

PHOTOGRAPHIC LOG

Client Name: ALCA Properties, Ltd.		Site Location: Villa Elaine Apartments, 1245 Vine St., Hollywood	Project No.: Fountain-Vine.P01	Photos Taken by: Ami Adini
Photo No.: 9	Date: 01/10/2014			
Direction Photo Taken: West				
Description: North side of court yard, back portion looking west.				

PHOTOGRAPHIC LOG

Client Name: ALCA Properties, Ltd.		Site Location: Villa Elaine Apartments, 1245 Vine St., Hollywood	Project No.: Fountain-Vine.P01	Photos Taken by: Ami Adini
Photo No.: 10	Date: 01/10/2014			
Direction Photo Taken: West				
Description: North side of court yard, back portion looking west.				

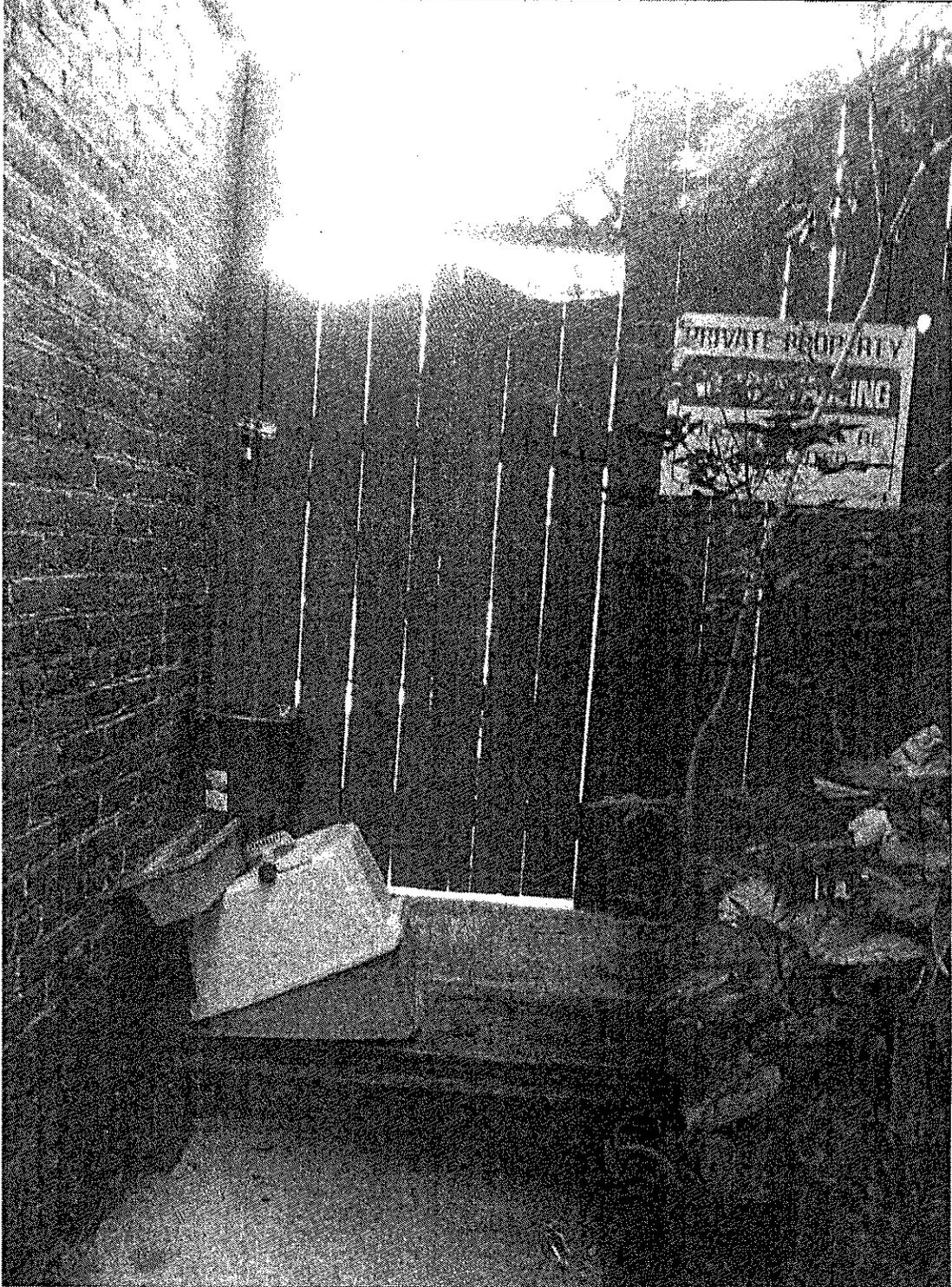
PHOTOGRAPHIC LOG

Client Name: ALCA Properties, Ltd.		Site Location: Villa Elaine Apartments, 1245 Vine St., Hollywood	Project No.: Fountain-Vine.P01	Photos Taken by: Ami Adini
Photo No.: 11	Date: 01/10/2014			
Direction Photo Taken: West				
Description: South side of court yard, back portion looking west.				

PHOTOGRAPHIC LOG

Client Name: ALCA Properties, Ltd.		Site Location: Villa Elaine Apartments, 1245 Vine St., Hollywood	Project No.: Fountain-Vine.P01	Photos Taken by: Ami Adini
Photo No.: 13	Date: 01/10/2014			
Direction Photo Taken: West				
Description: North side of court yard, back-most portion looking west.				

PHOTOGRAPHIC LOG

Client Name: ALCA Properties, Ltd.		Site Location: Villa Elaine Apartments, 1245 Vine St., Hollywood	Project No.: Fountain-Vine.P01	Photos Taken by: Ami Adini
Photo No.: 15	Date: 01/10/2014			
Direction Photo Taken: West				
Description:				
<p>Western gate for entrance to north alley/pathway looking west. The step down can be seen here.</p>				

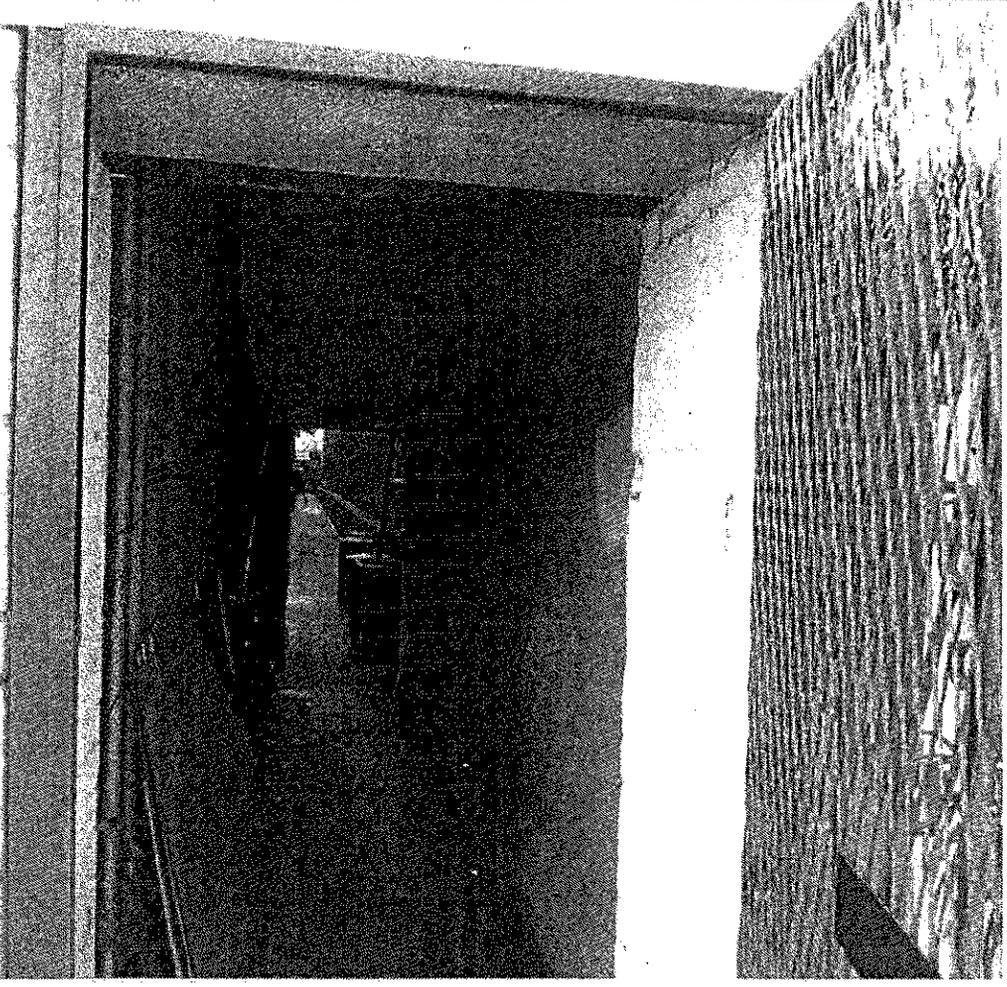
PHOTOGRAPHIC LOG

Client Name: ALCA Properties, Ltd.		Site Location: Villa Elaine Apartments, 1245 Vine St., Hollywood		Project No.: Fountain-Vine.P01		Photos Taken by: Ami Adini	
Photo No.: 16	Date: 01/10/2014						
Direction Photo Taken: West							
Description:							
<p>View of north alley/pathway looking west. Approximately 2/3 of the pathway can be seen in the photo.</p>							

PHOTOGRAPHIC LOG

Client Name: ALCA Properties, Ltd.		Site Location: Villa Elaine Apartments, 1245 Vine St., Hollywood	Project No.: Fountain-Vine.P01	Photos Taken by: Ami Adini
Photo No.: 18	Date: 01/10/2014			
Direction Photo Taken: West				
Description: View of north alley/pathway looking west from a point near the eastern entrance. The A/C units can be seen in this photo.				

PHOTOGRAPHIC LOG

Client Name: ALCA Properties, Ltd.		Site Location: Villa Elaine Apartments, 1245 Vine St., Hollywood	Project No.: Fountain-Vine.P01	Photos Taken by: Ami Adini
Photo No.: 19	Date: 01/10/2014			
Direction Photo Taken: West				
Description: View of north alley/pathway looking west through the door/entrance located off of Vine Street.				

ATTACHMENT E

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;

- 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 contaminants 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 dewateres 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;

- 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.



**Ami Adini
& Associates, Inc.**

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;

- 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 F

Boring Logs

AEI CONSULTANTS

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

SHEET 1 OF 1

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						SOIL DESCRIPTION	REMARKS
	SAMPLE NUMBER	RECOVERY	BLOW COUNT	PIID (ppm)	USCS	LITHOLOGY		
1	AEI-B7-2'	---	---	0.6	CL	---	Asphalt @ surface	Note: Visual unified soil classification Asphalt and subbase thickness = 6" No odor or discoloration
2								
3								
4	AEI-B7-5'	---	---	2.7	ML	---	Dark brown Clayey SILT with some fine- to coarse-grained sand, medium dense (moist)	No odor or discoloration
5								
6								
7	AEI-B7-10'	---	---	2.0	SM	---	Brown fine- to coarse-grained Sandy SILT, medium dense (moist)	No odor or discoloration
9								
10								
11								
12	AEI-B7-15'	---	---	1.2	SM	---	Brown fine- to coarse-grained Sandy SILT, medium dense (moist)	No odor or discoloration
14								
15								
16								
17							Boring Terminated @ 15' No Groundwater Encountered	
18								
19								
20								
21								
22								
23								
24								
25								



**Ami Adini
& Associates, Inc.**

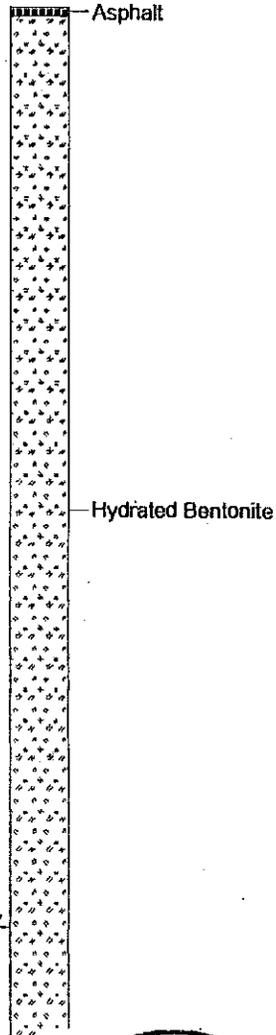
LOG OF BORING B20

(Page 1 of 1)

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

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

Depth in Feet	Sample Time	Sample Identification Number	USCS	GRAPHIC	Sample Condition	OVAPID READING (ppm)	Sample Condition	Blow Count		
					<input type="checkbox"/> Disturbed <input type="checkbox"/> Continuous Core (undisturbed) <input type="checkbox"/> No Recovery					
					DESCRIPTION	Boring: B20				
0					4-inch asphalt surface					
5	0844	B20-5	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				
			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	0867	B20-20	SM		SILTY SAND, brown (10YR 4/3), medium dense, dry, non-plastic, non-cohesive, fine-grained, no HCO, no HCD	0.0				
			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				
					Boring terminated at 32 feet bgs. Groundwater encountered at approximately 28.5 feet bgs.					
35						B20W collected at 1100 on April 10, 2013.				





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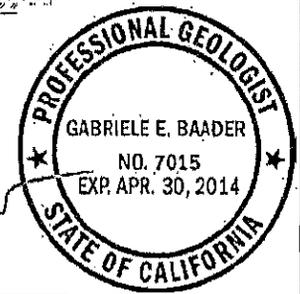
LOG OF BORING B21

(Page 1 of 1)

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

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

Depth in Feet	Sample Time	Sample Identification Number	USCS	GRAPHIC	Sample Condition	OVAPID READING (ppm)	Sample Condition	Blow Count	Boring: B21
					<input type="checkbox"/> Disturbed <input type="checkbox"/> Continuous Core (undisturbed) <input type="checkbox"/> No Recovery				
DESCRIPTION									
0					4-inch asphalt surface				Asphalt
0-5	0740	B21-5	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			
5-6			SM		Same as above	0.0			
6-7			SM		Same as above. Grades to...				
7-10	0744	B21-10	SP		SAND, poorly graded, brown (10YR 4/3), medium dense, dry, fine-grained, no HCO, no HCD	0.0			
10-12			SP		Same as above with trace coarse.	0.0			
12-15	0748	B21-15	SW		Same as above. Grades to...	0.0			
15-20	0752	B21-20	SW		SAND, well graded, brown (10YR 4/3), medium dense, dry, fine- to coarse-grained, no HCO, no HCD	0.0			Hydrated Bentonite
20-24			SW		Same as above	0.0			
24-26	0757	B21-25	SW		Same as above except moist	0.0			
26-30	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			
30-35	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.								





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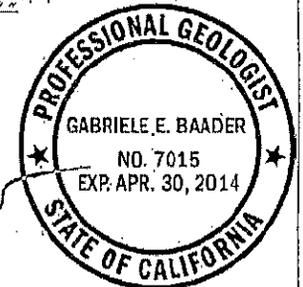
LOG OF BORING B22

(Page 1 of 1)

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

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

Depth in Feet	Sample Time	Sample Identification Number	USCS	GRAPHIC	Sample Condition <input type="checkbox"/> Disturbed <input type="checkbox"/> Continuous Core (undisturbed) <input type="checkbox"/> No Recovery	OV/AP/D READING (ppm)	Sample Condition	Blow Count	Boring: B22
0					4-inch asphalt surface				Asphalt
5	1348	B22-5	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			
			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	SW		Grades to...				
			SM		SILTY SAND, brown (10YR 4/3), medium dense, slightly moist, non-plastic, non-cohesive, fine-grained, no HCO, no HCD	0.0			
			SW		Grades to...				
25	1406	B22-25	SW		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	SM		SILTY SAND, dark grayish brown (10YR 4/2), medium dense, wet, non-plastic, non-cohesive, fine-grained, no HCO	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.				



Gabriele Baader



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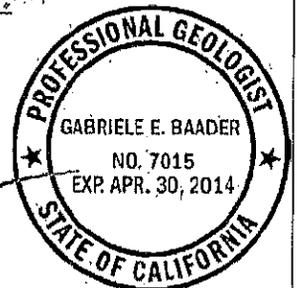
LOG OF BORING B23

(Page 1 of 1)

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

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

Depth in Feet	Sample Time	Sample Identification Number	USCS	GRAPHIC	Sample Condition	OVA/PID READING (ppm)	Sample Condition	Blow Count	Boring: B23
					<input type="checkbox"/> Disturbed <input type="checkbox"/> Continuous Core (undisturbed) <input type="checkbox"/> No Recovery				
DESCRIPTION									
0					4-inch asphalt surface				Asphalt
5	1510	B23-5	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			
			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			Hydrated Bentonite
			SP		Same as above	0.0			
20	1521	B23-20	SP		Same as above, coarsens with depth	0.0			
			SP		Same as above	0.0			
25	1526	B23-25	SP		Moisture begins at approximately 27 feet bgs.	0.0			
			SP		Same as above	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			
			SM						
35					Boring terminated at 32 feet bgs. Groundwater encountered at approximately 28 feet bgs.				
					B23W collected at 0655 on April 10, 2013.				





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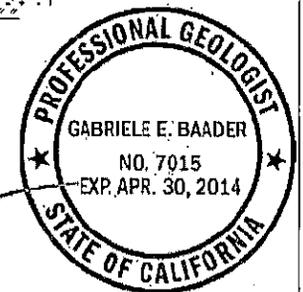
LOG OF BORING B24

(Page 1 of 1)

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

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

Depth in Feet	Sample Time	Sample Identification Number	USCS	GRAPHIC	Sample Condition	OVAPID READING (ppm)	Sample Condition	Blow Count	Boring: B24
					<input type="checkbox"/> Disturbed <input type="checkbox"/> Continuous Core (undisturbed) <input type="checkbox"/> No Recovery				
DESCRIPTION									
0					4-inch asphalt surface				Asphalt
5	0906	B24-5	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			
			SM		Same as above	0.0			
10	0910	B24-10	SM		Same as above	0.0			
			SM		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	0.0			
			SP		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			
			SW		Same as above with silt	0.1			
25	0922	B24-25	SP		SAND, poorly graded, dark yellowish brown (10YR 4/4), medium dense, moist, fine- to coarse-grained, no HCO, no HCD	0.0			
30	0927	B24-30	SP		Same as above except wet	0.1			
35					Boring terminated at 32 feet bgs. Groundwater encountered at approximately 28 feet bgs.				
					B24W collected from 30.30 feet bgs at 1030 on April 11, 2013.				
					Duplicate soil sample DUP4 corresponds with sample B24-30.				





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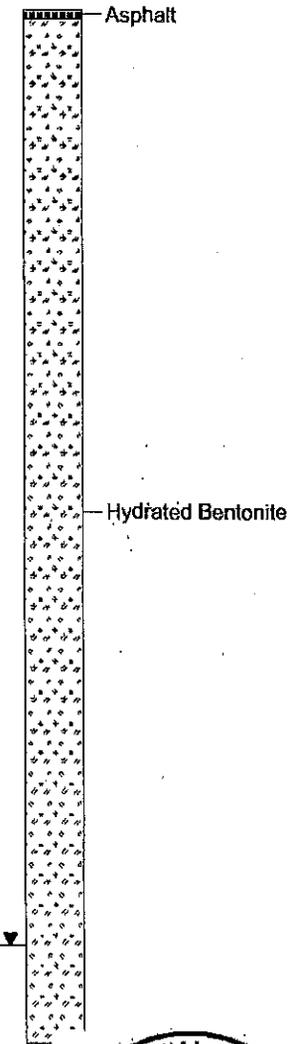
LOG OF BORING B25

(Page 1 of 1)

Date Started : April 9, 2013
 Date Completed : April 10, 2013
 Casing Diameter : N/A
 Drilling Method : DPT 8600
 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

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

Depth in Feet	Sample Time	Sample Identification Number	USCS	GRAPHIC	Sample Condition	OVAPID READING (ppm)	Sample Condition	Blow Count
					<input type="checkbox"/> Disturbed <input type="checkbox"/> Continuous Core (undisturbed) <input type="checkbox"/> No Recovery			
DESCRIPTION								
0					4-inch asphalt surface			
5	1114	B25-5	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		
			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	0.0		
					Grades to...			
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.			





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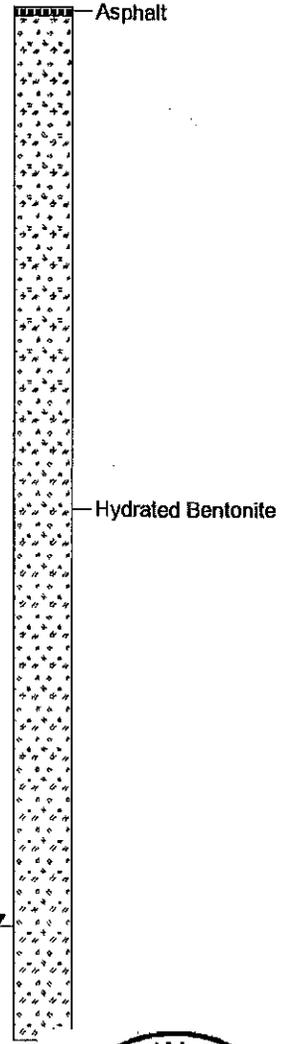
LOG OF BORING B26

(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

Depth in Feet	Sample Time	Sample Identification Number	USCS	GRAPHIC	Sample Condition	OVAPID READING (ppm)	Sample Condition	Blow Count
					<input type="checkbox"/> Disturbed <input type="checkbox"/> Continuous Core (undisturbed) <input type="checkbox"/> No Recovery			
DESCRIPTION					Boring: B26			
0					4-inch asphalt surface			
5	1008	B26-5	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		
			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			
15	1015	B26-15	SW		Grades to...	0.0		
20	1019	B26-20	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		
			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		
Boring terminated at 32 feet bgs. Groundwater encountered at approximately 28.5 feet bgs.								
B26W collected at 1355 on April 9, 2013.								





Ami Adini & Associates, Inc.

LOG OF BORING B27

(Page 1 of 1)

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

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

Depth in Feet	Sample Time	Sample Identification Number	USCS	GRAPHIC	Sample Condition	OVAPID READING (ppm)	Sample Condition	Blow Count	Boring: B27
					<input type="checkbox"/> Disturbed <input type="checkbox"/> Continuous Core (undisturbed) <input type="checkbox"/> No Recovery				
DESCRIPTION									
0					4-inch asphalt surface				Asphalt
5	0948	B27-5	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			
			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...				
15	0957	B27-15	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 Grades to...	0.0			Hydrated Bentonite
20	1001	B27-20	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...	0.0			
			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	0.0			
					Wet below 27.5 feet bgs				
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.				





**Ami Adini
& Associates, Inc.**

LOG OF BORING B28

(Page 1 of 1)

Date Started : April 10, 2013
 Date Completed : April 11, 2013
 Casing Diameter : N/A
 Drilling Method : DPT 6800
 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

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

Depth in Feet	Sample Time	Sample Identification Number	USCS	GRAPHIC	Sample Condition	OVAPID READING (ppm)	Sample Condition	Blow Count	Boring: B28	
					<input type="checkbox"/> Disturbed <input type="checkbox"/> Continuous Core (undisturbed) <input type="checkbox"/> No Recovery					
					DESCRIPTION					
0					4-inch asphalt surface				Asphalt	
5	1107	B28-5	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				
			SM		Same as above	0.0				
					Grades to...					
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	0.0				
					Grades to...					
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				
			SW		Same as above	0.0				
					Grades to...					
20	1119	B28-20	SM		SILTY SAND, brown (10YR 4/3), medium dense, dry, non-plastic, non-cohesive, fine-grained, no HCO, no HCD	0.0				
					Grades to...					
25	1126	B28-25	SW		SAND, well graded, brown (10YR 4/3), medium dense, dry, fine-to coarse-grained, no HCO, no HCD	0.0				
					Wet below 27.5 feet bgs					
					Grades to...					
30	1132	B28-30	SM		SILTY SAND, dark 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										



Gabriele Baader



**Ami Adini
& Associates, Inc.**

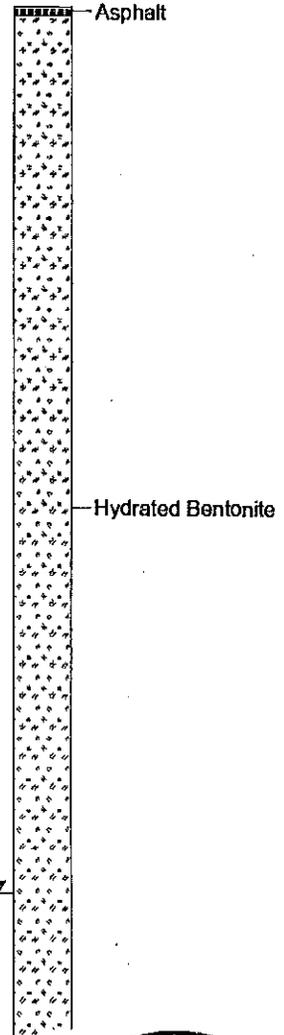
LOG OF BORING B29

(Page 1 of 1)

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

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

Depth in Feet	Sample Time	Sample Identification Number	USCS	GRAPHIC	Sample Condition	OVAPID READING (ppm)	Sample Condition	Blow Count
					<input type="checkbox"/> Disturbed <input type="checkbox"/> Continuous Core (undisturbed) <input type="checkbox"/> No Recovery			
DESCRIPTION								
0					4-inch asphalt surface			
5	0859	B29-5	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)	0.1		
			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 Grades to...	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...	0.0		
30	0917	B29-30	SC		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					Boring terminated at 32 feet bgs. Groundwater encountered at approximately 27.5 feet bgs. B29W collected at 0730 on April 10, 2013.			
40								



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



**Ami Adini
& Associates, Inc.**

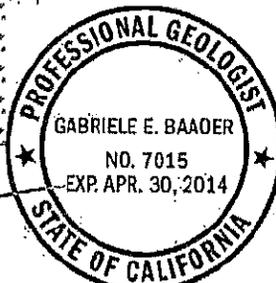
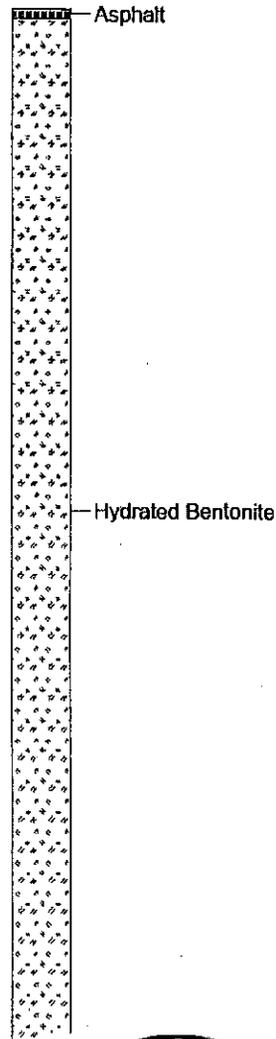
LOG OF BORING B30

(Page 1 of 1)

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

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

Depth in Feet	Sample Time	Sample Identification Number	USCS	GRAPHIC	Sample Condition	OVAP/ID READING (ppm)	Sample Condition	Blow Count	
					<input type="checkbox"/> Disturbed <input type="checkbox"/> Continuous Core (undisturbed) <input type="checkbox"/> No Recovery				
					DESCRIPTION				
0					4-inch asphalt surface				Asphalt
5	1440	B30-5	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, trace coarse, no hydrocarbon odor (HCO), no hydrocarbon discoloration (HCD)	0.0			
			SM		Same as above	0.0			
10	1444	B30-10	SM		Same as above.	0.0			
			SP		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			
			SP		Same as above with trace clay	0.0			
20	1453	B30-20	SW		Grades to...	0.0			
			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			
25	1500	B30-25	SW		Same as above with slightly moist, cohesive silt	0.0			
30	1508	B30-30	SW		Same as above	0.0			
35			SW		Same as above	0.0			
					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.**

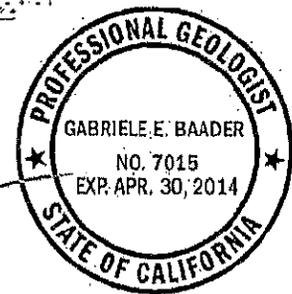
LOG OF BORING B31

(Page 1 of 1)

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

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

Depth in Feet	Sample Time	Sample Identification Number	USCS	GRAPHIC	Sample Condition Disturbed Continuous Core (undisturbed) No Recovery	OVAP/ID READING (ppm)	Sample Condition	Blow Count	Boring: B31
0									Asphalt
0					4-inch asphalt surface				
5	0730	B31-5	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			SM		Same as above	0.0			
10	0733	B31-10	SP		Same as above Grades to...	0.0			
10			SP		SAND, poorly graded, brown (10YR 4/3), medium dense, dry, fine-grained, no HCO, no HCD	0.0			
15	0738	B31-15	SP		Same as above	0.0			
20					No recovery	NR			
25					No recovery	NR			
25					No recovery	NR			
30	0808	B31-32	SW		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.	0.0			
30					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.				
35					B31W collected at 1315 on April 9, 2013.				
40									



Gabriele E. Baader



**Ami Adini
& Associates, Inc.**

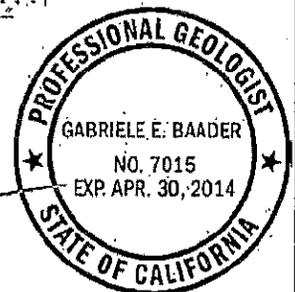
LOG OF BORING B32

(Page 1 of 1)

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 : Gabrielé Baader

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

Depth in Feet	Sample Time	Sample Identification Number	USCS	GRAPHIC	Sample Condition <input type="checkbox"/> Disturbed <input checked="" type="checkbox"/> Continuous Core (undisturbed) <input type="checkbox"/> No Recovery	OVAPID READING (ppm)	Sample Condition	Blow Count	Boring: B32
0					4-inch asphalt surface				Asphalt.
5	0753	B32-5	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			
			SM		Same as above with trace coarse Grades to...	0.0			
10	0757	B32-10	SP		SAND, poorly graded, brown (10YR 4/3), medium dense, dry, fine- to medium-grained, trace coarse, no HCO, no HCD	0.0			
			SP		Same as above	0.0			
15	0801	B32-15	SP		Same as above	0.1			
			SP		Same as above	0.1			
20	0805	B32-20	SP		Same as above. Coarsens with depth Grades to...	0.1			
25	0810	B32-25	SM		SILTY SAND, dark grayish brown (10YR 4/2), medium dense, dry, non-plastic, non-cohesive, fine-grained, no HCO, no HCD	0.3			
					Wet below 27.5 feet bgs.				
30	0814	B32-30	SM		Same as above except wet	0.5			
35					Boring terminated at 32 feet bgs. Groundwater encountered at approximately 27.5 feet bgs. B32W collected from 31.17 feet bgs at 0925 on April 11, 2013. Duplicate soil sample DUP2 corresponds with sample B32-5.				
40									





**Ami Adini
& Associates, Inc.**

LOG OF BORING B33

(Page 1 of 1)

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

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

Depth in Feet	Sample Time	Sample Identification Number	USCS	GRAPHIC	Sample Condition	OVAPID READING (ppm)	Sample Condition	Blow Count	
					<input type="checkbox"/> Disturbed <input type="checkbox"/> Continuous Core (undisturbed) <input type="checkbox"/> No Recovery				
					DESCRIPTION				
0					4-inch asphalt surface				Asphalt
5	1004	B33-5	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			
			SM		Same as above with trace coarse Grades to...	0.0			
10	1008	B33-10	SP		SAND, poorly graded, brown (10YR 4/3), medium dense, dry, fine- to medium-grained, trace coarse, no HCO, no HCD	0.0			
			SP		Same as above Coarsens with depth to...	0.0			
15	1012	B33-15	SW		SAND, well graded, brown (10YR 4/3), medium dense, dry, fine- to coarse-grained, no HCO, no HCD	0.0			
20	1016	B33-20	SW		Grades to...	0.0			
			SM		SILTY SAND, dark brown (10YR 3/3), medium dense, dry, non-plastic, non-cohesive, fine-grained, no HCO, no HCD	0.0			
25	1023	B33-25	SW		Grades to... SAND, well graded, brown (10YR 5/3), medium dense, dry, non-plastic, non-cohesive, fine- to coarse-grained, no HCO, no HCD Wet below 27.5 feet bgs	0.0			
			SW		Same as above except wet: Grades to...	0.0			
30	1030	B33-30	SM		SILTY SAND, dark brown (10YR 3/3) medium dense, wet, non-plastic, cohesive, fine-grained, no HCO, no HCD	0.5			
35					Boring terminated at 32 feet bgs. Groundwater encountered at approximately 27.5 feet bgs. B33W collected from 30.22 feet bgs at 1115 on April 11, 2013.				



Gabriele Baader

Exhibit “9”



EDMUND G. BROWN JR.
GOVERNOR



MATTHEW RODRIGUEZ
SECRETARY FOR
ENVIRONMENTAL PROTECTION

Los Angeles Regional Water Quality Control Board

February 6, 2014

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

**SUBJECT: APPROVAL OF REVISED 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.

On December 18, 2013, the Regional Board approved a work plan for additional groundwater assessment to assess groundwater impacts down-gradient of the site. And on December 24, 2013, the Regional Board requested access to 1245 Vine Street in the City of Los Angeles (the Villa Elaine Apartments) for a groundwater investigation. The Regional Board met with Ms. Julia Jones Patten of the Villa Elaine Apartments and Ami Adini of Ami Adini & Associates on January 10, 2014, to discuss the installation of groundwater monitoring wells at the Villa Elaine Apartments.

During the January 10, 2014 meeting, Ms. Patten raised concerns over the myriad of unmapped subsurface utilities crisscrossing the central courtyard, where the groundwater monitoring wells had been proposed. She further indicated that the building had a historical site designation (City of Los Angeles Designated Historic – Cultural Monument No. 675). Since the building dates back to the early 1900's, and is constructed of bricks and mortar, it is highly sensitive to vibrations. In addition, Ms. Patten indicated that the tenants were largely comprised of elderly long-term residents, scriptwriters who work or sleep in their domiciles during the day, and a pregnant woman, whom she believes are all highly sensitive to noise, fumes, and disturbances. Based on Ms. Patten's concerns, a consensus was made that the groundwater monitoring wells would be relocated to the northern alley, as the northern alley would reduce the amount of tenants affected by the proposed field operations and that data obtained from groundwater in the northern alley would still be valid for the investigation. Since the northern alley was closer to the source area, and since two of the groundwater monitoring wells could be located less than

MARIA MEHRANIAN, CHAIR | SAMUEL UNGER, EXECUTIVE OFFICER

320 West 4th St., Suite 200, Los Angeles, CA 90013 | www.waterboards.ca.gov/losangeles

February 6, 2014

forty feet apart, Mr. Adini proposed the installation of two groundwater monitoring wells, as opposed to the initial three, to reduce a possible duplication of work and data. As a result of this meeting, a revised work plan (*Revised Down-Gradient Assessment Work Plan*, dated January 21, 2014) was submitted to the Regional Board.

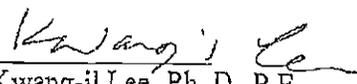
The work plan proposes the installation of two (2) groundwater monitoring wells (MW-4 and MW-5) located within the Villa Elaine apartment complex, immediately south of the site (Figure 1). Groundwater will then be sampled from eight (8) groundwater monitoring wells located at the site, at the Villa Elaine 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).

On January 28, 2014, Mr. Ami Adini informed the Regional Board that the work plan may be further revised based on structural information that is being provided to him by Ms. Patten. Since the Villa Elaine Apartments is a historical site, there are some restrictions to drilling. If the location of the groundwater monitoring wells, or the number of the groundwater monitoring wells are modified beyond what has been indicated in the work plan, then you shall inform the Regional Board and get written approval from the Regional Board before you begin installing the groundwater monitoring wells.

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 electronically to the Regional Board documenting the installation of the groundwater monitoring wells by April 15, 2014. A groundwater monitoring report shall be submitted with the technical report and shall include an analysis of the data obtained from the eight 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)

Ms. Julie Jones Patten, Villa Elaine Apartments (juliejonespatten@hotmail.com)

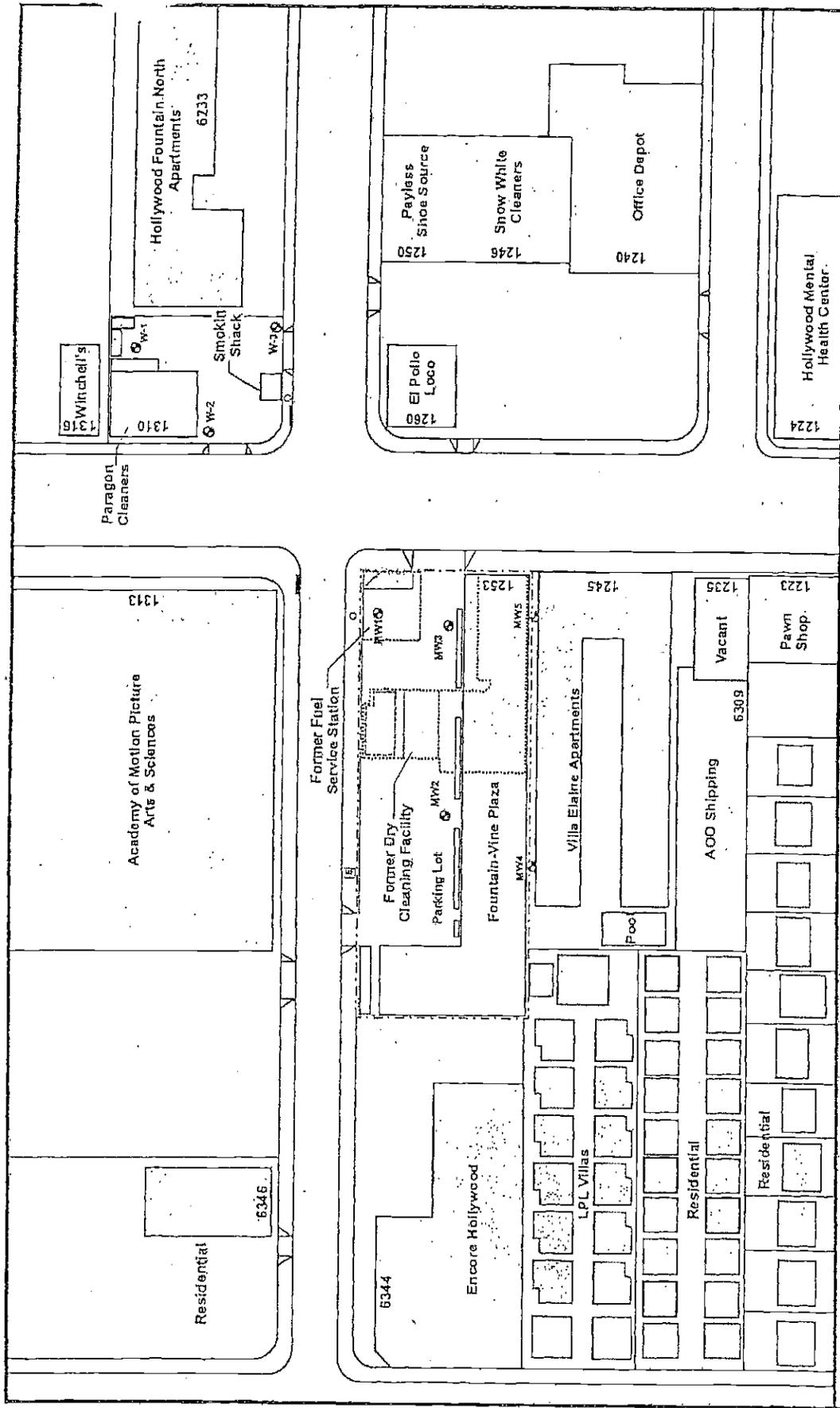


Figure X: Proposed Monitoring Well Location Map
 Fountain-Vine Plaza
 1253 Vine Street
 Los Angeles, California 90028

DRAWN BY: LWWRK DATE: January 2014 PROJECT: Fountain-Vine.p01
 AMI Adini & Associates, Inc.

1224 Hollywood Mental Health Center.
 1260 El Pollo Loco
 1246 Show White Cleaners
 1250 Payless Shoe Source
 1240 Office Depot
 67233 Hollywood Fountain North Apartments
 1310 Winchell's
 1316 Paragon Cleaners
 6346 Residential
 5344 Encore Hollywood
 6309 AOC Shipping
 1223 Pawn Shop
 1235 Vacant

LEGEND
 □ 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
 - - - Property line
 S Storm drain
 E Underground electrical distribution vault
 ○ Municipal water hydrant

0 100 200
 Approximate Scale in Feet

Revised - New Well Locations

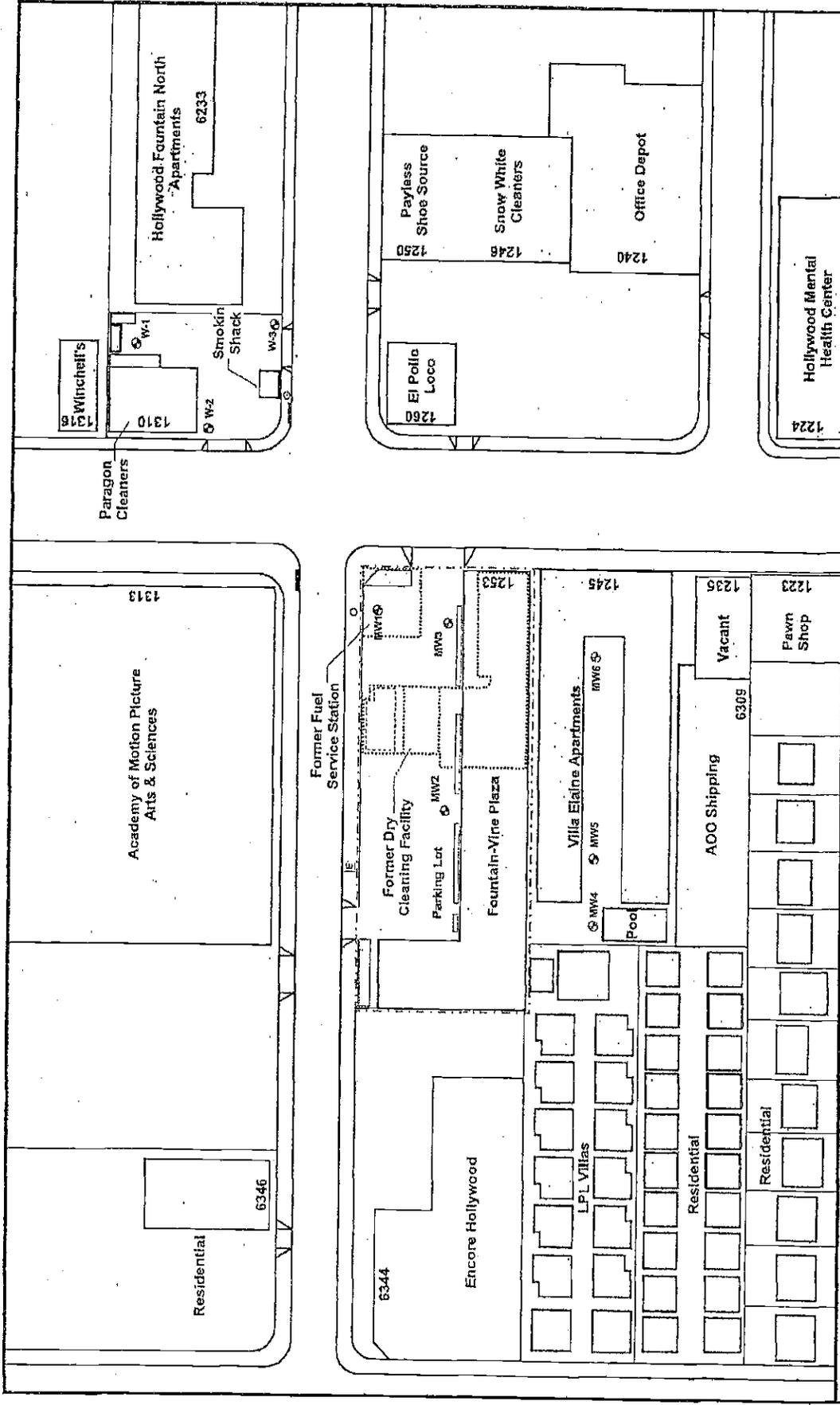


Figure 3: Proposed Monitoring Well Location Map

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

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



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

LEGEND

- Dry cleaning facility (AEI 2006)
- - - Property line
- Storm drain
- ⊞ Underground electrical distribution vault
- Municipal water hydrant



0 100 200
Approximate Scale in Feet

Exhibit “10”



**Ami Adini
& Associates, Inc.**

February 12, 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: Further 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 *Further Revised Down-Gradient Groundwater Assessment 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 *Down-Gradient Groundwater Assessment Work Plan*, dated December 9, 2013, and the *Revised Down-Gradient Groundwater Assessment Work Plan*, dated January 21, 2014 approved by the Los Angeles Regional Water Quality Control Board (LARWQCB) in letters dated December 18, 2013, and February 6, 2014, are hereby being revised and resubmitted due to concerns of affecting the structural integrity and/or network of utilities of the Villa Elaine Apartment property located at 1245 N. Vine Street, Los Angeles, California. Accordingly, this Further Revised Work Plan is being submitted on behalf of our client, the property owner of the Fountain-Vine Plaza property, ALCA Properties, Ltd. (ALCA). AA&A continues to invest special care to address all objectives and concerns expressed to AA&A by staff at the LARWQCB during the numerous meetings and discussions regarding the site.

INTRODUCTION AND BACKGROUND INFORMATION

This further revised work plan involves the relocation of the two proposed groundwater monitoring wells MW4 and MW5. The initial *Revised Down-Gradient Groundwater Assessment Work Plan*, dated January 21, 2014 was submitted to the LARWQCB and subsequently approved in a letter dated February 6, 2014 (attached). The scope of work included in the revised work plan involved the installation and sampling of two groundwater monitoring wells, identified as MW4 and MW5 which were proposed to be installed in the alley/pathway at the northern border of the Villa Elaine Apartments apartment complex located adjacently south of the site.

Subsequent to the approval of the revised work plan, AA&A was informed by the Villa Elaine Apartments that the footing of the foundation extends four feet beyond the building and could not be cut or underpinned. Since the approved well locations in northern alley/pathway were no longer viable locations without affecting the integrity of the Villa Elaine Apartments, a site meeting was requested with representatives of the LARWQCB to discuss alternative well locations.

On February 11, 2014, a meeting was conducted at the site. The meeting was attended by Messrs. Kwang-il Lee and Henry Jones of the LARWQCB, Meses. Julie Patten and Erin Russell of the Villa Elaine Apartments, Mr. Carl Van Quathem of ALCA Properties, Mr. Ravi Arulanantham of GeoSyntec, and Mr. Ami Adini of AA&A. During the meeting a revised scope of work was developed that is presented in this work plan.

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. Well MW4 is proposed to be installed in the vicinity of the abandoned swimming pool at the Villa Elaine Apartments at a minimum distance of 20 feet from the exterior wall of the building. Well MW5 is proposed to be installed in the sidewalk or parking lane near the northeast corner of the Villa Elaine Apartments at a minimum distance of 4 feet from the exterior wall of the building. The final location of well MW5 will be determined based on the locations of subsurface utilities and encroachment permitting requirements.
- 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. Additionally, the locations were selected so not to affect the structural integrity of the Villa Elaine Apartments.
- 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 total petroleum hydrocarbons as gasoline (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.

The purpose of MW4 is to look for tetrachloroethene (PCE) and compare the concentration to MW2. As indicated in the work plan dated January 21, 2014, it is understood that if the PCE concentrations in MW4 are not appreciably higher than the concentrations found in the up-gradient groundwater beneath the site as encountered in MW2, the Board will determine 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 issue a "No Further Action" or "NFA" letter to the Fountain-Vine Plaza property owner for that property.

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 Board 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 NFA letter involving the Fountain-Vine site. Therefore, any detection of PCE reported in samples collected from well MW5 will not affect a case closure decision for the Fountain-Vine Plaza case.

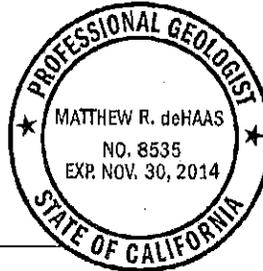
We respectfully submit and request an expedited review of this Revised Work Plan. Upon your review, if acceptable, we ask that an approval letter approving this Revised Work Plan be provided. Such approval will be confirmation of the objective stated above, i.e., if the results of the sampling event 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 no. MW4 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 regarding this work plan, please contact us at (818) 824-8102.

Respectfully submitted,

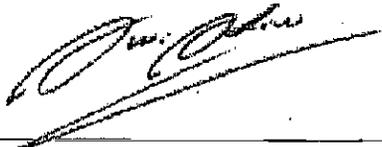
AMI ADINI & ASSOCIATES, INC.

This *Further 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

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.

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

Attachments:

Attachment A: Figures 1 through 4

Figure 1 – Site Vicinity Map

Figure 2 – Site Map with PCE Plume in Groundwater

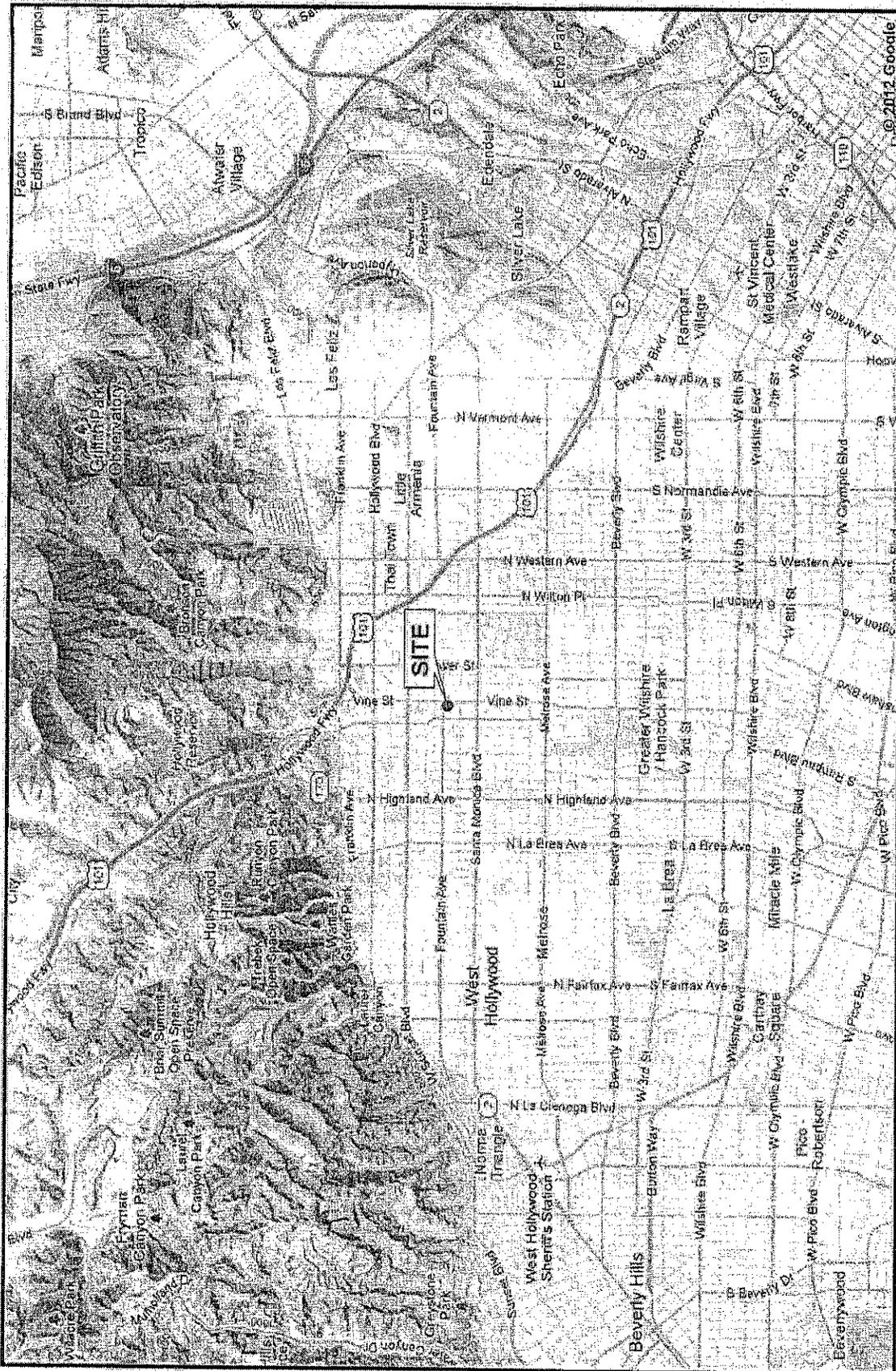
Figure 3 – Proposed Monitoring Well Location Map

Figure 4 – Well Construction Diagram

Attachment B: LARWQCB Correspondence dated December 18, 2013

ATTACHMENT A

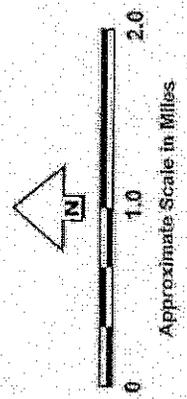
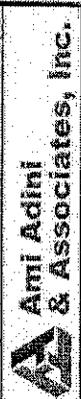
Figures 1 through 4



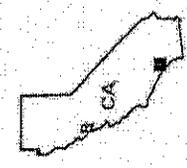
© 2012 Google

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



Approximate Scale in Miles



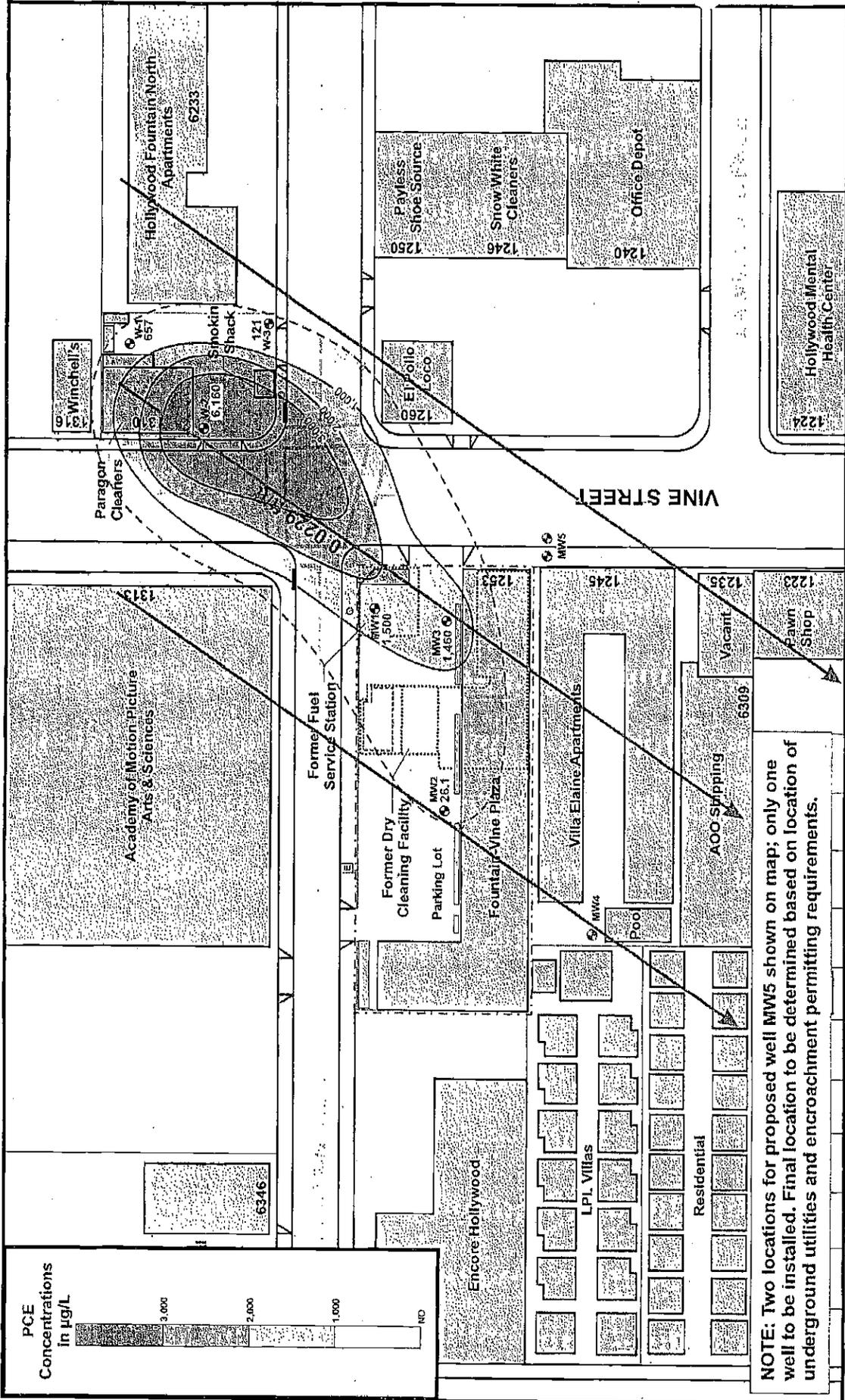


Figure 2: Site Map with PCE Plume in Groundwater - 4/16/13
Fountain-Vine Plaza
 1253 Vine Street

Los Angeles, California 90028
 DRAWN BY: LW/MRd DATE: February 2014 PROJECT: Fountain-Vine.p01

Ami Adini & Associates, Inc.

LEGEND

- Dry cleaning facility (AEI 2008)
- Property line
- Storm drain
- Underground electrical distribution vault
- Municipal water hydrant

NOTE: Two locations for proposed well MW5 shown on map; only one well to be installed. Final location to be determined based on location of underground utilities and encroachment permitting requirements.

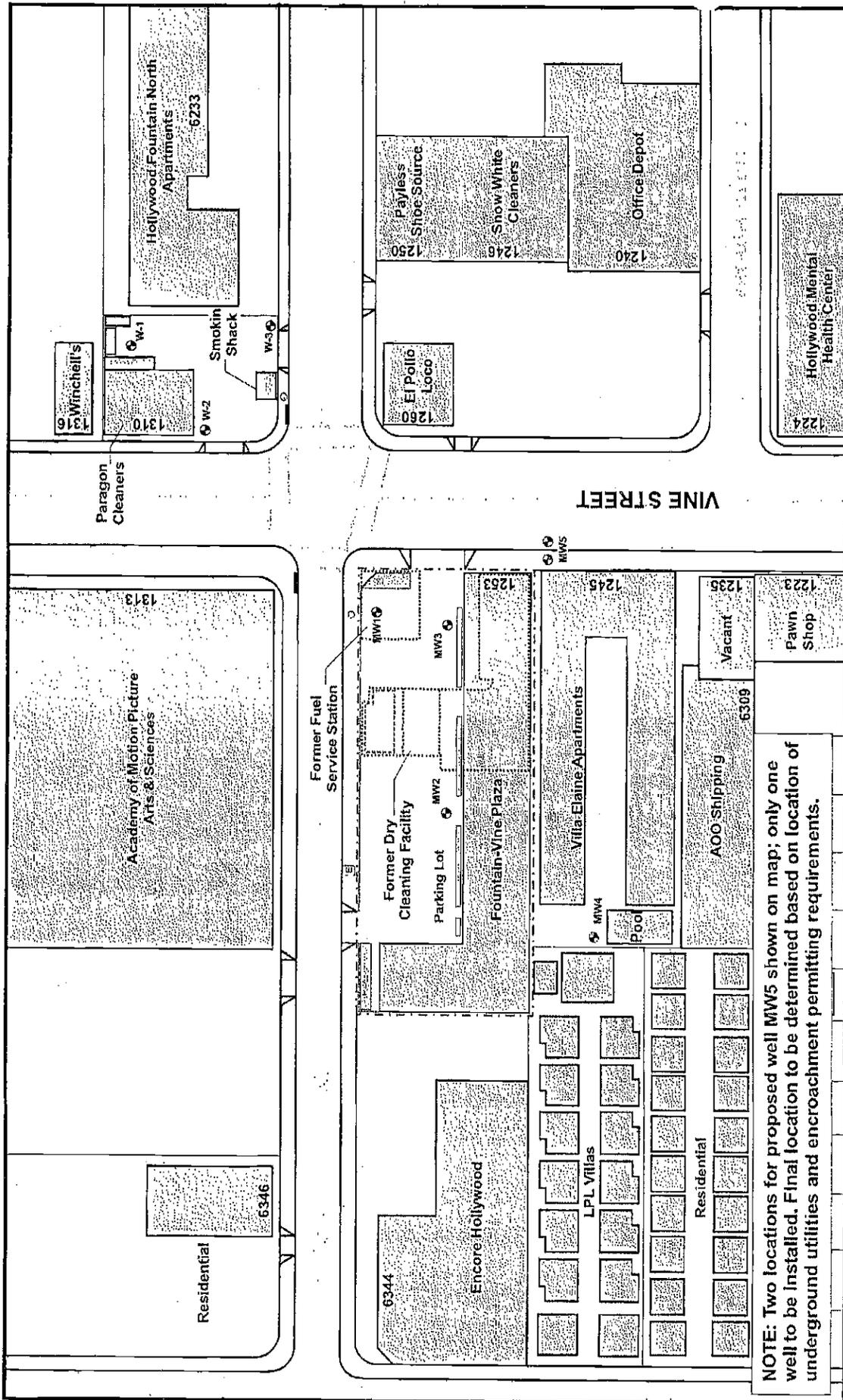
Former structure on-site (fuel service station and dry cleaning facility)

MW1 To MW3: Existing groundwater monitoring wells (AA&A, 04/2013)

MW4 to MW5: Proposed off-site groundwater monitoring wells

6,150 PCE Concentration in groundwater in micrograms per liter (µg/L)

Revised - New Well Locations



NOTE: Two locations for proposed well MW5 shown on map; only one well to be installed. Final location to be determined based on location of underground utilities and encroachment permitting requirements.

LEGEND

- Dry cleaning facility (AEI 2005)
- - - 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



Figure 3: Proposed Monitoring Well Location Map

Fountain-Vine Plaza
1253 Vine Street

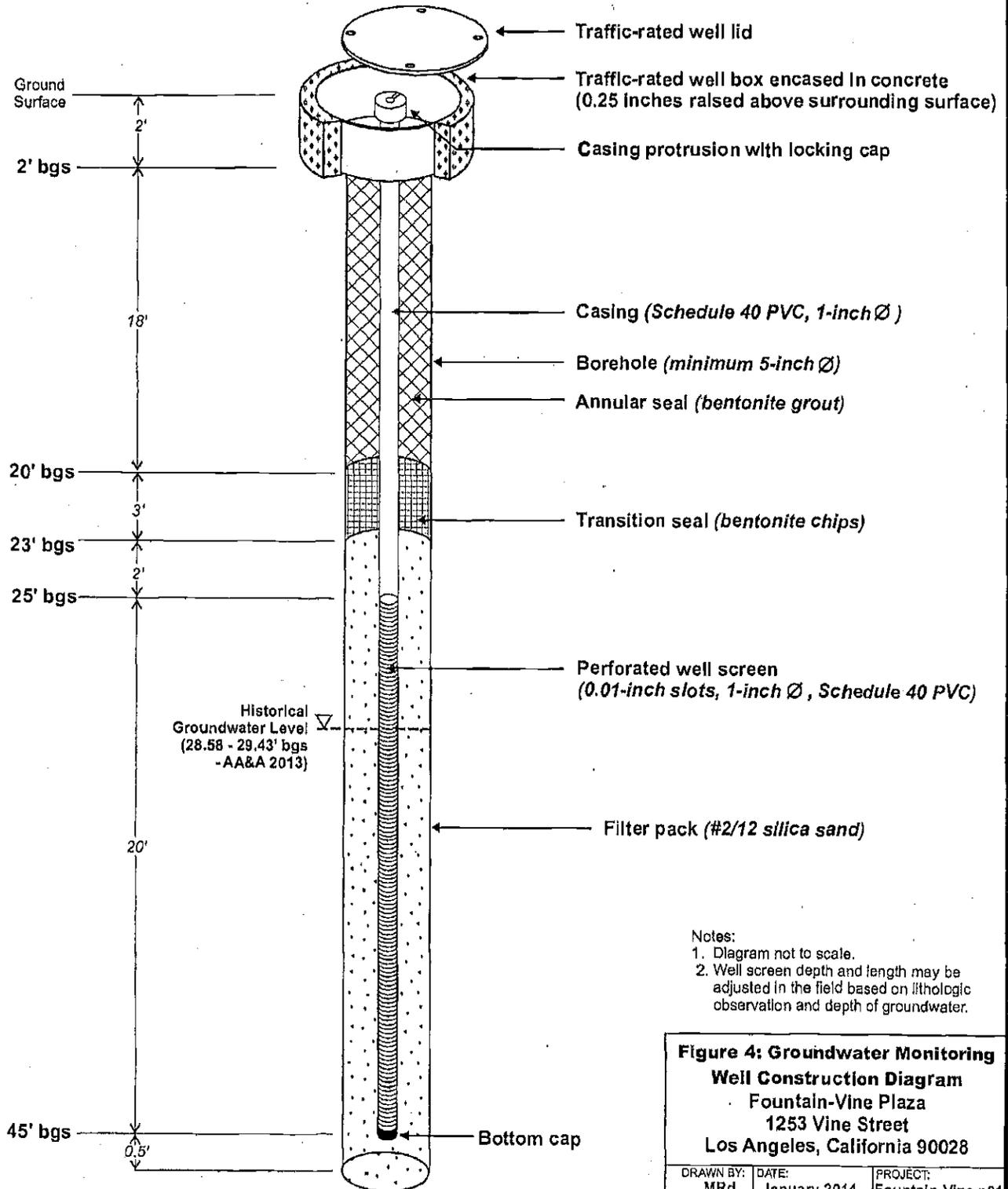
Los Angeles, California 90028

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

Armi Adini & Associates, Inc.

Revised - New Well Locations

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



**Ami Adini
& Associates, Inc.**

*Further Revised Down-Gradient Groundwater Assessment Work Plan
Fountain-Vine Plaza, 1253 Vine Street, Los Angeles, California 90028
February 12, 2014*

ATTACHMENT B

LARWQCB Correspondence



EDMUND G. BROWN JR.
GOVERNOR

MATTHEW RODRIGUEZ
SECRETARY FOR
ENVIRONMENTAL PROTECTION

Los Angeles Regional Water Quality Control Board

February 6, 2014

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

**SUBJECT: APPROVAL OF REVISED 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.

On December 18, 2013, the Regional Board approved a work plan for additional groundwater assessment to assess groundwater impacts down-gradient of the site. And on December 24, 2013, the Regional Board requested access to 1245 Vine Street in the City of Los Angeles (the Villa Elaine Apartments) for a groundwater investigation. The Regional Board met with Ms. Julia Jones Patten of the Villa Elaine Apartments and Ami Adini of Ami Adini & Associates on January 10, 2014, to discuss the installation of groundwater monitoring wells at the Villa Elaine Apartments.

During the January 10, 2014 meeting, Ms. Patten raised concerns over the myriad of unmapped subsurface utilities crisscrossing the central courtyard, where the groundwater monitoring wells had been proposed. She further indicated that the building had a historical site designation (City of Los Angeles Designated Historic - Cultural Monument No. 675). Since the building dates back to the early 1900's, and is constructed of bricks and mortar, it is highly sensitive to vibrations. In addition, Ms. Patten indicated that the tenants were largely comprised of elderly long-term residents, scriptwriters who work or sleep in their domiciles during the day, and a pregnant woman, whom she believes are all highly sensitive to noise, fumes, and disturbances. Based on Ms. Patten's concerns, a consensus was made that the groundwater monitoring wells would be relocated to the northern alley, as the northern alley would reduce the amount of tenants affected by the proposed field operations and that data obtained from groundwater in the northern alley would still be valid for the investigation. Since the northern alley was closer to the source area, and since two of the groundwater monitoring wells could be located less than

MARIA MEHRANIAN, CHAIR | SAMUEL UNGER, EXECUTIVE OFFICER

320 West 4th St., Suite 200, Los Angeles, CA 90013 | www.waterboards.ca.gov/losangeles

forty feet apart, Mr. Adini proposed the installation of two groundwater monitoring wells, as opposed to the initial three, to reduce a possible duplication of work and data. As a result of this meeting, a revised work plan (*Revised Down-Gradient Assessment Work Plan*, dated January 21, 2014) was submitted to the Regional Board.

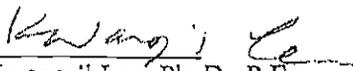
The work plan proposes the installation of two (2) groundwater monitoring wells (MW-4 and MW-5) located within the Villa Elaine apartment complex, immediately south of the site (Figure 1). Groundwater will then be sampled from eight (8) groundwater monitoring wells located at the site, at the Villa Elaine 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).

On January 28, 2014, Mr. Ami Adini informed the Regional Board that the work plan may be further revised based on structural information that is being provided to him by Ms. Patten. Since the Villa Elaine Apartments is a historical site, there are some restrictions to drilling. If the location of the groundwater monitoring wells, or the number of the groundwater monitoring wells are modified beyond what has been indicated in the work plan, then you shall inform the Regional Board and get written approval from the Regional Board before you begin installing the groundwater monitoring wells.

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 electronically to the Regional Board documenting the installation of the groundwater monitoring wells by **April 15, 2014**. A groundwater monitoring report shall be submitted with the technical report and shall include an analysis of the data obtained from the eight 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)
Ms. Julie Jones Patten, Villa Elaine Apartments (juliejonespatten@hotmail.com)

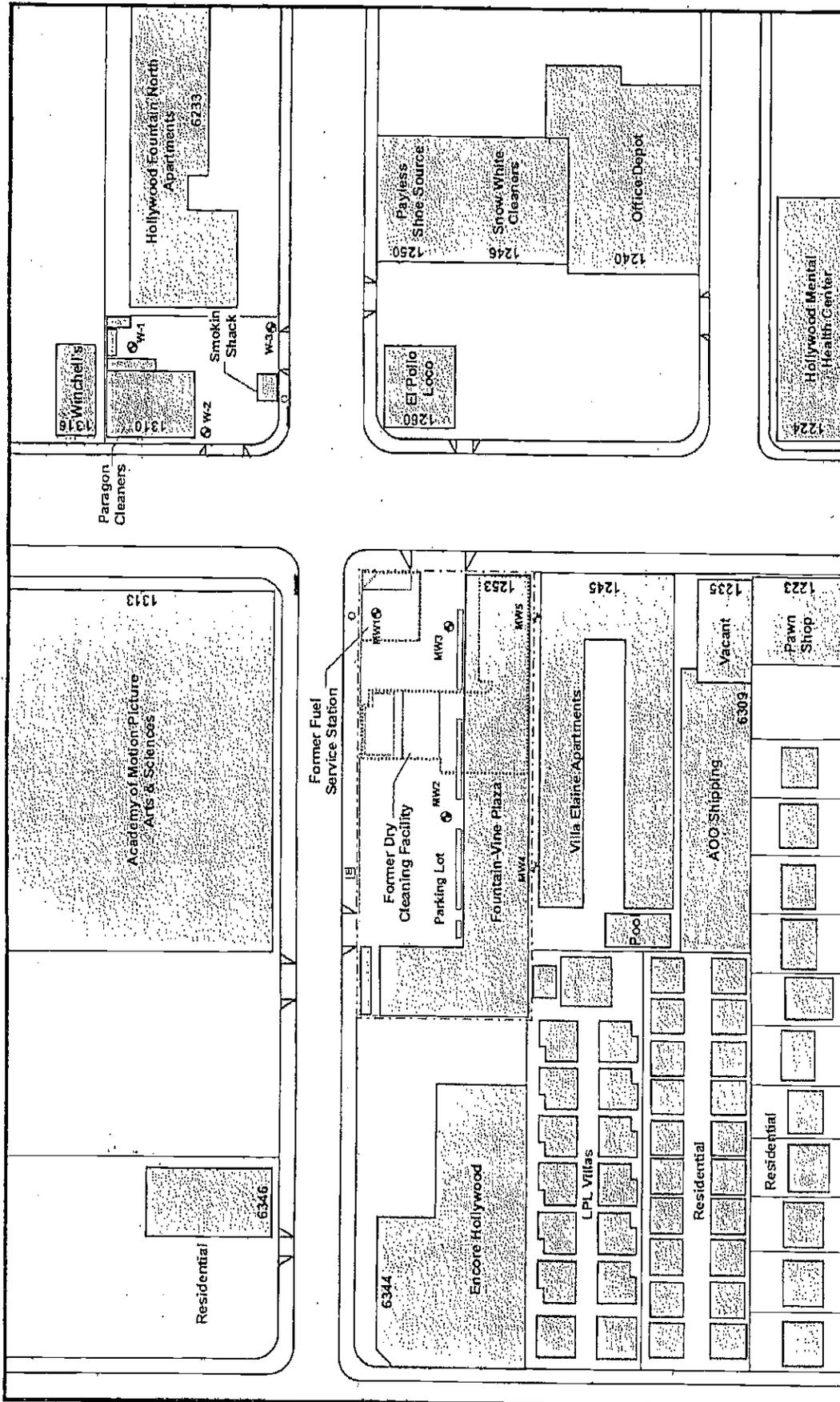
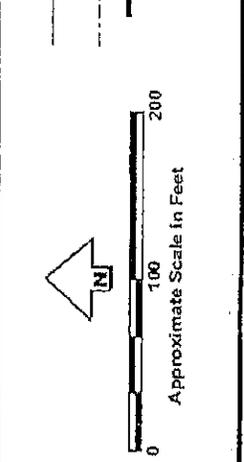


Figure X: Proposed Monitoring Well Location Map
 Fountain-Vine Plaza
 1253 Vine Street
 Los Angeles, California 90028
 DRAWN BY: LW/MRD DATE: January 2014 PROJECT: Fountain-Vine.p01

Former structure on-site (fuel service station and dry cleaning facility)
 MW1 to MW3: Existing groundwater monitoring wells (AA&A, 042013)
 MW4 to MW6: Proposed off-site groundwater monitoring wells

- Dry cleaning facility (AEI 2006)
- Property line
- Storm drain
- ▣ Underground electrical distribution vault
- Municipal water hydrant

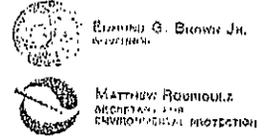
LEGEND



Revised - New Well Locations

Ami Adini & Associates, Inc.

Exhibit “7”



Los Angeles Regional Water Quality Control Board

March 3, 2014

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

**SUBJECT: RESPONSE TO A REQUEST FOR THE FURTHER REVISED WORK PLAN
EMAILED ON FEBRUARY 18, 2014**

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

Dear Mr. Quathem:

On February 6, 2014, California Regional Water Quality Control Board, Los Angeles Region (Regional Board) staff approved your revised work plan titled *Revised Down-Gradient Assessment Work Plan*, dated January 21, 2014, which Ami Adini & Associates, Inc. has prepared on your behalf. The revised work plan is intended to change a down-gradient groundwater monitoring plan specified in your original work plan dated December 9, 2013; Regional Board staff approved the original work plan on December 18, 2013.

However, you informed us that there is a physical access problem for the proposed two well locations. On February 11, 2014, Regional Board staff, Mr. Henry Jones and Dr. Kwang Lee, made a site visit and met with you, your consultants including Dr. Ravi Arulanantham of Geosyntec, and Ms. Julia Jones Patten of the Villa Elaine Apartments. During the site visit, staff agreed with the re-locations of two groundwater monitoring wells.

On February 18, 2014, your consultant, Ami Adini & Associates, Inc. emailed another revised work plan titled *Further Revised Down-Gradient Assessment Work Plan*, dated February 12, 2014, to me, and asserted that on February 13, 2014, the revised work plan was uploaded to GeoTracker per a direction of staff although staff only requested a figure showing relocated well positions.

As of March 3, 2014, we do not find evidence showing that your consultant uploaded the February 12, 2014, work plan to GeoTracker. Based on information submitted, and on the information in the case file, we have determined that another review of the February 12, 2014, work plan is not necessary.

A technical report documenting implementation of the work plan (as we approved on February 6, 2014) and a figure showing two newly relocated wells shall be submitted to the Regional Board by April 30, 2014; the due date for the report was April 15, 2014. The report shall include an analysis of the data obtained from the eight groundwater monitoring wells.

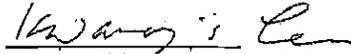
Mr. Carl Van Quathem
ALSA Properties, Ltd.

- 2 -

March 3, 2014

If you have any questions regarding this project, please contact me at (213) 576-6734 or klee@waterboards.ca.gov

Sincerely,



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

Electronic Copies:

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

Exhibit “8”



200 St. Charles Ave. • New Orleans, LA 70130
Return Service Requested

GUNO 140122-00592-0001



000692 0.3770 MB 0.405
ALCA PROPERTIES LTD
11366 NUTMEG AVENUE
LOS ANGELES, CA 90086-8002

TRO0004

LOAN: 26104

AS OF: 01/21/14

* LOAN MATURITY NOTICE *

PAGE 1

LOAN TYPE:	COMML R/E	MATURITY DATE:	02/05/14
PRINCIPAL BALANCE:	[REDACTED]	ORIGINAL LOAN DATE:	02/05/06
CURRENT RATE:	4.5000	ORIGINAL LOAN AMOUNT:	[REDACTED]
INTEREST THRU 01/21/14:	[REDACTED]	INTEREST PAID 2014:	[REDACTED]
ONE DAY'S INTEREST:	[REDACTED]		
COLLATERAL/PROPERTY:	1253 N VINE STREET, LOS ANGELES, CA 90038		
	DATE PAYMENT DUE:		02/05/14
	PRINCIPAL DUE:		[REDACTED]
	INTEREST DUE:		[REDACTED]
	TOTAL AMOUNT DUE:		[REDACTED]

GULF-LN330000.000-20

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ALCA PROPERTIES LTD
11356 NUTMEG AVENUE
LOS ANGELES CA 90066

PRINCIPAL DUE: [REDACTED]
INTEREST DUE: [REDACTED]
TOTAL AMOUNT DUE: [REDACTED]

AMOUNT ENCLOSED: \$ _____

DATE PAYMENT DUE: 02/05/14
LOAN TYPE: COMML R/E
LOAN NUMBER: 26104
PAYOFF PAYMENT T/C: 385

GULF COAST BANK AND TRUST CO
200 ST CHARLES AVE
NEW ORLEANS, LA 70130



**GULF COAST BANK
& Trust Company**

GULF COAST BANK & TRUST COMPANY
NOTE EXTENSION AGREEMENT

DATE: December 11, 2013

BORROWER NAME: ALCA Properties, LTD.

Note #: 26104

Without novation, I hereby acknowledge that this promissory note payable to Gulf Coast Bank & Trust Company is unpaid. I agree that this promissory note will bear interest on:

(X) the outstanding principal balance of [REDACTED] at a current rate of [REDACTED] adjusting Daily with Wall Street Journal Prime plus 0.5000%; Floor Rate 4.50%; Ceiling Rate 12.95%. My promissory note will be payable on demand, principal and interest will be payable monthly in the amount of [REDACTED], but if no demand, then on February 5, 2014.

This is not considered to be a novation but merely a renewal and/or extension of presently existing indebtedness, subject to any payment changes resulting from changes in the index.

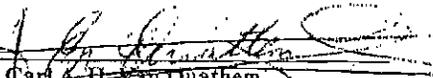
LATE CHARGES: If I fail to make any installment payment within ten (15) days of when due, I agree to pay a late charge of 5%, with a minimum late charge of \$ 50.00, of each delinquent payment amount.

In consideration for this note extension, the undersigned release, discharge, and hold harmless Gulf Coast Bank & Trust Company and all of its officers, directors, shareholders, employees, representatives, attorneys, agents, subsidiaries, successors, and assigns from any and all claims, actions, causes of action, obligations or liabilities of every nature and kind whatsoever, at law or in equity, whether known or unknown that the undersigned have or may have against any of them.

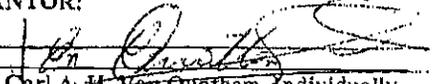
All other terms of the promissory note shall remain in force and effect, including any security agreement securing this note.

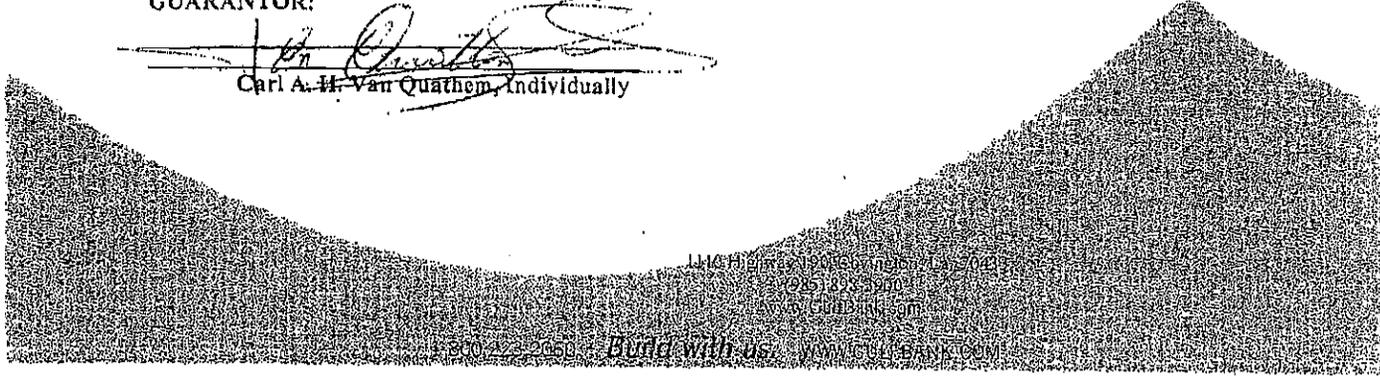
BORROWER:

ALCA PROPERTIES, LTD.

By: 
Carl A. H. Van Quathem,
General Partner of ALCA Properties, LTD.

GUARANTOR:


Carl A. H. Van Quathem, Individually



1110 Highway 19A, Gulf Breeze, FL 32561
904.233.3300
www.gulfcoastbank.com



200 St. Charles Ave. • New Orleans, LA 70130
Return Service Requested

GUNO 131121-00241-0001



00241 0.3770 WCL0001
ALCA PROPERTIES LTD
11356 NUTMEG AVENUE
LOS-ANGELES, CA 90066-6002

LOAN: 26104

AS OF: 11/20/13

* LOAN MATURITY NOTICE *

PAGE 1

GULF-IN330000.000-20

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INTEREST THRU 11/20/13:	[REDACTED]	INTEREST PAID 2013:	[REDACTED]
ONE DAY'S INTEREST:	[REDACTED]		
COLLATERAL/PROPERTY:	1253 N VINE STREET,	LOS ANGELES, CA 90038	
	DATE PAYMENT DUE:	12/05/13	
	PRINCIPAL DUE:	[REDACTED]	
	INTEREST DUE:	[REDACTED]	
	TOTAL AMOUNT DUE:	[REDACTED]	

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ALCA PROPERTIES LTD
11356 NUTMEG AVENUE
LOS ANGELES CA 90066

PRINCIPAL DUE: [REDACTED]
INTEREST DUE: [REDACTED]
TOTAL AMOUNT DUE: [REDACTED]

AMOUNT ENCLOSED: \$ _____

DATE PAYMENT DUE: 12/05/13
LOAN TYPE: COMML R/E
LOAN NUMBER: 26104
PAYOFF PAYMENT T/C: 385

GULF COAST BANK AND TRUST CO
200 ST CHARLES AVE
NEW ORLEANS, LA 70130



GULF COAST BANK & Trust Company

GULF COAST BANK & TRUST COMPANY NOTE EXTENSION AGREEMENT

DATE: October 5, 2013
BORROWER NAME: ALCA PROPERTIES, LTD.
Note #: 26104

Without novation, I hereby acknowledge that this promissory note payable to Gulf Coast Bank & Trust Company is unpaid. I agree that this promissory note will bear interest on:

(X) the outstanding principal balance of [REDACTED] at a current rate of [REDACTED] adjusting Daily with Wall Street Journal Prime plus 0.5000%; Floor Rate 4.50%; Ceiling Rate 12.95%. My promissory note will be payable on demand, principal and interest will be payable monthly in the amount of [REDACTED] but if no demand, then on December 5, 2013.

This is not considered to be a novation but merely a renewal and/or extension of presently existing indebtedness, subject to any payment changes resulting from changes in the index.

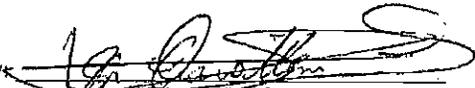
LATE CHARGES: If I fail to make any installment payment within ten (15) days of when due, I agree to pay a late charge of 5%, with a minimum late charge of \$ 50.00, of each delinquent payment amount.

In consideration for this note extension, the undersigned release, discharge, and hold harmless Gulf Coast Bank & Trust Company and all of its officers, directors, shareholders, employees, representatives, attorneys, agents, subsidiaries, successors, and assigns from any and all claims, actions, causes of action, obligations or liabilities of every nature and kind whatsoever, at law or in equity, whether known or unknown that the undersigned have or may have against any of them.

All other terms of the promissory note shall remain in force and effect, including any security agreement securing this note.

BORROWER:

ALCA PROPERTIES, LTD.

By: 
Carl A. H. Van Quathem,
General Partner of ALCA Properties, LTD.

GUARANTOR:

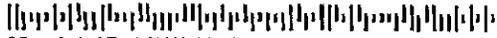

Carl A. H. Van Quathem, Individually

1110 Highway 100, Suite 1000, Gulfport, MS 39503
201-892-9900
www.gulfcoastbank.com



200 St. Charles Ave. • New Orleans, LA 70130
Return Service Requested

GUNO 130923-00452-0001



00452 0.3770 WCL0001
ALCA PROPERTIES LTD
11356 NUTMEG AVENUE
LOS ANGELES, CA 90066-6002

LOAN: 26104

AS OF: 09/20/13

* LOAN MATURITY NOTICE *

PAGE 1

GULF-LN330000.000-20

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INTEREST THRU 09/22/13:	[REDACTED]	INTEREST PAID 2013:	[REDACTED]
ONE DAY'S INTEREST:	[REDACTED]		
COLLATERAL/PROPERTY:	1253 N VINE STREET, LOS ANGELES, CA 90038		
	DATE PAYMENT DUE:		10/05/13
	PRINCIPAL DUE:		[REDACTED]
	INTEREST DUE:		[REDACTED]
	TOTAL AMOUNT DUE:		[REDACTED]

* * PLEASE RETURN THIS PORTION WITH YOUR PAYMENT * *

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ALCA PROPERTIES LTD
11356 NUTMEG AVENUE
LOS ANGELES CA 90066

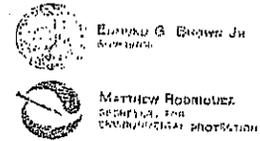
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INTEREST DUE: [REDACTED]
TOTAL AMOUNT DUE: [REDACTED]

AMOUNT ENCLOSED: \$ _____

DATE PAYMENT DUE: 10/05/13
LOAN TYPE: COMML R/E
LOAN NUMBER: 26104
PAYOFF PAYMENT T/C: 385

GULF COAST BANK AND TRUST CO
200 ST CHARLES AVE
NEW ORLEANS, LA 70130

Exhibit “11”



Los Angeles Regional Water Quality Control Board

March 3, 2014

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

**SUBJECT: RESPONSE TO A REQUEST FOR THE FURTHER REVISED WORK PLAN
EMAILED ON FEBRUARY 18, 2014**

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

Dear Mr. Quathem:

On February 6, 2014, California Regional Water Quality Control Board, Los Angeles Region (Regional Board) staff approved your revised work plan titled *Revised Down-Gradient Assessment Work Plan*, dated January 21, 2014, which Ami Adini & Associates, Inc. has prepared on your behalf. The revised work plan is intended to change a down-gradient groundwater monitoring plan specified in your original work plan dated December 9, 2013; Regional Board staff approved the original work plan on December 18, 2013.

However, you informed us that there is a physical access problem for the proposed two well locations. On February 11, 2014, Regional Board staff, Mr. Henry Jones and Dr. Kwang Lee, made a site visit and met with you, your consultants including Dr. Ravi Arulanantham of Geosyntec, and Ms. Julia Jones Patten of the Villa Elaine Apartments. During the site visit, staff agreed with the re-locations of two groundwater monitoring wells.

On February 18, 2014, your consultant, Ami Adini & Associates, Inc. emailed another revised work plan titled *Further Revised Down-Gradient Assessment Work Plan*, dated February 12, 2014, to me, and asserted that on February 13, 2014, the revised work plan was uploaded to GeoTracker per a direction of staff although staff only requested a figure showing relocated well positions.

As of March 3, 2014, we do not find evidence showing that your consultant uploaded the February 12, 2014, work plan to GeoTracker. Based on information submitted, and on the information in the case file, we have determined that another review of the February 12, 2014, work plan is not necessary.

A technical report documenting implementation of the work plan (as we approved on February 6, 2014) and a figure showing two newly relocated wells shall be submitted to the Regional Board by April 30, 2014; the due date for the report was April 15, 2014. The report shall include an analysis of the data obtained from the eight groundwater monitoring wells.

CHARLES STROUDER, CHAIR | SAMUEL URBAN, EXECUTIVE DIRECTOR

320 West 4th St., Suite 200, Los Angeles, CA 90013 | www.waterboards.ca.gov/losangeles

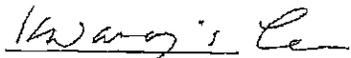
Mr. Carl Van Quathem
ALSA Properties, Ltd.

- 2 -

March 3, 2014

If you have any questions regarding this project, please contact me at (213) 576-6734 or klee@waterboards.ca.gov

Sincerely,



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

Electronic Copies:

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

Exhibit “12”

April 22, 2014

**VIA ELECTRONIC MAIL &
OVERNITE EXPRESS**

Samuel Unger
Executive Officer
Los Angeles Regional Water Quality Control Board
320 W. 4th Street, Suite 200
Los Angeles, CA 90013
sunger@waterboards.ca.gov

Re: 1253 N. Vine Street, Hollywood, CA (Fountain-Vine Plaza) and 1300-1310 Vine Street, Hollywood, CA (Paragon Cleaners) - Request for Approval of Workplan or Alternatively, Issuance of No Further Action Letter For Fountain-Vine Plaza

Dear Mr. Unger:

As you know from our prior correspondence to you of July 23, 2013, and two subsequent meetings with you and your staff on September 9 and 19, 2013, this office represents ALCA Properties, Ltd., a California limited partnership ("ALCA"), and the owner of the Fountain-Vine Plaza Property located at 1253 N. Vine Street, Hollywood, CA ("Fountain-Vine Property" or "Site"). The purpose of this letter is to once again request your assistance in moving this project forward, and in particular, in reviewing and approving a Workplan submitted to your office regarding the Site dated February 12, 2014, or alternatively, for the issuance of a No Further Action Letter for the Fountain-Vine Plaza Property at this time. Without some action on your part in resolving this matter, ALCA will be left with no alternative other than to seek relief through the formal administrative petition process under California Water Code section 13320.

As originally discussed in my letter to you of July 23, 2013 (Exhibit "1", hereto, excluding exhibits), ALCA has been attempting to obtain a No Further Action ("NFA") or Closure Letter from your office for the subject Site since 2006, but has been unable to do so (as explained in my July 23 letter to you) initially because of your staff's disinterest in the Site, and thereafter, because of arbitrary demands by your staff for needless assessment work at the Site.

Since my letter to you of July 23, ALCA and its consultants participated in two meetings (on September 9 and 19, 2013) with you, your staff and this office, in an attempt to finally resolve this matter. During the second of these meetings, we specifically discussed and appeared to have reached an agreement on a path towards obtaining the NFA/Closure letter. The agreement involved ALCA conducting additional assessment work, primarily the installation of monitoring wells, to be worked out with your staff, and if the results of this work further

Samuel Unger
April 22, 2014
Page 2

confirmed the Site was not adding appreciable levels of the contaminants of concern to the groundwater to justify any further action at the Site, that the NFA/Closure letter would be issued. You explained that the actual language on the objective of the additional assessment would be subject to your review, but agreement was reached on the purpose of the additional work, with the understanding that ALCA's consultants were already of the opinion that the existing data at the time was more than sufficient to justify the issuance of the NFA/Closure letter.

In short, at the September 19, 2013 meeting, ALCA was advised that if it proceeded forward with the agreed-upon assessment work, to be determined by subsequent technical discussions with your staff, that the NFA/Closure letter would be issued if the results of that additional work further confirmed the Site was not a sufficient source of contribution to the groundwater to justify further action by ALCA.

Subsequent to our September 19, 2013 meeting, discussions and dialogue occurred between your staff and ALCA consultants and representatives. Those discussions resulted initially in the submission of a Workplan dated December 9, 2013. (Exhibit "2" hereto.) The Workplan provided for the installation of three (3) groundwater monitoring wells on the adjacent southerly property located at 1245 Vine Street, Hollywood, CA and known as the Villa Elaine Apartment Complex. Its stated objective was as follows:

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. ...

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. (Exhibit "2," p. 2, emphasis added.)

The Workplan was approved by your staff by letter dated December 18, 2013. (Exhibit "3" hereto.) Unfortunately, however, the work never proceeded, and the December 9, 2013 Workplan was required to be revised in light of objections to the work by the owner of the Villa Elaine Property to the location of the three (3) proposed wells, and said owner's refusal to sign an access agreement.

Because of these objections, a new Workplan dated January 21, 2014, was submitted to the Regional Board, as a "Revised" Workplan for the installation of the three (3) wells, but with

Samuel Unger
April 22, 2014
Page 3

the well locations being moved to the alleyway located between the buildings on the Fountain-Vine and Villa Elaine Properties. (A copy of the January 21, 2014 Workplan is enclosed herewith as Exhibit "4".) Similar to the December 9, 2013 Workplan, according to the January 21 Workplan:

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. ...

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. (Exhibit "4," p. 2, emphasis added.)

The January 21, 2014 Workplan was also approved by your staff, by letter dated February 6, 2014. (Exhibit "5" hereto.) The February 6, 2014 approval references the expressed concerns of the Villa Elaine Property Owner over the prior locations of the previously proposed monitoring wells in the central courtyard on said property. However, in spite of what appeared to have been agreement on the part of the owner of the Villa Elaine Property to the new proposed well locations (for the wells to be installed in the alleyway), newly raised objections were made by said owner to locating the wells between the two buildings, primarily because of concerns over vibrations from the installation of the wells in close proximity to the walls of the Villa Elaine Apartment building.

For this reason, ALCA representatives,¹ along with representatives of the Villa Elaine Property, and Messrs. Lee and Jones of your office, met at the Villa Elaine Property on February 11, 2014. At that time, after a site walk of the Villa Elaine Property and lengthy discussion amongst the participants, two alternative well locations were then selected for the placement of the proposed groundwater monitoring wells.

With the agreement on the new well locations, a Further Revised Workplan dated February 12, 2014, was prepared by Ami Adini's office and submitted to the Regional Board for review and approval. (A copy of the February 12, 2014 Workplan is attached hereto and marked as Exhibit "6".) Yet, for reasons that remain unclear, although this Workplan was submitted

¹ The ALCA representatives included Ravi Arulanantham, Principal, Geosyntec Consultants; Ami Adini, Principal, Ami Adini & Associates, and Carl Van Quathem, ALCA Properties, Ltd.

Samuel Unger
April 22, 2014
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over two months ago, and in spite of the many hours and expense that has taken the parties to this point, to date, your office has refused to approval this Further Revised Workplan. Rather than approve said Workplan, your office sent a letter dated March 3, 2014. (Exhibit "7" hereto). The letter advises ALCa of our staff's prior approval of the January 21, 2014 Workplan, acknowledges the February 11, 2014 site walk attended by Messrs. Jones and Lee of your staff, acknowledges receipt of the Further Revised February 12, 2014 Workplan, and then concludes, without explanation, that staff has "*determined that another review of the February 12, 2014 Workplan is not necessary.*" (Exhibit "7," p. 1.)

The March 3rd letter goes on to request that a technical report be submitted documenting implementation of the *February 6, 2014 Workplan*, along that "a figure showing two newly relocated wells shall be submitted to the Regional Board by April 30, 2014." (See Exhibit "7," p. 1.) No explanation was provided in the March 3, 2014 letter as to why the February 12, 2014 Workplan was not being reviewed and approved.

In spite of the two prior approvals of the December 9, 2013 and the January 21, 2014 Workplans, your staff has refused to review and approve the Further Revised Workplan dated February 12, 2014. In fact, it is over two months since the further revised Workplan was submitted to your office for review and approval, and despite numerous phone conversations with staff from your office, including conversations with both Kwang-Il Lee and Arthur Heath, the February 12, 2014 Workplan remains pending with your office.

In discussions with your staff subsequent to the March 3, 2014 letter, your staff, particularly Kwang-Il Lee, expressed concerns with providing the requested NFA/Closure Letter at this time, should the results of the sampling meet the objective described in the February 12, 2014 Workplan, albeit he did not articulate the reasons for his being unwilling to issue the NFA/Closure letter should the results of the work merit the same.

Your staff's refusal to review and provide the necessary approval of the February 12, 2014 Workplan, after this Workplan has been being pending for over two months, is concerning in and of itself, but alarming when understanding the background of this Site as well as your offices inaction over the last eight (8) years. It is particularly arbitrary on your staff's part to refuse to grant an NFA/Closure Letter if the results of the further revised Workplan come back as our consultants anticipate they will, and as described in the objective provided in the Workplan.

Accordingly, in light of: (1) the eight (8) years this matter has been pending before your office; (2) the considerable data that currently exists showing that this Site should have long since been closed; (3) the considerable time, funds and effort expended over the past two years with your staff in obtaining your office's agreement on the Workplan and the stated therein, *i.e.*, to further show that the levels of contamination in soil and groundwater from prior operations at the Fountain-Vine Property, are not of a sufficient quantity to justify further action regarding

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said property; and (4) the many months of discussion that have occurred with your staff over the well locations, and access issues concerning the adjacent Villa Elaine Apartment property for each of the three Workplans, specifically the initial Workplan dated December 9, 2013, the revised Workplans dated January 21, 2014, and the further revised Workplan dated February 12, 2014; to refuse, at this time, to approve the Further Revised Workplan and to allow for the issuance of the NFA/Closure letter should the results support the same, are actions that are entirely arbitrary and capricious, and are not actions that are in any supported by any evidence in the record.

At this time, ALCA is hereby requesting that your office review and provide the appropriate approval of the Further Revised Workplan as soon as possible, so that this work may proceed without delay, and the NFA/Closure letter obtained. Without the issuance of the NFA/Closure letter, the owner of the Fountain-Vine property will continue to be damaged as it is unable to move forward with the refinancing of the Fountain-Vine Property.² Alternatively, if your office is unwilling to review and approve the Further Revised Workplan, in spite of the lengthy history and work that has gone into its preparation, both with your office and with the Villa Elaine Property owner, ALCA is hereby requesting a meeting with your office as soon as possible to finally resolve all outstanding issues involving Further Revised Workplan and to allow for its implementation. As you likely know, one of ALCA's consultants is located in Oakland (Dr. Arulanantham with Geosyntec Consultants), but he will make himself available for a meeting at your office either on April 24 or 28, 2014, if such a meeting is necessary in order to move this project forward.

Finally, please recognize that, given the amount of time and effort that has gone into working with your office in attempting to obtain the desired approval, and the entirely arbitrary actions on the part of your office both in refusing to grant the NFA/Closure Letter as previously requested, and now in refusing to work with ALCA in good faith to allow the requested work to move forward so as to obtain the NFA/Closure Letter, if the proposed Workplan (at the well locations already agreed to by your office) is not approved and the work allowed to proceed in a timely fashion at this time, or alternatively, if the NFA/Closure Letter is not simply issued (as previously requested on the data already generated showing the lack of substantive impacts to the environment from operations on the subject property), ALCA will have no alternative other than to seek review of your office's actions/inactions in this regard, through the administrative petition process set forth under Water Code section 13320 *et. seq.*

² On February 11, 2014 during the walkthrough with your staff at the Villa Elaine property, Mr. Carl Van Quathem, a representative of ALCA, provided copies of documentation to Mr. Lee confirming that ALCA has continued to have had to obtain short term extensions on the date its balloon payment must be paid under ALCA's exiting deed of trust and promissory note on the Fountain Vine property. The documents provided to Mr. Lee are enclosed herewith and marked collectively as Exhibit "8."

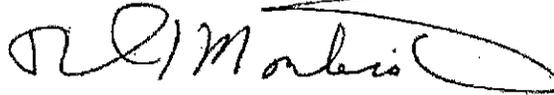
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Please further be advised that if ALCA is forced to file a petition for review of your office's actions/inactions, as indicated in my letter to you of July 23, 2013, it will similarly seek review of your office's simultaneous refusal to take any enforcement action against the upgradient Paragon Cleaners responsible parties, and in particular, will request that the State Water Resources Control Board ("State Board") issue a cleanup and abatement order against the Paragon Cleaner responsible parties (for all of the reasons set forth in my July 23 correspondence to you).

If you have any questions with respect to the above or the enclosed please do not hesitate to contact the undersigned. We look forward to your office's response and to resolving this matter without further delay, but if we receive no response to this letter within thirty (30) days, ALCA will need to push forward to have these issues addressed by the State Board, as ALCA has no other means of resolving the issues at this point in time. Thank you.

Respectfully submitted,

RUTAN & TUCKER, LLP



Richard Montevideo

RM:paj

Enclosures:

Exhibit List
Exhibits "1" thru "8"

cc: Mr. Carl Van Quathem, ALCA Properties, Ltd. (w/o exhibits)
Ami Adini, Ami Adini & Associates, Inc. (w/o exhibits)
Ravi Arulanantham, Ph.D, Principal, Geosyntec Consultants (w/o exhibits)

Exhibit "1"

July 23, 2013

**VIA ELECTRONIC MAIL &
OVERNITE EXPRESS**

Samuel Unger
Executive Officer
Los Angeles Regional Water Quality Control Board
320 W. 4th Street, Suite 200
Los Angeles, CA 90013

Re: 1253 N. Vine Street, Hollywood, CA (Fountain-Vine Plaza) and 1300-1310 Vine Street, Hollywood, CA (Paragon Cleaners) - Request for No Further Action Letter For Fountain-Vine Plaza or, in the Alternative, Issuance of Cleanup and Abatement Order to Paragon Cleaners

Dear Mr. Unger:

This office represents ALCA Properties, Ltd., a California limited Partnership ("ALCA") and the owner of the Fountain-Vine Plaza located at 1253 N. Vine Street, Hollywood, CA ("Fountain-Vine Plaza" or "Site"). The purpose of this letter is to request that you, as the Executive Officer of the Los Angeles Regional Water Quality Control Board ("Regional Board"), review the Regional Board's files on the Fountain-Vine Plaza, and specifically the environmental data and information that has been generated over the past seven years involving such property, and issue a No Further Action ("NFA") letter for the Site. Alternatively, ALCA requests that the Regional Board issue a Cleanup and Abatement Order in connection with the Paragon Cleaners property located at 1300-1310 Vine Street, Hollywood, CA ("Paragon Cleaners"), pursuant to California Water Code ("CWC") section 13304, to all responsible parties for such property, as it is the groundwater contamination migrating from that property that appears to be of primary concern to your Staff in its decision to refuse to issue the NFA letter for the Fountain-Vine Plaza.

Since 2006, ALCA has attempted to work with your office in an effort to obtain an NFA or closure letter of all contamination issues involving the Fountain-Vine Plaza, but to date has been unable to do so primarily because of your Staff's initial disinterest in the Fountain-Vine Plaza issues, and more recently because of Staff's inability to let go of ALCA until Staff is able to have the Paragon Cleaners' contamination addressed. Neither course of action should be acceptable to you as Executive Officer of the Regional Board.

As indicated in the attached Case Closure Assessment Report for the Fountain-Vine Plaza dated December 7, 2012 (Exhibit A hereto), environmental assessment was first conducted on

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the Fountain-Vine Plaza starting in November of 2005, with a consultant by the name of AEI preparing a Phase II Environmental Site Assessment Report for the Site at that time. In this Report, AEI found minimal levels of perchloroethylene ("PCE") in the soil on the subject property, but significant and disproportionate levels in the groundwater. AEI conducted an additional site assessment in 2006, as reflected in its Phase III Environmental Site Assessment for the Fountain-Vine Plaza. This Phase III Environmental Site Assessment Report further confirmed the lack of evidence of an on-site release from the former dry-cleaning operations on the Fountain-Vine Plaza that would justify any remedial work at that Site, with AEI concluding that the PCE in the groundwater was the result of an upgradient release from the Paragon Cleaners property (located due northeast and directly upgradient from the Fountain-Vine Plaza property).

Also in 2006, ALCA entered into an Oversight Cost Reimbursement Agreement with Regional Board Staff (February 2006), and once the AEI 2006 Phase III Site Assessment work had been completed, ALCA wrote to Board Staff in September of 2006 (forwarding a copy of the AEI Phase III Environmental Assessment Report) to advise Staff that, in light of the AEI Phase II and Phase III work, it was apparent that the groundwater contamination beneath the Fountain-Vine Plaza was a "direct result of the up-stream contamination encountered at Paragon Cleaners on 1310 Vine Street." Accordingly, ALCA requested that the Regional Board "cause whatever Board action necessary to clear our site." (See Exhibit B hereto.)

Subsequent to this closure request, an ALCA representative (Mr. Carl Van Quathem) met with Regional Board staff in April of 2007, to discuss the issue of a closure letter for the Fountain-Vine Plaza. Over the years since then, ALCA has made various attempts to have Regional Board Staff make a decision on either issuing an NFA letter for such property, or explaining whether any additional work would be needed for ALCA to obtain closure. None of these prior inquiries were responded to by Board staff. ALCA was requesting closure for the Site given its understanding from its environmental consultant that the contaminant levels in the Fountain-Vine Plaza soils were insignificant and were not the source of the groundwater contamination, and thus, that they did not justify the need for any remedial work or other assessment work on the Property, *i.e.*, that "no further action" was necessary of ALCA for the Fountain-Vine Plaza property.

In light of Regional Board's Staff failure to respond to Mr. Van Quathem's requests over the years for closure of the Fountain-Vine Plaza, and because of a loan balloon payment coming due in October of 2013, by the fall of 2012 ALCA made a decision to move forward and more actively push for closure of the site. As such, it retained a new environmental consultant, Ami Adini & Associates ("AA&A"), and similarly retained this office to assist it in obtaining Site closure. AA&A reviewed the files on the Site and contacted Regional Board Staff to understand why Staff had not yet closed the Site. In this regard, in November of 2012, AA&A completed a Phase I Environmental Site Assessment for the Property, and shortly thereafter prepared a Case

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Closure Assessment Report which was submitted to Board Staff in December of 2012. (Exhibit A.)

A meeting was then set up on December 18, 2012, between Board Staff, AA&A, Mr. Quathem, and this office, to determine whether anything further was necessary before an NFA letter was to be issued for the Fountain-Vine Plaza. Again, the goal was for ALCA to be in a position to sell the Plaza or otherwise obtain refinancing as needed in time for repayment of the balloon payment. As discussed at the December 18 meeting, in fact by the time of the meeting, ALCA was already in escrow to sell the Fountain-Vine Plaza, but the escrow fell through specifically because of the lack of an NFA/closure letter from the Regional Board. In effect, the buyer was unable to obtain financing for the acquisition. This lost sale shows the significant consequences of the Regional Board's failure to act in a timely fashion to address these issues, and to evaluate the conditions of the Property in a reasonable manner.

In attendance at the December 18 meeting on behalf of the Regional Board were Henry Jones, Dr. Kwang-Il Lee, and Dr. Arthur Heath. During the meeting, Dr. Lee requested that ALCA conduct additional assessment work on the Site before he would be in a position to confirm the lack of substantive impacts to groundwater from the prior Fountain-Vine Plaza dry cleaner operation,¹ and thus, recommend the issuance of a NFA letter. Because time was of the essence for ALCA, ALCA agreed to perform all such additional assessment work (both on and off the Site), in spite of its belief (based on its consultant's review of the prior assessment work) that impacts from any prior operations on the Fountain-Vine Plaza were insignificant and that they did not justify the need for further assessment or cleanup work on the Plaza property, inclusive of the groundwater. Still, Regional Board Staff stressed it was unwilling to close the Site without ALCA conducting this additional Site assessment work to confirm the limited nature of any release from prior Site operations and the lack of substantive impacts on groundwater.

ALCA submitted the Phase II Site Assessment Workplan to the Regional Board in January of 2013. Rather than approve the Workplan, Regional Board Staff requested still further assessment work (at considerable additional expense), including the installation of three (3) new groundwater monitoring wells. Because of ALCA's concerns over its pending balloon payment, ALCA reluctantly authorized AA&A to conduct the further work requested by the Board Staff, but with the understanding, based on a series of communications back and forth between the Board Staff and AA&A, that if the results of this additional Phase II Assessment were consistent with the prior results, *i.e.*, minimal soil and soil vapor contamination, and the lack of evidence of any substantive impacts to groundwater from the Fountain-Vine Plaza, that the Regional Board

¹ For the record, ALCA has never conducted dry-cleaning or other operations at the Fountain-Vine Plaza, and all such dry cleaning operations occurred by a prior tenant who ceased operating before the existing building was even built, and years before ALCA purchased the existing Plaza.

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would be in a position to issue an NFA/closure letter for the Site. With this understanding in mind, ALCA authorized the work which was conducted in April 2013. The Report on these results is dated May 15, 2013 (Exhibit C) and was submitted to your Staff with a renewed request for the issuance of the NFA Letter for the Site.

For the record, the work reflected in the May 2013 Site Assessment Report involved the advancement of fourteen (14) soil borings (B20 to B33), with soil samples being collected at five (5) foot intervals from five (5) to thirty-six (36) feet below ground surface (bgs). It also involved groundwater sampling in each of the fourteen borings using a hydro-punch technique, along with soil gas probes being installed in each boring at depths of 5, 15, and 25 feet bgs. Further, and at the Regional Board's insistence, three (3) groundwater monitoring wells were installed on the Site (MW1 through MW3), with these wells being screened at intervals between approximately 25 to 45 feet bgs. In effect, an extensive number of soil, soil-gas, and groundwater samples were taken throughout the Site, resulting in ALCA spending in excess of \$80,000 in environmental consulting expenses (going back to October of 2012), to satisfy the Regional Board Staff's request for more data to close the Site.

True to ALCA's consultant's prediction, the results of this extensive 2013 Site Assessment Work showed that any releases of dry-cleaning solvents from the prior operations on the Fountain-Vine Plaza were insignificant, and did not justify the need for any additional assessment or cleanup work on the Fountain-Vine Plaza property, be it to the soil or groundwater (*see Exhibit C* for confirmation of these results).

Following the submission of the May 15, 2013 Site Assessment Report, a series of telephone calls and emails were exchanged between Board Staff and ALCA's representatives in an effort to have Staff review the documentation and provide the long requested NFA Letter for the Site. The requested NFA letter was, moreover, consistent with ALCA's understanding of what was to occur if the results of the assessment confirmed the lack of any substantive impacts on soil, soil vapor or groundwater from the Site. Although the Principal Project Manager for the Board had indicated he believed an NFA Letter would now be appropriate in light of the results of the May 2013 Report, such a letter was not forthcoming from your Staff. Given Staff unwillingness to proceed and issue the expected NFA Letter, in spite of countless phone calls and emails with your Staff regarding the same, ALCA requested a meeting to once again resolve the issues. That meeting occurred on July 2, 2013.

At this July 2 meeting, the results of the May 2013 Report were discussed, as was ALCA's pending balloon payment with its existing lender. ALCA also confirmed that the existing lender was unwilling to refinance the present loan. In the meeting, ALCA made every effort to understand your Staff's reluctance to close the Site, despite the extensive May 15, 2013, Site Assessment Work, the results therein, and the fact that ALCA had agreed to all of Staff's prior requests for an expanded and extensive assessment of the Site. Yet, your Staff remained

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unwilling to issue the NFA/closure letter even though the results of the May 15, 2013 Report plainly confirmed the lack of any substantive impacts to soil or groundwater from prior Site operations so as to justify any further action at the Site.

When asked at the July 2 meeting whether the Regional Board was insisting that ALCA conduct any additional investigation work, or whether any cleanup work of the soil or groundwater by ALCA could be justified, Staff responded that no such additional investigation or cleanup work would be necessary. At one point during the meeting, Kwang-il Lee suggested he had a concern with one of the soil gas vapor results, and as such, requested that either a Health Risk Assessment be conducted to confirm the lack of potential adverse vapor impacts to prospective future residents on the Property, or that ALCA agree to a deed restriction to limit the use of the Property for commercial purposes only. (Of course whether a Health Risk Assessment were prepared and reviewed and approved by Board Staff (and OEHHA), or a deed restriction were to be provided, both would be time consuming and expensive to accomplish given the process your Staff would likely require be followed with either). *Moreover, regardless of whether a Health Risk Assessment is conducted or a deed restriction prepared and recorded, your Staff is refusing to agree to issue an NFA/Closure letter for the Site, insisting that it is unable to do so as a result of the groundwater contamination beneath the Plaza.*

When asked at the July 2 meeting why an NFA letter could not be issued for the groundwater at this time, your Staff had no explanation, other than to suggest that it could not rule out the possibility of some potential contribution from the Fountain-Vine Plaza to the groundwater. When pushed further on the issue, and asked what possible additional investigation or remedial work could be required of ALCA for any impacts to soil or groundwater, Board Staff was unable to identify any such additional assessment or remedial work which could legitimately be required of ALCA (excepting only the Health Risk Assessment for soil vapor).

In effect, Staff was unable to explain any reasonable or justifiable basis for refusing to issue an NFA Letter for the entire Site at this time. Nor was your Staff able to conclude that any contribution from the former dry-cleaner operations at the Fountain-Vine Plaza could, in and of itself, justify the need for any remediation of the groundwater contamination. In short, your Staff's refusal to issue an NFA letter for the Fountain-Vine Plaza Site, in spite of the extensive Site assessment work conducted to date (most recently at your Staff's request), is plainly arbitrary and unsupported by the record. Such arbitrary actions will, moreover, likely have significant adverse financial consequences on ALCA.

Despite the significant assessment work requested of ALCA for closure, at the same time, no work of any kind is apparently presently being required by your Staff of the Paragon Cleaners' responsible parties - no assessment of any kind is in process; no cleanup work is being required; and no Cleanup and Abatement Order is even being considered for the Paragon

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Cleaners property. Furthermore, a review of the Regional Board's files on the Paragon Cleaners Site shows that dry-cleaning operations at that location have been conducted since approximately 1961, that the Regional Board initially had been overseeing assessment work on the Site since approximately 2005, that significant soil and groundwater contamination has occurred as a result of prior releases at this location, that this groundwater contamination has migrated from the Paragon Cleaners property, due southwest through and into the groundwater beneath the Fountain-Vine Plaza Property, but that no outstanding demands for further assessment or cleanup work for such property have been made by Regional Board Staff.

From ALCA's consultant's review of the Regional Board's files on the Paragon Cleaners Site, there appears to be no justification for the Regional Board's complete indifference to the contamination coming off of the Paragon Cleaners property, and no reasoning is provided in the files for why your Staff has failed to require any action over the past several years by the owner or operator of the Paragon Cleaners property to address all such contamination. In short, no Cleanup and Abatement Order has been issued, no Water Code section 13267 letter has been sent, and nor has there been any voluntary action on the part of the responsible parties for the Paragon Cleaners Site to address the soil and groundwater contamination problems in issue.

Accordingly, given the clear data showing the lack of any substantive contribution of contamination to the groundwater from the Fountain-Vine Plaza Site to justify any further action on the part of ALCA, and further, given the lack of any effort on the part of the Regional Board to require the responsible parties for the Paragon Cleaners Property to address the groundwater contamination migrating from that property, ALCA is hereby requesting that the Regional Board either issue a No Further Action letter for both soil and groundwater for the Fountain-Vine Plaza Property (i.e., the entire Fountain-Vine Plaza Property), or, in the alternative, that the Regional Board forthwith issue a Cleanup and Abatement Order (pursuant to Water Code section 13304) to Paragon Cleaners and the owner of that property for those parties to address all contamination resulting from the operations thereon.

Because of the long delays experienced by ALCA in connection with its desire to address these issues and obtain an NFA/closure letter from the Regional Board for the soil and groundwater with respect to its Site, and particularly because of its pending balloon payment on the loan for the Fountain-Vine Plaza (presently due in early October of this year), if the Regional Board does not act accordingly and either issue an NFA letter for the Fountain-Vine Plaza Property, or issue a Cleanup and Abatement Order to the Paragon Cleaners Site to address the groundwater contamination, within thirty (30) days from the date of this letter, please be advised that ALCA will pursue this matter formally through the Water Code Petition process and seek review of all of these issues before the State Water Resources Control Board.

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Please contact the undersigned should you have any questions with respect to the above or the enclosed, or wish to discuss these matters further. We look forward to working with you and your Staff to address these issues without the need for further legal action.

Thank you for your attention to these important matters.

Sincerely,

RUTAN & TUCKER, LLP



Richard Montevideo

RM:pj

Enclosures

cc: Dr. Arthur Heath, LARWQCB
Mr. Carl Van Quathem, ALCA Properties, Ltd.
Ami Adini, Ami Adini & Associates, Inc.

Exhibit "2"



**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).

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.

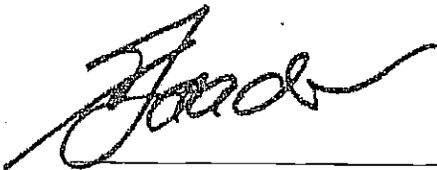
This *Down-Gradient Groundwater Assessment Work Plan* has been prepared by



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



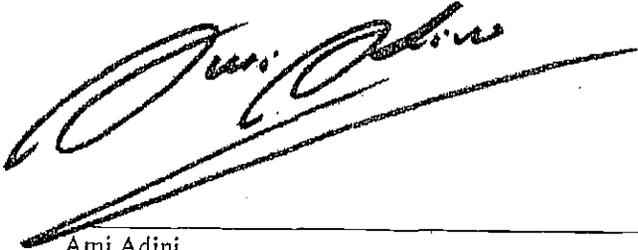
under the professional review and quality control of



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

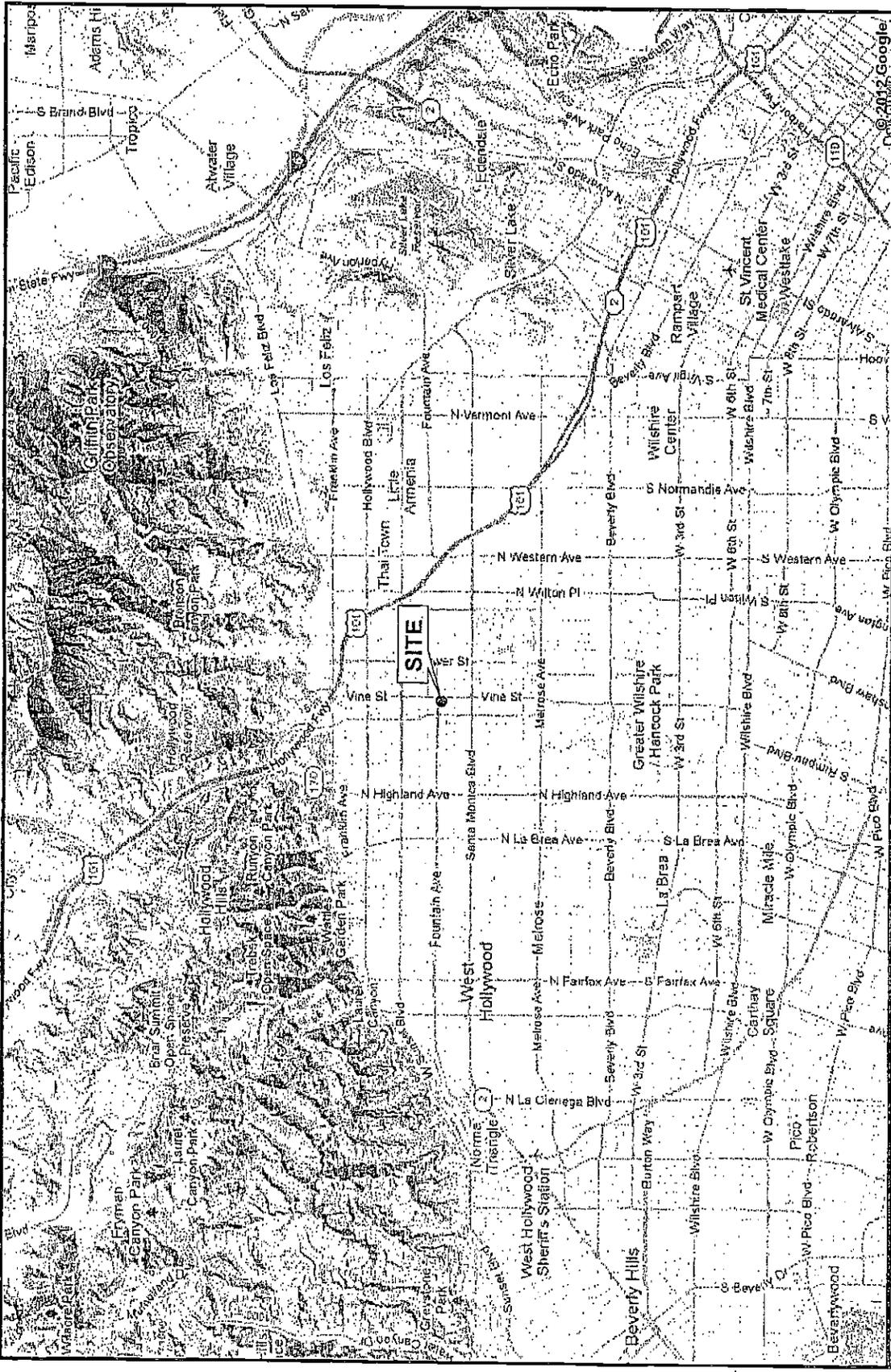
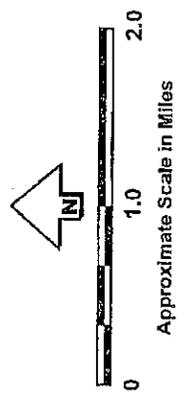


Figure 1: Site Vicinity Map
 Fountain-Vine Plaza
 1253 Vine Street
 Los Angeles, California 90028

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



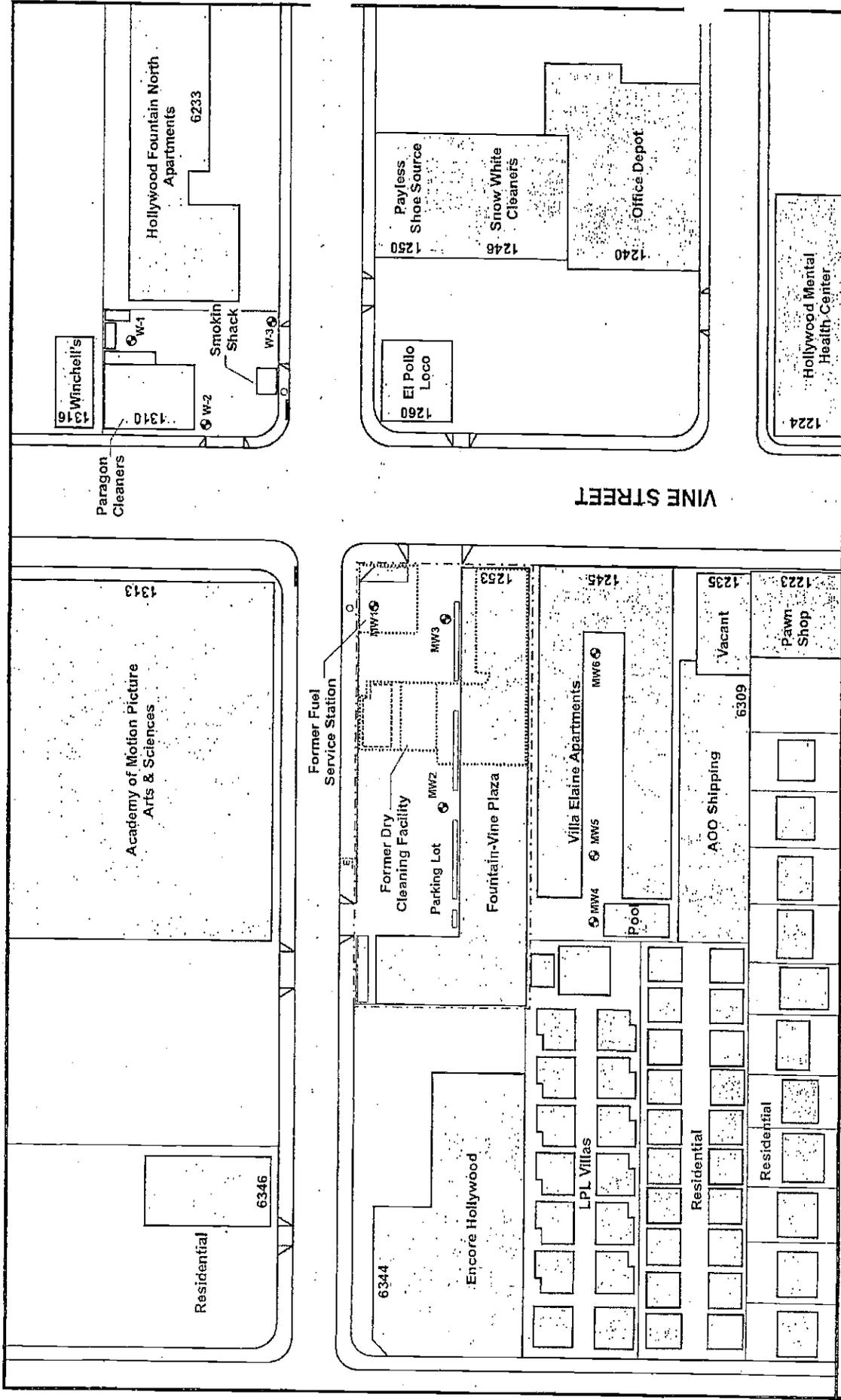


Figure 3: Proposed Monitoring Well Location Map
Fountain-Vine Plaza
1253 Vine Street
Los Angeles, California 90028

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

Ami Adini & Associates, Inc.

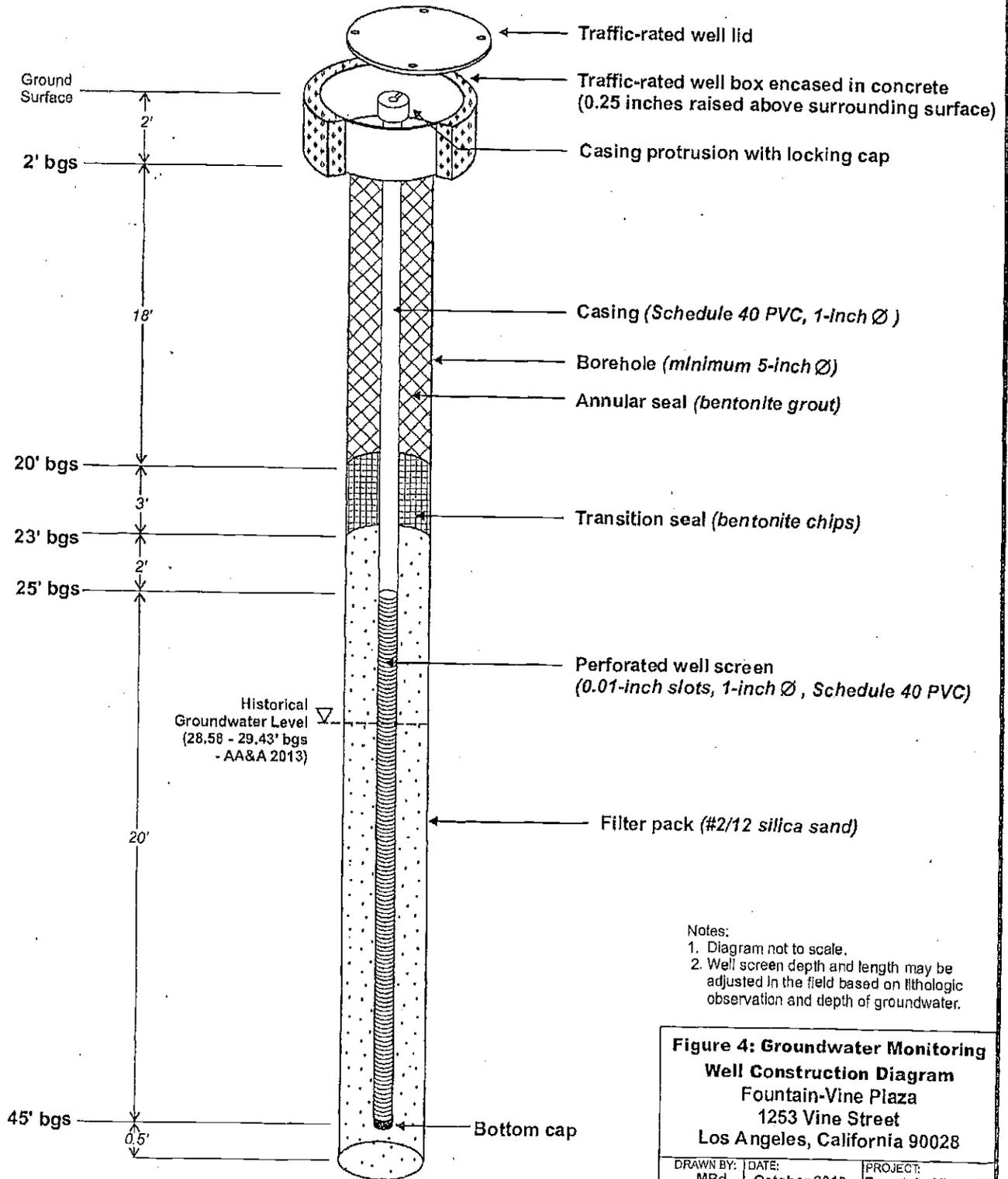
LEGEND

- 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 MW6: Proposed off-site groundwater monitoring wells

0 100 200
 Approximate Scale in Feet

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**

DRAWN BY: MRd	DATE: October 2013	PROJECT: Fountain-Vine.p01
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**Ami Adini
& Associates, Inc.**

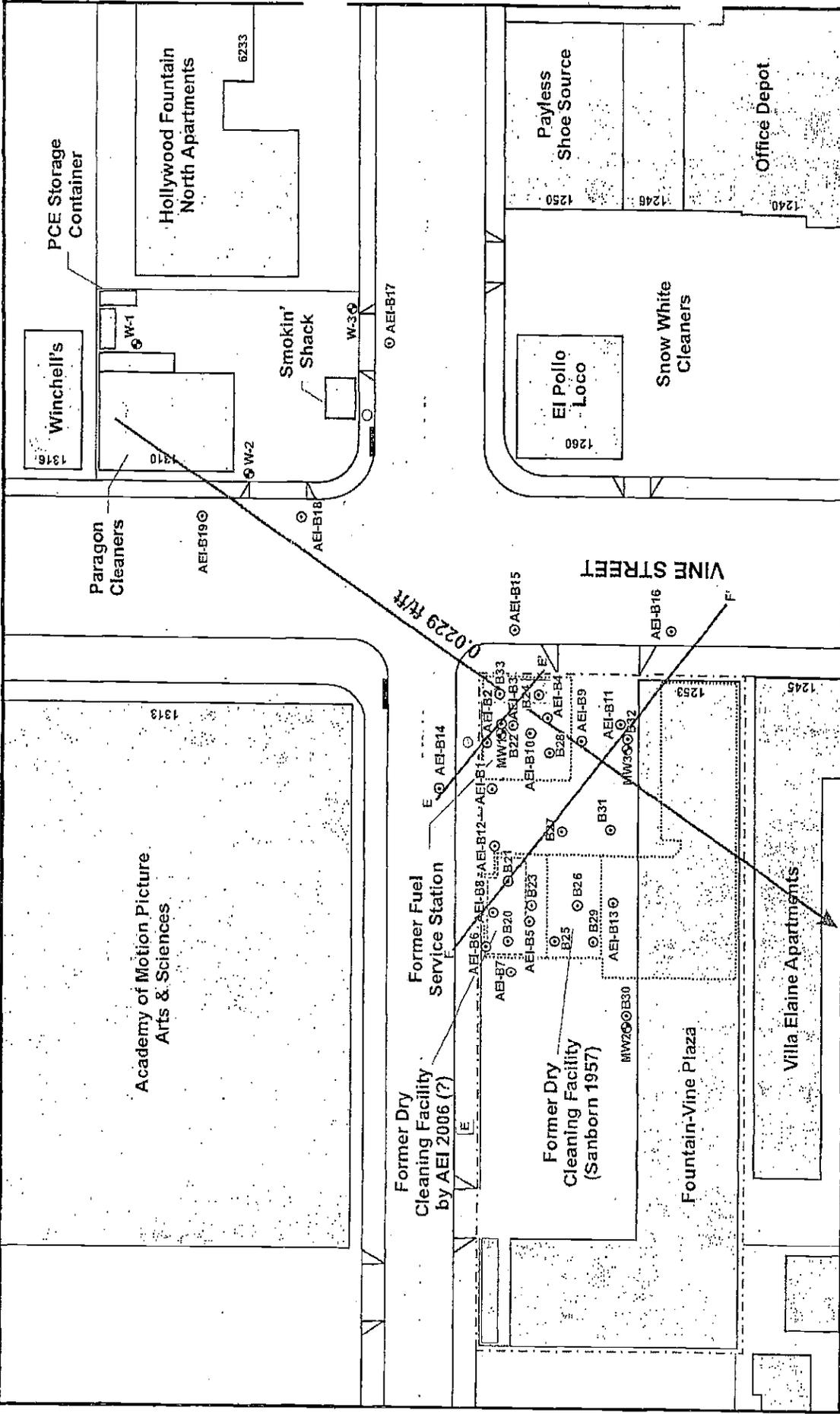


Figure 5: Site Map with Lines of Cross Sections
Fountain-Vine Plaza
 1253 Vine Street
 Los Angeles, California 90028

PROJECT: Fountain-Vine-p01
 DATE: November 2013
 DRAWN BY: MRC

Ami Adini & Associates, Inc.

LEGEND

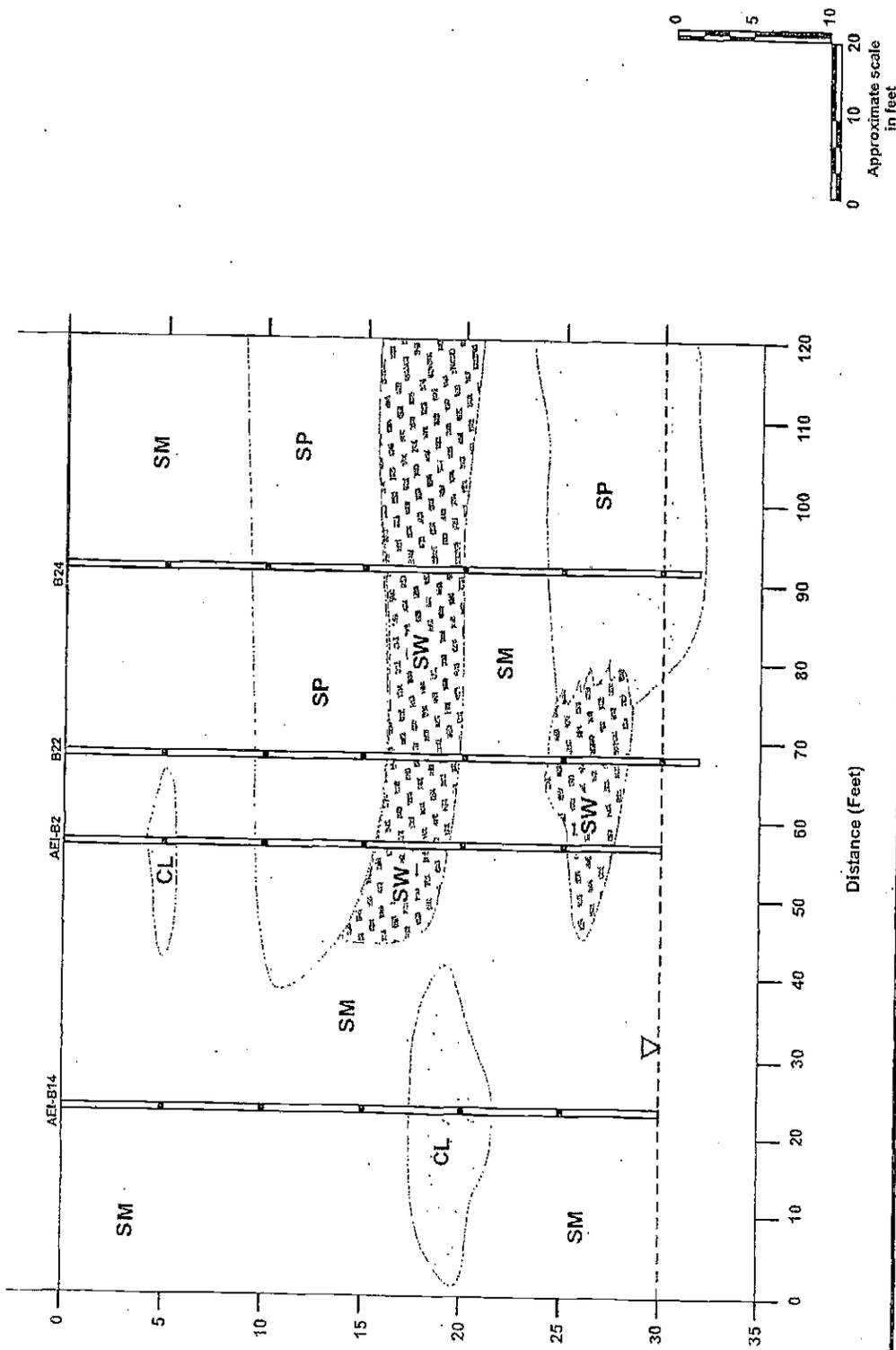
- Property line
- - - Dry cleaning facility (AEI 2006)
- ▬ Storm drain
- ⊞ Underground electrical distribution vault
- Municipal water hydrant
- Former structure on-site (fuel service station and dry cleaning facility)

B20 - B33 ○ Soil, soil gas, and groundwater borings (AA&A, 04/2013)
 MW1 - MW3 ⊕ Groundwater monitoring wells
 F ——— F Cross Section

Approximate Scale in Feet
 0 75 150

NORTHWEST
E

SOUTHEAST
E



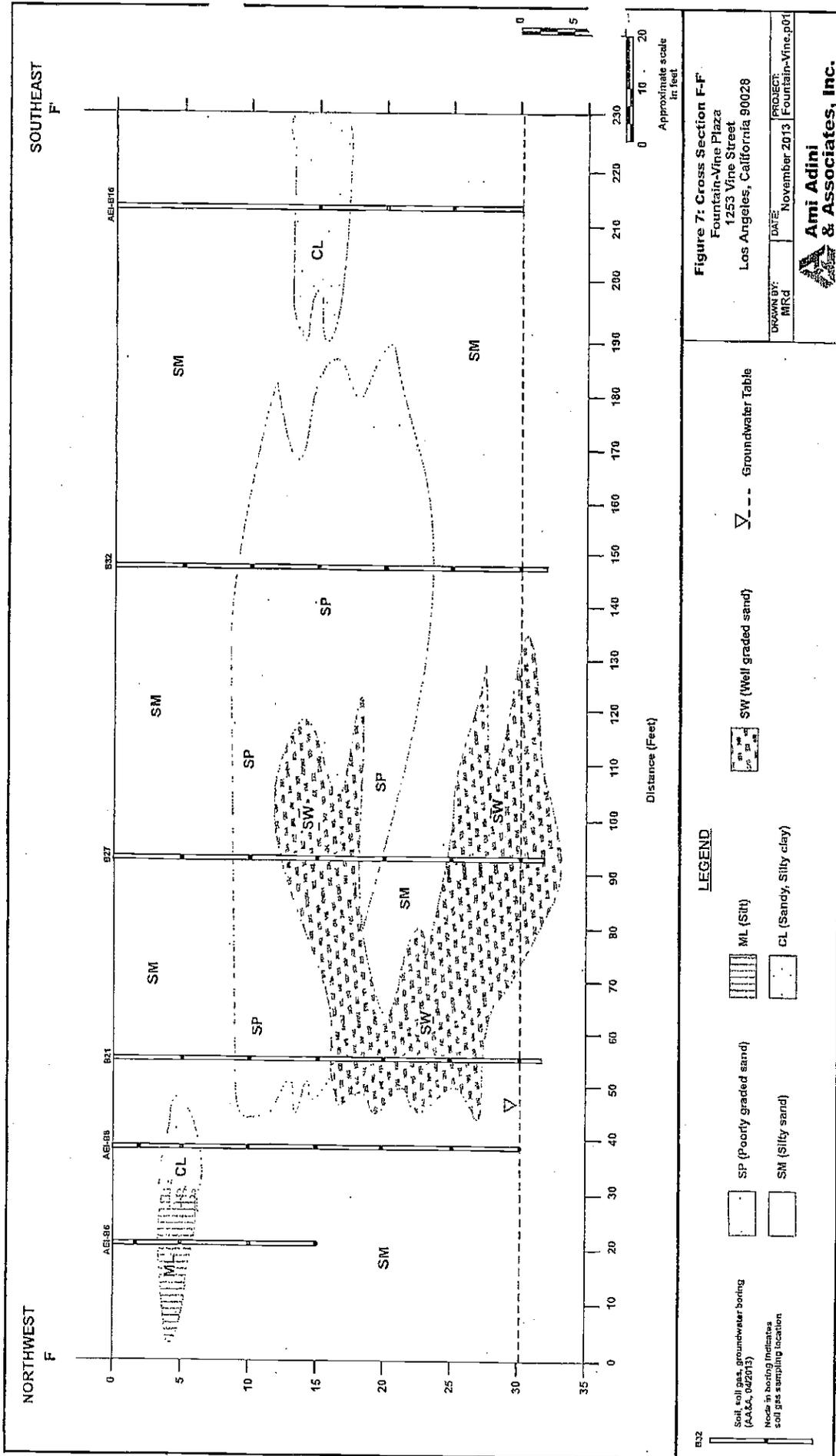
LEGEND

- Soil, soil gas, groundwater boring (A&A, 04/2013)
- Node in boring indicates soil sampling location
- SP (Poorly graded sand)
- SM (Silty sand)
- CL (Sandy, Silty clay)
- SW (Well graded sand)
- Groundwater Table

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

DRAWN BY: MRRd
DATE: November 2013
PROJECT: Fountain-Vine, p01

Ami Adini & Associates, Inc.



*Down-Gradient Groundwater Assessment Work Plan
Fountain-Vine Plaza, 1253 Vine Street, Los Angeles, California 90028
December 9, 2013*

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;

- 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 contaminants 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 dewateres 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;

- 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.



**Ami Adini
& Associates, Inc.**

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;

- 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.

*Down-Gradient Groundwater Assessment Work Plan
Fountain-Vine Plaza, 1253 Vine Street, Los Angeles, California 90028
December 9, 2013*

ATTACHMENT C

Boring Logs

AEI CONSULTANTS

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

SHEET 1 OF 1

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						SOIL DESCRIPTION	REMARKS	
	SAMPLE NUMBER	RECOVERY	BLOW COUNT	PID (ppm)	USCS	LITHOLOGY			
2							Asphalt @ surface	Note: Visual unified soil classification 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	AEI-B2-10'	---	---	2.3	SM	---	Brown Silty fine- to coarse-grained SAND, medium dense (moist)	No odor or discoloration	
10									
12	AEI-B2-15'	---	---	1.6	SM	---	Brown fine- to coarse-grained Sandy SILT, medium dense (moist)	No odor or discoloration	
14									
16	AEI-B2-20'	---	---	3.8	SM	---	Brown Silty fine- to coarse-grained SAND, medium dense (moist)	No odor or discoloration	
18									
20	AEI-B2-25'	---	---	3.3	SM	---	Brown Silty fine- to coarse-grained SAND, medium dense (moist)	No odor or discoloration	
22									
24									
26									
28								Groundwater sample collected via Hydropunch	
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

SHEET 1 OF 1

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						SOIL DESCRIPTION	REMARKS
	SAMPLE NUMBER	RECOVERY	BLOW COUNT	PID (ppm)	USCS	LITHOLOGY		
1	AEI-B5-2'	---	---	2.0	ML	---	Asphalt @ surface	Note: Visual unified soil classification Asphalt and subbase thickness = 6"
2							Dark brown Clayey SILT with some fine- to coarse-grained sand, medium dense (moist)	
3	AEI-B5-5'	---	---	3.3	ML	---	Dark brown Clayey SILT with some fine- to coarse-grained sand, medium dense (moist)	No odor or discoloration
4								
5								
6	AEI-B5-10'	---	---	5.0	SM	---	Brown fine- to coarse-grained Sandy SILT, medium dense (moist)	No odor or discoloration
7								
8								
9								
10								
11	AEI-B5-15'	---	---	3.0	SM	---	Brown Silty fine- to coarse-grained SAND, medium dense (moist)	No odor or discoloration
12								
13								
14								
15	Boring Terminated @ 15'						No Groundwater Encountered	
16								
17								
18								
19								
20								
21								
22								
23								
24								
25								

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SHEET 1 OF 1

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						SOIL DESCRIPTION	REMARKS
	SAMPLE NUMBER	RECOVERY	BLOW COUNT	PID (ppm)	USCS	LITHOLOGY		
1	AEI-B7-2'	---	---	0.6	CL	---	Asphalt @ surface	Note: Visual unified soil classification Asphalt and subbase thickness = 6"
2							Dark brown Silty CLAY, medium stiff (moist)	No odor or discoloration
3	AEI-B7-5'	---	---	2.7	ML	---	Dark brown Clayey SILT with some fine- to coarse-grained sand, medium dense (moist)	No odor or discoloration
4								
5								
6	AEI-B7-10'	---	---	2.0	SM	---	Brown fine- to coarse-grained Sandy SILT, medium dense (moist)	No odor or discoloration
7								
8								
9								
10								
11	AEI-B7-15'	---	---	1.2	SM	---	Brown fine- to coarse-grained Sandy SILT, medium dense (moist)	No odor or discoloration
12								
13								
14								
15								
16							Boring Terminated @ 15'	
17							No Groundwater Encountered	
18								
19								
20								
21								
22								
23								
24								
25								

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Hermosa Beach, California 90254

SHEET 1 OF 1

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						SOIL DESCRIPTION	REMARKS
	SAMPLE NUMBER	RECOVERY	BLOW COUNT	PID (ppm)	USCS	LITHOLOGY		
2							Asphalt @ surface	Note: Visual unified soil classification 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'	
34							Groundwater Encountered @ 30'	
36								
38								
40								
42								
44								
46								
48								
50								



Amel Adini
& Associates, Inc.

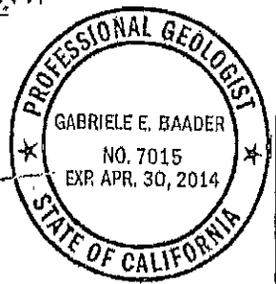
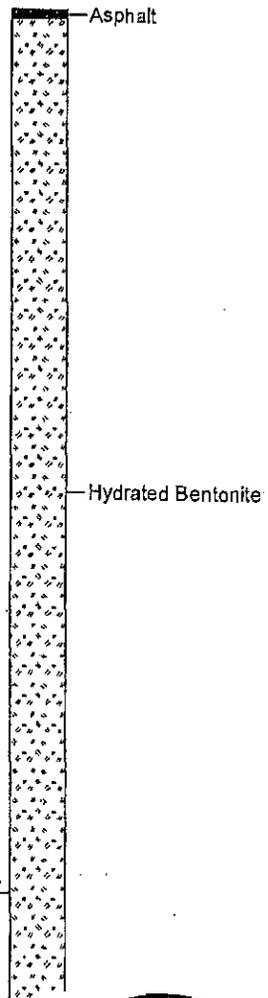
LOG OF BORING B20

(Page 1 of 1)

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

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

Depth in Feet	Sample Time	Sample Identification Number	USCS	GRAPHIC	Sample Condition	OVAP/ID READING (ppm)	Sample Condition	Blow Count		
					<input type="checkbox"/> Disturbed <input type="checkbox"/> Continuous Core (undisturbed) <input type="checkbox"/> No Recovery					
					DESCRIPTION					
0					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	0.0				
			SM		Same as above					
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				
					Boring terminated at 32 feet bgs. Groundwater encountered at approximately 28.5 feet bgs.					
35						B20W collected at 1100 on April 10, 2013.				
40										





Daniel Mann Johnson & Mendenhall, Inc.

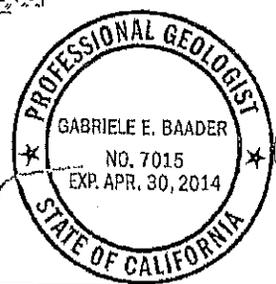
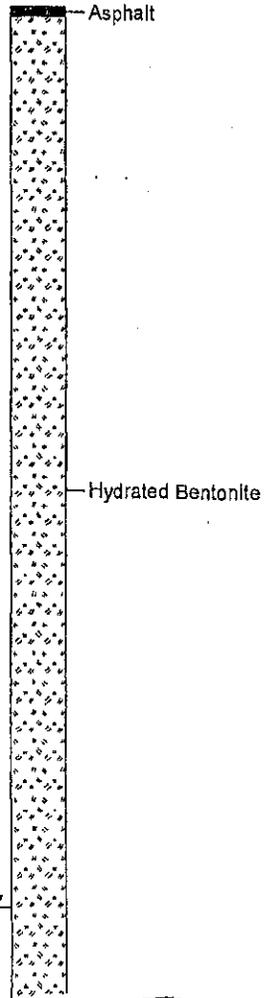
LOG OF BORING B21

(Page 1 of 1)

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

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

Depth in Feet	Sample Time	Sample Identification Number	USCS	GRAPHIC	Sample Condition	GVAPID READING (ppm)	Sample Condition	Blow Count
					<input type="checkbox"/> Disturbed <input type="checkbox"/> Continuous Core (undisturbed) <input type="checkbox"/> No Recovery			
DESCRIPTION								
0					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...	0.0		
			SW		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		
			SW		Same as above except moist	0.0		
25	0757	B21-25	SW			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		
<p>Boring terminated at 32 feet bgs. Groundwater encountered at approximately 29 feet bgs.</p> <p>B21W collected from 30.95 feet bgs at 1100 on April 10, 2013.</p> <p>Duplicate soil sample DUP1 corresponds with sample B21-30.</p>								





Amal Adini
& Associates, Inc.

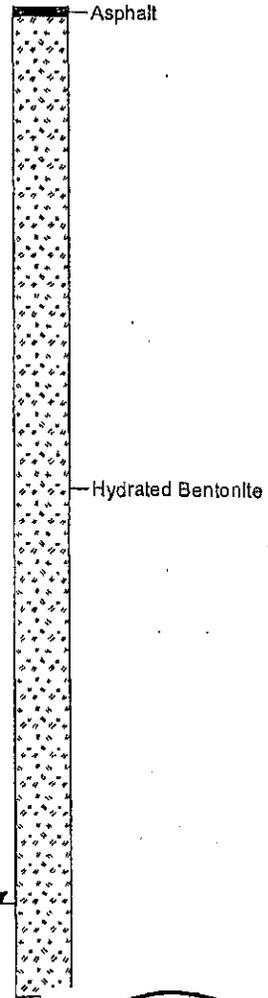
LOG OF BORING B22

(Page 1 of 1)

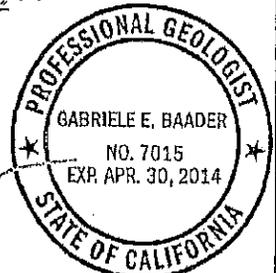
Date Started : April 10, 2013
 Date Completed : April 11, 2013
 Casing Diameter : N/A
 Drilling Method : DPT 6600
 Drilling Company : Millennium Env., Inc
 Sampling Method : Dual-tube continuous core
 Boring Diameter : 3.25-Inch
 Logged By : Matthew deHaas
 Prepared By : Matthew deHaas
 Reviewed By :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

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

Depth in Feet	Sample Time	Sample Identification Number	USCS	GRAPHIC	Sample Condition	OVA/PID READING (ppm)	Sample Condition	Blow Count
					<input type="checkbox"/> Disturbed <input type="checkbox"/> Continuous Core (undisturbed) <input type="checkbox"/> No Recovery			
DESCRIPTION					Boring: B22			
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	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		
			SW		Grades to... SAND, well graded, brown (10YR 4/3), medium dense, dry, fine- to coarse-grained, no HCO, no HCD	0.0		
25	1406	B22-25	SM		Moisture begins at approximately 27.5 feet bgs.	0.0		
30	1412	B22-30	SM		SILTY SAND, dark grayish brown (10YR 4/2), medium dense, wet, non-plastic, non-cohesive, fine-grained, no HCO, no HCD	0.0		
Boring terminated at 32 feet bgs. Groundwater encountered at approximately 29 feet bgs.								
35	B22W collected from 29.09 feet bgs at 0710 on April 11, 2013.							
	Duplicate soil sample DUP3 corresponds with sample B22-30.							
40								



Gabriele Baader





**Ami Adini
& Associates, Inc.**

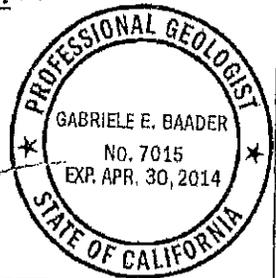
LOG OF BORING B23

(Page 1 of 1)

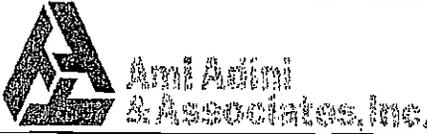
Date Started : April 9, 2013
 Date Completed : April 10, 2013
 Casing Diameter : N/A
 Drilling Method : DPT 6600
 Drilling Company : Millennium Env., Inc
 Sampling Method : Dual-tube continuous core
 Boring Diameter : 3.25-inch
 Logged By : Matthew deHaas
 Prepared By : Matthew deHaas
 Reviewed By :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

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

Depth In Feet	Sample Time	Sample Identification Number	USCS	GRAPHIC	DESCRIPTION	OVAPID READING (ppm)	Sample Condition	Blow Count	Boring: B23
0					4-inch asphalt surface				Asphalt
5	1510	B23-5	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			
			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			
			SP		Same as above	0.0			
20	1521	B23-20	SP		Same as above, coarsens with depth	0.0			
			SP		Same as above	0.0			
25	1526	B23-25	SP		Same as above	0.0			
			SP		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.				
40					B23W collected at 0655 on April 10, 2013.				



Gabriele Baader



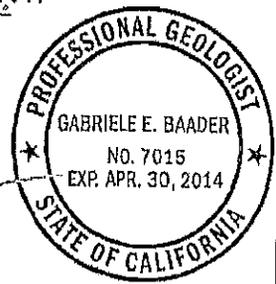
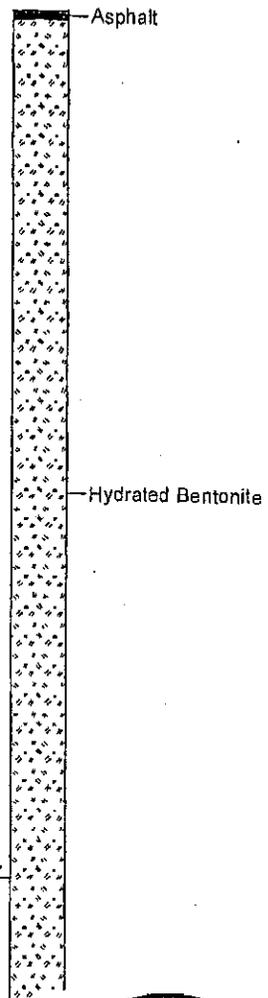
LOG OF BORING B24

(Page 1 of 1)

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

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

Depth in Feet	Sample Time	Sample Identification Number	USCS	GRAPHIC	Sample Condition	O/V/A/P/D READING (ppm)	Sample Condition	Blow Count
					<input type="checkbox"/> Disturbed <input type="checkbox"/> Continuous Core (undisturbed) <input type="checkbox"/> No Recovery			
DESCRIPTION								
0					4-inch asphalt surface			
5	0906	B24-5	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		
			SM		Same as above	0.0		
10	0910	B24-10	SM		Same as above	0.0		
					Grades to...			
15	0914	B24-15	SP		SAND, poorly graded, brown (10YR 4/3), medium dense, dry, fine-grained, no HCO, no HCD	0.0		
					Coarsens with depth to...			
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		
			SW		Same as above with silt	0.1		
					Grades to...			
25	0922	B24-25	SP		SAND, poorly graded, dark yellowish brown (10YR 4/4), medium dense, moist, fine- to coarse-grained, no HCO, no HCD	0.0		
30	0927	B24-30	SP		Same as above except wet	0.1		
Boring terminated at 32 feet bgs. Groundwater encountered at approximately 28 feet bgs.								
B24W collected from 30.30 feet bgs at 1030 on April 11, 2013.								
Duplicate soil sample DUP4 corresponds with sample B24-30.								





Anni Adorni
& Associates, Inc.

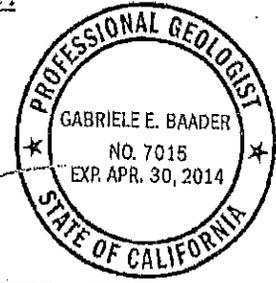
LOG OF BORING B25

(Page 1 of 1)

Date Started : April 9, 2013
 Date Completed : April 10, 2013
 Casing Diameter : N/A
 Drilling Method : DPT 6800
 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

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

Depth in Feet	Sample Time	Sample Identification Number	USCS	GRAPHIC	DESCRIPTION	OVAPID READING (ppm)	Sample Condition	Blow Count	Boring: B25
0					4-inch asphalt surface				
5	1114	B25-5	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			Asphalt
			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				
15	1124	B25-16	SP		Grades to...	0.0			
			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.				





**Ami Adini
& Associates, Inc.**

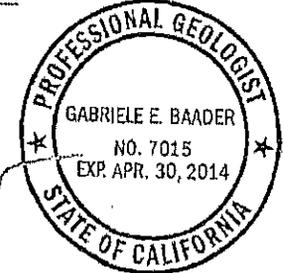
LOG OF BORING B26

(Page 1 of 1)

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

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

Depth in Feet	Sample Time	Sample Identification Number	USCS	GRAPHIC	DESCRIPTION	OVAPID READING (ppm)	Sample Condition	Blow Count	Boring: B26
0					4-inch asphalt surface				
5	1008	B26-5	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			Asphalt
			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				
15	1015	B26-15	SW		Grades to...	0.0			
			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			
			SW		Same as above	0.0			
25	1026	B26-25	SW		Same as above except moist with no silt	0.0			
			SW		Same as above	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.				



Handwritten signature



Ami Adini
& Associates, Inc.

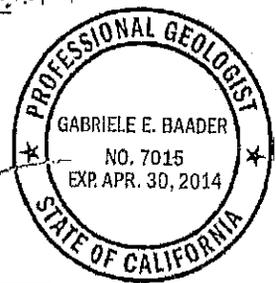
LOG OF BORING B27

(Page 1 of 1)

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

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

Depth in Feet	Sample Time	Sample Identification Number	USCS	GRAPHIC	Sample Condition	OVA/PID READING (ppm)	Sample Condition	Blow Count	Boring: B27	
					<input type="checkbox"/> Disturbed <input type="checkbox"/> Continuous Core (undisturbed) <input type="checkbox"/> No Recovery					
					DESCRIPTION					
0										Asphalt
0					4-inch asphalt surface					
5	0948	B27-5	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				
			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...					
15	0957	B27-15	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 Grades to...	0.0				
20	1001	B27-20	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...	0.0				
			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	0.0				
					Wet below 27.5 feet bgs					
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.					



Matthew deHaas



Amal Anilini
& Associates, Inc.

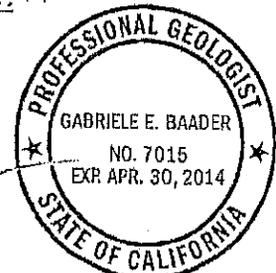
LOG OF BORING B28

(Page 1 of 1)

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

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

Depth in Feet	Sample Time	Sample Identification Number	USCS	GRAPHIC	Sample Condition	OVAPID READING (ppm)	Sample Condition	Blow Count	Boring: B28
					<input type="checkbox"/> Disturbed <input type="checkbox"/> Continuous Core (undisturbed) <input type="checkbox"/> No Recovery				
					DESCRIPTION				
0									
					4-inch asphalt surface				Asphalt
			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	1107	B28-5	SM		Same as above	0.0			
					Grades to...				
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	0.0			
					Grades to...				
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			
					Same as above				
					Grades to...				
20	1119	B28-20	SW			0.0			
					SILTY SAND, brown (10YR 4/3), medium dense, dry, non-plastic, non-cohesive, fine-grained, no HCO, no HCD	0.0			
					Grades to...				
25	1126	B28-25	SW		SAND, well graded, brown (10YR 4/3), medium dense, dry, fine- to coarse-grained, no HCO, no HCD	0.0			
					Wet below 27.5 feet bgs				
					Grades to...				
30	1132	B28-30	SM		SILTY SAND, dark 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									





Amel Adiri
& Associates, Inc.

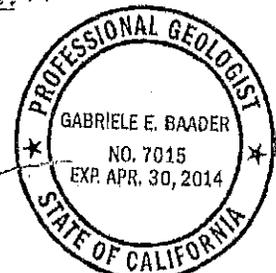
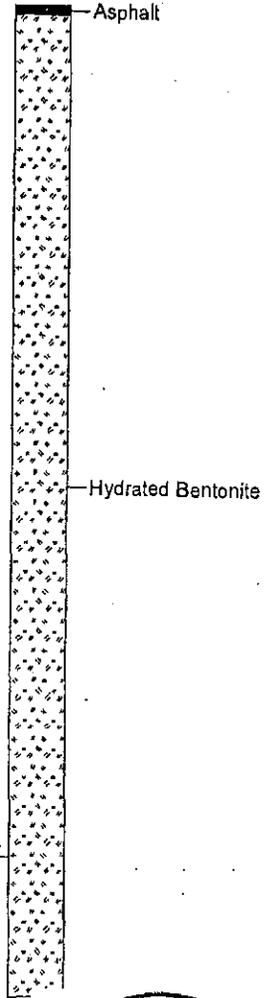
LOG OF BORING B29

(Page 1 of 1)

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

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

Depth in Feet	Sample Time	Sample Identification Number	USCS	GRAPHIC	Sample Condition	O/VAP/ID READING (ppm)	Sample Condition	Blow Count
					<input type="checkbox"/> Disturbed <input type="checkbox"/> Continuous Core (undisturbed) <input type="checkbox"/> No Recovery			
DESCRIPTION								
0					4-inch asphalt surface			
5	0859	B29-5	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)	0.1		
			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		
			SW		Same as above with silt Grades to...	0.0		
20	0909	B29-20	SM		SILTY SAND, brown (10YR 4/2), medium dense, dry, non-plastic, non-cohesive, fine-grained, no HCO, no HCD Grades to...	0.0		
25	0913	B29-25	SW		SAND, well graded, brown (10YR 4/2), medium dense, dry, fine- to coarse-grained, no HCO, no HCD	0.0		
30	0917	B29-30	SC		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					Boring terminated at 32 feet bgs. Groundwater encountered at approximately 27.5 feet bgs. B29W collected at 0730 on April 10, 2013.			
40								



Gaader



Amal Athin
& Associates, Inc.

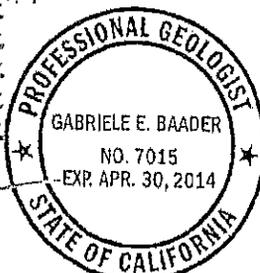
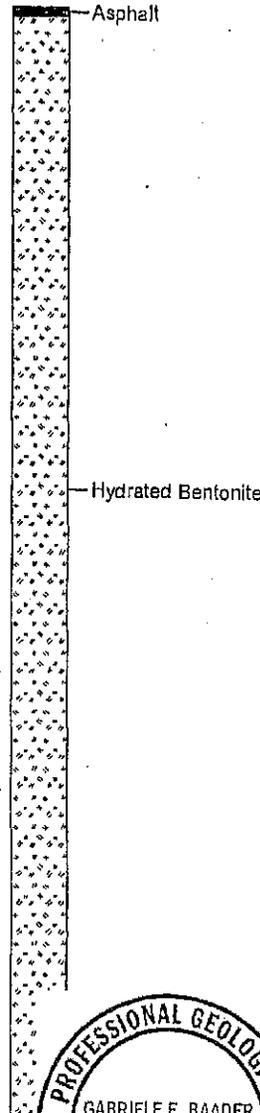
LOG OF BORING B30

(Page 1 of 1)

Date Started : April 8, 2013
 Date Completed : April 8, 2013
 Casing Diameter : N/A
 Drilling Method : DPT 6800
 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

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

Depth in Feet	Sample Time	Sample Identification Number	USCS	GRAPHIC	Sample Condition	O/VAPID READING (ppm)	Sample Condition	Blow Count
					<input type="checkbox"/> Disturbed <input type="checkbox"/> Continuous Core (undisturbed) <input type="checkbox"/> No Recovery			
					DESCRIPTION			
0					4-inch asphalt surface			
5	1440	B30-5	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, trace coarse, no hydrocarbon odor (HCO), no hydrocarbon discoloration (HCD)	0.0		
			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		
			SP		Same as above with trace clay Grades to...	0.0		
20	1453	B30-20	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		
25	1500	B30-25	SW		Same as above with slightly moist, cohesive silt	0.0		
30	1508	B30-30	SW		Same as above	0.0		
35			SW		Same as above	0.0		
					Boring terminated at 36 feet bgs. No significant groundwater encountered.			
					No water sample collected from boring due to proximity to monitoring well MW2.			



Gabriele Baader



**Annunzio
& Associates, Inc.**

LOG OF BORING B31

(Page 1 of 1)

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

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

Depth in Feet	Sample Time	Sample Identification Number	USCS	GRAPHIC	Sample Condition	OVA/PID READING (ppm)	Sample Condition	Blow Count	
					<input type="checkbox"/> Disturbed <input type="checkbox"/> Continuous Core (undisturbed) <input type="checkbox"/> No Recovery				
					DESCRIPTION				
0					4-inch asphalt surface				
5	0730	B31-5	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			
			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	NR			
					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	<p>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.</p> <p>B31W collected at 1315 on April 9, 2013.</p>								
40									

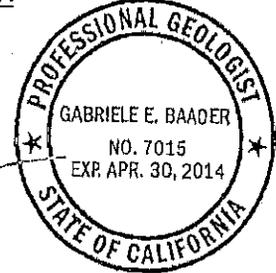
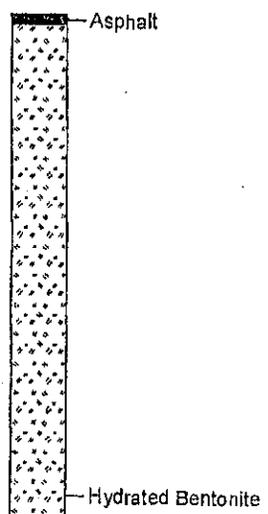


Exhibit “3”



EDMUND G. BROWN JR.
GOVERNOR



MATTHEW RODRIGUEZ
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.

MARIA MEHRANIAN, CHAIR | SAMUEL UNGER, EXECUTIVE OFFICER

320 West 4th St., Suite 200, Los Angeles, CA 90013 | www.waterboards.ca.gov/losangeles

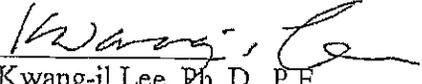
Mr. Carl Van Quathem
ALSA Properties, Ltd.

- 2 -

December 18, 2013

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)

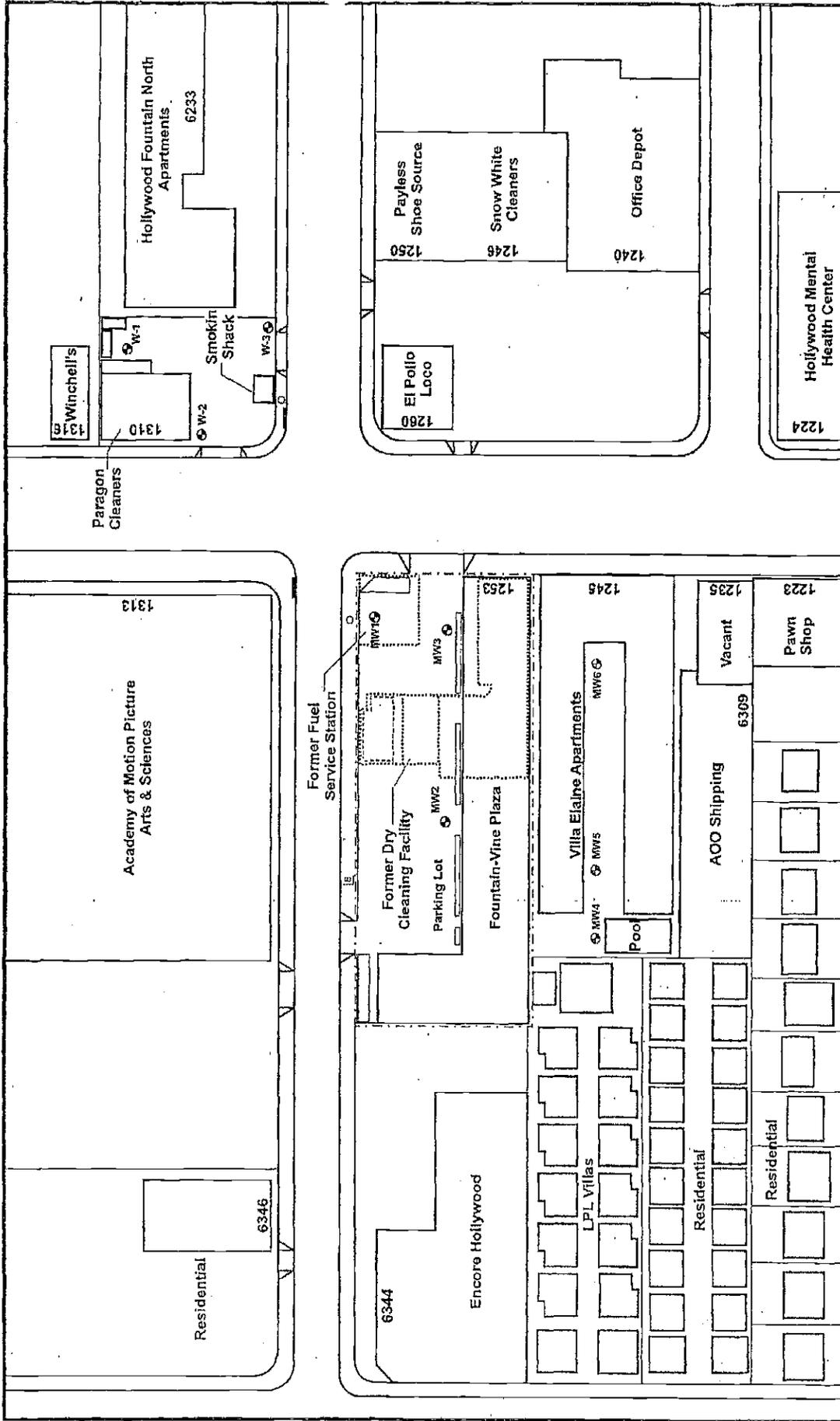


Figure 3: Proposed Monitoring Well Location Map

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

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



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

Approximate Scale in Feet
 0 100 200

Exhibit "4"



**Ami Adini
& Associates, Inc.**

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

Messrs. Arthur Heath, Kwang-II 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: