

A E ANDERSEN ENVIRONMENTAL

5261 W. Imperial Highway, Los Angeles, CA 90045

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PHASE II ENVIRONMENTAL SITE ASSESSMENT REPORT

PERFORMED AT

**1155 & 1165 South Main Street
Los Angeles, CA 90015**

Andersen Environmental Project No. 1404-788

PREPARED FOR

**Solarium Enterprises, LP
888 South Figueroa Street, Suite 1900
Los Angeles, California 90017**

May 28, 2014

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INTRODUCTION

Andersen Environmental has performed a Phase II Environmental Site Assessment (ESA) for the property located at 1155 and 1165 South Main Street in Los Angeles, California (the Site). The assessment was based on a Phase I ESA conducted by Andersen Environmental dated March 14, 2014 (Andersen project #1402-398), which identified a Recognized Environmental Concern (RECs) at the Site. Based on a review of historical documentation, former site uses included auto repair/tire sales from the 1900s to 1990s. Additionally, HAZNET listings in the environmental database report oil/water separation sludge from 1993 to 2000, which is typically indicative of a clarifier or similar feature.

The former presence of auto repair operations and likely use of hazardous materials during a time without stringent regulatory oversight, as well as documented drains and the potentially associated clarifier (preferential pathways to the subsurface), at the Site were considered to be a recognized environmental condition. As such, Andersen conducted this Phase II ESA in an attempt to evaluate whether former operations have significantly impacted the subsurface of the Site. Contaminants of concern included petroleum hydrocarbons and VOCs in soil and soil vapor.

SITE INFORMATION

SITE LOCATION AND DESCRIPTION

The Site is located at the northern intersection of South Main Street and West 12th Street in the City of Los Angeles (Figure 1). The subject property is 0.33 acres in size and contains two single-story structures which are approximately 8,530 (1165 South Main Street) and 4,900 (1155 South Main Street) square feet in size, respectively (Figure 2). The structure 1165 South Main Street was divided into five wholesale retail units: Ellie's Fashion (1159A South Main Street), Miss Handbag (1159B South Main Street), Fast Vehicle's Registration Services (1159C South Main Street), vacant space and Polly Trading Company (both 111 West 12th Street). The structure 1155 South Main Street was divided into three retail spaces: Pro Vision Sunglasses (1157 South Main Street) and S.H. Handbags Luggage Backpack (1155A and 1155B South Main Street). The exterior portions of the property consist of an enclosed asphalt paved parking area to the north. The surrounding area is mostly used for commercial purposes.

According to the Phase I ESA, former auto repair operations, including the likely location of the oil/water separation sludge feature, were limited to the southern portion of the property.

REGIONAL GEOLOGIC AND HYDROGEOLOGIC SETTING

The Site is located in the Los Angeles Basin, which is a part of the Peninsular Range geologic province, between the Pacific Ocean and the Inglewood-Newport Fault Zone. The Peninsular Range province, which is characterized by northwest-trending topographic and structural features, is bound by the Transverse Range province to the north and the Colorado Desert Province to the east. The inland part of the Peninsular Range province consists of numerous mountain ranges that are composed predominantly of igneous and metamorphic rocks of Mesozoic and Paleozoic age. An irregular coastal plain is located on the western edge of the province (including the Los Angeles Coastal Plain and Basin), which is composed predominantly of marine and non-marine clastic deposits of Upper Cretaceous, Tertiary and Quaternary age.

The Site is located south of the hills of the Silver Lake area. The Site is underlain with Quaternary-aged surficial sediment deposits of Holocene and Pleistocene age. These deposits are generally characterized as clay, sand and gravel alluvium including sediments of minor stream channels and alluvial fan sediments (Geologic Map of the Hollywood and Burbank Quadrangles, USGS, 1991).

These sediments are underlain by the Fernando Formation of Pliocene age, a consolidated but crumbly gray to greenish-gray claystone-siltstone, in part sandy, which is vaguely bedded and locally fossiliferous. Beneath the Fernando Formation is an unnamed shale of Miocene age (geologically associated with the Puente formation, upper Modelo Formation and Sisquoc Shale), which is characterized as tan to light gray semi-friable sandstone including thin interbeds of micaceous silty clay shale. Within the vicinity of the Site, the shale appears to dip to the south. The Fernando Formation and unnamed shale surface to the north and northeast.

LOCAL GEOLOGIC AND HYDROGEOLOGIC SETTING

The elevation of the Site is approximately 241 feet above mean sea level (USGS Hollywood, California 7.5 minute topographic quadrangle; Figure 1). Surface topography dips gradually to the south and southwest. According to the Geologic Map of the Hollywood and Burbank Quadrangles, USGS, 1991, the Site is located on the eastern portion of the Los Angeles Downtown Oil Field.

Based on a review of groundwater data presented in the State Water Resources Control Board (SWRCB) Geotracker website, groundwater was detected at a leaking underground storage tank site (504 West Olympic Boulevard) approximately 0.35 miles north-northwest of the subject property at between approximately 30- and 40-feet below ground surface. However, perched and semi-perched aquifers may be present beneath the site. Based on topographic map interpretation, regional groundwater flow direction is estimated to be to the southwest; however local groundwater flow direction may vary.

FIELD ACTIVITIES

FIELD PREPARATION

Prior to conducting field activities, Andersen Environmental personnel marked the work area in white paint. Underground Services Alert (USA) was notified of the pending fieldwork a minimum of 48 hours before mobilization. Boring locations were subsequently checked for utility conflicts, access limitations and other hindrances or issues which may have been encountered during fieldwork. No conflicts with utilities were identified in the chosen boring locations.

Prior to field activities, an additional Site inspection was conducted to further evaluate potential subsurface features and evidence of former operations. Prior to drilling activities, four areas of patching were observed within the Site structure (Figure 2), and boring locations were biased towards such features. No currently-present clarifier was identified during the site reconnaissance in the areas with exposed concrete. Site tenants provided reasonable access below merchandise and stored items to perform the visual inspection. Some areas within tenant spaces were refinished with linoleum and alternative floor coverings, and in such areas inspection below these features are not possible.

Remaining boring locations were distributed throughout the areas of investigation to provide reasonable lateral coverage.

SOIL VAPOR SAMPLING

On May 9, 2014 Andersen Environmental directed Optimal Technologies (Optimal) to perform soil vapor sampling and analysis in eight soil vapor boring locations (SV-1 through SV-8; Figure 2). Soil vapor sampling was performed by hydraulically pushing soil vapor probes to a depth of 5.0 feet below ground surface (bgs). An electric rotary hammer drill was used to drill a 1.0-inch diameter hole through the overlying surface to allow probe placement when required. The same electric hammer drill was used to push probes in areas of resistance during placement. At each sampling location an electric vacuum pump

set to draw 0.2 liters per minute (L/min) of soil vapor was attached to the probe and purged prior to sample collection. Vapor samples were obtained in SGE gas-tight syringes by drawing the sample through a luer-lock connection which connects the sampling probe and the vacuum pump.

Each sample was analyzed on-site by immediately injected the recovered vapor into a gas chromatograph/purge and trap after collection. New tubing was used at each sampling point to prevent cross contamination. All analyses were performed via Modified EPA Method 8260B on a laboratory-grade Hewlett Packard model 5890 Series II gas chromatograph equipped with a Hewlett Packard model 5971 Mass Spectra Detector and Tekmar LSC 2000 Purge and Trap. An SGE capillary column using helium as the carrier gas was used to perform all analysis. All results were collected on a personal computer utilizing Hewlett Packard's 5971 MS and chromatographic data collection and handling system. A copy of the Optimal Technologies report is attached in the supporting documents section of this report.

SOIL SAMPLING

Upon completion of soil vapor sampling, two soil samples (B1-5' and B2-5') were collected from two of the abandoned soil vapor probe locations (SV4 and SV8, respectively) determined by Andersen Environmental's field personnel to be the areas most likely to be in the vicinity of subsurface soils which may have been impacted by former auto repair operations at the site (Figure 2). Soil sampling was conducted adjacent to suspected concrete patching.

Soil borings were advanced by driving an approximately one-inch diameter drive rod to the terminal depth using a rotary hammer drill. Soil samples were collected at depths of 5-feet bgs by advancing an approximately 0.5-foot pre-cleaned steel sampling tube below the drive rod and immediately retrieving it. The samples were immediately sealed with Teflon® liners and firm-fitting caps, labeled, logged on a chain of custody and chilled pending transportation and submittal to Positive Lab Service of Los Angeles, California (a State-certified analytical laboratory).

Soils encountered during this assessment were described as silty sands (USCS soil classification "SM"), fine- to medium- grained, dense. No groundwater was encountered during this assessment.

ANALYTICAL SCHEDULE

SOIL VAPOR ANALYTICAL SCHEDULE

All soil vapor samples were analyzed on-site for VOCs by Modified EPA Method 8260B.

SOIL ANALYTICAL SCHEDULE

Soil samples B1-5' and B2-5' were selected for analysis Extractable Range Petroleum Hydrocarbons (ERPH) by EPA Method 8015M and Volatile Organic Compounds (VOCs) by EPA Method 8260B.

ANALYTICAL RESULTS

SOIL VAPOR ANALYTICAL RESULTS

A summary of soil vapor analytical results for VOCs are presented in Table 1. The full laboratory analytical report is provided as part of the Optimal Technologies report in Appendix A.

No VOCs were detected in any soil vapor samples analyzed during this assessment; therefore VOCs in soil vapor do not pose a significant concern to the environment or human health within the areas investigated.

SOIL ANALYTICAL RESULTS

A summary of soil analytical results for ERPH and VOCs is presented in Tables 2 and 3, respectively. The full laboratory analytical report is presented as Appendix B.

Laboratory analysis of Sample B2-5' detected diesel range petroleum hydrocarbons (C13-C22) at a concentration of 3.13 milligrams per kilogram (mg/kg). The detected was compared to Maximum Soil Screening Levels established by the Los Angeles Regional Water Quality Control Board (LARWQCB) in their May 1996 Guidebook. MSSLs are determined based on sample distance above groundwater. The concentration of petroleum hydrocarbons detected in Sample B2-5' is significantly less than the MSSL of 1,000 mg/kg for sites with distance to groundwater between 20 and 150 feet. Petroleum hydrocarbons were not detected in Sample B1-5'.

Therefore, it is the opinion of Andersen Environmental that petroleum hydrocarbons in the locations sampled does not pose a significant threat to human health or the environment at this time.

No VOCs were detected in any soil samples analyzed by EPA Method 8260B; therefore VOCs in soil do not pose a significant concern to the environment within the areas investigated.

CONCLUSIONS AND RECOMMENDATIONS

Andersen Environmental has performed a Phase II ESA for the site located at 1155 and 1165 South Main Street in Los Angeles, California. The assessment was based on a Phase I ESA conducted by Andersen Environmental dated March 14, 2014, which recommended evaluation of the subsurface to confirm former auto repair / tire sales operations and potential former/current clarifier had not significantly impacted the subsurface. Results of the current investigation are summarized as follows:

- A total of eight soil vapor probes were advanced throughout the property to acquire soil vapor samples within the area of the former auto repair operations and suspected associated clarifier area. All soil vapor samples were analyzed for VOCs by Modified EPA Method 8260B. No VOCs were detected in any soil vapor samples analyzed during this assessment; therefore VOCs in soil vapor do not pose a significant concern to the environment within the areas investigated.
- A total of two soil samples were collected adjacent to concrete patching in the auto repair area. Both soil samples were analyzed for ERPH via EPA Method 8015M and VOCs via EPA method 8260B. Sample B2-5' detected diesel range petroleum hydrocarbons (TPH C13-C22) at a maximum concentration of 3.13 mg/kg, which is significantly less than the site specific MSSL of 1000 mg/kg, and is considered to be *de minimis*. Therefore, it is Andersen Environmental's opinion that ERPH does not currently represent a risk to human health or the environment within the area sampled.
- No VOCs were detected in any soil samples analyzed during this assessment; therefore VOCs in soil do not pose a significant concern to the environment within the areas investigated.

Based on results of this investigation, Andersen Environmental recommends no further assessment of Site features identified at this time in the areas investigated. During redevelopment and/or removal of floor coverings (including carpeting and tiles) in the southern and eastern portion of the Site, if any currently-unidentified features such as remnants of a clarifier are identified, please contact Andersen Environmental to inspect and evaluate the feature(s) at that time.

RELIANCE

This report has been prepared for the sole use of Solarium Enterprises, LP. The contents should not be relied upon by any other parties without the express written consent of Solarium Enterprises, LP and Andersen Environmental.

SIGNATURES

Prepared By:

Date: May 28, 2014



Shayan Simantob
Sr. Project Manager

Reviewed by:

Date: May 28, 2014



Brian Martasin, PG # 8356
Principal Geologist



FIGURES

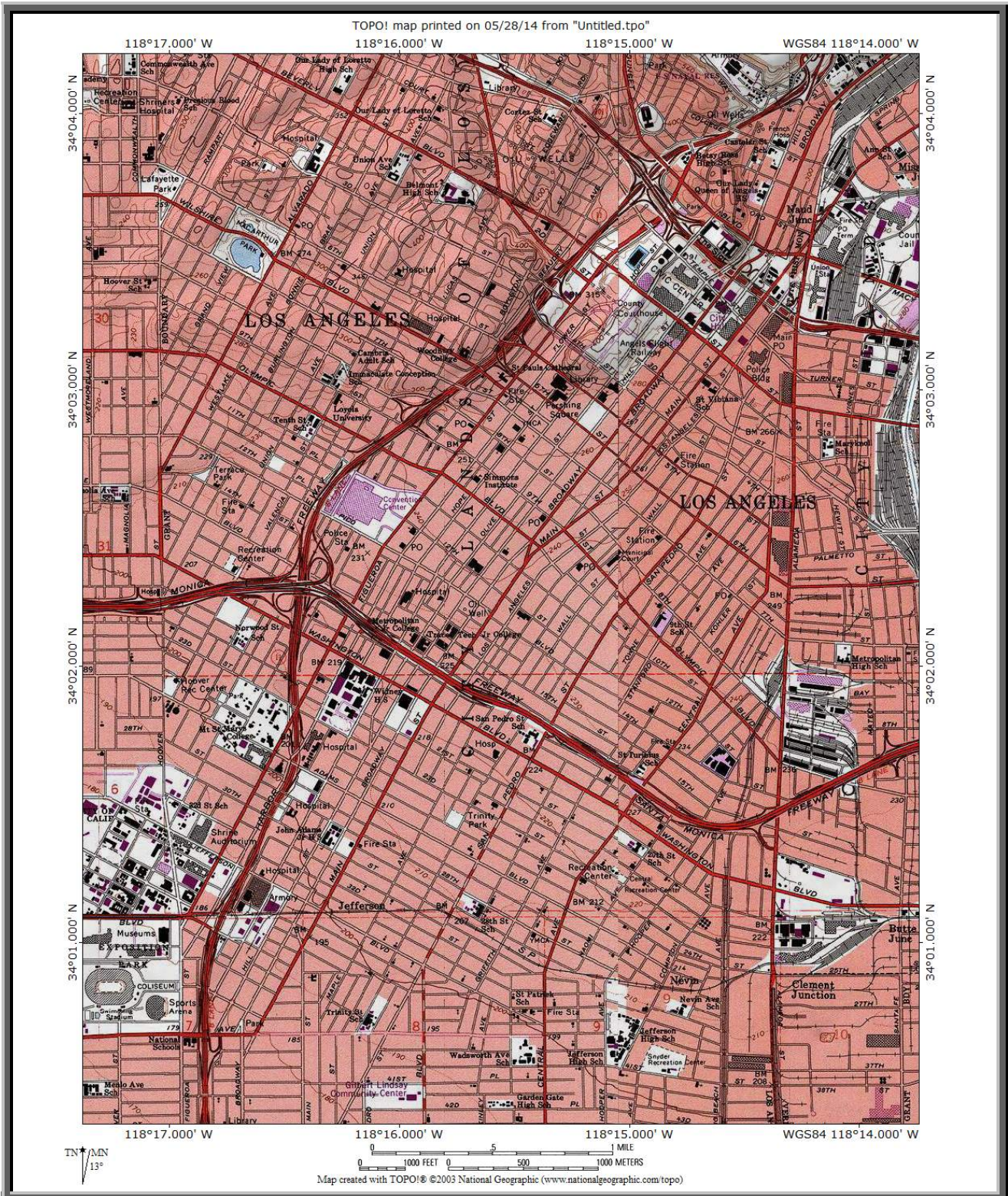
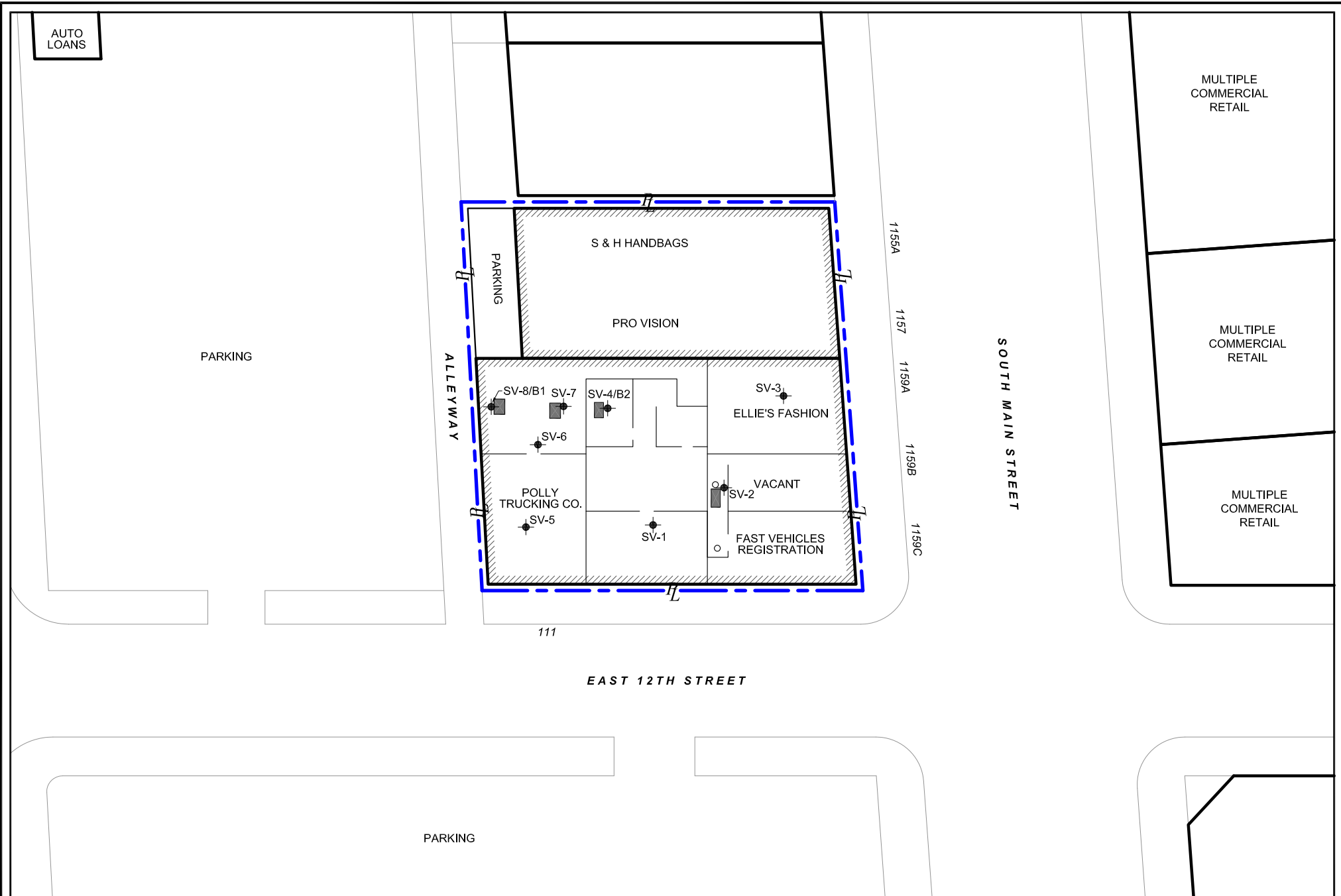


Figure 1: Site Location Map

Source: USGS Hollywood, CA 7.5 minute
Quadrangle Map



LEGEND

- SUBJECT PROPERTY
- SITE STRUCTURE
- CONCRETE PATCHING
- CIRCULAR DEPRESSIONS IN FLOOR
- SOIL VAPOR PROBES / SOIL SAMPLING LOCATIONS

NOTE: INTERIOR BUILDING FEATURES AND WALLS ARE APPROXIMATE.

FIGURE 2	SITE PLAN WITH BORING LOCATIONS
SOURCE:	ANDERSEN ENVIRONMENTAL
PROJECT NO.:	1404-788
DRAWN BY:	JOHN ESCALONA
CHECKED BY:	SHAYAN SIMANTOB
DATE:	05/20/2014

ADDRESS: 1155 & 1165 SOUTH MAIN STREET
LOS ANGELES, CALIFORNIA 90015

APPROX. SCALE: 1"= 40'

TABLES

**Table 1:
Soil Vapor Analytical Results
VOCs by EPA Method 8260B
(µg/L)**

Sample ID - Depth	All 8260B VOC Analytes
VP1-5'	ND
VP2-5'	ND
VP3-5'	ND
VP4-5'	ND
VP5-5'	ND
VP6-5'	ND
VP7-5'	ND
VP8-5'	ND

Notes:

µg/l- micrograms per liter

VOC- Volatile Organic Compound

ND- Not Detected above laboratory detection limit

NA- Not Applicable

Table 2:
Soil Analytical Results
ERPH by EPA Method 8015M
(mg/kg)

Sample ID - Depth	Diesel Range TPH (C13 - C22)	Oil Range TPH (C23 - C36)
B1-5'	ND	ND
B2-5'	3.13	ND
MSSL	1,000	10,000

Notes:

MSSL- Maximum Soil Screening Level for sites with distance to groundwater between 20 and 150 feet
(LARWQCB, May 1996 Guidebook)

ERPH- Extractable Range Petroleum Hydrocarbons

TPH- Total Petroleum Hydrocarbons

mg/kg- milligrams per kilogram

VOC- Volatile Organic Compound

ND- Not Detected above laboratory detection limit

**Table 3:
Soil Analytical Results
VOCs by EPA Method 8260B
(µg/kg)**

Sample ID - Depth	All 8260 VOC Analytes
B1-5'	ND
B2-5'	ND

Notes:

µg/kg- micrograms per kilogram

VOC- Volatile Organic Compound

ND- Not Detected above laboratory detection limit

APPENDIX A

OPTIMAL TECHNOLOGIES SOIL VAPORY SURVEY LETTER REPORT



May 12, 2014

Mr. Shayan Simantob
Andersen Environmental
5261 West Imperial Highway
Los Angeles, CA 90045

Dear Mr. Simantob:

This letter presents the results of the soil vapor investigation conducted by Optimal Technology (Optimal), for Andersen Environmental on May 9, 2014. The study was performed at 1155 S. Main Street, Los Angeles, California.

Optimal was contracted to perform a soil vapor survey at this site to screen for possible chlorinated solvents and aromatic hydrocarbons. The primary objective of this soil vapor investigation was to determine if soil vapor contamination is present in the subsurface soil.

Gas Sampling Method

Gas sampling was performed by hydraulically pushing soil gas probes to a depth of 5.0 feet below ground surface (bgs). An electric rotary hammer drill was used to drill a 1.0-inch diameter hole through the overlying surface to allow probe placement when required. The same electric hammer drill was used to push probes in areas of resistance during placement.

At each sampling location an electric vacuum pump set to draw 0.2 liters per minute (L/min) of soil vapor was attached to the probe and purged prior to sample collection. Vapor samples were obtained in SGE gas-tight syringes by drawing the sample through a luer-lock connection which connects the sampling probe and the vacuum pump. Samples were immediately injected into the gas chromatograph/purge and trap after collection. New tubing was used at each sampling point to prevent cross contamination.

All analyses were performed on a laboratory grade Hewlett Packard model 5890 Series II gas chromatograph equipped with a Hewlett Packard model 5971 Mass Spectra Detector and Tekmar LSC 2000 Purge and Trap. An SGE capillary column using helium as the carrier gas was used to perform all analysis. All results were collected on a personal computer utilizing Hewlett Packard's 5971 MS and chromatographic data collection and handling system.

Quality Assurance

5-Point Calibration

The initial five point calibration consisted of 20, 50, 100, 200 and 500 ul injections of the calibration standard. A calibration factor on each analyte was generated using a best fit line method using the HP data system. If the r^2 factor generated from this line was not greater than 0.990, an additional five point calibration would have been performed. Method reporting limits were calculated to be 0.01-1.0 micrograms per Liter (ug/L) for the individual compounds.

A daily calibration check and end of run calibration check was performed using a pre-mixed standard supplied by Scotty Analyzed Gases. The standard contained common halogenated solvents and aromatic hydrocarbons (see Table 1). The individual compound concentrations in the standards ranged between 0.025 nanograms per microliter (ng/ul) and 0.25 ng/ul.

TABLE 1

Dichlorodifluoromethane	Carbon Tetrachloride	Chloroethane
Trichlorofluoromethane	1,2-Dichloroethane	Benzene
1,1-Dichloroethene	Trichloroethene	Toluene
Methylene Chloride	1,1,2-Trichloroethane	Ethylbenzene
trans-1,2-Dichloroethene	Tetrachloroethene	m-/p-Xylene
1,1-Dichloroethane	Chloroform	o-Xylene
cis-1,2-Dichloroethene	1,1,1,2-Tetrachloroethane	Vinyl Chloride
1,1,1-Trichloroethane	1,1,2,2-Tetrachloroethane	Freon 113
4-Methyl-2-Pentanone	Cyclohexane	Acetone
Chlorobenzene	2-Butanone	Isobutane

Sample Replicates

A replicate analysis (duplicate) was run to evaluate the reproducibility of the sampling system and instrument. The difference between samples did not vary more than 20%.

Equipment Blanks

Blanks were run at the beginning of each workday and after calibrations. The blanks were collected using an ambient air sample. These blanks checked the septum, syringe, GC column, GC detector and the ambient air. Contamination was not found in any of the blanks analyzed during this investigation. Blank results are given along with the sample results.

Tracer Gas

A tracer gas was applied to the soil gas probes near each point of connection in which ambient air could enter the sampling system. These points include the top of the sampling probe where the tubing meets the probe connection and the surface bentonite seals. Isobutane was used as the tracer gas, found in common shaving cream. No Isobutane was found in any of the samples collected.

Scope of Work

To achieve the objective of this investigation a total of 9 vapor samples were collected from 8 locations at the site. Sampling depths, vacuum readings, purge volume and sampling volumes are given on the analytical results page. All the collected vapor samples were analyzed on-site using Optimal's mobile laboratory.

Subsurface Conditions

Soil conditions offered sampling flows at 0" water vacuum. Depth to groundwater was unknown at the time of the investigation.

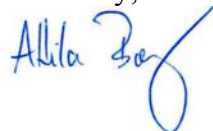
Results

During this vapor investigation none of the compounds listed in Table 1 above were detected above the listed reporting limits. A complete table of analytical results is included with this report.

Disclaimer

All conclusions presented in this letter are based solely on the information collected by the soil vapor survey conducted by Optimal Technology. Soil vapor testing is only a subsurface screening tool and does not represent actual contaminant concentrations in either the soil and/or groundwater. We enjoyed working with you on this project and look forward to future projects. If you have any questions please contact me at (877) 764-5427.

Sincerely,



Attila Baly
Project Manager



SOIL VAPOR RESULTS

Site Name: 1155 S. Main Street, Los Angeles, CA

Analyst: A. Baly **Collector:** A. Baly

Method: Modified EPA 8260B

Lab Name: Optimal Technology

Inst. ID: HP-5890 Series II

Detector: HP-5971 Mass Spectrometer

Date: 5/9/14

Page: 1 of 2

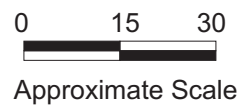
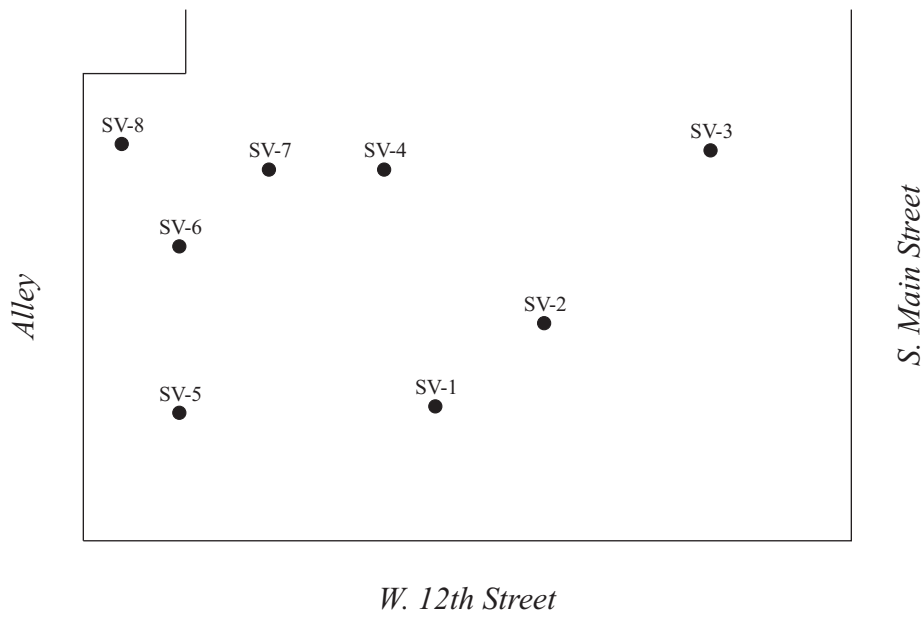
SAMPLE ID
Sampling Depth (Ft.)
Purge Volume (ml)
Vacuum (in. of Water)
Injection Volume (ul)
Dilution Factor

BLANK-1	SV-4	SV-1	SV-3	SV-2	SV-6	SV-5	SV-8
N/A	5.0	5.0	5.0	5.0	5.0	5.0	5.0
N/A	1,500	1,500	1,500	1,500	1,500	1,500	1,500
N/A	0	0	0	0	0	0	0
50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000
1	1	1	1	1	1	1	1

COMPOUND	REP. LIMIT
Dichlorodifluoromethane	1.00
Chloroethane	1.00
Trichlorofluoromethane	1.00
Freon 113	1.00
Methylene Chloride	1.00
1,1-Dichloroethane	1.00
Chloroform	1.00
1,1,1-Trichloroethane	1.00
Carbon Tetrachloride	0.02
1,2-Dichloroethane	0.04
Trichloroethene (TCE)	0.10
1,1,2-Trichloroethane	1.00
Tetrachloroethene (PCE)	0.10
1,1,1,2-Tetrachloroethane	1.00
1,1,1,2,2-Tetrachloroethane	1.00
Vinyl Chloride	0.01
Acetone	1.00
1,1-Dichloroethene	1.00
trans-1,2-Dichloroethene	1.00
2-Butanone (MEK)	1.00
cis-1,2-Dichloroethene	1.00
Cyclohexane	1.00
Benzene	0.03
4-Methyl-2-Pentanone	1.00
Toluene	1.00
Chlorobenzene	1.00
Ethylbenzene	0.40
m/p-Xylene	1.00
o-Xylene	1.00
Isobutane (Tracer Gas)	1.00

CONC (ug/L)	CONC (ug/L)	CONC (ug/L)	CONC (ug/L)	CONC (ug/L)	CONC (ug/L)	CONC (ug/L)	CONC (ug/L)
ND	ND	ND	ND	ND	ND	ND	ND
ND	ND	ND	ND	ND	ND	ND	ND
ND	ND	ND	ND	ND	ND	ND	ND
ND	ND	ND	ND	ND	ND	ND	ND
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ND	ND	ND	ND	ND	ND	ND	ND
ND	ND	ND	ND	ND	ND	ND	ND
ND	ND	ND	ND	ND	ND	ND	ND
ND	ND	ND	ND	ND	ND	ND	ND
ND	ND	ND	ND	ND	ND	ND	ND

Note: ND = Below Listed Reporting Limit



Legend

SV-1 - Soil Vapor Sample Number

● - Soil Vapor Sample Location

Optimal Technology
 1667 Cross Bridge Place
 Thousand Oaks, CA 91362
 Toll-free (877) SOIL GAS
 Tel: (818) 734-6230 * Fax: (818) 734-6235

DATE: May 9, 2014

COMPANY:
 Andersen Environmental

APPROXIMATE SCALE: 1" = 30'

TITLE: Soil Vapor Sampling Location Map
 1155 S. Main Street, Los Angeles, CA

FIGURE
1

APPENDIX B

LABORATORY REPORT AND CHAIN-OF-CUSTODY DOCUMENTATION



781 East Washington Blvd., Los Angeles, CA 90021
(213) 745-5312 FAX (213) 745-6372

May 16, 2014

REVISED

Mr. Shayan Simantob
Andersen Environmental Inc.
5261 West Imperial Highway
Los Angeles, CA 90045

Report No.: 1405091

Project Name: 1155 & 1165 S. Main St., LA, CA / 1404-788

Dear Mr. Shayan Simantob,

This report contains the analytical results for the sample(s) received under chain of custody(s) by Positive Lab Service on May 09, 2014.

The test results in this report are performed in compliance with ELAP accreditation requirements for the certified parameters. The laboratory report may not be produced, except in full, without the written approval of the laboratory.

The issuance of the final Certificate of Analysis takes precedence over any previous Preliminary Report. Preliminary data should not be used for regulatory purposes. Authorized signature(s) is provided on final report only.

If you have any questions in reference to this report, please contact your Positive Lab Service coordinator.


Project Manager



781 East Washington Blvd., Los Angeles, CA 90021
 (213) 745-5312 FAX (213) 745-6372

Certificate of Analysis

Page 2 of 9

Andersen Environmental Inc.
 5261 West Imperial Highway
 Los Angeles, CA 90045

File #:74354
 Report Date: 05/16/14
 Submitted: 05/09/14
PLS Report No.: 1405091

Attn: Mr. Shayan Simantob Phone: (310) 854-6300 FAX:(310) 854-0199

Project: 1155 & 1165 S. Main St., LA, CA / 1404-788

REVISED

Sample ID: B1-5' Soil (1405091-01) Sampled:05/09/14 12:15 Received:05/09/14 13:34											
Analyte	Results	Flag	D.F.	Units	PQL	Prep/Test Method		Prepared	Analyzed	By	Batch
TPH C13 - C22	ND		1	mg/kg	2.50	EPA 3546	EPA 8015M	05/12/14	05/13/14	lk	BE41316
TPH C23 - C32	ND		1	mg/kg	100	EPA 3546	EPA 8015M	05/12/14	05/13/14	lk	BE41316
TPH C33 - C36	ND		1	mg/kg	100	EPA 3546	EPA 8015M	05/12/14	05/13/14	lk	BE41316
Surrogate: n-Tetracosane	98.6 %			64-148		EPA 3546	EPA 8015M	05/12/14	05/13/14	lk	BE41316
Analyte	Results	Flag	D.F.	Units	PQL	Prep/Test Method		Prepared	Analyzed	By	Batch
Dichlorodifluoromethane (FC-12)	ND		1	ug/kg	4.00	EPA 5035	EPA 8260B	05/09/14	05/09/14	ai	BE40909
Chloromethane	ND		1	ug/kg	4.00	EPA 5035	EPA 8260B	05/09/14	05/09/14	ai	BE40909
Vinyl chloride (Chloroethylene)	ND		1	ug/kg	4.00	EPA 5035	EPA 8260B	05/09/14	05/09/14	ai	BE40909
Bromomethane (Methyl bromide)	ND		1	ug/kg	4.00	EPA 5035	EPA 8260B	05/09/14	05/09/14	ai	BE40909
Chloroethane	ND		1	ug/kg	4.00	EPA 5035	EPA 8260B	05/09/14	05/09/14	ai	BE40909
Trichlorofluoromethane (FC-11)	ND		1	ug/kg	4.00	EPA 5035	EPA 8260B	05/09/14	05/09/14	ai	BE40909
Acetone	ND		1	ug/kg	80.0	EPA 5035	EPA 8260B	05/09/14	05/09/14	ai	BE40909
Carbon disulfide	ND		1	ug/kg	40.0	EPA 5035	EPA 8260B	05/09/14	05/09/14	ai	BE40909
1,1-Dichloroethene	ND		1	ug/kg	4.00	EPA 5035	EPA 8260B	05/09/14	05/09/14	ai	BE40909
Methylene chloride (Dichloromethane)	ND		1	ug/kg	20.0	EPA 5035	EPA 8260B	05/09/14	05/09/14	ai	BE40909
trans-1,2-Dichloroethene	ND		1	ug/kg	4.00	EPA 5035	EPA 8260B	05/09/14	05/09/14	ai	BE40909
Methyl tert-butyl ether (MTBE)	ND		1	ug/kg	4.00	EPA 5035	EPA 8260B	05/09/14	05/09/14	ai	BE40909
1,1-Dichloroethane	ND		1	ug/kg	4.00	EPA 5035	EPA 8260B	05/09/14	05/09/14	ai	BE40909
Vinyl acetate	ND		1	ug/kg	40.0	EPA 5035	EPA 8260B	05/09/14	05/09/14	ai	BE40909
2,2-Dichloropropane	ND		1	ug/kg	4.00	EPA 5035	EPA 8260B	05/09/14	05/09/14	ai	BE40909
cis-1,2-Dichloroethene	ND		1	ug/kg	4.00	EPA 5035	EPA 8260B	05/09/14	05/09/14	ai	BE40909
2-Butanone (MEK)	ND		1	ug/kg	40.0	EPA 5035	EPA 8260B	05/09/14	05/09/14	ai	BE40909
Bromochloromethane	ND		1	ug/kg	4.00	EPA 5035	EPA 8260B	05/09/14	05/09/14	ai	BE40909
Chloroform	ND		1	ug/kg	4.00	EPA 5035	EPA 8260B	05/09/14	05/09/14	ai	BE40909
1,1,1-Trichloroethane	ND		1	ug/kg	4.00	EPA 5035	EPA 8260B	05/09/14	05/09/14	ai	BE40909
Carbon tetrachloride	ND		1	ug/kg	4.00	EPA 5035	EPA 8260B	05/09/14	05/09/14	ai	BE40909
1,1-Dichloropropene	ND		1	ug/kg	4.00	EPA 5035	EPA 8260B	05/09/14	05/09/14	ai	BE40909
Benzene	ND		1	ug/kg	2.00	EPA 5035	EPA 8260B	05/09/14	05/09/14	ai	BE40909
1,2-Dichloroethane	ND		1	ug/kg	4.00	EPA 5035	EPA 8260B	05/09/14	05/09/14	ai	BE40909
Trichloroethene (TCE)	ND		1	ug/kg	4.00	EPA 5035	EPA 8260B	05/09/14	05/09/14	ai	BE40909
1,2-Dichloropropane	ND		1	ug/kg	4.00	EPA 5035	EPA 8260B	05/09/14	05/09/14	ai	BE40909
Dibromomethane	ND		1	ug/kg	4.00	EPA 5035	EPA 8260B	05/09/14	05/09/14	ai	BE40909
1,4-Dioxane	ND		1	ug/kg	80.0	EPA 5035	EPA 8260B	05/09/14	05/09/14	ai	BE40909
Bromodichloromethane	ND		1	ug/kg	4.00	EPA 5035	EPA 8260B	05/09/14	05/09/14	ai	BE40909
2-Chloroethyl vinyl ether	ND		1	ug/kg	40.0	EPA 5035	EPA 8260B	05/09/14	05/09/14	ai	BE40909
cis-1,3-Dichloropropene	ND		1	ug/kg	4.00	EPA 5035	EPA 8260B	05/09/14	05/09/14	ai	BE40909
4-Methyl-2-pentanone (MIBK)	ND		1	ug/kg	40.0	EPA 5035	EPA 8260B	05/09/14	05/09/14	ai	BE40909
Toluene	ND		1	ug/kg	2.00	EPA 5035	EPA 8260B	05/09/14	05/09/14	ai	BE40909
trans-1,3-Dichloropropene	ND		1	ug/kg	4.00	EPA 5035	EPA 8260B	05/09/14	05/09/14	ai	BE40909
1,1,2-Trichloroethane	ND		1	ug/kg	4.00	EPA 5035	EPA 8260B	05/09/14	05/09/14	ai	BE40909
Tetrachloroethene (PCE)	ND		1	ug/kg	4.00	EPA 5035	EPA 8260B	05/09/14	05/09/14	ai	BE40909
Xylenes (total)	ND		1	ug/kg	2.00	EPA 5035	EPA 8260B	05/09/14	05/09/14	ai	BE40909
1,3-Dichloropropane	ND		1	ug/kg	4.00	EPA 5035	EPA 8260B	05/09/14	05/09/14	ai	BE40909
2-Hexanone (MBK)	ND		1	ug/kg	40.0	EPA 5035	EPA 8260B	05/09/14	05/09/14	ai	BE40909
Dibromochloromethane	ND		1	ug/kg	4.00	EPA 5035	EPA 8260B	05/09/14	05/09/14	ai	BE40909
1,2-Dibromoethane (EDB)	ND		1	ug/kg	4.00	EPA 5035	EPA 8260B	05/09/14	05/09/14	ai	BE40909
Chlorobenzene	ND		1	ug/kg	4.00	EPA 5035	EPA 8260B	05/09/14	05/09/14	ai	BE40909
1,1,1,2-Tetrachloroethane	ND		1	ug/kg	4.00	EPA 5035	EPA 8260B	05/09/14	05/09/14	ai	BE40909



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Certificate of Analysis

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Andersen Environmental Inc.
 5261 West Imperial Highway
 Los Angeles, CA 90045

File #:74354
 Report Date: 05/16/14
 Submitted: 05/09/14
PLS Report No.: 1405091

Attn: Mr. Shayan Simantob Phone: (310) 854-6300 FAX:(310) 854-0199

Project: 1155 & 1165 S. Main St., LA, CA / 1404-788

REVISED

Sample ID: B1-5' Soil (1405091-01) Sampled:05/09/14 12:15 Received:05/09/14 13:34										
Ethylbenzene	ND	1	ug/kg	2.00	EPA 5035	EPA 8260B	05/09/14	05/09/14	ai	BE40909
m,p-Xylene	ND	1	ug/kg	2.00	EPA 5035	EPA 8260B	05/09/14	05/09/14	ai	BE40909
o-Xylene	ND	1	ug/kg	2.00	EPA 5035	EPA 8260B	05/09/14	05/09/14	ai	BE40909
Styrene	ND	1	ug/kg	4.00	EPA 5035	EPA 8260B	05/09/14	05/09/14	ai	BE40909
Bromoform (Tribromomethane)	ND	1	ug/kg	4.00	EPA 5035	EPA 8260B	05/09/14	05/09/14	ai	BE40909
Isopropylbenzene	ND	1	ug/kg	4.00	EPA 5035	EPA 8260B	05/09/14	05/09/14	ai	BE40909
Bromobenzene	ND	1	ug/kg	4.00	EPA 5035	EPA 8260B	05/09/14	05/09/14	ai	BE40909
1,1,2,2-Tetrachloroethane	ND	1	ug/kg	4.00	EPA 5035	EPA 8260B	05/09/14	05/09/14	ai	BE40909
1,2,3-Trichloropropane	ND	1	ug/kg	4.00	EPA 5035	EPA 8260B	05/09/14	05/09/14	ai	BE40909
n-Propylbenzene	ND	1	ug/kg	4.00	EPA 5035	EPA 8260B	05/09/14	05/09/14	ai	BE40909
2-Chlorotoluene	ND	1	ug/kg	4.00	EPA 5035	EPA 8260B	05/09/14	05/09/14	ai	BE40909
4-Chlorotoluene	ND	1	ug/kg	4.00	EPA 5035	EPA 8260B	05/09/14	05/09/14	ai	BE40909
1,3,5-Trimethylbenzene	ND	1	ug/kg	4.00	EPA 5035	EPA 8260B	05/09/14	05/09/14	ai	BE40909
tert-Butylbenzene	ND	1	ug/kg	4.00	EPA 5035	EPA 8260B	05/09/14	05/09/14	ai	BE40909
1,2,4-Trimethylbenzene	ND	1	ug/kg	4.00	EPA 5035	EPA 8260B	05/09/14	05/09/14	ai	BE40909
sec-Butylbenzene	ND	1	ug/kg	4.00	EPA 5035	EPA 8260B	05/09/14	05/09/14	ai	BE40909
1,3-Dichlorobenzene	ND	1	ug/kg	4.00	EPA 5035	EPA 8260B	05/09/14	05/09/14	ai	BE40909
4-Isopropyltoluene	ND	1	ug/kg	4.00	EPA 5035	EPA 8260B	05/09/14	05/09/14	ai	BE40909
1,4-Dichlorobenzene	ND	1	ug/kg	4.00	EPA 5035	EPA 8260B	05/09/14	05/09/14	ai	BE40909
1,2-Dichlorobenzene	ND	1	ug/kg	4.00	EPA 5035	EPA 8260B	05/09/14	05/09/14	ai	BE40909
n-Butylbenzene	ND	1	ug/kg	4.00	EPA 5035	EPA 8260B	05/09/14	05/09/14	ai	BE40909
1,2-Dibromo-3-chloropropane (DBCP)	ND	1	ug/kg	4.00	EPA 5035	EPA 8260B	05/09/14	05/09/14	ai	BE40909
1,2,4-Trichlorobenzene	ND	1	ug/kg	4.00	EPA 5035	EPA 8260B	05/09/14	05/09/14	ai	BE40909
Hexachlorobutadiene	ND	1	ug/kg	4.00	EPA 5035	EPA 8260B	05/09/14	05/09/14	ai	BE40909
Naphthalene	ND	1	ug/kg	4.00	EPA 5035	EPA 8260B	05/09/14	05/09/14	ai	BE40909
1,2,3-Trichlorobenzene	ND	1	ug/kg	4.00	EPA 5035	EPA 8260B	05/09/14	05/09/14	ai	BE40909
Surrogate: Dibromofluoromethane	100 %			72-121	EPA 5035	EPA 8260B	05/09/14	05/09/14	ai	BE40909
Surrogate: Toluene-d8	99.5 %			80-120	EPA 5035	EPA 8260B	05/09/14	05/09/14	ai	BE40909
Surrogate: 4-Bromofluorobenzene	97.5 %			75-123	EPA 5035	EPA 8260B	05/09/14	05/09/14	ai	BE40909

Sample ID: B2-5' Soil (1405091-02) Sampled:05/09/14 13:00 Received:05/09/14 13:34										
Analyte	Results	Flag	D.F.	Units	PQL	Prep/Test Method	Prepared	Analyzed	By	Batch
TPH C13 - C22	3.13		1	mg/kg	2.50	EPA 3546 EPA 8015M	05/12/14	05/13/14	lk	BE41316
TPH C23 - C32	ND		1	mg/kg	100	EPA 3546 EPA 8015M	05/12/14	05/13/14	lk	BE41316
TPH C33 - C36	ND		1	mg/kg	100	EPA 3546 EPA 8015M	05/12/14	05/13/14	lk	BE41316
Surrogate: n-Tetracosane	106 %			64-148		EPA 3546 EPA 8015M	05/12/14	05/13/14	lk	BE41316
Analyte	Results	Flag	D.F.	Units	PQL	Prep/Test Method	Prepared	Analyzed	By	Batch
Dichlorodifluoromethane (FC-12)	ND		1	ug/kg	4.00	EPA 5035 EPA 8260B	05/09/14	05/09/14	ai	BE40909
Chloromethane	ND		1	ug/kg	4.00	EPA 5035 EPA 8260B	05/09/14	05/09/14	ai	BE40909
Vinyl chloride (Chloroethylene)	ND		1	ug/kg	4.00	EPA 5035 EPA 8260B	05/09/14	05/09/14	ai	BE40909
Bromomethane (Methyl bromide)	ND		1	ug/kg	4.00	EPA 5035 EPA 8260B	05/09/14	05/09/14	ai	BE40909
Chloroethane	ND		1	ug/kg	4.00	EPA 5035 EPA 8260B	05/09/14	05/09/14	ai	BE40909
Trichlorofluoromethane (FC-11)	ND		1	ug/kg	4.00	EPA 5035 EPA 8260B	05/09/14	05/09/14	ai	BE40909
Acetone	ND		1	ug/kg	80.0	EPA 5035 EPA 8260B	05/09/14	05/09/14	ai	BE40909
Carbon disulfide	ND		1	ug/kg	40.0	EPA 5035 EPA 8260B	05/09/14	05/09/14	ai	BE40909
1,1-Dichloroethene	ND		1	ug/kg	4.00	EPA 5035 EPA 8260B	05/09/14	05/09/14	ai	BE40909
Methylene chloride (Dichloromethane)	ND		1	ug/kg	20.0	EPA 5035 EPA 8260B	05/09/14	05/09/14	ai	BE40909
trans-1,2-Dichloroethene	ND		1	ug/kg	4.00	EPA 5035 EPA 8260B	05/09/14	05/09/14	ai	BE40909
Methyl tert-butyl ether (MTBE)	ND		1	ug/kg	4.00	EPA 5035 EPA 8260B	05/09/14	05/09/14	ai	BE40909



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Andersen Environmental Inc.
 5261 West Imperial Highway
 Los Angeles, CA 90045

File #: 74354
 Report Date: 05/16/14
 Submitted: 05/09/14
PLS Report No.: 1405091

Attn: Mr. Shayan Simantob Phone: (310) 854-6300 FAX: (310) 854-0199

Project: 1155 & 1165 S. Main St., LA, CA / 1404-788

REVISED

Sample ID:	B2-5' Soil (1405091-02)	Sampled:	05/09/14 13:00	Received:	05/09/14 13:34					
1,1-Dichloroethane	ND	1	ug/kg	4.00	EPA 5035	EPA 8260B	05/09/14	05/09/14	ai	BE40909
Vinyl acetate	ND	1	ug/kg	40.0	EPA 5035	EPA 8260B	05/09/14	05/09/14	ai	BE40909
2,2-Dichloropropane	ND	1	ug/kg	4.00	EPA 5035	EPA 8260B	05/09/14	05/09/14	ai	BE40909
cis-1,2-Dichloroethene	ND	1	ug/kg	4.00	EPA 5035	EPA 8260B	05/09/14	05/09/14	ai	BE40909
2-Butanone (MEK)	ND	1	ug/kg	40.0	EPA 5035	EPA 8260B	05/09/14	05/09/14	ai	BE40909
Bromochloromethane	ND	1	ug/kg	4.00	EPA 5035	EPA 8260B	05/09/14	05/09/14	ai	BE40909
Chloroform	ND	1	ug/kg	4.00	EPA 5035	EPA 8260B	05/09/14	05/09/14	ai	BE40909
1,1,1-Trichloroethane	ND	1	ug/kg	4.00	EPA 5035	EPA 8260B	05/09/14	05/09/14	ai	BE40909
Carbon tetrachloride	ND	1	ug/kg	4.00	EPA 5035	EPA 8260B	05/09/14	05/09/14	ai	BE40909
1,1-Dichloropropene	ND	1	ug/kg	4.00	EPA 5035	EPA 8260B	05/09/14	05/09/14	ai	BE40909
Benzene	ND	1	ug/kg	2.00	EPA 5035	EPA 8260B	05/09/14	05/09/14	ai	BE40909
1,2-Dichloroethane	ND	1	ug/kg	4.00	EPA 5035	EPA 8260B	05/09/14	05/09/14	ai	BE40909
Trichloroethene (TCE)	ND	1	ug/kg	4.00	EPA 5035	EPA 8260B	05/09/14	05/09/14	ai	BE40909
1,2-Dichloropropane	ND	1	ug/kg	4.00	EPA 5035	EPA 8260B	05/09/14	05/09/14	ai	BE40909
Dibromomethane	ND	1	ug/kg	4.00	EPA 5035	EPA 8260B	05/09/14	05/09/14	ai	BE40909
1,4-Dioxane	ND	1	ug/kg	80.0	EPA 5035	EPA 8260B	05/09/14	05/09/14	ai	BE40909
Bromodichloromethane	ND	1	ug/kg	4.00	EPA 5035	EPA 8260B	05/09/14	05/09/14	ai	BE40909
2-Chloroethyl vinyl ether	ND	1	ug/kg	40.0	EPA 5035	EPA 8260B	05/09/14	05/09/14	ai	BE40909
cis-1,3-Dichloropropene	ND	1	ug/kg	4.00	EPA 5035	EPA 8260B	05/09/14	05/09/14	ai	BE40909
4-Methyl-2-pentanone (MIBK)	ND	1	ug/kg	40.0	EPA 5035	EPA 8260B	05/09/14	05/09/14	ai	BE40909
Toluene	ND	1	ug/kg	2.00	EPA 5035	EPA 8260B	05/09/14	05/09/14	ai	BE40909
trans-1,3-Dichloropropene	ND	1	ug/kg	4.00	EPA 5035	EPA 8260B	05/09/14	05/09/14	ai	BE40909
1,1,1-Trichloroethane	ND	1	ug/kg	4.00	EPA 5035	EPA 8260B	05/09/14	05/09/14	ai	BE40909
Tetrachloroethene (PCE)	ND	1	ug/kg	4.00	EPA 5035	EPA 8260B	05/09/14	05/09/14	ai	BE40909
Xylenes (total)	ND	1	ug/kg	2.00	EPA 5035	EPA 8260B	05/09/14	05/09/14	ai	BE40909
1,3-Dichloropropane	ND	1	ug/kg	4.00	EPA 5035	EPA 8260B	05/09/14	05/09/14	ai	BE40909
2-Hexanone (MBK)	ND	1	ug/kg	40.0	EPA 5035	EPA 8260B	05/09/14	05/09/14	ai	BE40909
Dibromochloromethane	ND	1	ug/kg	4.00	EPA 5035	EPA 8260B	05/09/14	05/09/14	ai	BE40909
1,2-Dibromoethane (EDB)	ND	1	ug/kg	4.00	EPA 5035	EPA 8260B	05/09/14	05/09/14	ai	BE40909
Chlorobenzene	ND	1	ug/kg	4.00	EPA 5035	EPA 8260B	05/09/14	05/09/14	ai	BE40909
1,1,1,2-Tetrachloroethane	ND	1	ug/kg	4.00	EPA 5035	EPA 8260B	05/09/14	05/09/14	ai	BE40909
Ethylbenzene	ND	1	ug/kg	2.00	EPA 5035	EPA 8260B	05/09/14	05/09/14	ai	BE40909
m,p-Xylene	ND	1	ug/kg	2.00	EPA 5035	EPA 8260B	05/09/14	05/09/14	ai	BE40909
o-Xylene	ND	1	ug/kg	2.00	EPA 5035	EPA 8260B	05/09/14	05/09/14	ai	BE40909
Styrene	ND	1	ug/kg	4.00	EPA 5035	EPA 8260B	05/09/14	05/09/14	ai	BE40909
Bromoform (Tribromomethane)	ND	1	ug/kg	4.00	EPA 5035	EPA 8260B	05/09/14	05/09/14	ai	BE40909
Isopropylbenzene	ND	1	ug/kg	4.00	EPA 5035	EPA 8260B	05/09/14	05/09/14	ai	BE40909
Bromobenzene	ND	1	ug/kg	4.00	EPA 5035	EPA 8260B	05/09/14	05/09/14	ai	BE40909
1,1,2,2-Tetrachloroethane	ND	1	ug/kg	4.00	EPA 5035	EPA 8260B	05/09/14	05/09/14	ai	BE40909
1,2,3-Trichloropropane	ND	1	ug/kg	4.00	EPA 5035	EPA 8260B	05/09/14	05/09/14	ai	BE40909
n-Propylbenzene	ND	1	ug/kg	4.00	EPA 5035	EPA 8260B	05/09/14	05/09/14	ai	BE40909
2-Chlorotoluene	ND	1	ug/kg	4.00	EPA 5035	EPA 8260B	05/09/14	05/09/14	ai	BE40909
4-Chlorotoluene	ND	1	ug/kg	4.00	EPA 5035	EPA 8260B	05/09/14	05/09/14	ai	BE40909
1,3,5-Trimethylbenzene	ND	1	ug/kg	4.00	EPA 5035	EPA 8260B	05/09/14	05/09/14	ai	BE40909
tert-Butylbenzene	ND	1	ug/kg	4.00	EPA 5035	EPA 8260B	05/09/14	05/09/14	ai	BE40909
1,2,4-Trimethylbenzene	ND	1	ug/kg	4.00	EPA 5035	EPA 8260B	05/09/14	05/09/14	ai	BE40909
sec-Butylbenzene	ND	1	ug/kg	4.00	EPA 5035	EPA 8260B	05/09/14	05/09/14	ai	BE40909
1,3-Dichlorobenzene	ND	1	ug/kg	4.00	EPA 5035	EPA 8260B	05/09/14	05/09/14	ai	BE40909
4-Isopropyltoluene	ND	1	ug/kg	4.00	EPA 5035	EPA 8260B	05/09/14	05/09/14	ai	BE40909
1,4-Dichlorobenzene	ND	1	ug/kg	4.00	EPA 5035	EPA 8260B	05/09/14	05/09/14	ai	BE40909



781 East Washington Blvd., Los Angeles, CA 90021
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Certificate of Analysis

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Andersen Environmental Inc.
 5261 West Imperial Highway
 Los Angeles, CA 90045

File #:74354
 Report Date: 05/16/14
 Submitted: 05/09/14
PLS Report No.: 1405091

Attn: Mr. Shayan Simantob Phone: (310) 854-6300 FAX:(310) 854-0199

Project: 1155 & 1165 S. Main St., LA, CA / 1404-788

REVISED

Sample ID: B2-5' Soil (1405091-02)		Sampled:05/09/14 13:00		Received:05/09/14 13:34							
1,2-Dichlorobenzene	ND	1	ug/kg	4.00	EPA 5035	EPA 8260B	05/09/14	05/09/14	ai	BE40909	
n-Butylbenzene	ND	1	ug/kg	4.00	EPA 5035	EPA 8260B	05/09/14	05/09/14	ai	BE40909	
1,2-Dibromo-3-chloropropane (DBCP)	ND	1	ug/kg	4.00	EPA 5035	EPA 8260B	05/09/14	05/09/14	ai	BE40909	
1,2,4-Trichlorobenzene	ND	1	ug/kg	4.00	EPA 5035	EPA 8260B	05/09/14	05/09/14	ai	BE40909	
Hexachlorobutadiene	ND	1	ug/kg	4.00	EPA 5035	EPA 8260B	05/09/14	05/09/14	ai	BE40909	
Naphthalene	ND	1	ug/kg	4.00	EPA 5035	EPA 8260B	05/09/14	05/09/14	ai	BE40909	
1,2,3-Trichlorobenzene	ND	1	ug/kg	4.00	EPA 5035	EPA 8260B	05/09/14	05/09/14	ai	BE40909	
<i>Surrogate: Dibromofluoromethane</i>	<i>101 %</i>			<i>72-121</i>	<i>EPA 5035</i>	<i>EPA 8260B</i>	<i>05/09/14</i>	<i>05/09/14</i>	<i>ai</i>	<i>BE40909</i>	
<i>Surrogate: Toluene-d8</i>	<i>103 %</i>			<i>80-120</i>	<i>EPA 5035</i>	<i>EPA 8260B</i>	<i>05/09/14</i>	<i>05/09/14</i>	<i>ai</i>	<i>BE40909</i>	
<i>Surrogate: 4-Bromofluorobenzene</i>	<i>93.9 %</i>			<i>75-123</i>	<i>EPA 5035</i>	<i>EPA 8260B</i>	<i>05/09/14</i>	<i>05/09/14</i>	<i>ai</i>	<i>BE40909</i>	



781 East Washington Blvd., Los Angeles, CA 90021
 (213) 745-5312 FAX (213) 745-6372

Certificate of Analysis

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Andersen Environmental Inc.
 5261 West Imperial Highway
 Los Angeles, CA 90045

File #:74354
 Report Date: 05/16/14
 Submitted: 05/09/14
PLS Report No.: 1405091

Attn: Mr. Shayan Simantob Phone: (310) 854-6300 FAX:(310) 854-0199

Project: 1155 & 1165 S. Main St., LA, CA / 1404-788

REVISED

Quality Control Data

Analyte	Result	PQL	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Qualifier
Batch BE41316 - EPA 3546										
Blank Prepared: 05/12/14 Analyzed: 05/13/14										
TPH C13 - C22	ND	2.50	mg/kg							
TPH C23 - C32	ND	100	mg/kg							
TPH C33 - C36	ND	100	mg/kg							
Surrogate: n-Tetracosane	21.6		mg/kg	20.83		104	64-148			
LCS Prepared: 05/12/14 Analyzed: 05/13/14										
Diesel	597	5.00	mg/kg	554.7		108	64-139			
Surrogate: n-Tetracosane	25.3		mg/kg	20.83		122	74-139			
LCS Dup Prepared: 05/12/14 Analyzed: 05/13/14										
Diesel	574	5.00	mg/kg	554.7	20.5	104	64-139	3.86	30	
Surrogate: n-Tetracosane	23.5		mg/kg	20.83		113	74-139			
Matrix Spike Source: 1404097-12 Prepared: 05/12/14 Analyzed: 05/13/14										
Diesel	108	2.50	mg/kg	110.9	20.5	79.2	57-141			
Surrogate: n-Tetracosane	20.2		mg/kg	20.83		96.9	69-143			
Matrix Spike Dup Source: 1404097-12 Prepared: 05/12/14 Analyzed: 05/13/14										
Diesel	100	2.50	mg/kg	110.9	20.5	71.9	57-141	9.69	30	
Surrogate: n-Tetracosane	19.7		mg/kg	20.83		94.8	69-143			
Batch BE40909 - EPA 5035										
Blank Prepared & Analyzed: 05/09/14										
Dichlorodifluoromethane (FC-12)	ND	4.00	ug/kg							
Chloromethane	ND	4.00	ug/kg							
Vinyl chloride (Chloroethylene)	ND	4.00	ug/kg							
Bromomethane (Methyl bromide)	ND	4.00	ug/kg							
Chloroethane	ND	4.00	ug/kg							
Trichlorofluoromethane (FC-11)	ND	4.00	ug/kg							
Acetone	ND	80.0	ug/kg							
Carbon disulfide	ND	40.0	ug/kg							
1,1-Dichloroethene	ND	4.00	ug/kg							
Methylene chloride (Dichloromethane)	ND	20.0	ug/kg							
trans-1,2-Dichloroethene	ND	4.00	ug/kg							
Methyl tert-butyl ether (MTBE)	ND	4.00	ug/kg							
1,1-Dichloroethane	ND	4.00	ug/kg							
Vinyl acetate	ND	40.0	ug/kg							
2,2-Dichloropropane	ND	4.00	ug/kg							
cis-1,2-Dichloroethene	ND	4.00	ug/kg							
2-Butanone (MEK)	ND	40.0	ug/kg							
Bromochloromethane	ND	4.00	ug/kg							
Chloroform	ND	4.00	ug/kg							



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Andersen Environmental Inc.
 5261 West Imperial Highway
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File #: 74354
 Report Date: 05/16/14
 Submitted: 05/09/14
PLS Report No.: 1405091

Attn: Mr. Shayan Simantob Phone: (310) 854-6300 FAX: (310) 854-0199

Project: 1155 & 1165 S. Main St., LA, CA / 1404-788

REVISED

Quality Control Data

Analyte	Result	PQL	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Qualifier
Batch BE40909 - EPA 5035										
1,1,1-Trichloroethane	ND	4.00	ug/kg							
Carbon tetrachloride	ND	4.00	ug/kg							
1,1-Dichloropropene	ND	4.00	ug/kg							
Benzene	ND	2.00	ug/kg							
1,2-Dichloroethane	ND	4.00	ug/kg							
Trichloroethene (TCE)	ND	4.00	ug/kg							
1,2-Dichloropropane	ND	4.00	ug/kg							
Dibromomethane	ND	4.00	ug/kg							
1,4-Dioxane	ND	80.0	ug/kg							
Bromodichloromethane	ND	4.00	ug/kg							
2-Chloroethyl vinyl ether	ND	40.0	ug/kg							
cis-1,3-Dichloropropene	ND	4.00	ug/kg							
4-Methyl-2-pentanone (MIBK)	ND	40.0	ug/kg							
Toluene	ND	2.00	ug/kg							
trans-1,3-Dichloropropene	ND	4.00	ug/kg							
1,1,2-Trichloroethane	ND	4.00	ug/kg							
Tetrachloroethene (PCE)	ND	4.00	ug/kg							
Xylenes (total)	ND	2.00	ug/kg							
1,3-Dichloropropane	ND	4.00	ug/kg							
2-Hexanone (MBK)	ND	40.0	ug/kg							
Dibromochloromethane	ND	4.00	ug/kg							
1,2-Dibromoethane (EDB)	ND	4.00	ug/kg							
Chlorobenzene	ND	4.00	ug/kg							
1,1,1,2-Tetrachloroethane	ND	4.00	ug/kg							
Ethylbenzene	ND	2.00	ug/kg							
m,p-Xylene	ND	2.00	ug/kg							
o-Xylene	ND	2.00	ug/kg							
Styrene	ND	4.00	ug/kg							
Bromoform (Tribromomethane)	ND	4.00	ug/kg							
Isopropylbenzene	ND	4.00	ug/kg							
Bromobenzene	ND	4.00	ug/kg							
1,1,2,2-Tetrachloroethane	ND	4.00	ug/kg							
1,2,3-Trichloropropane	ND	4.00	ug/kg							
n-Propylbenzene	ND	4.00	ug/kg							
2-Chlorotoluene	ND	4.00	ug/kg							
4-Chlorotoluene	ND	4.00	ug/kg							
1,3,5-Trimethylbenzene	ND	4.00	ug/kg							
tert-Butylbenzene	ND	4.00	ug/kg							
1,2,4-Trimethylbenzene	ND	4.00	ug/kg							
sec-Butylbenzene	ND	4.00	ug/kg							
1,3-Dichlorobenzene	ND	4.00	ug/kg							



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Andersen Environmental Inc.
 5261 West Imperial Highway
 Los Angeles, CA 90045

File #:74354
 Report Date: 05/16/14
 Submitted: 05/09/14
PLS Report No.: 1405091

Attn: Mr. Shayan Simantob Phone: (310) 854-6300 FAX:(310) 854-0199

Project: 1155 & 1165 S. Main St., LA, CA / 1404-788

REVISED

Quality Control Data

Analyte	Result	PQL	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Qualifier
Batch BE40909 - EPA 5035										
4-Isopropyltoluene	ND	4.00	ug/kg							
1,4-Dichlorobenzene	ND	4.00	ug/kg							
1,2-Dichlorobenzene	ND	4.00	ug/kg							
n-Butylbenzene	ND	4.00	ug/kg							
1,2-Dibromo-3-chloropropane (DBCP)	ND	4.00	ug/kg							
1,2,4-Trichlorobenzene	ND	4.00	ug/kg							
Hexachlorobutadiene	ND	4.00	ug/kg							
Naphthalene	ND	4.00	ug/kg							
1,2,3-Trichlorobenzene	ND	4.00	ug/kg							
Surrogate: Dibromofluoromethane	9.87		ug/kg	10.00		98.7	72-121			
Surrogate: Toluene-d8	9.70		ug/kg	10.00		97.0	80-120			
Surrogate: 4-Bromofluorobenzene	9.78		ug/kg	10.00		97.8	75-123			
LCS Prepared & Analyzed: 05/09/14										
1,1-Dichloroethene	20.2	4.00	ug/kg	20.00		101	63-135			
Methyl tert-butyl ether (MTBE)	19.8	4.00	ug/kg	20.00		99.2	69-126			
Benzene	23.3	2.00	ug/kg	20.00		117	74-124			
Trichloroethene (TCE)	20.9	4.00	ug/kg	20.00		104	74-126			
Toluene	21.6	2.00	ug/kg	20.00		108	77-122			
Chlorobenzene	21.1	4.00	ug/kg	20.00		105	79-121			
Surrogate: Dibromofluoromethane	10.1		ug/kg	10.00		101	73-129			
Surrogate: Toluene-d8	10.1		ug/kg	10.00		101	80-120			
Surrogate: 4-Bromofluorobenzene	9.90		ug/kg	10.00		99.0	80-120			
Matrix Spike Source: 1405087-04 Prepared & Analyzed: 05/09/14										
1,1-Dichloroethene	20.1	4.00	ug/kg	20.00	ND	100	62-138			
Benzene	20.5	2.00	ug/kg	20.00	ND	103	65-121			
Trichloroethene (TCE)	26.6	4.00	ug/kg	20.00	ND	133	67-154			
Toluene	14.9	2.00	ug/kg	20.00	ND	74.4	61-121			
Chlorobenzene	11.9	4.00	ug/kg	20.00	ND	59.6	65-121			M
Surrogate: Dibromofluoromethane	8.55		ug/kg	10.00		85.5	72-121			
Surrogate: Toluene-d8	10.3		ug/kg	10.00		103	80-120			
Surrogate: 4-Bromofluorobenzene	9.80		ug/kg	10.00		98.0	75-123			
Matrix Spike Dup Source: 1405087-04 Prepared & Analyzed: 05/09/14										
1,1-Dichloroethene	21.1	4.00	ug/kg	20.00	ND	105	62-138	5.01	30	
Benzene	21.0	2.00	ug/kg	20.00	ND	105	65-121	2.22	30	
Trichloroethene (TCE)	27.0	4.00	ug/kg	20.00	ND	135	67-154	1.57	30	
Toluene	15.4	2.00	ug/kg	20.00	ND	77.0	61-121	3.43	30	
Chlorobenzene	12.8	4.00	ug/kg	20.00	ND	64.0	65-121	6.96	30	M
Surrogate: Dibromofluoromethane	8.26		ug/kg	10.00		82.6	72-121			
Surrogate: Toluene-d8	10.0		ug/kg	10.00		100	80-120			
Surrogate: 4-Bromofluorobenzene	9.93		ug/kg	10.00		99.3	75-123			



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Los Angeles, CA 90045

Attn: Mr. Shayan Simantob Phone: (310) 854-6300 FAX:(310) 854-0199

File #:74354
Report Date: 05/16/14
Submitted: 05/09/14
PLS Report No.: 1405091

REVISED

Project: 1155 & 1165 S. Main St., LA, CA / 1404-788

Notes and Definitions

M Matrix interference
NA Not Applicable
ND Analyte NOT DETECTED at or above the detection limit
NR Not Reported
MDL Method Detection Limit
PQL Practical Quantitation Limit

Environmental Laboratory Accreditation Program Certificate No. 1131, Mobile Lab No. 2534, LACSD No. 10138

A handwritten signature in black ink, appearing to read 'Shayan Simantob', is written over a horizontal line.

Authorized Signature(s)



CHAIN OF CUSTODY AND ANALYSIS REQUEST

DATE: 5-9-2014 PAGE 1 OF 1
 LOG BOOK NO. _____ FILE NO. 140891 LAB NO. 140891

CLIENT NAME: Andersen Environmental Project Name/No. 1155 & 1165 S. Main St LA, CA P.O. NO. 1404-788
 ADDRESS: 5261 W. Imperial Hwy. Los Angeles, CA. 90045

PROJECT MANAGER: Shayan PHONE NO: (310) 854-6300 FAX NO: _____
 SAMPLER NAME: Lowell Stehls (Printed) Lowell Stehls (Signature)

TAT (Analytical Turn Around Time) 0 = Same day, 1 = 24 Hour, 2 = 48 Hour; (Etc.) N = NORMAL

CONTAINER TYPES: B = Brass, E = Encore, G = Glass, P = Plastic, V = VOA Vial, O = Other: 55-gal steel

UST Project: Y N - Global ID# _____

SAMPLE NO.	DATE SAMPLED	TIME SAMPLED	SAMPLE DESCRIPTION	MATRIX			TAT	CONTAINER	
				WATER	SOIL	SLUDGE OTHER		#	TYPE
1	5-9-14/2:15		B7-5' @ B1-5'		X		N	1	55
2	↓	1:00	B4-5' @ B2-5'		X		↓	1	55
3									
4									
5									
6									
7									
8									
9									
10									

ANALYSES REQUESTED:
RA60B(VOCs)
ERPH (80ISM)
*ERPH
*ERPH

REMARKS:
 Dadded PO# per client
 Dadded on ERPH per client via e-mail 5/9/14 @ 445
 ID change request per client 5/16/14 via e-mail @ 532 PM

SAMPLE CONDITION/CONTAINER COMMENTS:

RECEIVED BY: (Signature and Printed Name) Lowell Stehls Date: 5/14/14 Time: 3:34 PM
 RECEIVED BY: (Signature and Printed Name) _____ Date: _____ Time: _____
 RECEIVED BY: (Signature and Printed Name) _____ Date: _____ Time: _____
 SPECIAL INSTRUCTIONS: _____
 STORAGE TIME REQUESTED: _____ days