ND	ND	ND	ND	ND	ND
1,2,3-Trichlorobenzene	5	ND	ND	ND	ND	ND	ND
Acetone	50	ND	ND	ND	ND	ND	ND
2-Butanone (MEK)	50	ND	ND	ND	ND	ND	ND
Carbon disulfide	50	ND	ND	ND	ND	ND	ND
4-Methyl-2-pentanone (MIBK)	50	ND	ND	ND	ND	ND	ND
2-Hexanone	50	ND	ND	ND	ND	ND	ND
MTBE	5	ND	ND	ND	ND	ND	ND
ETBE	5	ND	ND	ND	ND	ND	ND
DIPE	5	ND	ND	ND	ND	ND	ND
TAME	5	ND	ND	ND	ND	ND	ND
TBA	50	ND	ND	ND	ND	ND	ND

* Obtained from a higher dilution analysis.
MB=Method Blank; MDL=Method Detection Limit; ND=Not Detected (below DF × MDL).

Client: AEI Consultants
Project: 28508/Fountain Vine

Lab Job No.: AI605170
Matrix: Soil

Date Reported: 05-30-2006
Date Sampled: 05-22-2006

EPA 8260B (VOCs by GC/MS, Page 1 of 2) Reporting Unit: µg/kg(ppb)

DATE ANALYZED		05-25	05-25-06	05-25-06	05-25-06	05-25-06	05-25-06
PREP. MEHTOD		5035	5035	5035	5035	5035	5035
DILUTION FACTOR		1	1	1	1	1	1
LAB SAMPLE I.D.			AI605170-16	AI605170-17	AI605170-18	AI605170-19	AI605170-20
CLIENT SAMPLE I.D.			AEI-B13-5'	AEI-B13-10'	AEI-B13-15'	AEI-B13-20'	AEI-B13-25'
COMPOUND	MDL	MB					
Dichlorodifluoromethane	5	ND	ND	ND	ND	ND	ND
Chloromethane	5	ND	ND	ND	ND	ND	ND
Vinyl Chloride	5	ND	ND	ND	ND	ND	ND
Bromomethane	5	ND	ND	ND	ND	ND	ND
Chloroethane	5	ND	ND	ND	ND	ND	ND
Trichlorofluoromethane	5	ND	ND	ND	ND	ND	ND
1,1-Dichloroethene	5	ND	ND	ND	ND	ND	ND
Iodomethane	5	ND	ND	ND	ND	ND	ND
Methylene Chloride	5	ND	ND	ND	ND	ND	ND
trans-1,2-Dichloroethene	5	ND	ND	ND	ND	ND	ND
1,1-Dichloroethane	5	ND	ND	ND	ND	ND	ND
2,2-Dichloropropane	5	ND	ND	ND	ND	ND	ND
cis-1,2-Dichloroethene	5	ND	ND	ND	ND	ND	ND
Bromochloromethane	5	ND	ND	ND	ND	ND	ND
Chloroform	5	ND	ND	ND	ND	ND	ND
1,2-Dichloroethane	5	ND	ND	ND	ND	ND	ND
1,1,1-Trichloroethane	5	ND	ND	ND	ND	ND	ND
Carbon tetrachloride	5	ND	ND	ND	ND	ND	ND
1,1-Dichloropropene	5	ND	ND	ND	ND	ND	ND
Benzene	2	ND	ND	ND	ND	ND	ND
Trichloroethene	5	ND	ND	ND	ND	ND	ND
1,2-Dichloropropane	5	ND	ND	ND	ND	ND	ND
Bromodichloromethane	5	ND	ND	ND	ND	ND	ND
Dibromomethane	5	ND	ND	ND	ND	ND	ND
Trans-1,3-Dichloropropene	5	ND	ND	ND	ND	ND	ND
cis-1,3-Dichloropropene	5	ND	ND	ND	ND	ND	ND
1,1,2-Trichloroethane	5	ND	ND	ND	ND	ND	ND
1,3-Dichloropropane	5	ND	ND	ND	ND	ND	ND
Dibromochloromethane	5	ND	ND	ND	ND	ND	ND
2-Chloroethylvinyl ether	5	ND	ND	ND	ND	ND	ND
Bromoform	5	ND	ND	ND	ND	ND	ND
Isopropylbenzene	5	ND	ND	ND	ND	ND	ND
Bromobenzene	5	ND	ND	ND	ND	ND	ND

Client: AEI Consultants | Lab Job No.: AI605170 | Date Reported: 05-30-2006
Project: 28508/Fountain Vine | Matrix: Soil | Date Sampled: 05-22-2006

EPA 8260B (VOCs by GC/MS, Page 2 of 2) Reporting Unit: ppb

COMPOUND	MDL	MB	AEI-B13-5'	AEI-B13-10'	AEI-B13-15'	AEI-B13-20'	AEI-B13-25'
Toluene	2	ND	ND	ND	ND	ND	ND
Tetrachloroethene	4	ND	5.6	ND	ND	6.8	15.7
1,2-Dibromoethane(EDB)	5	ND	ND	ND	ND	ND	ND
Chlorobenzene	5	ND	ND	ND	ND	ND	ND
1,1,1,2-Tetrachloroethane	5	ND	ND	ND	ND	ND	ND
Ethylbenzene	2	ND	ND	ND	ND	ND	ND
Total Xylenes	4	ND	ND	ND	ND	ND	ND
Styrene	5	ND	ND	ND	ND	ND	ND
1,1,2,2-Tetrachloroethane	5	ND	ND	ND	ND	ND	ND
1,2,3-Trichloropropane	5	ND	ND	ND	ND	ND	ND
n-Propylbenzene	5	ND	ND	ND	ND	ND	ND
2-Chlorotoluene	5	ND	ND	ND	ND	ND	ND
4-Chlorotoluene	5	ND	ND	ND	ND	ND	ND
1,3,5-Trimethylbenzene	5	ND	ND	ND	ND	ND	ND
tert-Butylbenzene	5	ND	ND	ND	ND	ND	ND
1,2,4-Trimethylbenzene	5	ND	ND	ND	ND	ND	ND
Sec-Butylbenzene	5	ND	ND	ND	ND	ND	ND
1,3-Dichlorobenzene	5	ND	ND	ND	ND	ND	ND
p-Isopropyltoluene	5	ND	ND	ND	ND	ND	ND
1,4-Dichlorobenzene	5	ND	ND	ND	ND	ND	ND
1,2-Dichlorobenzene	5	ND	ND	ND	ND	ND	ND
n-Butylbenzene	5	ND	ND	ND	ND	ND	ND
1,2,4-Trichlorobenzene	5	ND	ND	ND	ND	ND	ND
1,2-Dibromo-3-Chloropropane	5	ND	ND	ND	ND	ND	ND
Hexachlorobutadiene	5	ND	ND	ND	ND	ND	ND
Naphthalene	5	ND	ND	ND	ND	ND	ND
1,2,3-Trichlorobenzene	5	ND	ND	ND	ND	ND	ND
Acetone	50	ND	ND	ND	ND	ND	ND
2-Butanone (MEK)	50	ND	ND	ND	ND	ND	ND
Carbon disulfide	50	ND	ND	ND	ND	ND	ND
4-Methyl-2-pentanone (MIBK)	50	ND	ND	ND	ND	ND	ND
2-Hexanone	50	ND	ND	ND	ND	ND	ND
MTBE	5	ND	ND	ND	ND	ND	ND
ETBE	5	ND	ND	ND	ND	ND	ND
DIPE	5	ND	ND	ND	ND	ND	ND
TAME	5	ND	ND	ND	ND	ND	ND
TBA	50	ND	ND	ND	ND	ND	ND

* Obtained from a higher dilution analysis.
MB=Method Blank; MDL=Method Detection Limit; ND=Not Detected (below DF × MDL).

Client: AEI Consultants
Project: 28508/Fountain Vine

Lab Job No.: AI605170
Matrix: Water

Date Reported: 05-30-2006
Date Sampled: 05-22-2006

EPA 8260B (VOCs by GC/MS, Page 1 of 2) Reporting Unit: µg/L (ppb)

Date ANALYZED		05-25	05-25-06	05-25-06	05-25-06	05-25-06	
DILUTION FACTOR		1	1	1	1	1	
LAB SAMPLE I.D.			AI605170-21	AI605170-22	AI605170-23	AI605170-24	
CLIENT SAMPLE I.D.			AEI-B10-30'-GW	AEI-B11-30'-GW	AEI-B12-30'-GW	AEI-B13-30'-GW	
COMPOUND	MDL	MB					
Dichlorodifluoromethane	5	ND	ND	ND	ND	ND	
Chloromethane	5	ND	ND	ND	ND	ND	
Vinyl Chloride	2	ND	ND	ND	ND	ND	
Bromomethane	5	ND	ND	ND	ND	ND	
Chloroethane	5	ND	ND	ND	ND	ND	
Trichlorofluoromethane	5	ND	ND	ND	ND	ND	
1,1-Dichloroethene	5	ND	ND	ND	ND	ND	
Iodomethane	5	ND	ND	ND	ND	ND	
Methylene Chloride	5	ND	ND	ND	ND	ND	
trans-1,2-Dichloroethene	5	ND	ND	ND	ND	ND	
1,1-Dichloroethane	5	ND	ND	ND	ND	ND	
2,2-Dichloropropane	5	ND	ND	ND	ND	ND	
cis-1,2-Dichloroethene	5	ND	ND	ND	ND	ND	
Bromochloromethane	5	ND	ND	ND	ND	ND	
Chloroform	5	ND	ND	ND	ND	ND	
1,2-Dichloroethane	5	ND	ND	ND	ND	ND	
1,1,1-Trichloroethane	5	ND	ND	ND	ND	ND	
Carbon tetrachloride	5	ND	ND	ND	ND	ND	
1,1-Dichloropropene	5	ND	ND	ND	ND	ND	
Benzene	1	ND	ND	ND	ND	ND	
Trichloroethene	2	ND	ND	2.8	ND	ND	
1,2-Dichloropropane	5	ND	ND	ND	ND	ND	
Bromodichloromethane	5	ND	ND	ND	ND	ND	
Dibromomethane	5	ND	ND	ND	ND	ND	
Trans-1,3-Dichloropropene	5	ND	ND	ND	ND	ND	
cis-1,3-Dichloropropene	5	ND	ND	ND	ND	ND	
1,1,2-Trichloroethane	5	ND	ND	ND	ND	ND	
1,3-Dichloropropane	5	ND	ND	ND	ND	ND	
Dibromochloromethane	5	ND	ND	ND	ND	ND	
2-Chloroethylvinyl ether	5	ND	ND	ND	ND	ND	
Bromoform	5	ND	ND	ND	ND	ND	
Isopropylbenzene	5	ND	ND	ND	ND	ND	
Bromobenzene	5	ND	ND	ND	ND	ND	

* Obtained from a higher dilution analysis.

Client: AEI Consultants | Lab Job No.: AI605170 | Date Reported: 05-30-2006
Project: 28508/Fountain Vine | Matrix: Water | Date Sampled: 05-22-2006

EPA 8260B (VOCs by GC/MS, Page 2 of 2) Reporting Unit: ppb

COMPOUND	MDL	MB	AEI-B10-30'-GW	AEI-B11-30'-GW	AEI-B12-30'-GW	AEI-B13-30'-GW	
Toluene	1	ND	ND	ND	ND	ND	
Tetrachloroethene	2	ND	295*	241	40.6	39.9	
1,2-Dibromoethane(EDB)	5	ND	ND	ND	ND	ND	
Chlorobenzene	5	ND	ND	ND	ND	ND	
1,1,1,2-Tetrachloroethane	5	ND	ND	ND	ND	ND	
Ethylbenzene	1	ND	ND	ND	ND	ND	
Total Xylenes	2	ND	ND	ND	ND	ND	
Styrene	5	ND	ND	ND	ND	ND	
1,1,2,2-Tetrachloroethane	5	ND	ND	ND	ND	ND	
1,2,3-Trichloropropane	5	ND	ND	ND	ND	ND	
n-Propylbenzene	5	ND	ND	ND	ND	ND	
2-Chlorotoluene	5	ND	ND	ND	ND	ND	
4-Chlorotoluene	5	ND	ND	ND	ND	ND	
1,3,5-Trimethylbenzene	5	ND	ND	ND	ND	ND	
tert-Butylbenzene	5	ND	ND	ND	ND	ND	
1,2,4-Trimethylbenzene	5	ND	ND	ND	ND	ND	
Sec-Butylbenzene	5	ND	ND	ND	ND	ND	
1,3-Dichlorobenzene	5	ND	ND	ND	ND	ND	
p-Isopropyltoluene	5	ND	ND	ND	ND	ND	
1,4-Dichlorobenzene	5	ND	ND	ND	ND	ND	
1,2-Dichlorobenzene	5	ND	ND	ND	ND	ND	
n-Butylbenzene	5	ND	ND	ND	ND	ND	
1,2,4-Trichlorobenzene	5	ND	ND	ND	ND	ND	
1,2-Dibromo-3-Chloropropane	5	ND	ND	ND	ND	ND	
Hexachlorobutadiene	5	ND	ND	ND	ND	ND	
Naphthalene	5	ND	ND	ND	ND	ND	
1,2,3-Trichlorobenzene	5	ND	ND	ND	ND	ND	
Acetone	20	ND	ND	ND	ND	ND	
2-Butanone (MEK)	20	ND	ND	ND	ND	ND	
Carbon disulfide	20	ND	ND	ND	ND	ND	
4-Methyl-2-pentanone	20	ND	ND	ND	ND	ND	
2-Hexanone	20	ND	ND	ND	ND	ND	
Vinyl Acetate	20	ND	ND	ND	ND	ND	
MTBE	2	ND	ND	ND	ND	ND	
ETBE	2	ND	ND	ND	ND	ND	
DIPE	2	ND	ND	ND	ND	ND	
TAME	2	ND	ND	ND	ND	ND	
t-Butyl Alcohol	10	ND	ND	ND	ND	ND	

MB=Method Blank; MDL=Method Detection Limit; ND=Not Detected (below DF × MDL), J=trace concentration.
* Obtained from a higher dilution analysis.

05-30-2006

EPA 8260B
Batch QA/QC Report

Client: AEI Consultants
Project: 28508/Fountain Vine
Matrix: Soil
Batch No: 0525-VOCS1

Lab Job No.: AI605170
Lab Sample ID: AI605170-2
Date Analyzed: 05-25-2006

I. MS/MSD Report
Unit: ppb

Analyte	Sample Conc.	Spike Conc.	MS	MSD	MS %Rec.	MSD %Rec.	% RPD	%RPD Accept. Limit	%Rec Accept. Limit
1,1-Dichloroethene	ND	20	17.2	17.0	86.0	85.0	1.2	30	70-130
Benzene	ND	20	19.9	18.0	99.5	90.0	10.0	30	70-130
Trichloro-ethene	ND	20	18.2	17.5	91.0	87.5	3.9	30	70-130
Toluene	ND	20	17.2	16.0	86.0	80.0	7.2	30	70-130
Chlorobenzene	ND	20	19.8	20.0	99.0	100.0	1.0	30	70-130

II. LCS Result
Unit: ppb

Analyte	LCS Value	True Value	Rec.%	Accept. Limit
1,1-Dichloroethene	20.7	20.0	103.5	80-120
Benzene	22.4	20.0	112.0	80-120
Trichloro-ethene	21.0	20.0	105.0	80-120
Toluene	19.4	20.0	97.0	80-120
Chlorobenzene	21.5	20.0	107.5	80-120

ND: Not Detected (at the specified limit)

05-30-2006

EPA 8260B
Batch QA/QC Report

Client:	AEI Consultants	Lab Job No.:	AI605170
Project:	28508/Fountain Vine		
Matrix:	Water	Lab Sample ID:	UR605171-6
Batch No:	0525-VOBW1	Date Analyzed:	05-25-2006

I. MS/MSD Report
Unit: ppb

Analyte	Sample Conc.	Spike Conc.	MS	MSD	MS %Rec.	MSD %Rec.	% RPD	%RPD Accept. Limit	%Rec Accept. Limit
1,1-Dichloroethene	ND	20	22.3	20.6	111.5	103.0	7.9	30	70-130
Benzene	ND	20	23.2	19.8	116.0	99.0	15.8	30	70-130
Trichloro-ethene	ND	20	24.2	20.6	121.0	103.0	16.1	30	70-130
Toluene	ND	20	23.5	20.2	117.5	101.0	15.1	30	70-130
Chlorobenzene	ND	20	23.4	22.0	117.0	110.0	6.2	30	70-130

II. LCS Result
Unit: ppb

Analyte	LCS Value	True Value	Rec.%	Accept. Limit
1,1-Dichloroethene	17.8	20.0	89.0	80-120
Benzene	19.4	20.0	97.0	80-120
Trichloro-ethene	20.5	20.0	102.5	80-120
Toluene	19.3	20.0	96.5	80-120
Chlorobenzene	20.3	20.0	101.5	80-120

ND: Not Detected (at the specified limit)

Alpha Scientific Corporation
Environmental Laboratories

07-05-2006

Mr. Rodolfo Nadres
AEI Consultants
2447 Pacific Coast Hwy., Suite 101
Hermosa Beach, CA 90254

Project: 28508/Fountain Vine Plaza
Project Site: 1253 Vine Street, Los Angeles
Sample Date: 06-29-2006
Lab Job No.: AI607001

Dear Mr. Nadres:

Enclosed please find the analytical report for the sample(s) received by Alpha Scientific Corporation on 07-01-2006 and analyzed by the following EPA methods:

EPA 8260B (VOCs & Oxygenates by GC/MS)

All analyses have met the QA/QC criteria of this laboratory.

The sample(s) arrived in good conditions (i.e., chilled, intact) and with a chain of custody record attached.

Alpha Scientific Corporation is a CA DHS certified laboratory (Certificate Number 2633). Thank you for giving us the opportunity to serve you. Please feel free to call me at (562) 809-8880 if our laboratory can be of further service to you.

Sincerely,

Roger Wang, Ph. D.
Laboratory Director

Enclosures

This cover letter is an integral part of this analytical report.

Client: AEI Consultants
Project: 28508/Fountain Vine Plaza

Lab Job No.: AI607001
Matrix: Soil

Date Reported: 07-05-2006
Date Sampled: 06-29-2006

EPA 8260B (VOCs by GC/MS, Page 1 of 2)
Reporting Unit: µg/kg(ppb)

DATE ANALYZED		07-03	07-03-06	07-03-06	07-03-06	07-03-06	07-03-06
PREP. MEHTOD		5035	5035	5035	5035	5035	5035
DILUTION FACTOR		1	1	1	1	1	1
LAB SAMPLE I.D.			AI607001-1	AI607001-2	AI607001-3	AI607001-4	AI607001-5
CLIENT SAMPLE I.D.			AEI-B14-10'	AEI-B14-15'	AEI-B14-20'	AEI-B14-25'	AEI-B15-10'
COMPOUND	MDL	MB					
Dichlorodifluoromethane	5	ND	ND	ND	ND	ND	ND
Chloromethane	5	ND	ND	ND	ND	ND	ND
Vinyl Chloride	5	ND	ND	ND	ND	ND	ND
Bromomethane	5	ND	ND	ND	ND	ND	ND
Chloroethane	5	ND	ND	ND	ND	ND	ND
Trichlorofluoromethane	5	ND	ND	ND	ND	ND	ND
1,1-Dichloroethene	5	ND	ND	ND	ND	ND	ND
Iodomethane	5	ND	ND	ND	ND	ND	ND
Methylene Chloride	5	ND	ND	ND	ND	ND	ND
trans-1,2-Dichloroethene	5	ND	ND	ND	ND	ND	ND
1,1-Dichloroethane	5	ND	ND	ND	ND	ND	ND
2,2-Dichloropropane	5	ND	ND	ND	ND	ND	ND
cis-1,2-Dichloroethene	5	ND	ND	ND	ND	ND	ND
Bromochloromethane	5	ND	ND	ND	ND	ND	ND
Chloroform	5	ND	ND	ND	ND	ND	ND
1,2-Dichloroethane	5	ND	ND	ND	ND	ND	ND
1,1,1-Trichloroethane	5	ND	ND	ND	ND	ND	ND
Carbon tetrachloride	5	ND	ND	ND	ND	ND	ND
1,1-Dichloropropene	5	ND	ND	ND	ND	ND	ND
Benzene	2	ND	ND	ND	ND	ND	ND
Trichloroethene	5	ND	ND	ND	ND	ND	ND
1,2-Dichloropropane	5	ND	ND	ND	ND	ND	ND
Bromodichloromethane	5	ND	ND	ND	ND	ND	ND
Dibromomethane	5	ND	ND	ND	ND	ND	ND
Trans-1,3-Dichloropropene	5	ND	ND	ND	ND	ND	ND
cis-1,3-Dichloropropene	5	ND	ND	ND	ND	ND	ND
1,1,2-Trichloroethane	5	ND	ND	ND	ND	ND	ND
1,3-Dichloropropane	5	ND	ND	ND	ND	ND	ND
Dibromochloromethane	5	ND	ND	ND	ND	ND	ND
2-Chloroethylvinyl ether	5	ND	ND	ND	ND	ND	ND
Bromoform	5	ND	ND	ND	ND	ND	ND
Isopropylbenzene	5	ND	ND	ND	ND	ND	ND
Bromobenzene	5	ND	ND	ND	ND	ND	ND

Client: AEI Consultants | Lab Job No.: AI607001 | Date Reported: 07-05-2006
Project: 28508/Fountain Vine Plaza | Matrix: Soil | Date Sampled: 06-29-2006

EPA 8260B (VOCs by GC/MS, Page 2 of 2) Reporting Unit: ppb

COMPOUND	MDL	MB	AEI-B14-10'	AEI-B14-15'	AEI-B14-20'	AEI-B14-25'	AEI-B15-10'
Toluene	2	ND	ND	ND	ND	ND	ND
Tetrachloroethene	4	ND	ND	ND	ND	ND	ND
1,2-Dibromoethane(EDB)	5	ND	ND	ND	ND	ND	ND
Chlorobenzene	5	ND	ND	ND	ND	ND	ND
1,1,1,2-Tetrachloroethane	5	ND	ND	ND	ND	ND	ND
Ethylbenzene	2	ND	ND	ND	ND	ND	ND
Total Xylenes	4	ND	ND	ND	ND	ND	ND
Styrene	5	ND	ND	ND	ND	ND	ND
1,1,2,2-Tetrachloroethane	5	ND	ND	ND	ND	ND	ND
1,2,3-Trichloropropane	5	ND	ND	ND	ND	ND	ND
n-Propylbenzene	5	ND	ND	ND	ND	ND	ND
2-Chlorotoluene	5	ND	ND	ND	ND	ND	ND
4-Chlorotoluene	5	ND	ND	ND	ND	ND	ND
1,3,5-Trimethylbenzene	5	ND	ND	ND	ND	ND	ND
tert-Butylbenzene	5	ND	ND	ND	ND	ND	ND
1,2,4-Trimethylbenzene	5	ND	ND	ND	ND	ND	ND
Sec-Butylbenzene	5	ND	ND	ND	ND	ND	ND
1,3-Dichlorobenzene	5	ND	ND	ND	ND	ND	ND
p-Isopropyltoluene	5	ND	ND	ND	ND	ND	ND
1,4-Dichlorobenzene	5	ND	ND	ND	ND	ND	ND
1,2-Dichlorobenzene	5	ND	ND	ND	ND	ND	ND
n-Butylbenzene	5	ND	ND	ND	ND	ND	ND
1,2,4-Trichlorobenzene	5	ND	ND	ND	ND	ND	ND
1,2-Dibromo-3-Chloropropane	5	ND	ND	ND	ND	ND	ND
Hexachlorobutadiene	5	ND	ND	ND	ND	ND	ND
Naphthalene	5	ND	ND	ND	ND	ND	ND
1,2,3-Trichlorobenzene	5	ND	ND	ND	ND	ND	ND
Acetone	50	ND	ND	ND	ND	ND	ND
2-Butanone (MEK)	50	ND	ND	ND	ND	ND	ND
Carbon disulfide	50	ND	ND	ND	ND	ND	ND
4-Methyl-2-pentanone (MIBK)	50	ND	ND	ND	ND	ND	ND
2-Hexanone	50	ND	ND	ND	ND	ND	ND
MTBE	5	ND	ND	ND	ND	ND	ND
ETBE	5	ND	ND	ND	ND	ND	ND
DIPE	5	ND	ND	ND	ND	ND	ND
TAME	5	ND	ND	ND	ND	ND	ND
TBA	50	ND	ND	ND	ND	ND	ND

MB=Method Blank; MDL=Method Detection Limit; ND=Not Detected (below DF × MDL), J=trace concentration.
* Obtained from a higher dilution analysis.

Client: AEI Consultants
Project: 28508/Fountain Vine Plaza

Lab Job No.: AI607001
Matrix: Soil

Date Reported: 07-05-2006
Date Sampled: 06-29-2006

EPA 8260B (VOCs by GC/MS, Page 1 of 2)
Reporting Unit: µg/kg(ppb)

DATE ANALYZED		07-03	07-03-06	07-03-06	07-03-06	07-03-06	07-03-06
PREP. MEHTOD		5035	5035	5035	5035	5035	5035
DILUTION FACTOR		1	1	1	1	1	1
LAB SAMPLE I.D.			AI607001-6	AI607001-7	AI607001-8	AI607001-9	AI607001-10
CLIENT SAMPLE I.D.			AEI-B15-15'	AEI-B15-20'	AEI-B15-25'	AEI-B16-15'	AEI-B16-20'
COMPOUND	MDL	MB					
Dichlorodifluoromethane	5	ND	ND	ND	ND	ND	ND
Chloromethane	5	ND	ND	ND	ND	ND	ND
Vinyl Chloride	5	ND	ND	ND	ND	ND	ND
Bromomethane	5	ND	ND	ND	ND	ND	ND
Chloroethane	5	ND	ND	ND	ND	ND	ND
Trichlorofluoromethane	5	ND	ND	ND	ND	ND	ND
1,1-Dichloroethene	5	ND	ND	ND	ND	ND	ND
Iodomethane	5	ND	ND	ND	ND	ND	ND
Methylene Chloride	5	ND	ND	ND	ND	ND	ND
trans-1,2-Dichloroethene	5	ND	ND	ND	ND	ND	ND
1,1-Dichloroethane	5	ND	ND	ND	ND	ND	ND
2,2-Dichloropropane	5	ND	ND	ND	ND	ND	ND
cis-1,2-Dichloroethene	5	ND	ND	ND	ND	ND	ND
Bromochloromethane	5	ND	ND	ND	ND	ND	ND
Chloroform	5	ND	ND	ND	ND	ND	ND
1,2-Dichloroethane	5	ND	ND	ND	ND	ND	ND
1,1,1-Trichloroethane	5	ND	ND	ND	ND	ND	ND
Carbon tetrachloride	5	ND	ND	ND	ND	ND	ND
1,1-Dichloropropene	5	ND	ND	ND	ND	ND	ND
Benzene	2	ND	ND	ND	ND	ND	ND
Trichloroethene	5	ND	ND	ND	ND	ND	ND
1,2-Dichloropropane	5	ND	ND	ND	ND	ND	ND
Bromodichloromethane	5	ND	ND	ND	ND	ND	ND
Dibromomethane	5	ND	ND	ND	ND	ND	ND
Trans-1,3-Dichloropropene	5	ND	ND	ND	ND	ND	ND
cis-1,3-Dichloropropene	5	ND	ND	ND	ND	ND	ND
1,1,2-Trichloroethane	5	ND	ND	ND	ND	ND	ND
1,3-Dichloropropane	5	ND	ND	ND	ND	ND	ND
Dibromochloromethane	5	ND	ND	ND	ND	ND	ND
2-Chloroethylvinyl ether	5	ND	ND	ND	ND	ND	ND
Bromoform	5	ND	ND	ND	ND	ND	ND
Isopropylbenzene	5	ND	ND	ND	ND	ND	ND
Bromobenzene	5	ND	ND	ND	ND	ND	ND

Client: AEI Consultants | Lab Job No.: AI607001 | Date Reported: 07-05-2006
Project: 28508/Fountain Vine Plaza | Matrix: Soil | Date Sampled: 06-29-2006

EPA 8260B (VOCs by GC/MS, Page 2 of 2) Reporting Unit: ppb

COMPOUND	MDL	MB	AEI-B15-15'	AEI-B15-20'	AEI-B15-25'	AEI-B16-15'	AEI-B16-20'
Toluene	2	ND	ND	ND	ND	ND	ND
Tetrachloroethene	4	ND	21.3	11.4	93.1	2.5 J	2.5 J
1,2-Dibromoethane(EDB)	5	ND	ND	ND	ND	ND	ND
Chlorobenzene	5	ND	ND	ND	ND	ND	ND
1,1,1,2-Tetrachloroethane	5	ND	ND	ND	ND	ND	ND
Ethylbenzene	2	ND	ND	ND	ND	ND	ND
Total Xylenes	4	ND	ND	ND	ND	ND	ND
Styrene	5	ND	ND	ND	ND	ND	ND
1,1,2,2-Tetrachloroethane	5	ND	ND	ND	ND	ND	ND
1,2,3-Trichloropropane	5	ND	ND	ND	ND	ND	ND
n-Propylbenzene	5	ND	ND	ND	ND	ND	ND
2-Chlorotoluene	5	ND	ND	ND	ND	ND	ND
4-Chlorotoluene	5	ND	ND	ND	ND	ND	ND
1,3,5-Trimethylbenzene	5	ND	ND	ND	ND	ND	ND
tert-Butylbenzene	5	ND	ND	ND	ND	ND	ND
1,2,4-Trimethylbenzene	5	ND	ND	ND	ND	ND	ND
Sec-Butylbenzene	5	ND	ND	ND	ND	ND	ND
1,3-Dichlorobenzene	5	ND	ND	ND	ND	ND	ND
p-Isopropyltoluene	5	ND	ND	ND	ND	ND	ND
1,4-Dichlorobenzene	5	ND	ND	ND	ND	ND	ND
1,2-Dichlorobenzene	5	ND	ND	ND	ND	ND	ND
n-Butylbenzene	5	ND	ND	ND	ND	ND	ND
1,2,4-Trichlorobenzene	5	ND	ND	ND	ND	ND	ND
1,2-Dibromo-3-Chloropropane	5	ND	ND	ND	ND	ND	ND
Hexachlorobutadiene	5	ND	ND	ND	ND	ND	ND
Naphthalene	5	ND	ND	ND	ND	ND	ND
1,2,3-Trichlorobenzene	5	ND	ND	ND	ND	ND	ND
Acetone	50	ND	ND	ND	ND	ND	ND
2-Butanone (MEK)	50	ND	ND	ND	ND	ND	ND
Carbon disulfide	50	ND	ND	ND	ND	ND	ND
4-Methyl-2-pentanone (MIBK)	50	ND	ND	ND	ND	ND	ND
2-Hexanone	50	ND	ND	ND	ND	ND	ND
MTBE	5	ND	ND	ND	ND	ND	ND
ETBE	5	ND	ND	ND	ND	ND	ND
DIPE	5	ND	ND	ND	ND	ND	ND
TAME	5	ND	ND	ND	ND	ND	ND
TBA	50	ND	ND	ND	ND	ND	ND

*MB=Method Blank; MDL=Method Detection Limit; ND=Not Detected (below DF × MDL), J=trace concentration.
* Obtained from a higher dilution analysis.

Client: AEI Consultants
Project: 28508/Fountain Vine Plaza

Lab Job No.: AI607001
Matrix: Soil

Date Reported: 07-05-2006
Date Sampled: 06-29-2006

EPA 8260B (VOCs by GC/MS, Page 1 of 2)
Reporting Unit: µg/kg(ppb)

DATE ANALYZED		07-03	07-03-06	07-03-06	07-03-06	07-03-06	
PREP. MEHTOD		5035	5035	5035	5035	5035	
DILUTION FACTOR		1	1	1	1	1	
LAB SAMPLE I.D.			AI607001-11	AI607001-12	AI607001-13	AI607001-14	
CLIENT SAMPLE I.D.			AEI-B16-25'	AEI-B17-15'	AEI-B17-20'	AEI-B17-25'	
COMPOUND	MDL	MB					
Dichlorodifluoromethane	5	ND	ND	ND	ND	ND	
Chloromethane	5	ND	ND	ND	ND	ND	
Vinyl Chloride	5	ND	ND	ND	ND	ND	
Bromomethane	5	ND	ND	ND	ND	ND	
Chloroethane	5	ND	ND	ND	ND	ND	
Trichlorofluoromethane	5	ND	ND	ND	ND	ND	
1,1-Dichloroethene	5	ND	ND	ND	ND	ND	
Iodomethane	5	ND	ND	ND	ND	ND	
Methylene Chloride	5	ND	ND	ND	ND	ND	
trans-1,2-Dichloroethene	5	ND	ND	ND	ND	ND	
1,1-Dichloroethane	5	ND	ND	ND	ND	ND	
2,2-Dichloropropane	5	ND	ND	ND	ND	ND	
cis-1,2-Dichloroethene	5	ND	ND	ND	ND	ND	
Bromochloromethane	5	ND	ND	ND	ND	ND	
Chloroform	5	ND	ND	ND	ND	ND	
1,2-Dichloroethane	5	ND	ND	ND	ND	ND	
1,1,1-Trichloroethane	5	ND	ND	ND	ND	ND	
Carbon tetrachloride	5	ND	ND	ND	ND	ND	
1,1-Dichloropropene	5	ND	ND	ND	ND	ND	
Benzene	2	ND	ND	ND	ND	ND	
Trichloroethene	5	ND	ND	ND	ND	ND	
1,2-Dichloropropane	5	ND	ND	ND	ND	ND	
Bromodichloromethane	5	ND	ND	ND	ND	ND	
Dibromomethane	5	ND	ND	ND	ND	ND	
Trans-1,3-Dichloropropene	5	ND	ND	ND	ND	ND	
cis-1,3-Dichloropropene	5	ND	ND	ND	ND	ND	
1,1,2-Trichloroethane	5	ND	ND	ND	ND	ND	
1,3-Dichloropropane	5	ND	ND	ND	ND	ND	
Dibromochloromethane	5	ND	ND	ND	ND	ND	
2-Chloroethylvinyl ether	5	ND	ND	ND	ND	ND	
Bromoform	5	ND	ND	ND	ND	ND	
Isopropylbenzene	5	ND	ND	ND	ND	ND	
Bromobenzene	5	ND	ND	ND	ND	ND	

Client: AEI Consultants | Lab Job No.: AI607001 | Date Reported: 07-05-2006
Project: 28508/Fountain Vine Plaza | Matrix: Soil | Date Sampled: 06-29-2006

EPA 8260B (VOCs by GC/MS, Page 2 of 2) Reporting Unit: ppb

COMPOUND	MDL	MB	AEI-B16-25'	AEI-B17-15'	AEI-B17-20'	AEI-B17-25'	
Toluene	2	ND	ND	ND	ND	ND	
Tetrachloroethene	4	ND	26.3	ND	3.3	14.4	
1,2-Dibromoethane(EDB)	5	ND	ND	ND	ND	ND	
Chlorobenzene	5	ND	ND	ND	ND	ND	
1,1,1,2-Tetrachloroethane	5	ND	ND	ND	ND	ND	
Ethylbenzene	2	ND	ND	ND	ND	ND	
Total Xylenes	4	ND	ND	ND	ND	ND	
Styrene	5	ND	ND	ND	ND	ND	
1,1,2,2-Tetrachloroethane	5	ND	ND	ND	ND	ND	
1,2,3-Trichloropropane	5	ND	ND	ND	ND	ND	
n-Propylbenzene	5	ND	ND	ND	ND	ND	
2-Chlorotoluene	5	ND	ND	ND	ND	ND	
4-Chlorotoluene	5	ND	ND	ND	ND	ND	
1,3,5-Trimethylbenzene	5	ND	ND	ND	ND	ND	
tert-Butylbenzene	5	ND	ND	ND	ND	ND	
1,2,4-Trimethylbenzene	5	ND	ND	ND	ND	ND	
Sec-Butylbenzene	5	ND	ND	ND	ND	ND	
1,3-Dichlorobenzene	5	ND	ND	ND	ND	ND	
p-Isopropyltoluene	5	ND	ND	ND	ND	ND	
1,4-Dichlorobenzene	5	ND	ND	ND	ND	ND	
1,2-Dichlorobenzene	5	ND	ND	ND	ND	ND	
n-Butylbenzene	5	ND	ND	ND	ND	ND	
1,2,4-Trichlorobenzene	5	ND	ND	ND	ND	ND	
1,2-Dibromo-3-Chloropropane	5	ND	ND	ND	ND	ND	
Hexachlorobutadiene	5	ND	ND	ND	ND	ND	
Naphthalene	5	ND	ND	ND	ND	ND	
1,2,3-Trichlorobenzene	5	ND	ND	ND	ND	ND	
Acetone	50	ND	ND	ND	ND	ND	
2-Butanone (MEK)	50	ND	ND	ND	ND	ND	
Carbon disulfide	50	ND	ND	ND	ND	ND	
4-Methyl-2-pentanone (MIBK)	50	ND	ND	ND	ND	ND	
2-Hexanone	50	ND	ND	ND	ND	ND	
MTBE	5	ND	ND	ND	ND	ND	
ETBE	5	ND	ND	ND	ND	ND	
DIPE	5	ND	ND	ND	ND	ND	
TAME	5	ND	ND	ND	ND	ND	
TBA	50	ND	ND	ND	ND	ND	

MB=Method Blank; MDL=Method Detection Limit; ND=Not Detected (below DF × MDL), J=trace concentration.
* Obtained from a higher dilution analysis.

Client: AEI Consultants
Project: 28508/Fountain Vine Plaza

Lab Job No.: AI607001
Matrix: Water

Date Reported: 07-05-2006
Date Sampled: 06-29-2006

EPA 8260B (VOCs by GC/MS, Page 1 of 2) Reporting Unit: µg/L (ppb)

DATE ANALYZED		07-03	07-03-06	07-03-06	07-03-06	07-03-06	
DILUTION FACTOR		1	1	1	1	1	
LAB SAMPLE I.D.			AI607001-15	AI607001-16	AI607001-17	AI607001-18	
CLIENT SAMPLE I.D.			AEI-B14-30'-GW	AEI-B15-30'-GW	AEI-B16-30'-GW	AEI-B17-30'-GW	
COMPOUND	MDL	MB					
Dichlorodifluoromethane	5	ND	ND	ND	ND	ND	
Chloromethane	5	ND	ND	ND	ND	ND	
Vinyl Chloride	2	ND	ND	ND	ND	ND	
Bromomethane	5	ND	ND	ND	ND	ND	
Chloroethane	5	ND	ND	ND	ND	ND	
Trichlorofluoromethane	5	ND	ND	ND	ND	ND	
1,1-Dichloroethene	5	ND	ND	ND	ND	ND	
Iodomethane	5	ND	ND	ND	ND	ND	
Methylene Chloride	5	ND	ND	ND	ND	ND	
trans-1,2-Dichloroethene	5	ND	ND	ND	ND	ND	
1,1-Dichloroethane	5	ND	ND	ND	ND	ND	
2,2-Dichloropropane	5	ND	ND	ND	ND	ND	
cis-1,2-Dichloroethene	5	ND	ND	ND	ND	ND	
Bromochloromethane	5	ND	ND	ND	ND	ND	
Chloroform	5	ND	ND	ND	ND	ND	
1,2-Dichloroethane	5	ND	ND	ND	ND	ND	
1,1,1-Trichloroethane	5	ND	ND	ND	ND	ND	
Carbon tetrachloride	5	ND	ND	ND	ND	ND	
1,1-Dichloropropene	5	ND	ND	ND	ND	ND	
Benzene	1	ND	ND	ND	ND	ND	
Trichloroethene	2	ND	5.1	ND	ND	ND	
1,2-Dichloropropane	5	ND	ND	ND	ND	ND	
Bromodichloromethane	5	ND	ND	ND	ND	ND	
Dibromomethane	5	ND	ND	ND	ND	ND	
Trans-1,3-Dichloropropene	5	ND	ND	ND	ND	ND	
cis-1,3-Dichloropropene	5	ND	ND	ND	ND	ND	
1,1,2-Trichloroethane	5	ND	ND	ND	ND	ND	
1,3-Dichloropropane	5	ND	ND	ND	ND	ND	
Dibromochloromethane	5	ND	ND	ND	ND	ND	
2-Chloroethylvinyl ether	5	ND	ND	ND	ND	ND	
Bromoform	5	ND	ND	ND	ND	ND	
Isopropylbenzene	5	ND	ND	ND	ND	ND	
Bromobenzene	5	ND	ND	ND	ND	ND	

Client: AEI Consultants | Lab Job No.: AI607001 | Date Reported: 07-05-2006
Project: 28508/Fountain Vine Plaza | Matrix: Water | Date Sampled: 06-29-2006

EPA 8260B (VOCs by GC/MS, Page 2 of 2) Reporting Unit: ppb

COMPOUND	MDL	MB	AEI-B14-30'-GW	AEI-B15-30'-GW	AEI-B16-30'-GW	AEI-B17-30'-GW	
Toluene	1	ND	ND	ND	ND	ND	
Tetrachloroethene	2	ND	195*	4,920*	347*	9.2	
1,2-Dibromoethane(EDB)	5	ND	ND	ND	ND	ND	
Chlorobenzene	5	ND	ND	ND	ND	ND	
1,1,1,2-Tetrachloroethane	5	ND	ND	ND	ND	ND	
Ethylbenzene	1	ND	ND	ND	ND	ND	
Total Xylenes	2	ND	ND	ND	ND	ND	
Styrene	5	ND	ND	ND	ND	ND	
1,1,2,2-Tetrachloroethane	5	ND	ND	ND	ND	ND	
1,2,3-Trichloropropane	5	ND	ND	ND	ND	ND	
n-Propylbenzene	5	ND	ND	ND	ND	ND	
2-Chlorotoluene	5	ND	ND	ND	ND	ND	
4-Chlorotoluene	5	ND	ND	ND	ND	ND	
1,3,5-Trimethylbenzene	5	ND	ND	ND	ND	ND	
tert-Butylbenzene	5	ND	ND	ND	ND	ND	
1,2,4-Trimethylbenzene	5	ND	ND	ND	ND	ND	
Sec-Butylbenzene	5	ND	ND	ND	ND	ND	
1,3-Dichlorobenzene	5	ND	ND	ND	ND	ND	
p-Isopropyltoluene	5	ND	ND	ND	ND	ND	
1,4-Dichlorobenzene	5	ND	ND	ND	ND	ND	
1,2-Dichlorobenzene	5	ND	ND	ND	ND	ND	
n-Butylbenzene	5	ND	ND	ND	ND	ND	
1,2,4-Trichlorobenzene	5	ND	ND	ND	ND	ND	
1,2-Dibromo-3-Chloropropane	5	ND	ND	ND	ND	ND	
Hexachlorobutadiene	5	ND	ND	ND	ND	ND	
Naphthalene	5	ND	ND	ND	ND	ND	
1,2,3-Trichlorobenzene	5	ND	ND	ND	ND	ND	
Acetone	20	ND	ND	ND	ND	ND	
2-Butanone (MEK)	20	ND	ND	ND	ND	ND	
Carbon disulfide	20	ND	ND	ND	ND	ND	
4-Methyl-2-pentanone	20	ND	ND	ND	ND	ND	
2-Hexanone	20	ND	ND	ND	ND	ND	
Vinyl Acetate	20	ND	ND	ND	ND	ND	
MTBE	2	ND	ND	ND	ND	ND	
ETBE	2	ND	ND	ND	ND	ND	
DIPE	2	ND	ND	ND	ND	ND	
TAME	2	ND	ND	ND	ND	ND	
t-Butyl Alcohol	10	ND	ND	ND	ND	ND	

MB=Method Blank; MDL=Method Detection Limit; ND=Not Detected (below DF × MDL), J=trace concentration.
* Obtained from a higher dilution analysis.

07-05-2006

EPA 8260B
Batch QA/QC Report

Client:	AEI Consultants	Lab Job No.:	AI607001
Project:	28508/Fountain Vine Plaza		
Matrix:	Soil	Lab Sample ID:	AI607001-2
Batch No:	0703-VOCS1	Date Analyzed:	07-03-2006

I. MS/MSD Report
Unit: ppb

Analyte	Sample Conc.	Spike Conc.	MS	MSD	MS %Rec.	MSD %Rec.	% RPD	%RPD Accept. Limit	%Rec Accept. Limit
1,1-Dichloroethene	ND	20	15.4	16.0	77.0	80.0	3.8	30	70-130
Benzene	ND	20	21.6	21.9	108.0	109.5	1.4	30	70-130
Trichloro-ethene	ND	20	19.0	20.0	95.0	100.0	5.1	30	70-130
Toluene	ND	20	19.2	24.6	96.0	123.0	24.7	30	70-130
Chlorobenzene	ND	20	19.6	20.4	98.0	102.0	4.0	30	70-130

II. LCS Result
Unit: ppb

Analyte	LCS Value	True Value	Rec.%	Accept. Limit
1,1-Dichloroethene	47.2	50.0	94.4	80-120
Benzene	60.0	50.0	120.0	80-120
Trichloro-ethene	55.6	50.0	111.2	80-120
Toluene	58.0	50.0	116.0	80-120
Chlorobenzene	54.9	50.0	109.8	80-120

ND: Not Detected (at the specified limit)

07-05-2006

EPA 8260B
Batch QA/QC Report

Client:	AEI Consultants	Lab Job No.:	AI607001
Project:	28508/Fountain Vine Plaza		
Matrix:	Water	Lab Sample ID:	R607011-1
Batch No:	0703-VOBW1	Date Analyzed:	07-03-2006

I. MS/MSD Report
Unit: ppb

Analyte	Sample Conc.	Spike Conc.	MS	MSD	MS %Rec.	MSD %Rec.	% RPD	%RPD Accept. Limit	%Rec Accept. Limit
1,1-Dichloroethene	ND	20	14.6	15.3	73.0	76.5	4.7	30	70-130
Benzene	ND	20	17.0	17.2	85.0	86.0	1.2	30	70-130
Trichloro-ethene	ND	20	17.7	17.8	88.5	89.0	0.6	30	70-130
Toluene	ND	20	17.3	18.7	86.5	93.5	7.8	30	70-130
Chlorobenzene	ND	20	17.9	19.1	89.5	95.5	6.5	30	70-130

II. LCS Result
Unit: ppb

Analyte	LCS Value	True Value	Rec.%	Accept. Limit
1,1-Dichloroethene	53.5	50.0	107.0	80-120
Benzene	55.5	50.0	111.0	80-120
Trichloro-ethene	54.6	50.0	109.2	80-120
Toluene	56.0	50.0	112.0	80-120
Chlorobenzene	58.2	50.0	116.4	80-120

ND: Not Detected (at the specified limit)

Alpha Scientific Corporation
Environmental Laboratories

07-11-2006

Mr. Rodolfo Nadres
AEI Consultants
2447 Pacific Coast Hwy., Suite 101
Hermosa Beach, CA 90254

Project: 28508/Fountain Vine Plaza
Project Site: 1253 Vine Street, Los Angeles, CA
Sample Date: 07-06-2006
Lab Job No.: AI607029

Dear Mr. Nadres:

Enclosed please find the analytical report for the sample(s) received by Alpha Scientific Corporation on 07-07-2006 and analyzed by the following EPA methods:

EPA 8260B (VOCs & Oxygenates by GC/MS)

All analyses have met the QA/QC criteria of this laboratory.

The sample(s) arrived in good conditions (i.e., chilled, intact) and with a chain of custody record attached.

Alpha Scientific Corporation is a CA DHS certified laboratory (Certificate Number 2633). Thank you for giving us the opportunity to serve you. Please feel free to call me at (562) 809-8880 if our laboratory can be of further service to you.

Sincerely,

Roger Wang, Ph. D.
Laboratory Director

Enclosures

This cover letter is an integral part of this analytical report.

Client: AEI Consultants
Project: 28508/Fountain Vine Plaza

Lab Job No.: AI607029
Matrix: Soil

Date Reported: 07-11-2006
Date Sampled: 07-06-2006

EPA 8260B (VOCs by GC/MS, Page 1 of 2)
Reporting Unit: µg/kg(ppb)

DATE ANALYZED		07-07	07-07-06	07-07-06	07-07-06	07-07-06	07-07-06
PREP. MEHTOD		5035	5035	5035	5035	5035	5035
DILUTION FACTOR		1	1	1	1	1	1
LAB SAMPLE I.D.			AI607029-1	AI607029-2	AI607029-3	AI607029-4	AI607029-5
CLIENT SAMPLE I.D.			AEI-B18-10'	AEI-B18-15'	AEI-B18-20'	AEI-B1825'	AEI-B19-10'
COMPOUND	MDL	MB					
Dichlorodifluoromethane	5	ND	ND	ND	ND	ND	ND
Chloromethane	5	ND	ND	ND	ND	ND	ND
Vinyl Chloride.	5	ND	ND	ND	ND	ND	ND
Bromoinethane	5	ND	ND	ND	ND	ND	ND
Chloroethane	5	ND	ND	ND	ND	ND	ND
Trichlorofluoromethane	5	ND	ND	ND	ND	ND	ND
1,1-Dichloroethene	5	ND	ND	ND	ND	ND	ND
Iodomethane	5	ND	ND	ND	ND	ND	ND
Methylene Chloride	5	ND	ND	ND	ND	ND	ND
trans-1,2-Dichloroethene	5	ND	ND	ND	ND	ND	ND
1,1-Dichloroethane	5	ND	ND	ND	ND	ND	ND
2,2-Dichloropropane	5	ND	ND	ND	ND	ND	ND
cis-1,2-Dichloroethene	5	ND	ND	ND	ND	ND	ND
Bromochloromethane	5	ND	ND	ND	ND	ND	ND
Chloroform	5	ND	ND	ND	ND	ND	ND
1,2-Dichloroethane	5	ND	ND	ND	ND	ND	ND
1,1,1-Trichloroethane	5	ND	ND	ND	ND	ND	ND
Carbon tetrachloride	5	ND	ND	ND	ND	ND	ND
1,1-Dichloropropene	5	ND	ND	ND	ND	ND	ND
Benzene	2	ND	ND	ND	ND	ND	ND
Trichloroethene	5	ND	ND	ND	ND	ND	ND
1,2-Dichloropropane	5	ND	ND	ND	ND	ND	ND
Bromodichloromethane	5	ND	ND	ND	ND	ND	ND
Dibromomethane	5	ND	ND	ND	ND	ND	ND
Trans-1,3-Dichloropropene	5	ND	ND	ND	ND	ND	ND
cis-1,3-Dichloropropene	5	ND	ND	ND	ND	ND	ND
1,1,2-Trichloroethane	5	ND	ND	ND	ND	ND	ND
1,3-Dichloropropane	5	ND	ND	ND	ND	ND	ND
Dibromochloromethane	5	ND	ND	ND	ND	ND	ND
2-Chloroethylvinyl ether	5	ND	ND	ND	ND	ND	ND
Bromoform	5	ND	ND	ND	ND	ND	ND
Isopropylbenzene	5	ND	ND	ND	ND	ND	ND
Bromobenzene	5	ND	ND	ND	ND	ND	ND

Client: AEI Consultants
Project: 28508/Fountain Vine Plaza
Lab Job No.: AI607029
Matrix: Soil
Date Reported: 07-11-2006
Date Sampled: 07-06-2006

EPA 8260B (VOCs by GC/MS, Page 2 of 2) Reporting Unit: ppb

COMPOUND	MDL	MB	AEI-B18-10'	AEI-B18-15'	AEI-B18-20'	AEI-B18-25'	AEI-B19-10'
Toluene	2	ND	ND	ND	ND	ND	ND
Tetrachloroethene	4	ND	124	34.2	75.5	346	406
1,2-Dibromoethane(EDB)	5	ND	ND	ND	ND	ND	ND
Chlorobenzene	5	ND	ND	ND	ND	ND	ND
1,1,1,2-Tetrachloroethane	5	ND	ND	ND	ND	ND	ND
Ethylbenzene	2	ND	ND	ND	ND	ND	ND
Total Xylenes	4	ND	ND	ND	ND	ND	ND
Styrene	5	ND	ND	ND	ND	ND	ND
1,1,2,2-Tetrachloroethane	5	ND	ND	ND	ND	ND	ND
1,2,3-Trichloropropane	5	ND	ND	ND	ND	ND	ND
n-Propylbenzene	5	ND	ND	ND	ND	ND	ND
2-Chlorotoluene	5	ND	ND	ND	ND	ND	ND
4-Chlorotoluene	5	ND	ND	ND	ND	ND	ND
1,3,5-Trimethylbenzene	5	ND	ND	ND	ND	ND	ND
tert-Butylbenzene	5	ND	ND	ND	ND	ND	ND
1,2,4-Trimethylbenzene	5	ND	ND	ND	ND	ND	ND
Sec-Butylbenzene	5	ND	ND	ND	ND	ND	ND
1,3-Dichlorobenzene	5	ND	ND	ND	ND	ND	ND
p-Isopropyltoluene	5	ND	ND	ND	ND	ND	ND
1,4-Dichlorobenzene	5	ND	ND	ND	ND	ND	ND
1,2-Dichlorobenzene	5	ND	ND	ND	ND	ND	ND
n-Butylbenzene	5	ND	ND	ND	ND	ND	ND
1,2,4-Trichlorobenzene	5	ND	ND	ND	ND	ND	ND
1,2-Dibromo-3-Chloropropane	5	ND	ND	ND	ND	ND	ND
Hexachlorobutadiene	5	ND	ND	ND	ND	ND	ND
Naphthalene	5	ND	ND	ND	ND	ND	ND
1,2,3-Trichlorobenzene	5	ND	ND	ND	ND	ND	ND
Acetone	50	ND	ND	ND	ND	ND	ND
2-Butanone (MEK)	50	ND	ND	ND	ND	ND	ND
Carbon disulfide	50	ND	ND	ND	ND	ND	ND
4-Methyl-2-pentanone (MIBK)	50	ND	ND	ND	ND	ND	ND
2-Hexanone	50	ND	ND	ND	ND	ND	ND
MTBE	5	ND	ND	ND	ND	ND	ND
ETBE	5	ND	ND	ND	ND	ND	ND
DIPE	5	ND	ND	ND	ND	ND	ND
TAME	5	ND	ND	ND	ND	ND	ND
TBA	50	ND	ND	ND	ND	ND	ND

MB=Method Blank; MDL=Method Detection Limit; ND=Not Detected (below DF × MDL), J=trace concentration.
* Obtained from a higher dilution analysis.

Client: AEI Consultants
Project: 28508/Fountain Vine Plaza

Lab Job No.: AI607029
Matrix: Soil

Date Reported: 07-11-2006
Date Sampled: 07-06-2006

EPA 8260B (VOCs by GC/MS, Page 1 of 2)
Reporting Unit: µg/kg(ppb)

DATE ANALYZED		07-07	07-07-06	07-07-06	07-07-06		
PREP. MEHTOD		5035	5035	5035	5035		
DILUTION FACTOR		1	1	1	1		
LAB SAMPLE I.D.			AI607029-6	AI607029-7	AI607029-8		
CLIENT SAMPLE I.D.			AEI-B19-15'	AEI-B19-20'	AEI-B19-25'		
COMPOUND	MDL	MB					
Dichlorodifluoromethane	5	ND	ND	ND	ND		
Chloromethane	5	ND	ND	ND	ND		
Vinyl Chloride	5	ND	ND	ND	ND		
Bromomethane	5	ND	ND	ND	ND		
Chloroethane	5	ND	ND	ND	ND		
Trichlorofluoromethane	5	ND	ND	ND	ND		
1,1-Dichloroethene	5	ND	ND	ND	ND		
Iodomethane	5	ND	ND	ND	ND		
Methylene Chloride	5	ND	ND	ND	ND		
trans-1,2-Dichloroethene	5	ND	ND	ND	ND		
1,1-Dichloroethane	5	ND	ND	ND	ND		
2,2-Dichloropropane	5	ND	ND	ND	ND		
cis-1,2-Dichloroethene	5	ND	ND	ND	ND		
Bromochloromethane	5	ND	ND	ND	ND		
Chloroform	5	ND	ND	ND	ND		
1,2-Dichloroethane	5	ND	ND	ND	ND		
1,1,1-Trichloroethane	5	ND	ND	ND	ND		
Carbon tetrachloride	5	ND	ND	ND	ND		
1,1-Dichloropropene	5	ND	ND	ND	ND		
Benzene	2	ND	ND	ND	ND		
Trichloroethene	5	ND	ND	ND	ND		
1,2-Dichloropropane	5	ND	ND	ND	ND		
Bromodichloromethane	5	ND	ND	ND	ND		
Dibromomethane	5	ND	ND	ND	ND		
Trans-1,3-Dichloropropene	5	ND	ND	ND	ND		
cis-1,3-Dichloropropene	5	ND	ND	ND	ND		
1,1,2-Trichloroethane	5	ND	ND	ND	ND		
1,3-Dichloropropane	5	ND	ND	ND	ND		
Dibromochloromethane	5	ND	ND	ND	ND		
2-Chloroethylvinyl ether	5	ND	ND	ND	ND		
Bromoform	5	ND	ND	ND	ND		
Isopropylbenzene	5	ND	ND	ND	ND		
Bromobenzene	5	ND	ND	ND	ND		

Client: AEI Consultants
Project: 28508/Fountain Vine Plaza

Lab Job No.: AI607029
Matrix: Soil

Date Reported: 07-11-2006
Date Sampled: 07-06-2006

EPA 8260B (VOCs by GC/MS, Page 2 of 2) Reporting Unit: ppb

COMPOUND	MDL	MB	AEI-B19-15'	AEI-B19-20'	AEI-B19-25'		
Toluene	2	ND	ND	ND	ND		
Tetrachloroethene	4	ND	365 *	428 *	2,590 *		
1,2-Dibromoethane(EDB)	5	ND	ND	ND	ND		
Chlorobenzene	5	ND	ND	ND	ND		
1,1,1,2-Tetrachloroethane	5	ND	ND	ND	ND		
Ethylbenzene	2	ND	ND	ND	ND		
Total Xylenes	4	ND	ND	ND	ND		
Styrene	5	ND	ND	ND	ND		
1,1,2,2-Tetrachloroethane	5	ND	ND	ND	ND		
1,2,3-Trichloropropane	5	ND	ND	ND	ND		
n-Propylbenzene	5	ND	ND	ND	ND		
2-Chlorotoluene	5	ND	ND	ND	ND		
4-Chlorotoluene	5	ND	ND	ND	ND		
1,3,5-Trimethylbenzene	5	ND	ND	ND	ND		
tert-Butylbenzene	5	ND	ND	ND	ND		
1,2,4-Trimethylbenzene	5	ND	ND	ND	ND		
Sec-Butylbenzene	5	ND	ND	ND	ND		
1,3-Dichlorobenzene	5	ND	ND	ND	ND		
p-Isopropyltoluene	5	ND	ND	ND	ND		
1,4-Dichlorobenzene	5	ND	ND	ND	ND		
1,2-Dichlorobenzene	5	ND	ND	ND	ND		
n-Butylbenzene	5	ND	ND	ND	ND		
1,2,4-Trichlorobenzene	5	ND	ND	ND	ND		
1,2-Dibromo-3-Chloropropane	5	ND	ND	ND	ND		
Hexachlorobutadiene	5	ND	ND	ND	ND		
Naphthalene	5	ND	ND	ND	ND		
1,2,3-Trichlorobenzene	5	ND	ND	ND	ND		
Acetone	50	ND	ND	ND	ND		
2-Butanone (MEK)	50	ND	ND	ND	ND		
Carbon disulfide	50	ND	ND	ND	ND		
4-Methyl-2-pentanone (MIBK)	50	ND	ND	ND	ND		
2-Hexanone	50	ND	ND	ND	ND		
MTBE	5	ND	ND	ND	ND		
ETBE	5	ND	ND	ND	ND		
DIPE	5	ND	ND	ND	ND		
TAME	5	ND	ND	ND	ND		
TBA	50	ND	ND	ND	ND		

MB=Method Blank; MDL=Method Detection Limit; ND=Not Detected (below DF × MDL), J=trace concentration.
* Obtained from a higher dilution analysis.

Client: AEI Consultants
Project: 28508/Fountain Vine Plaza

Lab Job No.: AI607029
Matrix: Water

Date Reported: 07-11-2006
Date Sampled: 07-06-2006

EPA 8260B (VOCs by GC/MS, Page 1 of 2)
Reporting Unit: µg/L (ppb)

DATE ANALYZED		07-07	07-07-06	07-07-06	07-07-06	07-07-06	
DILUTION FACTOR		1	2	2	2	2	
LAB SAMPLE I.D.			AI607029-9	AI607029-10	AI607029-11	AI607029-12	
CLIENT SAMPLE I.D.			AEI-B18-28'-GW	AEI-B18-31'-GW	AEI-B18-37'-GW	AEI-B19-30'-GW	
COMPOUND	MDL	MB					
Dichlorodifluoromethane	5	ND	ND	ND	ND	ND	
Chloromethane	5	ND	ND	ND	ND	ND	
Vinyl Chloride	2	ND	ND	ND	ND	ND	
Bromomethane	5	ND	ND	ND	ND	ND	
Chloroethane	5	ND	ND	ND	ND	ND	
Trichlorofluoromethane	5	ND	ND	ND	ND	ND	
1,1-Dichloroethene	5	ND	ND	ND	ND	ND	
Iodomethane	5	ND	ND	ND	ND	ND	
Methylene Chloride	5	ND	ND	ND	ND	ND	
trans-1,2-Dichloroethene	5	ND	ND	ND	ND	ND	
1,1-Dichloroethane	5	ND	ND	ND	ND	ND	
2,2-Dichloropropane	5	ND	ND	ND	ND	ND	
cis-1,2-Dichloroethene	5	ND	ND	ND	ND	15.0	
Bromochloromethane	5	ND	ND	ND	ND	ND	
Chloroform	5	ND	ND	ND	ND	ND	
1,2-Dichloroethane	5	ND	ND	ND	ND	ND	
1,1,1-Trichloroethane	5	ND	ND	ND	ND	ND	
Carbon tetrachloride	5	ND	ND	ND	ND	ND	
1,1-Dichloropropene	5	ND	ND	ND	ND	ND	
Benzene	1	ND	ND	ND	ND	ND	
Trichloroethene	2	ND	4.3	4.0	2.0J	25.0	
1,2-Dichloropropane	5	ND	ND	ND	ND	ND	
Bromodichloromethane	5	ND	ND	ND	ND	ND	
Dibromomethane	5	ND	ND	ND	ND	ND	
Trans-1,3-Dichloropropene	5	ND	ND	ND	ND	ND	
cis-1,3-Dichloropropene	5	ND	ND	ND	ND	ND	
1,1,2-Trichloroethane	5	ND	ND	ND	ND	ND	
1,3-Dichloropropane	5	ND	ND	ND	ND	ND	
Dibromochloromethane	5	ND	ND	ND	ND	ND	
2-Chloroethylvinyl ether	5	ND	ND	ND	ND	ND	
Bromoform	5	ND	ND	ND	ND	ND	
Isopropylbenzene	5	ND	ND	ND	ND	ND	
Bromobenzene	5	ND	ND	ND	ND	ND	

Client: AEI Consultants
Project: 28508/Fountain Vine Plaza

Lab Job No.: AI607029
Matrix: Water

Date Reported: 07-11-2006
Date Sampled: 07-06-2006

EPA 8260B (VOCs by GC/MS, Page 2 of 2) Reporting Unit: ppb

COMPOUND	MDL	MB	AEI-B18-28'-GW	AEI-B18-31'-GW	AEI-B18-37'-GW	AEI-B19-30'-GW	
Toluene	1	ND	ND	ND	ND	ND	
Tetrachloroethene	2	ND	1,640 *	1,440 *	1,040 *	2,600 *	
1,2-Dibromoethane(EDB)	5	ND	ND	ND	ND	ND	
Chlorobenzene	5	ND	ND	ND	ND	ND	
1,1,1,2-Tetrachloroethane	5	ND	ND	ND	ND	ND	
Ethylbenzene	1	ND	ND	ND	ND	ND	
Total Xylenes	2	ND	ND	ND	ND	ND	
Styrene	5	ND	ND	ND	ND	ND	
1,1,2,2-Tetrachloroethane	5	ND	ND	ND	ND	ND	
1,2,3-Trichloropropane	5	ND	ND	ND	ND	ND	
n-Propylbenzene	5	ND	ND	ND	ND	ND	
2-Chlorotoluene	5	ND	ND	ND	ND	ND	
4-Chlorotoluene	5	ND	ND	ND	ND	ND	
1,3,5-Trimethylbenzene	5	ND	ND	ND	ND	ND	
tert-Butylbenzene	5	ND	ND	ND	ND	ND	
1,2,4-Trimethylbenzene	5	ND	ND	ND	ND	ND	
Sec-Butylbenzene	5	ND	ND	ND	ND	ND	
1,3-Dichlorobenzene	5	ND	ND	ND	ND	ND	
p-Isopropyltoluene	5	ND	ND	ND	ND	ND	
1,4-Dichlorobenzene	5	ND	ND	ND	ND	ND	
1,2-Dichlorobenzene	5	ND	ND	ND	ND	ND	
n-Butylbenzene	5	ND	ND	ND	ND	ND	
1,2,4-Trichlorobenzene	5	ND	ND	ND	ND	ND	
1,2-Dibromo-3-Chloropropane	5	ND	ND	ND	ND	ND	
Hexachlorobutadiene	5	ND	ND	ND	ND	ND	
Naphthalene	5	ND	ND	ND	ND	ND	
1,2,3-Trichlorobenzene	5	ND	ND	ND	ND	ND	
Acetone	20	ND	ND	ND	ND	ND	
2-Butanone (MEK)	20	ND	ND	ND	ND	ND	
Carbon disulfide	20	ND	ND	ND	ND	ND	
4-Methyl-2-pentanone	20	ND	ND	ND	ND	ND	
2-Hexanone	20	ND	ND	ND	ND	ND	
Vinyl Acetate	20	ND	ND	ND	ND	ND	
MTBE	2	ND	ND	ND	ND	ND	
ETBE	2	ND	ND	ND	ND	ND	
DIPE	2	ND	ND	ND	ND	ND	
TAME	2	ND	ND	ND	ND	ND	
t-Butyl Alcohol	10	ND	ND	ND	ND	ND	

MB=Method Blank; MDL=Method Detection Limit; ND=Not Detected (below DF × MDL), J=trace concentration.
* Obtained from a higher dilution analysis.

07-11-2006

EPA 8260B
Batch QA/QC Report

Client:	AEI Consultants	Lab Job No.:	AI607029
Project:	28508/Fountain Vine Plaza		
Matrix:	Soil	Lab Sample ID:	SS0707-01
Batch No:	0707-VOCS1	Date Analyzed:	07-07-2006

I. MS/MSD Report
Unit: ppb

Analyte	Sample Conc.	Spike Conc.	MS	MSD	MS %Rec.	MSD %Rec.	% RPD	%RPD Accept. Limit	%Rec Accept. Limit
1,1-Dichloroethene	ND	20	22.6	19.4	113.0	97.0	15.2	30	70-130
Benzene	ND	20	25.9	20.8	129.5	104.0	21.8	30	70-130
Trichloro-ethene	ND	20	24.3	20.6	121.5	103.0	16.5	30	70-130
Toluene	ND	20	23.1	19.3	115.5	96.5	17.9	30	70-130
Chlorobenzene	ND	20	22.8	19.8	114.0	99.0	14.1	30	70-130

II. LCS Result
Unit: ppb

Analyte	LCS Value	True Value	Rec.%	Accept. Limit
1,1-Dichloroethene	47.0	50.0	94.0	80-120
Benzene	47.6	50.0	95.2	80-120
Trichloro-ethene	49.4	50.0	98.8	80-120
Toluene	49.2	50.0	98.4	80-120
Chlorobenzene	47.9	50.0	95.8	80-120

ND: Not Detected (at the specified limit)

07-11-2006

EPA 8260B
Batch QA/QC Report

Client:	AEI Consultants	Lab Job No.:	AI607029
Project:	28508/Fountain Vine Plaza		
Matrix:	Water	Lab Sample ID:	R607019-1
Batch No:	0707-VOEW1	Date Analyzed:	07-07-2006

I. MS/MSD Report
Unit: ppb

Analyte	Sample Conc.	Spike Conc.	MS	MSD	MS %Rec.	MSD %Rec.	% RPD	%RPD Accept. Limit	%Rec Accept. Limit
1,1-Dichloroethene	ND	20	18.1	19.9	90.5	99.5	9.5	30	70-130
Benzene	ND	20	16.8	18.5	84.0	92.5	9.6	30	70-130
Trichloro-ethene	ND	20	18.7	20.0	93.5	100.0	6.7	30	70-130
Toluene	ND	20	18.4	20.2	92.0	101.0	9.3	30	70-130
Chlorobenzene	ND	20	18.9	20.6	94.5	103.0	8.6	30	70-130

II. LCS Result
Unit: ppb

Analyte	LCS Value	True Value	Rec.%	Accept. Limit
1,1-Dichloroethene	21.1	20.0	105.5	80-120
Benzene	19.1	20.0	95.5	80-120
Trichloro-ethene	21.5	20.0	107.5	80-120
Toluene	19.7	20.0	98.5	80-120
Chlorobenzene	20.6	20.0	103.0	80-120

ND: Not Detected (at the specified limit)

Appendix G:

Regulatory Action Levels

Attenuation Factor Calculations

Interval (feet bgs)	Interval Length (feet)	Percent Sand	Percent Silt	Percent Clay	Depth (feet bgs)	Percentage of Lithology Between Target Depth and Groundwater			Distance to Groundwater (feet)	Attenuation Factor*
						Sand	Silt	Clay		
0 - 2	2	50	50	0	2	54	54	0	28	2.8
2 - 5	5	50	50	0	5	50	50	0	25	2.5
5 - 10	5	50	50	0	10	50	50	0	20	2
10 - 15	5	50	50	0	15	50	50	0	15	1.5
15 - 20	5	50	50	0	20	50	50	0	10	1
20 - 25	5	50	50	0	25	50	50	0	5	0.1
25 - 30	5	50	50	0						

Notes:

*Calculated by interpolating the Attenuation Factors for sand, silt, and clay for the the specificed depth from the preceeding table and summing the products of the percentage and Attenuation Factor of each lithology type

bgs = below ground surface

Exhibit "4"

California R ional Water Quality C ntrol Board
Los Angeles Region
Recipient of the 2001 *Environmental Leadership Award* from Keep California Beautiful

Alan C. Lloyd, Ph.D.
Agency Secretary

320 W. 4th Street, Suite 200, Los Angeles, California 90013
Phone (213) 576-6600 FAX (213) 576-6640 - Internet Address: http://www.waterboards.ca.gov/losangeles

Arnold Schwarzenegger
Governor

February 7, 2006

Mr. Carl Van Quathem
ALCA Properties, Ltd.
11356 Nutmeg Ave.
Los Angeles, CA 90066
cei-realtors@comeast.net

SPILLS, LEAKS, INVESTIGATIONS AND CLEANUPS (SLIC) OVERSIGHT COST REIMBURSEMENT ACCOUNT – FOUNTAIN-VINE PLAZA AT 1253 NORTH VINE STREET, HOLLYWOOD, CALIFORNIA 90038 (SLIC NO. 1196)

Dear Mr. Quathem:

The California Water Code (CWC), Section 13304, allows the Regional Board to recover reasonable expenses from the responsible party to oversee cleanup of unregulated releases which adversely affect the State's waters. You are responsible for the oversight cost of site assessment and cleanup based on the record maintained in the case file.

Based on the submitted reports, up to 4,730 micrograms per (µg/l) of tetrachloroethene, 6.5 µg/l of trichloroethene, and 3,760 µg/l of total petroleum hydrocarbons as gasoline were detected in groundwater. The release of chemicals has degraded the groundwater quality and beneficial uses of the State's waters.

Estimate of Work to be Performed

The Regional Board staff estimates the following work will be done for your site during the Regional Board's 2005/2006 fiscal year (July 1, 2005 to June 30, 2006):

1. Review environmental assessment reports;
2. Request and review workplans for additional delineation of the soil and groundwater/surface water contamination;
3. Request and review soil and water corrective action plan;
4. Conduct site inspections, collect split samples, and communicate findings to responsible parties; and
5. Conduct internal and external communications (i.e. meetings, memos) about the site.

Statement of Expected Outcome

The expected outcome of work that will be performed includes providing written comments on the submitted reports and workplans, verifying the adequacy of reports, and determining the need to further investigate the impact to soil and water.

Billing Rates

Attached are the Spills, Leaks, Investigations, and Cleanups (SLIC) Program, Monthly Salary Scales by Job Classification (Attachment 1) for employees expected to perform the work and the Reimbursement Process for Regulatory Oversight (Attachment 2). The names and classifications of employees that charge time to this site will be listed on the invoices. The average billing rate is about $110.00 per hour.

Estimation of Expected Charges

Regional Board staff expects to charge about 80 hours for work related to this site during fiscal year 2005/2006. Based on the average billing rate of $110 per hour, the estimated billing charge for this site during this fiscal year is about $8,800. **Please note that this is neither a commitment nor a contract for regulatory oversight. It is only an estimate of the work, which may be performed. Furthermore, we anticipate that there may be possible delays in Regional Board staff's review of reports submitted.**

Landowner Notification and Participation Requirements

Pursuant to Division 7 of the Porter Cologne Water Quality Control Act under section 13307.1, the Regional Board is required to notify all current fee title holders for the subject site prior to considering corrective action or granting case closure. Therefore, you are required to provide the name, mailing address and telephone number for all record fee title holders for the site together with a copy of county record of current ownership, available from the County Recorder's Office, or complete the attached Certification Declaration Form (Attachment 3) and submit it to our office.

Please sign and return the enclosed landowner's information (Attachment 3) and "Acknowledgment of Receipt of Cleanup and Abatement Cost Recovery Letter" (Attachment 4) to the Regional Board by **March 7, 2006.**

New Requirements

I. Change of Ownership

You must notify the Executive Officer, in writing at least 30 days in advance of any proposed transfer of this cost reimbursement account's responsibility to a new owner containing a specific date for the transfer. In addition, you shall notify the succeeding owner of the existence of this cost reimbursement account by letter, copy of which shall be forwarded to the Board.

II. Public Participation

With increased public interest in our programs and the public knowledge of threat to human health and the environment, the Regional Boards are increasing our effort in getting the public more involved in our decision making process. The Regional Boards are also required to involve the public in site cleanup decisions under State law (including Health & Safety Code section 25356.1). You may be required to

prepare and implement a public participation plan. Regional Board staff will provide you with additional guidance as appropriate.

III. Electronic Submittal of Information

Please see attached July 1, 2005 memo (Attachment 5) regarding new regulations requiring the electronic submittal of information (ESI), which went into effect on January 1, 2005. The new regulations stated that beginning on July 1, 2005, a paper copy of reports will no longer be required upon submittal of the electronic copy unless the Regional Board specifically requires the paper copy to be submitted.

The Los Angeles Regional Board does not have the resources to acquire hardware to allow caseworkers to appropriately review documents in electronic form. Therefore, for the foreseeable future, we request that you continue to submit hard copies of all documents and data submittals.

If you have any questions, please contact Dr. Rebecca Chou at (213) 576-6733.

Sincerely,

for David A. Bachenski, AEO
Jonathan Bishop
Executive Officer

Attachments:
1. Monthly Salary Scales by Job Classification
2. Reimbursement Process for Regulatory Oversight
3. Certification Declaration Form
4. Acknowledgement of Receipt of Cleanup and Abatement Cost Recovery Letter
5. New Regulations – Electronic Submittal of Information

ATTACHMENT 1

SPILLS, LEAKS, INVESTIGATIONS, AND CLEANUPS (SLIC) PROGRAM
BILLING COST EXPLANATION

Employee Salary and Benefits by Classification [1]	ABR	SALARY SCALE
Associate Governmental Program Analyst	AGPA	5,468 - 6,646
Engineering Geologist	EG	4,753 - 8,316
Environmental Scientist	ES	3,824 - 7,097
Office Assistant	OA	2,578 - 3,442
Office Technician	OT	3,338 - 4,056
Principal Water Resources Control Engineer	PWRCE	9,476 - 10,451
Sanitary Engineering Associate	SEA	6,165 - 7,491
Sanitary Engineering Technician	SET	4,245 - 5,922
Senior Engineering Geologist	SEG	7,650 - 9,297
Senior Environmental Scientist	SRES	6,774 - 9,823
Senior Water Resources Control Engineer	SWRCE	7,650 - 9,297
Staff Counsel	STCOUN	5,099 - 9,823
Staff Counsel III	STCOUNIII	9,185 - 11,334
Staff Counsel IV	STCOUNIV	10,141 - 12,522
Staff Environmental Scientist	SES	6,767 - 8,172
Student Assistant	SA	1,812 - 2,413
Student Assistant Engineer	SAE	2,488 - 3,723
Supervising Water Resources Control Engineer	SUWRCE	8,622 - 10,206
Water Resources Control Engineer	WRCE	4,753 - 8,298

Indirect Charges[2]

Indirect costs	100% of salaries and benefits
Accounting administrative costs	15% of salaries and benefits
Regional Board administrative costs	20% of salaries and benefits

Billing Example

Water Resources Control Engineer		
Salary:	$	8,298
Overhead (indirect costs):	$	8,298
Admin.: State Board	$	1,245
Regional Board	$	1,660
Total Cost per month	$	19,501

Divided by 176 hours per month equals per hour: $ 110.80
(Due to the various classifications that expend SLIC resources. An average of $ 110.00 per hour can be used for projection purposes.)

[1] The name and classification of employees performing oversight work will be listed on the invoice you receive.
[2] The examples are estimates based on recent billings. Actual charges may be slightly higher or lower.

REIMBURSEMENT PROCESS FOR REGULATORY OVERSIGHT

We have identified your facility or property as requiring regulatory cleanup oversight. Pursuant to the Porter-Cologne Water Quality Control Act, reasonable costs for such oversight can be recovered by the Regional Water Quality Control Board (RWQCB) from the responsible party. The purpose of the enclosure is to explain the oversight billing process structure.

INTRODUCTION

The Porter-Cologne Water Quality Control Act authorizes the State Water Resources Control Board (SWRCB) to set up Cost Recovery Programs. The Budget Act of 1993 authorized the SWRCB to establish a Cost Recovery Program for Spills, Leaks, Investigations, and Cleanups (SLIC). The program is set up so that reasonable expenses incurred by the SWRCB and RWQCBs in overseeing cleanup of illegal discharges, contaminated properties, and other unregulated releases adversely impacting the State's waters can be reimbursed by the responsible party. Reasonable expenses will be billed to responsible parties and collected by the Fee Coordinator at the SWRCB in the Division of Clean Water Programs (DCWP).

THE BILLING SYSTEM

Each cost recovery account has a unique charge number assigned to it. Whenever any oversight work is done, the hours are billed to the account number on the employee's time sheet. The cost of the staff hours is calculated by the State Accounting System based on the employee's salary and benefit rate and the SWRCB overhead rate.

SWRCB and RWQCB Administrative charges for work such as accounting, billing preparation, general program meetings and program specific training cannot be charged directly to an account. This work will be charged to Administrative accounting codes. The Accounting Office totals these administrative charges for the billing period and distributes them back to all of the accounts based on the number of hours charged to each account during that billing period. These charges show as SWRCB Program Administrative Charges and RWQCB Program Administrative Charges on the Invoice.

The overhead charges are based on the number of labor hours charged to the account. The overhead charges consist of rent, utilities, travel, supplies, training, and accounting services. Most of these charges are paid in arrears. Therefore, if there is no labor charged during the billing period, there still may be overhead charges associated with previous months services. The Accounting Office keeps track of these charges and distributes them back monthly to all of the accounts based on the number of hours charged to each account. Therefore, the quarterly statements could show no labor hours charged for that billing period, but some overhead costs could be charged to the account.

Invoices are issued quarterly, one quarter in arrears. If a balance is owed, a check is to be remitted to the SWRCB with the invoice remittance stub within 30 days after receipt of the invoice. The Accounting Office sends a report of payments to the Fee Coordinator on a quarterly basis.

Copies of the invoices are sent to the appropriate RWQCBs so that they are aware of the oversight work invoiced. Questions regarding the work performed should be directed toward your RWQCB case worker. If the responsible party becomes delinquent in their quarterly payments, oversight work will cease immediately. Work will not begin again unless the payments are brought up-to-date.

DISPUTE RESOLUTION

If a dispute regarding oversight charges cannot be resolved with the RWQCB, Section 13320 of the California Water Code provides a process whereby persons may petition the SWRCB for review of RWQCB decisions. Regulations implementing Water Code Section 13320 are found in Title 23 of the California Code of Regulations, Section 2050.

DAILY LOGS

A detailed description (daily log) of the actual work being done at each specific site is kept by each employee in the RWQCB who works on the cleanup oversight at the property. This information is provided on the quarterly invoice using standardized work activity codes to describe the work performed. *Upon request, a more detailed description of the work performed is available from the RWQCB staff.*

REMOVAL FROM THE BILLING SYSTEM

After the cleanup is complete the RWQCB will submit a closure form to the SWRCB to close the account. If a balance is due, the Fee Coordinator will send a final billing for the balance owed. The responsible party should then submit a check to the SWRCB to close the account.

AGREEMENT

No cleanup oversight will be performed unless the responsible party of the property has agreed in writing to reimburse the State for appropriate cleanup oversight costs. You may wish to consult an attorney in this matter. As soon as the letter is received, the account will be added to the active SLIC Cost Recovery billing list and oversight work will begin.

California Regional Water Quality Control Board
Los Angeles Region
Recipient of the 2001 *Environmental Leadership Award* from Keep California Beautiful

Alan C. Lloyd, Ph.D.
Agency Secretary

320 W. 4th Street, Suite 200, Los Angeles, California 90013
Phone (213) 576-6600 FAX (213) 576-6640 - Internet Address: http://www.waterboards.ca.gov/losangeles

Arnold Schwarzenegger
Governor

ATTACHMENT 3

CERTIFICATION DECLARATION FOR COMPLIANCE WITH FEE TITLE HOLDER NOTIFICATION REQUIREMENTS (California Water Code Section 13307.1)

Please Print or Type

Fee Title Holder(s): ALCA PROPERTIES LTD

Mailing Address: 11356 NUTMEG AVE., LOS ANGELES, CA 90066

Contact Person: CARL VAN QUATHEM – GEN'L PTNR

Telephone Number / Fax Number: 310-390-5000 x55 / 310-391-0435

Site Name: FOUNTAIN-VINE PLAZA

Address: 1253 N. VINE ST, HOLLYWOOD CA 90038

Contact Person: CARL VAN QUATHEM

Telephone Number / Fax Number: 310-390-5000 x55 / 310-391-0435

File Number: SLIC No. 1196

"I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gather and evaluate the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations." (See attached page for who shall sign the Certification Declaration).

CARL VAN QUATHEM
Printed Name of Person Signing

GEN'L PTNR
Official Title

Signature

2/10/06
Date Signed

California Regional Water Quality Control Board
Los Angeles Region
Recipient of the 2001 *Environmental Leadership Award* from Keep California Beautiful

Alan C. Lloyd, Ph.D.
Agency Secretary

320 W. 4th Street, Suite 200, Los Angeles, California 90013
Phone (213) 576-6600 FAX (213) 576-6640 - Internet Address: http://www.waterboards.ca.gov/losangeles

Arnold Schwarzenegger
Governor

ATTACHMENT 4

ACKNOWLEDGEMENT OF RECEIPT OF OVERSIGHT COST REIMBURSEMENT ACCOUNT LETTER

I, CARL VAN QUATHEM, acting within the authority vested in me as an authorized representative of ALCA PROPERTIES, LTD, A CALIFORNIA LIMITED PARTNERSHIP, ~~a corporation~~, acknowledge that I have received and read a copy of the attached *REIMBURSEMENT PROCESS FOR REGULATORY OVERSIGHT* and the cover letter dated **February 7, 2006** concerning cost reimbursement for Regional Board staff costs involved with oversight of cleanup and abatement efforts at **Fountain-Vine Plaza, Los Angeles County.** The address for the site is 1253 North Vine Street, Hollywood and its Los Angeles County Assessor's Parcel Number is 5533 005 051 05 000.

I understand the reimbursement process and billing procedures as explained in the letter. Our company is willing to participate in the cost recovery program and pay all subsequent billings in accordance with the terms in your letter and its attachments, *and to the extent required by law.* I also understand that signing this form does not constitute any admission of liability, but rather only an intent to pay for costs associated with oversight, *as set forth above, and to the extent required by law.* Billings for payment of oversight costs should be mailed to the following individual and address:

BILLING CONTACT CARL VAN QUATHEM

BILLING ADDRESS 11356 NUTMEG AVE.

LOS ANGELES, CA 90066

TELEPHONE NO. 310-390-5000 X55 **FAX NO.** 310-391-0935

RESPONSIBLE PARTY'S SIGNATURE [signature] **(Signature)**

GEN'L PTNR **(Title)**

DATE: 2/10/06

SLIC NO. 1196	SITE ID NO.

California Regional Water Quality Control Board
Los Angeles Region
Recipient of the 2001 *Environmental Leadership Award* from Keep California Beautiful

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Arnold Schwarzenegger
Governor

ATTACHMENT 5

July 1, 2005

Notice to Interested Parties

NEW REGULATIONS - ELECTRONIC SUBMITTAL OF INFORMATION

The State Water Resources Control Board (State Water Board) recently adopted regulations requiring the electronic submittal of information (ESI), over the internet, for cleanup programs overseen by the California Regional Water Quality Control Boards (Regional Water Boards), starting January 1, 2005.

Parties responsible for cleanup of pollution at sites overseen by the Regional Water Board's Department of Defense (DoD), Spills, Leaks, Investigations, and Cleanups Program (SLIC), and Land Disposal Programs are required to submit over the internet, the following information electronically:

- groundwater analytical data,
- surveyed locations of monitoring wells,
- boring logs describing monitoring well construction, and.
- portable data format (PDF) copies of all reports.

The text of the regulations is attached, and can be found at the following URL:

http://www.waterboards.ca.gov/ust/cleanup/electronic_reporting/docs/final_electronic_regs_dec04.pdf

The State Water Board GeoTracker data management system is capable of accepting this electronic information. GeoTracker is a geographic information system providing online access to environmental and regulatory data. Currently, Geotracker has information submitted by responsible parties for over 10,000 Leaking Underground Storage Tank sites statewide. This information is available to the public at:

http://www.geotracker.swrcb.ca.gov

Beginning July 1, 2005, a paper copy of reports will no longer be required for the DoD, SLIC, or Land Disposal Programs upon submittal of the electronic copy unless the Regional Water Board specifically requires the paper copy to be submitted. The electronic reports are intended to replace the need for a paper report, and will be used for all public information requests, regulatory review, and compliance/enforcement activities.

The Regional Water Board does not have the resources to acquire hardware to allow caseworkers to appropriately review documents in electronic form. Therefore, for the foreseeable future, we request that you continue to submit hard copies of all documents and data submittals.

You will need a GeoTracker password for submitting data and reports. To obtain instructions for receiving a GeoTracker password please go to our ESI website:

http://www.swrcb.ca.gov/ust/cleanup/electronic_reporting/index.html

Our ESI website has an on-line tutorial to aid your transition to electronic data and reporting submittal. You can access information on how to upload electronic data at the following ESI website:

http://www.swrcb.ca.gov/ust/cleanup/electronic_reporting/docs/ab2886_primer.pdf

If you have any questions or need additional information on reporting electronic data, please contact Hamid Foolad at: hfoolad@waterboards.ca.gov.

Training and Outreach

User outreach meetings will be arranged in both Northern and Southern California based upon demand. The GeoTracker system will be announcing future sessions to all regulators, consultants and responsible parties who hold a GeoTracker password.

Exhibit "5"

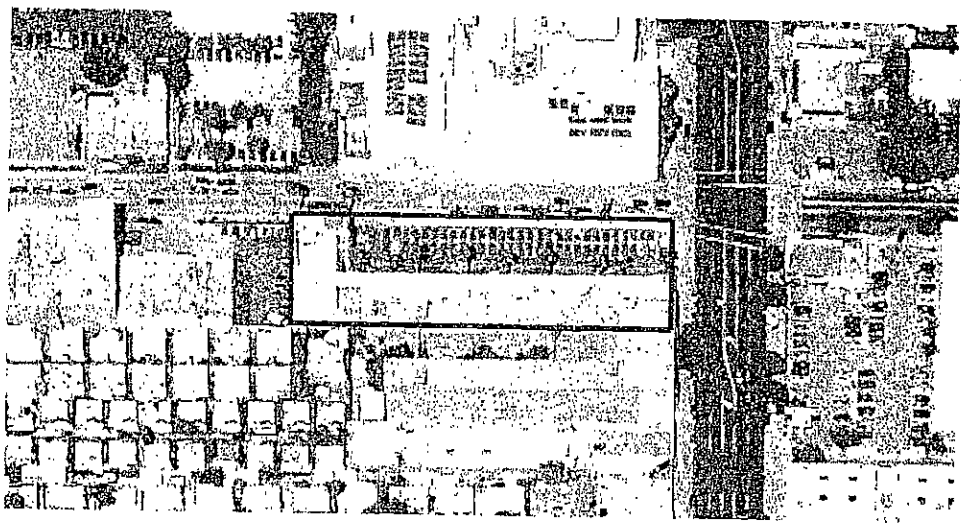
Ami Adini & Associates, Inc.

ENVIRONMENTAL SITE ASSESSMENT REPORT

Fountain-Vine Plaza
1253 Vine Street, Los Angeles, California 90028, LARWQCB Case #1196

Prepared for
Mr. Carl Van Quathem
ALCA Properties, Ltd.
13356 Nutmeg Avenue , Los Angeles, California 90066

May 15, 2013



Project No. Fountain-Vine.p01

Submitted to
Mr. Henry Jones
Los Angeles Regional Water Quality Control Board
320 West 4th Street, Suite 200, Los Angeles, California 90013

4130 Cahuenga Blvd., Ste. 113, Los Angeles, California 91602
818.824.8102 • 818.824.8112 fax
www.amiadini.com • mail@amiadini.com

Ami Adini & Associates, Inc.

May 15, 2013
Project No. Fountain-Vine.p01
Via PDF

Mr. Carl Van Quathem
ALCA Properties
13356 Nutmeg Avenue
Los Angeles, California 90066
Email: cvq.cei@gmail.com
Phone: (310) 390-5000 ext. 55

Re: Environmental Site Assessment Report, Fountain-Vine Plaza, 1253 Vine Street, Los Angeles, California 90028, LARWQCB Case #1196, Global ID SL0603734628

Dear Mr. Van Quathem:

Ami Adini & Associates, Inc. (AA&A), has prepared this *Environmental Site Assessment Report* to present the work performed and findings of an environmental site assessment to evaluate the presence of contaminants in the subsurface at the Fountain-Vine Plaza in Los Angeles, California. Previous site assessments indicated the presence of on-site tetrachloroethene (PCE) in soil and groundwater; however, concentrations detected in up-gradient and off-site sample locations to the northeast exceeded those on-site. The objective of this investigation was to evaluate if previously identified soil and groundwater contamination at the site could be attributed to an on-site source. Based on the results of this site investigation and analytical data review, no significant on-site source of contamination could be identified. AA&A therefore concluded that the soil and groundwater contamination present at the site cannot be attributed to any on-site historical release and recommends that the case be granted regulatory case closure.

It has been a pleasure providing you with our services. We look forward to assisting you with future needs. If you have any questions regarding this report, or if we can be of further assistance, please do not hesitate to contact me at (818) 824-8102.

Respectfully submitted,
AMI ADINI & ASSOCIATES, INC.

Gabriele Baader, PG
Director of Environmental Engineering
Professional Geologist No. 7015, Expiration April 30, 2014

GB:mrd

cc: Addressee (PDF and Hardcopy)
Mr. Henry Jones (Hard Copy)

Ami Adini & Associates, Inc.

May 15, 2013
Project No. Fountain-Vine.p01
Via PDF

Mr. Henry Jones
Los Angeles Regional Water Quality Control Board
320 West 4th Street, Suite 200
Los Angeles, California 90013

Re: Environmental Site Assessment Report, Fountain-Vine Plaza, 1253 Vine Street, Los Angeles, California 90028, LARWQCB Case #1196, Global ID SL0603734628

Dear Mr. Jones:

Ami Adini & Associates, Inc. (AA&A), has prepared this *Environmental Site Assessment Report* to present the work performed and findings of an environmental site assessment to evaluate the presence of contaminants in the subsurface at the Fountain-Vine Plaza in Los Angeles, California. Previous site assessments indicated the presence of on-site tetrachloroethene (PCE) in soil and groundwater; however, concentrations detected in up-gradient and off-site sample locations to the northeast exceeded those on-site. The objective of this investigation was to evaluate if previously identified soil and groundwater contamination at the site could be attributed to an on-site source. Based on the results of this site investigation and analytical data review, no significant on-site source of contamination could be identified. AA&A therefore concluded that the soil and groundwater contamination present at the site cannot be attributed to any on-site historical release and recommends that the case be granted regulatory case closure.

If you have any questions, please contact me at (818) 824-8102 or by email at gabi@amiadini.com. Your attention to this matter will be deeply appreciated.

Respectfully submitted,

AMI ADINI & ASSOCIATES, INC.

Gabriele Baader, PG
Director of Environmental Engineering
Professional Geologist No. 7015, Expiration April 30, 2014

GB:mrd

cc: Addressee (PDF & Hard Copy)
Mr. Carl Van Quathem (Hard Copy)

4130 Cahuenga Blvd., Ste. 113 • Los Angeles, CA 91602 • Phone 818.824.8102 • Fax 818.824.8112
www.amiadini.com • mail@amiadini.com

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COMMON ABBREVIATIONS

°C	Degrees Celsius
°F	Degrees Fahrenheit
95UCL	95 percent upper confidence limit
AA&A	Ami Adini & Associates, Inc.
AOC	Area of concern
AOPC	Area of potential concern
AQMD	Air Quality Management District (South Coast)
ARAR	Applicable, relevant or appropriate requirement
AST	Aboveground storage tank
ASTM	American Society for Testing and Materials
BAT	Best available technology
BACT	Best available control technology
bgs	Below ground surface
BMP	Best management practice
BOD	Biochemical oxygen demand
BTEX	Benzene, toluene, ethylbenzene, and xylenes
Cal/EPA	California Environmental Protection Agency
CAP	Corrective action plan
CCR	California Code of Regulations
CCRWQCB	Central Coast Regional Water Quality Control Board
CEQA	California Environmental Quality Act
CERCLA	Comprehensive Environmental Response, Compensation & Liability Act
cfm	Cubic feet per minute
CFR	Code of Federal Regulations
CH_4	Methane
CHHSLs	California Human Health Screening Levels
COC	Chain of custody
COC	Chemical of concern
COPC	Chemical of potential concern
CRRWQCB	Colorado River Regional Water Quality Control Board
CSF	Cancer slope factor
CSM	Conceptual site model
CUPA	Certified Unified Program Agency
CWA	Clean Water Act
DAF	Dilution-attenuation factor
DCA	Dichloroethane
DCE	Dichloroethene or dichloroethylene
DDD	Dichloro-diphenyl-dichloroethane
DDE	Dichloro-diphenyl-dichloroethene
DDT	Dichloro-diphenyl-trichloroethane
DHS	Department of Health Services
DIPE	Di-isopropyl ether
DNAPL	Dense non-aqueous-phase liquid
DO	Dissolved oxygen
DPE	Dual-phase extraction
DQO	Data quality objective
DTSC	Department of Toxic Substances Control
DWR	California Department of Water Resources
EB	Equipment blank
EIR	Environmental impact report
EQL	Estimated quantification limit (also LDL & PQL)
EPA	U.S. Environmental Protection Agency
ESA	Environmental site assessment
ESL	Environmental screening level
ETBE	Ethyl tertiary butyl ether
FID	Flame-ionization detector
FSP	Field sampling plan
ft	Foot or feet
GC/MS	Gas chromatography/mass spectrometry
GW	Groundwater well
GWM	Groundwater monitoring well
H_2S	Hydrogen sulfide
HDPE	High-density polyethylene
HAZWOPER	Hazardous waste and operation
HHRA	Human health risk assessment
HHSE	Human health screening evaluation
HI	Hazard index
HQ	Hazard quotient
HRC	Hydrogen-releasing compound
HSA	Hollow-stem auger
HSC	Health and Safety Code
HSP	Health and safety plan
HVDPE	High-vacuum dual-phase extraction
HVOC	Halogenated volatile organic compound
IDW	Investigation-derived waste
IRIS	Integrated Risk Information System
J "flag"	Chemical detected below LDL, EQL or PQL
kg	Kilogram
K_{oc}	Organic carbon partition coefficient
LACDHS	Los Angeles County Department of Health Services
LACDPW	Los Angeles County Department of Public Works
LACFD	Los Angeles County Fire Department
LADD	Lifetime average daily dose
LADPW	Los Angeles Department of Public Works
LAFD	Los Angeles City Fire Department

LARWQCB	Los Angeles Regional Water Quality Control Board
LDL	Laboratory detection limit (also EQL and PQL)
LNAPL	Light non-aqueous-phase liquid
LRWQCB	Lahontan Regional Water Quality Control Board
LUST	Leaking underground storage tank
MDL	Method detection limit
MEK	Methyl ethyl ketone (or 2-butanone)
mg/kg	Milligrams per kilogram
mg/L	Milligrams per liter
MNA	Monitoring and natural attenuation
M,p-xylene	Meta, para-xylene
mph	Miles per hour
MSL	Mean sea level
MTBE	Methyl tertiary butyl ether
mV	Millivolt
MW	Monitoring well
MWD	Metropolitan Water District
NA	Not applicable
ND	Not detected at or above method quantification limit
NEPA	National Environmental Policy Act
NE	Not established
NFA	No further action
NPDES	National Pollution Discharge Elimination System
NPL	National Priority List
NS	Not sampled
NTU	Nephelometric turbidity unit
OCHCA	Orange County Health Care Agency
OCWD	Orange County Water District
OEHHA	Office of Health Hazard Assessment
ORP	Oxidation reduction potential
OSHA	Occupational Safety and Health Administration
OVA	Organic vapor analyzer
O&G	Oil and grease
o-xylene	Ortho-xylene
PAHs	Poly-aromatic hydrocarbons
PCBs	Polychlorinated biphenyls
PCE	Perchloroethene, perchloroethylene, tetrachloroethene, tetrachloroethylene or "perc"
PDF	Portable document format
PE	Professional Engineer
PEA	Preliminary endangerment assessment or preliminary environmental assessment
PEF	Potency equivalent factor
PG	Professional Geologist
PID	Photo-ionization detector
ppb	Parts per billion
ppbv	Parts per billion by volume
PPE	Personal protective equipment
ppm	Parts per million
ppmv	Parts per million by volume
PQL	Practical quantification limit (also EQL and LDL)
PRG	Preliminary remediation goal (EPA)
PRGi	Industrial preliminary remediation goal (EPA)
PRGr	Residual preliminary remediation goal (EPA)
PRP	Potentially responsible party
QAPP	Quality assurance project plan
QA/QC	Quality assurance/quality control
QC	Quality control
RAP	Remedial action plan
RCRA	Resource Conservation and Recovery Act
REC	Recognized environmental condition
REL	Reference exposure level
RfD	Reference dose
RI/FS	Remedial investigation/feasibility study
RL	Reporting limit
RME	Reasonable maximum exposure
RP	Responsible party
RSL	Regional soil screening level (EPA)
RWQCB	Regional Water Quality Control Board
SAP	Sampling and analysis plan
SARA	Superfund Amendments & Reauthorization Act
SARWQCB	Santa Ana Regional Water Quality Control Board
scfm	Standard cubic feet per minute
SDRWQCB	San Diego Regional Water Quality Control Board
SFBRWQCB	San Francisco Bay Regional Water Quality Control Board
SGS	Soil-gas survey
SHSP	Site-specific health and safety plan
SIC	Standard Industrial Classification
SLIC	Spills, Leaks, Investigation and Cleanup
SLOCEHD	San Luis Obispo County Environmental Health Department
SMCHS	San Mateo County Health System
SPCC	Spill prevention control and countermeasure
SSL	Soil screening level
STLC	Soluble threshold limit concentration
SVE	Soil vapor extraction
SVOC	Semi-volatile organic compound
SWPPP	Storm water pollution prevention plan
SWRCB	State Water Resources Control Board
TAME	Tertiary amyl methyl ether
TB	Trip blank
TBA	Tertiary butyl alcohol (tert-butanol)
TCA	Trichloroethane

TCE	Trichloroethene or trichloroethylene
TCLP	Toxic characteristic leaching procedure
TDS	Total dissolved solids
TMB	Trimethylbenzene
TOC	Total organic carbon
TPCA	Toxic Pit Cleanup Act
TPH	Total petroleum hydrocarbons
TPHcc	Total petroleum hydrocarbons carbon chain
TPHd	Total petroleum hydrocarbons as diesel
TPHg	Total petroleum hydrocarbons as gasoline
TPHo	Total petroleum hydrocarbons as oil
TRPH	Total recoverable petroleum hydrocarbons
TSCA	Toxic Substances Control Act
TSS	Total suspended solids
TTLC	Total threshold limit concentration
USA	Underground Service Alert
USCS	Unified Soils Classification System
USDA	U.S. Department of Agriculture
USEPA	U.S. Environmental Protection Agency
USGS	U.S. Geologic Survey
$\mu g/m^3$	Micrograms per cubic meter
µg/kg	Micrograms per kilogram
µg/L	Micrograms per liter
UST	Underground storage tank
VCP	Voluntary Cleanup Program
VES	Vapor extraction system
VET	Vapor extraction test
VOC	Volatile organic compound
WDR	Waste discharge requirement
WET	Waste extraction test
WIP	Well Investigation Program

PROFESSIONAL CERTIFICATION

This *Environmental Site Assessment Report* has been prepared by

Matthew R. deHaas, PG
Senior Geologist
Professional Geologist

under the professional review and quality control of

Gabriele Baader, PG
Director of Environmental Engineering
Professional Geologist

and approved by

Ami Adini
President, Principal Environmental Consultant
NREP Registered Environmental Professional No. 2614
General Engineering/Hazardous Waste Contractor No. 587540
B. Sc. Mech. Eng.

STATEMENT OF LIMITATIONS

The scope of this investigation was intended to provide selected environmental information in accordance with a scope of work contracted for by the client/owner. The scope of work was not intended to be comprehensive, identify all potential concerns, or eliminate the possibility of the site having some degree of environmental problem. No degree of assessment can ascertain that a site is completely free of hazardous substances: some regulatory and other pertinent data may be lacking that is critical in completing a full environmental profile of the subject property.

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AA&A's investigation, within the framework of the contractual scope of work, was performed using the degree of care and skill ordinarily exercised, under similar circumstances; by reputable environmental specialists practicing in this or similar localities at the time our services were rendered. The document represents our best professional judgment. Since the facts forming the basis for the document are subject to professional interpretation, differing conclusions could be reached. None of the work performed herein shall constitute or be represented as a legal opinion of any kind or nature.

Samples collected and used for testing and observations made are believed representative of the entire project; however, soil and geologic conditions as well as groundwater conditions can vary between borings, test pits, and surface outcrops.

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EXECUTIVE SUMMARY

Ami Adini & Associates, Inc. (AA&A), has prepared this *Environmental Site Assessment Report* for the Fountain-Vine Plaza located at 1253 Vine Street in Los Angeles, California 90028, hereinafter referred to as *the site*.

The purpose of conducting this environmental assessment was to evaluate soil-gas, soil, and groundwater conditions at the site. Previous site assessments indicated the presence of on-site tetrachloroethene (PCE) in soil and groundwater; however, concentrations detected in up-gradient and off-site sample locations to the northeast exceeded those on-site. The objective of this investigation was to evaluate if previously identified soil and groundwater contamination at the site could be attributed to an on-site source.

Between April 8 and 11, 2013, AA&A directed the advancement of 14 soil borings (B20 to B33) to a maximum depth of 36 feet bgs using direct-push drilling equipment operated by Millennium Environmental, Inc. (MEI) of Anaheim, California. Soil samples were collected from each of the borings at 5-foot intervals from 5 feet to 36 feet below ground surface (bgs) for lithologic evaluation and chemical analysis. Soil-gas probes were constructed in each of the borings at depths of approximately 5, 15, and 25 feet bgs. Soil-gas samples were collected from each of the probes and analyzed on-site using a mobile laboratory operated by Jones Environmental, Inc. of Fullerton, California. Laboratory analysis of soil-gas samples indicated the presence of elevated concentrations of PCE in soil gas.

Soil samples selected for laboratory analysis were approved by the LARWQCB. Groundwater samples were obtained from each of the borings using HydroPunch® groundwater sampling techniques. Soil and groundwater samples were submitted to Alpha Scientific Corporation, Environmental Laboratories, a state-certified laboratory in Cerritos, California, for analysis.

Soil contamination identified at the site during this assessment is orders of magnitude below accepted screening levels for industrial sites and does not warrant further investigation. Groundwater at the site is impacted with PCE, however the PCE identified at the site cannot be attributed to an on-site source as no significant impact to site soil was encountered. Concentrations of PCE in groundwater are generally greatest in the northeast portion of the site and appear to be migrating from an off-site, up-gradient source.

The very low concentrations of contaminants identified in soil at the site does not correspond with contaminant concentrations observed in groundwater samples collected from the site. The lack of correlation between soil contaminant concentrations and groundwater contaminant concentrations suggests that groundwater contamination observed at the site can be attributed to an off-site, up-gradient source.

AA&A recommends that the LARWQCB consider the case for regulatory case closure as groundwater contaminants identified at the site are a result of an off-site, up-gradient source.

No further action regarding the soil and groundwater contaminants identified at the Fountain-Vine Plaza facility is warranted.

1. INTRODUCTION

Ami Adini & Associates, Inc. (AA&A) has prepared this *Environmental Site Assessment Report* for the Fountain-Vine Plaza located at 1253 Vine Street in Los Angeles, California 90028, hereinafter referred to as *the site* (Figures 1 and 2).

This report describes the objectives, methodologies, and activities that were performed to conduct the environmental assessment.

1.1 Objective

The purpose of conducting this environmental assessment was to evaluate soil-gas, soil, and groundwater conditions at the site. Previous site assessments indicated the presence of on-site tetrachloroethene (PCE) in soil and groundwater; however, concentrations detected in up-gradient and off-site sample locations to the northeast exceeded those on-site. The objective of this investigation was to evaluate if previously identified soil and groundwater contamination at the site could be attributed to an on-site source.

1.2 Scope of Work

The scope of work was based on AA&A's *Confirmation Site Assessment Work Plan* dated February 12, 2013, which was approved by the LARWQCB on February 28, 2013 (Appendix A). Based on the proposed scope of work, the investigation included the following:

- Health and safety plan (HSP) implementation;
- Pre-fieldwork preparation including obtaining of permits and Underground Service Alert (USA) notification;
- Advancement of 14 on-site, continuous-core, direct-push borings (B20 through B33) from grade to the groundwater table (approximately 30 feet below ground surface [bgs]; see Figures 2 and 3);
- Installation of three groundwater monitoring wells (MW1 through MW3);
- Collection of soil samples for lithologic evaluation, description, and chemical analysis;
- Chemical analysis of soil samples for TPHg, TPHd, and VOCs including fuel oxygenates;
- Collection of groundwater samples;
- Chemical analysis of groundwater samples for TPHg, TPHd, and VOCs including fuel oxygenates;
- Installation of soil-gas sampling probes at depths of approximately 5, 15 and 25 feet bgs, directly above the capillary fringe, in each boring.
- Collection of soil-gas samples.
- Chemical analysis of soil-gas samples for TPHg, TPHd, and VOCs including fuel oxygenates;
- Summary and tabulation of laboratory analytical data;
- Preparation of a site vicinity map, plot plans, and chemical concentration data maps;
- Preparation of this report detailing the activities and results of the investigation that includes a discussion of design criteria and locations of soil borings and groundwater monitoring wells; and
- Uploading of investigation-related documents in electronic deliverable format to the State Water Resources Control Board's (SWRCB) GeoTracker database.

2. SITE DESCRIPTION

The site lies within the Hollywood Subbasin of the Central Los Angeles Basin. Based on Google Maps ©, the site is located at latitude 34.0941000, 34°5'38.76"N, longitude 118.3273000, 118°19'38.28"W. The site is approximately 1.03 acres in size (approximately 44,793 square feet) and identified as the Fountain-Vine Plaza. The site is located on the southwest corner of the intersection of Fountain Avenue and Vine Street in a commercial and residential area. The site is bounded on the north (across Fountain Avenue) by the Academy of Motion Picture Arts and Sciences, Pickford Center, west and east (across Vine Street) by commercial businesses and south by a multi-story apartment complex in Los Angeles, California. The site is currently occupied by one two-story, L-shaped, multi-tenant commercial structure and parking lot. The site is paved with asphalt and concrete with exception to multiple planters throughout the site (Figures 2 through 3). Previous environmental assessments between 2008 and 2008 by AEI Consultants, Inc. (AEI) of Hermosa Beach, California, indicated the presence of PCE in soil and groundwater samples collected from several soil borings advanced throughout the site and the up-gradient (northeast) Paragon Cleaners site.

3. GEOLOGY AND HYDROGEOLOGY

3.1 Regional and Local Geology

The site is located in the Hollywood Piedmont Slope area of the Los Angeles Coastal Plain, on the northern side of the Hollywood Syncline (California Department of Water Resources [DWR], *Bulletin No. 104, Planned Utilization of the Groundwater Basins of the coastal plain of Los Angeles County, Appendix A, Groundwater Geology*, 1961, reprinted April 1998).The Santa Monica Mountains are located 1 mile to the north, and the east-west trending Santa Monica-Hollywood Fault is located 0.45 miles north of the site (California Department of Conservation, *Maps of Known Active Fault Near-Source Zones in California and Adjacent Portions of Nevada*, February 1998).

The subsurface in the site vicinity consists of Recent alluvium, underlain by Pleistocene deposits of the Lakewood Formation. Within the Lakewood deposits lies the Bellflower Aquiclude, and the Exposition and Gage Aquifers (DWR 1961).

Based on soil lithology analysis from previous site assessments at the site, the subsurface consists of sandy silts with trace clay between ground surface and 10 feet below ground surface (bgs). From 10 to 20 feet bgs the subsurface consists of silts and fine- to coarse-grained sands and from 20 to 30 feet bgs (terminal depth) the subsurface consists of silt and clay (AEI, *Phase III Subsurface Investigation Report and Invoices*, July 31, 2006).

3.2 Regional and Local Hydrogeology

The site is located in the Hollywood Subbasin of the Central Groundwater Basin of the Los Angeles-San Gabriel Hydrologic Unit. According to the LARWQCB, groundwater within the basin has existing beneficial use for municipal, industrial and agricultural purposes (LARWQCB, *Basin Plan for the Coastal Watersheds of Los Angeles and Ventura Counties*, June 13, 1994).

Based on the most recent site assessment activities, depth to water in the vicinity of the site is between approximately 27.5 and 30 feet bgs (AA&A, 2013). Depth to water data was also available from the Paragon Cleaners site located approximately 154 feet northeast of the site at 1310 North Vine Street. Wells gauged between November 2008 and September 2009 reported depth to water ranging from 27.26 to 32.09 feet bgs with a general hydraulic gradient of 0.0060 feet per foot in the southwestern direction (Encon Solutions, Inc., of Los Angeles, California, *Results of Third Quarter 2009 Groundwater Sampling*, dated October 15, 2009).

4. SITE VICINITY HISTORY AND BACKGROUND

4.1 Property Ownership and Business Type

The property is currently owned by ALCA Properties, Ltd. of Los Angeles, California. The site consists of an active two-story multi-business L-shaped structure aligned to the southern and western property lines. The approximately 17,107 square-foot structure was constructed in 1984 (AEI, 2006). The structure appears to be constructed atop a slab-on-grade foundation. The structure is composed of stucco walls and a rubberized asphalt, torch-down, roof. The remaining portion of the site is occupied by a paved parking lot located adjacent to the north of the structure.

The structure on-site is currently occupied by several tenants operating various businesses. The majority of businesses on-site consist of restaurants. Several units on the second floor of the structure were vacant.

4.2 Prior Environmental Assessments

Environmental site assessment activities have been ongoing at the site since 2003. AA&A prepared a detailed discussion of the environmental history of the site and adjacent properties in the *Case Closure Assessment Report*, dated December 7, 2012. AA&A compiled the analytical data from the previously summarized site assessment reports associated with Fountain-Vine Plaza (site), and adjacently located Paragon Cleaners and Snow White Cleaners to evaluate the relationship and extent of PCE contamination in the vicinity of the site.

Based on analytical data from site assessment activities, AA&A concluded that the extent of PCE contamination in the subsurface extends from the Paragon Cleaners site to the Fountain-Vine site. AA&A believes Snow White Cleaners has had no impact on the subsurface at Fountain-Vine Plaza. Evidence of a large PCE release is indicated from the elevated PCE concentrations in shallow soil at the Paragon Cleaners site.

PCE concentrations in shallow soil at the Fountain-Vine Plaza suggest a small release occurred at the Fountain-Vine Plaza site; however, no evidence of a significant source mass has been identified.

It appears that the bulk of PCE contamination in soil is present in the subsurface of Paragon Cleaners at one to two times an order of magnitude higher than PCE concentration detected from any soil sample collected at Fountain-Vine Plaza.

Based on a review of historical groundwater elevation and analytical data, AA&A concluded that it appears the bulk of PCE contamination in groundwater has migrated from the Paragon Cleaners site (up-gradient) to the Fountain-Vine Plaza site (down-gradient).

PCE concentrations in soil at the Fountain-Vine Plaza do not correlate with concentrations detected in groundwater, which may indicate PCE concentrations detected in deep soil on-site may be the result of contaminant dispersion into the smear zone from the PCE contamination in groundwater originating from Paragon Cleaners.

5. SITE ASSESSMENT

Geologic work was performed under the supervision of a California Professional Geologist (PG) in compliance with the requirements of the Geologist and Geophysicists Act, Business and Professions Code sections 7800–7887.

5.1 Fieldwork Preparation

5.1.1 Health and Safety Plan

AA&A prepared a site-specific HSP, which was implemented in accordance with requirements of the Occupational Safety and Health Administration (29 Code of Federal Regulations.1910.120) to address the proposed scope of work, Requirements and guidelines for worker safety and hazard identification during all phases of the groundwater investigation are included in the HSP.

A site safety meeting was conducted every day prior to commencement of fieldwork, when the site-specific HSP was reviewed and signed by all field personnel involved with the assessment activities. The on-site health and safety officer was responsible for implementation of the HSP.

5.1.2 Pre-sampling Inspection and Access

Prior to fieldwork, AA&A conducted a reconnaissance to locate and mark all proposed boring locations with white paint in preparation for the fieldwork. Boring locations were inspected for site accessibility, underground utilities, and to identify additional potential issues that might be encountered during fieldwork.

5.1.3 Permitting and Agency Notification

Prior to initiating field activities a well installation permit was obtained from County of Los Angeles, Environmental Health, Drinking Water Program . The well installation permit obtained from the County of Los Angeles is included in Appendix B. The County of Los Angeles was notified at least 72 hours before drilling activities were commenced at the site so that representatives from the agency could be present during the fieldwork to inspect boring locations and observe drilling activities.

5.1.4 Underground Utility Locating

AA&A personnel marked the proposed boring locations with white paint in preparation for the fieldwork. Boring locations were marked appropriately to avoid underground utility lines or other hazards. AA&A then notified Underground Service Alert (USA) at least 48 hours before commencing any drilling activities at the site. USA notified companies and agencies of record that might have underground utilities in the vicinity of the proposed borings to clearly mark their respective utilities on the ground surface with spray paint so that they could be avoided during drilling.

5.2 Soil Borings and Sampling

5.2.1 Boring Location Rationale

The locations of the borings were selected to assist in evaluating the distribution of soil and groundwater contaminants potentially associated with historical dry cleaning and gasoline retail operations on-site. The soil borings completed during this assessment are identified as B20 through B33. The locations of the borings completed during this assessment are in the vicinity of historical dry cleaning and fuel distribution operations and are as follows:

- Borings B20, B21, B23, B25, B26 and B29 are located in the vicinity of the historical dry cleaning facility;
- Borings B22, B24, B28 and B33 are located in the vicinity of the former gasoline service station and area of significant PCE and TPHg groundwater contaminant detections;

- Boring B27 is located between the historical dry cleaning facility and gasoline service station to eliminate a previous lateral data gap; and
- Borings B30 through B32 are located along the perimeter of the on-site building to provide down-gradient information and confirm no vapor intrusion concerns are present.

5.2.2 Direct-Push Drilling Method

Between April 8 and 11, 2013, AA&A directed the advancement of 14 soil borings (B20 to B33) to a maximum depth of 36 feet bgs using direct-push drilling equipment operated by Millennium Environmental, Inc. (MEI) of Anaheim, California. Before the proposed borings were drilled, the upper 5 feet of each boring location were hand-augered to clear for subsurface obstructions. The borings were continuously cored using the dual-tube method between 5 and 36 feet bgs for detailed lithologic evaluation. Soil samples were collected at 5-foot intervals from 5 to 36 feet bgs and at any change in lithology or change in observed contamination. Select samples from each boring were submitted for laboratory analysis with the approval from the LARWQCB.

Soil samples collected during drilling were screened for VOCs by headspace analysis, using a photo-ionization detector (PID) calibrated to 100 parts per million (ppm) isobutylene. For each sampling interval, approximately 200 grams of soil were placed in a plastic bag and sealed to allow organic vapors to volatize for several minutes prior to each measurement. After the soil and the atmosphere in the sealed plastic bag were allowed to equilibrate, the probe tip of the PID was inserted into the plastic bag, and VOCs (in ppm) were recorded on the boring logs. The boring number, sample depth, lithologic description, discolorations, and PID readings were noted on the boring logs (Appendix C).

5.2.3 Soil Sample Collection Procedures

Soil samples were collected in 1.5-inch-diameter acetate liners protected by an outer steel sampler housing, hydraulically driven into the soil using the dual-tube, direct-push method. The field geologist, under the supervision of a senior PG, recovered the soil samples for lithologic identification and cut portions of recovered samples for headspace analysis. Upon collection, the soil sample collected in the liner was sealed with Teflon® film and plastic caps. EPA Method 5035 compliant sample containers were used for sample collection and preservation. Samples were labeled, placed in a zipper-lock bag, placed on ice, and transported to a state-certified analytical laboratory under chain-of-custody documentation. Soil was described in accordance with the Unified Soil Classification System. In addition, the samples were observed for color, texture, moisture content, plasticity, physical evidence of soil contamination (i.e., odor, discoloration), and any other notable characteristics and recorded on the boring log.

5.2.4 HydroPunch® Groundwater Sample Collection Procedures

Groundwater samples were obtained from each of the borings using HydroPunch® groundwater sampling techniques. The drilling subcontractor prepared the HydroPunch® sampling device according to the manufacturer's instructions and lowered the device to the bottom of the borehole. The drill rod was sealed with built-in gaskets, Teflon® tape, or an equivalent sealing method. The sampling device was drilled to the desired sampling depth into undisturbed materials below the borehole bottom. The rod was then withdrawn to expose the screen of the sampling device. After waiting a sufficient time to allow the sampler to fill with water, the field technician collected a groundwater sample using an inertia pump or bailer lowered through the rods and body of the sampler. Groundwater samples were collected from the sample tubing or bailer directly into 40-milliliter volatile organic ampoules (VOAs) for each sample. The VOAs were sealed with Teflon®-lined caps, labeled, placed on ice, and transported to a state-certified laboratory for analysis.

5.2.5 Chemical Analytical Program for Soil and Groundwater Samples

Analytical methods complied with requirements of the LARWQCB and included the following test protocols for each of the soil and groundwater samples analyzed from borings B20 through B33:

- EPA Method 8260B for Full Scan VOCs including benzene, toluene, ethylbenzene, and total xylenes (collectively BTEX) and fuel oxygenates.

The samples were submitted to Alpha Scientific Corporation, Environmental Laboratories, a state-certified laboratory in Cerritos, California, for analysis. All laboratory analyses was completed on a standard turnaround schedule.

Sample collection, management, and analysis was conducted in accordance with the procedures specified in

- California Code of Regulations Title 22, Division 4.5, Chapter 11, Article 3, Section 66261.20(c); and
- US Environmental Protection Agency, *Test Methods for Evaluating Solid Waste, Physical/Chemical Methods, SW-846,* Office of Solid Waste and Emergency Response, Washington, DC, Third Edition, Final Update IV 2008.

All data was submitted in electronic delivery format to the SWRCB GeoTracker database in accordance with electronic data submittal requirements.

5.2.6 Soil Description

The AA&A field geologist, under the supervision of a professional geologist, described the soil in accordance with the Unified Soil Classification System. In addition, the soil samples were observed for color, texture, moisture content, plasticity, visible evidence of soil contamination (i.e., odor, discoloration), and any other notable characteristics. In general, soil lithology in the borings consisted primarily of silty sand and sandy clay.

The boring number, sample depth, lithologic description, discolorations, and PID readings were documented on the boring logs (Appendix C).

5.2.7 DPT Equipment Decontamination

The drilling rods were decontaminated before drilling with a steam-cleaning unit. All reusable sampling equipment was decontaminated before and after each use to assure the quality of samples collected. Decontamination was performed using the following procedure:

- Washing in non-phosphate detergent and tap water wash, using a brush as necessary;
- Rinsing in clean tap water; and
- Final rinsing in deionized/distilled water.

5.2.8 Active Soil-Gas Survey Sampling Rationale

Soil-gas sampling for VOCs was completed to evaluate the lateral and vertical extent of VOC impact and assist in the selection of soil samples to be submitted for analysis. The boring locations are shown on Figure 2 and indicate the general areas where the borings were located, based on field conditions and clearance in those areas.

5.2.9 Active Soil-Gas Survey Methodology

AA&A installed soil-gas probes in each boring (B20 through B33), as shown on Figure 2, depths of approximately 5, 15, and 25 feet bgs, directly above the capillary fringe. The soil-gas probe installation, leak testing procedures, determination of purge time/volumes, purge rates, and sample collection methodologies were conducted in general accordance with Cal/EPA's *Advisory – Active Soil-gas Investigation* (Cal/EPA, 2010). The soil-gas sampling and analysis was completed by Jones Environmental, Inc. of Fullerton, California.

5.2.10 Soil-Gas Probe Construction

Installation of the soil-gas probes was performed in accordance with the semi-permanent soil-gas probe construction guidelines described in the Cal/EPA advisory. The soil-gas probes were installed using a Geoprobe® 6600 truck-mounted DPT rig operated by MEI, equipped with 2.25-inch-diameter, dual-tube direct-push rods. Each boring was completed to a maximum depth of 36 feet bgs. After each boring was advanced to the desired depth, and the capillary fringe was identified, the bottom of the borings was backfilled with hydrated bentonite to the desired depth. Approximately 1-foot of dry granular bentonite was placed above the hydrated bentonite. Approximately 6-inches of clean, graded (#3), kiln-dried Lone Star sand was placed above the bentonite. A 0.5-inch-diameter by 2.5-inch-long stainless steel soil-gas probe implant connected to an appropriate length of 0.25-inch-diameter Nylaflow® sampling tube was lowered to the top of the sand pack and approximately 6-inches of clean, graded (#3), kiln-dried Lone Star sand was placed above the probe, followed by dry granular bentonite, then hydrated bentonite. Soil-gas probes were set at approximately 5, 15 and 25 feet bgs. Dedicated tubing was installed for each soil-gas probes and each was marked clearly at the surface. A soil-gas probe construction diagram is provided as Figure 4.

5.2.11 Purge Testing

The purpose of purge testing was to ensure that stagnant air was removed from the sampling system and soil-gas samples collected were representative of subsurface conditions. Purge testing of one, three, and seven tubing volumes (1V/3V/10V) was conducted at the beginning of the soil-gas investigation to evaluate the appropriate purge volume to use during this investigation. The purge test was conducted in B26-15. Purging was accomplished using a vacuum pump, calibrated flow meter, and vacuum gauge. After the initial 1V/3V/10V test, the purge volume selected for the investigation corresponded to the sample result showing the highest concentrations of detected VOCs. Based on this rule, the 1V purge volume was selected.

5.2.12 Leak Testing

Leakage during soil-gas sampling may dilute samples with ambient air and produce results that underestimate actual site concentrations or contaminate the sample with external contaminants. A leak test was conducted at every probe location. A tracer gas mixture of n-propanol and n-pentane was used as the leak-check compound. The tracer compound was placed near the top of the temporary probe to evaluate surface leaks into the subsurface. The leak-check compound was not detected in any of the soil-gas samples.

5.2.13 Soil-gas Sampling and Handling Procedures

Soil-gas samples were collected at least 2 hours after installation of the probes, using a system constructed of stainless steel, glass, and Teflon® components. Samples were collected by withdrawing a soil-gas sample from the moving sample stream, using a glass syringe fitted with a disposable needle and Mininert® gas-tight valve and vacuum gauge. The sample withdrawal rate was approximately 200 milliliters per minute. After collection, soil-gas samples were transferred to a mobile laboratory for direct injection into a gas chromatograph for analysis of VOCs.

Soil-gas samples collected were analyzed immediately at a mobile laboratory. The glass syringes were kept in a cool, dark place at all times. The samples were wrapped in foil and stored in an insulated container until they were analyzed. The samples were not subjected to extreme hot or cold temperatures.

To identify and manage samples obtained in the field, a sample label was affixed to each sample container. The sample labels included the following information:

- Project number;
- Site name;
- Sample identification (sample location number); and
- Date and time of collection.

5.2.14 Soil-Gas Probe Borehole Abandonment

At the conclusion of sampling, all soil-gas probe tubing was cut to an elevation below grade and capped. The capped soil-gas probes were covered with a 2-inch diameter PVC cap and the surface was patched with cold asphalt or concrete, as required, to match the existing ground surface.

5.2.15 Soil-Gas Analytical Procedures

Soil-gas samples were collected at 5, 15, and 25 feet bgs from B20 through B33, and analyzed for VOCs by EPA Method 8260B, using an on-site mobile laboratory in accordance with the Cal/EPA advisory.

5.3 Monitoring Well Installation

On April 8, 2013, AA&A installed groundwater monitoring wells (MW1 through MW3) using pre-pack, 1-inch diameter PVC well materials. Each well consisted of a 0.01-inch slot size, perforated PVC (Schedule 40) screen and blank 1-inch-diameter PVC casing. The length of the blank casing for each well is 25 feet, and screened intervals extend from approximately 25 to 45 feet bgs. The annular space of the wells was backfilled with #3 Monterey sand from the bottom of the borehole to approximately 22 feet bgs. The wells were then surged to allow the sand pack to settle. Surging techniques also remedy potential bridging problems that may have arisen during filter pack installation. An approximately 3-foot bentonite chip seal was placed above the sand. The remaining annulus was sealed with hydrated bentonite to within 1 foot of the surface. A locking water-tight cap was installed on each well. The wells were each completed with a 10-inch-diameter, traffic-rated well box encased in concrete approximately 0.25-inches above the surrounding surface to prevent water runoff from entering the well box.

5.3.1 Well Development

On April 11, 2013,wells MW1 through MW3 were developed to remove suspended solids and/or other drilling fluids and materials, using a surge block and hand-bailer or submersible, pneumatic pump. Development was accomplished by mechanically moving the surge block and bailer gently up and down the well casing to remove drilling fluids, suspended solids, settled solids, and other fine-grained materials that could inhibit well yield from the well screen. Well development continued until the following was achieved:

- Up to five well volumes of fluids were extracted from each well;
- The temperature, pH, conductivity, and turbidity of the removed water had stabilized; and
- Suspended solids had been removed so that the water cleared of cloudiness or turbidity (visual observation), and the silt buildup at the bottom of the wells was removed. The total well depth was measured during well development to monitor the removal of silt buildup.

5.3.2 Well Elevation Survey

On April 16, 2013, the elevations of the newly installed groundwater monitoring wells and well box rims were surveyed relative to Los Angeles County Benchmark designated number 13670 (NGVD29) by J. B. Koenig & Associates, Inc. of Anaheim, California, a California-licensed land surveying company. The survey report also includes longitude and latitude coordinates for each well. The well elevation survey report is included in Appendix D.

The upload of all electronic data from the elevation survey was conducted concurrently with submittal of this report in accordance with the State of California Electronic Reporting Regulations (Chapter 30, Division 3 of Title 23 & Division 3 of Title 27, CCR) to the SWRCB GeoTracker website.

5.3.3 Groundwater Monitoring

On April 16, 2013, AA&A gauged, purged and sampled the new groundwater monitoring wells (MW1 through MW3) and the three existing wells (W-1 through W-3) located at Paragon Cleaners, northeast and up-gradient from Fountain-Vine Plaza. Monitoring was conducted in accordance with the LARWQCB requirements as stated in their letter dated February 28, 2013 (Appendix A).

Prior to the well purging and sampling, the AA&A field geologist measured the depth to groundwater in each well, using an electronic oil/water interface probe. Depths to groundwater were recorded to the nearest 0.01 foot. Monitoring wells were purged according to regulatory guidelines, as detailed in AA&A's standard operating procedures for groundwater monitoring (Appendix E). A groundwater monitoring data summary report is provided in Appendix F. Groundwater monitoring and sampling data field sheets are included in Appendix G.

5.4 Disposal of Investigation-Derived Wastes

Soil cuttings and decontamination water generated during the drilling of the soil borings were placed in Department of Transportation-approved, 55-gallon drums and stored on-site for disposal. The drums were identified with labels including the name of waste generator, type of waste (soil or water), and accumulation date.

Disposal of the investigation derived waste is currently being coordinated. Manifests documenting the transportation and disposal of the soil cuttings and decontamination water will be provided to the LARWQCB as an addendum to this report.

5.5 Deviations from Work Plan

Pre-pack groundwater monitoring wells were installed at three locations. The borings advanced for the installation of the monitoring wells were completed adjacent to their corresponding boring. No soil samples were collected from the borings completed as monitoring wells. No other modifications to the work plan were required during this investigation.

6. DISCUSSION OF FINDINGS

6.1 Soil-gas Conditions

Soil-gas samples were collected from each of the borings at 5, 15, and 25 feet bgs. Laboratory analysis of soil-gas samples indicated the presence of PCE, toluene, and benzene in the subsurface.

- Concentrations of PCE were reported in at least one soil-gas sample collected from each of the borings. The California Human Health Screening Level (CHHSL), soil-gas screening number for volatile chemicals below buildings with engineered fill below sub-slab gravel established by the California Office of Environmental Health Hazard Assessment for PCE in soil-gas in industrial settings is 1.6 µg/L. (September 2010). Concentrations of PCE exceeding the CHHSL were reported in samples collected from borings B22, B24 through B29, and B31 through B33. The highest concentrations of PCE were reported in the samples collected from borings B24 (208 µg/L at 25 feet bgs) and B33 (289 µg/L at 25 feet bgs). The remaining detections of PCE in soil-gas were generally below 30 µg/L. Cross sections illustrating the distribution of PCE in soil-gas were prepared and are included as Figures 5 and 6. The lines of the cross sections are shown on Figure 2.
- Toluene was reported in a least one soil-gas sample collected from borings B22, B23, B25, B27 through B31. The highest concentration of toluene was reported in the sample collected from B30 (1.19 µg/L at 25 feet bgs). Concentrations of toluene reported in the samples did not exceed the soil-gas screening number for volatile chemicals below buildings with engineered fill below sub-slab gravel industrial CHHSL of 890 µg/L or the residential CHHSL of 320 µg/L.
- Benzene was reported at a concentration of 0.048 µg/L in the soil-gas sample collected from boring B30 at 25 feet bgs. The reported concentration of benzene did not exceed the industrial soil-gas screening number for volatile chemicals below buildings with engineered fill below sub-slab gravel CHHSL of 0.280 µg/L or the residential CHHSL of 0.085 µg/L.

Summarized analytical results for soil-gas samples are presented in Table 1. Complete laboratory analytical reports and chain-of-custody documentation for the soil-gas samples are provided in Appendix H.

6.2 Soil Conditions

Soil lithology in the borings generally consisted of silty sand and sand with varying degrees of grading. Dark brown, silty sand was generally encountered in the borings from ground surface to depths up to 12 feet bgs. The silty sand graded to poorly graded sand. Grain size and the degree of grading varied in the borings and ranged from fine-grained, silty sand to well graded, fine- to coarse-grained, sand between approximately 12 and 36 feet bgs, the maximum depth explored. Clayey sand was encountered between approximately 28 and 32 feet bgs in borings B26 and B29.

No hydrocarbon or chlorinated solvent odors were observed in any of the borings. A maximum PID measurement of 0.5 ppm was recorded for the samples collected from boring B30 at 30 feet bgs. No artificial fill, debris, or trash was observed in the samples collected from any of the borings. The boring numbers, sample depths, lithologic descriptions, discolorations, and PID readings were documented on the boring logs (Appendix C). Field observations and laboratory analytical results for the soil-gas samples were reviewed and evaluated to select soil samples to be analyzed. AA&A reviewed laboratory analytical results for soil-gas samples collected from the site borings and prepared a soil sample analysis plan and discussed the samples to be submitted for analysis with the LARWQCB. Soil samples selected for laboratory analysis were approved by the LARWQCB.

PCE and VOCs are the primary contaminants of concern. Laboratory analytical results indicate the following:

- PCE, di-isopropyl ether (DIPE), ethylbenzene, n-propylbenzene, sec-butylbenzene, and/or naphthalene were reported in the soil samples selected for analysis.
- PCE concentrations were reported in samples analyzed from borings B24 through B29, and B32. The maximum PCE concentration of 0.0139 mg/kg was reported in the sample collected from boring B32 at 25 feet bgs. The reported PCE concentrations did not exceed the regional screening level (RSL) for industrial soil established by Region 9 of the EPA of 110 mg/kg.

- Concentrations of DIPE, ethylbenzene, n-propylbenzene, sec-butylbenzene, and naphthalene were de minimis and did not exceed their respective RSL for industrial soil.

Summarized analytical results for soil samples are presented in Table 2. Complete laboratory analytical reports and chain-of-custody documentation for the soil samples are provided in Appendix I.

6.3 Groundwater Conditions - HydroPunch® Groundwater Sampling

Groundwater samples were obtained from each of the borings using HydroPunch® groundwater sampling techniques, with the exception of boring B30. No water sample was collected from boring B30 due the proximity of the boring to monitoring well MW2. First indications of groundwater were generally encountered in the borings between approximately 28 and 30 feet bgs.

PCE and VOCs are the primary contaminants of concern and were reported in the samples as follows:

- TPHg, PCE, trichloroethene (TCE), and chloroform were reported in the groundwater samples collected from the borings.
- PCE was reported in each of the 13 HydroPunch® groundwater samples at concentrations ranging from 8.8 µg/L (B20W) to 7,790 µg/L (B32W). Concentrations of PCE exceeded the California maximum contaminant level (MCL) of 5.0 µg/L in all of the samples analyzed.
- TCE was reported in two of the 13 samples submitted for analysis at concentrations of 1.8J µg/L (B28W) and 3.3 µg/L (B31W). Concentrations of TCE did not exceed the MCL of 5.0 µg/L.
- TPHg was reported in 10 of the 13 samples submitted for analysis at concentrations ranging from 52J µg/L (B21W) to 8,480 µg/L (B32W). No other components of gasoline, such as BTEX and fuel oxygenates, were reported in any of the HydroPunch® groundwater samples submitted for analysis.
- Estimated concentrations of chloroform were reported in nine of the 13 samples submitted for analysis. The maximum reported concentration of chloroform was an estimated concentration of 1.8 µg/L. The MCL for chloroform is 80 µg/L.

Summarized analytical results for HydroPunch® groundwater samples are presented in Table 3. Laboratory analytical results and chain-of-custody documentation for the HydroPunch® groundwater samples collected during the assessment are included in Appendix J. A site map illustrating the distribution of PCE in the HydroPunch® groundwater samples is provided as Figure 3.

6.4 Groundwater Conditions – Groundwater Monitoring

The depth to water in the groundwater monitoring wells at the site and the wells located at the Paragon Cleaners facility located northeast and up-gradient of the site, ranged from 28.58 (MW3) to 29.85 (W-2). Groundwater in the vicinity of the sites flows towards the southwest at an approximate gradient of 0.0229 feet per foot. PCE and TPHg were reported in the groundwater samples collected from the monitoring wells at the sites. Laboratory analysis of groundwater samples collected from the monitoring wells indicates the following:

- PCE was reported in the water samples collected from all three site wells and the three wells at Paragon Cleaners at concentrations ranging from 26.1 (MW2) to 6,160 (W-2 at Paragon Cleaners).
- TPHg was reported in five of the six groundwater samples collected from the wells at concentrations ranging from an estimated concentration of 93 µg/L (W-3 at Paragon Cleaners) to 4,700 µg/L (W-2 at Paragon Cleaners). No other components of gasoline, such as BTEX and fuel oxygenates, were reported in any of the groundwater samples submitted for analysis.

ppb?

- An estimated concentration of chloroform (1.4J µg/L) was reported in the water samples collected from wells MW2 and W-3.

Summarized analytical results for groundwater samples are presented in Table 4. A groundwater contour map is provided as Figure 7. A groundwater contaminant isoconcentration map for PCE is provided as Figure 8. Groundwater gradient calculation data is provided in Appendix K. Laboratory analytical results and chain-of-custody documentation for the water samples collected from the monitoring wells during the assessment are included in Appendix L. A groundwater monitoring data summary report is provided in Appendix F.

7. CONCLUSIONS AND RECOMMENDATIONS

Based on the results of this site assessment, AA&A has summarized the following conclusions and recommendations:

- Between April 8 and April 16, 2013, AA&A directed the installation of three groundwater monitoring wells, the advancement of 14 soil borings, installation and sampling of soil-gas probes in each of the 14 borings, and the purging and sampling of the three groundwater monitoring wells at the site and three wells at the Paragon Cleaners facility, located northeast of the site in the up-gradient direction.

- Based on the findings of the site assessment, AA&A concludes that lateral and vertical extent of soil contamination at the site has been fully delineated. Soil contamination identified at the site during this assessment is orders of magnitude below accepted screening levels for industrial sites and does not warrant further investigation.

- Groundwater at the site is impacted with PCE; however, the PCE identified at the site cannot be attributed to an on-site source as no significant impact to site soil was encountered. Concentrations of PCE in groundwater are generally greatest in the northeast portion of the site and appear to be migrating from an off-site, up-gradient source.

- The very low concentrations of contaminants identified in soil at the site does not correspond with contaminant concentrations observed in groundwater samples collected from the site. The lack of correlation between soil contaminant concentrations and groundwater contaminant concentrations suggests that groundwater contamination observed at the site can be attributed to an off-site, up-gradient source.

- The presence of TPHg reported in the groundwater samples collected from the sites appears to be a false positive. The concentrations reported by a TPHg analysis are a combined total of organic compounds within a specific carbon range; PCE falls within the range of compounds reported in the TPHg analysis. The conclusion that the reported concentrations of TPHg are false positives is supported by the fact that the reported PCE concentrations generally correspond with the reported TPHg concentrations for each of the samples. Additionally, no other constituents of gasoline, such as BTEX, or fuel oxygenates, were reported in any of the soil or groundwater samples submitted for analysis.

- AA&A recommends that the LARWQCB consider the case for regulatory case closure as groundwater contaminants identified at the site are a result of an off-site, up-gradient source.

- No further action regarding the soil and groundwater contaminants identified at the Fountain-Vine Plaza facility is warranted.

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FIGURES

Figures 1 through 8

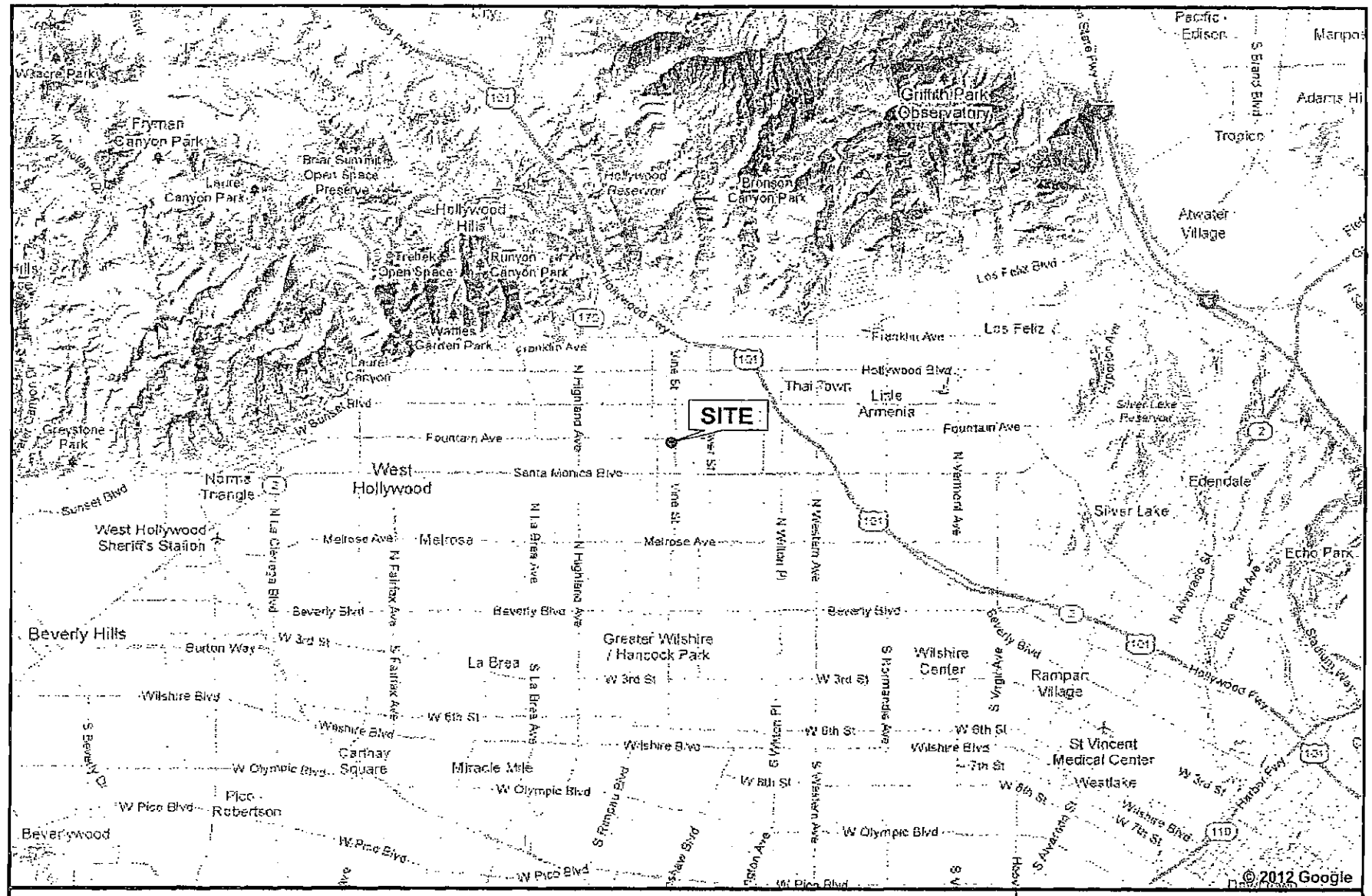

Figure 1: Site Vicinity Map
Fountain-Vine Plaza
1253 Vine Street
Los Angeles, California 90028

DRAWN BY:	DATE:	PROJECT:
GI	November 2012	Fountain-Vine.p01

Ami Adini & Associates, Inc.

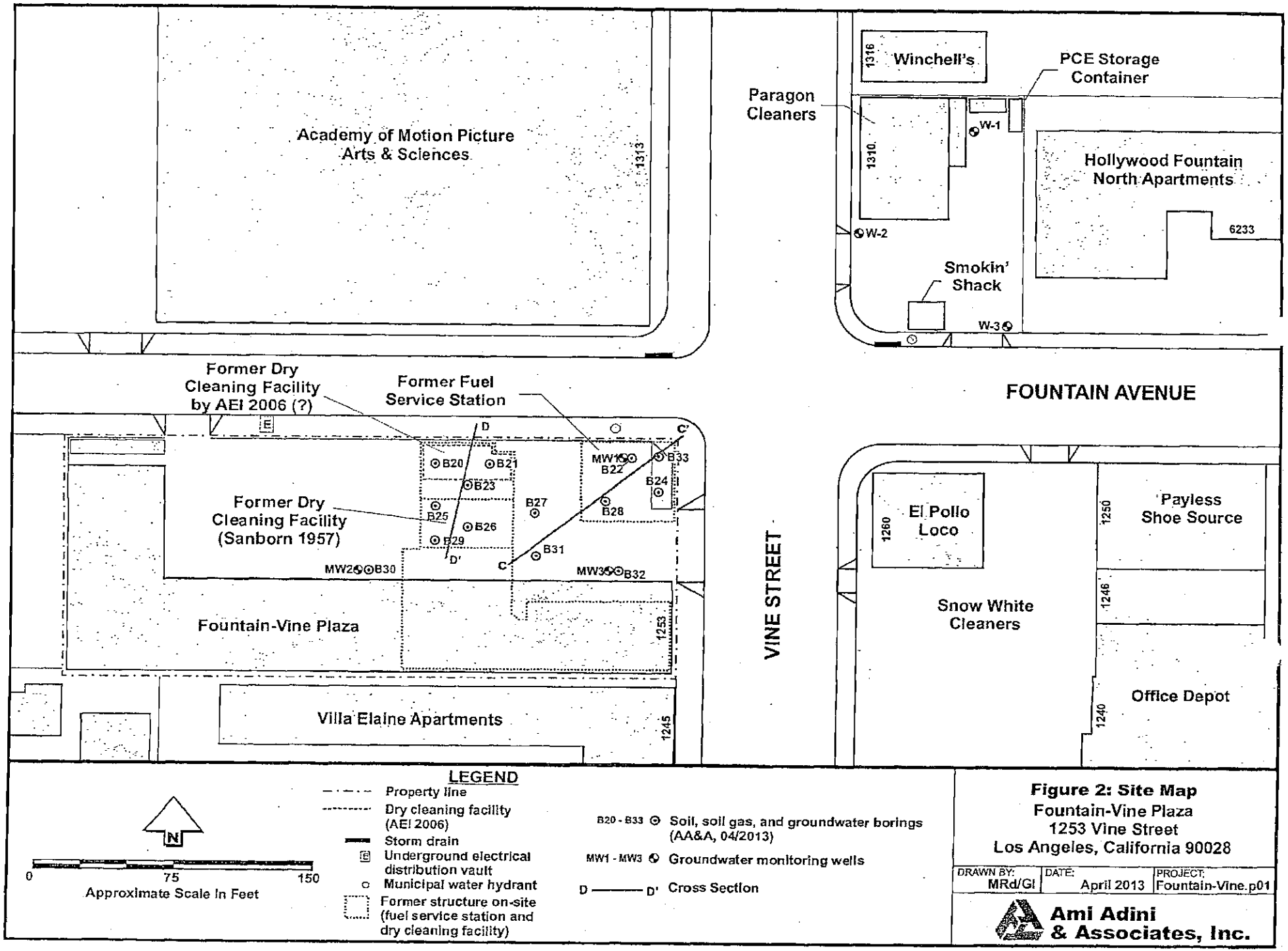

Figure 2: Site Map
Fountain-Vine Plaza
1253 Vine Street
Los Angeles, California 90028

DRAWN BY:	DATE:	PROJECT:
MRd/GI	April 2013	Fountain-Vine.p01

Ami Adini & Associates, Inc.

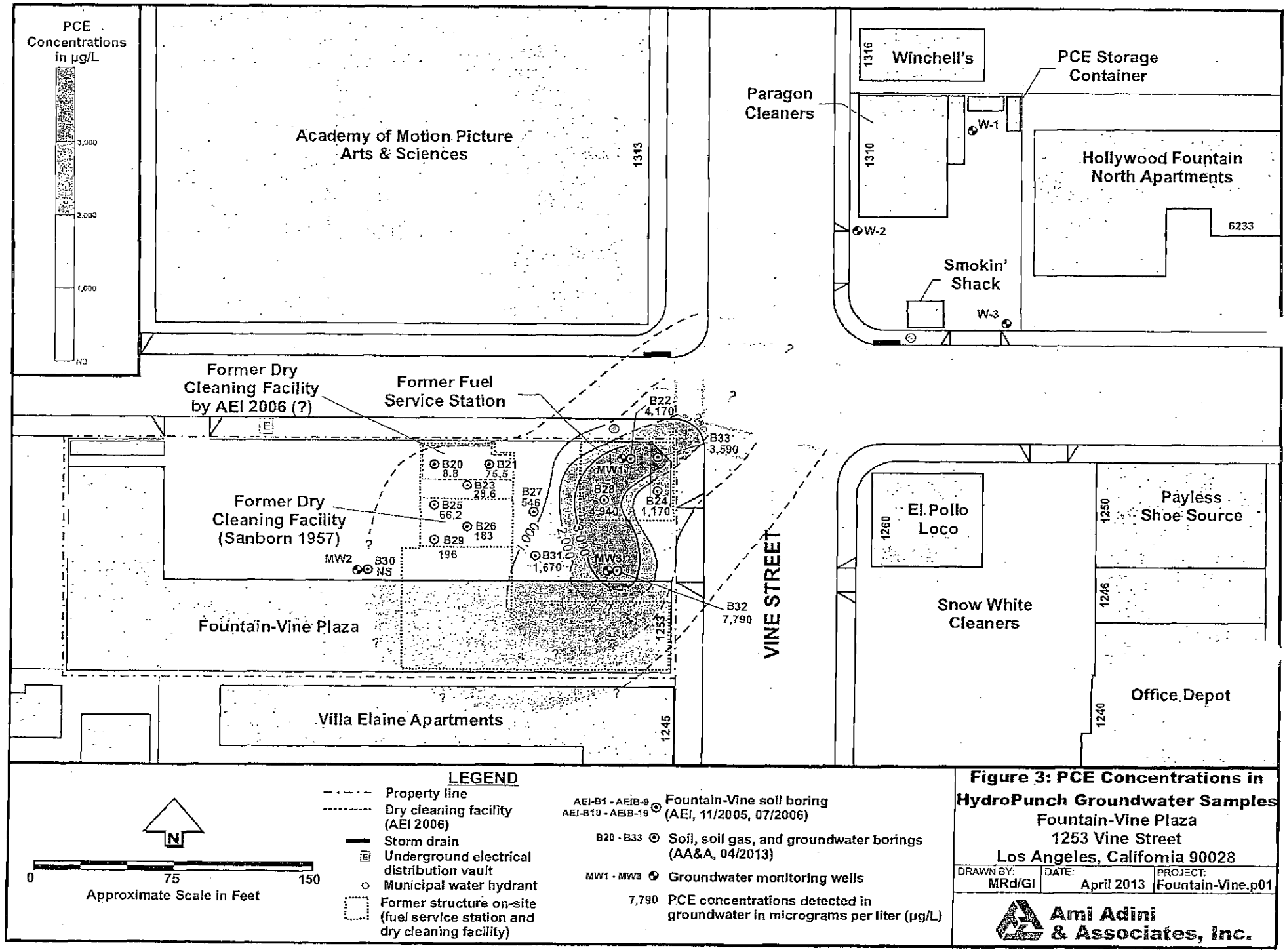

Figure 3: PCE Concentrations in HydroPunch Groundwater Samples
Fountain-Vine Plaza
1253 Vine Street
Los Angeles, California 90028

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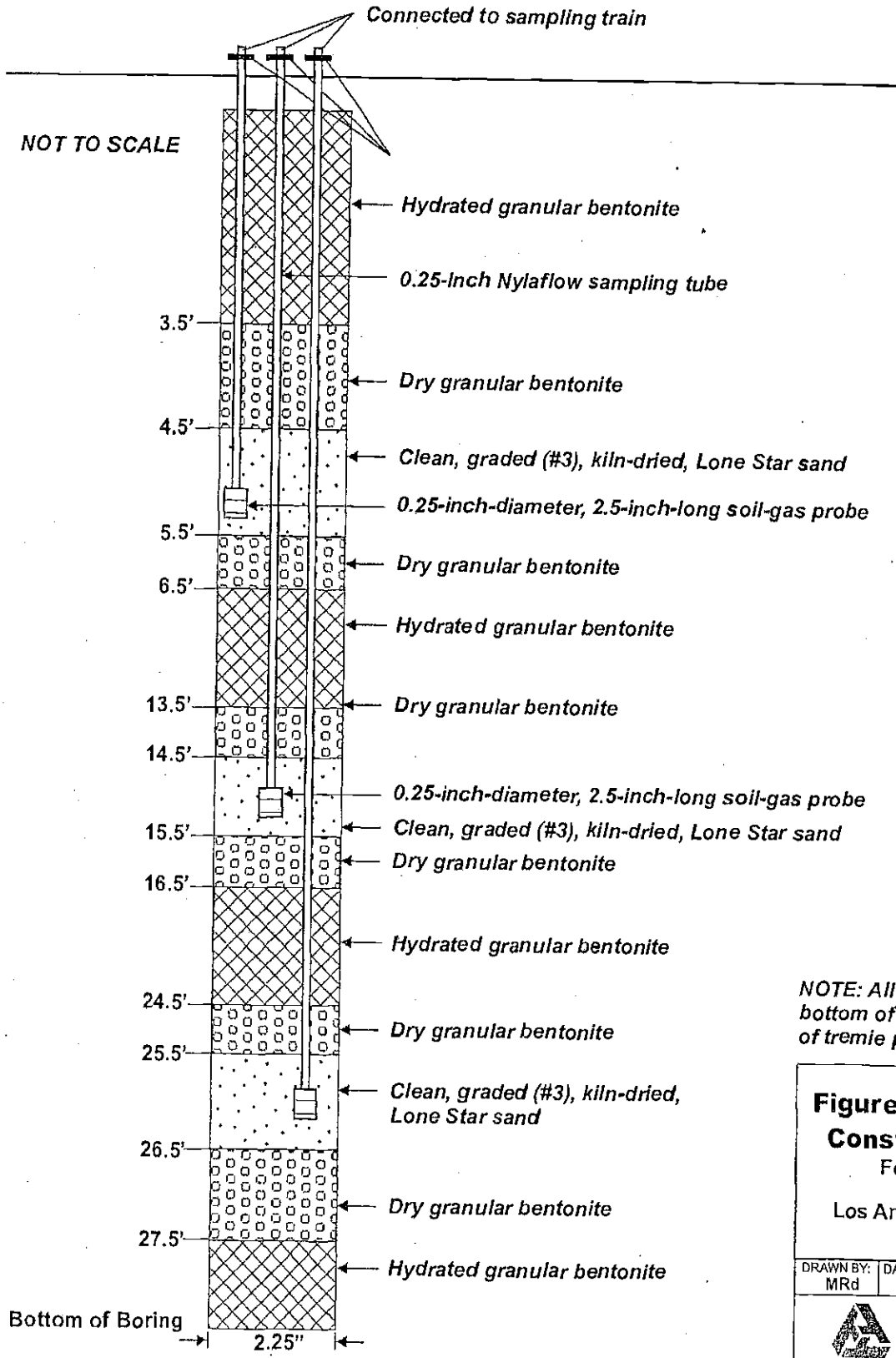
MRd/GJ	April 2013	Fountain-Vine.p01

Ami Adini & Associates, Inc.

Soil-Gas Probe Construction Diagram
B20 through B33



NOTE: All fill materials placed from bottom of borehole to top via use of tremie pipe.

Figure 4: Soil-Gas Probe Construction Diagram

Fountain-Vine Plaza
1253 Vine Street
Los Angeles, California 90028

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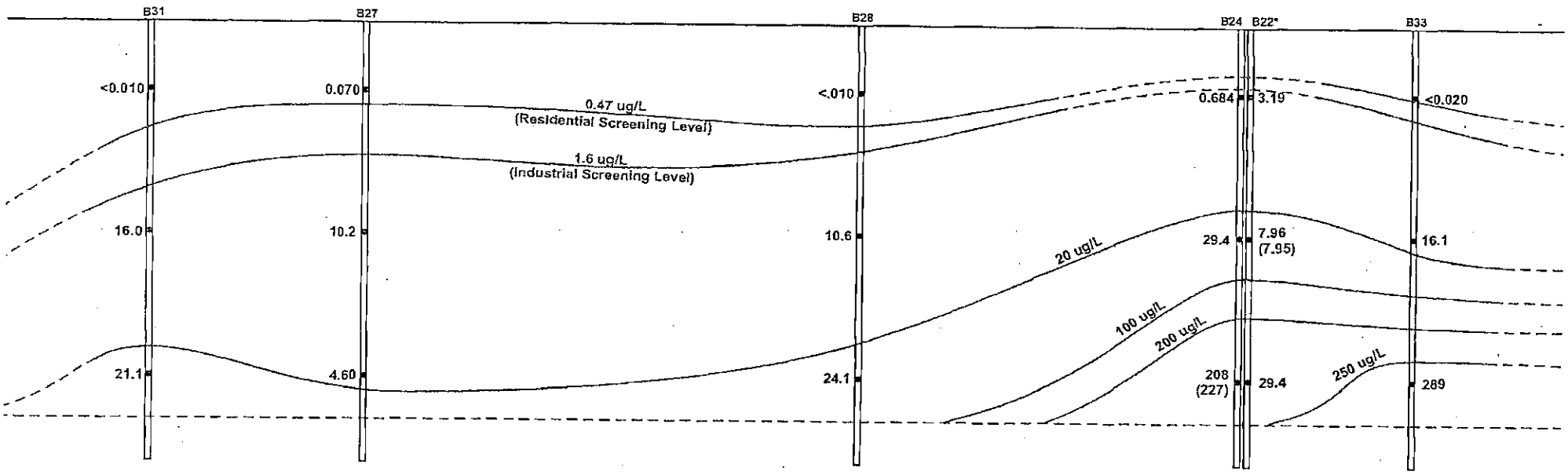
MRd	May 2013	Fountln.p01

Ami Adini & Associates, Inc.



rnia Human Health Screening Levels (CHHSLs)
onmental Health Hazard Assessment for volatile
ngineered fill below sub-slab gravel.

LEGEND

oil gas, groundwater boring
, 04/2013)

n boring indicates
s sampling location

289 PCE in soil gas (ug/L)
Values in parentheses indicate
duplicate sample result

Groundwater Table

PCE soil gas contour

PCE soil gas contour (inferred)

* Due to transposition of some borings onto cross section, data from boring B22 not used in depiction of soil gas contour lines in favor of data from boring B24 in same transposed location.

Figure 5: Cross S
with PCE in
Fountain-Vin
1253 Vine S
Los Angeles, Cali

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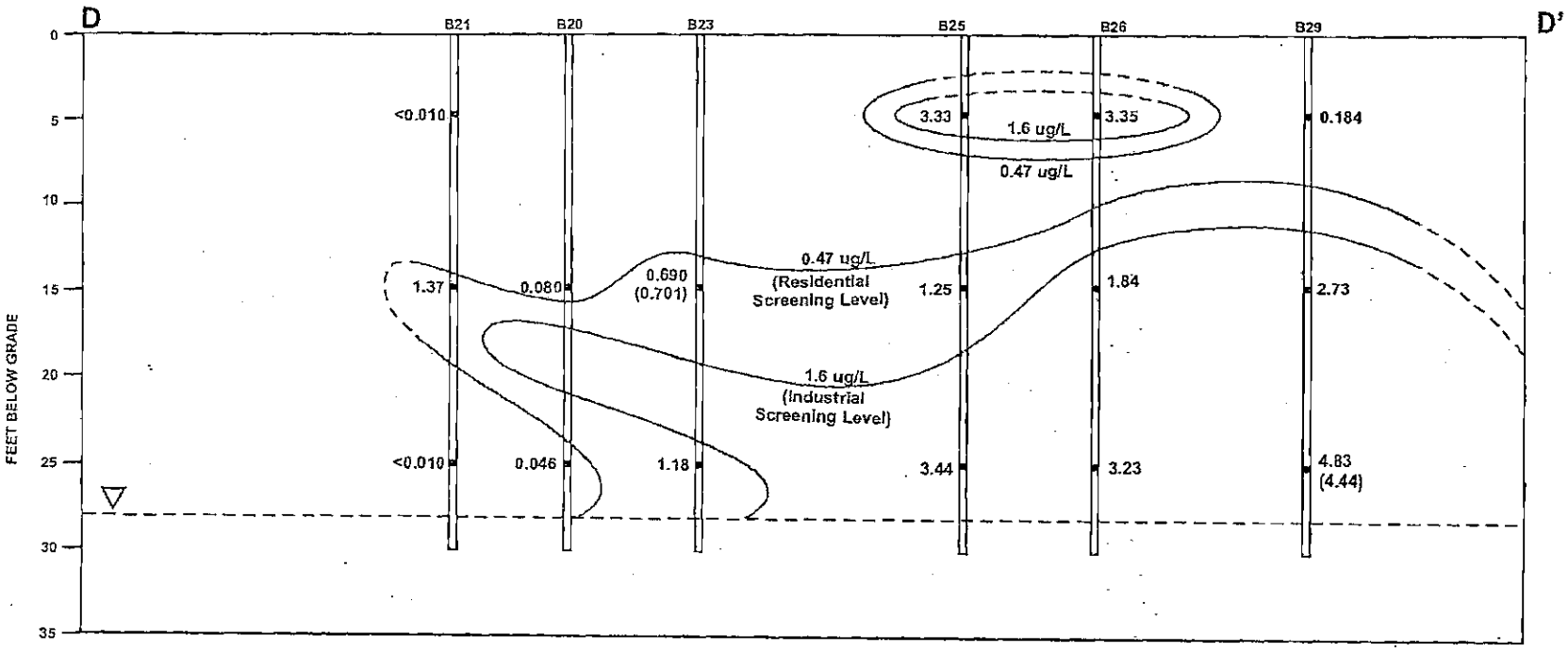

rnia Human Health Screening Levels (CHHSLs)
'onmental Health Hazard Assessment for volatile
ngineered fill below sub-slab gravel.

LEGEND

oil gas, groundwater boring
, 04/2013)

n boring indicates
s sampling location

4.83 PCE in soil gas (ug/L)
Values in parentheses indicate
duplicate sample result

Groundwater Table

PCE soil gas contour

PCE soil gas contour (inferred)

* Due to transposition of some borings onto cross section, data from boring B22 not used in depiction of soil gas contour lines in favor of data from boring B24 in same transposed location.

Figure 6: Cross S
with PCE in
Fountain-Vin
1253 Vine S
Los Angeles, Cali

DRAWN BY: MRd/SS
DATE: May 201

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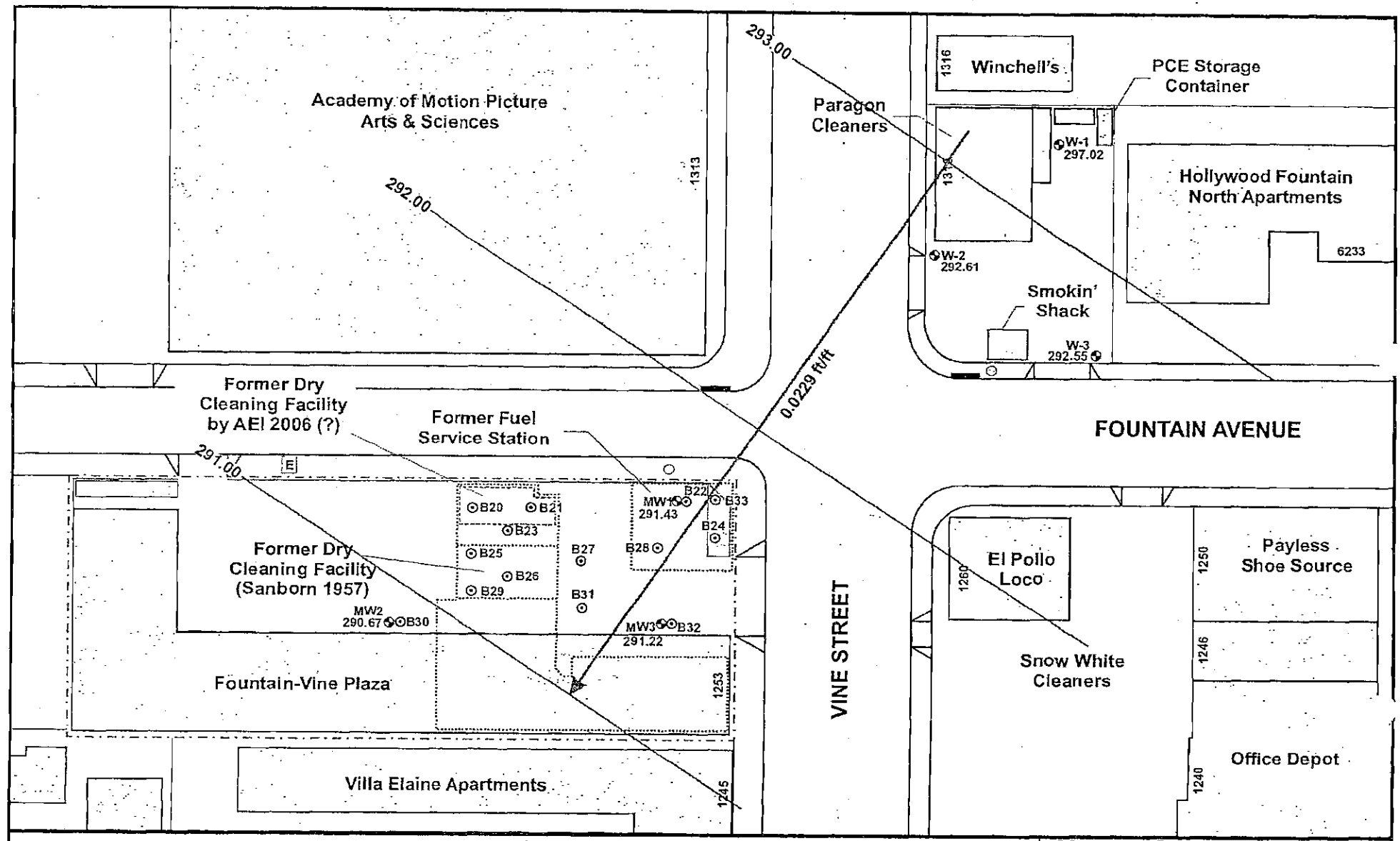

Figure 7: Groundwater Contour Map
Fountain-Vine Plaza
1253 Vine Street
Los Angeles, California 90028

DRAWN BY:	DATE:	PROJECT:
MRd/GI	April 2013	Fountain-Vine.p01

Ami Adini & Associates, Inc.

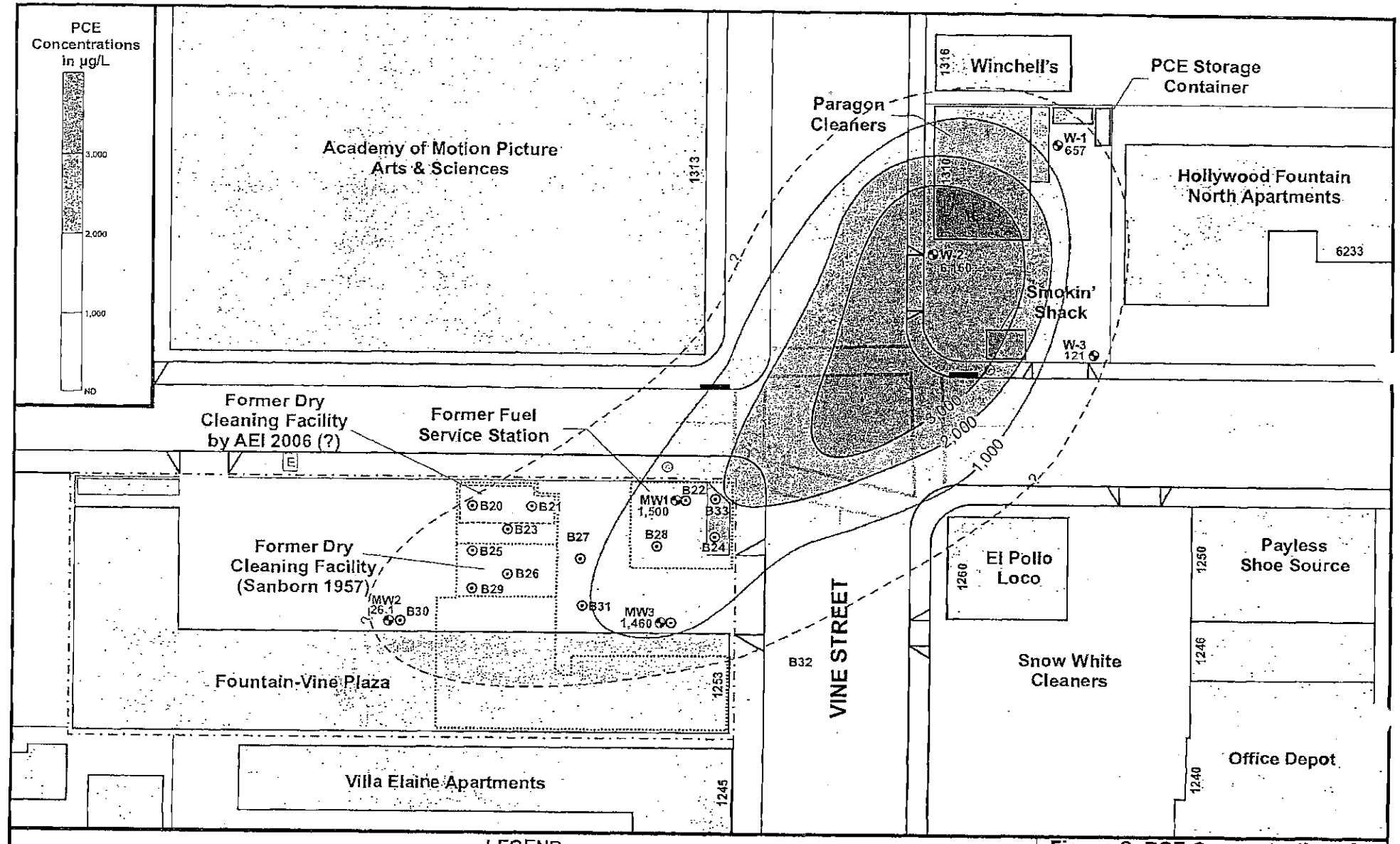

Figure 8: PCE Concentrations in Groundwater
Fountain-Vine Plaza
1253 Vine Street
Los Angeles, California 90028

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MRd/GI	April 2013	Fountain-Vine.p01

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TABLES

Table 1 through 5

Table 1
Soil-Gas Sampling Analytical Results
Fountain Vine Plaza
1253 Vine Street, Los Angeles, California

Date	Depth (feet bgs)	Dilution Factor	Chlorobenzene (µg/L)	Chloroform (µg/L)	1,1-DCE (µg/L)	1,1-DCA (µg/L)	PCE (µg/L)	TCE (µg/L)	1,1,1-TCA (µg/L)	1,1,2-TCA (µg/L)	Toluene (µg/L)
0/2013	5	No Flow	No Flow	No Flow	No Flow	No Flow	No Flow	No Flow	No Flow	No Flow	No Flow
0/2013	15	1	<0.010	<0.010	<0.010	<0.010	0.080	<0.010	<0.010	<0.010	<0.010
0/2013	25	1	<0.010	<0.010	<0.010	<0.010	0.046	<0.010	<0.010	<0.010	<0.010
0/2013	5	1	<0.010	<0.010	<0.010	<0.010	<0.010	<0.010	<0.010	<0.010	<0.010
0/2013	15	1	<0.010	<0.010	<0.010	<0.010	1.37	<0.010	<0.010	<0.010	<0.010
0/2013	25	1	<0.010	<0.010	<0.010	<0.010	<0.010	<0.010	<0.010	<0.010	<0.010
1/2013	5	1	<0.010	<0.010	<0.010	<0.010	3.19	<0.010	<0.010	<0.010	0.298
1/2013	15	1	<0.010	<0.010	<0.010	<0.010	7.96	<0.010	<0.010	<0.010	<0.[illegible]
1/2013	15	1	<0.010	<0.010	<0.010	<0.010	7.95	<0.010	<0.010	<0.010	<0.[illegible]
1/2013	25	1	<0.010	<0.010	<0.010	<0.010	29.4	<0.010	<0.010	<0.010	0.500
0/2013	5	No Flow	No Flow	No Flow	No Flow	No Flow	No Flow	No Flow	No Flow	No Flow	No Flow
0/2013	15	1	<0.010	<0.010	<0.010	<0.010	0.690	<0.010	<0.010	<0.010	0.670
0/2013	15	1	<0.010	<0.010	<0.010	<0.010	0.701	<0.010	<0.010	<0.010	0.666
0/2013	25	1	<0.010	<0.010	<0.010	<0.010	1.18	<0.010	<0.010	<0.010	1.13
1/2013	5	1	<0.020	<0.020	<0.020	<0.020	0.684	<0.020	<0.020	<0.020	<0.020
1/2013	15	1	<0.020	<0.020	<0.020	<0.020	29.4	<0.020	<0.020	<0.020	<0.020
1/2013	25	20	<0.020	<0.020	<0.020	<0.020	208*	0.038	<0.020	<0.020	<0.020
1/2013	25	20	<0.020	<0.020	<0.020	<0.020	227*	0.043	<0.020	<0.020	<0.020
0/2013	5	1	<0.020	<0.020	<0.020	<0.020	3.33	<0.020	<0.020	<0.020	<0.020
0/2013	15	1	<0.010	<0.010	<0.010	<0.010	1.25	<0.010	<0.010	<0.010	0.758
0/2013	25	1	<0.010	<0.010	<0.010	<0.010	3.44	<0.010	<0.010	<0.010	1.03
0/2013	5	1	<0.010	<0.010	<0.010	<0.010	0.032	<0.010	<0.010	<0.010	<0.010
0/2013	15	1	<0.010	<0.010	<0.010	<0.010	3.35	<0.010	<0.010	<0.010	<0.010
0/2013	15	1	<0.010	<0.010	<0.010	<0.010	1.84	<0.010	<0.010	<0.010	<0.010
0/2013	15	1	<0.010	<0.010	<0.010	<0.010	3.23	<0.010	<0.010	<0.010	<0.010
0/2013	25	1	<0.010	<0.010	<0.010	<0.010	<0.010	<0.010	<0.010	<0.010	<0.010
1/2013	5	1	<0.010	<0.010	<0.010	<0.010	0.070	<0.010	<0.010	<0.010	<0.010
1/2013	15	1	<0.010	<0.010	<0.010	<0.010	10.2	<0.010	<0.010	<0.010	<[illegible]
1/2013	25	1	<0.010	<0.010	<0.010	<0.010	4.60	<0.010	<0.010	<0.010	0.304
1/2013	5	1	<0.010	<0.010	<0.010	<0.010	<0.010	<0.010	<0.010	<0.010	0.257
1/2013	15	1	<0.010	<0.010	<0.010	<0.010	10.6	<0.010	<0.010	<0.010	0.216
1/2013	25	1	<0.010	<0.010	<0.010	<0.010	24.1	<0.010	<0.010	<0.010	0.450
0/2013	5	1	<0.010	<0.010	<0.010	<0.010	0.184	<0.010	<0.010	<0.010	0.303
0/2013	15	1	<0.010	<0.010	<0.010	<0.010	2.73	<0.010	<0.010	<0.010	0.758
0/2013	25	1	<0.010	<0.010	<0.010	<0.010	4.83	<0.010	<0.010	<0.010	0.698
0/2013	25	1	<0.010	<0.010	<0.010	<0.010	4.44	<0.010	<0.010	<0.010	0.630
0/2013	5	1	<0.010	<0.010	<0.010	<0.010	0.070	<0.010	<0.010	<0.010	<0.010
0/2013	15	1	<0.010	<0.010	<0.010	<0.010	1.13	<0.010	<0.010	<0.010	<0.010
0/2013	25	1	<0.010	<0.010	<0.010	<0.010	0.176	<0.010	<0.010	<0.010	1.19

Table 1
Soil-Gas Sampling Analytical Results
Fountain Vine Plaza
1253 Vine Street, Los Angeles, California

Date	Depth (feet bgs)	Dilution Factor	Chlorobenzene (µg/L)	Chloroform (µg/L)	1,1-DCE (µg/L)	1,1-DCA (µg/L)	PCE (µg/L)	TCE (µg/L)	1,1,1-TCA (µg/L)	1,1,2-TCA (µg/L)	Toluene (µg/L)
0/2013	5	1	<0.010	<0.010	<0.010	<0.010	<0.010	<0.010	<0.010	<0.010	<0.010
0/2013	15	1	<0.010	<0.010	<0.010	<0.010	16.0	<0.010	<0.010	<0.010	<0.010
0/2013	25	1	<0.010	<0.010	<0.010	<0.010	21.1	<0.010	<0.010	<0.010	0.197
1/2013	5	1	<0.010	<0.010	<0.010	<0.010	2.10	<0.010	<0.010	<0.010	<0.010
1/2013	15	1	<0.010	<0.010	<0.010	<0.010	18.3	<0.010	<0.010	<0.010	<0.010
1/2013	25	20	<0.020	<0.020	<0.020	<0.020	74.2*	<0.020	<0.020	<0.020	<0.020
1/2013	5	1	<0.020	<0.020	<0.020	<0.020	<0.020	<0.020	<0.020	<0.020	<0.020
1/2013	15	1	<0.020	<0.020	<0.020	<0.020	16.1	<0.020	<0.020	<0.020	<0.020
1/2013	25	1	<0.020	<0.020	<0.020	<0.020	289*	0.029	<0.020	<0.020	<0.
0/2013	NA	1	<0.020	<0.020	<0.020	<0.020	<0.020	<0.020	<0.020	<0.020	<0.020
0/2013	NA	1	<0.020	<0.020	<0.020	<0.020	<0.020	<0.020	<0.020	<0.020	<0.020
0/2013	NA	1	<0.020	<0.020	<0.020	<0.020	<0.020	<0.020	<0.020	<0.020	<0.020
0/2013	NA	1	<0.020	<0.020	<0.020	<0.020	<0.020	<0.020	<0.020	<0.020	<0.020
0/2013	NA	1	<0.020	<0.020	<0.020	<0.020	<0.020	<0.020	<0.020	<0.020	<0.020
0/2013	NA	1	<0.020	<0.020	<0.020	<0.020	<0.020	<0.020	<0.020	<0.020	<0.020
	NA	NA	NE	NE	NE	NE	1.6	4.4	7,000	NE	890
el	NA	NA	NE	NE	NE	NE	0.470	1.3	2,500	NE	320

TCE = Trichloroethene
PCE = Tetrachloroethene
µg/L = Micrograms per liter
NE = Not established

ıane
ıane
· dilution factor
lifornia Office of Environmental Health Hazard Assessment, California Human Health Screening Level, soil-gas screening numbers for volatile chemicals below buildings with engineered fill below sub-slab gravel (September 2010).
ıtrial Screening Level.

Table 2
Soil Sampling Analytical Results
Fountain-Vine Plaza
1253 Vine Street, Los Angeles, California

Sample ID	Date	Depth (feet bgs)	DIPE (mg/kg)	PCE (mg/kg)	Ethylbenzene (mg/kg)	n-propylbenzene (mg/kg)	Sec-butylbenzene (mg/kg)	Naphthalene (mg/kg)
Industrial Screening Level		NA	10,000	110	27	21,000	nl	18
Residential Screening Level		NA	2,400	22	5.4	3,400	nl	3.6
B20-5	4/10/2013	5	<0.002	<0.001	<0.001	<0.002	<0.002	<0.002
B20-15	4/10/2013	15	<0.002	<0.001	<0.001	<0.002	<0.002	<0.002
B20-25	4/10/2013	25	<0.002	<0.001	<0.001	<0.002	<0.002	<0.002
B21-5	4/10/2013	5	<0.002	<0.001	<0.001	<0.002	<0.002	<0.002
B21-15	4/10/2013	15	<0.002	<0.001	<0.001	<0.002	<0.002	<0.002
B21-25	4/10/2013	25	<0.002	<0.001	<0.001	<0.002	<0.002	<0.002
B21-30	4/10/2013	30	<0.002	<0.001	<0.001	<0.002	<0.002	<0.002
B22-5	4/10/2013	5	<0.002	<0.001	<0.001	<0.002	<0.002	<0.002
B22-10	4/10/2013	10	<0.002	<0.001	<0.001	<0.002	<0.002	<0.002
B22-15	4/10/2013	15	<0.002	<0.001	<0.001	<0.002	<0.002	<0.002
B22-20	4/10/2013	20	<0.002	<0.001	<0.001	<0.002	<0.002	<0.002
B22-25	4/10/2013	25	<0.002	<0.001	<0.001	<0.002	<0.002	<0.002
B22-30	4/10/2013	30	<0.002	<0.001	<0.001	<0.002	<0.002	<0.002
B23-5	4/9/2013	5	0.0026J	<0.001	<0.001	<0.002	<0.002	<0.002
B23-10	4/9/2013	10	<0.002	<0.001	<0.001	<0.002	<0.002	<0.002
B23-15	4/9/2013	15	<0.002	<0.001	<0.001	<0.002	<0.002	<0.002
B23-20	4/9/2013	20	<0.002	<0.001	<0.001	<0.002	<0.002	<0.002
B23-25	4/9/2013	25	<0.002	<0.001	<0.001	<0.002	<0.002	<0.002
B24-5	4/11/2013	5	<0.002	0.0059	<0.001	<0.002	<0.002	<0.002
B24-10	4/11/2013	10	<0.002	<0.001	<0.001	<0.002	<0.002	<0.002
B24-15	4/11/2013	15	<0.002	<0.001	<0.001	<0.002	<0.002	<0.002
B24-20	4/11/2013	20	<0.002	<0.001	<0.001	<0.002	<0.002	<0.002
B24-25	4/11/2013	25	<0.002	0.011	<0.001	<0.002	<0.002	<0.002
B25-5	4/9/2013	5	<0.002	0.002J	<0.001	<0.002	<0.002	<0.002
B25-10	4/9/2013	10	<0.002	<0.001	<0.001	<0.002	<0.002	<0.002
B25-15	4/9/2013	15	<0.002	<0.001	<0.001	<0.002	<0.002	<0.002
B25-20	4/9/2013	20	<0.002	<0.001	<0.001	<0.002	<0.002	<0.002
B25-25	4/9/2013	25	<0.002	<0.001	<0.001	<0.002	<0.002	<0.002
B26-5	4/9/2013	5	<0.002	0.0089	<0.001	<0.002	<0.002	<0.002

Table 2
Soil Sampling Analytical Results
Fountain-Vine Plaza
1253 Vine Street, Los Angeles, California

Sample ID	Date	Depth (feet bgs)	DIPE (mg/kg)	PCE (mg/kg)	Ethylbenzene (mg/kg)	n-propylbenzene (mg/kg)	Sec-butylbenzene (mg/kg)	Naphthalene (mg/kg)
Industrial Screening Level		NA	10,000	110	27	21,000	nl	18
Residential Screening Level		NA	2,400	22	5.4	3,400	nl	3.6
B26-10	4/9/2013	10	<0.002	<0.001	<0.001	<0.002	<0.002	<0.002
B26-15	4/9/2013	15	<0.002	<0.001	<0.001	<0.002	<0.002	<0.002
B26-20	4/9/2013	20	<0.002	<0.001	<0.001	<0.002	<0.002	<0.002
B26-25	4/9/2013	25	<0.002	<0.001	<0.001	<0.002	<0.002	<0.002
B27-5	4/10/2013	5	<0.002	0.0055	<0.001	<0.002	<0.002	<0.002
B27-15	4/10/2013	15	<0.002	<0.001	<0.001	<0.002	<0.002	<0.002
B27-25	4/10/2013	25	<0.002	<0.001	<0.001	<0.002	<0.002	<0.002
B28-5	4/10/2013	5	<0.002	<0.001	<0.001	<0.002	<0.002	<0.002
B28-10	4/10/2013	10	<0.002	0.0028J	<0.001	<0.002	<0.002	<0.002
B25-15	4/10/2013	15	<0.002	<0.001	<0.001	<0.002	<0.002	<0.002
B28-20	4/10/2013	20	<0.002	<0.001	<0.001	<0.002	<0.002	<0.002
B28-25	4/10/2013	25	<0.002	<0.001	<0.001	<0.002	<0.002	<0.002
B29-5	4/9/2013	5	<0.002	0.0082	<0.001	<0.002	<0.002	<0.002
B29-10	4/9/2013	10	<0.002	0.0036J	<0.001	<0.002	<0.002	<0.002
B29-15	4/9/2013	15	<0.002	<0.001	<0.001	<0.002	<0.002	<0.002
B29-20	4/9/2013	20	<0.002	<0.001	<0.001	<0.002	<0.002	<0.002
B29-25	4/9/2013	25	<0.002	<0.001	<0.001	<0.002	<0.002	<0.002
B31-5	4/9/2013	5	<0.002	<0.001	<0.001	<0.002	<0.002	<0.002
B31-10	4/9/2013	10	<0.002	<0.001	<0.001	<0.002	<0.002	<0.002
B31-15	4/9/2013	15	<0.002	<0.001	<0.001	<0.002	<0.002	<0.002
B32-5	4/11/2013	5	<0.002	<0.001	<0.001	<0.002	<0.002	<0.002
B32-10	4/11/2013	10	<0.002	<0.001	0.0058	0.0052	0.0042J	0.0043J
B32-15	4/11/2013	15	<0.002	<0.001	<0.001	<0.002	<0.002	<0.002
B32-20	4/11/2013	20	<0.002	<0.001	<0.001	<0.002	<0.002	<0.002
B32-25	4/11/2013	25	<0.002	0.0139	<0.001	<0.002	<0.002	<0.002
B33-5	4/11/2013	5	<0.002	0.0033J	<0.001	<0.002	<0.002	<0.002
B33-10	4/11/2013	10	<0.002	<0.001	<0.001	<0.002	<0.002	<0.002
B33-15	4/11/2013	15	<0.002	<0.001	<0.001	<0.002	<0.002	<0.002
B33-20	4/11/2013	20	<0.002	<0.001	<0.001	<0.002	<0.002	<0.002

Table 2
Soil Sampling Analytical Results
Fountain-Vine Plaza
1253 Vine Street, Los Angeles, California

Sample ID	Date	Depth (feet bgs)	DIPE (mg/kg)	PCE (mg/kg)	Ethylbenzene (mg/kg)	n-propylbenzene (mg/kg)	Sec-butylbenzene (mg/kg)	Naphthalene (mg/kg)
Industrial Screening Level		NA	10,000	110	27	21,000	nl	18
Residential Screening Level		NA	2,400	22	5.4	3,400	nl	3.6
B33-25	4/11/2013	25	<0.002	<0.001	<0.001	<0.002	<0.002	<0.002
Method Blank		NA	<0.002	<0.001	<0.001	<0.002	<0.002	<0.002
MDL		NA	0.002	0.001	0.001	0.002	0.002	0.002
PQL		NA	0.005	0.002	0.002	0.005	0.005	0.005

Notes:
bgs = Below ground surface
mg/kg = milligrams per kilogram
DIPE = Diisopropyl ether
PCE = Tetrachloroethene
NA = not applicable
MDL = method detection limit
PQL = practical quantitation limit
nl = none listed

Screening levels based on EPA Region 9 screening level for Industrial and residential soil.

Table 3
HydroPunch Groundwater Sampling Analytical Results
Fountain Vine Plaza
1253 Vine Street, Los Angeles, California

Sample ID	Date	Dilution Factor	TPHg (µg/L)	Chloroform (µg/L)	PCE (µg/L)	TCE (µg/L)
B20W	4/10/2013	1	<50	1.2J	**8.8**	<1
B21W	4/10/2013	1	52J	<1	**75.5**	<1
B22W	4/11/2013	1	3,080	<1	**4,170***	<1
B23W	4/10/2013	1	<50	1.2J	**28.6**	<1
B24W	4/11/2013	1	803	1.5J	**1,170**	<1
B25W	4/10/2013	1	<50	1.2J	**66.2**	<1
B26W	4/9/2013	1	152	1.6J	**183**	<1
B27W	4/10/2013	1	372	<1	**546***	<1
B28W	4/11/2013	1	4,010	1.6J	**4,940***	1.8J
B29W	4/10/2013	1	159	<1	**196**	<1
B31W	4/9/2013	1	1,330	1.6J	**1,670***	3.3
B32W	4/11/2013	1	8,480	1.8J	**7,790***	<1
B33W	4/11/2013	1	2,770	1.2J	**3,590***	<1
DUP1	--	1	<50	1.1J	**49.8**	<1
Method Blank		1	<1	<1	<1	<1
Method Detection Limit		NA	50	1	1	1
Practical Quantitation Limit		NA	100	5	2	2
Maximum Contaminant Level		NA	NE	80	5.0	5.0

Notes:

TPHg = Total petroleum hydrocarbons as gasoline
TCE = Trichloroethene
PCE = Tetrachloroethene
µg/L = Micrograms per liter
NE = Not established
* = result obtained from higher dilution factor

No other analytes reported at or above method detection limits used by the analytical laboratory.
Maximum Contaminant Levels based on California Department of Public Health standards for drinking water (November 2008).

Table 4
Current Groundwater Analytical Data
Fountain-Vine Plaza and Paragon Cleaners
1253 and 1310 Vine Street, Los Angeles, California

Well ID	Date	DO (mg/L)	ORP (mV)	TPHg (µg/L)	Benzene (µg/L)	Toluene (µg/L)	Ethyl-benzene (µg/L)	Total Xylenes (µg/L)	MTBE (µg/L)	ETBE (µg/L)	DIPE (µg/L)	TAME (µg/L)	TBA (µg/L)	PCE (µg/L)	TCE (µg/L)	*cis*-1,2-DCE (µg/L)
MW1	04/16/13	2.63	26	1,010	<0.5	<0.5	<0.5	<1	<1	<1	<1	<1	<10	1,500*	<1	<1
MW2	04/16/13	5.52	-6	<50	<0.5	<0.5	<0.5	<1	<1	<1	<1	<1	<10	26.1	<1	<1
MW3	04/16/13	1.64	-160	997	<0.5	<0.5	<0.5	<1	<1	<1	<1	<1	<10	1,460*	<1	<1
W-1	04/16/13	3.98	88	659	<0.5	<0.5	<0.5	<1	<1	<1	<1	<1	<10	657	<1	<1
W-2	04/16/13	5.06	166	4,700	<0.5	<0.5	<0.5	<1	<1	<1	<1	<1	<10	6,160*	<1	<1
W-3	04/16/13	4.02	227	93J	<0.5	<0.5	<0.5	<1	<1	<1	<1	<1	<10	121	<1	<1
DS-1**	4/16/13	—	—	915	<0.5	<0.5	<0.5	<1	<1	<1	<1	<1	<10	1,300*	<1	<1
PQL		NA	NA	100	1	1	1	2	2	2	2	2	20	2	2	5
MDL		NA	NA	50	0.5	0.5	0.5	1	1	1	1	1	10	1	1	1

Notes:

DO = Dissolved oxygen
ORP = Oxidation reduction potential
TPHg = Total petroleum hydrocarbons as gasoline (LUFT GC/MS)
MTBE = Methyl tertiary butyl ether (EPA Method 8260B)
ETBE = Ethyl tertiary butyl ether (EPA Method 8260B)
DIPE = Di-isopropyl ether (EPA Method 8260B)
TAME = Tertiary amyl methyl ether (EPA Method 8260B)
TBA = Tertiary butyl alcohol (EPA Method 8260B)
PCE = Tetrachloroethene (EPA Method 8260B)
TCE = Trichloroethene (EPA Method 8260B)
cis-1,2-DCE = *cis*-1,2-Dichloroethene (EPA Method 8260B)
MW1, MW2, etc. are Fountain-Vine monitoring well designations
W-1, W-2, etc. are Paragon Cleaners monitoring well designations

mg/L = Milligrams per liter
mV = Millivolts
µg/L = Micrograms per liter
— = Not measured or not applicable
* = Result from higher dilution analysis
** = Duplicate sample from MW3
PQL = Practical quantitation limit
MDL = Method detection limit
J = Estimated value between the MDL and PQL
LUFT = Leaking Underground Fuel Tank
GC/MS = Gas chromatography / mass spectrometry

Other Notable Detections (µg/L):
Chloroform: 1.4J (MW2 and W-3)

Depth to Groundwater (ft)	Apparent Groundwater Elevation	Free-Product Thickness (ft)	Apparent Free-Product Elevation	Potentiometric Groundwater Elevation		GW Gradient (ft/ft)	Flow Direction (Degree from North)	DO (mg/L)	ORP (mV)	TPHg (µg/L)	Benzene (µg/L)	Toluene (µg/L)	Ethyl-benzene (µg/L)	Total Xylenes (µg/L)	MTBE (µg/L)	ETBE (µg/L)	[([
MW1																	
28.82	291.37	0.00	—	291.37	(H)	0.0229	South-southwest	2.63	26	1,010	<0.5	<0.5	<0.5	<1	<1	<1	
MW2																	
29.43	290.67	0.00	—	290.67	(H)	0.0229	South-southwest	5.52	-6	<50	<0.5	<0.5	<0.5	<1	<1	<1	
MW3																	
28.58	291.22	0.00	—	291.22	(H)	0.0229	South-southwest	1.64	-160	997	<0.5	<0.5	<0.5	<1	<1	<1	
W-1																	
31.25	294.46	0.00	—	294.46		—	—	—	—	—	<1	<1	<1	<2	<2	<2	
31.75	293.96	0.00	—	293.96		0.0060	South-southwest	—	—	—	<1	<1	<1	<2	<2	<2	
32.09	293.62	0.00	—	293.62		0.0060	South-southwest	—	—	—	<1	<1	<1	<2	<2	<2	
28.68	297.02	0.00	—	297.02	(H)	0.0229	South-southwest	3.98	88	659	<0.5	<0.5	<0.5	<1	<1	<1	
W-2																	
28.46	293.99	0.00	—	293.99	(H)	—	—	—	—	—	<1	<1	<1	<2	<2	<2	
28.95	293.50	0.00	—	293.50		0.0060	South-southwest	—	—	—	<1	<1	<1	<2	<2	<2	
29.26	293.19	0.00	—	293.19		0.0060	South-southwest	—	—	—	<1	<1	<1	<2	<2	<2	
29.85	292.61	0.00	—	292.61		0.0229	South-southwest	5.06	166	4,700	<0.5	<0.5	<0.5	<1	<1	<1	
W-3																	
27.26	293.92	0.00	—	293.92	(H)	—	—	—	—	—	<1	<1	<1	<2	<2	<2	
27.75	293.43	0.00	—	293.43		0.0060	South-southwest	—	—	—	<1	<1	<1	<2	<2	<2	
28.09	293.09	0.00	—	293.09		0.0060	South-southwest	—	—	—	<1	<1	<1	<2	<2	<2	
28.63	292.55	0.00	—	292.55		0.0229	South-southwest	4.02	227	93J	<0.5	<0.5	<0.5	<1	<1	<1	

ETBE = Ethyl tertiary butyl ether (EPA Method 8260B)
TAME = Tertiary amyl methyl ether (EPA Method 8260B)
TBA = Tertiary butyl alcohol (EPA Method 8260B)
PCE = Tetrachloroethene (EPA Method 8260B)
TCE = Trichloroethene (EPA Method 8260B)
cis-1,2-DCE = *cis*-1,2-Dichloroethene (EPA Method 8260B)
MW1, MW2, etc. are Fountain-Vine monitoring well designations
W-1, W-2, etc. are Paragon Cleaners monitoring well designations

ND = Not detected at or above method detection limits
ft = Feet
bgs = Below ground surface
mg/L = Milligrams per liter
mV = Millivolt
µg/L = Micrograms per liter
— = Not measured, not analyzed, or not applicable
J = Estimated value between the method detection and practical quantitation limits

(H) = Highest historical
(L) = Lowest historical g
* = Result from higher d
LUFT = Leaking Underg
GC/MS = Gas chr—ato

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Exhibit "6"

Ami Adini & Associates, Inc.

December 9, 2013
Project No. Fountain-Vine.p01
Via E-mail

Messrs. Arthur Heath, Kwang-Il Lee and Henry Jones
California Regional Water Quality Control Board, Los Angeles Region
320 West 4th Street, Suite 200
Los Angeles, California 90013

Re: Down-Gradient Groundwater Assessment Work Plan, Fountain-Vine Plaza, 1253 N. Vine Street, Los Angeles, California 90028, LARWQCB SLIC No. 1196, Global ID SL0603734628

Dear Messrs. Heath, Lee and Jones,

Ami Adini & Associates, Inc. (AA&A), prepared this work plan to present the objectives and proposed scope of work for additional down-gradient subsurface investigation in connection with the referenced site (see attached Figures 1 and 2). The primary contaminant of concern is tetrachloroethene (PCE). On behalf of our client, the property owner, ALCA Properties, Ltd. (ALCA), AA&A invested special care to address all objectives and concerns expressed to AA&A by staff at the Los Angeles Regional Water Quality Control Board (LARWQCB) in a series of meetings and correspondence of recent weeks.

During a meeting conducted on October 16, 2013, at the offices of the LARWQCB attended by Messrs. Ami Adini and Matthew deHaas of AA&A, Ravi Arulanantham of Geosyntec, and Messrs. Kwang-il Lee and Henry Jones of the LARWQCB a scope of work to include the installation and sampling of three groundwater monitoring wells, identified as MW4, MW5, and MW6 (Figure 2) was agreed upon. The three monitoring wells were proposed to be installed in the courtyard of the Villa Elaine apartment complex located adjacently south of the site. During the meeting, it was agreed that MW6 was to be installed to establish another data point to more fully delineate the extent of the groundwater contamination migrating from the Paragon Cleaners site located at 1310 North Vine Street. The MW6 well location is not believed to be down-gradient from the Fountain-Vine site, and for this reason, the sampling results from this proposed well will not affect any decision on closure or the issuance of a "No Further Action" or "NFA" letter involving the Fountain-Vine site. The location of proposed well MW4 is believed to be generally down-gradient from MW2 located on the site, and the location of proposed well MW5 is believed to be located generally down-gradient from groundwater moving from between MW2 and MW3 on the site.

Accordingly, in the various conversations with the LARWQCB staff, it was agreed that no further action will be necessary on the part of ALCA or the Fountain-Vine site, and that an NFA letter for groundwater would be issued for the site by the LARWQCB, if the sampling event results at the Villa Elaine apartment complex do not show the existence of a separate plume coming off of the Fountain-Vine site of such significance that would justify the need for any further action on the Fountain-Vine site. As such, in reviewing the lithology and the existing groundwater data and sampling results to date, an NFA letter for the Fountain-Vine site is requested to be issued if the PCE concentrations in the groundwater sample collected from MW4 to be located generally southwest (which appears to be the down-gradient direction) of on-site well MW2 (see Figure 2), are not appreciably higher than the PCE concentrations observed in the sampling event in well MW2, and the results of the PCE concentrations in groundwater collected from MW5, are similarly not appreciably higher than the average of the PCE concentrations observed in MW2 and MW3 located on the site (i.e., the presumed up-gradient groundwater from MW5).

4130 Cahuenga Blvd., Ste. 113 • Los Angeles, CA 91602 • Phone 818.824.8102 • Fax 818.824.8112
www.amiadini.com • mail@amiadini.com

During the meeting of October 16, 2013, it was also agreed that no additional soil borings were required on-site and that the LARWQCB staff was comfortable that no further action for soil was justified for the site.

On October 17, 2013, a meeting was conducted at the site to finalize the proposed well locations; the meeting was attended by Messrs. Ravi Arulanantham of Geosyntec, Matthew deHaas of AA&A, and Mr. Henry Jones of the LARWQCB and the selected well locations are reflected in Figure 3. This work plan presents the scope of work discussed and agreed upon during the October 16 and 17, 2013 meetings and subsequent phone calls.

OBJECTIVE

The objective of the work proposed herein is to provide still further evidence that the subject site has not contributed sufficiently appreciable levels of PCE to the groundwater under and in the immediate vicinity of the site or adjacent properties, so as to justify the need for any further assessment or cleanup action on the site. In addition to PCE, AA&A also intends to verify that no total petroleum hydrocarbons as gasoline (TPHg) from historical site uses have impacted groundwater beneath the site or adjacent properties.

Further, it is understood that the LARWQCB will recognize the site as a non-contributor and issue an NFA letter for the site to the owner, if PCE concentrations in groundwater samples collected from the proposed off-site wells identified as MW4 and MW5 do not exhibit appreciably higher concentrations of PCE than in the up-gradient groundwater beneath the site as described above.

With these objectives in mind, three soil borings at the locations agreed to with Regional Board staff (Figure 3) will be advanced off-site in the courtyard of the Villa Elaine apartment complex.

Additionally, the three soil borings will be converted into groundwater monitoring wells and subsequently sampled in conjunction with all site wells and all wells located at the up-gradient Paragon Cleaners site.

AA&A will provide data to accomplish the following:

1. Provide current-day groundwater samples from the site to supplement previous assessment data.
2. Eliminate all lateral-extent data gaps remaining from previous assessments, primarily in the off-site, down-gradient direction.
3. Provide comparable groundwater analytical data between the Fountain-Vine Plaza and Paragon Cleaners sites.
4. Provide a present-time groundwater PCE plume map for the Paragon Cleaners site based on available data.

SCOPE OF WORK

The scope of work for this environmental site assessment includes the following:

- Advance three off-site, hollow-stem auger borings from grade to approximately 45 feet below ground surface (bgs) as shown on Figure 3. Soil samples will be collected from each of the borings at 5-foot intervals for lithologic evaluation and field screening of volatile organic compounds (VOCs) using a photo-ionization detector (PID) calibrated to a 100 parts per million (ppm) isobutylene standard. No soil samples will be submitted for laboratory analysis.

- Prior to initiating field activities, AA&A will update the community health and safety plan (HSP) for the proposed activities. The HSP will be reviewed by all parties involved in the completion of daily tasks prior to the start of work each day.

- Completion of the borings as groundwater monitoring wells identified as MW4 through MW6. The locations of the wells were selected to identify groundwater conditions in the down-gradient direction of the former dry cleaning equipment located on the Fountain-Vine plaza site as well as conditions down-gradient of the Paragon Cleaners site.

- Construction of the wells using 1-inch diameter, schedule 40, perforated PVC screen and blank well materials. The screened intervals of the wells will extend from approximately 25 to 45 feet bgs. A proposed well construction diagram is provided as Figure 4.

- Development of the new wells a minimum 72 hours after installation to improve the hydraulic communication between the geologic formation and the well by removing suspended solids. Well development will be completed using a surge block and bailer or submersible pump. Well development will be continued until the following is achieved:

    - Up to five well volumes of fluids are extracted from each well;
    - The temperature, pH, conductivity, and turbidity of the removed water has stabilized; and
    - Suspended solids have been removed so that the water is clear of cloudiness or turbidity (visual observation), and the silt buildup at the bottom of the wells has been removed. The total well depth will be measured during well development to monitor the removal of silt buildup.

- The elevations of the newly installed groundwater monitoring wells will be surveyed relative to the known benchmark by a California-licensed land surveying company. The top of the well casings, cover of the wells, and the ground surface will be measured in feet relative to the North American Vertical Datum of 1988.

- AA&A will conduct joint monitoring with the Paragon Cleaners site and utilize wells associated with both sites. Groundwater monitoring will be conducted in general accordance with AA&A's Standard Operating Procedure for groundwater monitoring provided as an attachment to this work plan. Groundwater samples will be collected using bottom-fill, factory-sealed, disposable polyethylene bailers (one per well). Groundwater samples will be analyzed by EPA Methods 8260B for full scan VOCs and 8015M for TPHg.

- Prepare a report detailing the activities and results of the investigation.

The work will be completed under the supervision of a Professional Geologist (PG) licensed in California in compliance with the requirements of the Geologist and Geophysicists Act, Business and Professions Code sections 7800–7887.

To evaluate the potential for preferential pathways for the migration of groundwater contaminants AA&A prepared two cross sections illustrating subsurface conditions perpendicular to the general direction of groundwater flow. The cross sections were prepared using data reported in boring logs prepared by AA&A and previous consultants associated with the site. The cross sections indicate the presence of intervals of well graded sand parallel to the groundwater flow direction. As the site lithology generally consists of fine-grained sand and silty sand, the presence of the coarser-grained, well graded sand may potentially represent a preferential pathway for contaminant migration. A map illustrating the lines of the cross sections is provided as Figure 5; the cross

sections are provided as Figures 6 and 7. Borings logs used for the preparation of the cross sections are provided as Attachment C.

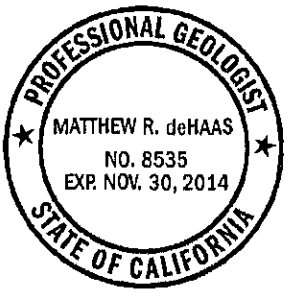
We respectfully submit and request an expedited review of this work plan. Upon your review, if acceptable, we ask that an approval letter approving this work plan be provided which confirms the objective stated above, i.e., if the results of the sampling event show the two down-gradient wells in issue, i.e., MW4 and MW5, are not appreciably higher than the corresponding up-gradient groundwater concentrations of PCE, that an NFA or other equivalent closure letter for the site will be issued. If elevated concentrations of PCE are observed in proposed well nos. MW4 or MW5 indicating the potential existence of a separate plume coming off of the Fountain-Vine site of such significance that would justify the need for any further action on the Fountain-Vine site, AA&A requests further discussion with the LARWQCB staff before any additional decisions regarding the site are made.

If you have any questions, please contact us at (818) 824-8102.

Respectfully submitted,

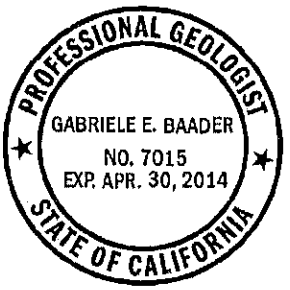
AMI ADINI & ASSOCIATES, INC.

This *Down-Gradient Groundwater Assessment Work Plan* has been prepared by



Matthew R. deHaas, PG
Senior Geologist
Professional Geologist No. 8535, Expiration Date 11/30/14

under the professional review and quality control of



Gabriele Baader, PG
Director of Environmental Engineering
Professional Geologist No. 7015, Expiration Date 4/30/14

and approved by

Ami Adini
President, Principal Environmental Consultant
NREP Registered Environmental Professional No. 2614
General Engineering/Hazardous Waste Contractor No. 587540
B. Sc. Mech. Eng.

GB:mrd

cc: Addressee (PDF)
Mr. Carl Van Quathem (PDF)

Attachments:
Figures 1 through 7
Groundwater Monitoring Standard Operating Procedure
Boring Logs

ATTACHMENT A

Figures 1 through 7

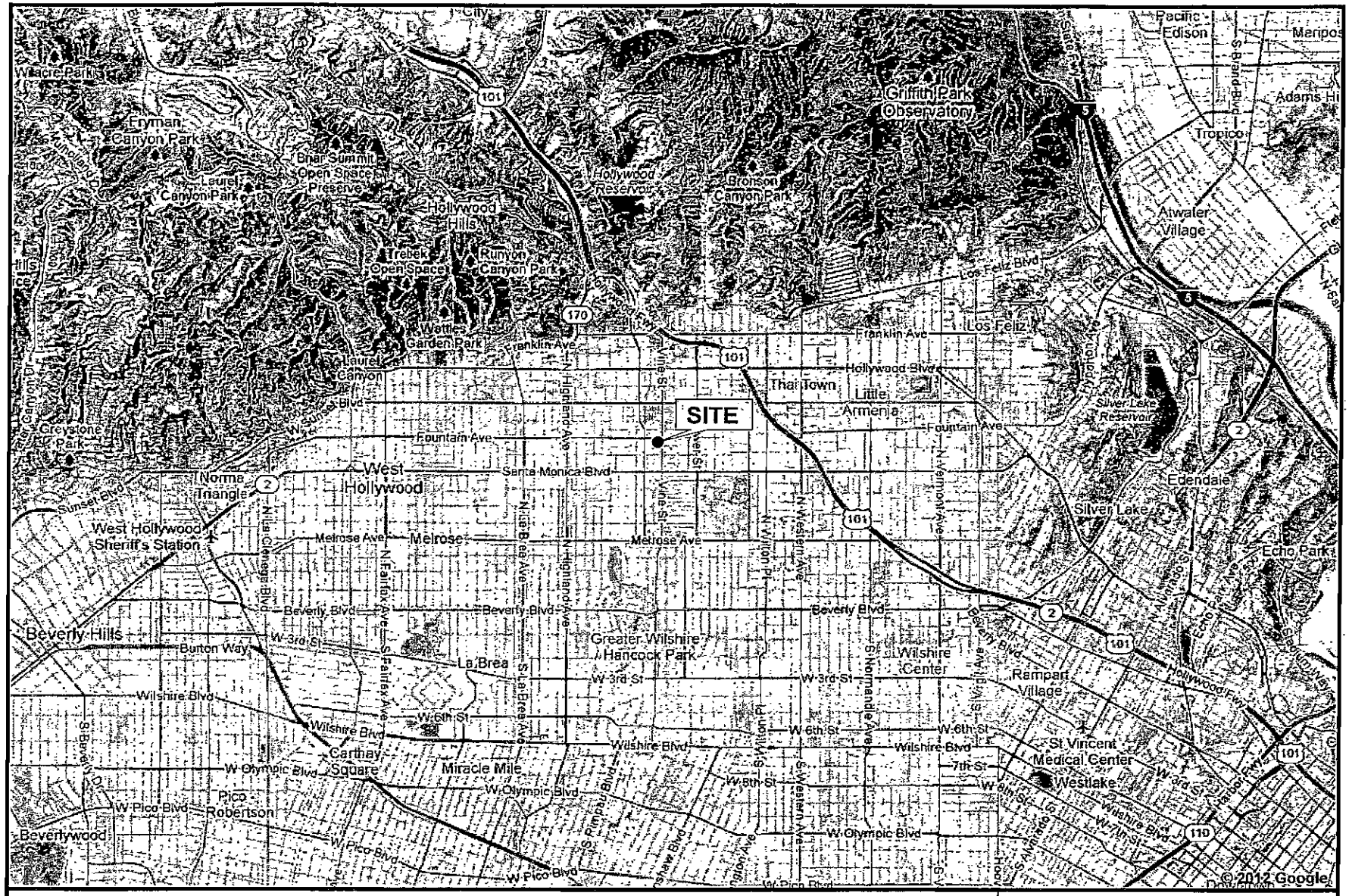


Figure 1: Site Vicinity Map
Fountain-Vine Plaza
1253 Vine Street
Los Angeles, California 90028

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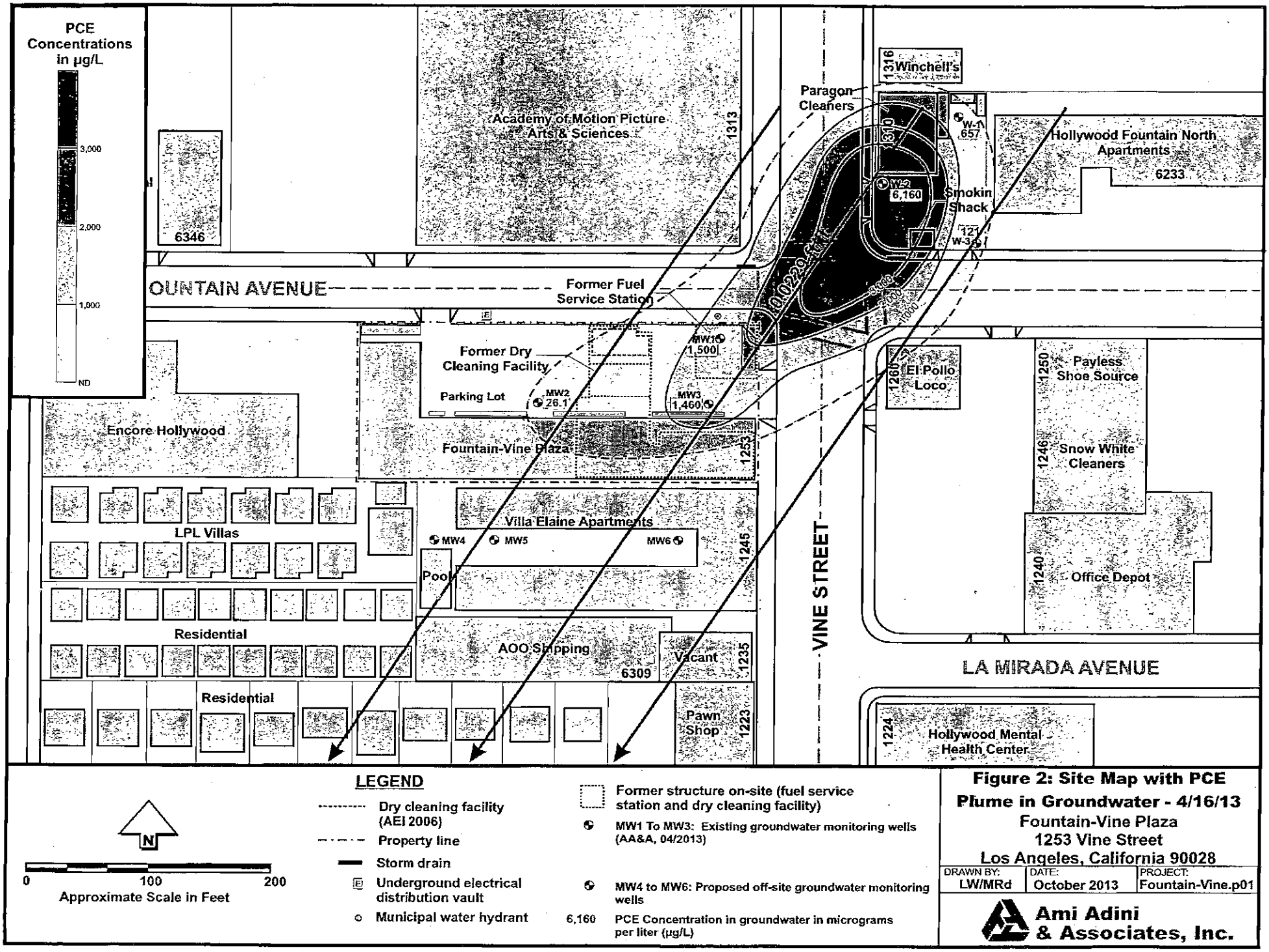

LEGEND

- Dry cleaning facility (AEI 2006)
- Property line
- Storm drain
- E Underground electrical distribution vault
- Municipal water hydrant
- Former structure on-site (fuel service station and dry cleaning facility)
- MW1 To MW3: Existing groundwater monitoring wells (AA&A, 04/2013)
- MW4 to MW6: Proposed off-site groundwater monitoring wells
- 6,160 PCE Concentration in groundwater in micrograms per liter (µg/L)

N

0 100 200

Approximate Scale in Feet

Figure 2: Site Map with PCE Plume in Groundwater - 4/16/13

Fountain-Vine Plaza
1253 Vine Street
Los Angeles, California 90028

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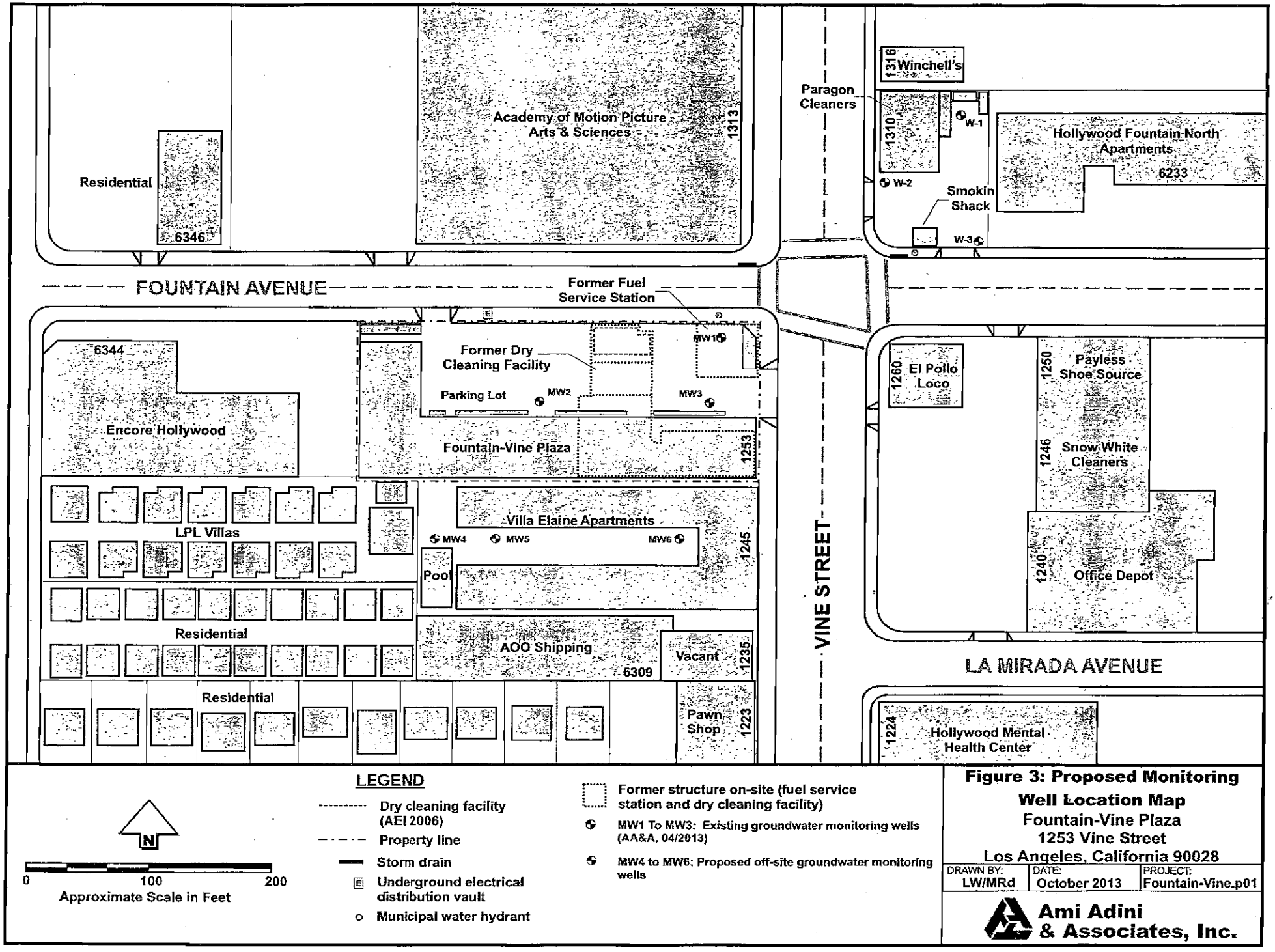

LEGEND

- Dry cleaning facility (AEI 2006)
- Property line
- Storm drain
- Underground electrical distribution vault
- Municipal water hydrant
- Former structure on-site (fuel service station and dry cleaning facility)
- MW1 To MW3: Existing groundwater monitoring wells (AA&A, 04/2013)
- MW4 to MW6: Proposed off-site groundwater monitoring wells

N

0 100 200

Approximate Scale in Feet

Figure 3: Proposed Monitoring Well Location Map
Fountain-Vine Plaza
1253 Vine Street
Los Angeles, California 90028

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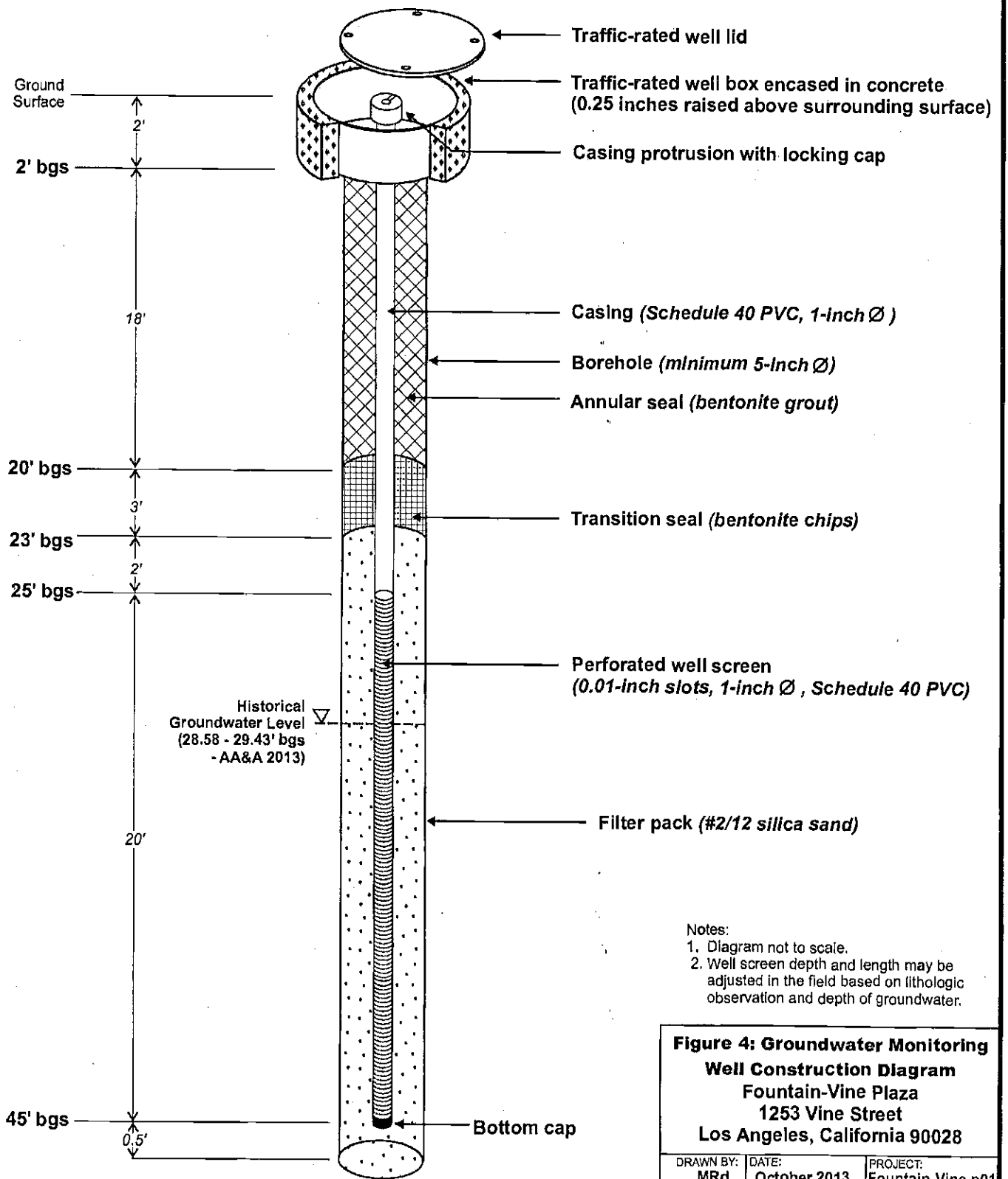
Well Construction Diagram
MW4 through MW6



Notes:
1. Diagram not to scale.
2. Well screen depth and length may be adjusted in the field based on lithologic observation and depth of groundwater.

Figure 4: Groundwater Monitoring Well Construction Diagram
Fountain-Vine Plaza
1253 Vine Street
Los Angeles, California 90028

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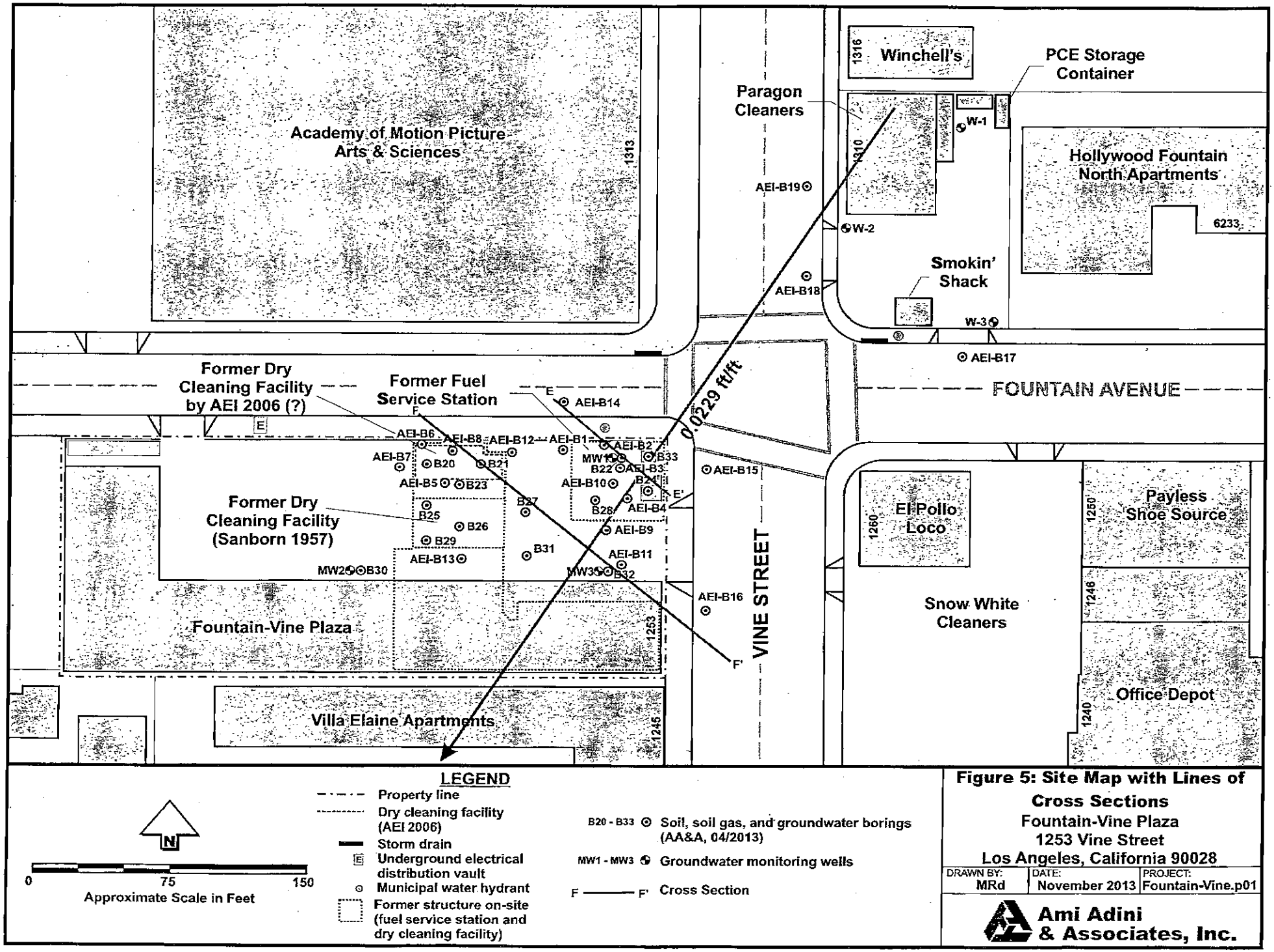

Figure 5: Site Map with Lines of Cross Sections
Fountain-Vine Plaza
1253 Vine Street
Los Angeles, California 90028

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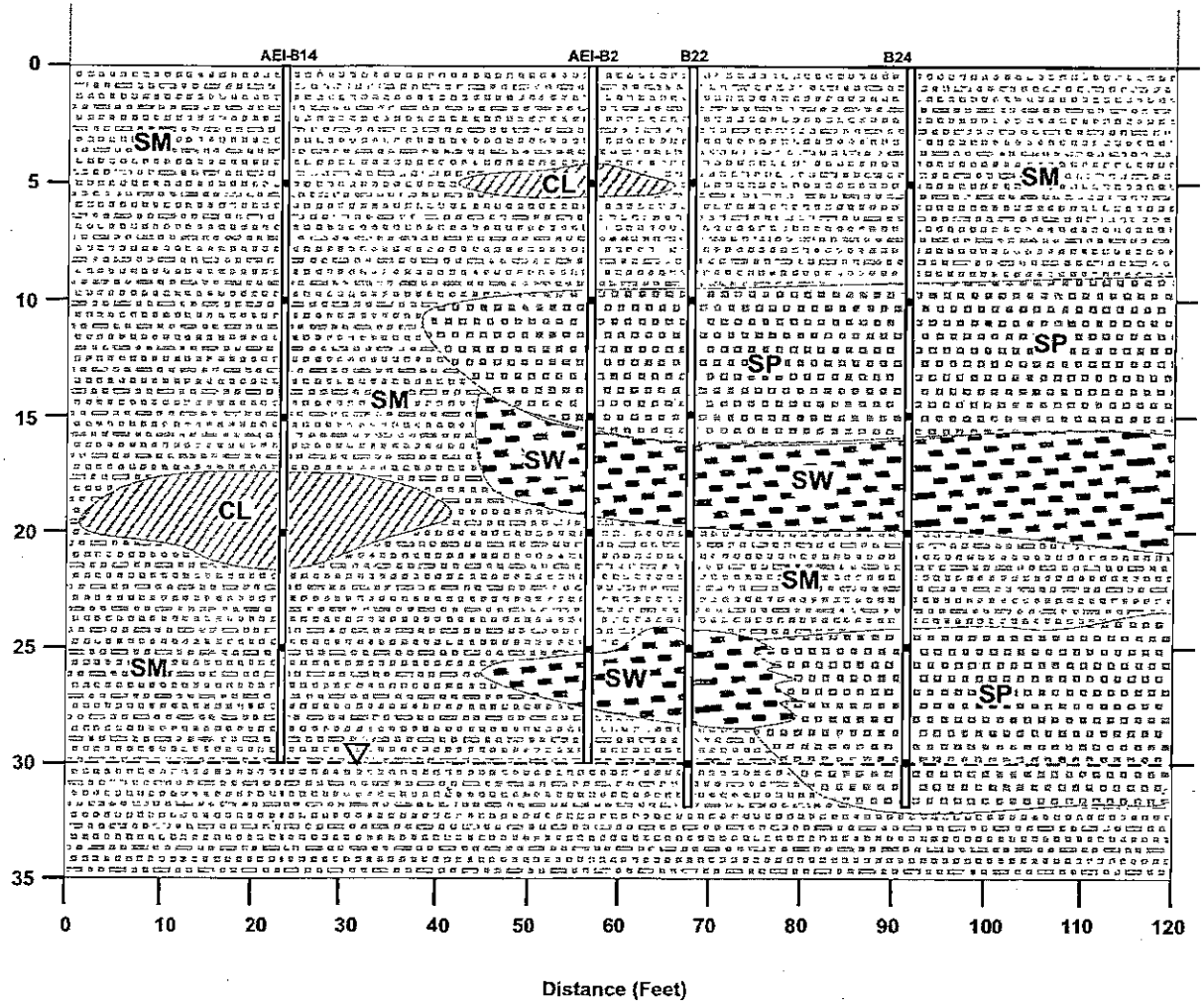
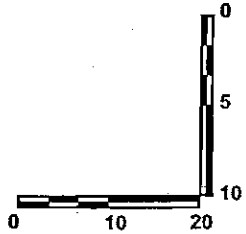
NORTHWEST
E

SOUTHEAST
E'





B33

Soil, soil gas, groundwater boring (AA&A, 04/2013)

Node in boring indicates soil sampling location

LEGEND

SP (Poorly graded sand)

CL (Sandy, Silty clay)

Groundwater Table

SM (Silty sand)

SW (Well graded sand)

Figure 6: Cross Section E-E'
Fountain-Vine Plaza
1253 Vine Street
Los Angeles, California 90028

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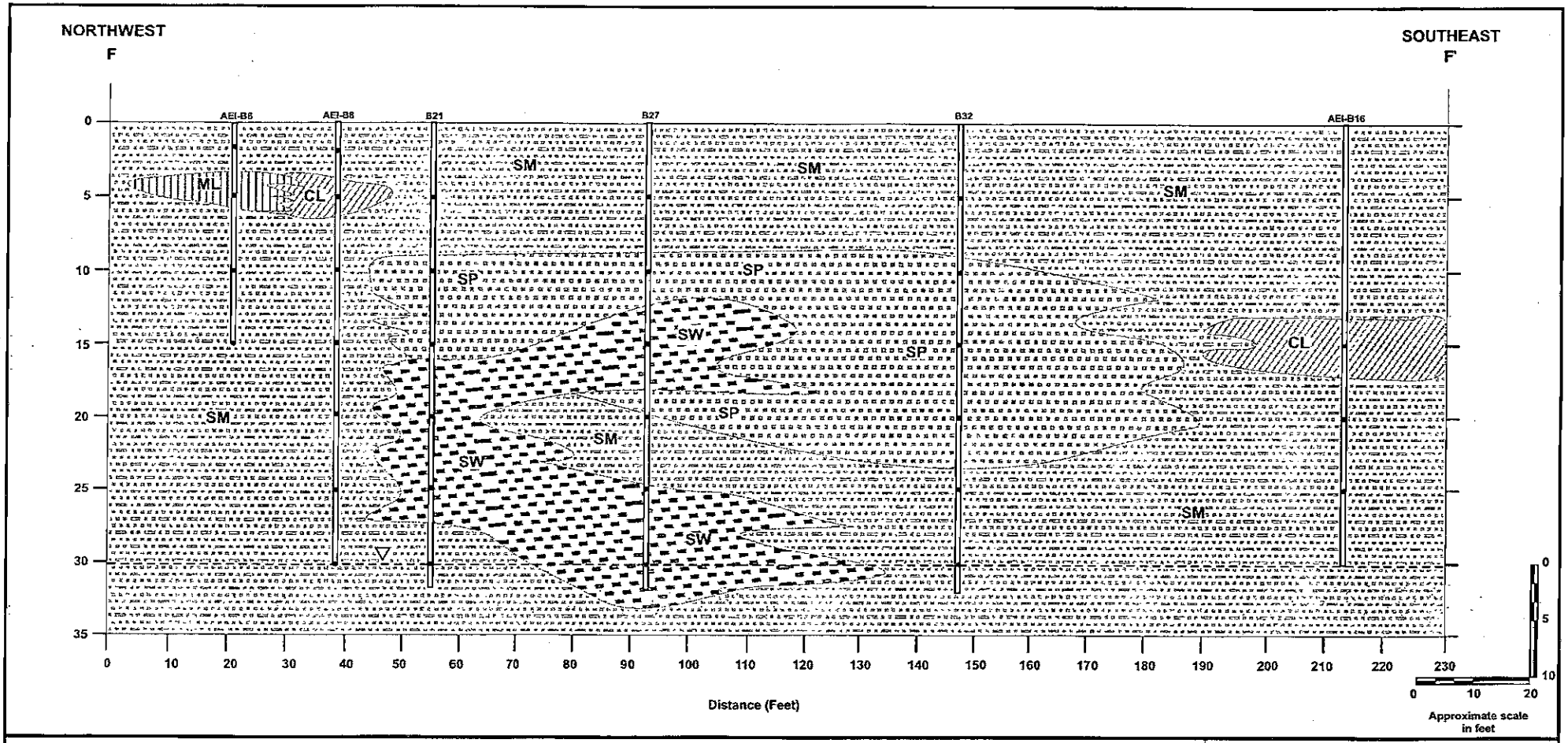

B32

Soil, soil gas, groundwater boring (AA&A, 04/2013)

Node in boring indicates soil gas sampling location

LEGEND

SP (Poorly graded sand)

SM (Silty sand)

ML (Silt)

CL (Sandy, Silty clay)

SW (Well graded sand)

Groundwater Table

Figure 7: Cross Section F-F'
Fountain-Vine Plaza
1253 Vine Street
Los Angeles, California 90028

DRAWN BY:	DATE:	PROJECT:
MRd	November 2013	Fountain-Vine.p01

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ATTACHMENT B

Groundwater Monitoring Standard Operating Procedure

Ami Adini
& Associates, Inc.

Standard Operating Procedure: Water-Level Measurement

I. Scope and Application

The objective of this Standard Operating Procedure (SOP) is to describe the procedure to measure and record groundwater and surface-water elevations. Water levels may be measured using an electronic oil-water level indicator or a pressure transducer from established reference points (e.g., top of casing). Reference points will be surveyed to evaluate their elevations relative to mean sea level. This SOP describes the equipment, field procedures, materials, and documentation procedures necessary to measure and record groundwater and surface-water elevations using the aforementioned equipment.

This is an SOP (i.e., typically applicable) that may be varied or modified as required, depending on site conditions, equipment limitations, or limitations imposed by the procedure. The ultimate procedure employed will be documented in an applicable monitoring report.

II. Personnel Qualifications

Ami Adini & Associates, Inc. (AA&A), field sampling personnel will have current health and safety training including 40-hour Hazardous Waste Operations and Emergency Response (HAZWOPER) training, site supervisor training, site-specific training, first aid, and cardiopulmonary resuscitation (CPR), as needed. In addition, AA&A field sampling personnel will be versed in the relevant SOPs and possess the required skills and experience necessary to successfully complete the desired fieldwork.

III. Equipment List

The following materials, as required, must be available during water-level measurements:

- Appropriate personal protective equipment (PPE) as specified in the site health and safety plan (HSP);
- Equipment decontamination supplies (see Equipment Decontamination SOP);
- Electronic oil-water level indicator;
- Non-phosphate laboratory soap (Alconox or equivalent);
- Deionized/distilled water;
- Measuring tape;
- Solvent (methanol/acetone) rinse;
- Portable containers;

4130 Cahuenga Blvd., Ste. 113 • Los Angeles, CA 91602
Phone 818.824.8102 • Fax 818.824.8112 • www.amiadini.com • mail@amiadini.com

- Hacksaw or pliers;
- Plastic sheeting (if necessary);
- Field logbook; and
- Indelible ink pen.

IV. Cautions

Aquifers stressed by intermittent pumping and aquifers recharged from confined or semi-confined aquifers may demonstrate significant water-level fluctuations.

V. Health and Safety Considerations

Well covers and casing should be removed carefully to avoid potential contact with insects or animals nesting in the well casings.

V. Procedure

Oil-Water Indicators

Procedures for calibration and groundwater level measurement for oil-water level indicators are described in the sections below.

Groundwater Level Measurement Procedures

A detailed procedure for obtaining water elevations using an electronic oil-water level indicator will be as follows:

1. Identify site and monitoring well number in the field notebook along with date, time, personnel and weather conditions, using indelible ink.
2. Use safety equipment as specified in the HSP.
3. Decontaminate the oil-water level indicator with a non-phosphate detergent and tap-water wash (removing large particles with a brush) and a distilled water rinse between each well in accordance with the *Equipment Decontamination* SOP.
4. Place clean plastic sheeting on the ground next to the well (if necessary).
5. Unlock and open the monitoring well cover while standing upwind from the well.
6. Allow the water level in the well to equilibrate with atmospheric pressure for a few minutes. Locate a measuring reference point on the monitoring well casing. By convention, the reference point is located on the top of the well casing at the northern point on its circumference. If one is not found, create a reference point by notching the inner casing (or outer if an inner casing is not present) with a hacksaw. All downhole measurements will be taken from the reference point. Document the creation of any new reference point or alteration of the existing reference point.
7. Measure to the nearest 0.01 foot and record the height of the inner and outer casing from reference point to ground surface. If the top of casing (TOC) is the surveyed point of reference and not the ground surface at the wellhead, this step is not required.
8. Slowly lower the oil-water level indicator probe into the well until the signals activate (audible tone and light). If an oil/product layer is present on the top of the water, the light and tone will be steady, indicating an air/product interface. Read the depth from the permanently marked tape. Next, lower the

probe further into the water, until the signals become intermittent, and then pull the probe back up and take a reading at the interface (steady signal as opposed to intermittent). The thickness of the product layer is the difference between the first reading and the second. Next, lower the probe until it touches the bottom of the well. Record the depth of the well. Record water level, oil-water interface, and oil level measurements as the probe is drawn back up through the water column. Double-check all measurements and record depths to the nearest 0.01 foot. If no product is present (as evidenced by only an intermittent signal), disregard the first step.

9. Decontaminate the oil-water level indicator with a non-phosphate detergent and tap-water wash (removing large particles with a brush) and a distilled water rinse between each well in accordance with the *Equipment Decontamination* SOP.
10. Lock the well when all activities are complete.

VI. Waste Management

Water used for decontamination will be placed in Department of Transportation (DOT)-approved, 55-gallon drums or comparable alternative and stored in a safe on-site location until off-site disposal. PPE and other residuals generated during the equipment cleaning procedures will be disposed as trash, provided they are not grossly contaminated, in which case they will be disposed properly.

VII. Data Recording and Management

Groundwater level measurements must be documented in the field logbook, including the following:

- Well identification;
- Measurement time;
- Total well depth;
- Depth to water;
- Depth to product, if encountered; and
- Thickness of product, if encountered.

VIII. Quality Assurance

The oil-water level indicator tape may have to be weighted for deeper monitoring wells. The amount of weight added should be sufficient to keep the oil-water indicator tape straight.

Ami Adini
& Associates, Inc.

Standard Operating Procedure: Groundwater Monitoring Well Sampling

I. Scope and Application

The objective of this Standard Operating Procedure (SOP) is to describe the procedures for groundwater sampling. This SOP describes all equipment, field procedures, materials, and documentation procedures necessary to collect groundwater samples using two sampling techniques.

No wells will be sampled until well development has been performed. Well development will be conducted after 48 hours from the time of well installation. One complete round of water-level measurements will be taken prior to groundwater sampling or other activities. Water-level measurements will be completed in accordance with the *Water-Level Measurement* SOP.

This is an SOP (i.e., typically applicable) that may be varied or changed as required, depending on site conditions, equipment limitations, or limitations imposed by the procedure. The ultimate procedure employed will be documented in an applicable work plan implementation report.

II. Personnel Qualifications

AA&A field sampling personnel will have current health and safety training, including 40-hour HAZWOPER training, site supervisor training, site-specific training, first aid, and CPR, as needed. In addition, AA&A field sampling personnel will be trained in the relevant SOPs and possess the required skills and experience necessary to successfully complete the desired fieldwork.

Personnel responsible for directing, supervising, or supervising groundwater sample collection activities must have a minimum of two years of previous groundwater sampling experience.

III. Equipment List

The following materials must be available, as required, during groundwater sampling:

- Appropriate personal protective equipment (PPE) as specified in the health and safety plan (HSP);
- Equipment decontamination supplies (see Decontamination Procedures SOP);
- Site map and groundwater contour maps;
- Monitoring well construction logs;
- Historical groundwater sampling logs;
- Plastic sheeting
- Sample tubing;

- Power source;
- Disposable bailers;
- Rope;
- Graduated buckets;
- Electronic multi-phase probe and/or electronic water-level meter equipped with depth measurements (see Water-Level Measurement SOP);
- Measuring tape;
- Groundwater quality instruments;
- Appropriate sample containers, labels, and forms;
- Appropriate cooler(s) with ice or blue ice and shipping materials;
- Sealable plastic bags;
- Submersible pump with pump control box (if necessary);
- Polyethylene or equivalent tubing;
- Disposable polyethersulphone 0.45-micron filter media, if needed;
- Groundwater sampling logs;
- Indelible ink pens;
- Monitoring well keys;
- Bolt cutter; and
- Field logbook.

IV. Cautions

Sampling must be discontinued during heavy rain if there is a potential that rainwater could contaminate groundwater samples.

Indelible ink pens must be used to complete sample labels.

Sample containers should be packed on ice and stored in a cool, shaded place, if possible, to maintain a sample temperature of approximately 4 °C. Sample containers should be stored inside sealable plastic bags to prevent cross-contamination should a container break during transit. Packing tape with adhesives containing volatile compounds must not be used to seal samples requiring volatile organic analysis to avoid potential contamination (see SOP for *Field Sample Handling, Packing, and Shipping*).

Groundwater samples should be collected in a pre-determined order from least impacted to most impacted when possible, based on previous analytical data, to mitigate potential cross-contamination. If no analytical data are available, then samples are collected in order of up-gradient, then furthest down-gradient, working back toward the source-area locations.

Wells should be purged at low to moderate rates to prevent possible damage to the well, avoid disturbing accumulated particulates in the well, and reduce the possibility of stripping volatile organic compounds (VOCs) from the groundwater sample.

V. Health and Safety Considerations

If lightning is present, discontinue sampling until 30 minutes after the last occurrence of lightning.

VI. Procedure

Three- to Five-Volume Groundwater Purge Procedure

The protocols presented in this section describe the procedures to be used to collect groundwater samples for VOCs, semi-VOCs (SVOCs), and lead from monitoring wells using three-volume purging techniques. Three- to five-volume purging involves the expulsion of three to five well volumes of water, using a submersible pump and appropriate tubing.

1. Review materials checklist to ensure the appropriate equipment has been acquired.
2. Use safety equipment, as required in the HSP. Determine a well sampling order, generally from historically least to historically most impacted, or if the wells are being sampled for the first time, use PID headspace measurements or distance from the source area to gauge the relative levels' impact at the various monitoring wells.
3. Place the plastic sheeting adjacent to the well to use as a clean work area if necessary.
4. Place the decontaminated and/or disposable sampling device and meters on plastic sheeting if necessary.
5. Prior to sampling any well, collect measurements of depth to water and from all monitoring wells as follows:
   - Identify the site and well sampled in the field logbook, along with date, arrival time, and weather conditions. Identify the personnel and equipment used and other pertinent data.
   - Replace rusted or broken well caps and locks as necessary.
   - Obtain and record measurements of depth to water and total well depth, as described in the *Water-Level Measurement* SOP.
   - Decontaminate the water-level indicator and/or oil-water interface probe between each well, as specified in the *Equipment Decontamination* SOP.
6. The pump will be carefully lowered to the bottom of the well screen interval and raised approximately 3 to 4 feet above the bottom of the interval.
7. Begin purging.
8. During well purging, monitor field indicator parameters (turbidity, temperature, specific conductance, pH, oxidation reduction potential [ORP], dissolved oxygen [DO], color, and odor) at approximately the beginning, after each well volume, and at the time of sampling or as required in site-specific field procedures.
9. Remove at least three to five times the volume of standing water from the monitoring well. Field notes should reflect the single well volume calculations and identify the total purge volume. If the groundwater indicator parameters have not stabilized after five well volumes have been purged, continue to purge the well until the parameters stabilize. Monitor field indicator parameters on a well-volume basis.
10. After the indicator parameters have stabilized as specified, collect the water samples by using bottom-fill, factory-sealed, disposable polyethylene bailers (one per well). Transfer groundwater from each bailer to 40-milliliter (mL) sample vials and a 1-liter bottle (if diesel analysis is required). Sample containers for VOC analyses will be collected first. Care should be taken to completely fill vials used to store samples for analysis of VOCs, leaving no headspace or bubbles.
11. As needed, filter samples in the field with the peristaltic pump, tubing, and 0.45- micron disposable filter. If samples will be filtered in the field, request that the laboratory provide a sample transfer container that contains no preservatives. Collect sample in transfer container. Install the tubing in the peristaltic pump head. Place the disposable filter in line with one end of the tubing and the other end

of the tubing in the sample transfer container. Pump the groundwater sample from the transfer container through the filter to the appropriate sample container. Tightly screw on the cap of the sample container. Sample containers for VOC analyses will not be field-filtered.

12. Make sure that all samples are labeled, packaged, handled, and shipped in accordance with the *Field Sample Packing, Handling, and Shipping* SOP.

13. Record the time that sampling procedures were completed in the field logbook.
14. Place all disposable sampling materials in appropriate disposal containers.

Note: If samples cannot be filtered in the field, the laboratory will filter them within 24 hours of sample collection.

Measuring Basic Water Quality Parameters

Measure pH, conductivity, temperature, dissolved oxygen, oxygen reduction potential and turbidity using applicable field monitors at the intervals specified in previous sections. Follow the manufacturer's operating instructions.

After each reading, rinse the probe(s) with distilled or deionized water. Read and record turbidity of sample. Perform a duplicate sample measurement every 10 (or set of) samples.

VII. Waste Management

Waste decontamination fluids and purge water generated during groundwater sampling must be containerized and characterized to determine whether they should be treated or disposed of as hazardous waste in accordance with the California Environmental Protection Agency's *Guidance Manual for Ground Water Investigations*. The volume of water will dictate the appropriate storage procedure. Typically, purge water will be stored in labeled DOT-approved 55-gallon drums. For larger volumes of groundwater, large-volume portable polyethylene tanks will be considered for temporary storage pending groundwater-waste characterization and disposal. PPE generated during the equipment cleaning procedures will be disposed as trash, provided it is not grossly contaminated, in which case it will be disposed properly.

VIII. Data Recording and Management

Field parameters will be recorded for the three-volume purge in the field logbook approximately as follows:

- Initial turbidity, temperature, specific conductance, pH, ORP, DO, color, and odor;
- After each well volume for turbidity, temperature, specific conductance, pH, ORP, DO;
- Color, and odor; and
- Final turbidity, temperature, specific conductance, pH, ORP, DO, color, and odor.

Initial field logs and chain-of-custody records will be transmitted to the project manager.

IX. Quality Assurance

In order to preserve the sample integrity, water will not be allowed to cascade down the sides of the well during purging activities. If a well is purged to dryness and if recharge causes formation water to cascade down the sides of the well, then the water remaining in the well, if sampled, will not be analyzed for VOCs.

If required by oversight agencies or contractors, field rinsate blanks will be used to confirm that equipment decontamination procedures are sufficient and executed properly. If required by oversight agencies or contractors, trip blanks for VOCs, which aid in the detection of contaminates from other media, sources, or the container itself, will be kept with the coolers and the sample containers throughout the sampling event.

Samples to be analyzed for VOCs or SVOCs will not be filtered because of the potential for loss of compounds through volatilization. Recent research focusing on the comparison of differing types of groundwater sampling equipment demonstrates that significant loss of VOCs may occur when bailers are used to sample groundwater.

If the monitoring well dewaters during purging, groundwater samples will be collected as soon as a sufficient volume of groundwater has entered the well to enable the collection of the necessary groundwater samples. Samples to be analyzed for VOCs will be collected first.

Ami Adini
& Associates, Inc.

Standard Operating Procedure:
Field Sample Handling, Packing, and Shipping

I. Scope and Application

The objective of this Standard Operating Procedure (SOP) is to describe the procedures for preparing field samples to be shipped to the proper laboratory for analysis. This procedure is intended to explain all steps in sufficient detail so that different field personnel can follow these procedures and deliver equally reliable and consistent samples to the laboratory. This SOP describes the necessary equipment, field procedures, materials, sample handling, and documentation procedures necessary to handle and ship samples for chemical analysis.

Appropriate sample containers, preservation methods, quality assurance/quality control requirements, and laboratory holding times for groundwater will be obtained from the analytical laboratory.

Analytical laboratories will supply sample containers cleaned and quality controlled in accordance with the United States Environmental Protection Agency's Office of Solid Waste and Emergency Response (OSWER) Directive No. 9240.0-05, *Specifications and Guidance for Obtaining Contaminant-Free Sample Containers* (1991). The analytical laboratories will also supply analyte-free water, sample labels, and preservatives. Field personnel will be responsible for properly labeling containers and preserving samples (as appropriate).

This is an SOP (i.e., typically applicable) that may be varied or modified as required, depending on site conditions, equipment limitations, or limitations imposed by the procedure. The ultimate procedure employed will be documented in an applicable work plan.

II. Equipment List

Equipment to be used during sample collection may include, but is not limited to, the following:

- Appropriate personal protective equipment (PPE) as specified in a health and safety plan (HSP);
- Appropriate decontamination equipment;
- Nitrile gloves;
- Kevlar® gloves;
- Indelible pens;
- Sealable plastic bags;
- Bubble wrap;
- Field logbook;
- Ice;

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- Inert packing material;
- Sample containers (laboratory-supplied containers or sample bags);
- Sample labels;
- Chain-of-custody forms;
- Insulated coolers; and
- Custody seals.

III. Cautions

Sample containers should be placed inside coolers on ice and stored in a cool, shaded place, if possible, to maintain a sample temperature of approximately 4 °C. Ice must be double-bagged to prevent leakage. Sample containers must be stored inside sealable plastic bags to prevent cross-contamination should a container break during transit. Packing tape with adhesives containing volatile compounds must not be used to seal samples requiring volatile organic analysis to avoid potential contamination.

IV. Health and Safety Considerations

Field samples must be carefully handled to minimize the potential spread of hazardous substances.

Proper lifting techniques must be used when lifting heavy coolers.

Multiple incidents involving breakage of volatile organic analysis (VOA) vials have occurred in the field. Therefore, the following considerations must be taken into account:

- All requests for sample containers must specify clear glass VOA vials, manufactured to highest strength standard (33 expansion or equivalent), unless needed analysis specifies otherwise.
- Verify that laboratory packs glass containers properly so that they are isolated from each other with adequate packaging. AA&A employees responsible for ordering glassware must communicate this requirement to the respective laboratory. (Note: care must be taken that the packing does not restrict cooling when samples are shipped to the laboratory.)
- Field sampling personnel must inspect glass containers, especially around the neck of VOA vials, immediately prior to field use to verify that the shipment has not caused any damage to the container.
- Field sampling personnel must be trained to cap VOA vials with limited force. The soft Teflon® seals provided with the vials provide adequate closure without over-tightening.
- On an ongoing basis, evaluate and update sampling plans and training, including identification of appropriate PPE and sampling tools to control laceration and other sampling hazards. Verify that short-service employees understand that a task seemingly as harmless as capping a bottle can lead to a cut requiring stitches if not performed properly. Determine that appropriate PPE is used to mitigate hazards and consider the need for chemical-resistant and cut-resistant gloves while handling VOA vials.
- Use of nitrile or other non-cut-resistant gloves is adequate for opening/closing clear VOA bottles when the correct technique is used. Nitrile (or other HSP-determined glove) should be worn under a coated, Kevlar® glove when personnel are required to work with amber VOA bottles.

V. Procedure

Handling

The following section provides a detailed methodology for the handling of samples:

- Collect the sample in the appropriate laboratory-supplied sample container with appropriate preservative, as required.
- Label each sample in accordance with the sample labels provided by the laboratory, which may include the following:
- Project number and client;
- Sample identification;
- Sample media;
- Collection mode (composite or grab);
- Analysis required;
- Sample date;
- Sample time;
- Sampler's initials; and
- Sample preservative.
- Place the appropriate sample label, written in indelible ink, on each sample container.
- Decontaminate the sample container by wiping with a cloth or paper towel.
- Cover the label with clear packing tape to secure the label onto the container (if wet).
- Check the caps on the sample containers to ensure they are tightly sealed. If sampling for VOCs, verify that no air bubbles are in the vial.
- Place each sample container or package in individual sealable plastic bags and seal.
- Place sample on ice or similar cooling source immediately after sample collection.
- Initiate chain of custody provided by the laboratory. Record each sample, including quality assurance and quality control samples, on the chain-of-custody form.

Note: If the designated sampling person relinquishes the samples to other sampling or field personnel for packing or other purposes, the samplers will complete the chain-of-custody form prior to this transfer. The appropriate personnel will sign and date the chain-of-custody form to document the sample custody transfer.

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Standard Operating Procedure: Equipment Decontamination

I. Scope and Application

The objective of this Standard Operating Procedure (SOP) is to describe the procedures to decontaminate non-dedicated, non-disposable sampling equipment and instruments intended for reuse. Equipment decontamination will occur prior to use on the site, between each sample location, and upon completion of the sampling program prior to departure from the site. Equipment will be decontaminated at a designated on- or off-site equipment decontamination area, as designated by supervising field personnel. Sampling equipment may include the following:

- Groundwater collection instruments;
- Water testing instruments;
- Drilling equipment; and
- Additional task-specific sampling equipment.

Equipment decontamination is a process of neutralization, washing, and rinsing exposed outer surfaces of equipment to minimize the potential for contaminant migration or cross-contamination. Decontamination methods include physical removal of contaminants, chemical detoxification, disinfection, and sterilization. Personnel decontamination procedures are described in the health and safety plan (HSP).

This is an SOP (i.e., typically applicable) that may be varied or modified as required, depending on site conditions, equipment limitations, or limitations imposed by the procedure. The ultimate procedure employed will be documented in an applicable work plan.

II. Equipment List

- Appropriate personal protective equipment (PPE) as specified in the health and safety plan (HSP);
- Distilled or deionized water;
- Potable water;
- Alconox or equivalent;
- 5-gallon plastic buckets and/or glass containers (depending on chemicals of concern);
- Tubing cutters;
- Scrubbing brushes;

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- Garbage bags;
- Spray bottles;
- Sealable plastic bags;
- Polyethylene sheeting;
- Lint-free absorbent towels;
- Disposable nitrile gloves; and
- Field logbook.

III. Cautions

Ensure that the designated equipment decontamination area is in a secure location. The decontamination area should be established in the contamination reduction zone, if necessary, as specified in the HSP.

IV. Health and Safety Considerations

Field sampling equipment, PPE, and field samples must be carefully handled to minimize the potential spread of hazardous substances.

V. Procedure

Decontamination Equipment
All storage and application containers will be constructed of proper materials to ensure their integrity. Following are acceptable materials used for containing the specified cleaning solutions:

- Detergent must be stored in clean plastic, metal, or glass containers until used. It should be poured directly from the container during use.
- Tap water may be stored in clean tanks, hand-pressure sprayers, or spray bottles, or applied directly from a water hose.
- Deionized or distilled water must be stored in clean glass, stainless steel, or plastic containers that can be closed prior to use. It can be applied from plastic spray bottles.

Sampling Equipment Decontamination Procedures
The following steps describe the procedures to be followed to properly decontaminate field-sampling equipment:

- Tools, equipment, machinery, and field sampling personnel will be decontaminated in the contamination reduction zone as outlined in the HSP.
- Locate the designated equipment decontamination area. Equipment decontamination stations will be established in sequence from initiation to completion of the decontamination procedures. All necessary waste management containers will be placed at the appropriate decontamination station.
- Reusable field sampling equipment (e.g., water-level indicators) will be decontaminated as follows:
- Non-phosphate detergent and tap water wash (removing large particles with a brush);
- Deionized water rinse;
- Air dry; and
- Storage in a clean container.

VI. Waste Management

Water used for decontamination will be placed in DOT-approved 55-gallon drums or acceptable alternatives and stored on-site in a safe location pending off-site disposal. PPE and other residuals generated during the equipment cleaning procedures will be disposed as trash, provided they are not grossly contaminated, in which case they will be disposed properly.

VII. Data Recording and Management

Field equipment decontamination activities will be recorded in the field logbook.

VIII. Quality Assurance

After field decontamination, equipment should be handled only by personnel wearing clean gloves to prevent re-contamination. In addition, the equipment should be moved away (preferably upwind) from the cleaning area to prevent re-contamination. If the equipment is not to be immediately re-used, it should be covered with plastic sheeting or wrapped in aluminum foil to prevent re-contamination. The clean equipment storage area must be free of contaminants.

ATTACHMENT C

Boring Logs

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LOG OF BOREHOLE: AEI-B1

PROJECT NUMBER/NAME: 27654; Fountain-Vine Plaza	COORDINATES: Refer to Figure 3	
PROJECT ADDRESS: 1253 Vine Street, Los Angeles, California 90028	ELEVATION: 321 Feet Above Mean Sea Level	
DRILLING CONTRACTOR: Kehoe	START DATE: 10/20/05	END DATE: 10/20/05
DRILLING METHOD: Geoprobe	TOTAL DEPTH: 30 Feet	
DRILLING EQUIPMENT: Model 6600 Truck-Mounted Rig	DEPTH TO FIRST GROUNDWATER: 30 Feet	DEPTH TO STATIC GROUNDWATER: 30 Feet
SAMPLING METHOD: Acetate Tube/5035	LOGGED BY: RN	
HAMMER WEIGHT AND FALL: N/A	RESPONSIBLE PROFESSIONAL: JD	

DEPTH (feet bgs)	SAMPLE DATA: SAMPLE NUMBER	RECOVERY	BLOW COUNT	PID (ppm)	USCS	LITHOLOGY	SOIL DESCRIPTION	REMARKS
							Asphalt @ surface	Note: Visual unified soil classification
2								Asphalt and subbase thickness = 6"
4	AEI-B1-5'	---	---	1.9	CL	---	Greyish brown Silty CLAY with some fine- to coarse-grained sand, medium stiff (moist)	No odor or discoloration
6								
8								
10	AEI-B1-10'	---	---	1.6	ML	---	Greyish brown Clayey SILT with some fine- to coarse-grained sand, medium dense (moist)	No odor or discoloration
12								
14	AEI-B1-15'	---	---	2.0	SM	---	Brown Silty fine- to coarse-grained SAND, loose (moist)	No odor or discoloration
16								
18								
20	AEI-B1-20'	---	---	2.3	SM	---	Brown Silty fine- to coarse-grained SAND, loose (moist)	No odor or discoloration
22								
24	AEI-B1-25'	---	---	1.7	SM	---	Brown fine- to coarse-grained Sandy SILT, soft (very moist)	No odor or discoloration
26								
28	AEI-B1-30'	---	---	3.2	SM	---	Brown fine- to coarse-grained Sandy SILT, soft (saturated)	No odor or discoloration; groundwater sample collected via 1/4-inch diameter temporary well
30								
32							Boring Terminated @ 30' Groundwater Encountered @ 30'	
34								
36								
38								
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42								
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LOG OF BOREHOLE: AEI-B2

PROJECT NUMBER/NAME: 27654; Fountain-Vine Plaza	COORDINATES: Refer to Figure 3
PROJECT ADDRESS: 1253 Vine Street, Los Angeles, California 90028	ELEVATION: 321 Feet Above Mean Sea Level
DRILLING CONTRACTOR: Kehoe	START DATE: 10/20/05 / END DATE: 10/20/05
DRILLING METHOD: Geoprobe	TOTAL DEPTH: 30 Feet
DRILLING EQUIPMENT: Model 6600 Truck-Mounted Rig	DEPTH TO FIRST GROUNDWATER: 30 Feet / DEPTH TO STATIC GROUNDWATER: 30 Feet
SAMPLING METHOD: Acetate Tube/5035	LOGGED BY: RN
HAMMER WEIGHT AND FALL: N/A	RESPONSIBLE PROFESSIONAL: JD

DEPTH (feet bgs)	SAMPLE DATA: SAMPLE NUMBER	RECOVERY	BLOW COUNT	PID (ppm)	USCS	LITHOLOGY	SOIL DESCRIPTION	REMARKS
							Asphalt @ surface	Note: Visual unified soil classification
2								Asphalt and subbase thickness = 6"
4	AEI-B2-5'	---	---	2.5	CL	---	Greyish brown Silty CLAY with some fine- to coarse-grained sand, medium stiff (moist)	No odor or discoloration
6								
8								
10	AEI-B2-10'	---	---	2.3	SM	---	Brown Silty fine- to coarse-grained SAND, medium dense (moist)	No odor or discoloration
12								
14	AEI-B2-15'	---	---	1.6	SM	---	Brown fine- to coarse-grained Sandy SILT, medium dense (moist)	No odor or discoloration
16								
18								
20	AEI-B2-20'	---	---	3.8	SM	---	Brown Silty fine- to coarse-grained SAND, medium dense (moist)	No odor or discoloration
22								
24	AEI-B2-25'	---	---	3.3	SM	---	Brown Silty fine- to coarse-grained SAND, medium dense (moist)	No odor or discoloration
26								
28								Groundwater sample collected via Hydropunch
30								
32							Boring Terminated @ 30' Groundwater Encountered @ 30'	
34								
36								
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40								
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LOG OF BOREHOLE: AEI-B3

PROJECT NUMBER/NAME: 27654; Fountain-Vine Plaza	COORDINATES: Refer to Figure 3	
PROJECT ADDRESS: 1253 Vine Street, Los Angeles, California 90028	ELEVATION: 321 Feet Above Mean Sea Level	
DRILLING CONTRACTOR: Kehoe	START DATE: 10/20/05	END DATE: 10/20/05
DRILLING METHOD: Geoprobe	TOTAL DEPTH: 30 Feet	
DRILLING EQUIPMENT: Model 6600 Truck-Mounted Rig	DEPTH TO FIRST GROUNDWATER: 30 Feet	DEPTH TO STATIC GROUNDWATER: 30 Feet
SAMPLING METHOD: Acetate Tube/5035	LOGGED BY: RN	
HAMMER WEIGHT AND FALL: N/A	RESPONSIBLE PROFESSIONAL: JD	

DEPTH (feet bgs)	SAMPLE DATA: SAMPLE NUMBER	RECOVERY	BLOW COUNT	PID (ppm)	USCS	LITHOLOGY	SOIL DESCRIPTION	REMARKS
							Asphalt @ surface	Note: Visual unified soil classification
2	AEI-B3-2'	---	---	3.0	CL	---	Greyish brown Silty CLAY with some fine- to coarse-grained sand, medium stiff (moist)	Asphalt and subbase thickness = 6" No odor or discoloration
4	AEI-B3-5'	---	---	0.9	CL	---	Greyish brown Silty CLAY with some fine- to coarse-grained sand, medium stiff (moist)	No odor or discoloration
6								
8								
10	AEI-B3-10'	---	---	2.0	SM	---	Brown Silty fine- to coarse-grained SAND, medium dense (moist)	No odor or discoloration
12								
14								
16								
18								
20								
22								
24								
26								
28								Groundwater sample collected via Hydropunch
30								
32							Boring Terminated @ 30' Groundwater Encountered @ 30'	
34								
36								
38								
40								
42								
44								
46								
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LOG OF BOREHOLE: AEI-B4

PROJECT NUMBER/NAME: 27654; Fountain-Vine Plaza	COORDINATES: Refer to Figure 3
PROJECT ADDRESS: 1253 Vine Street, Los Angeles, California 90028	ELEVATION: 321 Feet Above Mean Sea Level
DRILLING CONTRACTOR: Kehoe	START DATE: 10/20/05 / END DATE: 10/20/05
DRILLING METHOD: Geoprobe	TOTAL DEPTH: 30 Feet
DRILLING EQUIPMENT: Model 6600 Truck-Mounted Rig	DEPTH TO FIRST GROUNDWATER: 30 Feet / DEPTH TO STATIC GROUNDWATER: 30 Feet
SAMPLING METHOD: Acetate Tube/5035	LOGGED BY: RN
HAMMER WEIGHT AND FALL: N/A	RESPONSIBLE PROFESSIONAL: JD

DEPTH (feet bgs)	SAMPLE DATA: SAMPLE NUMBER	RECOVERY	BLOW COUNT	PID (ppm)	USCS	LITHOLOGY	SOIL DESCRIPTION	REMARKS
							Asphalt @ surface	Note: Visual unified soil classification
2								Asphalt and subbase thickness = 6"
4	AEI-B4-5'	---	---	2.9	CL	---	Greyish brown Silty CLAY with some fine- to coarse-grained sand, medium stiff (moist)	No odor or discoloration
6								
8								
10	AEI-B4-10'	---	---	3.1	SM	---	Brown Silty fine- to coarse-grained SAND, medium dense (moist)	No odor or discoloration
12								
14	AEI-B4-15'	---	---	1.8	SM	---	Brown Silty fine- to coarse-grained SAND, medium dense (moist)	No odor or discoloration
16								
18								
20	AEI-B4-20'	---	---	3.3	SM	---	Brown Silty fine- to coarse-grained SAND, medium dense (moist)	No odor or discoloration
22								
24	AEI-B4-25'	---	---	2.2	SM	---	Brown Silty fine- to coarse-grained SAND, medium dense (moist)	No odor or discoloration
26								
28								Groundwater sample collected via 1/4-inch diameter temporary well
30								
32							Boring Terminated @ 30' Groundwater Encountered @ 30'	
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LOG OF BOREHOLE: AEI-B5

PROJECT NUMBER/NAME: 27654; Fountain-Vine Plaza	COORDINATES: Refer to Figure 3
PROJECT ADDRESS: 1253 Vine Street, Los Angeles, California 90028	ELEVATION: 321 Feet Above Mean Sea Level
DRILLING CONTRACTOR: Kehoe	START DATE: 10/20/05 / END DATE: 10/20/05
DRILLING METHOD: Geoprobe	TOTAL DEPTH: 15 Feet
DRILLING EQUIPMENT: Model 6600 Truck-Mounted Rig	DEPTH TO FIRST GROUNDWATER: N/A / DEPTH TO STATIC GROUNDWATER: N/A
SAMPLING METHOD: Acetate Tube/5035	LOGGED BY: RN
HAMMER WEIGHT AND FALL: N/A	RESPONSIBLE PROFESSIONAL: JD

DEPTH (feet bgs)	SAMPLE DATA: SAMPLE NUMBER	RECOVERY	BLOW COUNT	PID (ppm)	USCS	LITHOLOGY	SOIL DESCRIPTION	REMARKS
							Asphalt @ surface	Note: Visual unified soil classification
1–2	AEI-B5-2'	---	---	2.0	ML	---	Dark brown Clayey SILT with some fine- to coarse-grained sand, medium dense (moist)	Asphalt and subbase thickness = 6" / No odor or discoloration
3–5	AEI-B5-5'	---	---	3.3	ML	---	Dark brown Clayey SILT with some fine- to coarse-grained sand, medium dense (moist)	No odor or discoloration
6–10	AEI-B5-10'	---	---	5.0	SM	---	Brown fine- to coarse-grained Sandy SILT, medium dense (moist)	No odor or discoloration
11–15	AEI-B5-15'	---	---	3.0	SM	---	Brown Silty fine- to coarse-grained SAND, medium dense (moist)	No odor or discoloration
16							Boring Terminated @ 15' No Groundwater Encountered	
17–25								

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LOG OF BOREHOLE: AEI-B6

PROJECT NUMBER/NAME: 27654; Fountain-Vine Plaza	COORDINATES: Refer to Figure 3
PROJECT ADDRESS: 1253 Vine Street, Los Angeles, California 90028	ELEVATION: 321 Feet Above Mean Sea Level
DRILLING CONTRACTOR: Kehoe	START DATE: 10/20/05 / END DATE: 10/20/05
DRILLING METHOD: Geoprobe	TOTAL DEPTH: 15 Feet
DRILLING EQUIPMENT: Model 6600 Truck-Mounted Rig	DEPTH TO FIRST GROUNDWATER: N/A / DEPTH TO STATIC GROUNDWATER: N/A
SAMPLING METHOD: Acetate Tube/5035	LOGGED BY: RN
HAMMER WEIGHT AND FALL: N/A	RESPONSIBLE PROFESSIONAL: JD

DEPTH (feet bgs)	SAMPLE DATA: SAMPLE NUMBER	RECOVERY	BLOW COUNT	PID (ppm)	USCS	LITHOLOGY	SOIL DESCRIPTION	REMARKS
							Asphalt @ surface	Note: Visual unified soil classification
1–2	AEI-B6-2'	---	---	0.8	SM	---	Dark brown fine- to coarse-grained Sandy SILT, medium dense (moist)	Asphalt and subbase thickness = 6" / No odor or discoloration
3–5	AEI-B6-5'	---	---	1.5	ML	---	Dark brown Clayey SILT with some fine- to coarse-grained sand, medium dense (moist)	No odor or discoloration
6–10	AEI-B6-10'	---	---	1.8	SM	---	Brown fine- to coarse-grained Sandy SILT, medium dense (moist)	No odor or discoloration
11–15	AEI-B6-15'	---	---	5.4	SM	---	Brown Silty fine- to coarse-grained SAND, medium dense (moist)	No odor or discoloration
16							Boring Terminated @ 15' No Groundwater Encountered	
17–25								

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LOG OF BOREHOLE: AEI-B7

PROJECT NUMBER/NAME: 27654; Fountain-Vine Plaza	COORDINATES: Refer to Figure 3
PROJECT ADDRESS: 1253 Vine Street, Los Angeles, California 90028	ELEVATION: 321 Feet Above Mean Sea Level
DRILLING CONTRACTOR: Kehoe	START DATE: 10/20/05 / END DATE: 10/20/05
DRILLING METHOD: Geoprobe	TOTAL DEPTH: 15 Feet
DRILLING EQUIPMENT: Model 6600 Truck-Mounted Rig	DEPTH TO FIRST GROUNDWATER: N/A / DEPTH TO STATIC GROUNDWATER: N/A
SAMPLING METHOD: Acetate Tube/5035	LOGGED BY: RN
HAMMER WEIGHT AND FALL: N/A	RESPONSIBLE PROFESSIONAL: JD

DEPTH (feet bgs)	SAMPLE DATA: SAMPLE NUMBER	RECOVERY	BLOW COUNT	PID (ppm)	USCS	LITHOLOGY	SOIL DESCRIPTION	REMARKS
							Asphalt @ surface	Note: Visual unified soil classification
1–2	AEI-B7-2'	---	---	0.6	CL	---	Dark brown Silty CLAY, medium stiff (moist)	Asphalt and subbase thickness = 6" / No odor or discoloration
3–5	AEI-B7-5'	---	---	2.7	ML	---	Dark brown Clayey SILT with some fine- to coarse-grained sand, medium dense (moist)	No odor or discoloration
6–10	AEI-B7-10'	---	---	2.0	SM	---	Brown fine- to coarse-grained Sandy SILT, medium dense (moist)	No odor or discoloration
11–15	AEI-B7-15'	---	---	1.2	SM	---	Brown fine- to coarse-grained Sandy SILT, medium dense (moist)	No odor or discoloration
16							Boring Terminated @ 15' No Groundwater Encountered	
17–25								

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LOG OF BOREHOLE: AEI-B8

PROJECT NUMBER/NAME: 27654; Fountain-Vine Plaza	COORDINATES: Refer to Figure 3
PROJECT ADDRESS: 1253 Vine Street, Los Angeles, California 90028	ELEVATION: 321 Feet Above Mean Sea Level
DRILLING CONTRACTOR: Kehoe	START DATE: 10/20/05 / END DATE: 10/20/05
DRILLING METHOD: Geoprobe	TOTAL DEPTH: 30 Feet
DRILLING EQUIPMENT: Model 6600 Truck-Mounted Rig	DEPTH TO FIRST GROUNDWATER: 30 Feet / DEPTH TO STATIC GROUNDWATER: 30 Feet
SAMPLING METHOD: Acetate Tube/5035	LOGGED BY: RN
HAMMER WEIGHT AND FALL: N/A	RESPONSIBLE PROFESSIONAL: JD

DEPTH (feet bgs)	SAMPLE DATA: SAMPLE NUMBER	RECOVERY	BLOW COUNT	PID (ppm)	USCS	LITHOLOGY	SOIL DESCRIPTION	REMARKS
							Asphalt @ surface	Note: Visual unified soil classification
2	AEI-B8-2'	---	---	2.0	SM	---	Dark brown fine- to coarse-grained Sandy SILT, medium dense (moist)	Asphalt and subbase thickness = 6" No odor or discoloration
4	AEI-B8-5'	---	---	1.6	CL	---	Dark brown Silty CLAY with some fine- to coarse-grained sand, medium stiff (moist)	No odor or discoloration
6								
8								
10	AEI-B8-10'	---	---	2.8	SM	---	Brown fine- to coarse-grained Sandy SILT, medium dense (moist)	No odor or discoloration
12								
14	AEI-B8-15'	---	---	2.4	SM	---	Brown Silty fine- to coarse-grained SAND, medium dense (moist)	No odor or discoloration
16								
18								
20	AEI-B8-20'	---	---	2.1	SM	---	Brown Silty fine- to coarse-grained SAND, medium dense (moist)	No odor or discoloration
22								
24	AEI-B8-25'	---	---	2.7	SM	---	Brown Silty fine- to coarse-grained SAND, medium dense (moist)	No odor or discoloration
26								
28								Groundwater sample collected via Hydropunch
30								
32							Boring Terminated @ 30' Groundwater Encountered @ 30'	
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LOG OF BOREHOLE: AEI-B9

PROJECT NUMBER/NAME: 27654; Fountain-Vine Plaza	COORDINATES: Refer to Figure 3	
PROJECT ADDRESS: 1253 Vine Street, Los Angeles, California 90028	ELEVATION: 321 Feet Above Mean Sea Level	
DRILLING CONTRACTOR: Kehoe	START DATE: 10/20/05	END DATE: 10/20/05
DRILLING METHOD: Geoprobe	TOTAL DEPTH: 30 Feet	
DRILLING EQUIPMENT: Model 6600 Truck-Mounted Rig	DEPTH TO FIRST GROUNDWATER: 30 Feet	DEPTH TO STATIC GROUNDWATER: 30 Feet
SAMPLING METHOD: Acetate Tube/5035	LOGGED BY: RN	
HAMMER WEIGHT AND FALL: N/A	RESPONSIBLE PROFESSIONAL: JD	

DEPTH (feet bgs)	SAMPLE DATA: SAMPLE NUMBER	RECOVERY	BLOW COUNT	PID (ppm)	USCS	LITHOLOGY	SOIL DESCRIPTION	REMARKS
0							Asphalt @ surface	Note: Visual unified soil classification
2								Asphalt and subbase thickness = 6"
4								
6								Poor recovery
8								
10	AEI-B9-10'	---	---	1.2	SM	---	Brown fine- to coarse-grained Sandy SILT, medium dense (moist)	No odor or discoloration
12								
14	AEI-B9-15'	---	---	1.6	SM	---	Brown Silty fine- to coarse-grained SAND, medium dense (moist)	No odor or discoloration
16								
18								
20	AEI-B9-20'	---	---	2.3	SM	---	Brown Silty fine- to coarse-grained SAND, medium dense (moist)	No odor or discoloration
22								
24	AEI-B9-25'	---	---	4.4	SM	---	Brown Silty fine- to coarse-grained SAND, medium dense (moist)	No odor or discoloration
26								
28								Groundwater sample collected via Hydropunch
30								
32							Boring Terminated @ 30' Groundwater Encountered @ 30'	
34								
36								
38								
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44								
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LOG OF BOREHOLE: AEI-B10

PROJECT NUMBER/NAME: 28508; Fountain-Vine Plaza	COORDINATES: Refer to Figure 2.2.2-1
PROJECT ADDRESS: 1253 Vine Street, Los Angeles, California 90028	ELEVATION: 321 Feet Above Mean Sea Level
DRILLING CONTRACTOR: Astech	START DATE: 5/22/06 / END DATE: 5/22/06
DRILLING METHOD: Geoprobe	TOTAL DEPTH: 30 Feet
DRILLING EQUIPMENT: Model 6600 Truck-Mounted Rig	DEPTH TO FIRST GROUNDWATER: 30 Feet / DEPTH TO STATIC GROUNDWATER: 30 Feet
SAMPLING METHOD: Acetate Tube/5035	LOGGED BY: RN
HAMMER WEIGHT AND FALL: N/A	RESPONSIBLE PROFESSIONAL: JD

DEPTH (feet bgs)	SAMPLE DATA: SAMPLE NUMBER	RECOVERY	BLOW COUNT	PID (ppm)	USCS	LITHOLOGY	SOIL DESCRIPTION	REMARKS
							Asphalt @ surface	Note: Visual unified soil classification
2								Asphalt and subbase thickness = 6"
4	AEI-B10-5'	---	---	0.7	SM	---	Olive brown fine- grained Sandy SILT, trace Clay, medium stiff (moist)	No odor or discoloration
6								
8								
10	AEI-B10-10'	---	---	0.4	SM	---	Olive brown Silty fine- to medium-grained SAND, trace Clay, medium dense (moist)	No odor or discoloration
12								
14	AEI-B10-15'	---	---	0.3	SM	---	Olive brown Silty fine- to coarse-grained SAND, trace medium-grained sub-rounded gravel, medium dense (moist)	No odor or discoloration
16								
18								
20	AEI-B10-20'	---	---	0.3	CL	---	Olive brown Silty CLAY, trace fine- to coarse-grained SAND, medium stiff (very moist)	No odor or discoloration
22								
24	AEI-B10-25'	---	---	0.3	SM	---	Olive brown Silty fine- to coarse-grained SAND, medium dense (very moist)	No odor or discoloration
26								
28								
30								
32							Boring Terminated @ 30' Groundwater Encountered @ 30'	
34								
36								
38								
40								
42								
44								
46								
48								
50								

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LOG OF BOREHOLE: AEI-B11

PROJECT NUMBER/NAME: 28508; Fountain-Vine Plaza	COORDINATES: Refer to Figure 2.2.2-1
PROJECT ADDRESS: 1253 Vine Street, Los Angeles, California 90028	ELEVATION: 321 Feet Above Mean Sea Level
DRILLING CONTRACTOR: Astech	START DATE: 5/22/06 / END DATE: 5/22/06
DRILLING METHOD: Geoprobe	TOTAL DEPTH: 30 Feet
DRILLING EQUIPMENT: Model 6600 Truck-Mounted Rig	DEPTH TO FIRST GROUNDWATER: 30 Feet / DEPTH TO STATIC GROUNDWATER: 30 Feet
SAMPLING METHOD: Acetate Tube/5035	LOGGED BY: RN
HAMMER WEIGHT AND FALL: N/A	RESPONSIBLE PROFESSIONAL: JD

DEPTH (feet bgs)	SAMPLE DATA: SAMPLE NUMBER	RECOVERY	BLOW COUNT	PID (ppm)	USCS	LITHOLOGY	SOIL DESCRIPTION	REMARKS
							Asphalt @ surface	Note: Visual unified soil classification
2								Asphalt and subbase thickness = 6"
4	AEI-B11-5'	---	---	0.7	SM	---	Olive brown fine- grained Sandy SILT, trace Clay, medium stiff (moist)	No odor or discoloration
6								
8								
10	AEI-B11-10'	---	---	0.5	SM	---	Olive brown fine-grained Sandy SILT, medium stiff (moist)	No odor or discoloration
12								
14	AEI-B11-15'	---	---	1.0	SM	---	Olive brown fine-grained Sandy SILT, trace Clay, medium stiff (moist)	No odor or discoloration
16								
18								
20	AEI-B11-20'	---	---	0.4	SM	---	Olive brown Silty fine- to medium-grained SAND, trace Clay and fine-grained sub-rounded gravel, medium dense (moist)	No odor or discoloration
22								
24	AEI-B11-25'	---	---	0.4	SW	---	Olive brown fine- to coarse-grained SAND, trace Silt and sub-rounded gravel, medium loose (very moist)	No odor or discoloration
26								
28								
30								
32							Boring Terminated @ 30' Groundwater Encountered @ 30'	
34								
36								
38								
40								
42								
44								
46								
48								
50								

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LOG OF BOREHOLE: AEI-B12

PROJECT NUMBER/NAME: 28508; Fountain-Vine Plaza	COORDINATES: Refer to Figure 2.2.2-1	
PROJECT ADDRESS: 1253 Vine Street, Los Angeles, California 90028	ELEVATION: 321 Feet Above Mean Sea Level	
DRILLING CONTRACTOR: Astech	START DATE: 5/22/06	END DATE: 5/22/06
DRILLING METHOD: Geoprobe	TOTAL DEPTH: 30 Feet	
DRILLING EQUIPMENT: Model 6600 Truck-Mounted Rig	DEPTH TO FIRST GROUNDWATER: 30 Feet	DEPTH TO STATIC GROUNDWATER: 30 Feet
SAMPLING METHOD: Acetate Tube/5035	LOGGED BY: RN	
HAMMER WEIGHT AND FALL: N/A	RESPONSIBLE PROFESSIONAL: JD	

DEPTH (feet bgs)	SAMPLE DATA: SAMPLE NUMBER	RECOVERY	BLOW COUNT	PID (ppm)	USCS	LITHOLOGY	SOIL DESCRIPTION	REMARKS
							Asphalt @ surface	Note: Visual unified soil classification
2								Asphalt and subbase thickness = 6"
4	AEI-B12-5'	---	---	0.1	ML	---	Olive brown Clayey SILT, trace fine- to medium-grained Sand, medium stiff (moist)	No odor or discoloration
6								
8								
10	AEI-B12-10'	---	---	0.4	ML	---	Olive brown SILT, trace Clay and fine-grained Sand, medium stiff (moist)	No odor or discoloration
12								
14	AEI-B12-15'	---	---	0.3	SM	---	Olive brown Silty fine-grained SAND, trace medium- to coarse-grained Sand, medium loose (moist)	No odor or discoloration
16								
18								
20	AEI-B12-20'	---	---	0.4	CL	---	Olive brown CLAY, medium soft (moist)	No odor or discoloration
22								
24	AEI-B12-25'	---	---	0.3	SM	---	Olive brown fine- to coarse-grained Sandy SILT, medium stiff (very moist)	No odor or discoloration
26								
28								
30								
32							Boring Terminated @ 30' Groundwater Encountered @ 30'	
34								
36								
38								
40								
42								
44								
46								
48								
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LOG OF BOREHOLE: AEI-B13

PROJECT NUMBER/NAME: 28508; Fountain-Vine Plaza	COORDINATES: Refer to Figure 2.2.2-1	
PROJECT ADDRESS: 1253 Vine Street Los Angeles, California 90028	ELEVATION: 321 Feet Above Mean Sea Level	
DRILLING CONTRACTOR: Astech	START DATE: 5/22/06	END DATE: 5/22/06
DRILLING METHOD: Geoprobe	TOTAL DEPTH: 30 Feet	
DRILLING EQUIPMENT: Model 6600 Truck-Mounted Rig	DEPTH TO FIRST GROUNDWATER: 30 Feet	DEPTH TO STATIC GROUNDWATER: 30 Feet
SAMPLING METHOD: Acetate Tube/5035	LOGGED BY: RN	
HAMMER WEIGHT AND FALL: N/A	RESPONSIBLE PROFESSIONAL: JD	

DEPTH (feet bgs)	SAMPLE DATA: SAMPLE NUMBER	RECOVERY	BLOW COUNT	PID (ppm)	USCS	LITHOLOGY	SOIL DESCRIPTION	REMARKS
							Asphalt @ surface	Note: Visual unified soil classification
2								Asphalt and subbase thickness = 6"
4	AEI-B13-5'	---	---	0.3	ML	---	Olive brown Clayey SILT, trace fine- to medium-grained Sand, medium stiff (moist)	No odor or discoloration
6								
8								
10	AEI-B13-10'	---	---	0.6	ML	---	Olive brown SILT, trace Clay and fine-grained Sand, medium stiff (moist)	No odor or discoloration
12								
14	AEI-B13-15'	---	---	0.4	SM	---	Olive brown Silty fine-grained SAND, trace medium- to coarse-grained Sand, medium loose (moist)	No odor or discoloration
16								
18								
20	AEI-B13-20'	---	---	1.3	CL	---	Olive brown CLAY, medium soft (moist)	No odor or discoloration
22								
24	AEI-B13-25'	---	---	0.8	SM	---	Olive brown fine- to coarse-grained Sandy SILT, medium stiff (very moist)	No odor or discoloration
26								
28								
30							Boring Terminated @ 30' Groundwater Encountered @ 30'	
32								
34								
36								
38								
40								
42								
44								
46								
48								
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LOG OF BOREHOLE: AEI-B14

PROJECT NUMBER/NAME: 28508; Fountain-Vine Plaza	COORDINATES: Refer to Figure 2.2.2-1	
PROJECT ADDRESS: 1253 Vine Street, Los Angeles, California 90028	ELEVATION: 321 Feet Above Mean Sea Level	
DRILLING CONTRACTOR: Astech	START DATE: 6/29/06	END DATE: 6/29/06
DRILLING METHOD: Geoprobe	TOTAL DEPTH: 30 Feet	
DRILLING EQUIPMENT: Model 6600 Truck-Mounted Rig	DEPTH TO FIRST GROUNDWATER: 30 Feet	DEPTH TO STATIC GROUNDWATER: 30 Feet
SAMPLING METHOD: Acetate Tube/5035	LOGGED BY: RN	
HAMMER WEIGHT AND FALL: N/A	RESPONSIBLE PROFESSIONAL: JD	

DEPTH (feet bgs)	SAMPLE DATA: SAMPLE NUMBER	RECOVERY	BLOW COUNT	PID (ppm)	USCS	LITHOLOGY	SOIL DESCRIPTION	REMARKS
							Asphalt @ surface	Note: Visual unified soil classification
2								Asphalt and subbase thickness = 6"
4								
6								
8								
10	AEI-B14-10'	---	---	0.2	SM	---	Olive brown fine- to medium-grained Sandy SILT, trace Clay, medium stiff (moist)	No odor or discoloration
12								
14	AEI-B14-15'	---	---	0.0	SM	---	Olive brown fine- to medium-grained Sandy SILT, trace Clay, medium stiff (moist)	No odor or discoloration
16								
18								
20	AEI-B14-20'	---	---	0.4	CL	---	Olive brown Silty CLAY, trace fine- to coarse-grained Sand, medium soft (moist)	No odor or discoloration
22								
24	AEI-B14-25'	---	---	0.2	SM	---	Olive brown fine- to coarse-grained Sandy SILT, medium stiff (moist)	No odor or discoloration
26								
28								
30								
32							Boring Terminated @ 30' Groundwater Encountered @ 30'	
34								
36								
38								
40								
42								
44								
46								
48								
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LOG OF BOREHOLE: AEI-B15

PROJECT NUMBER/NAME: 28508; Fountain-Vine Plaza	COORDINATES: Refer to Figure 2.2.2-1
PROJECT ADDRESS: 1253 Vine Street Los Angeles, California 90028	ELEVATION: 321 Feet Above Mean Sea Level
DRILLING CONTRACTOR: Astech	START DATE: 6/29/06 / END DATE: 6/29/06
DRILLING METHOD: Geoprobe	TOTAL DEPTH: 30 Feet
DRILLING EQUIPMENT: Model 6600 Truck-Mounted Rig	DEPTH TO FIRST GROUNDWATER: 30 Feet / DEPTH TO STATIC GROUNDWATER: 30 Feet
SAMPLING METHOD: Acetate Tube/5035	LOGGED BY: RN
HAMMER WEIGHT AND FALL: N/A	RESPONSIBLE PROFESSIONAL: JD

DEPTH (feet bgs)	SAMPLE DATA: SAMPLE NUMBER	RECOVERY	BLOW COUNT	PID (ppm)	USCS	LITHOLOGY	SOIL DESCRIPTION	REMARKS
							Asphalt @ surface	Note: Visual unified soil classification
2								Asphalt and subbase thickness = 6"
4								
6								
8								
10	AEI-B15-10'	---	---	0.0	SM	---	Olive brown fine- to coarse-grained Sandy SILT, trace Clay, medium stiff (moist)	No odor or discoloration
12								
14	AEI-B15-15'	---	---	0.0	SM	---	Olive brown fine- to coarse-grained Sandy SILT, trace Clay, medium stiff (moist)	No odor or discoloration
16								
18								
20	AEI-B15-20'	---	---	0.0	SM	---	Olive brown fine- to coarse-grained Sandy SILT, some Clay, medium stiff (moist)	No odor or discoloration
22								
24	AEI-B15-25'	---	---	0.0	SW	---	Olive brown fine- to coarse-grained SAND, trace SILT, medium dense (very moist)	No odor or discoloration
26								
28								
30								
32							Boring Terminated @ 30' Groundwater Encountered @ 30'	
34								
36								
38								
40								
42								
44								
46								
48								
50								

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LOG OF BOREHOLE: AEI-B16

PROJECT NUMBER/NAME: 28506; Fountain-Vine Plaza	COORDINATES: Refer to Figure 2.2.2-1
PROJECT ADDRESS: 1253 Vine Street, Los Angeles, California 90028	ELEVATION: 321 Feet Above Mean Sea Level
DRILLING CONTRACTOR: Astech	START DATE: 6/29/06 / END DATE: 6/29/06
DRILLING METHOD: Geoprobe	TOTAL DEPTH: 30 Feet
DRILLING EQUIPMENT: Model 6600 Truck-Mounted Rig	DEPTH TO FIRST GROUNDWATER: 30 Feet / DEPTH TO STATIC GROUNDWATER: 30 Feet
SAMPLING METHOD: Acetate Tube/5035	LOGGED BY: RN
HAMMER WEIGHT AND FALL: N/A	RESPONSIBLE PROFESSIONAL: JD

DEPTH (feet bgs)	SAMPLE DATA: SAMPLE NUMBER	RECOVERY	BLOW COUNT	PID (ppm)	USCS	LITHOLOGY	SOIL DESCRIPTION	REMARKS
							Asphalt @ surface	Note: Visual unified soil classification
2								Asphalt and subbase thickness = 6"
4								
6								
8								
10								
12								
14	AEI-B16-15'	---	---	0.3	CL	---	Olive brown Silty CLAY, trace fine- to medium-grained Sand, medium soft (moist)	No odor or discoloration
16								
18								
20	AEI-B16-20'	---	---	0.5	SM	---	Olive brown fine- to coarse-grained Sandy SILT, trace Clay, medium stiff (moist)	No odor or discoloration
22								
24	AEI-B16-25'	---	---	0.3	SM	---	Olive brown fine- to coarse-grained Sandy SILT, some Clay, medium stiff (moist)	No odor or discoloration
26								
28								
30								
32							Boring Terminated @ 30' Groundwater Encountered @ 30'	
34								
36								
38								
40								
42								
44								
46								
48								
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LOG OF BOREHOLE: AEI-B17

PROJECT NUMBER/NAME: 28508; Fountain-Vine Plaza	COORDINATES: Refer to Figure 2.2.2-1
PROJECT ADDRESS: 1253 Vine Street, Los Angeles, California 90028	ELEVATION: 321 Feet Above Mean Sea Level
DRILLING CONTRACTOR: Astech	START DATE: 6/29/06 / END DATE: 6/29/06
DRILLING METHOD: Geoprobe	TOTAL DEPTH: 30 Feet
DRILLING EQUIPMENT: Model 6600 Truck-Mounted Rig	DEPTH TO FIRST GROUNDWATER: 30 Feet / DEPTH TO STATIC GROUNDWATER: 30 Feet
SAMPLING METHOD: Acetate Tube/5035	LOGGED BY: RN
HAMMER WEIGHT AND FALL: N/A	RESPONSIBLE PROFESSIONAL: JD

DEPTH (feet bgs)	SAMPLE DATA: SAMPLE NUMBER	RECOVERY	BLOW COUNT	PID (ppm)	USCS	LITHOLOGY	SOIL DESCRIPTION	REMARKS
							Asphalt @ surface	Note: Visual unified soil classification
2								Asphalt and subbase thickness = 6"
4								
6								
8								
10								
12								
14	AEI-B17-15'	---	---	0.2	SM	---	Olive brown fine- to coarse-grained Sandy SILT, trace Clay, medium stiff (moist)	No odor or discoloration
16								
18								
20	AEI-B17-20'	---	---	0.0	SM	---	Olive brown Silty fine- to coarse-grained SAND, medium dense (moist)	No odor or discoloration
22								
24	AEI-B17-25'	---	---	0.0	ML	---	Olive brown Clayey SILT, trace coarse-grained Sand, medium soft (moist)	No odor or discoloration
26								
28								
30								
32							Boring Terminated @ 30' Groundwater Encountered @ 30'	
34								
36								
38								
40								
42								
44								
46								
48								
50								

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LOG OF BOREHOLE: AEI-B18

PROJECT NUMBER/NAME: 28508; Fountain-Vine Plaza	COORDINATES: Refer to Figure 2.2.2-1
PROJECT ADDRESS: 1253 Vine Street, Los Angeles, California 90028	ELEVATION: 321 Feet Above Mean Sea Level
DRILLING CONTRACTOR: Astech	START DATE: 7/16/06 / END DATE: 7/16/06
DRILLING METHOD: Geoprobe	TOTAL DEPTH: 37 Feet
DRILLING EQUIPMENT: Model 6600 Truck-Mounted Rig	DEPTH TO FIRST GROUNDWATER: 37 Feet / DEPTH TO STATIC GROUNDWATER: 30 Feet
SAMPLING METHOD: Acetate Tube/5035	LOGGED BY: RN
HAMMER WEIGHT AND FALL: N/A	RESPONSIBLE PROFESSIONAL: JD

DEPTH (feet bgs)	SAMPLE DATA: SAMPLE NUMBER	RECOVERY	BLOW COUNT	PID (ppm)	USCS	LITHOLOGY	SOIL DESCRIPTION	REMARKS
0							Asphalt @ surface	Note: Visual unified soil classification
								Asphalt and subbase thickness = 6"
10	AEI-B18-10'	---	---	0.0	SM	---	Olive brown fine- to medium-grained Sandy SILT, trace Clay, medium stiff (moist)	No odor or discoloration
15	AEI-B18-15'	---	---	0.0	SM	---	Olive brown fine- to medium-grained Sandy SILT, trace coarse-grained Sand, medium stiff (moist)	No odor or discoloration
20	AEI-B18-20'	---	---	0.3	SM	---	Olive brown fine- to coarse-grained Sandy SILT, trace Clay, medium stiff (moist)	No odor or discoloration
25	AEI-B18-25'	---	---	1.3	CL	---	Olive brown fine- to coarse-grained Sandy CLAY, trace Silt, medium soft (very moist)	No odor or discoloration
37							Boring Terminated @ 37' Groundwater Encountered @ 37'	

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LOG OF BOREHOLE: AEI-B19

PROJECT NUMBER/NAME: 28508; Fountain-Vine Plaza	COORDINATES: Refer to Figure 2.2.2-1
PROJECT ADDRESS: 1253 Vine Street, Los Angeles, California 90028	ELEVATION: 321 Feet Above Mean Sea Level
DRILLING CONTRACTOR: Astech	START DATE: 7/16/06 / END DATE: 7/16/06
DRILLING METHOD: Geoprobe	TOTAL DEPTH: 30 Feet
DRILLING EQUIPMENT: Model 6600 Truck-Mounted Rig	DEPTH TO FIRST GROUNDWATER: 30 Feet / DEPTH TO STATIC GROUNDWATER: 30 Feet
SAMPLING METHOD: Acetate Tube/5035	LOGGED BY: RN
HAMMER WEIGHT AND FALL: N/A	RESPONSIBLE PROFESSIONAL: JD

DEPTH (feet bgs)	SAMPLE DATA: SAMPLE NUMBER	RECOVERY	BLOW COUNT	PID (ppm)	USCS	LITHOLOGY	SOIL DESCRIPTION	REMARKS
0							Asphalt @ surface	Note: Visual unified soil classification
								Asphalt and subbase thickness = 6"
10	AEI-B19-10'	---	---	0.0	SM	---	Olive brown Silty fine-grained SAND, trace Clay, medium stiff (moist)	No odor or discoloration
15	AEI-B19-15'	---	---	0.0	SM	---	Olive brown Silty fine-grained SAND, trace Clay, medium stiff (moist)	No odor or discoloration
20	AEI-B19-20'	---	---	0.4	CL	---	Olive brown Silty CLAY, trace fine- to coarse-grained Sand, medium soft (moist)	No odor or discoloration
25	AEI-B19-25'	---	---	1.3	CL	---	Olive brown Silty CLAY, trace fine- to coarse-grained Sand, medium soft (very moist)	No odor or discoloration
30								
32							Boring Terminated @ 30' Groundwater Encountered @ 30'	
50								

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LOG OF BORING B20

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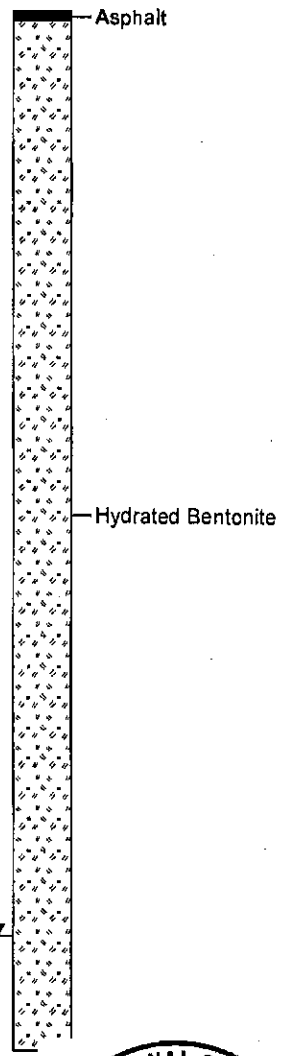
Project: Fountain-Vine.p01
Fountain-Vine Plaza
Environmental Site Assessment
1253 Vine Street
Los Angeles, California 90028

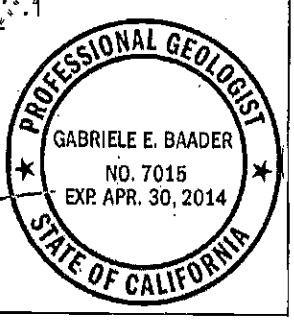
Date Started	: April 10, 2013
Date Completed	: April 10, 2013
Casing Diameter	: N/A
Drilling Method	: DPT 6600
Drilling Company	: Millennium Env., Inc
Sampling Method	: Dual-tube continuous core
Boring Diameter	: 3.25-Inch
Logged By	: Matthew deHaas
Prepared By	: Matthew deHaas
Reviewed By	: Gabriele Baader

Sample Condition: Disturbed; Continuous Core (undisturbed); No Recovery

Boring: B20

Depth in Feet	Sample Time	Sample Identification Number	USCS	GRAPHIC	DESCRIPTION	OVA/PID READING (ppm)	Sample Condition	Blow Count
0			SM		4-inch asphalt surface Hand-augered to 5 feet below ground surface (bgs). SILTY SAND, dark brown (10YR 3/3), medium dense, dry, non-plastic, non-cohesive, fine-grained, no hydrocarbon odor (HCO), no hydrocarbon discoloration (HCD)	0.0		
5	0844	B20-5	SM		Same as above	0.0		
			SM		Same as above. Grades to...			
10	0848	B20-10	SP		SAND, poorly graded, brown (10YR 4/3), medium dense, dry, fine-grained, no HCO, no HCD	0.0		
			SP		Same as above. Coarsens with depth to...			
15	0853	B20-15	SW		SAND, well graded, brown (10YR 4/3), medium dense, dry, fine- to coarse-grained, no HCO, no HCD	0.0		
			SW		Same as above, trace coarse			
			SM		Grades to...	0.0		
20	0857	B20-20	SM		SILTY SAND, brown (10YR 4/3), medium dense, dry, non-plastic, non-cohesive, fine-grained, no HCO, no HCD			
			SM		Same as above	0.0		
25	0904	B20-25	SM		Same as above with intervals of trace coarse-grained sand	0.0		
30	0910	B20-30	SM		Same as above except wet	0.0		
35					Boring terminated at 32 feet bgs. Groundwater encountered at approximately 28.5 feet bgs. B20W collected at 1100 on April 10, 2013.			
40								





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LOG OF BORING B21

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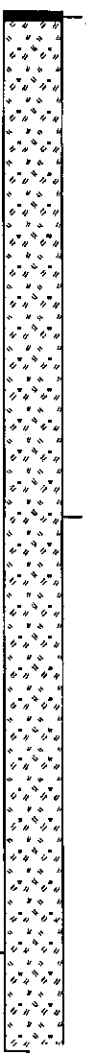
Project: Fountain-Vine.p01
Fountain-Vine Plaza
Environmental Site Assessment
1253 Vine Street
Los Angeles, California 90028

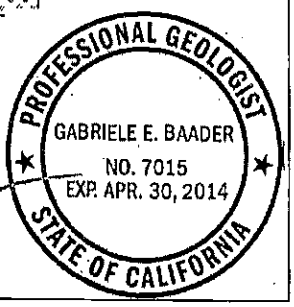
Date Started	: April 10, 2013
Date Completed	: April 10, 2013
Casing Diameter	: N/A
Drilling Method	: DPT 6600
Drilling Company	: Millennium Env., Inc
Sampling Method	: Dual-tube continuous core
Boring Diameter	: 3.25-Inch
Logged By	: Matthew deHaas
Prepared By	: Matthew deHaas
Reviewed By	: Gabriele Baader

Sample Condition: Disturbed; Continuous Core (undisturbed); No Recovery

Boring: B21

Depth in Feet	Sample Time	Sample Identification Number	USCS	GRAPHIC	DESCRIPTION	OVA/PID READING (ppm)	Sample Condition	Blow Count
0			SM		4-inch asphalt surface Hand-augered to 5 feet below ground surface (bgs). SILTY SAND, dark brown (10YR 3/3), medium dense, dry, non-plastic, non-cohesive, fine-grained, no hydrocarbon odor (HCO), no hydrocarbon discoloration (HCD)	0.0		
5	0740	B21-5	SM		Same as above	0.0		
			SM		Same as above. Grades to...			
10	0744	B21-10	SP		SAND, poorly graded, brown (10YR 4/3), medium dense, dry, fine-grained, no HCO, no HCD	0.0		
			SP		Same as above with trace coarse.	0.0		
15	0748	B21-15						
			SW		Same as above. Grades to... SAND, well graded, brown (10YR 4/3), medium dense, dry, fine- to coarse-grained, no HCO, no HCD	0.0		
20	0752	B21-20	SW		Same as above	0.0		
25	0757	B21-25	SW		Same as above except moist	0.0		
30	0803	B21-30	SM		SILTY SAND, brown (10YR 4/3), medium dense, wet, non-plastic, non-cohesive, fine- to coarse-grained, no HCO, no HCD	0.0		
35					Boring terminated at 32 feet bgs. Groundwater encountered at approximately 29 feet bgs. B21W collected from 30.95 feet bgs at 1100 on April 10, 2013. Duplicate soil sample DUP1 corresponds with sample B21-30.			
40								





Ami Adini & Associates, Inc.

LOG OF BORING B22

(Page 1 of 1)

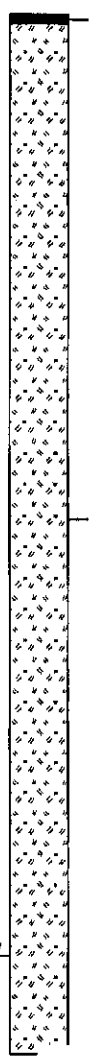
Project: Fountain-Vine.p01
Fountain-Vine Plaza
Environmental Site Assessment
1253 Vine Street
Los Angeles, California 90028

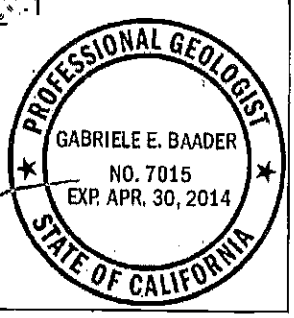
Date Started	: April 10, 2013
Date Completed	: April 11, 2013
Casing Diameter	: N/A
Drilling Method	: DPT 6600
Drilling Company	: Millennium Env., Inc
Sampling Method	: Dual-tube continuous core
Boring Diameter	: 3.25-inch
Logged By	: Matthew deHaas
Prepared By	: Matthew deHaas
Reviewed By	: Gabriele Baader

Sample Condition
- Disturbed
- Continuous Core (undisturbed)
- No Recovery

Boring: B22

Depth In Feet	Sample Time	Sample Identification Number	USCS	GRAPHIC	DESCRIPTION	OVA/PID READING (ppm)	Sample Condition	Blow Count
0			SM		4-inch asphalt surface Hand-augered to 5 feet below ground surface (bgs). SILTY SAND, dark brown (10YR 3/3), medium dense, dry, non-plastic, non-cohesive, fine-grained, no hydrocarbon odor (HCO), no hydrocarbon discoloration (HCD)	0.0		
5	1348	B22-5	SM		Same as above	0.0		
			SM		Same as above. Grades to...			
10	1352	B22-10	SP		SAND, poorly graded, dark yellowish brown (10YR 4/4), medium dense, dry, fine-grained, no HCO, no HCD	0.0		
			SP		Same as above, coarsens with depth.	0.0		
15	1356	B22-15	SW		SAND, well graded, dark yellowish brown (10YR 4/4), medium dense, dry, fine- to coarse-grained, no HCO, no HCD	0.0		
20	1400	B22-20	SM		Grades to... SILTY SAND, brown (10YR 4/3), medium dense, slightly moist, non-plastic, non-cohesive, fine-grained, no HCO, no HCD	0.0		
25	1406	B22-25	SW		Grades to... SAND, well graded, brown (10YR 4/3), medium dense, dry, fine- to coarse-grained, no HCO, no HCD	0.0		
			SM		Moisture begins at approximately 27.5 feet bgs.			
30	1412	B22-30			SILTY SAND, dark grayish brown (10YR 4/2), medium dense, wet, non-plastic, non-cohesive, fine-grained, no HCO, no HCD	0.0		
35					Boring terminated at 32 feet bgs. Groundwater encountered at approximately 29 feet bgs. B22W collected from 29.09 feet bgs at 0710 on April 11, 2013. Duplicate soil sample DUP3 corresponds with sample B22-30.			
40								





Ami Adini & Associates, Inc.

LOG OF BORING B23

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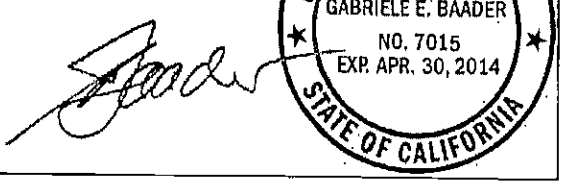
Project: Fountain-Vine.p01
Fountain-Vine Plaza
Environmental Site Assessment
1253 Vine Street
Los Angeles, California 90028

Date Started	: April 9, 2013
Date Completed	: April 10, 2013
Casing Diameter	: N/A
Drilling Method	: DPT 6600
Drilling Company	: Millennium Env., Inc
Sampling Method	: Dual-tube continuous core
Boring Diameter	: 3.25-Inch
Logged By	: Matthew deHaas
Prepared By	: Matthew deHaas
Reviewed By	: Gabriele Baader

Sample Condition: Disturbed; Continuous Core (undisturbed); No Recovery

Depth in Feet	Sample Time	Sample Identification Number	USCS	GRAPHIC	DESCRIPTION	OVA/PID READING (ppm)	Sample Condition	Blow Count
0			SM		4-inch asphalt surface Hand-augered to 5 feet below ground surface (bgs). SILTY SAND, dark brown (10YR 3/3), medium dense, dry, non-plastic, non-cohesive, fine-grained, no hydrocarbon odor (HCO), no hydrocarbon discoloration (HCD)	0.0		
5	1510	B23-5	SM		Same as above	0.0		
			SM		Same as above. Grades to...			
10	1514	B23-10	SP		SAND, poorly graded, brown (10YR 4/3), medium dense, dry, fine-grained, no HCO, no HCD	0.0		
			SP		Same as above	0.0		
15	1518	B23-15	SP		Same as above	0.0		
20	1521	B23-20	SP		Same as above, coarsens with depth	0.0		
25	1526	B23-25	SP		Same as above Moisture begins at approximately 27 feet bgs.	0.0		
30	1530	B23-30	SM		SILTY SAND, brown (10YR 4/3), medium dense, wet, non-plastic, non-cohesive, fine-grained, no HCO, no HCD	0.0		
35					Boring terminated at 32 feet bgs. Groundwater encountered at approximately 28 feet bgs. B23W collected at 0655 on April 10, 2013.			
40								

Boring: B23



Ami Adini & Associates, Inc.

LOG OF BORING B24

(Page 1 of 1)

Project: Fountain-Vine.p01
Fountain-Vine Plaza
Environmental Site Assessment
1253 Vine Street
Los Angeles, California 90028

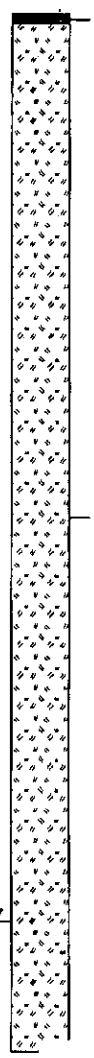
Date Started	: April 11, 2013
Date Completed	: April 11, 2013
Casing Diameter	: N/A
Drilling Method	: DPT 6600
Drilling Company	: Millennium Env., Inc
Sampling Method	: Dual-tube continuous core
Boring Diameter	: 3.25-Inch
Logged By	: Matthew deHaas
Prepared By	: Matthew deHaas
Reviewed By	: Gabriele Baader

Sample Condition: Disturbed; Continuous Core (undisturbed); No Recovery

Depth in Feet	Sample Time	Sample Identification Number	USCS	GRAPHIC	DESCRIPTION	OVA/PID READING (ppm)
0			SM		4-inch asphalt surface Hand-augered to 5 feet below ground surface (bgs). SILTY SAND, dark brown (10YR 3/3), medium dense, dry, non-plastic, non-cohesive, fine-grained, no hydrocarbon odor (HCO), no hydrocarbon discoloration (HCD)	0.0
5	0906	B24-5	SM		Same as above	0.0
10	0910	B24-10	SM		Same as above Grades to...	0.0
15	0914	B24-15	SP		SAND, poorly graded, brown (10YR 4/3), medium dense, dry, fine-grained, no HCO, no HCD Coarsens with depth to...	0.0
20	0918	B24-20	SW		SAND, well graded, dark grayish brown (10YR 4/2), medium dense, slightly moist, fine- to coarse-grained, no HCO, no HCD	0.0
25	0922	B24-25	SW		Same as above with silt Grades to...	0.1
30	0927	B24-30	SP		SAND, poorly graded, dark yellowish brown (10YR 4/4), medium dense, moist, fine- to coarse-grained, no HCO, no HCD	0.0
35			SP		Same as above except wet	0.1
40					Boring terminated at 32 feet bgs. Groundwater encountered at approximately 28 feet bgs.	

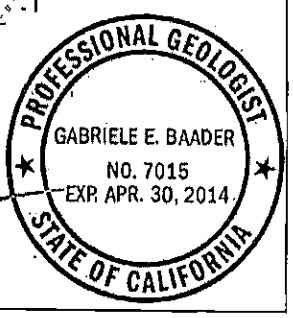
Sample Condition | Blow Count

Boring: B24



B24W collected from 30.30 feet bgs at 1030 on April 11, 2013.

Duplicate soil sample DUP4 corresponds with sample B24-30.



Ami Adini & Associates, Inc.

LOG OF BORING B25

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Project: Fountain-Vine.p01
Fountain-Vine Plaza
Environmental Site Assessment
1253 Vine Street
Los Angeles, California 90028

Date Started	: April 9, 2013
Date Completed	: April 10, 2013
Casing Diameter	: N/A
Drilling Method	: DPT 6600
Drilling Company	: Millennium Env., Inc
Sampling Method	: Dual-tube continuous core
Boring Diameter	: 3.25-Inch
Logged By	: Matthew deHaas
Prepared By	: Matthew deHaas
Reviewed By	: Gabriele Baader

Sample Condition: Disturbed; Continuous Core (undisturbed); No Recovery

Boring: B25

Depth In Feet	Sample Time	Sample Identification Number	USCS	GRAPHIC	DESCRIPTION	OVA/PID READING (ppm)
0			SM		4-inch asphalt surface Hand-augered to 5 feet below ground surface (bgs). SILTY SAND, dark brown (10YR 3/3), medium dense, dry, non-plastic, non-cohesive, fine-grained, no hydrocarbon odor (HCO), no hydrocarbon discoloration (HCD)	0.0
5	1114	B25-5	SM		Same as above	0.0
			SM		Same as above. Grades to...	
10	1118	B25-10	SP		SAND, poorly graded, brown (10YR 4/3), medium dense, dry, fine-grained, trace coarse, no HCO, no HCD	0.0
			SP		Same as above Grades to...	0.0
15	1124	B25-15	SM		SILTY SAND, brown (10YR 4/3), medium dense, dry, non-plastic, non-cohesive, fine-grained, no HCO, no HCD	0.0
20	1129	B25-20	SM		Same as above	0.0
			SM		Same as above. Grades to...	
25	1132	B25-25	SW		SAND, well graded, brown (10YR 4/3), medium dense, moist, fine- to coarse-grained, no HCO, no HCD	0.0
30	1138	B25-30	SW		Same as above except wet	0.0
35					Boring terminated at 32 feet bgs. Groundwater encountered at approximately 29 feet bgs. B25W collected at 0715 on April 10, 2013; duplicate groundwater sample DUP1 also collected.	
40						

Asphalt

Hydrated Bentonite

PROFESSIONAL GEOLOGIST
GABRIELE E. BAADER
NO. 7015
EXP. APR. 30, 2014
STATE OF CALIFORNIA

Ami Adini & Associates, Inc.

LOG OF BORING B26

(Page 1 of 1)

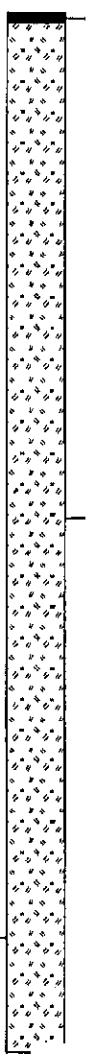
Project: Fountain-Vine.p01
Fountain-Vine Plaza
Environmental Site Assessment
1253 Vine Street
Los Angeles, California 90028

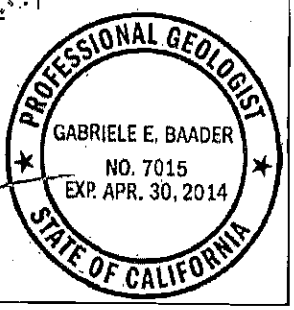
Date Started	: April 9, 2013
Date Completed	: April 9, 2013
Casing Diameter	: N/A
Drilling Method	: DPT 6600
Drilling Company	: Millennium Env., Inc
Sampling Method	: Dual-tube continuous core
Boring Diameter	: 3.25-Inch
Logged By	: Matthew deHaas
Prepared By	: Matthew deHaas
Reviewed By	: Gabriele Baader

Sample Condition: Disturbed; Continuous Core (undisturbed); No Recovery

Depth in Feet	Sample Time	Sample Identification Number	USCS	GRAPHIC	DESCRIPTION	OVA/PID READING (ppm)	Sample Condition	Blow Count
0			SM		4-inch asphalt surface Hand-augered to 5 feet below ground surface (bgs). SILTY SAND, dark brown (10YR 3/3), medium dense, dry, non-plastic, non-cohesive, fine-grained, no hydrocarbon odor (HCO), no hydrocarbon discoloration (HCD)	0.0		
5	1008	B26-5	SM		Same as above	0.0		
			SM		Same as above. Grades to...			
10	1011	B26-10	SP		SAND, poorly graded, brown (10YR 4/3), medium dense, dry, fine-grained, trace coarse, no HCO, no HCD	0.0		
			SP		Same as above with trace silt Grades to...	0.0		
15	1015	B26-15	SW		SAND, well graded, dark grayish brown (10YR 4/2), medium dense, dry, non-plastic, non-cohesive, fine- to coarse-grained, trace silt, no HCO, no HCD	0.0		
20	1019	B26-20	SW		Same as above	0.0		
25	1025	B26-25	SW		Same as above except moist with no silt	0.0		
30	1030	B26-30	SC		CLAYEY SAND, yellowish brown (10YR 5/4), medium dense, wet, moderate plasticity, fine-grained, no HCO, no HCD	0.0		
35					Boring terminated at 32 feet bgs. Groundwater encountered at approximately 28.5 feet bgs. B26W collected at 1355 on April 9, 2013.			
40								

Boring: B26





Ami Adini & Associates, Inc.

LOG OF BORING B27

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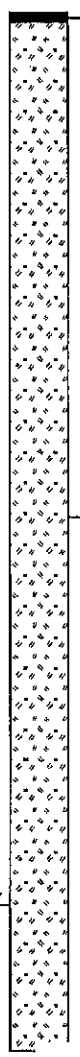
Project: Fountain-Vine.p01
Fountain-Vine Plaza
Environmental Site Assessment
1253 Vine Street
Los Angeles, California 90028

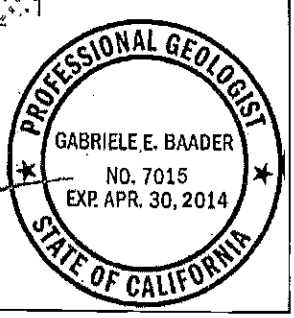
Date Started	: April 10, 2013
Date Completed	: April 10, 2013
Casing Diameter	: N/A
Drilling Method	: DPT 6600
Drilling Company	: Millennium Env., Inc
Sampling Method	: Dual-tube continuous core
Boring Diameter	: 3.25-Inch
Logged By	: Matthew deHaas
Prepared By	: Matthew deHaas
Reviewed By	: Gabriele Baader

Sample Condition: Disturbed; Continuous Core (undisturbed); No Recovery

Depth in Feet	Sample Time	Sample Identification Number	USCS	GRAPHIC	DESCRIPTION	OVA/PID READING (ppm)
0			SM		4-inch asphalt surface Hand-augered to 5 feet below ground surface (bgs). SILTY SAND, dark brown (10YR 3/3), medium dense, dry, non-plastic, non-cohesive, fine-grained, no hydrocarbon odor (HCO), no hydrocarbon discoloration (HCD)	0.0
5	0948	B27-5	SM		Same as above	0.0
			SM		Same as above. Grades to...	
10	0952	B27-10	SP		SAND, poorly graded, brown (10YR 4/3), medium dense, dry, fine-grained, trace coarse, no HCO, no HCD	0.0
			SW		Same as above. Coarsens with depth to... SAND, well graded, brown (10YR 4/3), medium dense, dry, fine-to coarse-grained, no HCO, no HCD	0.0
15	0957	B27-15	SW		Same as above Grades to...	0.0
			SP		SAND, Poorly graded, dark grayish brown (10YR 4/2), medium dense, dry, non-plastic, non-cohesive, fine-grained, no HCO, no HCD Grades to...	
20	1001	B27-20	SM		SILTY SAND, dark grayish brown (10YR 4/2), medium dense, dry, non-plastic, non-cohesive, fine-grained, no HCO, no HCD Grades to...	0.0
25	1007	B27-25	SW		SAND, well graded, dark yellowish brown (10YR 4/4), medium dense, dry, no HCO, no HCD Wet below 27.5 feet bgs	0.0
30	1013	B27-30	SW		Same as above except wet	0.0
35					Boring terminated at 32 feet bgs. Groundwater encountered at approximately 27.5 feet bgs. B27W collected from 29.85 feet bgs at 1320 on April 10, 2013.	
40						

Boring: B27





Ami Adini & Associates, Inc.

LOG OF BORING B28

(Page 1 of 1)

Project: Fountain-Vine.p01
Fountain-Vine Plaza
Environmental Site Assessment
1253 Vine Street
Los Angeles, California 90028

Date Started	: April 10, 2013
Date Completed	: April 11, 2013
Casing Diameter	: N/A
Drilling Method	: DPT 6600
Drilling Company	: Millennium Env., Inc
Sampling Method	: Dual-tube continuous core
Boring Diameter	: 3.25-Inch
Logged By	: Matthew deHaas
Prepared By	: Matthew deHaas
Reviewed By	: Gabriele Baader

Sample Condition: Disturbed; Continuous Core (undisturbed); No Recovery

Boring: B28

Depth in Feet	Sample Time	Sample Identification Number	USCS	GRAPHIC	DESCRIPTION	OVA/PID READING (ppm)
0			SM		4-inch asphalt surface Hand-augered to 5 feet below ground surface (bgs). SILTY SAND, dark brown (10YR 3/3), medium dense, dry, non-plastic, non-cohesive, fine-grained, no hydrocarbon odor (HCO), no hydrocarbon discoloration (HCD)	0.0
5	1107	B28-5	SM		Same as above Grades to...	0.0
10	1111	B28-10	SP		SAND, poorly graded, brown (10YR 5/3), medium dense, dry, fine-to medium-grained, trace coarse, no HCO, no HCD Grades to...	0.0
15	1115	B28-15	SW		SAND, well graded, brown (10YR 5/3), medium dense, dry, fine-to coarse-grained, no HCO, no HCD	0.0
20	1119	B28-20	SW		Same as above Grades to...	0.0
25	1126	B28-25	SM		SILTY SAND, brown (10YR 4/3), medium dense, dry, non-plastic, non-cohesive, fine-grained, no HCO, no HCD Grades to...	0.0
30	1132	B28-30	SW		SAND, well graded, brown (10YR 4/3), medium dense, dry, fine- to coarse-grained, no HCO, no HCD Wet below 27.5 feet bgs Grades to... SILTY SAND, drak brown (10YR 3/3), medium dense, wet, non-plastic, non-cohesive, fine- to medium-grained, no HCO, no HCD	0.0
35					Boring terminated at 32 feet bgs. Groundwater encountered at approximately 27.5 feet bgs. B28W collected at 0658 on April 11, 2013.	
40						

Asphalt

Hydrated Bentonite

PROFESSIONAL GEOLOGIST
GABRIELE E. BAADER
NO. 7015
EXP. APR. 30, 2014
STATE OF CALIFORNIA

Ami Adini & Associates, Inc.

LOG OF BORING B29

(Page 1 of 1)

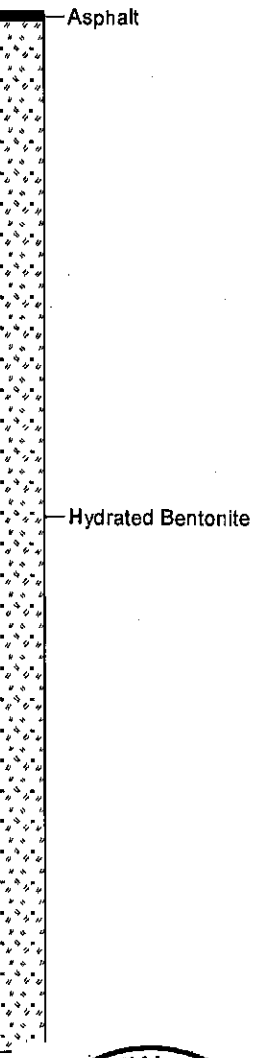
Project: Fountain-Vine.p01
Fountain-Vine Plaza
Environmental Site Assessment
1253 Vine Street
Los Angeles, California 90028

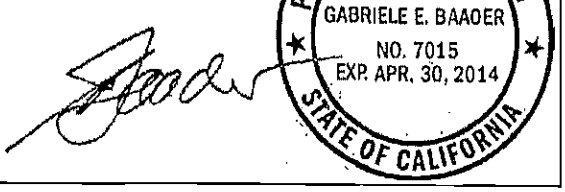
Date Started	: April 9, 2013
Date Completed	: April 10, 2013
Casing Diameter	: N/A
Drilling Method	: DPT 6600
Drilling Company	: Millennium Env., Inc
Sampling Method	: Dual-tube continuous core
Boring Diameter	: 3.25-Inch
Logged By	: Matthew deHaas
Prepared By	: Matthew deHaas
Reviewed By	: Gabriele Baader

Sample Condition: Disturbed; Continuous Core (undisturbed); No Recovery

Depth in Feet	Sample Time	Sample Identification Number	USCS	GRAPHIC	DESCRIPTION	OVA/PID READING (ppm)
0			SM		4-inch asphalt surface Hand-augered to 5 feet below ground surface (bgs). SILTY SAND, dark brown (10YR 3/3), medium dense, dry, non-plastic, non-cohesive, fine-grained, no hydrocarbon odor (HCO), no hydrocarbon discoloration (HCD)	0.1
5	0859	B29-5	SM		Same as above Grades to...	0.1
10	0903	B29-10	SP		SAND, poorly graded, brown (10YR 4/3), medium dense, dry, fine- to medium-grained, trace coarse, no HCO, no HCD Grades to...	0.0
15	0906	B29-15	SW		SAND, well graded, brown (10YR 5/3), medium dense, dry, fine-to coarse-grained, no HCO, no HCD	0.0
20	0909	B29-20	SW		Same as above with silt Grades to...	0.0
25	0913	B29-25	SM		SILTY SAND, brown (10YR 4/2), medium dense, dry, non-plastic, non-cohesive, fine-grained, no HCO, no HCD Grades to... SAND, well graded, brown (10YR 4/2), medium dense, dry, fine- to coarse-grained, no HCO, no HCD	0.0
30	0917	B29-30	SW		Wet below 27.5 feet bgs Grades to... CLAYEY SAND, brown (10YR 4/2), medium dense, wet, non-plastic, non-cohesive, fine- to medium-grained, no HCO, no HCD	0.0
35			SC		Boring terminated at 32 feet bgs. Groundwater encountered at approximately 27.5 feet bgs. B29W collected at 0730 on April 10, 2013.	
40						

Boring: B29





Ami Adini & Associates, Inc.

LOG OF BORING B30

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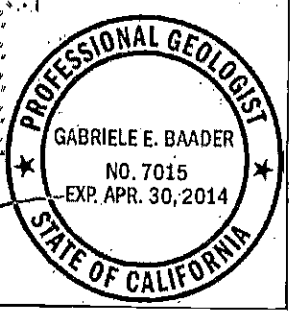
Project: Fountain-Vine.p01
Fountain-Vine Plaza
Environmental Site Assessment
1253 Vine Street
Los Angeles, California 90028

Date Started	: April 8, 2013
Date Completed	: April 8, 2013
Casing Diameter	: N/A
Drilling Method	: DPT 6600
Drilling Company	: Millennium Env., Inc
Sampling Method	: Dual-tube continuous core
Boring Diameter	: 3.25-inch
Logged By	: Matthew deHaas
Prepared By	: Matthew deHaas
Reviewed By	: Gabriele Baader

Sample Condition
- Disturbed
- Continuous Core (undisturbed)
- No Recovery

Boring: B30

Depth in Feet	Sample Time	Sample Identification Number	USCS	GRAPHIC	DESCRIPTION	OVA/PID READING (ppm)	Sample Condition	Blow Count
0			SM		4-inch asphalt surface Hand-augered to 5 feet below ground surface (bgs). SILTY SAND, dark brown (10YR 3/3), medium dense, dry, non-plastic, non-cohesive, fine-grained, trace coarse, no hydrocarbon odor (HCO), no hydrocarbon discoloration (HCD)	0.0		
5	1440	B30-5	SM		Same as above	0.0		
10	1444	B30-10	SM		Same as above. Grades to...	0.0		
15	1448	B30-15	SP		SAND, poorly graded, brown (10YR 4/3), medium dense, dry, fine-grained, no HCO, no HCD	0.0		
20	1453	B30-20	SP		Same as above with trace clay Grades to...	0.0		
25	1500	B30-25	SW		SAND, well graded, brown (10YR 4/3), medium dense, dry, non-plastic, non-cohesive, fine-to coarse-grained, no HCO, no HCD	0.0		
30	1508	B30-30	SW		Same as above with slightly moist, cohesive silt	0.0		
35			SW		Same as above	0.0		
40					Boring terminated at 36 feet bgs. No significant groundwater encountered. No water sample collected from boring due to proximity to monitoring well MW2.			



Ami Adini & Associates, Inc.

LOG OF BORING B31

(Page 1 of 1)

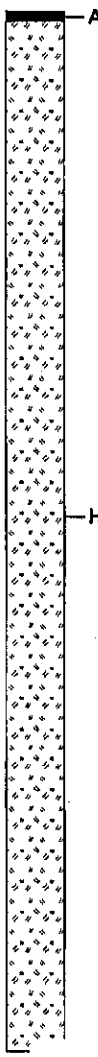
Project: Fountain-Vine.p01
Fountain-Vine Plaza
Environmental Site Assessment
1253 Vine Street
Los Angeles, California 90028

Date Started	: April 9, 2013
Date Completed	: April 9, 2013
Casing Diameter	: N/A
Drilling Method	: DPT 6600
Drilling Company	: Millennium Env., Inc
Sampling Method	: Dual-tube continuous core
Boring Diameter	: 3.25-Inch
Logged By	: Matthew deHaas
Prepared By	: Matthew deHaas
Reviewed By	: Gabriele Baader

Sample Condition: Disturbed; Continuous Core (undisturbed); No Recovery

Depth In Feet	Sample Time	Sample Identification Number	USCS	GRAPHIC	DESCRIPTION	OVA/PID READING (ppm)	Sample Condition	Blow Count
0					4-inch asphalt surface			
			SM		Hand-augered to 5 feet below ground surface (bgs). SILTY SAND, dark brown (10YR 3/3), medium dense, dry, non-plastic, non-cohesive, fine-grained, no hydrocarbon odor (HCO), no hydrocarbon discoloration (HCD)	0.0		
5	0730	B31-5	SM		Same as above	0.0		
			SM		Same as above Grades to...			
10	0733	B31-10	SP		SAND, poorly graded, brown (10YR 4/3), medium dense, dry, fine-grained, no HCO, no HCD	0.0		
			SP		Same as above	0.0		
15	0738	B31-15			No recovery	NR		
20					No recovery	NR		
25					No recovery Removed dual-tubes from hole to check for obstruction. No obstruction found in shoe or dual-tubes. Tripped back in to try to sample 28 to 32 foot interval and check for groundwater.	NR		
30	0808	B31-32	SW		SAND, well graded, dark grayish brown (10YR 4/2), medium dense, moist, non-plastic, trace cohesive silt, no HCO, no HCD	0.0		
35					Boring terminated at 32 feet bgs. No significant groundwater encountered in hydropunch sampler driven from 32 to 36 feet bgs. Set temporary well in boring. B31W collected at 1315 on April 9, 2013.			
40								

Boring: B31



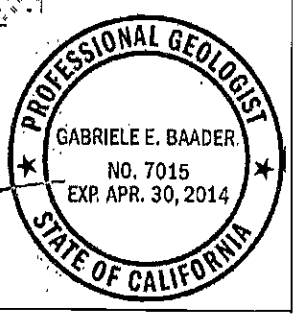


Exhibit "7"

CALIFORNIA
Water Boards

EDMUND G. BROWN JR.
GOVERNOR

MATTHEW RODRIQUEZ
SECRETARY FOR
ENVIRONMENTAL PROTECTION

Los Angeles Regional Water Quality Control Board

December 18, 2013

Mr. Carl Van Quathem
ALSA Properties
11356 Nutmeg Avenue
Los Angeles, CA 90066

SUBJECT: APPROVAL OF WORK PLAN FOR ADDITIONAL GROUNDWATER ASSESSMENT

CASE/SITE: FOUNTAIN-VINE PLAZA, 1253 VINE STREET, HOLLYWOOD, CA (SITE CLEANUP PROGRAM NO. 1196, SITE ID NO. 2040235)

Dear Mr. Quathem:

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

The Regional Board has received the work plan titled *Down-Gradient Assessment Work Plan*, dated December 9, 2013, which Ami Adini & Associates, Inc. has prepared on your behalf. The work plan is intended to assess groundwater impacts down-gradient of the site.

The work plan proposes the installation of three (3) groundwater monitoring wells (MW-4, MW-5, and MW-6) located within the Villa Elaine apartment complex, immediately south of the site (Figure 1). Groundwater will then be sampled from nine (9) groundwater monitoring wells located at the site, at the Villa Elaine apartments, and at Paragon Cleaners (located northeast of the site). Groundwater samples will be analyzed for volatile organic compounds (VOCs) and total petroleum hydrocarbons – gasoline range (TPHg).

Based on information submitted, and on the information in the case file, we concur with the proposed work plan. A technical report shall be submitted to the Regional Board documenting the installation of the groundwater monitoring wells by **March 15, 2014**. A groundwater monitoring report shall be submitted to the Regional Board by **April 15, 2014**. The groundwater monitoring report shall include an analysis of the data obtained from the nine groundwater monitoring wells.

If you have any questions regarding this project, please contact Mr. Henry Jones at (213) 576-6697 or hjones@waterboards.ca.gov

Sincerely,

Kwang-il Lee, Ph. D., P.E.
Site Cleanup Program Unit IV Chief

Attachment:
Figure 1, Proposed Monitoring Well Location Map

Electronic Copies:
Mr. Ami Adini, Ami Adini & Associates (amia@amiadini.com)

Exhibit "8"

Ami Adini
& Associates, Inc.

January 21, 2014
Project No. Fountain-Vine.p01
Via E-mail

Messrs. Arthur Heath, Kwang-Il Lee and Henry Jones
California Regional Water Quality Control Board, Los Angeles Region
320 West 4th Street, Suite 200
Los Angeles, California 90013

Re: **Revised Down-Gradient Groundwater Assessment Work Plan, Fountain-Vine Plaza, 1253 N. Vine Street, Los Angeles, California 90028, LARWQCB SLIC No. 1196, Global ID SL0603734628**

Dear Messrs. Heath, Lee and Jones,

Ami Adini & Associates, Inc. (AA&A), prepared this Revised Work Plan to present the objectives and proposed scope of work for additional down-gradient subsurface investigation in connection with the referenced site (see attached Figures 1 and revised Figure 2). The original Work Plan approved by the Los Angeles Regional Water Quality Control Board (LARWQCB) on December 18, 2013, is hereby being revised and resubmitted due to the inability of AA&A to obtain access to the central courtyard area of the Villa Elaine Apartment property located at 1245 N. Vine Street, Los Angeles, CA. Accordingly, this Revised Work Plan is being submitted on behalf of our client, the property owner of the Fountain-Vine Plaza property, ALCA Properties, Ltd. (ALCA), after much correspondence/communication and now months of back and forth discussions with the staff of the LARWQCB. AA&A has invested special care to address all objectives and concerns expressed to AA&A by staff at the LARWQCB in these numerous meetings and discussions.

INTRODUCTION AND BACKGROUND INFORMATION

This revised work plan involves the relocation of the three proposed groundwater monitoring wells MW4, MW5 and MW6. The initial *Down-Gradient Groundwater Assessment Work Plan,* dated December 9, 2013 was submitted to the LARWQCB and subsequently approved in a letter dated December 18, 2013 (attached). The scope of work included in the initial work plan involved the installation and sampling of three groundwater monitoring wells, identified as MW4, MW5, and MW6 which were proposed to be installed in the central courtyard of the Villa Elaine apartment complex located adjacently south of the site.

We are proposing herein to relocate the groundwater monitoring wells to the alley/pathway at the northern border of the Villa Elaine Apartments, and further we are proposing to install two wells instead of three as originally proposed. The reasons and rationale for relocating the wells is described in detail below.

Efforts were made by AA&A and the LARWQCB to secure an entry agreement with the Villa Elaine Apartment property owner to allow for the installation of the monitoring wells. Initially, a proposed Access Agreement was forwarded to the Villa Elaine Apartment Owner requesting access to install the three proposed monitoring wells in the central courtyard area of the complex. The Owner of that property, however, sent a fax back rejecting the request for access (attached). Thereafter, by letter dated December 20, 2013 and a subsequent revised letter dated December 24, 2013, the LARWQCB sent an access request to the Apartment Owner again seeking access for the installation of the three wells in the central courtyard area of the complex, and indicating that if access was further delayed or denied, the LARWQCB may require the Apartment Owner to install the wells at its cost, pursuant to California Water Code sections 13267 and 13304. Ms. Julia Jones Patten, the Building Manager of the Villa Elaine apartment complex, thereafter contacted Mr. Henry Jones of the LARWQCB on January 8, 2014, and expressed concerns about installing the groundwater monitoring wells in the central courtyard of the apartment

complex as was proposed in the initial approved work plan. She indicated her strong preference to move the proposed locations of the groundwater monitoring wells to the north alley which is the pathway between the project site (Fountain-Vine Plaza) and the Villa Elaine Apartments.

On January 10, 2014, Messrs. Henry Jones of the LARWQCB and Ami Adini of AA&A met with the Villa Elaine property managers at their property to review the proposed well locations. Representing the Villa Elaine was Ms. Julie Jones Patten with Jones Property Management. Also present was Ms. Patten's daughter, Channy.

Ms. Patten represented that drilling in the courtyard proposed in the initial Work Plan gave rise to the following concerns:

a) Her concern that drilling the wells would involve extreme hazards to the tenants and the property because of the existence of a myriad of subsurface utilities crisscrossing the central courtyard area. The utilities include gas, power and water. Ms. Patten further advised that there were no maps or records to indicate the location of the utilities, and that a mere hit of a gas line in the subsurface could end up in damages in the millions of dollars because of the high density of tenants living on the property.

b) Villa Elaine is a historical site and protected as such and that special permits would be needed from the entities that provided the historical site designation. In particular, Ms. Patten asserted that there are special requirements and precautions imposed on drilling in historical sites. AA&A has subsequently confirmed that the Villa Elaine is a City of Los Angeles Designated Historic-Cultural Monument (designation No. 675).

c) The building is very old, dating back to the early 1900's and constructed of bricks and mortar and highly sensitive to vibrations.

d) Ms. Patten claimed that the tenants are largely elderly long-term residents, who she believes are highly sensitive to noise, fumes and disturbance.

Photographs of the Villa Elaine Apartments which includes pictures of the central courtyard where the three monitoring wells were originally proposed to be installed are provided as Attachment D.

For all of these reasons, at the meeting with Ms. Patten on January 10, Messrs. Jones and Adini explored with Ms. Patten the possible alternative of installing two wells, rather than three, in the north alley/pathway area, assuming the area was large enough for the wells to be properly placed and installed. In turn, Ms. Patten offered to assist in any way she could to allow for the wells to be installed in this alternative area, including, if necessary, agreeing to remove the steel gate in the eastern entrance, and to remove an A/C unit that blocks passage near the eastern end of the pathway, and to remove a chain-link fence at the western end of the property and install ramps as needed. In short, the Villa Elaine Apartment representatives, for the reasons stated above (e.g., to avoid disturbing their tenants and to limit the risk of a gas leak or other utility lines from being damaged), were unwilling to allow the three wells to be installed in the central courtyard area, but expressed strong willingness to accommodate the installation of two wells in the north alley/pathway area .

In light of the above cautions expressed by Ms. Patten from Villa Elaine to placing the wells in the central courtyard, AA&A recommends relocating the wells to the north alley/pathway area at the two locations depicted on revised Figure 2 and Figure 3. It should further be noted that in light of the cautions expressed by Ms. Patten from the existence of many undocumented utility lines running throughout the central courtyard area, along with the concerns of disturbing the peace and sensibilities of the tenants, if the LARWQCB were nonetheless to decide to force the Apartment Owner to install the wells in the central courtyard area, any such drilling in the courtyard, for health and safety concerns, thus now necessitate wide reaching measures of protection of the tenants and the property, including the following:

1. A thorough, very meticulous survey of subsurface utilities to ensure clear locations for borings.
2. Because the property is paved with concrete with possible rebar or wire mesh, the cost of geophysical exploration would be expensive.
3. Air-knifing every bore hole location to a minimal depth of 10 feet. Air-knifing is expensive and access would be very difficult necessitating the use of specialized equipment.
4. Conducting extensive outreach to the tenants. The tenants were represented as being highly engaged in the management of the property, which would thus necessitate a fairly extensive and detail-oriented outreach with the tenants.
5. Noise reduction measures would need to be undertaken as a part of the well installation work in the central courtyard area given that the courtyard acts as an amplifier of noise.
6. Extraordinary fume reduction measures may also be necessary in light of the fact that the courtyard is enclosed.

The alternative location in the north alley/pathway area was therefore more closely scrutinized with the cooperation and expressed willingness of the Apartment Owner to attempt to accommodate that location in whatever way possible. AA&A thus discussed the new proposed location with Mr. Jones of the LARWQCB and Dr. Arulanantham of Geosyntec, and has determined that installing the wells in the north alley/pathway of the Villa Elaine property is feasible. In particular, it appears that a small limited-access drill rig, which is diesel-powered and self-contained can be safely operated in the north alley/pathway. Further, with the cooperation of the Apartment Owner, access to the north alley/pathway can be gained from either the eastern entrance of the alley/pathway from Vine Street or from the western entrance at the rear of the property.

As noted, some measures will have to be undertaken to allow for the access of the drill rig such as temporarily removing a floor-mounted A/C unit, removing the door and door frame at the eastern entrance, building a ramp to transition from a step-down at the western entrance of the alley/pathway and removing a chain-link fence at the western end of the property. However, these measures can reasonably be implemented and Villa Elaine has indicated that they would cooperate in implementing these measures.

Photographs of the Villa Elaine property which includes photographs of the north alley/pathway are provided as Attachment D.

In a meeting on January14, 2014, between Dr. Lee of the LARWQCB and Dr. Arulanantham of Geosyntec, the number of wells, their locations and the objectives of this Revised Work Plan, as described below, were all discussed and agreed to. Similarly, the decision on closure of the site and the issuing of a no further action letter, as further described below, based on the results of the sampling proposed in this Revised Work Plan, were discussed and agreed to.

RATIONALE

During a meeting conducted on October 16, 2013, at the offices of the LARWQCB attended by Messrs. Ami Adini and Matthew deHaas of AA&A, Ravi Arulanantham of Geosyntec, and Messrs. Kwang-il Lee and Henry Jones of the LARWQCB and a subsequent site walk conducted on October 17, 2013, (attended by Messrs. Ravi Arulanantham of Geosyntec, Matthew deHaas of AA&A, and Mr. Henry Jones of the LARWQCB) three groundwater monitoring well locations were selected and presented in a work plan (dated December 9, 2013) to the LARWQCB. The LARWQCB approved that proposal on December 18, 2013. However, as explained above because of the access issues and serious concerns expressed by the owner of the Villa Elaine Apartments property, in a meeting on January 14, 2014 between Dr. Kwang-Il Lee and Mr. Ravi Arulanantham, LARWQCB staff agreed that the Fountain-Vine property owner now need only install two wells, MW4 and MW5 as shown in Figures 2 and 3. The purpose of MW4 is to look for PCE and compare the concentration to MW2. The only purpose of MW5 is to look for PCE and compare the concentration to the levels found at the up-gradient Paragon

Cleaners site and for the LARWQCB staff to make future cleanup decisions regarding the Paragon Cleaners site. The newly proposed MW5 well location is not believed to be down-gradient from the Fountain-Vine site, and for this reason, the sampling results from this proposed well will not affect any decision on closure or the issuance of a "No Further Action" or "NFA" letter involving the Fountain-Vine site. The location of proposed well MW4 is believed to be generally down-gradient from MW2 (presently located on the Fountain-Vine site).

During the January 14th meeting between Dr. Kwang-il Lee and Mr. Ravi Arulanantham it was conceptually agreed that if the PCE concentrations in MW4 are not any significantly higher than the current concentrations found in MW2, the LARWQCB will consider that the Fountain-Vine Plaza site is not a continuous source of PCE to the groundwater found under and in the immediate vicinity of the Fountain-Vine Plaza site or adjacent properties and will therefore then issue an NFA letter to the Fountain-Vine Plaza property owner for that property.

OBJECTIVE

The objective of the work proposed herein is to provide still further evidence that the subject site has not contributed sufficiently appreciable levels of PCE to the groundwater under and in the immediate vicinity of the site or adjacent properties, so as to justify the need for any further assessment or cleanup action on the Fountain-Vine site. In addition to PCE, AA&A also intends to verify that no total petroleum hydrocarbons as gasoline (TPHg) from historical site uses have impacted groundwater beneath the site or adjacent properties.

Further, it is understood that the LARWQCB will recognize the site as a non-contributor and issue an NFA letter for the site to the owner, if PCE concentrations in groundwater samples collected from the proposed off-site well identified as MW4 do not exhibit appreciably higher concentrations of PCE than in the up-gradient groundwater beneath the site as encountered in MW2.

With these objectives in mind, two soil borings at the locations agreed to with LARWQCB staff (revised Figure 3) will be advanced off-site in the north alley/pathway located at the northern boundary of the Villa Elaine apartment complex.

Additionally, the two soil borings will be converted into groundwater monitoring wells and subsequently sampled in conjunction with all site wells and all wells located at the up-gradient Paragon Cleaners site.

AA&A will provide data to accomplish the following:

1. Provide current-day groundwater samples from the site to supplement previous assessment data.
2. Eliminate all lateral-extent data gaps remaining from previous assessments, primarily in the off-site, down-gradient direction.
3. Provide comparable groundwater analytical data between the Fountain-Vine Plaza and Paragon Cleaners sites.
4. Provide a present-time groundwater PCE plume map for the Paragon Cleaners site based on available data.

SCOPE OF WORK

The scope of work for this environmental site assessment includes the following:

- Advance two off-site, hollow-stem auger borings from grade to approximately 45 feet below ground surface (bgs) as shown on revised Figure 3. Soil samples will be collected from each of the borings at 5-foot intervals for lithologic evaluation and field screening of volatile organic compounds (VOCs) using a photo-ionization detector (PID) calibrated to a 100 parts per million (ppm) isobutylene standard. No soil samples will be submitted for laboratory analysis.

- Prior to initiating field activities, AA&A will update the community health and safety plan (HSP) for the proposed activities. The HSP will be reviewed by all parties involved in the completion of daily tasks prior to the start of work each day.

- Completion of the borings as groundwater monitoring wells identified as MW4 and MW5. The locations of the wells were selected to identify groundwater conditions in the down-gradient direction of the former dry cleaning equipment located on the Fountain-Vine Plaza site as well as conditions down-gradient of the Paragon Cleaners site.

- Construction of the wells using 1-inch diameter, schedule 40, perforated PVC screen and blank well materials. The screened intervals of the wells will extend from approximately 25 to 45 feet bgs. A proposed well construction diagram is provided as Figure 4.

- Development of the new wells a minimum 72 hours after installation to improve the hydraulic communication between the geologic formation and the well by removing suspended solids. Well development will be completed using a surge block and bailer or submersible pump. Well development will be continued until the following is achieved:

    - Up to five well volumes of fluids are extracted from each well;
    - The temperature, pH, conductivity, and turbidity of the removed water has stabilized; and
    - Suspended solids have been removed so that the water is clear of cloudiness or turbidity (visual observation), and the silt buildup at the bottom of the wells has been removed. The total well depth will be measured during well development to monitor the removal of silt buildup.

- The elevations of the newly installed groundwater monitoring wells will be surveyed relative to the known benchmark by a California-licensed land surveying company. The top of the well casings, cover of the wells, and the ground surface will be measured in feet relative to the North American Vertical Datum of 1988.

- AA&A will conduct joint monitoring with the Paragon Cleaners site and utilize wells associated with both sites. Groundwater monitoring will be conducted in general accordance with AA&A's Standard Operating Procedure for groundwater monitoring provided as an attachment to this work plan. Groundwater samples will be collected using bottom-fill, factory-sealed, disposable polyethylene bailers (one per well). Groundwater samples will be analyzed by EPA Methods 8260B for full scan VOCs and 8015M for TPHg.

- Prepare a report detailing the activities and results of the investigation.

The work will be completed under the supervision of a Professional Geologist (PG) licensed in California in compliance with the requirements of the Geologist and Geophysicists Act, Business and Professions Code sections 7800–7887.

To evaluate the potential for preferential pathways for the migration of groundwater contaminants AA&A prepared two cross sections illustrating subsurface conditions perpendicular to the general direction of groundwater flow. The cross sections were prepared using data reported in boring logs prepared by AA&A and previous consultants associated with the site. The cross sections indicate the presence of intervals of well graded sand parallel to the groundwater flow direction. As the site lithology generally consists of fine-grained sand and silty sand, the presence of the coarser-grained, well graded sand may potentially represent a preferential pathway for contaminant migration. A map illustrating the lines of the cross sections is provided as Figure 5; the cross sections are provided as Figures 6 and 7. Borings logs used for the preparation of the cross sections are provided as Attachment F.

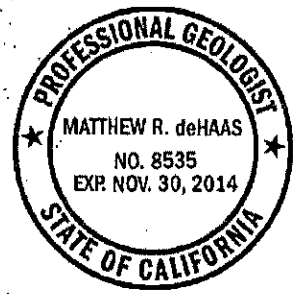
We respectfully submit and request an expedited review of this Revised Work Plan. Upon your review, if acceptable, we ask that an approval letter approving this Revised Work Plan be provided which confirms the objective stated above, i.e., if the results of the sampling event show the groundwater concentrations in proposed MW4 are not appreciably higher than the corresponding up-gradient groundwater concentrations of PCE in MW2, that an NFA or other equivalent closure letter for the site will be issued. If elevated concentrations of PCE are observed in proposed well MW4 indicating the potential existence of a separate plume migrating from the Fountain-Vine site of such significance that would justify the need for any further action on the Fountain-Vine site, AA&A requests further discussion with the LARWQCB staff before any additional decisions regarding the site are made.

If you have any questions, please contact us at (818) 824-8102.

Respectfully submitted,

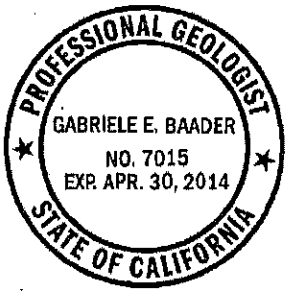
AMI ADINI & ASSOCIATES, INC.

This *Revised Down-Gradient Groundwater Assessment Work* Plan has been prepared by



Matthew R. deHaas, PG
Senior Geologist
Professional Geologist No. 8535, Expiration Date 11/30/14

under the professional review and quality control of



Gabriele Baader, PG
Director of Environmental Engineering
Professional Geologist No. 7015, Expiration Date 4/30/14

and approved by Ami Adini
President, Principal Environmental Consultant
NREP Registered Environmental Professional No. 2614
General Engineering/Hazardous Waste Contractor No. 587540
B. Sc. Mech. Eng.

GB:mrd/lw

cc: Addressee (PDF)
Mr. Carl Van Quathem (PDF)

Attachments:

Attachment A: Figures 1 through 7
- Figure 1 – Site Vicinity Map
- Figure 2 – Site Map with PCE Plume in Groundwater
- Figure 3 – Proposed Monitoring Well Location Map
- Figure 4 – Well Construction Diagram
- Figure 5 – Site Map with Lines of Cross Section
- Figure 6 – Cross Section E-E'
- Figure 7 – Cross Section F-F'
- Figure 8 – PCE Concentrations in Groundwater

Attachment B: LARWQCB Correspondence dated December 18, 2013
Attachment C: Villa Elaine Apartment Owner Access Agreement Denial, Dated October 24, 2013
Attachment D: Photographic Logs
Attachment E: Groundwater Monitoring Standard Operating Procedure
Attachment F: Boring Logs

ATTACHMENT A

Figures 1 through 7

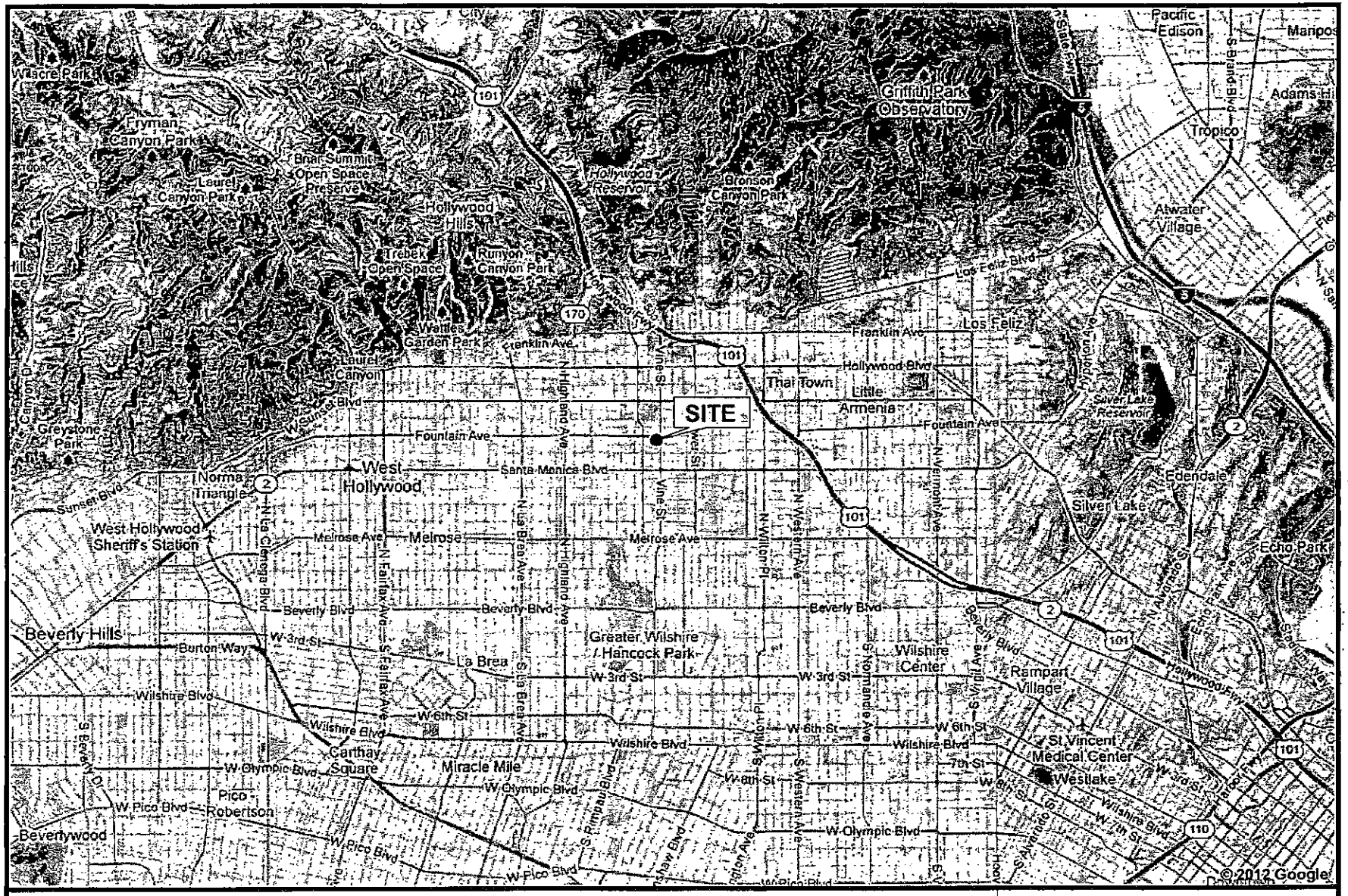
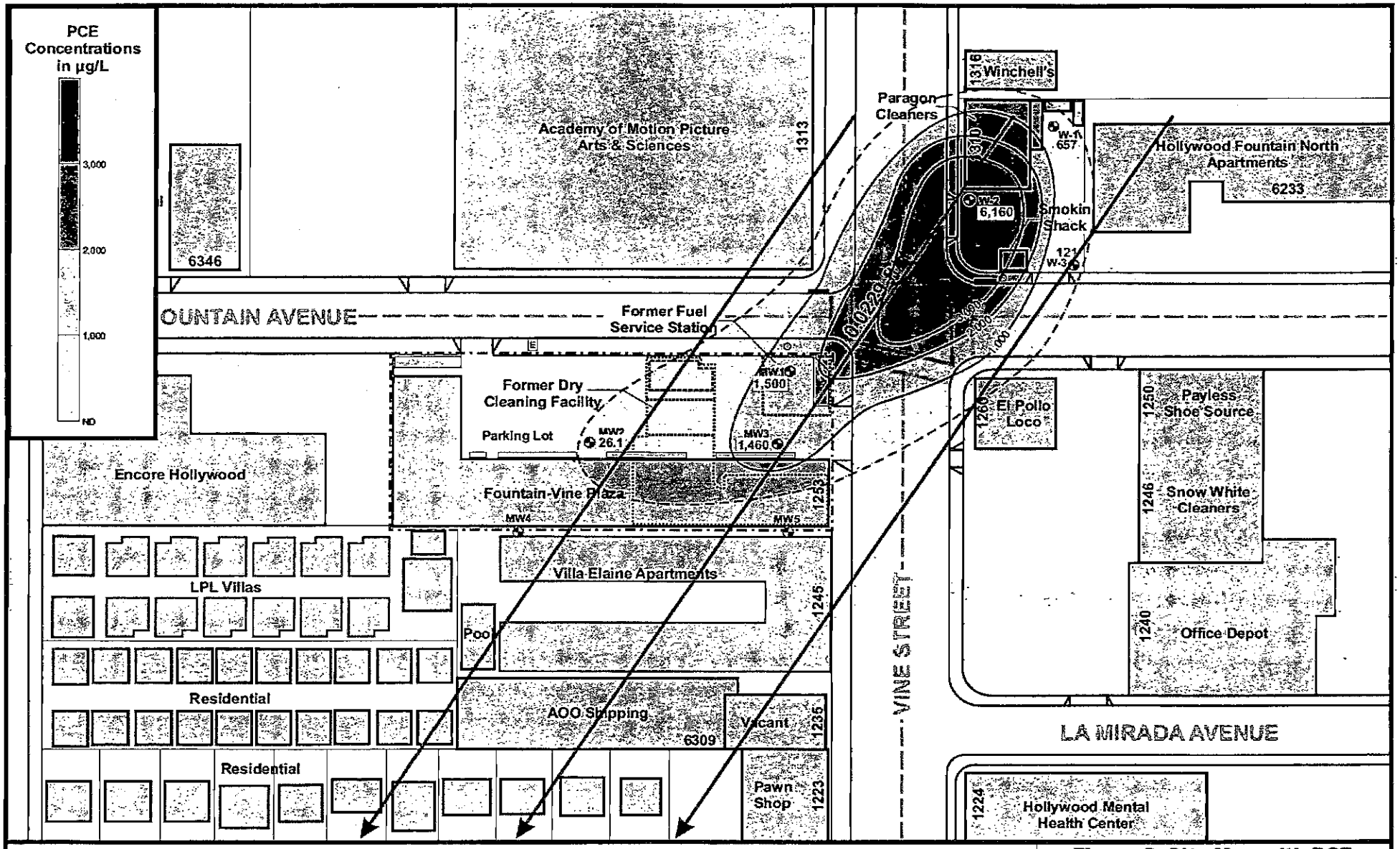


Figure 1: Site Vicinity Map
Fountain-Vine Plaza
1253 Vine Street
Los Angeles, California 90028

DRAWN BY:	DATE:	PROJECT:
GI	November 2012	Fountain-Vine.p01

Ami Adini & Associates, Inc.



LEGEND

- Dry cleaning facility (AEI 2006)
- Property line
- Storm drain
- Underground electrical distribution vault
- Municipal water hydrant
- Former structure on-site (fuel service station and dry cleaning facility)
- MW1 To MW3: Existing groundwater monitoring wells (AA&A, 04/2013)
- MW4 to MW5: Proposed off-site groundwater monitoring wells
- 6,160 PCE Concentration in groundwater in micrograms per liter (µg/L)

N

0 100 200

Approximate Scale in Feet

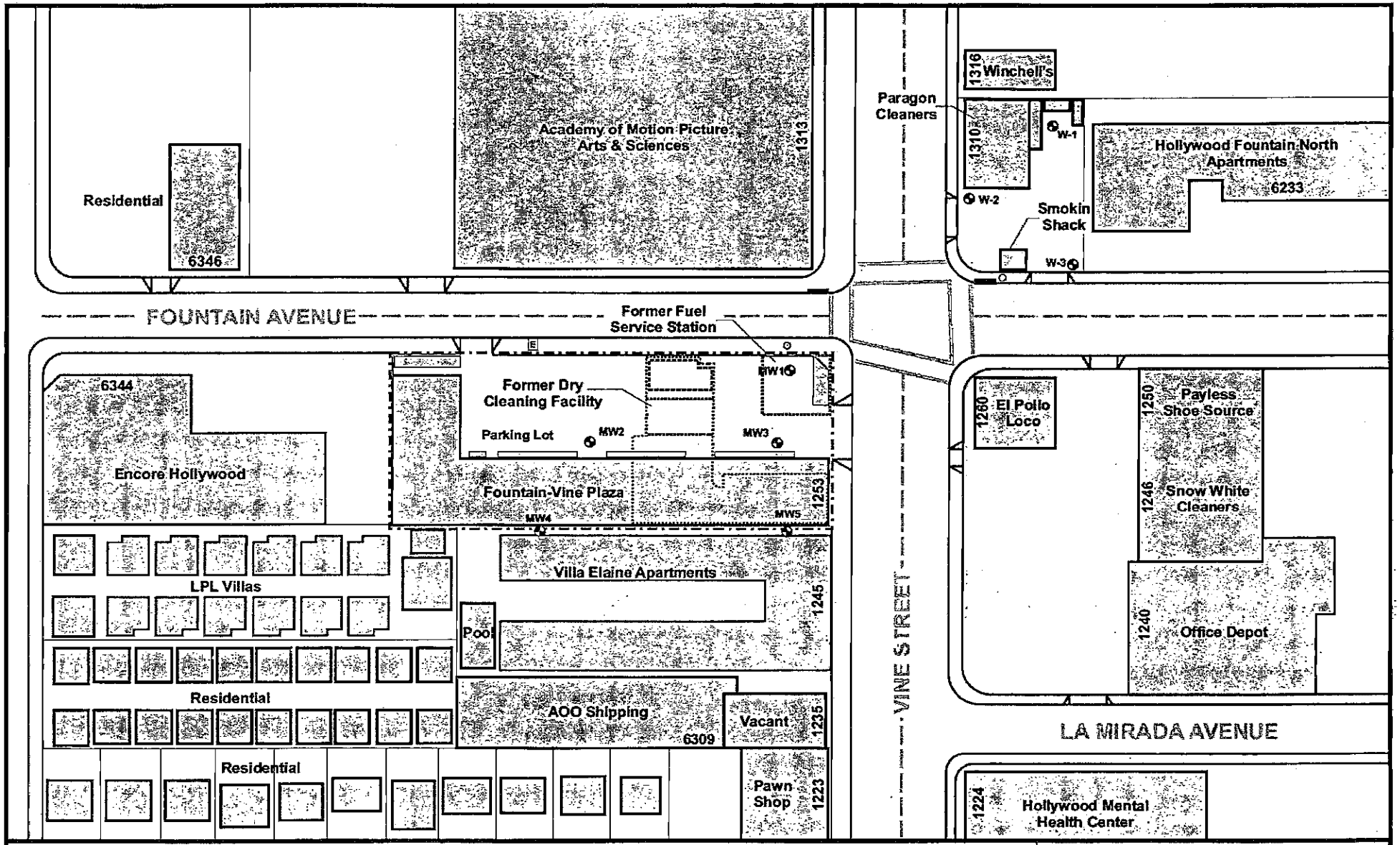
Revised - New Well Locations

Figure 2: Site Map with PCE Plume in Groundwater - 4/16/13

Fountain-Vine Plaza
1253 Vine Street
Los Angeles, California 90028

DRAWN BY:	DATE:	PROJECT:
LW/MRd	January 2014	Fountain-Vine.p01

Ami Adini & Associates, Inc.



LEGEND

- Dry cleaning facility (AEI 2006)
- Property line
- Storm drain
- Underground electrical distribution vault
- Municipal water hydrant
- Former structure on-site (fuel service station and dry cleaning facility)
- MW1 To MW3: Existing groundwater monitoring wells (AA&A, 04/2013)
- MW4 to MW5: Proposed off-site groundwater monitoring wells

N

0 100 200

Approximate Scale in Feet

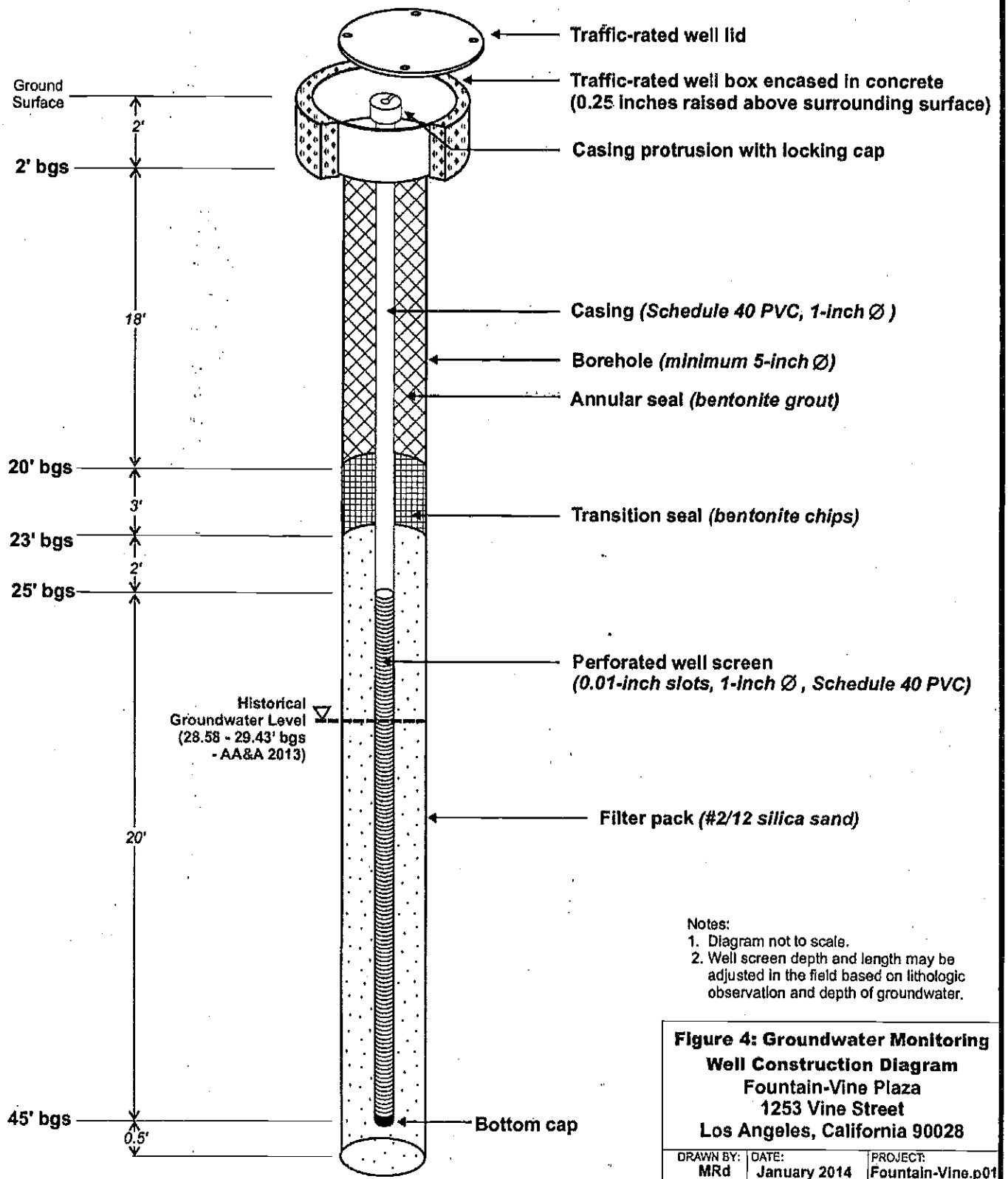
Revised - New Well Locations

Figure 3: Proposed Monitoring Well Location Map
Fountain-Vine Plaza
1253 Vine Street
Los Angeles, California 90028

DRAWN BY:	DATE:	PROJECT:
LW/MRd	January 2014	Fountain-Vine.p01

Ami Adini & Associates, Inc.

Well Construction Diagram
MW4 and MW5



Notes:
1. Diagram not to scale.
2. Well screen depth and length may be adjusted in the field based on lithologic observation and depth of groundwater.

Figure 4: Groundwater Monitoring Well Construction Diagram
Fountain-Vine Plaza
1253 Vine Street
Los Angeles, California 90028

DRAWN BY:	DATE:	PROJECT:
MRd	January 2014	Fountain-Vine.p01

Ami Adini & Associates, Inc.

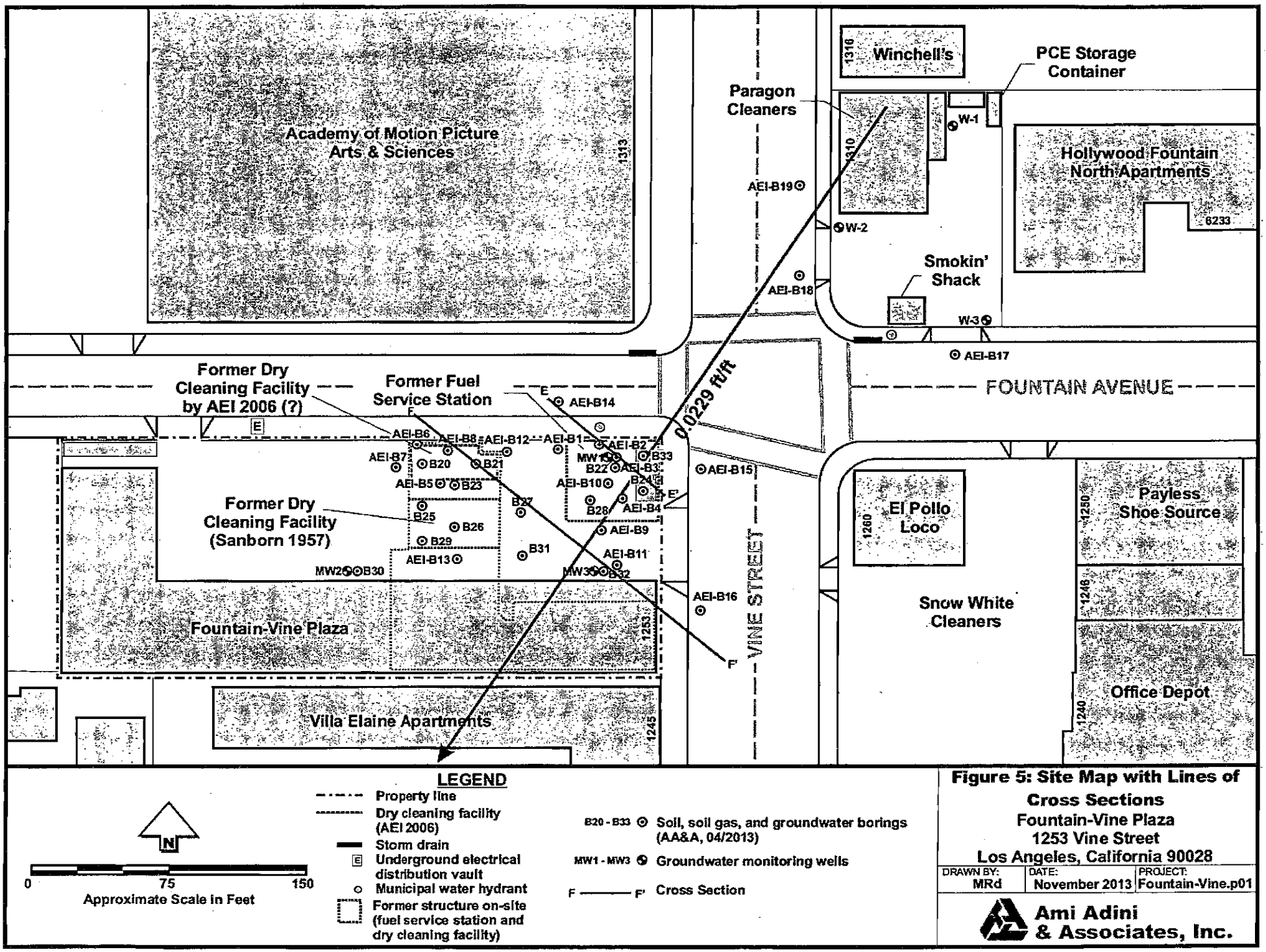
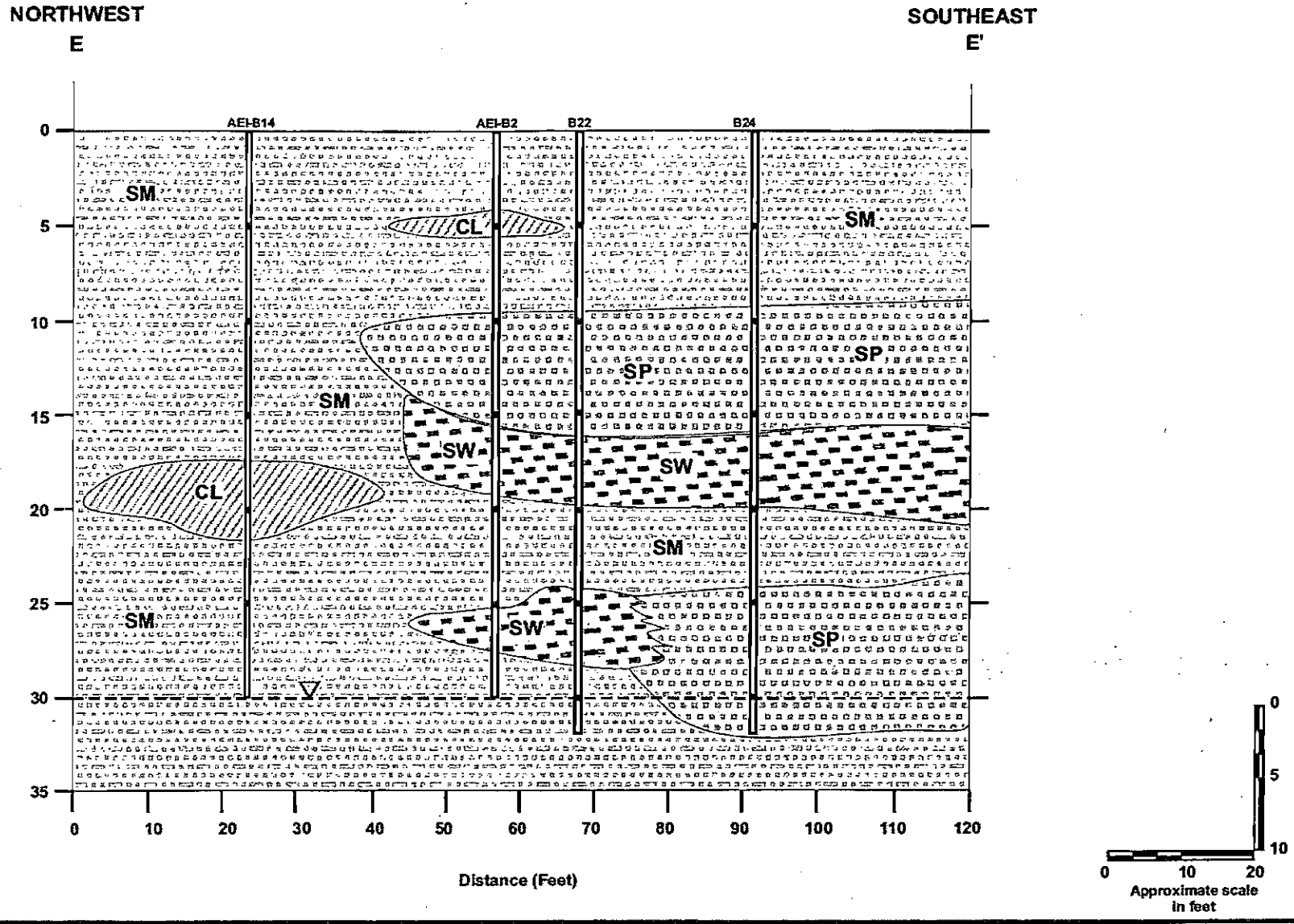


Figure 5: Site Map with Lines of Cross Sections
Fountain-Vine Plaza
1253 Vine Street
Los Angeles, California 90028

DRAWN BY:	DATE:	PROJECT:
MRd	November 2013	Fountain-Vine.p01

Ami Adini & Associates, Inc.



B33

Soil, soil gas, groundwater boring (AA&A, 04/2013)

Node in boring indicates soil sampling location

LEGEND

SP (Poorly graded sand)

CL (Sandy, Silty clay)

Groundwater Table

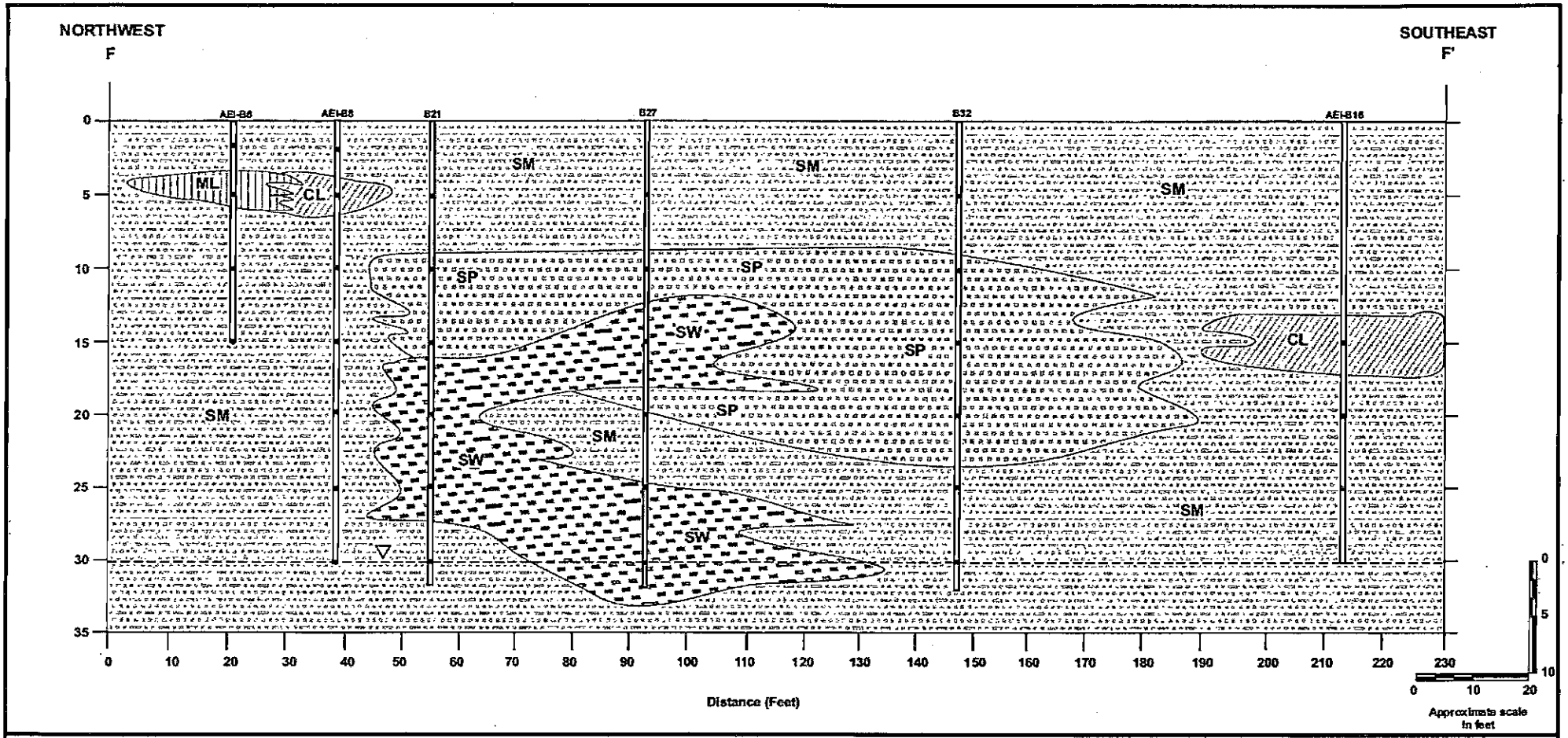
SM (Silty sand)

SW (Well graded sand)

Figure 6: Cross Section E-E'
Fountain-Vine Plaza
1253 Vine Street
Los Angeles, California 90028

DRAWN BY:	DATE:	PROJECT:
MRd	November 2013	Fountain-Vine.p01

Ami Adini & Associates, Inc.



B32

Soil, soil gas, groundwater boring (AA&A, 04/2013)

Node in boring indicates soil gas sampling location

LEGEND

SP (Poorly graded sand)

SM (Silty sand)

ML (Silt)

CL (Sandy, Silty clay)

SW (Well graded sand)

Groundwater Table

Figure 7: Cross Section F-F'
Fountain-Vine Plaza
1253 Vine Street
Los Angeles, California 90028

DRAWN BY:	DATE:	PROJECT:
MRd	November 2013	Fountain-Vine.p01

Ami Adini & Associates, Inc.

ATTACHMENT B

LARWQCB Correspondence dated December 18, 2013

December 18, 2013

Mr. Carl Van Quathem
ALSA Properties
11356 Nutmeg Avenue
Los Angeles, CA 90066

SUBJECT: APPROVAL OF WORK PLAN FOR ADDITIONAL GROUNDWATER ASSESSMENT

CASE/SITE: FOUNTAIN-VINE PLAZA, 1253 VINE STREET, HOLLYWOOD, CA (SITE CLEANUP PROGRAM NO. 1196, SITE ID NO. 2040235)

Dear Mr. Quathem:

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

The Regional Board has received the work plan titled *Down-Gradient Assessment Work Plan*, dated December 9, 2013, which Ami Adini & Associates, Inc. has prepared on your behalf. The work plan is intended to assess groundwater impacts down-gradient of the site.

The work plan proposes the installation of three (3) groundwater monitoring wells (MW-4, MW-5, and MW-6) located within the Villa Elaine apartment complex, immediately south of the site (Figure 1). Groundwater will then be sampled from nine (9) groundwater monitoring wells located at the site, at the Villa Elaine apartments, and at Paragon Cleaners (located northeast of the site). Groundwater samples will be analyzed for volatile organic compounds (VOCs) and total petroleum hydrocarbons – gasoline range (TPHg).

Based on information submitted, and on the information in the case file, we concur with the proposed work plan. A technical report shall be submitted to the Regional Board documenting the installation of the groundwater monitoring wells by **March 15, 2014**. A groundwater monitoring report shall be submitted to the Regional Board by **April 15, 2014**. The groundwater monitoring report shall include an analysis of the data obtained from the nine groundwater monitoring wells.

If you have any questions regarding this project, please contact Mr. Henry Jones at (213) 576-6697 or hjones@waterboards.ca.gov

Sincerely,

Kwang-il Lee, Ph. D., P.E.
Site Cleanup Program Unit IV Chief

Attachment:
Figure 1, Proposed Monitoring Well Location Map

Electronic Copies:
Mr. Ami Adini, Ami Adini & Associates (amia@amiadini.com)

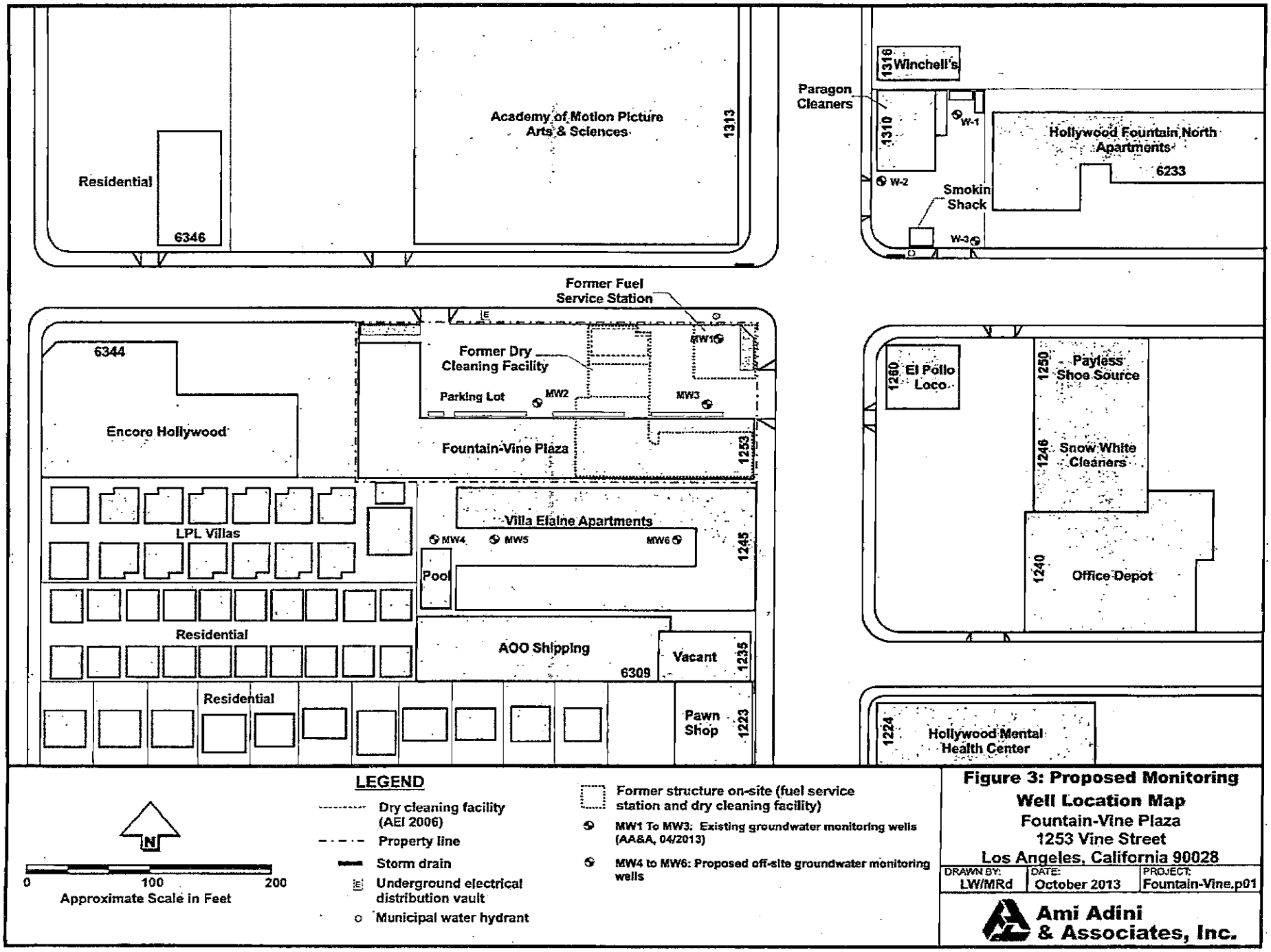


Figure 3: Proposed Monitoring Well Location Map

Fountain-Vine Plaza
1253 Vine Street
Los Angeles, California 90028

DRAWN BY:	DATE:	PROJECT:
LW/MRd	October 2013	Fountain-Vine.p01

Ami Adini & Associates, Inc.

ATTACHMENT C

Villa Elaine Apartment Owner Access Agreement Denial, Dated 10-24-2013

FAX

TO

AMI ADINI &ASSOCIATES, INC.

FAX #

1-818-824-8112

FAX

FROM

JULIE JONES PATTEN

PROPERTY MANAGER

VILLA ELAINE LP

FAX #

1-818-248-6838

ACCESS AGREEMENT ACCEPTANCE

This Access Agreement Letter, dated October 23, 2013 has been received and reviewed and approval is hereby granted to ALCA Properties, Ltd and its consultants and subcontractors, in accordance with the terms above, to conduct the installation and sampling of three groundwater monitoring wells, as described above, on the property located at 1245 North Vine Street in Hollywood, California.

Approved by: _____

Signature: _____

Title: _____

Date: _____

Sorry,
Access is denied
Property Manager
Velda Elaine H.

ATTACHMENT D

Photographic Logs

Ami Adini & Associates, Inc.

PHOTOGRAPHIC LOG

Client Name:	Site Location:	Project No.:	Photos Taken by:
ALCA Properties, Ltd.	Villa Elaine Apartments, 1245 Vine St., Hollywood	Fountain-Vine.P01	Ami Adini

Photo No.:	Date:
1	01/10/2014

Direction Photo Taken:
West

Description:

From main entrance off Vine Street look into courtyard..

Ami Adini & Associates, Inc.

PHOTOGRAPHIC LOG

Client Name:	Site Location:	Project No.:	Photos Taken by:
ALCA Properties, Ltd.	Villa Elaine Apartments, 1245 Vine St., Hollywood	Fountain-Vine.P01	Ami Adini

Photo No.:	Date:
2	01/10/2014

Direction Photo Taken:
West

Description:

View from main entrance off Vine Street look into courtyard.

Ami Adini & Associates, Inc.

PHOTOGRAPHIC LOG

Client Name:	Site Location:	Project No.:	Photos Taken by:
ALCA Properties, Ltd.	Villa Elaine Apartments, 1245 Vine St., Hollywood	Fountain-Vine.P01	Ami Adini

Photo No.:	Date:
3	01/10/2014

Direction Photo Taken:
West

Description:

From main entrance off Vine Street look into courtyard..

Ami Adini & Associates, Inc.

PHOTOGRAPHIC LOG

Client Name:	Site Location:	Project No.:	Photos Taken by:
ALCA Properties, Ltd.	Villa Elaine Apartments, 1245 Vine St., Hollywood	Fountain-Vine.P01	Ami Adini

Photo No.:	Date:
4	01/10/2014

Direction Photo Taken: West

Description:

View from near main entrance off Vine Street look into courtyard..

Ami Adini & Associates, Inc.

PHOTOGRAPHIC LOG

Client Name:	Site Location:	Project No.:	Photos Taken by:
ALCA Properties, Ltd.	Villa Elaine Apartments, 1245 Vine St., Hollywood	Fountain-Vine.P01	Ami Adini

Photo No.:	Date:
5	01/10/2014

Direction Photo Taken: West

Description:

South side of court yard looking west