

WEECO WESTERN ENVIRONMENTAL ENGINEERS CO.

1815 E. Wilshire Ave., Suite 905
Santa Ana, CA 92705

(714) 542-2644
Fax: (714) 542-2520

December 22, 2015

Mr. Tony Chien
Divine Hotels Group Inc.
Da-Yuh Development Inc.
611 S. Westlake Avenue
Los Angeles, CA 90057
Email: tony@dayuhdevelopmentinc.com


RE: PHASE II ENVIRONMENTAL SITE ASSESSMENT REPORT
857 S. Westlake Avenue
Los Angeles, CA 90057
WEECO Project No.: 2015-5152


Dear Mr. Chien:

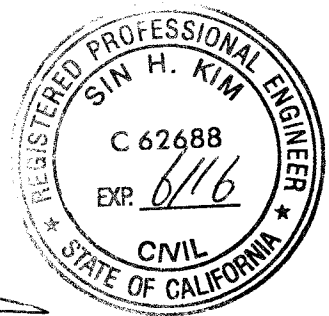
Western Environmental Engineers Company (WEECO) has completed a Phase II Environmental Site Assessment at the existing commercial property at 857 S. Westlake Avenue, Los Angeles, California (the Site). The purpose of this assessment was to investigate soil quality at the Site.

WEECO appreciates the opportunity to work on this investigation project. Should you have any questions concerning the information provided herein or in the accompanying report, please contact James Yoon or Sin H. Kim at (714) 542-2644.

Respectfully,
Western Environmental Engineers Company


James Yoon, REPA
Project Manager


Sin Han Kim, P.E.
Principal Engineer
Registered Civil Engineer
California Registration No. C62688



Attachment – Phase II Environmental Site Assessment Report

TABLE OF CONTENTS

1.0	INTRODUCTION	-----	4
2.0	SITE BACKGROUND	-----	5
2.1	SITE DESCRIPTION	-----	5
2.2	SITE ENVIRONMENTAL HISTORY	-----	5
2.2.1	Historic Operations	-----	5
2.2.2	Previous Investigations	-----	5
2.2.3	Adjacent Properties	-----	5
3.0	ENVIRONMENTAL SETTING	-----	6
3.1	GEOLOGY AND LOCAL HYDROGEOLOGE	-----	6
4.0	SITE ASSESSMENT ACTIVITIES	-----	7
4.1	PRE-FIELD ACTIVITIES	-----	7
4.2	DRILLING AND SOIL SAMPLING PROCEDURES	-----	7
4.2.1	Drilling Operations	-----	7
4.2.2	Subsurface Soil Sampling	-----	7
4.2.3	Laboratory Testing Program	-----	8
4.2.4	Equipment Cleaning Procedure/Containment of Materials	-----	8
5.0	DISCUSSION OF RESULTS	-----	9
5.1	SITE HYDROGEOLOGIC CONDITIONS	-----	9
5.2	ANALYTICAL RESULTS	-----	9
5.2.1	Soil Chemical	-----	9
5.3	Soil Screening Level	-----	9
6.0	CONCLUSIONS AND RECOMMENDATIONS	-----	10
6.1	CONCLUSIONS	-----	10
6.2	RECOMMENDATIONS	-----	10
7.0	STANDARD LIMITATIONS	-----	11

LIST OF TABLES

Table 1. Summary of Laboratory Results for Soil Samples

LIST OF FIGURES

Figure 1. Site Location Map
Figure 2. Soil Boring Location Plan

LIST OF APPENDICES

Appendix A. Boring Logs
Appendix B. Chain of Custody Forms and Laboratory Certificates of Analysis
Appendix C. Geophysical Survey Report

1.0 INTRODUCTION

This report presents the results of Phase II Environmental Site Assessment activities conducted by Western Environmental Engineers Company (WEECO) for existing commercial property located at 857 S. Westlake Avenue, Los Angeles, California (the Site) (Figure 1).

The purpose of this site investigation was to gather detailed information about the contaminants in the existing commercial property of the site, and to determine the contaminants existing on site and to approximate the volume of the contaminants' plumes. This Environmental Site Assessment report contains a brief history of the existing site characteristics, sample collection procedures, analytical results and other supporting data, as well as conclusions and recommendations.

2.0 SITE BACKGROUND

2.1 SITE DESCRIPTION

The subject site located at 857 S. Westlake Avenue, in the City of Los Angeles is legally described by the assessor's parcel number: 5141-020-021. According to the Los Angeles County, Office of the Assessor, the subject site is an approximately 20,200 square-foot lot, and has been developed with one (1) commercial building approximately 8,042 square-feet in size. The building was first constructed in 1987/1995, respectively. From the visual inspection, the subject site is composed of one (1) single-story commercial building used as a retail stores and coin laundry. Asphalt-paved parking areas were observed to the south and north of the subject site. Currently, the subject site is occupied by a retail stores with 4-units and a coin laundry.

2.2 SITE ENVIRONMENTAL HISTORY

2.2.1 Historic Operations

WEECO reviewed a historical aerial photo map for the subject site. According to the historical aerial photo map, the subject building's structure does not change since 1989. From 1948 to 1980, one (1) big large building was located at the center of the subject property, and another small building located northwest corner of the subject property. However, the subject property was not occupied a gas station.

2.2.2 Previous Investigations

No previous investigation report received from the client at this time.

2.2.3 Adjacent Properties

During the Site Reconnaissance, WEECO's field assessor has visually inspected and documented the use of the adjacent properties, and findings are as follows:

NORTH

- The property to the north of the subject site is used for a residential purpose (Apartment).

EAST

- The property to the east of the subject site across S. Westlake Ave. is used for a residential/commercial purpose (Apartment & Church).

SOUTH

- The property to the south of the subject site across James M Wood Blvd. is a commercial purpose (Restaurant).

WEST

- The property to the west of the subject site is used for a commercial purpose (Fallas Stores).

3.0 ENVIRONMENTAL SETTING

3.1 GEOLOGY AND HYDROGEOLOGY

Based on soil borings advanced to assess the Site, subsurface soil generally consists of clay (surface to 10 feet bgs), sand (10 to 20 feet bgs), and clay (20 to 30 feet bgs). The color of the soil ranged from brown to light brown; the consistency of the soil was moist. Groundwater was not encountered during drilling activities.

The subject site is in the Los Angeles Forebay Area, located in the northern part of the Central Basin. In general, it is a free groundwater area; however, in the course of this investigation it became evident that the Bellflower aquiclude extends into the southerly portion of the forebay area. The aquiclude extends in this area contains a high percentage of sand, and vertical percolation of water is apparently more rapid here than in other portions of the basin covered by it. Where the Bellflower aquiclude is missing within the forebay area, the aquifers are in direct hydraulic continuity with the surface.

The Los Angeles Forebay Area is overlain by parts of the La Brea, Los Angeles and Montebello Plains. The known water-bearing sediments extend to a depth of 1600 feet (1440 feet below sea level) and include recent alluvium, the Lakewood formation and the San Pedro formation. Some fresh water also may be present in the Pliocene and Miocene rocks underlying these formations in this area.

Recent alluvium in the Los Angeles Forebay Area is found on the Los Angeles Plain and in the Los Angeles Narrows. It attains a maximum thickness of 160 feet, and includes the western arm of Gaspar aquifer and the parts of the Semi-perched aquifer and Bellflower aquiclude lying west and south of the Los Angeles River.

The Semi-perched aquifer is defined as the area where sand and gravel overlying the Bellflower aquiclude is more than 20 feet in thickness. This semi-perched aquifer is also present in the Lakewood formation just south of the Repetto Hill. Although the aquifer can be defined in well logs, water levels in well indicate that it contains little or no water.

The groundwater depth in the vicinity of the subject site is a deeper than 45 feet bgs (data obtained from Geotracker from an open LUFT site, 2101 W. 8th St.). The regional groundwater flow is expected to follow the topographic gradient, which is towards the southwest.

4.0 SITE ASSESSMENT ACTIVITIES

WEECO supervised the installation of four (4) soil borings (B1 through B4) on December 10, 2015. The site assessment included pre-field activities, soil sampling, soil classification, and sample analysis. The following sections describe each of these elements.

4.1 PRE-FIELD ACTIVITIES

Prior to initiating drilling operations, a notification was provided to the clients.

WEECO prepared a comprehensive Health and Safety Plan (HASP) for this project based on the scope of work and the potential hazards present. The HASP was the primary mechanism to ensure employee, environmental, and public safety during field activities. The HASP was implemented and enforced on-site by the WEECO Site Health and Safety Officer.

In accordance with California State Law, WEECO contacted Underground Service Alert (USA) prior to commencing drilling activities to identify any public utility alignments that may have been in potential conflict with the proposed boring locations.

4.2 DRILLING, SOIL AND GROUNDWATER SAMPLING PROCEDURES

4.2.1 Drilling Operations

On December 10, 2015, WEECO supervised the advancement of 4 soil borings (B1 through B4) at the locations illustrated on Figure 2. Drilling was conducted by Kehoe Testing & Engineering, Inc. using a GeoProbe direct push drill rig down to 30 feet below ground surface (bgs). Four (4) soil boring locations were selected in order to further define the vertical and lateral extent of the contamination plume at the subject site.

4.2.2 Subsurface Soil and Groundwater Sampling

During drill advancement at borings B1 through B4, sampling of encountered subsurface soils was performed using a standard 2-foot long by 1-inch inner-diameter, rod steel sampler, sleeved with 18-inch long acetate sampling tubes. Soil samples were collected at every ten-foot intervals or less using the sampler. At each sampling interval, the sampler was hydraulically driven into undisturbed soil until 24 inches of penetration was achieved. Upon advancement of the sampler to the full 24-inch length or refusal depth the sampler was extracted and brought to the surface. The sampling and drilling sequence was then repeated for the entire depth of each boring.

The sample sleeves were sealed with Teflon™ sheets, plastic caps, non-VOC tape, properly labeled, and placed in an ice-filled cooler pending delivery under Chain-of-Custody (COC) to a laboratory for potential chemical analysis. The soils in the remaining acetate tube were visually examined by WEECO field personnel who then classified the soils in accordance with the Unified Soil Classification System (USCS). A summary of the USCS classifications are presented in the boring logs included as Appendix A. The COC records and chemical analyses for the soil samples collected from the borings are presented in Appendix B, respectively.

4.2.3 Laboratory Testing Program

All soil samples collected during this investigation were delivered under COC to Chemtek Environmental Laboratories Inc (Chemtek) located at 13554 Larwin Circle, Santa Fe Springs, California. Chemtek is certified to perform hazardous waste testing by the State of California Environmental Laboratory Accreditation Program (ELAP), ELAP No. 1435.

All soil samples were analyzed for Total Petroleum Hydrocarbons (TPH) for carbon chains by EPA Method 8015 (m) and Volatile Organic Compounds (VOCs) by EPA Method 8260B.

4.2.4 Equipment Cleaning Procedures/Containment of Materials

All sampling equipment and sampling tubes were decontaminated prior to each sampling by repeated washing using a brush and Liquinox solution, a tap water rinse, and finally a deionized water rinse. The sampler and sampling tubes were either air-dried or dried with a clean towel. Clean augers were used for each boring.

5.0 DISCUSSION OF RESULTS

5.1 SITE HYDROGEOLOGIC CONDITIONS

Based on soil borings advanced to assess the Site, subsurface soil generally consists of clay (surface to 10 feet bgs), sand (10 to 20 feet bgs), and clay (20 to 30 feet bgs). The color of the soil ranged from brown to light brown; the consistency of the soil was moist. Groundwater was not encountered during drilling activities.

5.2 ANALYTICAL RESULTS

5.2.1 Soil Chemical

In accordance with the laboratory results, the highest concentration of MTBE were found a 0.001 mg/kg boring locations B2-10' and B3-30'. Other carbon chains and VOCs were not detected in any soil gas samples.

The results of carbon chain and Volatile Organic Compounds (VOCs) analyses are presented in Table 1.

5.3 SOIL SCREENING LEVELS

The laboratory analytical results were compared to the "Maximum Soil Screening Levels (MSSLs) for TPH, BTEX and MTBE above Drinking Water Aquifers as defined by the Los Angeles Regional Water Quality Control Board" in May 1996.

In accordance with the laboratory results, the highest concentration of MTBE were measured at 0.001 mg/kg boring locations B2-10' and B3-30', which are lower than the Maximum Soil Screening Levels (MSSLs) for MTBE above Drinking Water Aquifers as defined by the Los Angeles Regional Water Quality Control Board" in May 1996 of 0.013 mg/kg.

The measured concentrations were found to be extremely low and well within the maximum soil screening levels (MSSLs) limits of TPH and VOCs. These concentrations can be considered as clean, based on the State of California Water Resources Control Board "Maximum Soil Screening Levels for TPH and BTEX above Drinking Water Aquifers & Average Attenuation Factor for Different Distance above Groundwater and Lithology in the Distance for VOCs."

Although not confirmed during this preliminary site characterization, groundwater contamination beneath the subject site appears extremely unlikely.

6.0 CONCLUSIONS AND RECOMMENDATIONS

6.1 Conclusions

The site assessment has led to the following conclusions, which are subject to the standard limitations discussed in Section 7.0:

- General lithologies consist of clay (surface to 10 feet bgs), sand (10 to 20 feet bgs), and clay (20 to 30 feet bgs).
- We did not encounter groundwater during our soil boring activity.
- In accordance with the laboratory results, the highest concentration of MTBE were measured at 0.001 mg/kg boring locations B2-10' and B3-30', which are lower than the Maximum Soil Screening Levels (MSSLs) for TPH, BTEX and MTBE above Drinking Water Aquifers as defined by the Los Angeles Regional Water Quality Control Board" in May 1996 of 0.013 mg/kg. The measured concentrations were found to be extremely low and well within the maximum soil screening levels (MSSLs) limits of TPH and VOCs. These concentrations can be considered as clean, based on the State of California Water Resources Control Board "Maximum Soil Screening Levels for TPH and BTEX above Drinking Water Aquifers & Average Attenuation Factor for Different Distance above Groundwater and Lithology in the Distance for VOCs."

6.2 Recommendations

Based on these analytical results, WEECO concludes that no further subsurface investigation is necessary at this time based on the conditions revealed by the four borings. WEECO does not recommend any further action regarding the soil contaminant concentrations based on the results of the four on-site borings.

7.0 STANDARD LIMITATIONS

WEECO has prepared this report for the exclusive use of *Divine Hotels Group Inc./Da-Yuh Development Inc.* as it pertains to the former service station site, located at **857 S. Westlake Avenue, Los Angeles, California.** WEECO's investigation has been performed with the degree of skill generally exercised by practicing engineers and professional civil engineer in the environmental field. WEECO makes no other warranty, either expressed or implied, concerning the conclusions and professional advice, which is contained within the body of this report. *Any use of or reliance on this report by a third party shall be at such a party's sole risk.*

Inherent in most projects performed in a heterogeneous subsurface environment, excavation or continuing assessments may reveal findings that are different than those presented herein. This facet of the environmental profession should be considered when formulating professional opinions on the limited data collected on these projects.

The information presented in this report is valid as of the date our exploration was performed. Site conditions may alter with time; consequently, the findings presented herein are subject to change.

This report has been issued with the clear understanding that it is the responsibility of the owner, or their representative, to make appropriate notifications to regulatory agencies. It is specifically not the responsibility of WEECO to conduct appropriate notifications as specified by current county and state regulations.

WEECO can offer no assurances and assumes no responsibility for site conditions or activities that were outside the scope of the inquiry requested by *Divine Hotels Group Inc./Da-Yuh Development Inc.* as outlined in this document. It should be understood by *Divine Hotels Group Inc./Da-Yuh Development Inc.* that WEECO has relied on the accuracy of documents, oral information, and other material and information provided by *Divine Hotels Group Inc./Da-Yuh Development Inc.* and other associated parties. It is recognized that regulatory requirements may change, including the revision of accepted action levels, which could necessitate a review of the discussion, findings, recommendations or conclusions of this report. Any subsequent modification, revision or verification of this report must be provided in writing by WEECO.

TABLES

TABLE 1
Summary of Laboratory Results

(unit: mg/kg)

Constituents	B1-10	B1-20	B1-30	B2-10	B2-20	B2-30
TPH-GRO (C4-C12)	<0.2	<0.2	<0.2	<0.2	<0.2	<0.2
TPH-DRO (C12-C22)	<5	<5	<5	<5	<5	<5
TPH-HRO (C23-36)	<10	<10	<10	<10	<10	<10
Benzene	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001
Bromobenzene	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001
Bromochloromethane	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001
Bromodichloromethane	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001
Bromoform	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001
Bromomethane	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001
n-Butylbenzene	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001
sec-Butylbenzene	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001
tert-butylbenzene	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001
Carbon Tetrachloride	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001
Chlorobenzene	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001
Chloroethane	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001
Chloroform	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001
Chloromethane	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001
2-chlorotoluene	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001
4-chlorotoluene	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001
2-chloroethyl vinyl ether	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001
Dibromochloromethane	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001
1,2-Dibromo-3-chloropropane	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001
1,2-Dibromoethane (EDB)	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001
Dibromomethane	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001
1,2-Dichlorobenzene	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001
1,3-Dichlorobenzene	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001
1,4-Dichlorobenzene	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001
Dichlorodifluoromethane	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001
1,1-Dichloroethane	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001
1,2-Dichloroethane	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001
1,1-Dichloroethene	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001
cis-1,2-Dichloroethene	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001
trans-1,2-Dichloroethene	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001
1,2-Dichloropropane	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001
1,3-Dichloropropane	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001
2,2-Dichloropropane	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001
1,1-Dichloropropene	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001
cis-1,3-Dichloropropene	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001
trans-1,3-Dichloropropene	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001
Ethylbenzene	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001
Hexachlorobutadiene	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001
Isopropylbenzene	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001
4-isopropyltoluene	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001
Methylene Chloride	<0.005	<0.005	<0.005	<0.005	<0.005	<0.005
Naphthalene	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001
n-propylbenzene	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001
Styrene	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001
1,1,1,2-Tetrachloroethane	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001

Constituents	B1-10	B1-20	B1-30	B2-10	B2-20	B2-30
1,1,2,2-Tetrachloroethane	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001
Tetrachloroethene (PCE)	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001
Toluene	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001
1,2,3-Trichlorobenzene	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001
1,2,4-Trichlorobenzene	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001
1,1,1-Trichloroethane	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001
1,1,2-Trichloroethane	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001
Trichloroethene (TCE)	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001
Trichlorofluoromethane	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001
1,2,3-Trichloropropane	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001
1,2,4-Trimethylbenzene	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001
1,3,5-Trimethylbenzene	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001
Vinyl Chloride	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001
Total Xylenes	<0.002	<0.002	<0.002	<0.002	<0.002	<0.002
Ethanol	<0.25	<0.25	<0.25	<0.25	<0.25	<0.25
Methyl Tert. Butyl Ether (MTBE)	<0.001	<0.001	<0.001	0.001	<0.001	<0.001
Ethyl tertiary butyl ether (ETBE)	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001
Di-isopropyl ether (DIPE)	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001
Tertiary amyl methyl ether (TAME)	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001
Tertiary butyl alcohol (TBA)	<0.02	<0.02	<0.02	<0.02	<0.02	<0.02
2-Butanone (MEK)	<0.01	<0.01	<0.01	<0.01	<0.01	<0.01
4-Methyl-2-pentanone (MIBK)	<0.01	<0.01	<0.01	<0.01	<0.01	<0.01
2-Hexanone	<0.01	<0.01	<0.01	<0.01	<0.01	<0.01
Acetone	<0.02	<0.02	<0.02	<0.02	<0.02	<0.02

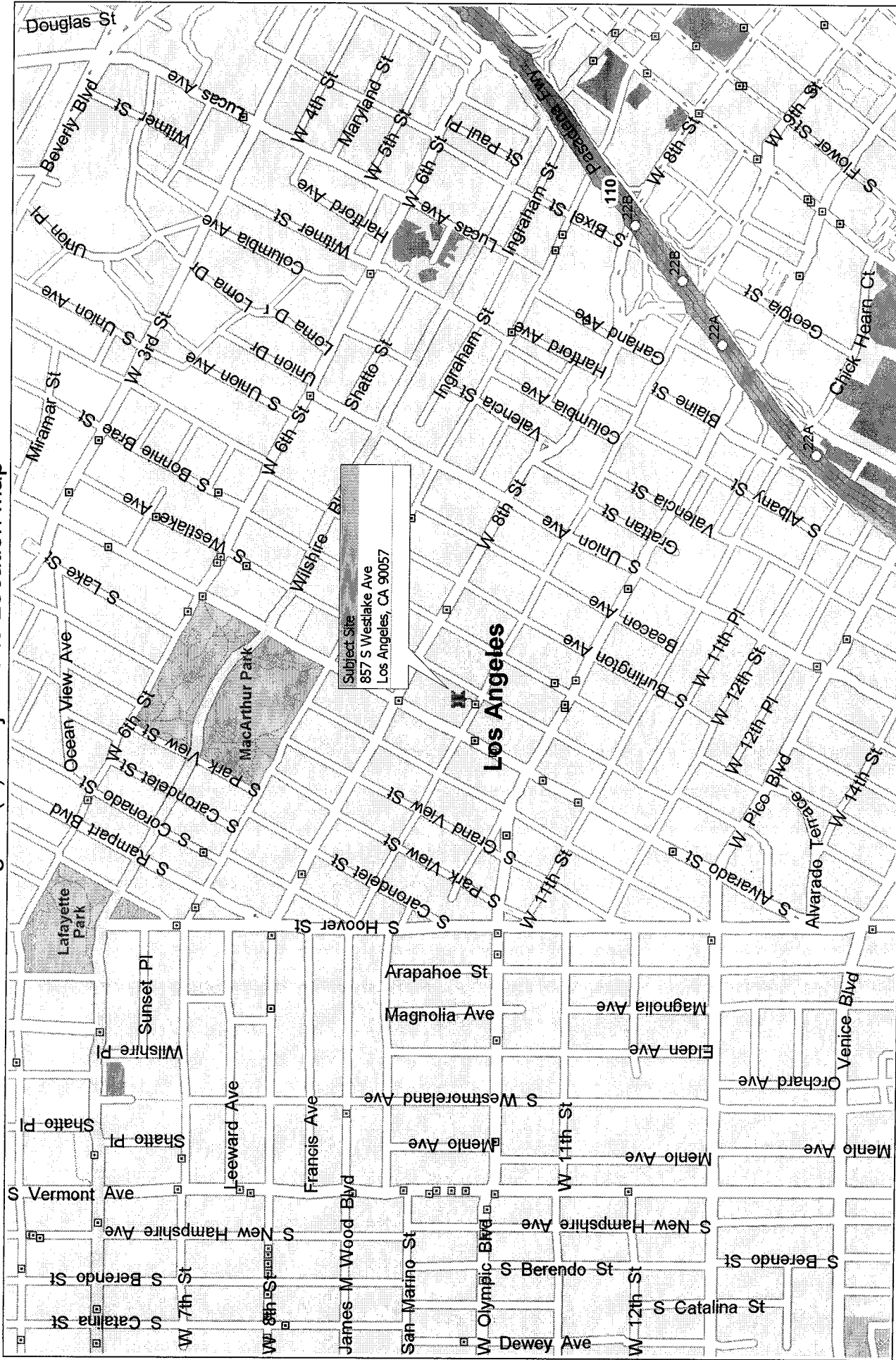
Constituents	B3-10	B3-20	B3-30	B4-10	B4-20	B4-30
TPH-GRO (C4-C12)	<0.2	<0.2	<0.2	<0.2	<0.2	<0.2
TPH-DRO (C12-C22)	<5	<5	<5	<5	<5	<5
TPH-HRO (C23-36)	<10	<10	<10	<10	<10	<10
Benzene	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001
Bromobenzene	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001
Bromochloromethane	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001
Bromodichloromethane	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001
Bromoform	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001
Bromomethane	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001
n-Butylbenzene	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001
sec-Butylbenzene	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001
tert-butylbenzene	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001
Carbon Tetrachloride	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001
Chlorobenzene	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001
Chloroethane	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001
Chloroform	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001
Chloromethane	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001
2-chlorotoluene	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001
4-chlorotoluene	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001
2-chloroethyl vinyl ether	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001
Dibromochloromethane	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001
1,2-Dibromo-3-chloropropane	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001
1,2-Dibromoethane (EDB)	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001
Dibromomethane	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001
1,2-Dichlorobenzene	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001

Constituents	B3-10	B3-20	B3-30	B4-10	B4-20	B4-30
1,3-Dichlorobenzene	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001
1,4-Dichlorobenzene	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001
Dichlorodifluoromethane	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001
1,1-Dichloroethane	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001
1,2-Dichloroethane	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001
1,1-Dichloroethene	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001
cis-1,2-Dichloroethene	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001
trans-1,2-Dichloroethene	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001
1,2-Dichloropropane	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001
1,3-Dichloropropane	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001
2,2-Dichloropropane	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001
1,1-Dichloropropene	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001
cis-1,3-Dichloropropene	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001
trans-1,3-Dichloropropene	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001
Ethylbenzene	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001
Hexachlorobutadiene	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001
Isopropylbenzene	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001
4-isopropyltoluene	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001
Methylene Chloride	<0.005	<0.005	<0.005	<0.005	<0.005	<0.005
Naphthalene	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001
n-propylbenzene	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001
Styrene	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001
1,1,1,2-Tetrachloroethane	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001
1,1,2,2-Tetrachloroethane	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001
Tetrachloroethene (PCE)	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001
Toluene	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001
1,2,3-Trichlorobenzene	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001
1,2,4-Trichlorobenzene	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001
1,1,1-Trichloroethane	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001
1,1,2-Trichloroethane	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001
Trichloroethene (TCE)	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001
Trichlorofluoromethane	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001
1,2,3-Trichloropropane	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001
1,2,4-Trimethylbenzene	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001
1,3,5-Trimethylbenzene	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001
Vinyl Chloride	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001
Total Xylenes	<0.002	<0.002	<0.002	<0.002	<0.002	<0.002
Ethanol	<0.25	<0.25	<0.25	<0.25	<0.25	<0.25
Methyl Tert. Butyl Ether (MTBE)	<0.001	<0.001	0.001	<0.001	<0.001	<0.001
Ethyl tertiary butyl ether (ETBE)	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001
Di-isopropyl ether (DIPE)	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001
Tertiary amyl methyl ether (TAME)	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001
Tertiary butyl alcohol (TBA)	<0.02	<0.02	<0.02	<0.02	<0.02	<0.02
2-Butanone (MEK)	<0.01	<0.01	<0.01	<0.01	<0.01	<0.01
4-Methyl-2-pentanone (MIBK)	<0.01	<0.01	<0.01	<0.01	<0.01	<0.01
2-Hexanone	<0.01	<0.01	<0.01	<0.01	<0.01	<0.01
Acetone	<0.02	<0.02	<0.02	<0.02	<0.02	<0.02

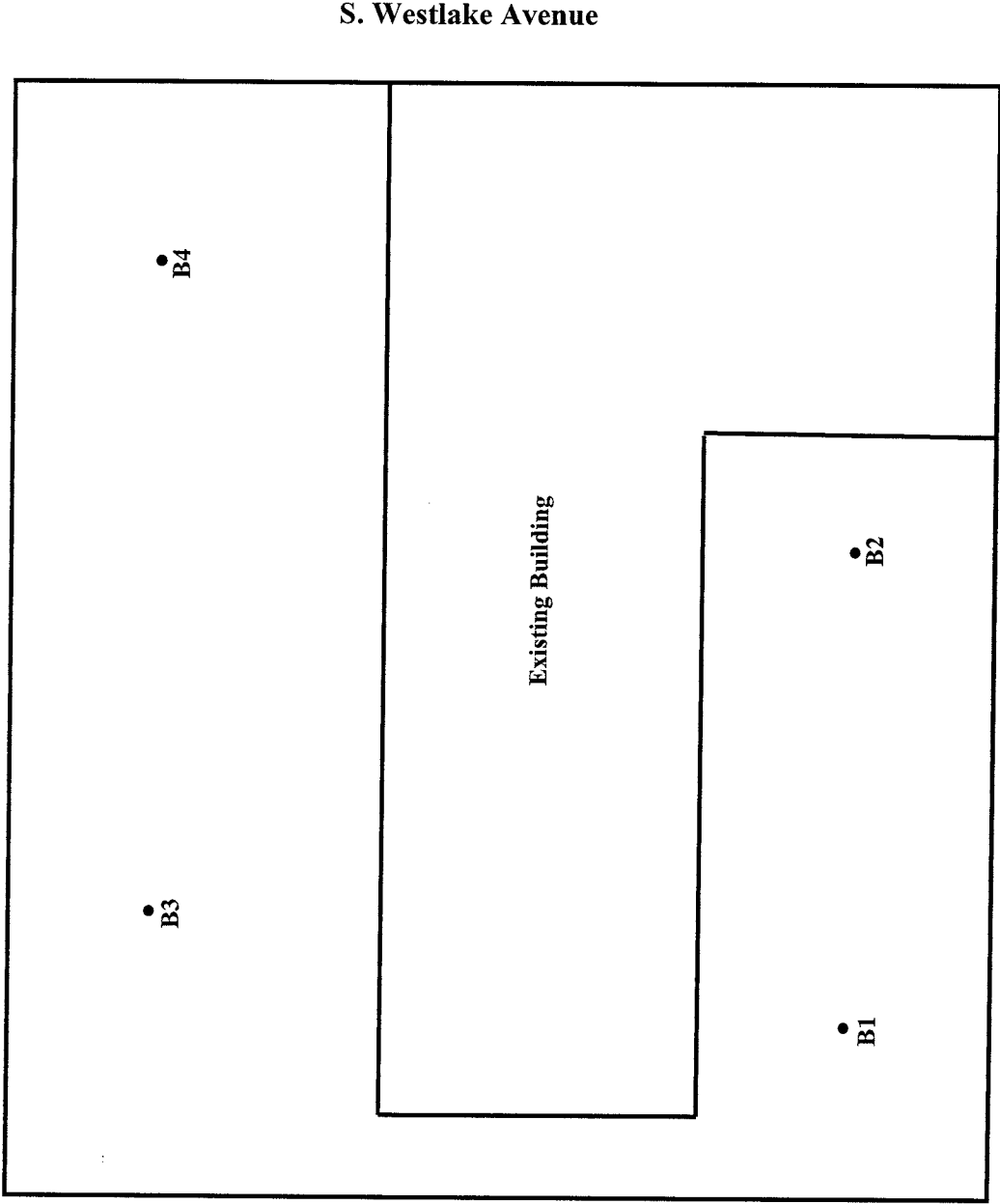
Note: GRO = gasoline range organic (C4-C12) by EPA Method 8015M
DRO = diesel range organic (C13-C22) by EPA Method 8015M
HRO = heavy oil range organic (C23-C32) by EPA Method 8015M
Other VOCs analyzed by EPA Methods 8260B

FIGURES

Figure (1) Subject Site Location Map



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S. Westlake Avenue

James M. Wood Boulevard

Site Address: 857 S. Westlake Avenue
Los Angeles

●: Soil Boring Location



Figure 2. Soil Boring Location Plan

APPENDIX A.

Boring Logs

LOG OF BORING

Drill Rig: 6600 Truck Mounted GeoProbe	Boring Diameter : 1.3/8 inches	Boring Number : B1
--	--------------------------------	--------------------

Drilling Date 12/10/2015	Logger: JY	Registered Civil Engineer: SK	This log is a representation of subsurface conditions at the time and place of drilling. The passage of time or other locations may cause consequential changes in conditions.
-----------------------------	---------------	----------------------------------	--

BULK	TUBE	VAPOR READINGS (ppmv)	TIME	BLOW COUNTS	DEPTH, FEET	USCS	DESCRIPTION AND REMARKS
					5		2" Asphalt Paving
	X		7:29	Direct Push	10	CL	2" – 10 FT: Medium brown clay, low to medium plasticity , moist.
					15		
	X		7:39	Direct Push	20	CL	10 FT – 20 FT: Brown clay, low to medium plasticity , moist.
					25		
	X		7:55	Direct Push	30	CL	20 FT - 30 FT: Brown clay, low to medium plasticity , moist.
					35		TD: 30 Feet Backfilled with bentonite chips. 2" asphalt repaving.
					40		

WEECO <u>Western Environmental Engineers Co.</u> 1815 E. Wilshire Ave. (Suite #905) Santa Ana, California 92705	PROJECT NAME: <u>Phase II Environmental Site Assessment.</u> ADDRESS: 857 S. Westlake Avenue Los Angeles, CA 90057
--	--

Project Number: 2015-5152	Figure Number
---------------------------	---------------

LOG OF BORING

Drill Rig: 6600 Truck Mounted GeoProbe	Boring Diameter : 1.3/8 inches	Boring Number : B2
--	--------------------------------	--------------------

Drilling Date 12/10/2015	Logger: JY	Registered Civil Engineer: SK	This log is a representation of subsurface conditions at the time and place of drilling. The passage of time or other locations may cause consequential changes in conditions.
-----------------------------	---------------	----------------------------------	--

BULK	TUBE	VAPOR READINGS (ppmv)	TIME	BLOW COUNTS	DEPTH, FEET	USCS	DESCRIPTION AND REMARKS
					5		2" Asphalt Paving
	X		8:19	Direct Push	10	CL	2" – 10 FT: Dark brown clay, low to medium plasticity , moist.
					15		
	X		8:28	Direct Push	20	CL	10 FT – 20 FT: Medium brown clay, low to medium plasticity , moist.
					25		
	X		8:43	Direct Push	30	CL	20 FT - 30 FT: Brown clay, low to medium plasticity , moist.
					35		TD: 30 Feet Backfilled with bentonite chips.
					40		2" asphalt repaving.

WEECO Western Environmental Engineers Co.
 1815 E. Wilshire Ave. (Suite #905)
 Santa Ana, California 92705

PROJECT NAME: Phase II Environmental Site Assessment.
ADDRESS: 857 S. Westlake Avenue
 Los Angeles, CA 90057

Project Number: 2015-5152	Figure Number
---------------------------	---------------

LOG OF BORING

Drill Rig: 6600 Truck Mounted GeoProbe	Boring Diameter : 1.3/8 inches	Boring Number : B3
--	--------------------------------	--------------------

Drilling Date 12/10/2015	Logger: JY	Registered Civil Engineer: SK	This log is a representation of subsurface conditions at the time and place of drilling. The passage of time or other locations may cause consequential changes in conditions.
-----------------------------	---------------	----------------------------------	--

BULK	TUBE	VAPOR READINGS (ppmv)	TIME	BLOW COUNTS	DEPTH, FEET	USCS	DESCRIPTION AND REMARKS
					5		2" Asphalt Paving
	X		9:04	Direct Push	10	CL	2" – 10 FT: Medium brown clay, low to medium plasticity , moist.
					15		
	X		9:10	Direct Push	20	SP	10 FT – 20 FT: Light brown sand, moist.
					25		
	X		9:23	Direct Push	30	CL	20 FT - 30 FT: Medium brown clay, low to medium plasticity , moist.
					35		TD: 30 Feet Backfilled with bentonite chips. 2" asphalt repaving.
					40		

WEECO <u>Western Environmental Engineers Co.</u> 1815 E. Wilshire Ave. (Suite #905) Santa Ana, California 92705	PROJECT NAME: <u>Phase II Environmental Site Assessment.</u> ADDRESS: 857 S. Westlake Avenue Los Angeles, CA 90057
--	--

Project Number: 2015-5152	Figure Number
---------------------------	---------------

LOG OF BORING

Drill Rig: 6600 Truck Mounted GeoProbe	Boring Diameter : 1.3/8 inches	Boring Number : B4
--	--------------------------------	--------------------

Drilling Date 12/10/2015	Logger: JY	Registered Civil Engineer: SK	This log is a representation of subsurface conditions at the time and place of drilling. The passage of time or other locations may cause consequential changes in conditions.
-----------------------------	---------------	----------------------------------	--

BULK	TUBE	VAPOR READINGS (ppmv)	TIME	BLOW COUNTS	DEPTH, FEET	USCS	DESCRIPTION AND REMARKS
					5		2" Asphalt Paving
	X		9:43	Direct Push	10	CL	2" – 10 FT: Medium brown clay, low to medium plasticity , moist.
					15		
	X		9:49	Direct Push	20	SP	10 FT – 20 FT: Light brown sand, moist.
					25		
	X		10:03	Direct Push	30	SP	20 FT - 30 FT: Light brown sand, moist.
					35		TD: 30 Feet Backfilled with bentonite chips. 2" asphalt repaving.
					40		

WEECO Western Environmental Engineers Co. 1815 E. Wilshire Ave. (Suite #905) Santa Ana, California 92705	PROJECT NAME: <u>Phase II Environmental Site Assessment.</u> ADDRESS: 857 S. Westlake Avenue Los Angeles, CA 90057
Project Number: 2015-5152	Figure Number

APPENDIX B.

Chain of Custody Forms and Laboratory Certificates of Analysis



Certificate of Analysis

Client: WEECO
1815 E. Wilshire Ave #905
Santa Ana, CA

Project No.
Project Site: 857 S. Westlake Ave
LA, CA 90057

Job No: 512052
Report Date: 12/18/15
Date Received: 12/10/15
Number of Samples: 12
Sample Matrix: Soil

Attention:

This is the Certificate of Analysis for the following samples:

SAMPLE IDENTIFICATION	DATE OF SAMPLE	LABORATORY IDENTIFICATION
B1-10	12/10/15	512052-01A
B1-20	12/10/15	512052-02A
B1-30	12/10/15	512052-03A
B2-10	12/10/15	512052-04A
B2-20	12/10/15	512052-05A
B2-30	12/10/15	512052-06A
B3-10	12/10/15	512052-07A
B3-20	12/10/15	512052-08A
B3-30	12/10/15	512052-09A
B4-10	12/10/15	512052-10A
B4-20	12/10/15	512052-11A
B4-30	12/10/15	512052-12A

Reviewed and Approved:

Michael C.C. Lu
For Laboratory Director



Certificate of Analysis

Client: WEECO	Project No.:	Job No.: 512052
1815 E. Wilshire Ave #905	Project Site: 857 S. Westlake Ave	Report Date: 12/18/15
Santa Ana, CA	LA, CA 90057	Date of Sample: 12/10/15
EPA Method: 8260B		Date Received: 12/10/15
Attention:	Units: ppb or µg/kg	Sample Matrix: Soil

Client Sample ID:	B1-10	B1-20	B1-30	B2-10	B2-20	B2-30	B3-10	B3-20	B3-30	B4-10	Detection
Dilution Factor:	1	1	1	1	1	1	1	1	1	1	Limit
	(ppb)	(ppb)	(ppb)	(ppb)	(ppb)	(ppb)	(ppb)	(ppb)	(ppb)	(ppb)	(ppb)
Benzene	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	1
Bromobenzene	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	1
Bromochloromethane	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	1
Bromoform	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	1
Bromomethane	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	1
n-Butylbenzene	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	1
sec-Butylbenzene	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	1
tert-Butylbenzene	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	1
Carbon Tetrachloride	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	1
Chlorobenzene	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	1
Chloroethane	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	1
Chloroform	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	1
Chloromethane	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	1
2-Chlorotoluene	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	1
4-Chlorotoluene	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	1
2-Chloroethyl vinyl ether	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	2
Dibromochloromethane	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	1
1,2-Dibromo-3-chloropropane	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	1
1,2-Dibromoethane (EDB)	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	1
Dibromomethane	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	1
1,2-Dichlorobenzene	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	1
1,3-Dichlorobenzene	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	1
1,4-Dichlorobenzene	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	1
Dichlorodifluoromethane	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	1
1,1-Dichloroethane	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	1
1,2-Dichloroethane	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	1
1,1-Dichloroethene	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	1
cis-1,2-Dichloroethene	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	1
Trans-1,2-Dichloroethene	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	1
1,2-Dichloropropane	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	1
1,3-Dichloropropane	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	1
2,2-Dichloropropane	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	1
1,1-Dichloropropene	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	1
Cis-1,3-Dichloropropene	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	1
trans-1,3-Dichloropropene	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	1
Ethylbenzene	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	1
Hexachlorobutadiene	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	1
Isopropylbenzene	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	1
4-Isopropyltoluene	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	1
Methylene Chloride	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	5
Naphthalene	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	1
n-propylbenzene	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	1
Styrene	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	1
1,1,1,2-Tetrachloroethane	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	1
1,1,2,2-Tetrachloroethane	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	1
Tetrachloroethene(PCE)	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	1
Toluene	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	1
1,2,3-Trichlorobenzene	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	1
1,2,4-Trichlorobenzene	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	1
1,1,1-Trichloroethane	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	1
1,1,2-Trichloroethane	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	1
Trichloroethene(TCE)	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	1
Trichlorofluoromethane	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	1
1,2,3-Trichloropropane	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	1
1,2,4-Trimethylbenzene	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	1
1,3,5-Trimethylbenzene	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	1
Vinyl Chloride	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	1
Total Xylenes	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	2
Ethanol	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	250
MTBE	ND	ND	ND	1	ND	ND	ND	ND	1	ND	1
ETBE	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	1
DIPE	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	1
TAME	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	1
TBA	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	20
MEK	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	10
MIBK	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	10
2-Hexanone	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	10
Acetone	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	50

Analysis Date: 12/15/15 12/15/15 12/15/15 12/15/15 12/15/15 12/15/15 12/15/15 12/15/15 12/15/15 12/15/15

ND: Not Detected Below (DF x Detection Limit)
DF: Dilution Factor



Certificate of Analysis

Client: WEECO	Project No.	Job No: 512052
1815 E. Wilshire Ave #905	Project Site: 857 S. Westlake Ave	Report Date: 12/18/15
Santa Ana, CA	LA, CA 90057	Date of Sample: 12/10/15
EPA Method: 8260B		Date Received: 12/10/15
Attention:	Units: ppb or µg/kg	Sample Matrix: Soil

Client Sample ID:	B4-20	B4-30	Detection
Dilution Factor:	1	1	Limit
	(ppb)	(ppb)	(ppb)
Benzene	ND	ND	1
Bromobenzene	ND	ND	1
Bromochloromethane	ND	ND	1
Bromoform	ND	ND	1
Bromomethane	ND	ND	1
n-Butylbenzene	ND	ND	1
sec-Butylbenzene	ND	ND	1
tert-Butylbenzene	ND	ND	1
Carbon Tetrachloride	ND	ND	1
Chlorobenzene	ND	ND	1
Chloroethane	ND	ND	1
Chloroform	ND	ND	1
Chloromethane	ND	ND	1
2-Chlorotoluene	ND	ND	1
4-Chlorotoluene	ND	ND	1
2-Chloroethyl vinyl ether	ND	ND	2
Dibromochloromethane	ND	ND	1
1,2-Dibromo-3-chloropropane	ND	ND	1
1,2-Dibromoethane (EDB)	ND	ND	1
Dibromomethane	ND	ND	1
1,2-Dichlorobenzene	ND	ND	1
1,3-Dichlorobenzene	ND	ND	1
1,4-Dichlorobenzene	ND	ND	1
Dichlorodifluoromethane	ND	ND	1
1,1-Dichloroethane	ND	ND	1
1,2-Dichloroethane	ND	ND	1
1,1-Dichloroethene	ND	ND	1
cis-1,2 Dichloroethene	ND	ND	1
Trans-1,2-Dichloroethene	ND	ND	1
1,2-Dichloropropane	ND	ND	1
1,3-Dichloropropane	ND	ND	1
2,2-Dichloropropane	ND	ND	1
1,1-Dichloropropene	ND	ND	1
Cis-1,3-Dichloropropene	ND	ND	1
trans-1,3-Dichloropropene	ND	ND	1
Ethylbenzene	ND	ND	1
Hexachlorobutadiene	ND	ND	1
Isopropylbenzene	ND	ND	1
4-Isopropyltoluene	ND	ND	1
Methylene Chloride	ND	ND	5
Naphthalene	ND	ND	1
n-propylbenzene	ND	ND	1
Styrene	ND	ND	1
1,1,1,2-Tetrachloroethane	ND	ND	1
1,1,2,2-Tetrachloroethane	ND	ND	1
Tetrachloroethene(PCE)	ND	ND	1
Toluene	ND	ND	1
1,2,3-Trichlorobenzene	ND	ND	1
1,2,4-Trichlorobenzene	ND	ND	1
1,1,1-Trichloroethane	ND	ND	1
1,1,2-Trichloroethane	ND	ND	1
Trichloroethene(TCE)	ND	ND	1
Trichlorofluoromethane	ND	ND	1
1,2,3-Trichloropropane	ND	ND	1
1,2,4-Trimethylbenzene	ND	ND	1
1,3,5-Trimethylbenzene	ND	ND	1
Vinyl Chloride	ND	ND	1
Total Xylenes	ND	ND	2
Ethanol	ND	ND	250
MTBE	ND	ND	1
ETBE	ND	ND	1
DIPE	ND	ND	1
TAME	ND	ND	1
TBA	ND	ND	20
MEK	ND	ND	10
MIBK	ND	ND	10
2-Hexanone	ND	ND	10
Acetone	ND	ND	50

Analysis Date: 12/16/15 12/16/15

ND: Not Detected Below (DF x Detection Limit)
DF: Dilution Factor



Certificate of Analysis

Client: WEECO	EPA Method: 8015M	Job No: 512052
Project Site: 857 S. Westlake Ave LA, CA 90057	units: mg/kg or ppm	Report Date: 12/18/15
Project No:		Date of Sample: 12/10/15
		Date Received: 12/10/15
		Sample Matrix: Soil

Sample ID	UNITS	Gas Range (C4-C12)		Diesel Range (C13-C22)			Oil Range (C23-36)			
		DF	DLR	DF	DLR	DF	DLR	DF	DLR	
B1-10	mg/kg	ND	1	0.2	ND	1	5.0	ND	1	10
B1-20	mg/kg	ND	1	0.2	ND	1	5.0	ND	1	10
B1-30	mg/kg	ND	1	0.2	ND	1	5.0	ND	1	10
B2-10	mg/kg	ND	1	0.2	ND	1	5.0	ND	1	10
B2-20	mg/kg	ND	1	0.2	ND	1	5.0	ND	1	10
B2-30	mg/kg	ND	1	0.2	ND	1	5.0	ND	1	10
B3-10	mg/kg	ND	1	0.2	ND	1	5.0	ND	1	10
B3-20	mg/kg	ND	1	0.2	ND	1	5.0	ND	1	10
B3-30	mg/kg	ND	1	0.2	ND	1	5.0	ND	1	10
B4-10	mg/kg	ND	1	0.2	ND	1	5.0	ND	1	10
B4-20	mg/kg	ND	1	0.2	ND	1	5.0	ND	1	10
B4-30	mg/kg	ND	1	0.2	ND	1	5.0	ND	1	10
Method Blank	mg/kg	ND	1	0.2	ND	1	5.0	ND	1	10

Sample Date: 12/10/15
Analysis Date: 12/15/15

Sample Date: 12/10/15
Analysis Date: 12/14/15

Sample Date: 12/10/15
Analysis Date: 12/14/15

ND : Not detected at or above DLR
DLR: Detection Limit for Reporting Purposes



Certificate of Analysis

QC Analysis Date: 12/16/15
QC Lab ID: 512052-11A
Units: ppb

Job No: 512052

QUALITY CONTROL DATA

EPA METHOD: 8260B (VOC's)

ANALYTE	BLANK RESULT	SPIKE CONC.	MS % REC	MSD % REC	% RPD	% RPD ACCEPT LIMITS	% REC ACCEPT LIMITS
1,1-Dichloroethene	ND	25	93.2	97.8	4.8%	30	70-130
Benzene	ND	25	86.5	88.6	2.4%	30	70-130
Trichloroethylene	ND	25	82.0	85.6	4.3%	30	70-130
Toluene	ND	25	82.4	85.7	3.9%	30	70-130
Chlorobenzene	ND	25	73.8	76.6	3.7%	30	70-130

QC Analysis Date: 12/16/15
QC Lab ID: 512052-11A
Units: ppm

QUALITY CONTROL DATA

EPA METHOD: 8260B (TPH Gas Range Organics)

ANALYTE	BLANK RESULT	SPIKE CONC.	MS % REC	MSD % REC	% RPD	% RPD ACCEPT LIMITS	% REC ACCEPT LIMITS
GRO (TPH)	ND	0.5	86.3	91.8	6.2%	30	70-130

CHEMTEK Environmental Laboratories Inc.

13554 Larwin Circle, Santa Fe Springs, CA 90670

Tel. (562) 926-9848 FAX (562) 926-8324 Email: ChemtekLabs@hotmail.com
 CA Dept of Health Accredited. (ELAP No. 1435) & Mobile Lab (ELAP No. 2629)

CHAIN OF CUSTODY RECORD

Job No.:

512052

Page: () of

CUSTOMER INFORMATION						ANALYSIS REQUIRED										
COMPANY NAME:	WEECO					8015M TPH G or GRO	8015M TPH D or DRO	CARBON CHAIN	VOCs (8260 B) FULL	OXYGENATES (8260 B) SHORT	COD / TSS / BOD / TDS	pH, Conductivity, Turbidity	Sulfide, Cyanide, O&G	CAM 17 Metals	DATE	TIME
PROJECT CONTACT:	James You					NO. OF CONT	REMARKS	Preserved	Turn Around Time	NORM	24 hr	48 hr	Other			
ADDRESS:	1815 E. Wilshire Ave, # 9-5, Santa Ana CA 92705					P.H./Time										
PHONE:	FAX:															
PROJECT INFORMATION																
PROJECT NAME:	857 S. Westlake Ave., LA, CA 90057															
SITE ADDRESS:	857 S. Westlake Ave., LA, CA 90057															
SAMPLED BY:	James You															
	SAMPLE ID	DATE SAMPLED	TIME SAMPLED	TYPE *	EDF											
1	B1-10	12/1/15	7:29	50												
2	B1-20'	"	7:39	"												
3	B1-30'	"	7:55	"												
4	B2-10'	"	8:18	"												
5	B2-20'	"	8:28	"												
6	B2-30'	"	8:45	"												
7	B3-10'	"	9:07	"												
8	B3-20'	"	9:10	"												
9	B3-30'	"	9:23	"												
10	B4-10'	"	9:43	"												
11	B4-20'	"	9:48	"												
12	B4-30'	"	10:03	"												
13																
14																
15																
16																
RELINQUISHED BY:						SIGNATURE						PRINT NAME				
												James You				
RECEIVED BY:						SIGNATURE						PRINT NAME				
RELINQUISHED BY:						SIGNATURE						PRINT NAME				
RECEIVED FOR LABORATORY BY:						SIGNATURE						PRINT NAME				
												Mortimer				
												Company Name: WEECO				
												Date: 12/1/15				
												Time: 2:45				
												Date: 12/10/15				
												Time: 2:45pm				

NOTE: Samples are discarded 30 days after results are reported unless other arrangements are made.
 *Type: SO-Soil GW-Ground Water WW-Waste Water AQ-Aqueous A-Air OT-Other
 Distribution: WHITE with report / YELLOW to CHEMTEK / PINK to courier