

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

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

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

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

In a meeting on January 14, 2014, between Dr. Lee of the LARWQCB and Dr. Arulanantham of Geosyntec, the number of wells, their locations and the objectives of this Revised Work Plan, as described below, were all discussed and agreed to. Similarly, the decision on closure of the site and the issuing of a no further action letter, as further described below, based on the results of the sampling proposed in this Revised Work Plan, were discussed and agreed to.

## **RATIONALE**

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

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

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

## **OBJECTIVE**

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

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

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

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

AA&A will provide data to accomplish the following:

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

## SCOPE OF WORK

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

- Advance two off-site, hollow-stem auger borings from grade to approximately 45 feet below ground surface (bgs) as shown on revised Figure 3. Soil samples will be collected from each of the borings at 5-foot intervals for lithologic evaluation and field screening of volatile organic compounds (VOCs) using a photo-ionization detector (PID) calibrated to a 100 parts per million (ppm) isobutylene standard. No soil samples will be submitted for laboratory analysis.
- Prior to initiating field activities, AA&A will update the community health and safety plan (HSP) for the proposed activities. The HSP will be reviewed by all parties involved in the completion of daily tasks prior to the start of work each day.
- Completion of the borings as groundwater monitoring wells identified as MW4 and MW5. The locations of the wells were selected to identify groundwater conditions in the down-gradient direction of the former dry cleaning equipment located on the Fountain-Vine Plaza site as well as conditions down-gradient of the Paragon Cleaners site.
- Construction of the wells using 1-inch diameter, schedule 40, perforated PVC screen and blank well materials. The screened intervals of the wells will extend from approximately 25 to 45 feet bgs. A proposed well construction diagram is provided as Figure 4.
- Development of the new wells a minimum 72 hours after installation to improve the hydraulic communication between the geologic formation and the well by removing suspended solids. Well development will be completed using a surge block and bailer or submersible pump. Well development will be continued until the following is achieved:
  - Up to five well volumes of fluids are extracted from each well;
  - The temperature, pH, conductivity, and turbidity of the removed water has stabilized; and
  - Suspended solids have been removed so that the water is clear of cloudiness or turbidity (visual observation), and the silt buildup at the bottom of the wells has been removed. The total well depth will be measured during well development to monitor the removal of silt buildup.
- The elevations of the newly installed groundwater monitoring wells will be surveyed relative to the known benchmark by a California-licensed land surveying company. The top of the well casings, cover of the wells, and the ground surface will be measured in feet relative to the North American Vertical Datum of 1988.
- AA&A will conduct joint monitoring with the Paragon Cleaners site and utilize wells associated with both sites. Groundwater monitoring will be conducted in general accordance with AA&A's Standard Operating Procedure for groundwater monitoring provided as an attachment to this work plan. Groundwater samples will be collected using bottom-fill, factory-sealed, disposable polyethylene bailers (one per well). Groundwater samples will be analyzed by EPA Methods 8260B for full scan VOCs and 8015M for TPHg.
- Prepare a report detailing the activities and results of the investigation.

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

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

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

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

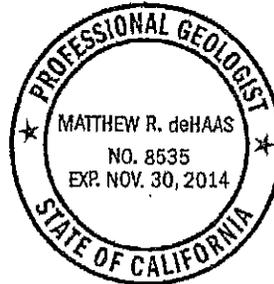
Respectfully submitted,

AMI ADINI & ASSOCIATES, INC.

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



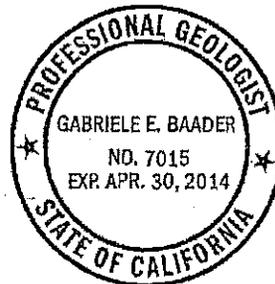
Matthew R. deHaas, PG  
Senior Geologist  
*Professional Geologist No. 8535, Expiration Date 11/30/14*



under the professional review and quality control of



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



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

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

Attachments:

Attachment A: Figures 1 through 7

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

Attachment B: LARWQCB Correspondence dated December 18, 2013

Attachment C: Villa Elaine Apartment Owner Access Agreement Denial, Dated October 24, 2013

Attachment D: Photographic Logs

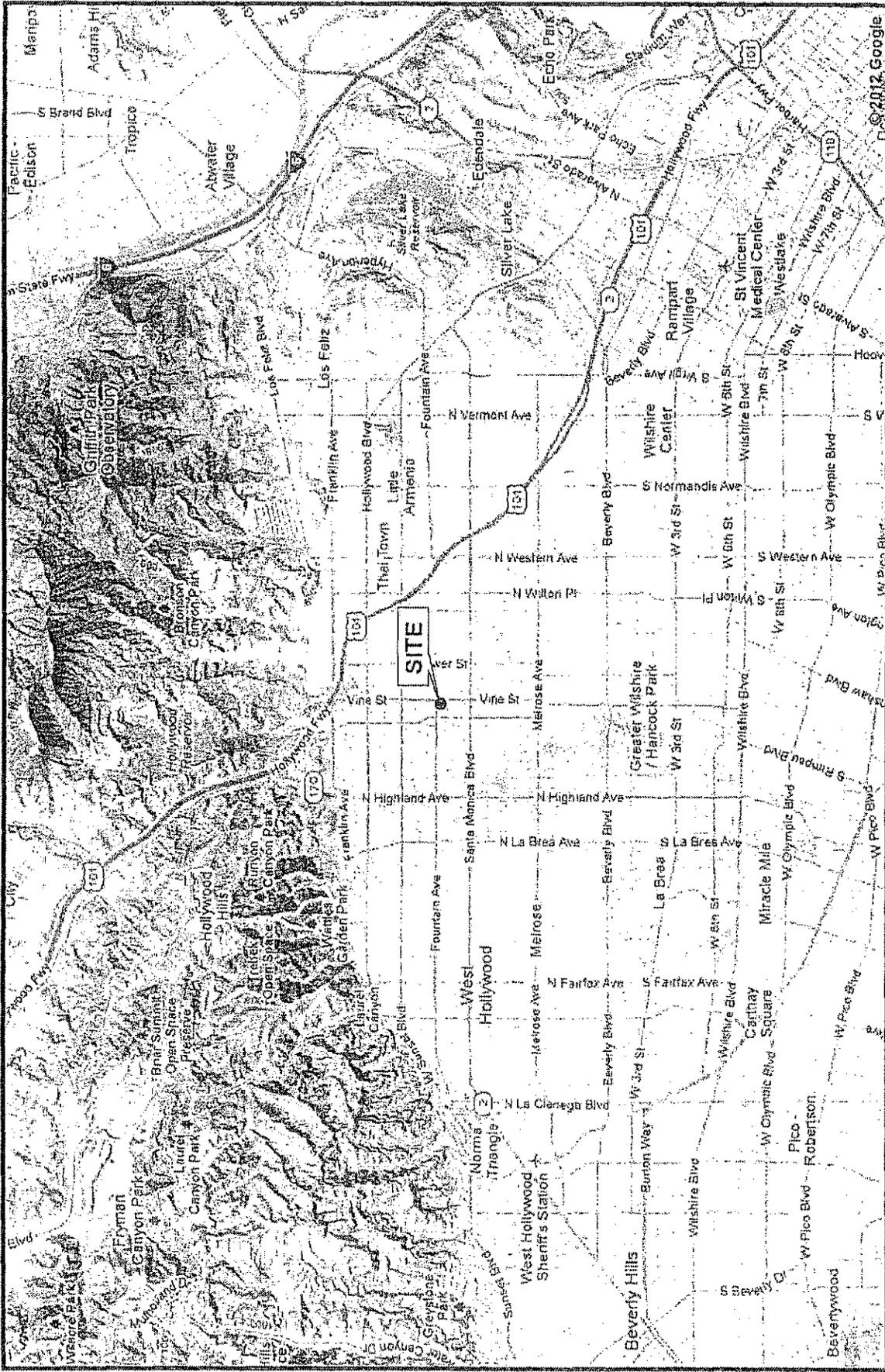
Attachment E: Groundwater Monitoring Standard Operating Procedure

Attachment F: Boring Logs

**ATTACHMENT A**

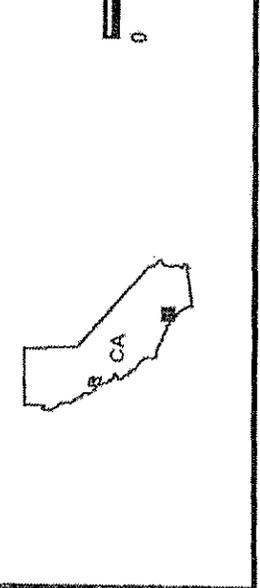
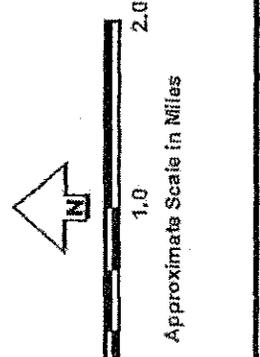
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Figures 1 through 7

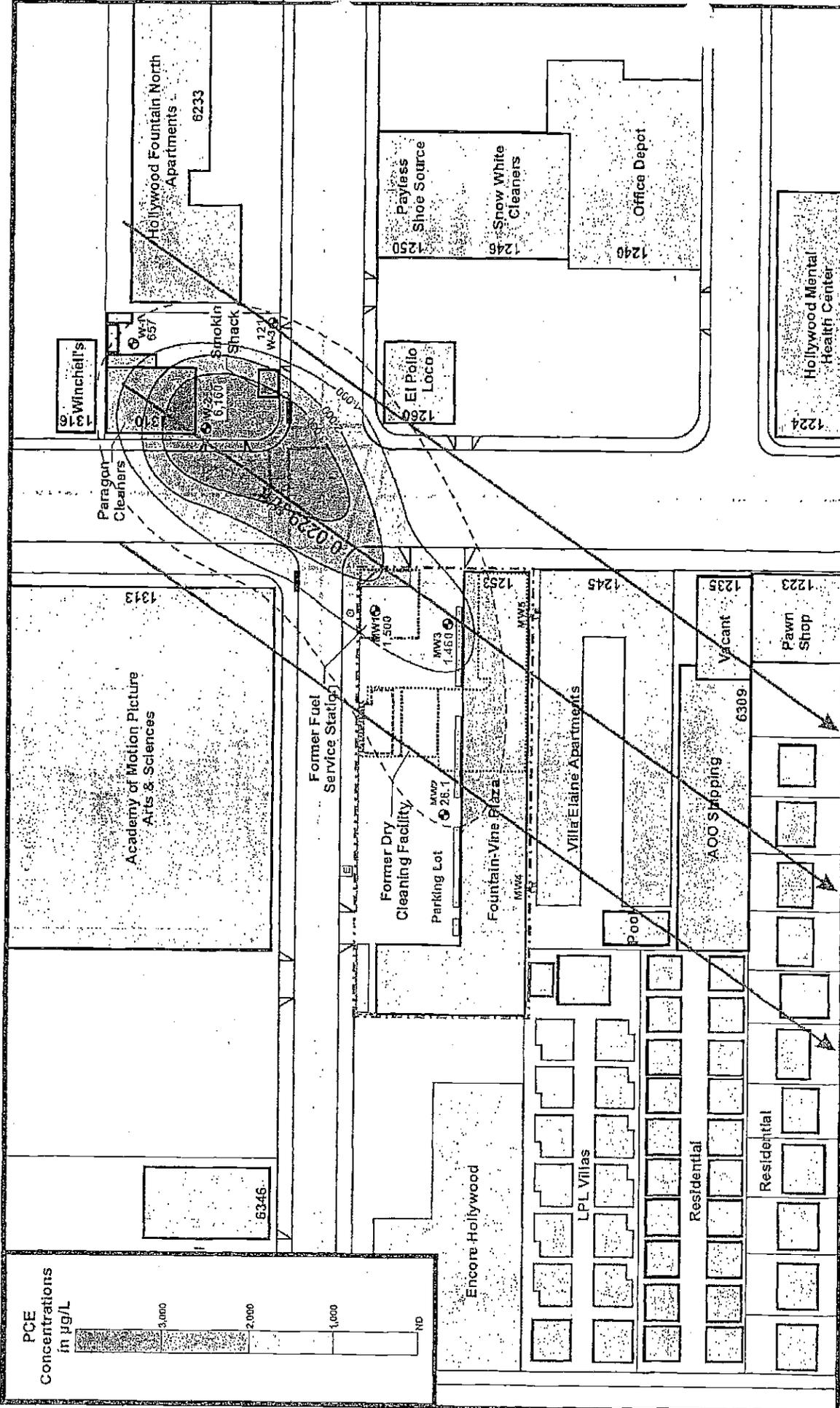


**Figure 1: Site Vicinity Map**  
 Fountain-Vine Plaza  
 1253 Vine Street  
 Los Angeles, California 90028

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



**Ami Adini**  
 & Associates, Inc.



**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: January 2014 PROJECT: Fountain-Vine.p01

**Ami Adini & Associates, Inc.**

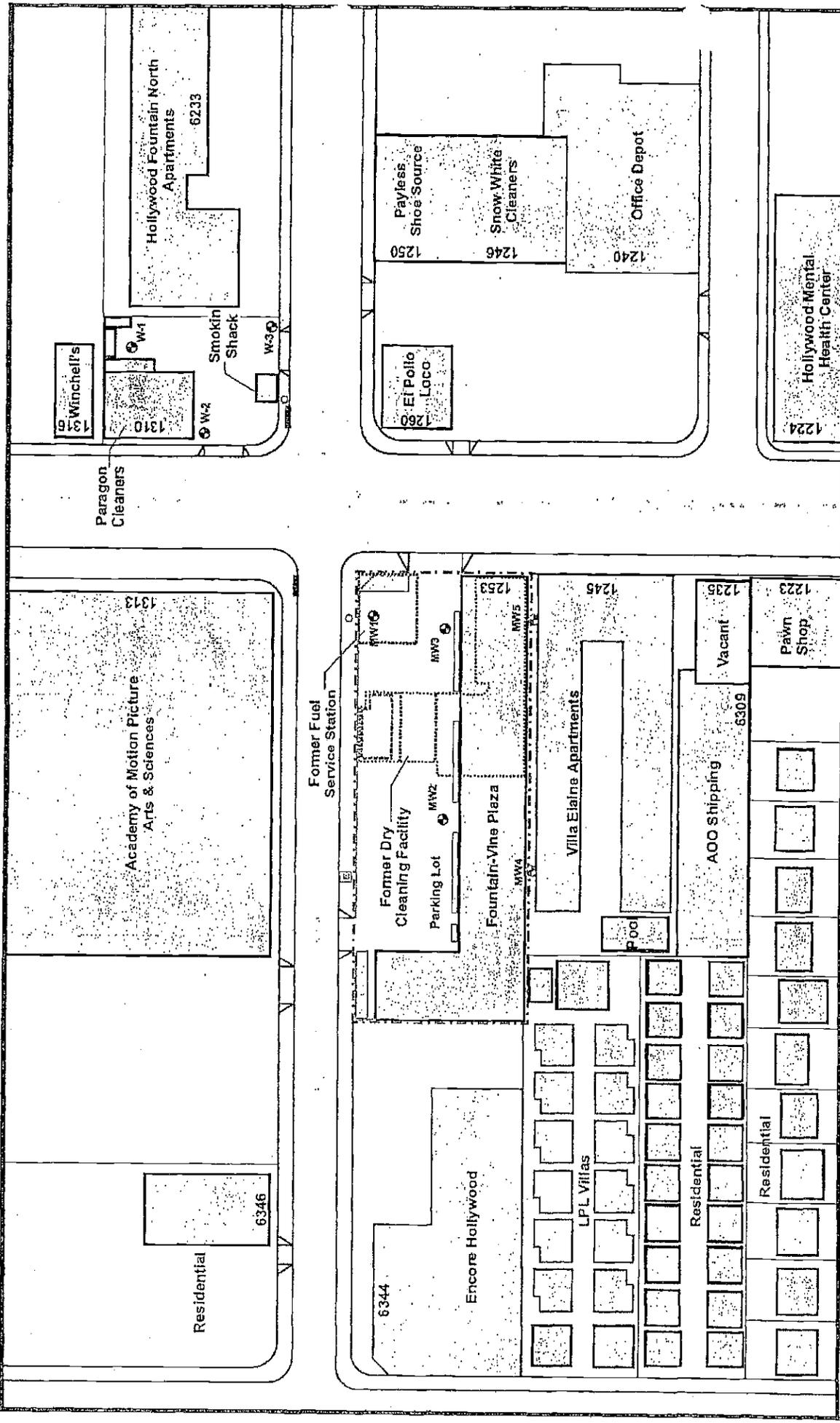
**Former structure on-site (fuel service station and dry cleaning facility)**

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

MW4 to MW5: Proposed off-site groundwater monitoring wells

6,160 PCE Concentration in groundwater in micrograms per liter (µg/L)

Revised - New Well Locations



**Figure 3: 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

**Ami Adini & Associates, Inc.**

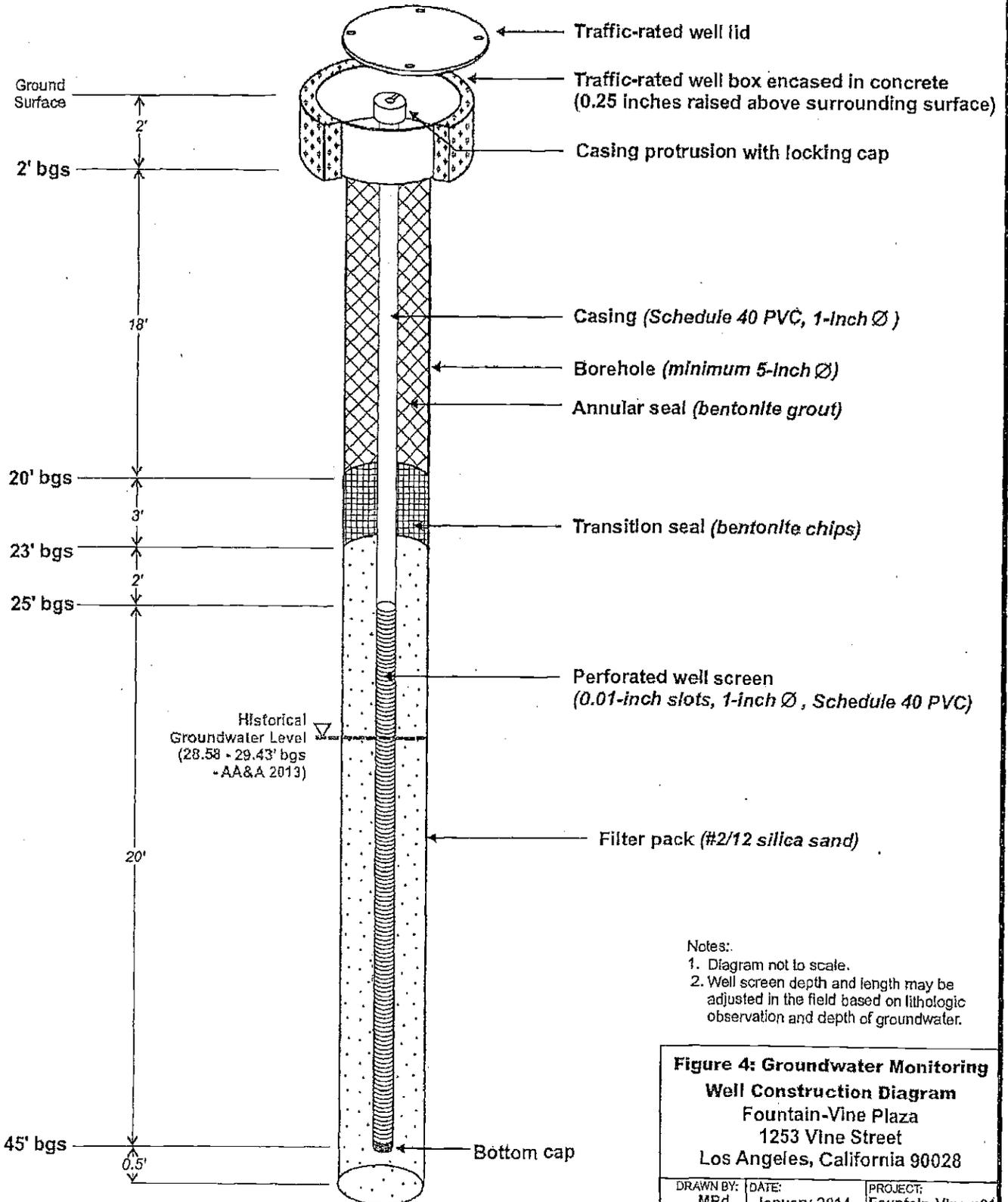
**LEGEND**

- Dry cleaning facility (AEI 2006)
- Property line
- Storm drain
- Underground electrical distribution vault
- Municipal water hydrant
- Former structure on-site (fuel services 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

Approximate Scale in Feet  
 0 100 200

Revised - New Well Locations

## Well Construction Diagram MW4 and MW5



**Notes:**

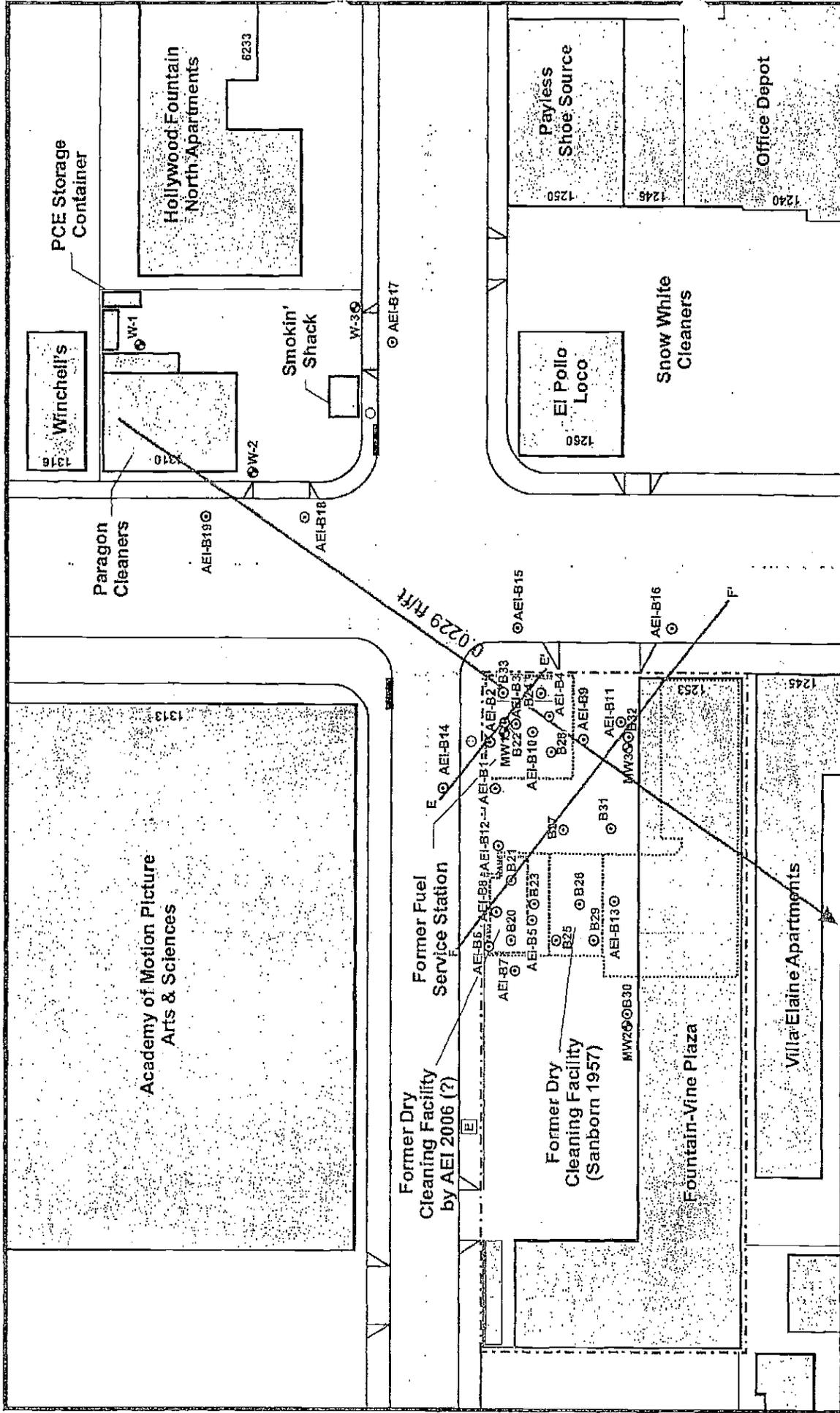
1. Diagram not to scale.
2. Well screen depth and length may be adjusted in the field based on lithologic observation and depth of groundwater.

**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
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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

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

**Ami Adini & Associates, Inc.**

**LEGEND**

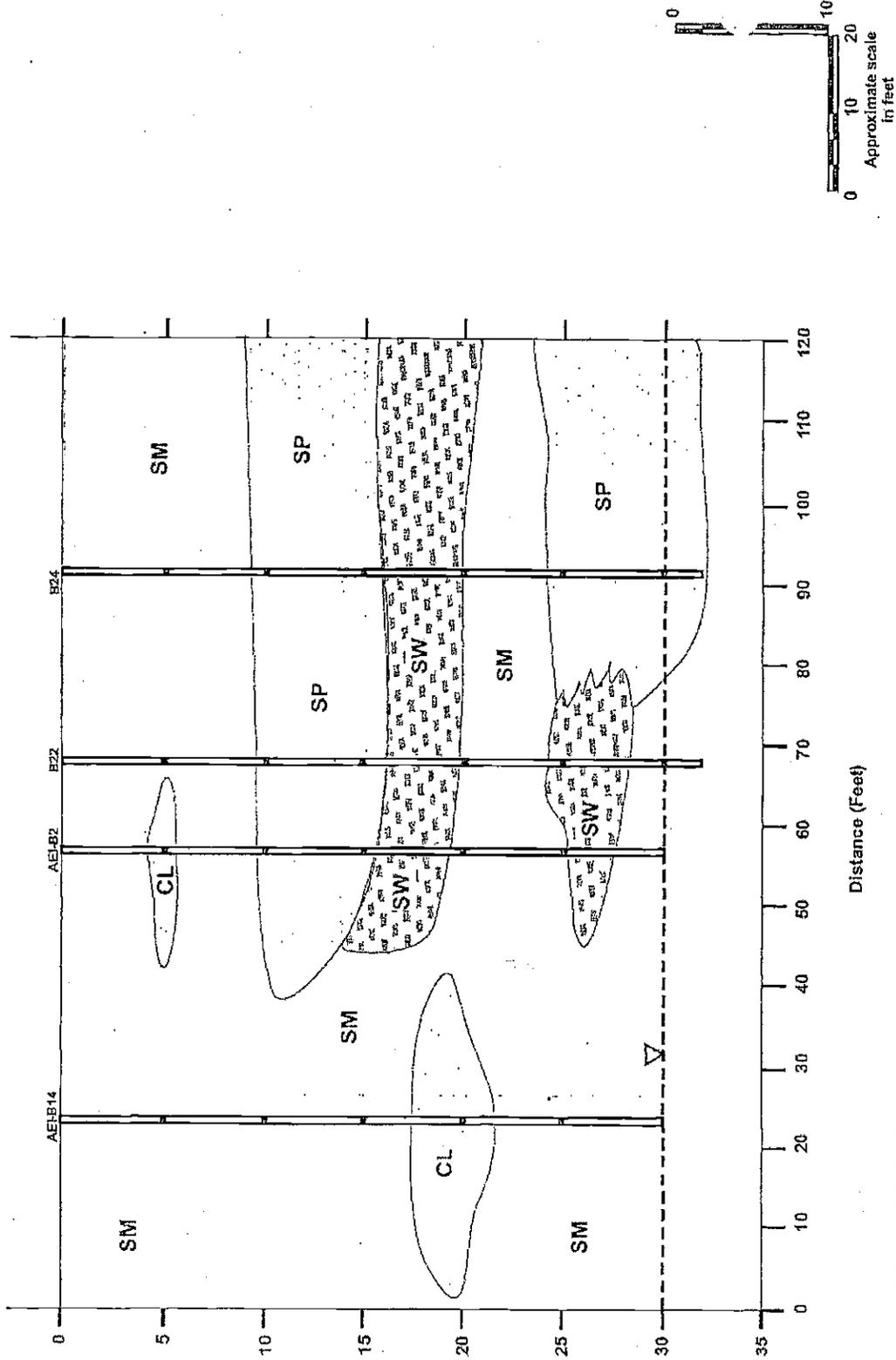
- Property line
- - - Dry cleaning facility (AEI 2006)
- ▣ Storm drain
- ▣ Underground electrical distribution vault
- Municipal water hydrant
- ▣ Former structure on-site (fuel service station and dry cleaning facility)

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

Approximate Scale in Feet  
 0 75 150

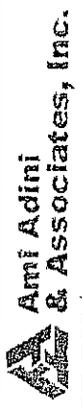
NORTHWEST  
E

SOUTHEAST  
E



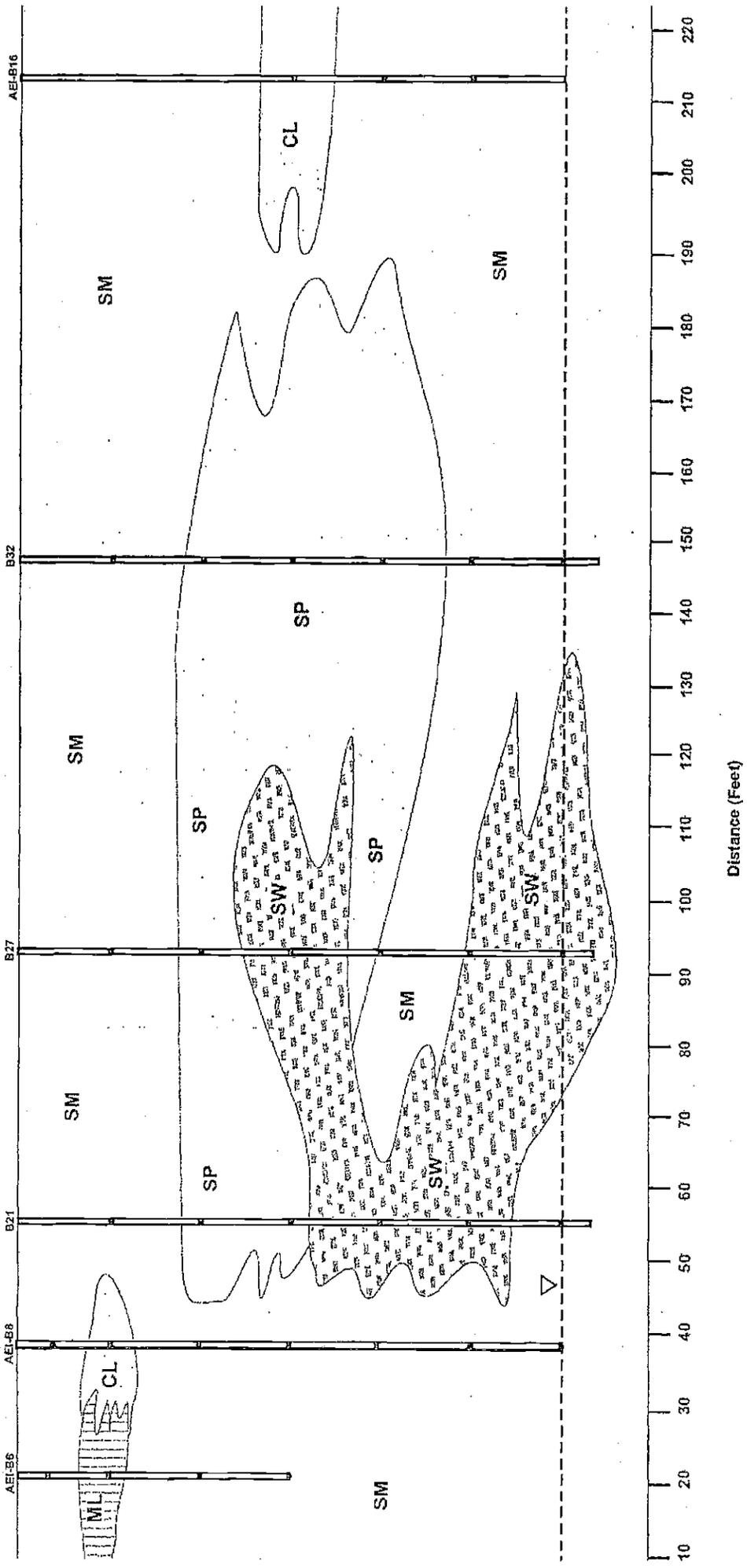
**Figure 6: Cross Section E-E**  
 Fountain-Vine Plaza  
 1253 Vine Street  
 Los Angeles, California 90028

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



**LEGEND**

- Soil, soil gas, groundwater boring (AAA, 042013)
- Nodes in boring indicates soil sampling location
- SP (Poorly graded sand)
- SM (Silty sand)
- CL (Sandy, silty clay)
- SW (Well graded sand)
- Groundwater Table



**Figure 7: Cross-Section**  
 Fountain-Vin  
 1253 Vinre  
 Los Angeles, Cali

**LEGEND**

	SP (Poorly graded sand)		SW (Well graded sand)
	SM (Silty sand)		ML (Silt)
	CL (Sandy, Silty clay)		Groundwater Table

DRAWN BY: MFD  
 DATE: November  
**Ami Adii & ASSOC**

**ATTACHMENT B**

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LARWQCB Correspondence dated December 18, 2013



EDUARDO 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](http://www.waterboards.ca.gov/losangeles)

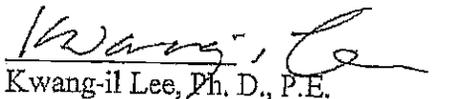
Mr. Carl Van Quathem  
ALSA Properties, Ltd.

- 2 -

December 18, 2013

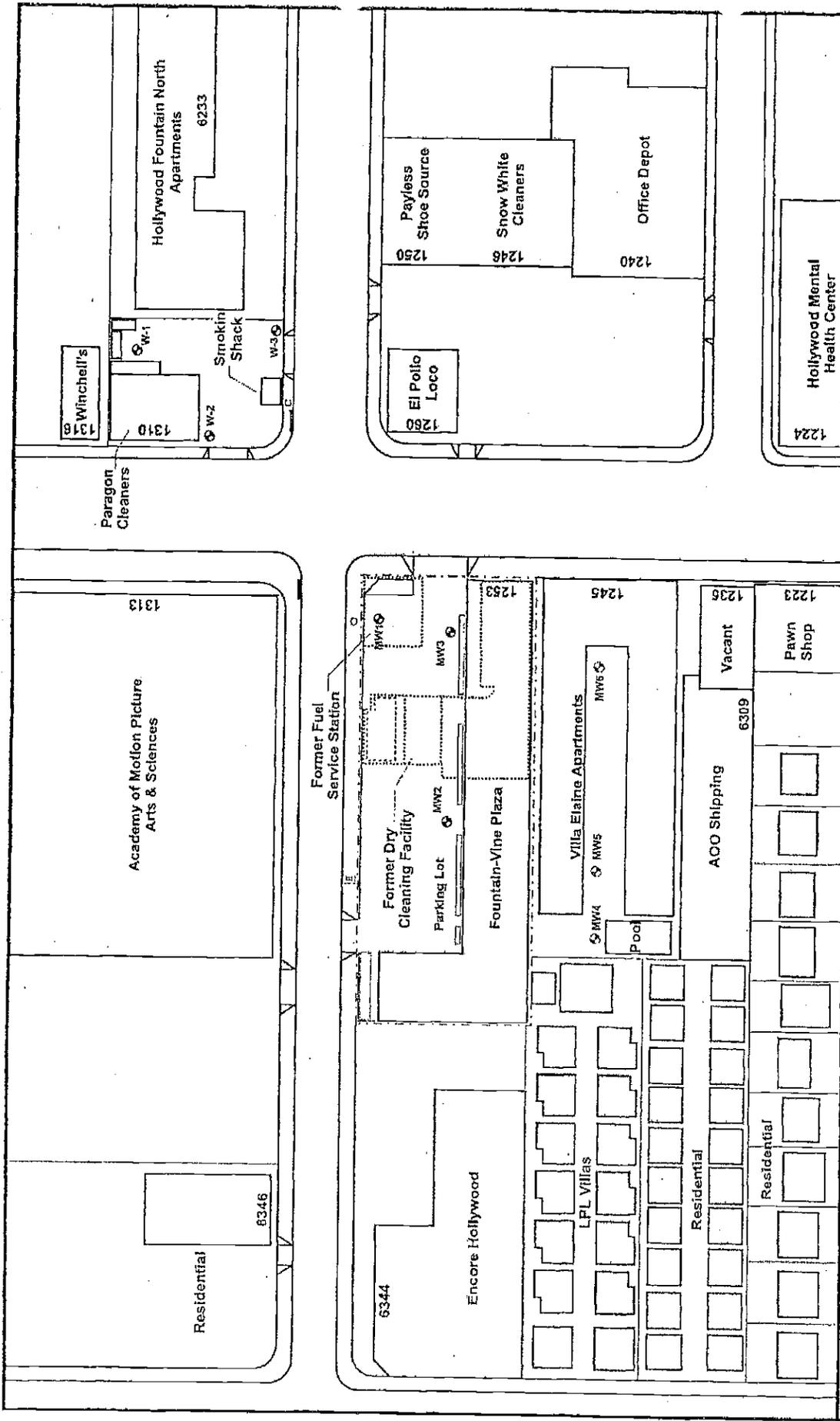
If you have any questions regarding this project, please contact Mr. Henry Jones at (213) 576-6697 or [hjones@waterboards.ca.gov](mailto:hjones@waterboards.ca.gov)

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](mailto:amia@amiadini.com))



**LEGEND**

- Dry cleaning facility (AEI 2006)
- - - Property line
- Storm drain
- ⊞ Underground electrical distribution vault
- c Municipal water hydrant
- Former structure on-site (fuel service station and dry cleaning facility)
- ⊙ MW1 To MW3: Existing groundwater monitoring wells (A&A, 04/2013)
- ⊙ MW4 to MW8: Proposed off-site groundwater monitoring wells

**Figure 3: Proposed Monitoring Well Location Map**

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

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

**Ami Adini & Associates, Inc.**

**ATTACHMENT C**

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

FAX

TO

AMI ADINI & ASSOCIATES, INC.

FAX #

1-818-824-8112

FAX

FROM

JULIE JONES PATTEN

PROPERTY MANAGER

VILLA ELAINE LP

FAX #

1-818-248-6838

**ACCESS AGREEMENT ACCEPTANCE**

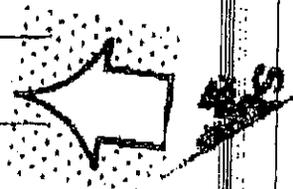
This Access Agreement Letter, dated October 23, 2013 has been received and reviewed and approval is hereby granted to ALCA Properties, Ltd and its consultants and subcontractors, in accordance with the terms above, to conduct the installation and sampling of three groundwater monitoring wells, as described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

Approved by: \_\_\_\_\_

Signature: \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_



*Sorry,  
Access is denied.  
Julie Jones Fatta  
Property Manager  
Villa Elaine II.*

*Revised Down-Gradient Groundwater Assessment Work Plan*  
*Fountain-Vine Plaza, 1253 Vine Street, Los Angeles, California 90028*  
*January 21, 2014*

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## ATTACHMENT D

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### Photographic Logs

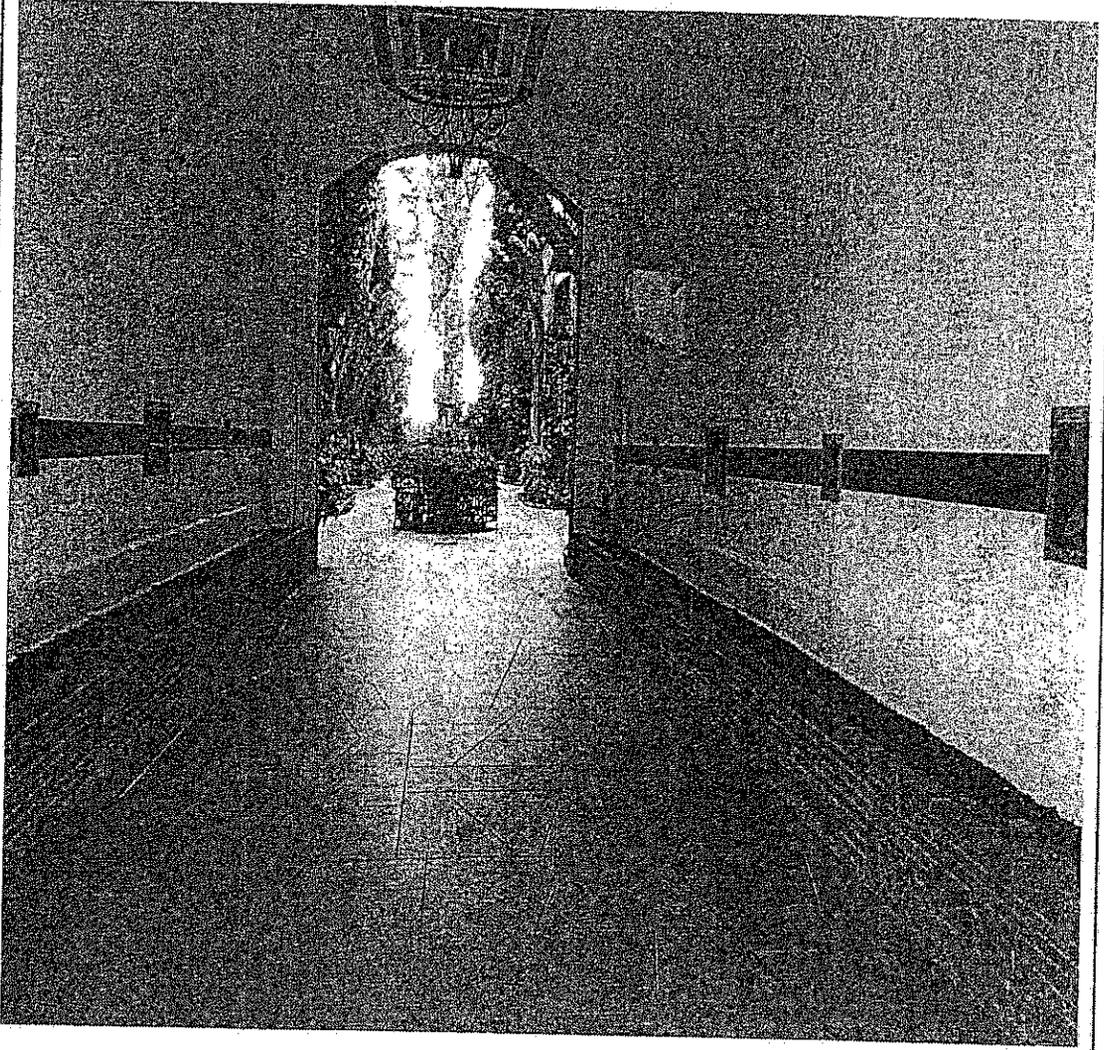
# PHOTOGRAPHIC LOG

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

<b>Photo No.:</b> 1	<b>Date:</b> 01/10/2014
------------------------	----------------------------

**Direction Photo Taken:**  
West

**Description:**



From main entrance off  
Vine Street look into  
courtyard..

# PHOTOGRAPHIC LOG

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

<b>Photo No.:</b> 2	<b>Date:</b> 01/10/2014
------------------------	----------------------------

**Direction Photo Taken:**  
West

**Description:**

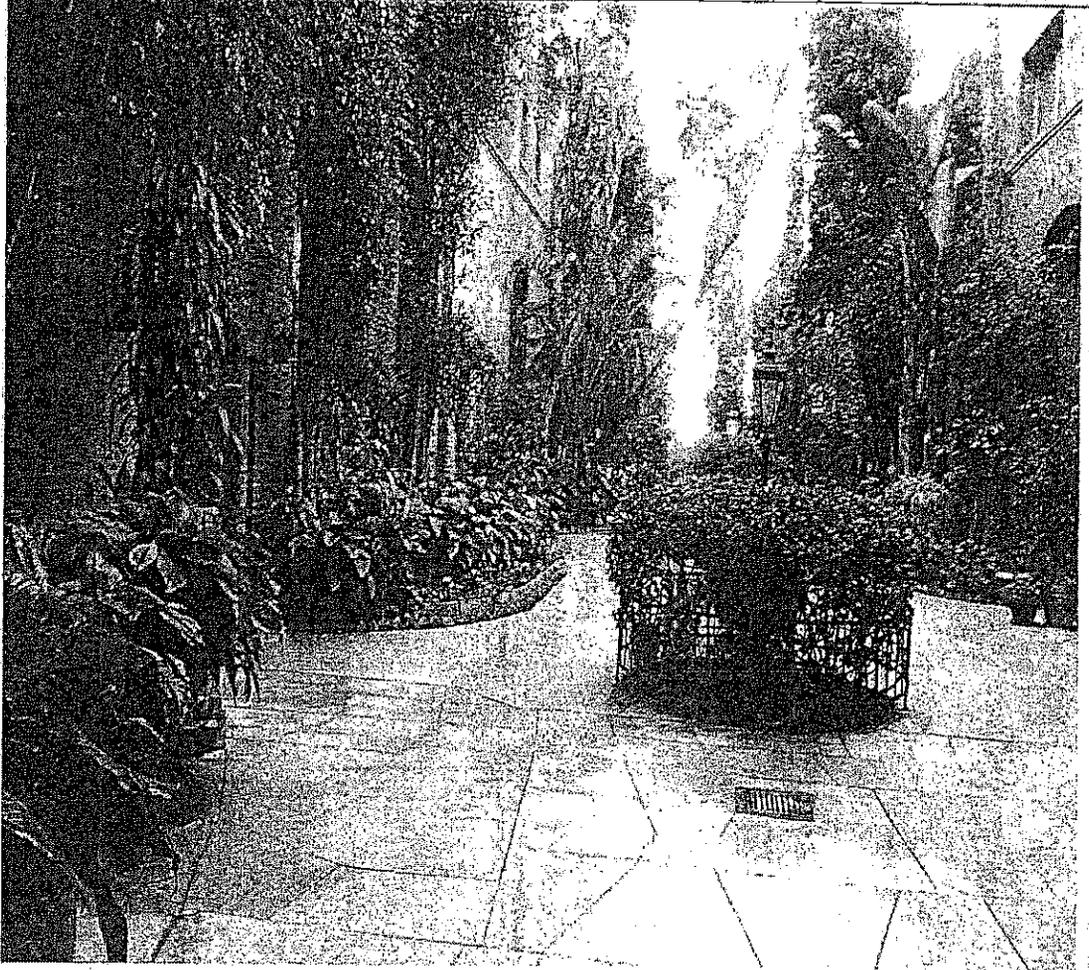
View from main entrance  
off Vine Street look into  
courtyard.



# PHOTOGRAPHIC LOG

<b>Client Name:</b> ALCA Properties, Ltd.		<b>Site Location:</b> Villa Elaine Apartments, 1245 Vine St., Hollywood	<b>Project No.:</b> Fountain-Vine.P01	<b>Photos Taken by:</b> Ami Adini
<b>Photo No.:</b> 3	<b>Date:</b> 01/10/2014			
<b>Direction Photo Taken:</b> West				
<b>Description:</b>  From main entrance off Vine Street look into courtyard..				

# PHOTOGRAPHIC LOG

<b>Client Name:</b> ALCA Properties, Ltd.		<b>Site Location:</b> Villa Elaine Apartments, 1245 Vine St., Hollywood	<b>Project No.:</b> Fountain-Vine.P01	<b>Photos Taken by:</b> Ami Adini
<b>Photo No.:</b> 4	<b>Date:</b> 01/10/2014			
<b>Direction Photo Taken:</b> West				
<b>Description:</b>  View from near main entrance off Vine Street look into courtyard..				

# PHOTOGRAPHIC LOG

<b>Client Name:</b> ALCA Properties, Ltd.		<b>Site Location:</b> Villa Elaine Apartments, 1245 Vine St., Hollywood	<b>Project No.:</b> Fountain-Vine.P01	<b>Photos Taken by:</b> Ami Adini
<b>Photo No.:</b> 5	<b>Date:</b> 01/10/2014			
<b>Direction Photo Taken:</b> West				
<b>Description:</b>  South side of court yard looking west				

# PHOTOGRAPHIC LOG

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

<b>Photo No.:</b> 6	<b>Date:</b> 01/10/2014
------------------------	----------------------------

**Direction Photo Taken:**  
West

**Description:**



Northside of court yard  
 from middle 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.:** 7  
**Date:** 01/10/2014

**Direction Photo Taken:**  
West

**Description:**

North side of court yard  
from middle 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.:** 8  
**Date:** 01/10/2014

**Direction Photo Taken:**  
West

**Description:**

South side of court yard,  
back portion looking west.



# PHOTOGRAPHIC LOG

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

# PHOTOGRAPHIC LOG

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

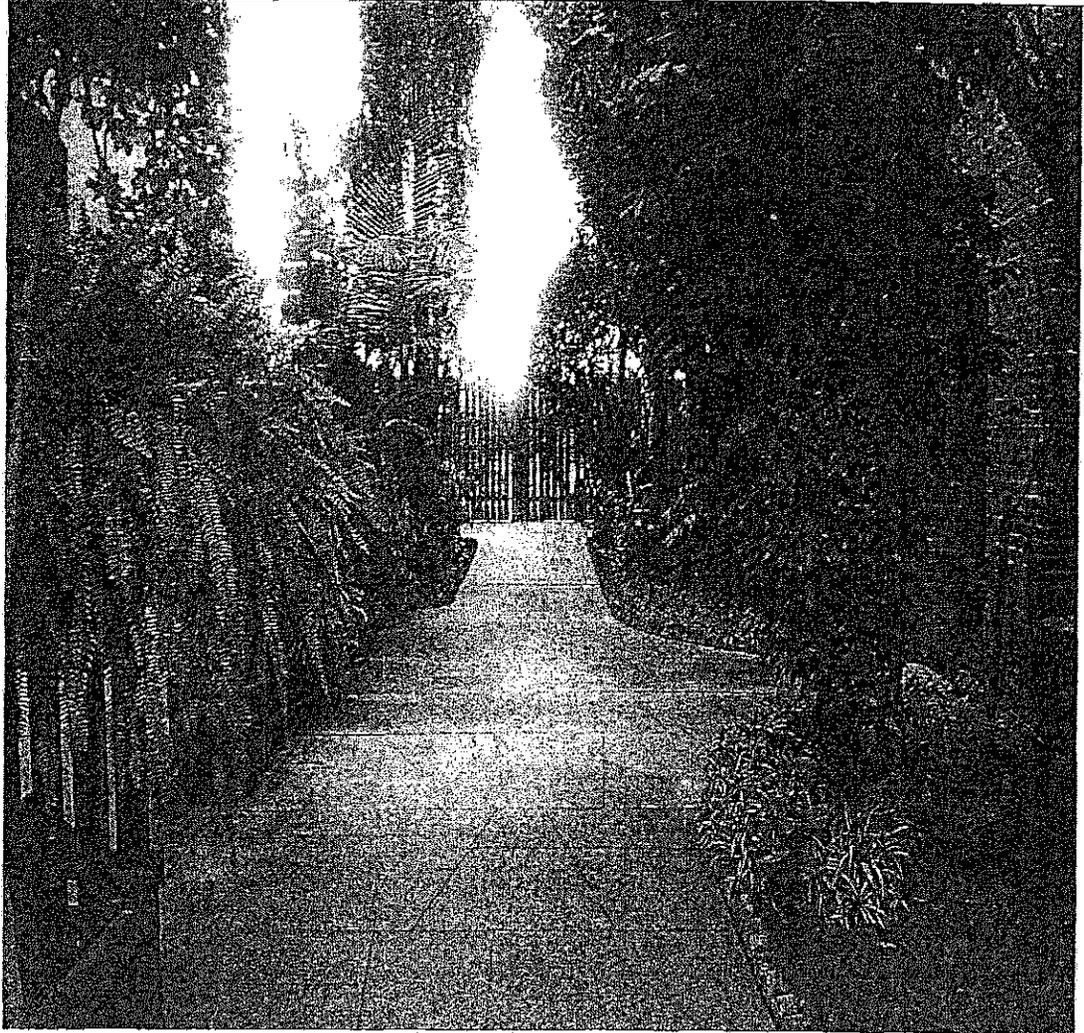
# PHOTOGRAPHIC LOG

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

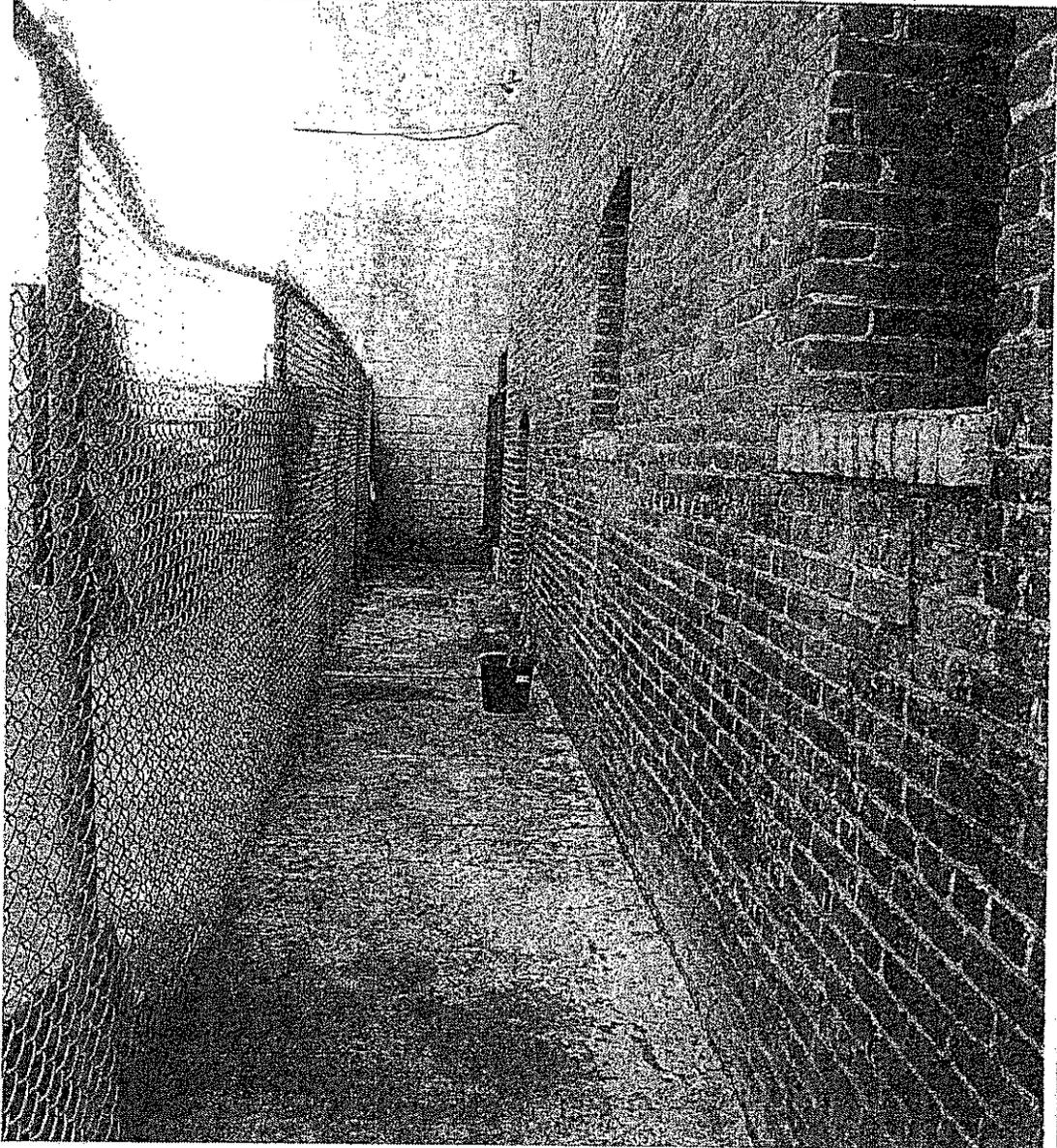
# PHOTOGRAPHIC LOG

<b>Client Name:</b> ALCA Properties, Ltd.		<b>Site Location:</b> Villa Elaine Apartments, 1245 Vine St., Hollywood	<b>Project No.:</b> Fountain-Vine.P01	<b>Photos Taken by:</b> Ami Adini
<b>Photo No.:</b> 12	<b>Date:</b> 01/10/2014			
<b>Direction Photo Taken:</b> West				
<b>Description:</b>  Northside of court yard, back portion looking west.				

# PHOTOGRAPHIC LOG

<b>Client Name:</b> ALCA Properties, Ltd.	<b>Site Location:</b> Villa Elaine Apartments, 1245 Vine St., Hollywood	<b>Project No.:</b> Fountain-Vine.P01	<b>Photos Taken by:</b> Ami Adini		
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%; padding: 5px;"><b>Photo No.:</b> 13</td> <td style="width: 50%; padding: 5px;"><b>Date:</b> 01/10/2014</td> </tr> </table>	<b>Photo No.:</b> 13	<b>Date:</b> 01/10/2014			
<b>Photo No.:</b> 13	<b>Date:</b> 01/10/2014				
<b>Direction Photo Taken:</b> West					
<b>Description:</b>  North side of court yard, back-most portion looking west.					

# PHOTOGRAPHIC LOG

<b>Client Name:</b> ALCA Properties, Ltd.		<b>Site Location:</b> Villa Elaine Apartments, 1245 Vine St., Hollywood	<b>Project No.:</b> Fountain-Vine.P01	<b>Photos Taken by:</b> Ami Adini
<b>Photo No.:</b> 14	<b>Date:</b> 01/10/2014			
<b>Direction Photo Taken:</b> North				
<b>Description:</b>  West end of building looking north from court yard entrance. Entrance to north alley/pathway is at the far end of the photo.				

# PHOTOGRAPHIC LOG

Client Name:  
ALCA Properties, Ltd.

Site Location:  
Villa Elaine Apartments, 1245 Vine St., Hollywood

Project No.:  
Fountain-Vine.P01

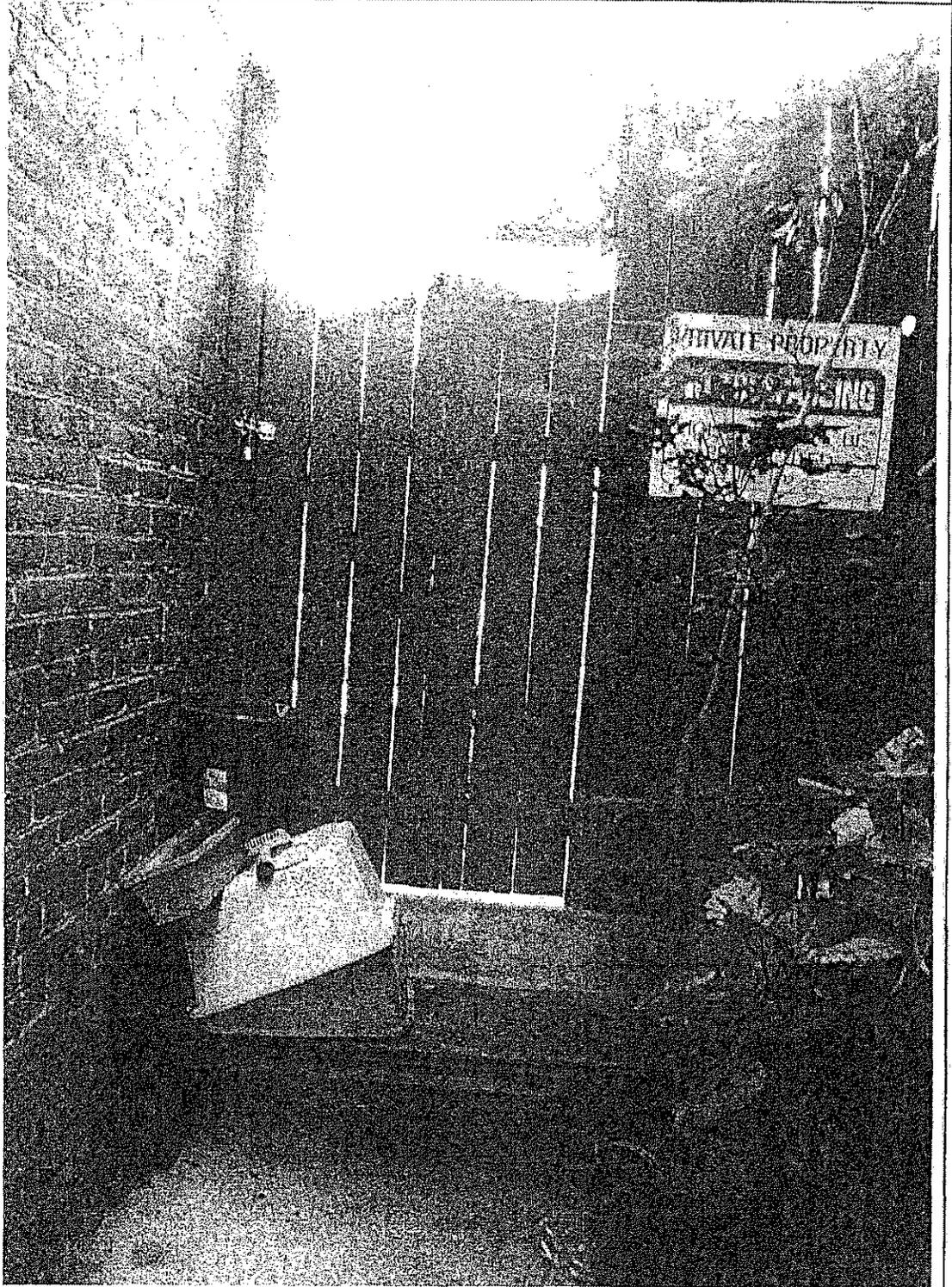
Photos Taken by:  
Ami Adini

Photo No.: 15      Date: 01/10/2014

Direction Photo Taken:  
West

Description:

Western gate for entrance  
to north alley/pathway  
looking west. The step  
down can be seen here.



# PHOTOGRAPHIC LOG

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

# PHOTOGRAPHIC LOG

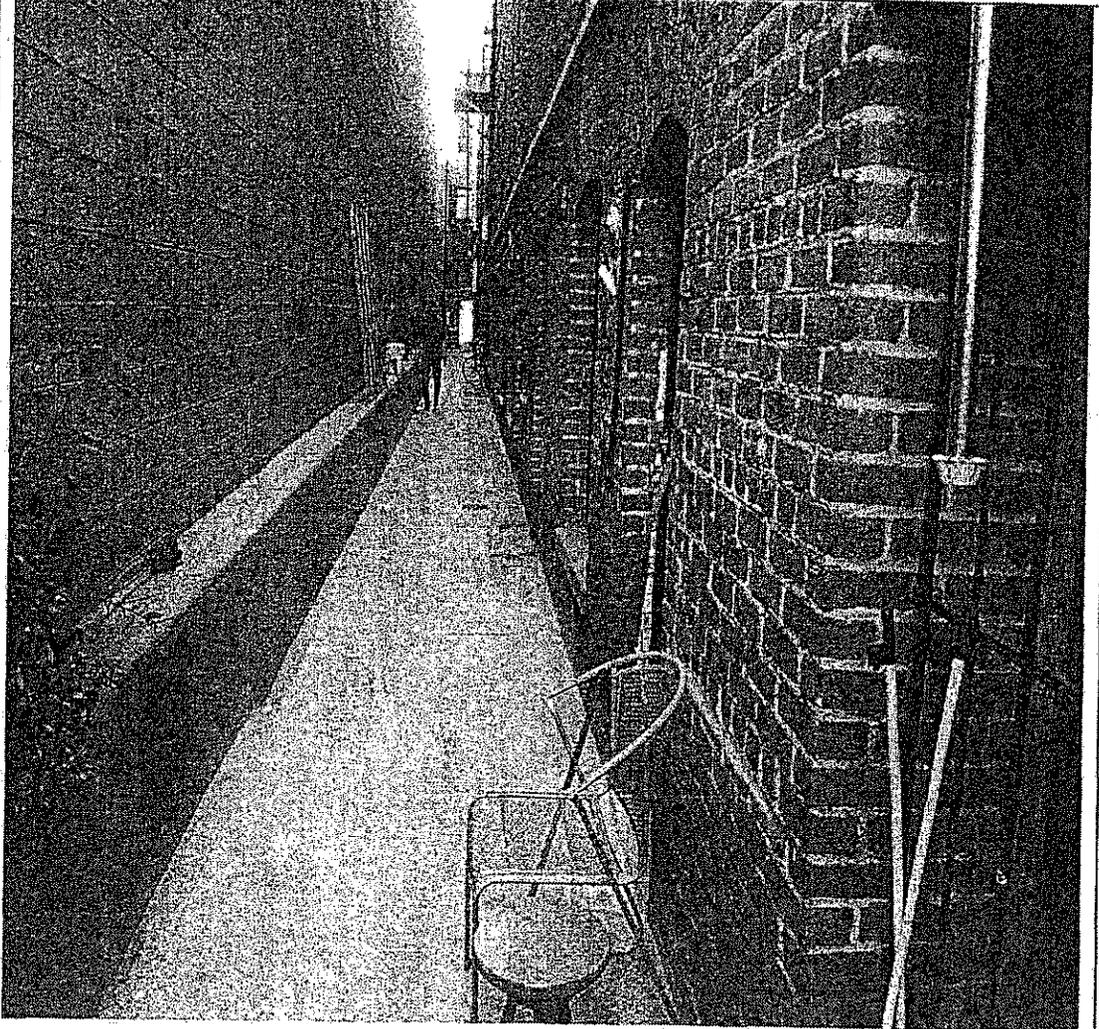
<b>Client Name:</b> ALCA Properties, Ltd.	<b>Site Location:</b> Villa Elaine Apartments, 1245 Vine St, Hollywood	<b>Project No.:</b> Fountain-Vine.P01	<b>Photos Taken by:</b> Ami Adini
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<b>Photo No.:</b> 17	<b>Date:</b> 01/10/2014
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**Direction Photo Taken:**  
East

**Description:**

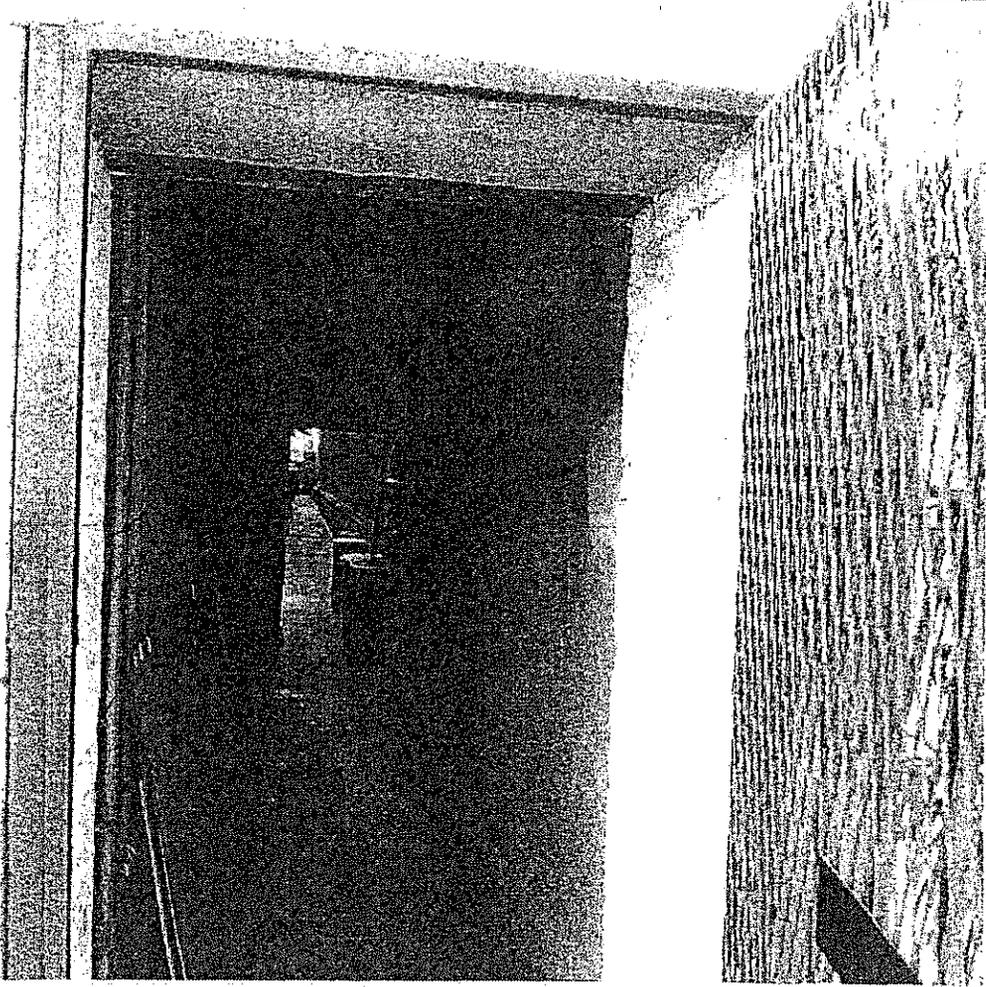
View of north alley/pathway looking east from a point near the western gate. .



# PHOTOGRAPHIC LOG

<b>Client Name:</b> ALCA Properties, Ltd.		<b>Site Location:</b> Villa Elaine Apartments, 1245 Vine St., Hollywood	<b>Project No.:</b> Fountain-Vine.P01	<b>Photos Taken by:</b> Ami Adini
<b>Photo No.:</b> 18	<b>Date:</b> 01/10/2014			
<b>Direction Photo Taken:</b> West				
<b>Description:</b>  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

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

## ATTACHMENT E

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### Groundwater Monitoring Standard Operating Procedure



**Ami Adini  
& Associates, Inc.**

## **Standard Operating Procedure: Water-Level Measurement**

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### **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.

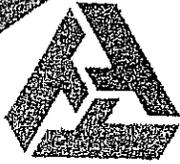
## **IX. Quality Assurance**

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-B11

PROJECT NUMBER/NAME: 28508; Fountain-Vine Plaza							COORDINATES: Refer to Figure 2.2.2-1		
PROJECT ADDRESS: 1253 Vine Street Los Angeles, California 90028							ELEVATION: 321 Feet Above Mean Sea Level		
DRILLING CONTRACTOR: Astech							START DATE: 5/22/06		END DATE: 5/22/06
DRILLING METHOD: Geoprobe							TOTAL DEPTH: 30 Feet		
DRILLING EQUIPMENT: Model 6600 Truck-Mounted Rig							DEPTH TO FIRST GROUNDWATER: 30 Feet		DEPTH TO STATIC GROUNDWATER: 30 Feet
SAMPLING METHOD: Acetate Tube/5035							LOGGED BY: RN		
HAMMER WEIGHT AND FALL: N/A							RESPONSIBLE PROFESSIONAL: JD		
DEPTH (feet bgs)	SAMPLE DATA						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-B11-5'	---	---	0.7	SM	---	Olive brown fine-grained Sandy SILT, trace Clay, medium stiff (moist)	No odor or discoloration	
6									
8									
10	AEI-B11-10'	---	---	0.5	SM	---	Olive brown fine-grained Sandy SILT, medium stiff (moist)	No odor or discoloration	
12									
14	AEI-B11-15'	---	---	1.0	SM	---	Olive brown fine-grained Sandy SILT, trace Clay, medium stiff (moist)	No odor or discoloration	
16									
18									
20	AEI-B11-20'	---	---	0.4	SM	---	Olive brown Silty fine- to medium-grained SAND, trace Clay and fine-grained sub-rounded gravel, medium dense (moist)	No odor or discoloration	
22									
24	AEI-B11-25'	---	---	0.4	SW	---	Olive brown fine- to coarse-grained SAND, trace Silt and sub-rounded gravel, medium loose (very moist)	No odor or discoloration	
26									
28									
30									
32							Boring Terminated @ 30'		
34							Groundwater Encountered @ 30'		
36									
38									
40									
42									
44									
46									
48									
50									



















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& Associates, Inc.

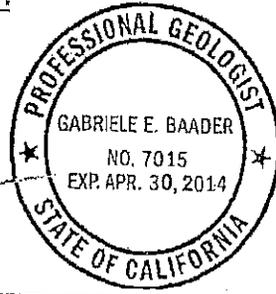
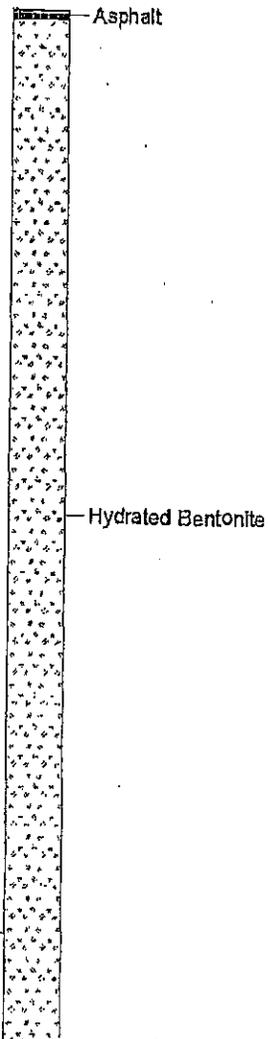
# LOG OF BORING B20

(Page 1 of 1)

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

Date Started : April 10, 2013  
Date Completed : April 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

Depth in Feet	Sample Time	Sample Identification Number	USCS	GRAPHIC	Sample Condition	OVAPID READING (ppm)	Sample Condition	Blow Count
					Disturbed Continuous Core (undisturbed) No Recovery			
DESCRIPTION								
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	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	0.0		
25	0904	B20-25	SM		Same as above with intervals of trace coarse-grained sand.	0.0		
30	0910	B20-30	SM		Same as above except wet	0.0		
35					Boring terminated at 32 feet bgs. Groundwater encountered at approximately 28.5 feet bgs.			
					B20W collected at 1100 on April 10, 2013.			



*Ga. Baader*



**Amel Adini  
& Associates, Inc.**

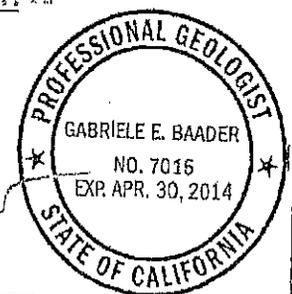
# LOG OF BORING B21

(Page 1 of 1)

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

Date Started : April 10, 2013  
Date Completed : April 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

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
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			
			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.				
15	0748	B21-15	SW		Same as above. Grades to...	0.0			
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			
			SW		Same as above	0.0			
25	0757	B21-25	SW		Same as above except moist	0.0			
30	0803	B21-30	SM		SILTY SAND, brown (10YR 4/3), medium dense, wet, non-plastic, non-cohesive, fine- to coarse-grained, no HCO, no HCD	0.0			
Boring terminated at 32 feet bgs. Groundwater encountered at approximately 29 feet bgs.									
35	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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& Associates, Inc.

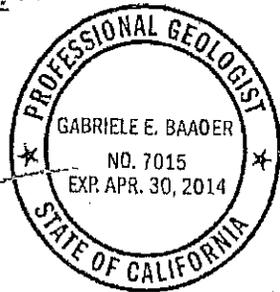
# LOG OF BORING B22

(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	OVI/APID READING (ppm)	Sample Condition	Blow Count	Boring: B22
					<input type="checkbox"/> Disturbed <input type="checkbox"/> Continuous Core (undisturbed) <input type="checkbox"/> No Recovery				
DESCRIPTION									
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			Hydrated Bentonite
20	1400	B22-20	SW		Grades to...	0.0			
			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...	0.0			
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.	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			
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.				



*Gaader*



Ami Arini  
& Associates, Inc.

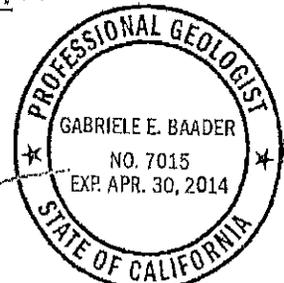
# LOG OF BORING B23

(Page 1 of 1)

Date Started : April 9, 2013  
 Date Completed : April 10, 2013  
 Casing Diameter : N/A  
 Drilling Method : DPT 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  Disturbed  Continuous Core (undisturbed)  No Recovery	OVIAPID 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 E. Baader*



**Amn Adair  
& Associates, Inc.**

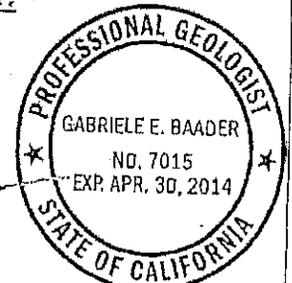
# LOG OF BORING B24

(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 <input type="checkbox"/> Disturbed <input type="checkbox"/> Continuous Core (undisturbed) <input type="checkbox"/> No Recovery	OVIAPID READING (ppm)	Sample Condition	Blow Count	Boring: B24
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			
					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			
					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			
					Grades to...	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			
<p>Boring terminated at 32 feet bgs. Groundwater encountered at approximately 28 feet bgs.</p> <p>B24W collected from 30.30 feet bgs at 1030 on April 11, 2013.</p> <p>Duplicate soil sample DUP4 corresponds with sample B24-30.</p>									





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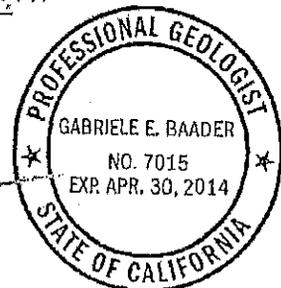
# LOG OF BORING B25

(Page 1 of 1)

Date Started : April 9, 2013  
 Date Completed : April 10, 2013  
 Casing Diameter : N/A  
 Drilling Method : DPT 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: B25
					<input type="checkbox"/> Disturbed <input type="checkbox"/> Continuous Core (undisturbed) <input type="checkbox"/> No Recovery				
DESCRIPTION									
0					4-inch asphalt surface				Asphalt
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				
15	1124	B25-15	SM		Grades to...	0.0			
20	1129	B25-20	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	1132	B25-25	SM		Same as above. Grades to...				
			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.								
35	B25W collected at 0715 on April 10, 2013; duplicate groundwater sample DUP1 also collected.								
40									





**Amund Associates, Inc.**

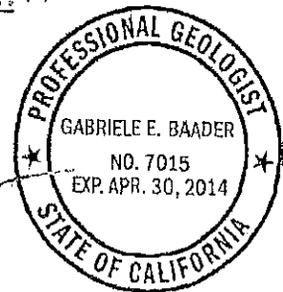
# LOG OF BORING B26

(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	Sample Condition	O/VAPID READING (ppm)	Sample Condition	Blow Count	Boring: B26
					Disturbed Continuous Core (undisturbed) No Recovery				
DESCRIPTION									
0					4-inch asphalt surface				Asphalt
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	SP		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	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			
32	Boring terminated at 32 feet bgs. Groundwater encountered at approximately 28.5 feet bgs.								
35	B26W collected at 1355 on April 9, 2013.								
40									



*Gabriele E. Baader*



Ann Adams  
& Associates, Inc.

# LOG OF BORING B27

(Page 1 of 1)

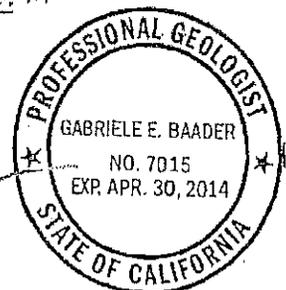
Project: Fountain-Vine.p01  
Fountain-Vine Plaza  
Environmental Site Assessment  
1253 Vine Street  
Los Angeles, California 90028

Date Started : April 10, 2013  
Date Completed : April 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

Depth in Feet	Sample Time	Sample Identification Number	USCS	GRAPHIC	Sample Condition	OVAPID READING (ppm)	Sample Condition	Blow Count	Boring: B27
0					Sample Condition <input type="checkbox"/> Disturbed <input type="checkbox"/> Continuous Core (undisturbed) <input type="checkbox"/> No Recovery				
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...				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			

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.





Ann Adams  
& Associates, Inc.

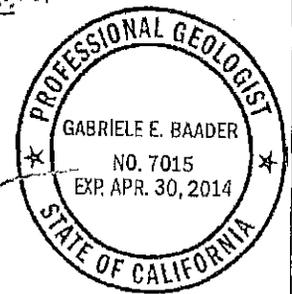
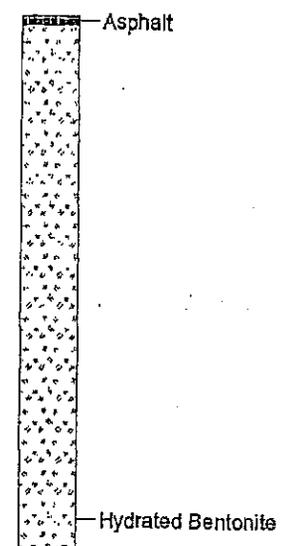
# LOG OF BORING B28

(Page 1 of 1)

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

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

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	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 Grades to...	0.0		
10	1111	B28-10	SP		SAND, poorly graded, brown (10YR 5/3), medium dense, dry, fine-to medium-grained, trace coarse, no HCO, no HCD Grades to...	0.0		
15	1115	B28-15	SW		SAND, well graded, brown (10YR 5/3), medium dense, dry, fine-to coarse-grained, no HCO, no HCD Grades to...	0.0		
20	1119	B28-20	SW		Same as above Grades to...	0.0		
25	1126	B28-25	SW		SAND, well graded, brown (10YR 4/3), medium dense, dry, fine-to coarse-grained, no HCO, no HCD Wet below 27.5 feet bgs Grades to...	0.0		
30	1132	B28-30	SM		SILTY SAND, drak brown (10YR 3/3), medium dense, wet, non-plastic, non-cohesive, fine-to medium-grained, no HCO, no HCD	0.0		
35					Boring terminated at 32 feet bgs. Groundwater encountered at approximately 27.5 feet bgs.			
40					B28W collected at 0658 on April 11, 2013.			



*Ga. Baader*



**Amni Arini  
& Associates, Inc.**

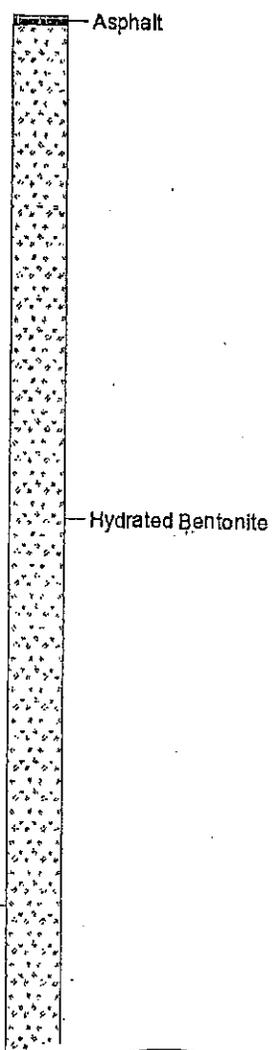
# LOG OF BORING B29

(Page 1 of 1)

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

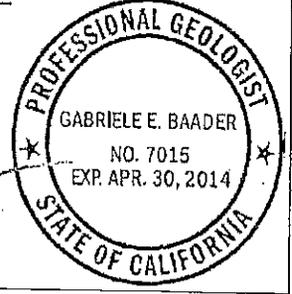
Date Started : April 9, 2013  
Date Completed : April 10, 2013  
Casing Diameter : N/A  
Drilling Method : DPT 6600  
Drilling Company : Millennium Env., Inc  
Sampling Method : Dual-tube continuous core  
Boring Diameter : 3.25-Inch  
Logged By : Matthew deHaas  
Prepared By : Matthew deHaas  
Reviewed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

Depth in Feet	Sample Time	Sample Identification Number	USCS	GRAPHIC	Sample Condition  Disturbed  Continuous Core (undisturbed)  No Recovery	O-VAPID READING (ppm)	Sample Condition	Blow Count	Boring: B29
0									
					4-inch asphalt surface				Asphalt
					Hand-augered to 5 feet below ground surface (bgs). SILTY SAND, dark brown (10YR 3/3), medium dense, dry, non-plastic, non-cohesive, fine-grained, no hydrocarbon odor (HCO), no hydrocarbon discoloration (HCD)	0.1			
5	0858	B29-5	SM		Same as above	0.1			
			SM		Grades to...				
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	0.0			
					Grades to...				
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			
					Same as above with silt				
20	0909	B29-20	SW		Grades to...	0.0			
					SILTY SAND, brown (10YR 4/2), medium dense, dry, non-plastic, non-cohesive, fine-grained, no HCO, no HCD	0.0			
					Grades to...				
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			
					Wet below 27.5 feet bgs				
30	0917	B29-30	SC		CLAYEY SAND, brown (10YR 4/2), medium dense, wet, non-plastic, non-cohesive, fine- to medium-grained, no HCO, no HCD	0.0			



Boring terminated at 32 feet bgs. Groundwater encountered at approximately 27.5 feet bgs.

B29W collected at 0730 on April 10, 2013.



35  
40



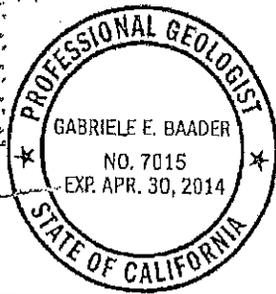
# LOG OF BORING B30

(Page 1 of 1)

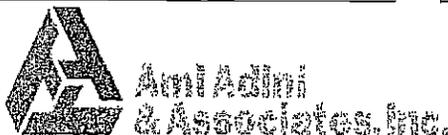
Date Started : April 8, 2013  
 Date Completed : April 8, 2013  
 Casing Diameter : N/A  
 Drilling Method : DPT 6800  
 Drilling Company : Millennium Env., Inc  
 Sampling Method : Dual-tube continuous core  
 Boring Diameter : 3.25-Inch  
 Logged By : Matthew deHaas  
 Prepared By : Matthew deHaas  
 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	OVA/PID READING (ppm)	Sample Condition	Blow Count	Boring: B30
					<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			
					Grades to...				
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	SP		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			
			SW		Same as above	0.0			
30	1508	B30-30	SW		Same as above	0.0			
			SW		Same as above	0.0			
35						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 E. Baader*



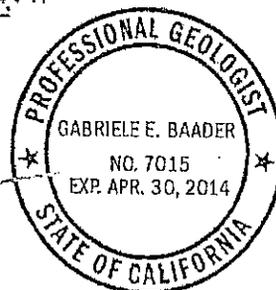
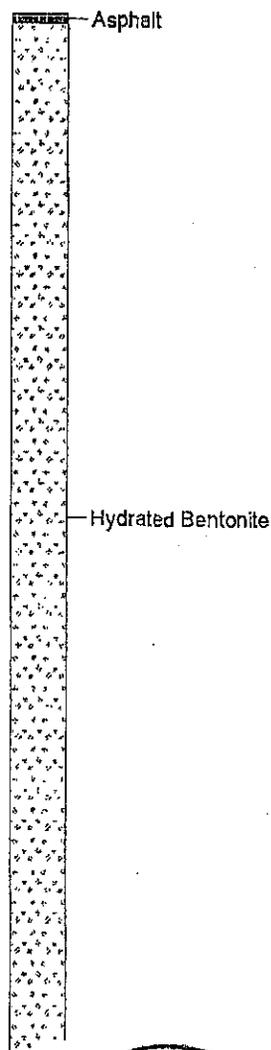
# LOG OF BORING B31

(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	DESCRIPTION
					<input type="checkbox"/> Disturbed <input type="checkbox"/> Continuous Core (undisturbed) <input type="checkbox"/> No Recovery				
0									4-Inch asphalt surface
5	0730	B31-5	SM		<input type="checkbox"/>	0.0			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)
			SM		<input type="checkbox"/>	0.0			Same as above
			SM		<input type="checkbox"/>				Same as above
10	0733	B31-10	SP		<input type="checkbox"/>	0.0			SAND, poorly graded, brown (10YR 4/3), medium dense, dry, fine-grained, no HCO, no HCD
			SP		<input type="checkbox"/>				Same as above
15	0738	B31-15	SP		<input type="checkbox"/>	0.0			Same as above
20					<input type="checkbox"/>	NR			No recovery
25					<input type="checkbox"/>	NR			No recovery
30	0808	B31-32	SW		<input type="checkbox"/>	0.0			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.
30					<input type="checkbox"/>				SAND, well graded, dark grayish brown (10YR 4/2), medium dense, moist, non-plastic, trace cohesive silt, no HCO, no HCD
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.
40									B31W collected at 1315 on April 9, 2013.



*Gabriele E. Baader*



**Ann Arden  
& Associates, Inc.**

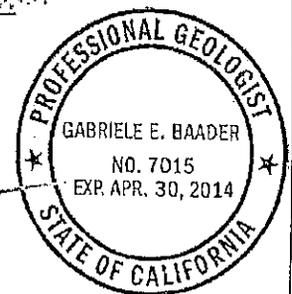
# LOG OF BORING B32

(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 : Gabriele Baader

Project Fountain-Vine.p01  
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 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/APID 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			Hydrated Bentonite
			SP		Same as above	0.1			
20	0805	B32-20	SP		Same as above. Coarsens with depth Grades to...	0.1			
			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			
			SM		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									





Am. Adini  
& Associates, Inc.

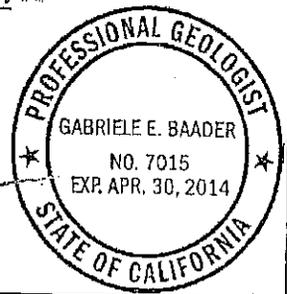
# LOG OF BORING B33

(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	OVA/PID READING (ppm)	Sample Condition	Blow Count	Boring: B33
					<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	SM		SAND, well graded, brown (10YR 4/3), medium dense, dry, fine- to coarse-grained, no HCO, no HCD	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		SAND, well graded, brown (10YR 5/3), medium dense, dry, non-plastic, non-cohesive, fine- to coarse-grained, no HCO, no HCD	0.0			
			SW		Wet below 27.5 feet bgs				
30	1030	B33-30	SM		Same as above except wet. Grades to... 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.								
40									



*G. Baader*

*Exhibit "5"*



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

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MARIA MEHRANIAN, CHAIR | SAMUEL UNGER, EXECUTIVE OFFICER

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

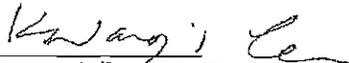
The work plan proposes the installation of two (2) groundwater monitoring wells (MW-4 and MW-5) located within the Villa Elaine apartment complex, immediately south of the site (Figure 1). Groundwater will then be sampled from eight (8) groundwater monitoring wells located at the site, at the Villa Elaine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

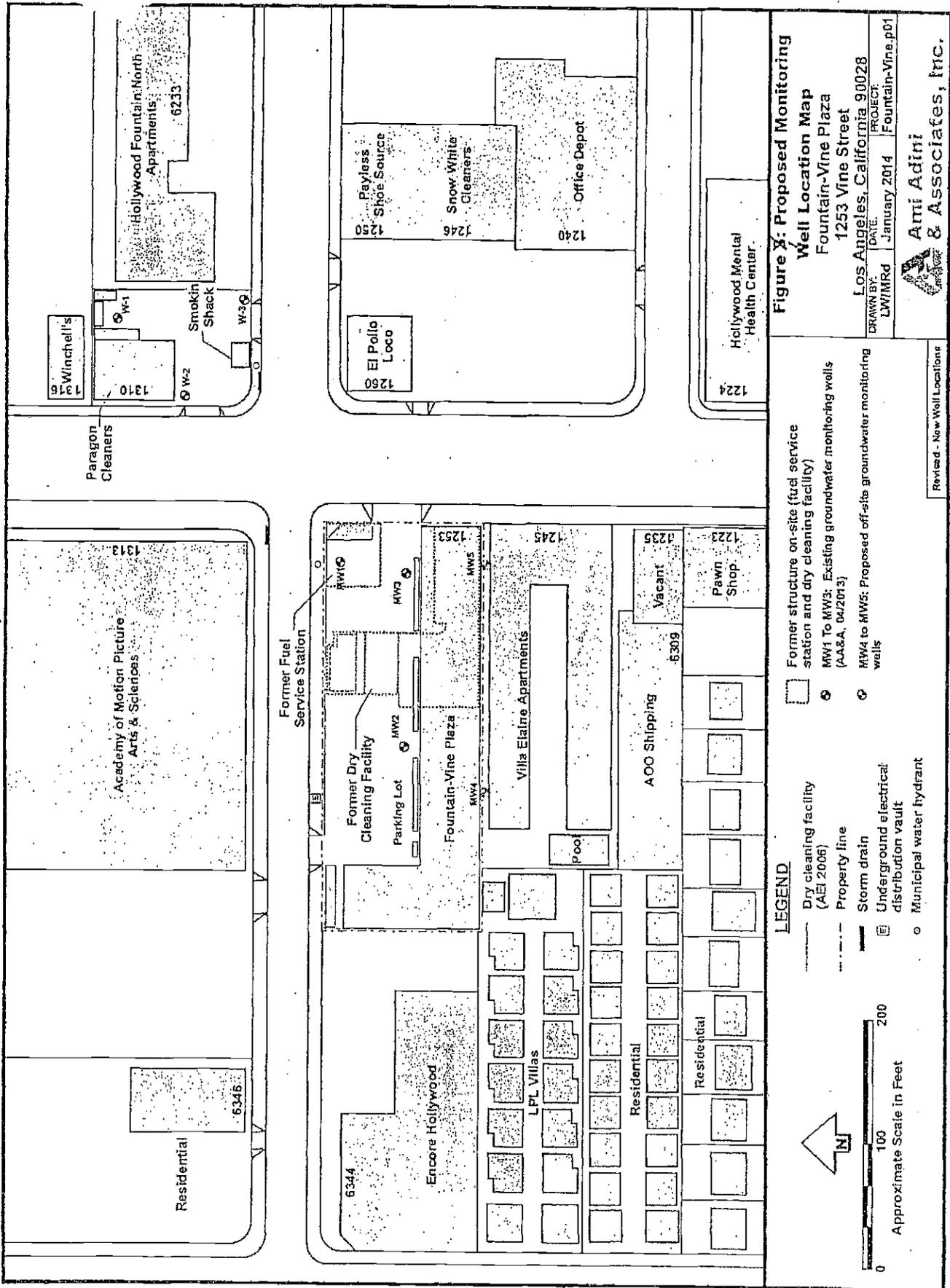
If you have any questions regarding this project, please contact Mr. Henry Jones at (213) 576-6697 or [hjones@waterboards.ca.gov](mailto:hjones@waterboards.ca.gov)

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](mailto:amia@amiadini.com))  
Ms. Julie Jones Patten, Villa Elaine Apartments ([juliejonespatten@hotmail.com](mailto:juliejonespatten@hotmail.com))



**Figure X: Proposed Monitoring Well Location Map**  
 Fountain-Vine Plaza  
 1253 Vine Street  
 Los Angeles, California 90028  
 DRAWN BY: LW/WRD DATE: January 2014 PROJECT: Fountain-Vine.p01  
 Ami Adini & Associates, Inc.

Revised - New Well Locations

□ 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

**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 “6”*



**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, Mses. 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.

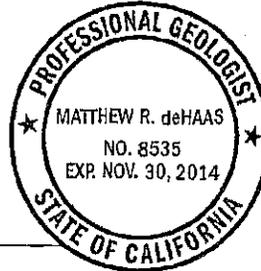
We respectfully submit and request an expedited review of this Revised Work Plan. Upon your review, if acceptable, we ask that an approval letter approving this Revised Work Plan be provided. Such approval will be confirmation of the objective stated above, i.e., if the results of the sampling event 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,

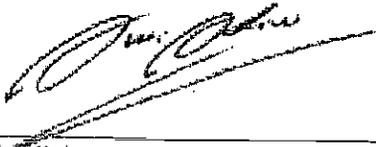
AMI ADINI & ASSOCIATES, INC.

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

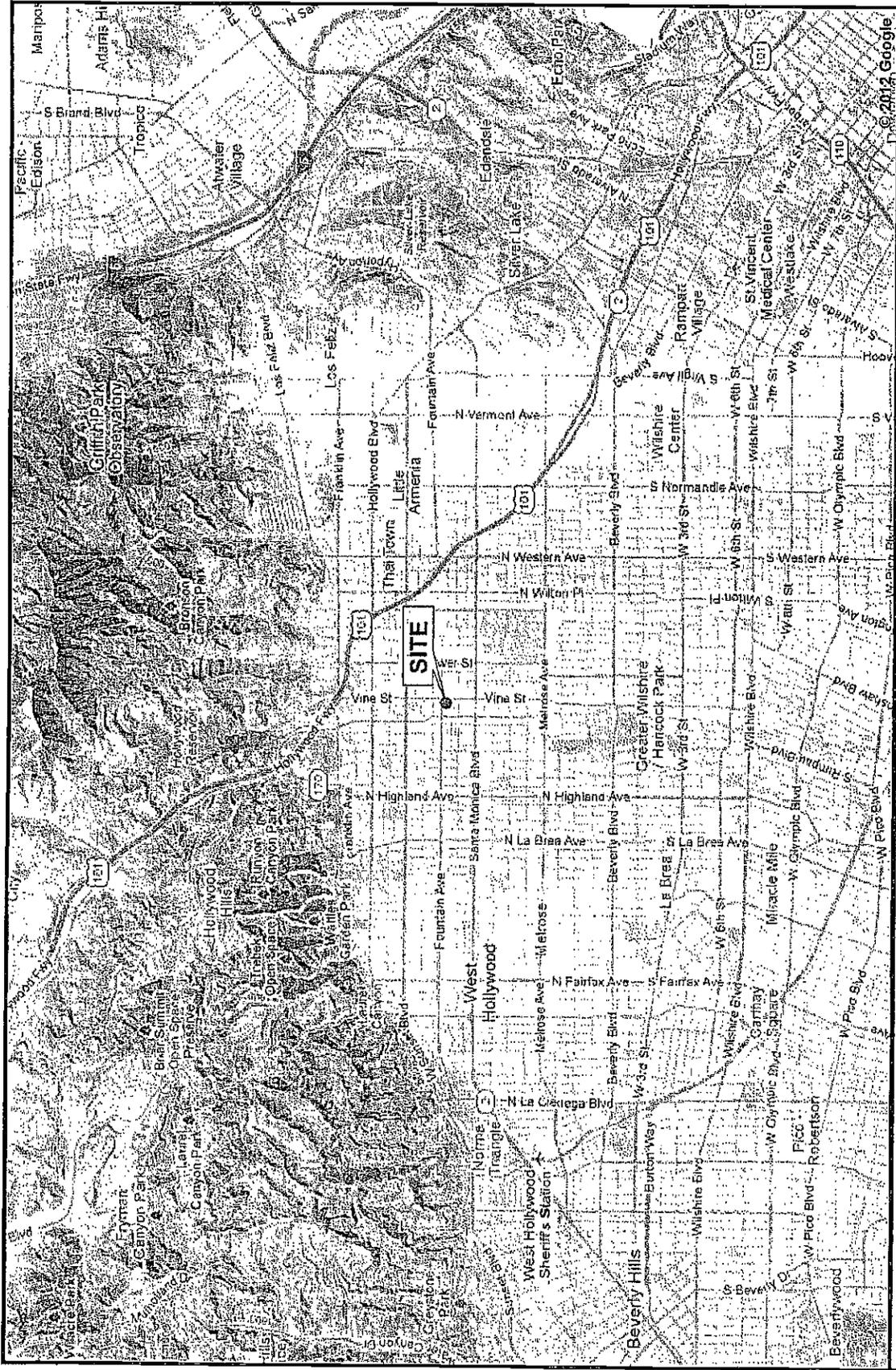
Figure 4 – Well Construction Diagram

Attachment B: LARWQCB Correspondence dated December 18, 2013

**ATTACHMENT A**

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Figures 1 through 4

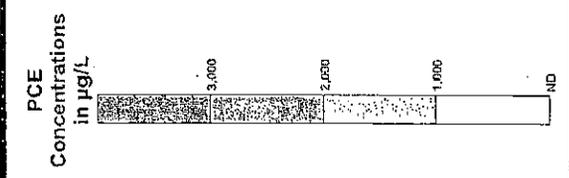
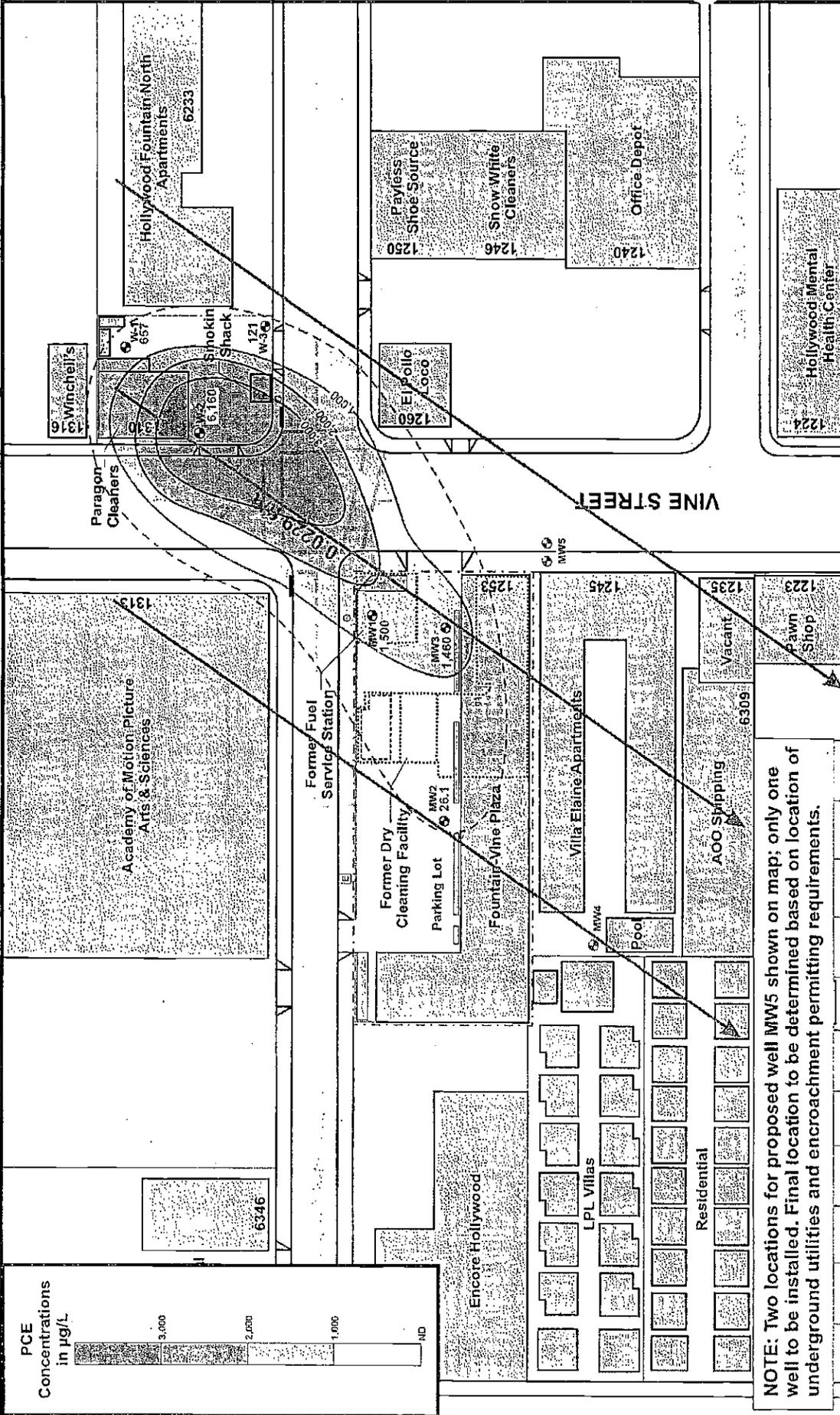


**Figure 1: Site Vicinity Map**  
**Fountain-Vine Plaza**  
**1253 Vine Street**  
**Los Angeles, California 90028**

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

**Ami Adini & Associates, Inc.**

0 1.0 2.0  
 Approximate Scale in Miles



**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.

**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.**

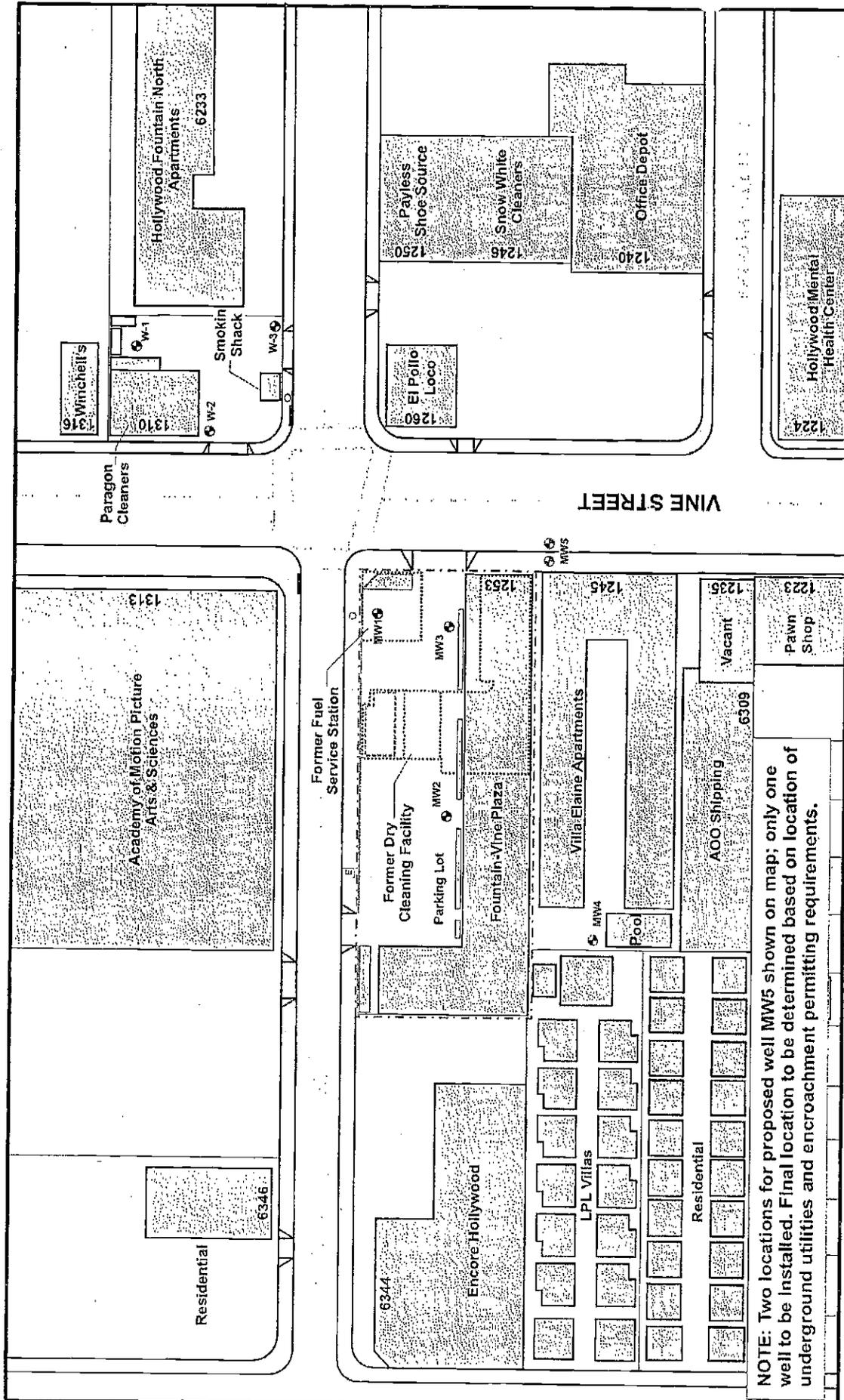
**LEGEND**

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

□ Former structure on-site (fuel service station and dry cleaning facility)  
 ⊙ MW1 To MW3: Existing groundwater monitoring wells (AA&A, 04/2013)  
 ⊙ MW4 to MW5: Proposed off-site groundwater monitoring wells  
 ⊙ 6,160 PCE Concentration in groundwater in micrograms per liter (µg/L)

0 100 200  
 Approximate Scale in Feet

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 2006)
- - - Property line
- Storm drain
- Ⓜ Underground electrical distribution vault
- Municipal water hydrant

0 100 200  
Approximate Scale in Feet

▲ N

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

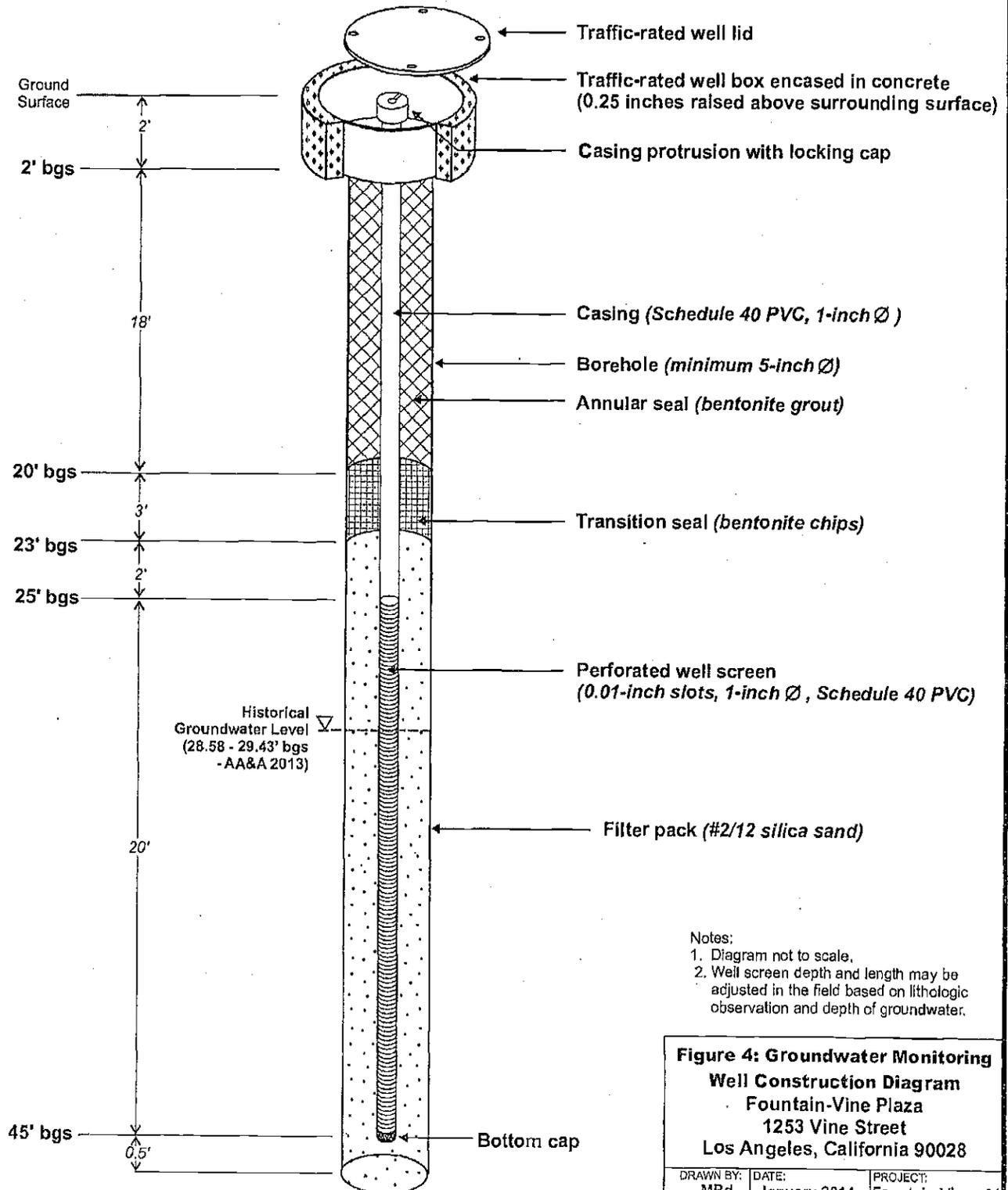
Revised - New Well Locations

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

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

**Ami Adini & Associates, Inc.**

## Well Construction Diagram MW4 and MW5



**Notes:**

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

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

DRAWN BY: 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*

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**ATTACHMENT B**

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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](http://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.

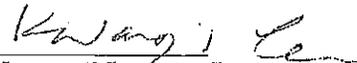
The work plan proposes the installation of two (2) groundwater monitoring wells (MW-4 and MW-5) located within the Villa Elaine apartment complex, immediately south of the site (Figure 1). Groundwater will then be sampled from eight (8) groundwater monitoring wells located at the site, at the Villa Elaine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

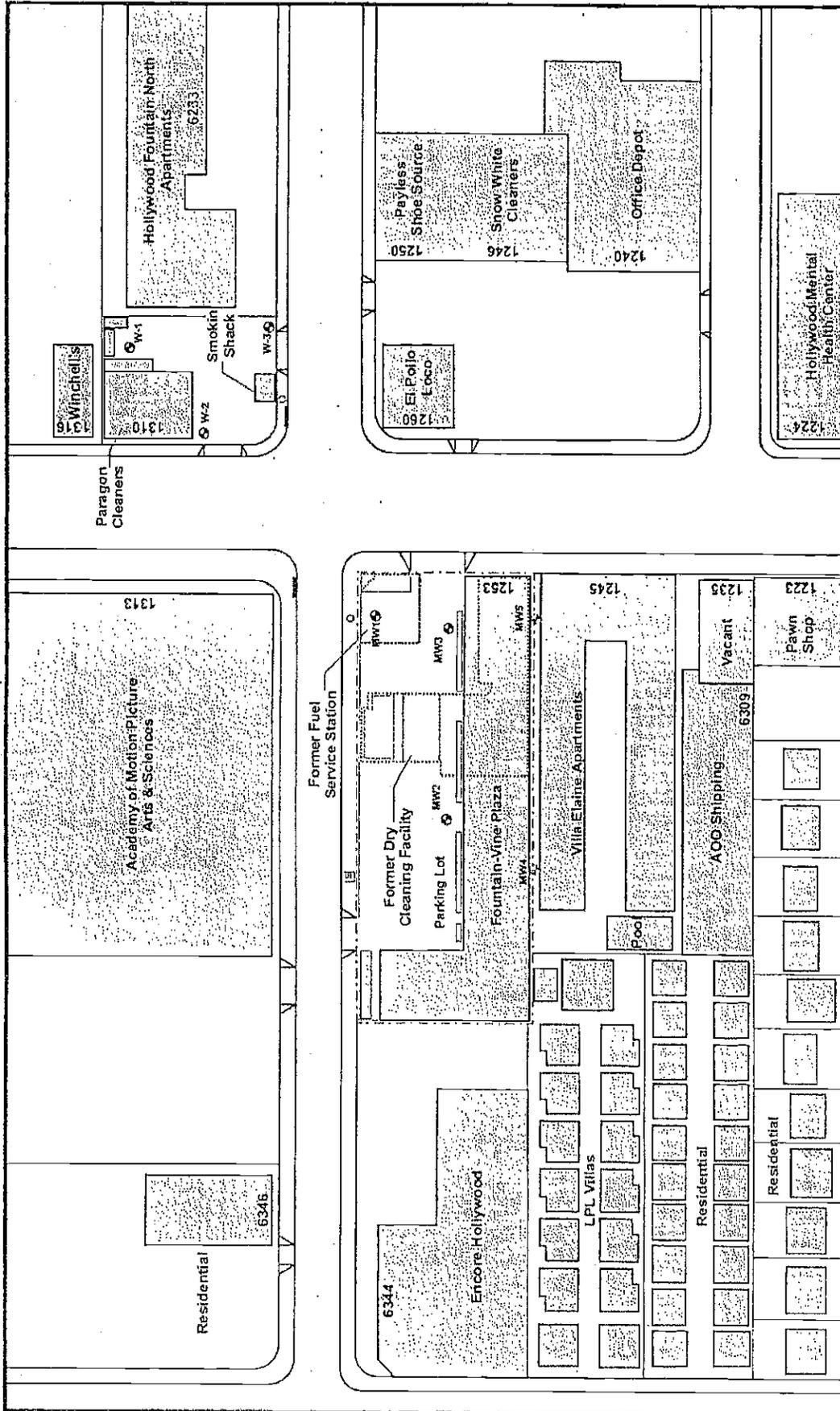
If you have any questions regarding this project, please contact Mr. Henry Jones at (213) 576-6697 or [hjones@waterboards.ca.gov](mailto:hjones@waterboards.ca.gov)

Sincerely,

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

Attachment:  
Figure 1, Proposed Monitoring Well Location Map

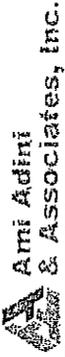
Electronic Copies:  
Mr. Ami Adini, Ami Adini & Associates ([amia@amiadini.com](mailto:amia@amiadini.com))  
Ms. Julie Jones Patten, Villa Elaine Apartments ([juliejonespatten@hotmail.com](mailto:juliejonespatten@hotmail.com))



**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)  
 MW4 To MW5: Existing groundwater monitoring wells (AA&A, 04/2013)  
 MW4 to MW5: Proposed off-site groundwater monitoring wells

**LEGEND**

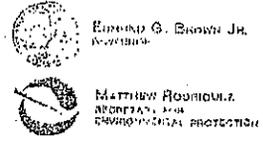
- Dry cleaning facility (AEI 2006)
- - - Property line
- Storm drain
- ⊠ Underground electrical distribution vault
- Municipal water hydrant



Approximate Scale in Feet

Revised - New Well Locations

*Exhibit "7"*



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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.

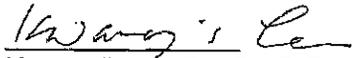
Mr. Carl Van Quathem  
ALSA Properties, Ltd.

- 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



000592 0.3770 MB 0.405  
ALCA PROPERTIES LTD  
11356 NUTMEG AVENUE  
LOS ANGELES, CA 90066-8002

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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-UN330000.000-20

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11356 NUTMEG AVENUE  
LOS ANGELES CA 90066

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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



200 St. Charles Ave. • New Orleans, LA 70130  
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GUNO 131121-00241-0001



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

GULF-LN330000.D00-20

LOAN: 26104  
AS OF: 11/20/13

\* LOAN MATURITY NOTICE \* PAGE 1

LOAN TYPE:	COMML R/E	MATURITY DATE:	12/05/13
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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



200 St. Charles Ave. • New Orleans, LA 70130  
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GUNO 130923-00452 0001



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

GULF-LANS330000.000-20

LOAN: 26104

AS OF: 09/20/13

\* LOAN MATURITY NOTICE \*

PAGE 1

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ONE DAY'S INTEREST:	[REDACTED]		
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	PRINCIPAL DUE:		[REDACTED]
	INTEREST DUE:		[REDACTED]
	TOTAL AMOUNT DUE:	*	[REDACTED]

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11356 NUTMEG AVENUE  
LOS ANGELES CA 90066

PRINCIPAL DUE: [REDACTED]  
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 “13”***



EUMUND G. BROWN JR.  
GOVERNOR



MATTHEW RODRIGUEZ  
SECRETARY FOR ENVIRONMENTAL PROTECTION

---

**Los Angeles Regional Water Quality Control Board**

July 11, 2014

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

**SUBJECT: RESPONSE TO A REQUEST FOR REVIEW OF THE FURTHER REVISED  
WORK PLAN DATED ON FEBRUARY 12, 2014**

**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 (Regional Board) is the lead agency with primary responsibility for the protection of groundwater and surface water quality within major portions of Los Angeles and Ventura counties. To accomplish this, The Regional Board oversees the investigation and cleanup of discharges of waste that may affect the quality of waters of the state as authorized by the Porter-Cologne Water Quality Control Act (California Water Code, Division 7).

Regional Board staff have reviewed the report titled *Further Revised Down-Gradient Assessment Work Plan (Work Plan)*, dated February 12, 2014, in response to a request made during a meeting with you and your representatives on May 22, 2014. Please note that a response to the Work Plan had been provided on March 3, 2014 (attached). This letter replaces that letter. In response to your request for a further review, we have the following comments and revisions to the Work Plan:

1. 5<sup>th</sup> Paragraph, Page 2: The proposed well screen diameter is one inch. Taking into consideration well integrity and sampling practices, well casing and the screen inner diameter must be at least 2-inches to assure that the well functions properly.
2. 6<sup>th</sup> Paragraph, Page 2: The proposed well development procedure (3<sup>rd</sup> bullet) indicates that turbidity would be visually observed. Newly constructed wells must be developed until turbidity is stabilized at 10 Nephelometric Turbidity Units (NTUs). Groundwater samples must be collected at 10 feet below the water table.
3. 3<sup>rd</sup> and 5<sup>th</sup> Paragraphs, Page 3: Regarding MW4, you stated, "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

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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 owner for that property. . . If elevated concentrations of PCE are observed in proposed well no. MW4 indicating the potential existence of a separate plume coming off 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."

**Response:** Your Work Plan proposes that the Regional Board use the results of monitoring the newly proposed well MW4 to make a final determination as to whether the Regional Board should issue an NFA letter. It may be likely that the plume beneath and downgradient of the Fountain-Vine Plaza site consists of commingled discharges from that site and the Paragon Cleaners site. There are not sufficient data currently available regarding PCE in the groundwater found under and in the immediate vicinity of the Fountain-Vine Plaza site and adjacent properties to determine whether the Fountain-Vine Plaza site is a continuing source of PCE to the groundwater. The Regional Board agrees that data from MW4 will be helpful in further characterizing the PCE plume. However, such data are not likely to be sufficient themselves to make an NFA determination. Additional data may be needed to better evaluate your NFA request. The Regional Board will use water quality data from MW4 and other information available regarding the site, including the existing data, the joint monitoring you propose, and data suggested in the response in Paragraph 4 below to determine a no further action is appropriate.

It is not clear what you mean by "potential existence of a separate plume . . . of such significance". The Regional Board is certainly willing to further discuss the site with AA&A following evaluation of the data collected from MW4.

4. 4<sup>th</sup> Paragraph, Page 3: You stated, "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."

**Response:** Regional Board staff does not agree that the data from the newly proposed MW5 will not affect a decision on the need for further action at the Fountain-Vine Plaza site. The proposed well MW5 is about 90 feet cross-gradient from the locations of the April 2013 boring B32 and existing well MW3. The boring B32 and the well MW3 detected the highest PCE concentration in groundwater of 7,790 µg/L and 1,460 µg/L, respectively. The lateral delineation of the plume at the boring B32 and the well MW3 has not been fully assessed. We do not have sufficient information to decide at this time whether any chemical detection from MW5 is not related to the FVP site.

Regional Board staff re-evaluated the purpose of MW5, and recommend that you not install MW5 because installation of MW5 will only serve to further delineate the downgradient portion of the contaminated groundwater plume. Instead of installing

MW5, we request that you perform a soil and groundwater investigation to confirm the presence or absence of a PCE source such as dense non-aqueous phase liquid (DNAPL) at, around, and in the area between the former PCE borings AEI-B3 and B32. We suggest that you may first screen the area at a 10-foot grid to the top of the first clay layer in the saturated zone with a high resolution vertical profiling tool such as Membrane Interface Probe (MIP) and cone penetrometer testing (CPT). The 2005 AEI report also reported the detection of 27.2 micrograms per kilogram ( $\mu\text{g}/\text{kg}$ ) of PCE in soil at 5 feet below ground surface (bgs) in boring B4 in the former gas station area which decreased to 6.3  $\mu\text{g}/\text{kg}$  at 20 feet bgs. This vertical profile of PCE concentrations in the vadose zone soil may suggest an historical release of PCE at the Fountain-Vine Plaza site.

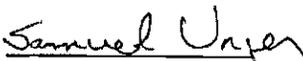
- 5<sup>th</sup> Paragraph, Page 3: You stated, "Upon your review, if acceptable, we ask that an approval letter approving this Revised Work Plan be provided. Such approval will be confirmation of the objectives stated above, ...will be issued."

**Response:** The Work Plan is approved as modified with the above comments and revisions and with the clarifications regarding the objectives discussed above.

You are required to submit a technical report of the results of investigations proposed in the Work Plan to the Regional Board by **August 31, 2014**.

Please notify the Regional Board at least 72 hours before any field work is commenced. If you have any questions regarding this project, please contact the project manager Mr. Mohammad Zaidi at (213) 576-6732, [mzaidi@waterboards.ca.gov](mailto:mzaidi@waterboards.ca.gov), or Dr. Kwang-il Lee at (213) 576-6734 or [klee@waterboards.ca.gov](mailto:klee@waterboards.ca.gov).

Sincerely,

  
Samuel Unger, P.E.  
Executive Officer

Attachment: Regional Board letter dated March 3, 2014

Electronic Copies:

Mr. Ami Adini, Ami Adini & Associates ([amia@amiadini.com](mailto:amia@amiadini.com))

Mr. Richard Montevideo, Rutan & Tucker, LLP ([Montevideo@rutan.com](mailto:Montevideo@rutan.com))



EDMUND G. BROWN JR.  
GOVERNOR

MATTHEW RODRIGUEZ  
SECRETARY FOR  
ENVIRONMENTAL PROTECTION

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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.

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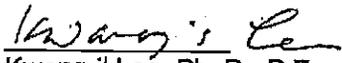
Mr. Carl Van Quathem  
ALSA Properties, Ltd.

- 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 (amla@amiadini.com)

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***Exhibit “14”***



EDMUND G. BROWN JR.  
GOVERNOR



MATTHEW RODRIGUEZ  
SECRETARY FOR  
ENVIRONMENTAL PROTECTION

## Los Angeles Regional Water Quality Control Board

September 17, 2014

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

**SUBJECT: SUMMARY OF THE AUGUST 13, 2014 MEETING REGARDING REGIONAL BOARD REQUIREMENTS FOR SOIL AND GROUNDWATER INVESTIGATION TO CONFIRM THE PRESENCE OR ABSENCE OF PCE SOURCE IN EASTERN PORTION OF FOUNTAIN VINE PLAZA SITE**

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

Dear Mr. Quathem:

In a letter to you, dated July 11, 2014, the California Regional Water Quality Control Board, Los Angeles (Regional Board) approved your proposed work plan, with some modifications, and requested that you complete certain additional tasks to investigate soil and groundwater at the above-referenced site and submit a technical report containing the results of the investigation by August 31, 2014. The Regional Board has, to date, not received the technical report.

Regional Board staff members - Mr. Mohammad Zaidi and Mr. Jeff Brooks - had a meeting on August 13, 2014 with Mr. Ravi Arulanantham and Mr. Syed Rehan of your consultant Geosyntec. On your behalf as the responsible party for the Fountain Vine Plaza (FVP) site, Mr. Arulanantham had requested the meeting to discuss the details of the work requested in the Regional Board's July 11, 2014 letter and requested reductions in the number and locations of the Membrane Interface Probe (MIP) borings and collection and analysis of verification soil samples. As explained at the August 13 meeting, these MIP borings should be completed through the vadose and saturated zone to the top of the first clay layer in the saturated zone and should be used along with the analytical results of verification soil samples to confirm the presence or absence of the tetrachloroethylene (PCE) source in the area between former borings AEI-B3 and B32 at the Fountain-Vine Plaza site.

Following is a summary and clarification of the agreement reached in the August 13, 2014 meeting:

1. You, the responsible party, will complete two borings, up to 10 feet apart, through the vadose zone and first saturated zone to a total depth of at least 80 feet below ground surface (bgs), at each of two groundwater volatile organic compound (VOC) hot spots, first at AEI-B3 [PCE 4,700 micrograms per liter (ug/L)] and second at B-32 [PCE 7,790 ug/L], by using a cone penetrometer testing (CPT) equipment to define the soil lithology

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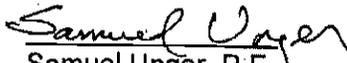
September 17, 2014

and the MIP to identify any volatile organic compounds (VOCs) in the soil. Of the four borings, each will terminate at a total depth of at least 80 feet bgs or at the top of and one foot into a clay layer (below the water table for the first saturated zone). To reiterate, two borings, up to 10 feet apart, will be completed to a depth of at least 80 feet bgs or to a depth of one foot into a clay layer at AEI-B3, and two borings, up to 10 feet apart, will be completed to a depth of at least 80 feet bgs or to a depth of one foot into a clay layer at B-32. After review of each of the four MIP logs (one from each of the four boreholes), depths at which VOC peaks are identified in each of the MIP logs completed in both the vadose and saturated zones will be marked, and verification soil matrix samples will be collected from those depths for laboratory analysis using USEPA Method 8260B.

2. The Regional Board requests that you submit to the Regional Board the technical report addressing Item 1 and other actions set forth in the Regional Board's July 11, 2014 letter by **October 30, 2014**.

If you have any questions regarding this project, please contact the project manager Mr. Mohammad Zaidi at (213) 576-6732, [mzaidi@waterboards.ca.gov](mailto:mzaidi@waterboards.ca.gov), or Dr. Kwang-il Lee at (213) 576-6734 or [klee@waterboards.ca.gov](mailto:klee@waterboards.ca.gov).

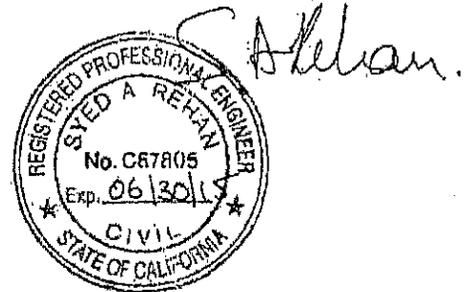
Sincerely,

  
Samuel Unger, P.E.  
Executive Officer

Mr. Ami Adini, Ami Adini & Associates ([amia@amiadini.com](mailto:amia@amiadini.com))  
Mr. Richard Montevideo, Rutan & Tucker, LLP ([Montevideo@rutan.com](mailto:Montevideo@rutan.com))  
Mr. Ravi Arulanantham, Geosyntec  
Mr. Syed Rehan

***Exhibit “15”***

Memorandum



Date: 10 October 2014  
To: Carl Van Quathem, ALCA Properties, Ltd.  
Copies to: Richard Montevideo, Rutan & Tucker, LLP  
From: Ravi Arulanantham, Syed Rehan, P.E., and Karina Navarro, P.E.,  
Geosyntec Consultants  
Subject: Purpose of Additional Investigation  
Fountain-Vine Plaza  
1253 Vine Street, Los Angeles, California, 90028  
LARWQCB Case No. 1196

ALCA Properties, Ltd. (ALCA) has been working with the Regional Board since 2006 to obtain closure for the above referenced Fountain-Vine Plaza property. Each investigation effort has yielded information on the distribution of PCE in the site area. The results of these investigations have reflected an insignificant release of PCE from the former dry-cleaner on the property, which ceased operations in or about 1970 [AEI, 2005]. Despite the detailed information already collected for the site, the Regional Board has continued to request additional costly investigations. In this Technical Memorandum, we discuss the information that site investigations have yielded to date and the technical purpose of the most recently requested additional investigation, as reflected in the Regional Board's letters of July 11 and September 17, 2014 (requesting four MIP/CPT borings down to 80' below the ground surface (bgs)).

1. BACKGROUND

The stated primary objective in the Regional Board's July 11, 2014 letter was for ALCA to conduct further work to confirm "the presence or absence of a PCE source such as dense non-aqueous phase liquid (DNAPL) at, around, and in the area between the former PCE borings AEI-B3 and B32." Because of the Regional Board's newly asserted concerns with the possibility of DNAPL from prior operations on the property, ALCA is now being asked to "screen the area at a 10-foot grid to the top of the first clay layer in the saturated zone with a high resolution vertical profiling tool such as Membrane Interface Probe (MIP) and cone penetrometer testing (CPT). The 2005 AEI report also reported the detection of 27.2 micrograms per kilogram ( $\mu\text{g}/\text{kg}$ ) of PCE in soil at 5 feet below ground surface (bgs) in boring

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*B4 in the former gas station area which decreased to 6.3 µg/kg at 20 feet bgs. This vertical profile of PCE concentrations in the vadose zone soil may suggest an historical release of PCE at the Fountain-Vine Plaza site.”*

In light of the Regional Board’s stated concerns with DNAPL, in its September 17 letter it requested that *“two borings, up to 10 feet apart, will be completed to a depth of at least 80 feet bgs or to a depth of one foot into a clay layer at AEI-B3, and two borings, up to 10 feet apart, will be completed to a depth of at least 80 feet bgs or to a depth of one foot into a clay layer at B-32. After review of each of the four MIP logs (one from each of the four boreholes), depths at which VOC peaks are identified in each of the MIP logs completed in both the vadose and saturated zones will be marked, and verification soil matrix samples will be collected from those depths for laboratory analysis using USEPA Method 8260B.”*

## **2. SOIL AND SOIL VAPOR DATA**

We reviewed the borings results, including the soil, soil vapor, and groundwater results in an attempt to identify the cause for the Regional Board’s suggestion that DNAPL or other PCE source is present at the site. Both the concentration values themselves and their concentrations relative to samples at other depths were evaluated, as discussed below.

Based on our review of the data generated to date involving the site, including the prior approximately 30 borings, it is Geosyntec’s conclusion that the PCE concentrations in soil and soil vapor and their depth profile show no indication of the existence of DNAPL from prior operations at the site.

The Regional Board has never previously suggested that DNAPL may be present at the site until recently, even though they have been overseeing the site work since 2006. To the contrary, it has been reported to Geosyntec that Regional Board staff has repeatedly advised ALCA that, at a minimum, the Regional Board is prepared to issue a soil-only no further action letter for the site. The Regional Board’s change of plan does not appear to be based on recent data collected for the site. As explained below, the evidence does not support the existence of DNAPL at the Fountain-Vine site.

The profile of soil vapor PCE concentrations is an indicator of the source of PCE. Because PCE is highly volatile, high concentrations are typically present in the air around a liquid or sorbed source. Expected PCE profiles in soil vapor caused by continuous sources would be as follows:

- **Source in soil:** highest concentrations at depths near the source in the soil, possibly maintaining high concentrations for some distance below the source due to vertical migration.

- **Source at ground surface:** highest concentrations near the ground surface, with the concentrations decreasing with depth. As in sources in soil, PCE concentrations may remain elevated for some distance below the source due to migration.
- **Source in groundwater:** highest concentrations in the soil vapor immediately above the groundwater, with concentrations increasing from the surface to the water table.

The tables below summarize the soil vapor PCE concentrations at the Fountain-Vine site and, for comparison, the Paragon Cleaners site. At the Fountain-Vine site, the highest PCE concentrations consistently occur close to groundwater (27.5 to 30 ft bgs). The PCE concentrations increase with depth, such that the PCE concentrations near the water table are orders of magnitude higher than at shallower depths. The profile of PCE beneath the Fountain-Vine site is consistent with PCE volatilizing from the groundwater. In contrast, concentrations of PCE at the Paragon Cleaners site is typically the same order of magnitude across borehole depths, and in some cases decreases with depth. This PCE profile is more consistent with a source at the ground surface. The high concentrations of PCE in the sub-slab samples at the Paragon Cleaners site further indicate a surface source at Paragon Cleaners.

Fountain-Vine Site <sup>1</sup>			
Borehole	Depth	PCE (µg/L)	[PCE]/ [PCE, shallow]
B-22	5	3.19	
	15	7.96	2
	25	29.4	9
B-24	5	0.684	
	15	29.4	43
	25	208	304
B-28	5	0.01	
	15	10.6	1,060
	25	24.1	2,410
B-31	5	0.01	
	15	16	1,600
	25	21.1	2,110
B-32	5	2.1	
	15	18.3	9
	25	74.2	35
B-33	5	0.02	
	15	16.1	805
	25	289	14,450

Paragon Cleaners Site <sup>2</sup>			
Borehole	Depth	PCE (µg/L)	[PCE]/ [PCE, shallow]
SG-1	5	140	
	25	290	2
SG-2	sub-slab	2600	
	5	2100	0.8
SG-3	sub-slab	1500	
	5	920	0.6
SG-4	5	1600	
	25	180	0.1
SG-5	5	37	
	25	330	9
SG-6	sub-slab	29	
	5	190	7
SG-7	5	22	
	25	81	4
SG-8	sub-slab	16	
	5	37	2

Similar to soil vapor, the profile of PCE concentrations in soil is an indicator of the source of PCE. For soil contamination to be a source to groundwater, very high concentrations of the contaminant must be present. A moderate-to-highly hydrophobic contaminant like PCE tends to sorb strongly to the soil, particularly where there is a high fraction of fines. This reduces the tendency of PCE to move downward through the soil. If a surface source were currently present, there would be PCE concentrations in the range of thousands of micrograms per kilogram (1 ppm or higher). If the surface source at the subject site had stopped adding to the contamination decades ago, the highest concentrations of PCE would be further down in the soil, but there would continue to be a trail of elevated concentrations from the surface to the hot spot and a leading edge of the contamination below the hot spot. In the silty soil present in the upper soil at the Fountain-Vine site, we would expect to see at least hundreds of micrograms of PCE per kilogram still in the surface soil if there had been a significant PCE surface release.

<sup>1</sup> Data from AA&A, 2013. Only boreholes with at least 20 µg/L PCE at one or more depths is shown to provide a concentration profile.

<sup>2</sup> Data from Iris Environmental, 2008.

Purpose of Additional Investigation

10 October 2014

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As shown below, none of the boreholes for the Fountain-Vine site have the very high PCE concentrations that would be indicative of a significant source area. The data do indicate that there was some low PCE concentrations discovered at the surface in the former gas station area. These low PCE concentrations decrease quickly with depth, however, which suggests that little, if any, PCE reached groundwater at 30 ft bgs from onsite sources.

The highest concentrations in borings B-24 and B-32 were at 25 ft bgs, which is most likely within the range of groundwater fluctuation in the site area. Because of how PCE sorbs, this profile would not occur if the source had been present at the surface of the borehole.

Dry Cleaning Area <sup>3</sup>		
Borehole	Depth	PCE (µg/kg)
B-23	5	3.3J
	10	<1
	15	<1
	20	<1
	25	<1
B-25	5	2J
	10	<1
	15	<1
	20	<1
	25	<1
B-27	5	5.5
	15	<1
	25	<1
B-29	5	8.2
	10	3.6J
	15	<1
	20	<1
	25	<1

Gas Station Area		
Borehole	Depth	PCE (µg/kg)
AEI-B3	2	12.6
	10	7.4
AEI-B4	5	27.2
	10	11.7
	15	5.9
	20	6.3
	25	11
B-24	5	5.9
	10	<1
	15	<1
	20	<1
	25	<1
B-28	5	<1
	10	2.8J
	15	<1
	20	<1
	25	<1
B-32	5	3.3J
	10	<1
	15	<1
	20	<1
	25	<1

Other Areas Onsite		
Borehole	Depth	PCE (µg/kg)
B-26	5	8.9
	10	<1
	15	<1
	20	<1
	25	<1
B-32	5	<1
	10	<1
	15	<1
	20	<1
	25	13.9

As evident from the attached soil sampling results, the Fountain-Vine site has been sampled with a high density of soil borings, with depths from 5 to 25 feet bgs. No soil sample results came close to the Industrial Screening Level (110,000 µg/kg) in the numerous soil sample borings, nor the Residential Screening Level (22,000 µg/kg). If there were a significant PCE source at the ground surface or in the soil onsite, there would be evidence of it in the fine-grained shallow soil. Instead, approximately 30 boreholes have shown no indication of a PCE source of any significance onsite. For these reasons, Geosyntec does not believe there is a technical basis to conclude that DNAPL exists as a result of prior operations on the Fountain-Vine site.

<sup>3</sup> Data from AEI, 2005 and AA&A, 2013. Only boreholes with PCE concentrations above the detection limit are shown. Data from the other boreholes are attached.

### 3. UPCOMING INVESTIGATION

As described briefly above, the Regional Board recently directed ALCA to install four additional borings at the Fountain-Vine site. These borings are to “terminate at a total depth of at least 80 feet bgs or at the top of and one foot into a clay layer (below the water table for the first saturated zone)” [RWQCB, 2014]. However, despite the many borings installed to date, Geosyntec has not seen evidence of a well-articulated clay layer in the vicinity of the site. Nor has Geosyntec seen technical bases to conduct an investigation on the site to a depth of 80 feet bgs.

Boring logs from various sites in the vicinity of the subject property indicate the presence of fines from approximately zero to ten feet bgs [AEI, 2005; AA&A, 2013; Iris Environmental, 2008; KCE Matrix, 2009] and at variable depths below, as summarized in the following table. Out of the 26 boring logs examined for the Fountain-Vine and Paragon Cleaners sites, there was no evidence of a clear clay layer. Using GeoTracker to expand the search to a 3500-ft radius around the Fountain-Vine site generated boring logs for three additional sites. Those 21 boring logs also failed to provide evidence of a clay layer. However, most of the boring logs summarized below indicated the presence of some type of fines near 30 feet bgs.

While silt is more permeable than clay, it also acts to impede the movement of contaminants. At sites where NAPL migrates through soil with a significant fraction of fines, residual contaminants persist in the fines. We would therefore expect to see high concentrations of the VOCs in those layers, even though a layer of NAPL would not be perched on top. Therefore, boring to 80 feet would be well beyond what would be necessary to discover potential NAPL, in the unlikely event that it were present onsite.

Purpose of Additional Investigation

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Site	# Boring Logs	Deepest Borehole	Depth of Silt or Clay	Source
Fountain-Vine Plaza	9	30 ft bgs	Silt, some clay, near the surface. Silty sand/sandy silt in the range of 10 to 30 ft bgs.	AEI, 2005
Fountain-Vine Plaza	13	32 ft bgs	11 of the logs indicated a 4 to 9 ft thick layer of silty sand in the range of 20 and 30 ft.	AA&A, 2013
Paragon Cleaners (directly upgradient/ NW of site)	3	45 ft bgs	Clay, clayey sand, or silt in the range of and 32-37 ft bgs.	Iris Environmental, 2008
Snow White Cleaners (directly E of the site)	1	34.5 ft bgs	Clayey sand 32-34.5 ft.	KCE Matrix, 2009
Mole-Richardson (1000 ft downgradient/SW)	15	26 ft bgs	Lean clay in the range of 15 to 27 ft bgs.	Remediation Sciences, 2010
Pacific Tile (1600 ft S)	3	27.5 ft bgs	Clay at approximately 16 to 20 ft bgs, one to four ft thick.	GeoTracker, 2008
ExxonMobil (3300 ft WSW)	3	40 ft bgs	Clay or sandy clay identified from approximately 32 to 38 ft bgs.	Cardo, ERI, 2011.

Ft bgs = feet below ground surface

E, SW, S, and WSW are cardinal directions from the Fountain-Vine site.

#### 4. SUMMARY AND CONCLUSIONS

Geosyntec has examined the data provided by past site investigations, and finds no evidence to suggest that DNAPL is present at the Fountain-Vine site from prior site operations. The PCE distribution in the soil and soil gas at the Fountain-Vine site has been well defined by samples extending from near the surface to near groundwater. These past investigations have not shown evidence of a significant PCE source in the onsite soil, and therefore no evidence of DNAPL.

It would be very odd to find a significant PCE source from a gas station operation. Although gas stations may use minimal quantities of degreasers, it would not have been enough to produce a DNAPL plume. Additionally, the gas station on site reportedly operated from 1925 to 1928 [AA&A, 2012], and PCE was first produced in the United States in only 1925 [ASTDR, 2011].

The former dry-cleaner operations on the site (reportedly operating from 1955 to 1970), is not in the area of where the Regional Board is currently requesting an investigation of the site for purposes of determining the existence of DNAPL on the site. Both the Sanborn, 1957 and the AEI, 2006 maps place the former dry cleaning facility approximately 35 feet west of the former gas station area, and therefore, cross-gradient from the area in question for the requested four MIP/CPT locations, and cross-gradient from the Paragon Cleaner's site.

The collective data from the site and the upgradient Paragon Cleaner's site indicates that the most likely source of the PCE detected in the groundwater and soil/soil vapor above the groundwater on the Fountain-Vine site is the Paragon Cleaner's site, and not the former gas station or dry cleaner operations on the Fountain-Vine site. The soil vapor concentration profile, which increases with depth, is consistent with the onsite PCE contamination coming up from the groundwater due to an upgradient offsite source.

To the extent any further borings can be shown to be warranted at the site, depths for the Regional Board requested borings should be based on where fines are present or the depth to groundwater. Residual DNAPL would persist in fine soil like silt and clay, and so would be reflected by high PCE concentrations in those layers. Below groundwater, the source of the PCE would become less clear, but, given the existing data, it would be much more likely to have migrated to the Fountain-Vine site from an upgradient source area such as the Paragon Cleaner's site. Layers of fines have been indicated near the ground surface and at approximately 20 to 30 feet bgs at the Fountain-Vine site, and groundwater has been measured between 27.5 and 30 feet bgs. Therefore, there is no reason to extend the boreholes significantly beyond 30 feet bgs.

We recommend that, assuming ALCA is agreeable, to proceed with further investigation on the site, the boreholes be advanced no deeper than 50 feet bgs. This depth would capture any layers of fines around 30 feet, and proceed 20 feet into the groundwater. Anything deeper than 50 feet