LIMITED PHASE II SUBSURFACE INVESTIGATION
6616 RESEDA BOUELVARD
RESEDA, CA 91335

Prepared for:

Talmia, LLC
8370 Wilshire Boulevard, #230
Beverly Hills, CA 90211

Prepared by:

Environmental Managers & Auditors, Inc.
26500 Agoura Road, #102-374
Calabasas, CA 91302

Project No. 2016-786-101B

November 2016

Environmental Managers & Auditors, Inc.

November 29, 2016

Talmia, LLC
8370 Wilshire Boulevard, #230
Beverly Hills, CA 90211

Subject: **Limited Phase II Subsurface Investigation**
6616 Reseda Boulevard
Reseda, CA 91335

To Whom It May Concern:

In accordance with Mr. Michael Davoodpour with Talmia, LLC request and authorization, Environmental Managers & Auditors, Inc. (EMA) completed Limited Phase II Subsurface Investigation for the property located at 6616 Reseda Boulevard, Reseda, California in November 2016. The field investigation was performed on November 17, 2016. The purpose of this limited investigation was to assess whether the subsurface media has been impacted from previous and current operations at the site.

The enclosed report represents further discussion of our findings, conclusions and recommendations. Should you have any questions, please do not hesitate to contact the undersigned at your convenience. EMA appreciates the opportunity to be of professional service to you.

ENVIRONMENTAL MANAGERS & AUDITORS, INC.

Khalid "AL" Mahmood, R.E.A.
Project Director

Enclosure

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1.0 INTRODUCTION

This report summarizes the findings of Environmental Managers & Auditors, Inc. (EMA) Limited Subsurface Investigation Report for the property located at 6616 Reseda Boulevard, Reseda, California in November 2016 (subject property or site, Figure 1).

Environmental Managers & Auditors, Inc. (EMA) has performed a Phase I Environmental Site Assessment (ESA) in general accordance with ASTM 1527-13 for the property located at 6616 Reseda Boulevard, Reseda, California. The subject property consists of a 2,960 sq. ft. retail building on a 17,380 sq. ft. lot. Access to the subject property is from Reseda Boulevard to the west and Kittridge Street to the south.

At the time of EMA's site inspection, the subject property was observed to be occupied by a single-story 2,960 sq. ft. commercial building on a 17,380 lot, two canopies in the northern portion of the subject property and a small shed located in the southeast corner of the subject property. During the site reconnaissance, several 55-gallon drums of lubricating oil, waste oil, gear oil, etc. were observed at the site. Significant stains were noted in the vicinity of these hazardous materials/hazardous waste drums.

At the time of the site reconnaissance, the subject property was occupied The Anchor. The Anchor is engaged in boat parts sales, repair and supplies. Based on review of historical records, the subject property has been occupied by office and boat repair operations in the past.

A rereview of records available at regulatory agencies indicated that one 1,000-gallon underground storage tank was removed from the site in October 1989. The City of Los Angeles Fire Department referred the case to the California Regional Water Quality Control Board. One soil sample was collected at the bottom of tank excavation pit. The soil sample collected detected maximum concentration of 7,683 milligrams per kilogram (mg/kg) and benzene upto 48.6 mg/kg. In January 1990, three soil borings (A1 through A3) were advanced to 25 feet belowground surface (bgs) and soil samples were collected. Soil samples detected maximum concentration of TPHg 119 mg/kg. Groundwater was encountered at 30 feet bgs. According to the report, based on the results further soil and/or groundwater investigation was not required. In the letter dated July 29, 2011, California Regional Water Quality Control Board stated that the provision that the information provided to this agency was accurate and representative of site conditions, this agency finds that the site investigation and corrective action carried out at your underground tank(s) site is in compliance with the requirements and no further action related to petroleum release(s) is required."

This assessment had revealed evidence of recognized environmental conditions in connection with the property. Based on the conclusions of this assessment, EMA recommended further investigation to determine the integrity of subsurface media at the at the site.

EMA was retained by Talmia, LLC to conduct this limited subsurface investigation at the subject site. The field activities associated with this investigation included drilling and soil sampling in the vicinity of former pump island, former gasoline underground storage tank, hazardous waste drums and wash water drains.

2.0 OBJECTIVES

The objectives of this site assessment were to:

- Collect soil samples to assess whether the subsurface media has been impacted in the vicinity of former pump island, former 1,000-gallon gasoline underground storage tank, 55-galaon drums of hazardous wastes/hazardous materials, and wash water/storm water drains at the subject site; and
- Prepare this report summarizing findings and conclusions.

3.0 FIELD INVESTIGATION

3.1 Soil Sampling

On November 17, 2016, EMA performed investigation to determine whether subsurface media has been impacted in the vicinity of former pump island, former 1,000-gallon gasoline underground storage tank, 55-gallon drums of hazardous wastes/hazardous materials and wash water/storm water drains at the subject site.

On November 17, 2016, in order to evaluate the integrity of subsurface media, soil samples were collected from a total of six (6) DPT boring locations (S1, S2, S3, S4, S5 and S6) as shown in Figure 2) at discrete sampling depths for lithologic description, field screening by photoioniztion detector (PID) and laboratory analysis. A limited access DPT rig was used for soil samples collection. The DPT soil borings were placed as follows:

- Soil borings S1 and S5 were advanced to approximately 5 feet belowground surface (bgs) in the vicinity of wash water/storm water drains. Soil samples were collected at 2- and 5- foot intervals from each boring for field screening by a photionization detector (PID), lithologic description and chemical analyses. Borings was terminated at 5 feet bgs. No groundwater was encountered in these borings.

- Soil borings S2 was advanced to approximately 5 feet belowground surface (bgs) in the vicinity of several 55-gallon drums containing hazardous materials/hazardous wastes located in the southeastern potion of the site. Soil samples were collected at 2- and 5- foot intervals from this boring for field screening by a photionization detector (PID), lithologic description and chemical analyses. Boring was terminated at 5 feet bgs. No groundwater was encountered in these borings.

- Soil boring S3 was advanced to approximately 10 feet bgs in the vicinity of former pump island area. Soil samples were collected at 2-, 5- and 10-foot intervals from this boring for field screening by a photionization detector (PID), lithologic description and chemical analyses. Boring was terminated at 10 feet bgs. No groundwater was encountered in these borings.

- Soil boring S4 was advanced to approximately 30 feet bgs in the vicinity of former 1,000-gallon gasoline underground storage tank area. Soil samples were collected at 2-, 5- , 10-, 15-, 20-, 25- and 30-foot intervals from this boring for field screening by a photionization detector

(PID), lithologic description and chemical analyses. Boring was terminated at 10 feet bgs. No groundwater was encountered in these borings.

- Soil borings S6 was advanced to approximately 5 feet belowground surface (bgs) in the vicinity of several 55-gallon drums containing hazardous materials/hazardous wastes placed inside the shed located in the northeastern portion of the site. Soil samples were collected at 2- and 5-foot intervals from this boring for field screening by a photionization detector (PID), lithologic description and chemical analyses. Boring was terminated at 5 feet bgs. No groundwater was encountered in these borings.

Drilling was performed by EMA's Subcontractor, Munoz Direct Push, Inc. of Santa Ana, California.

3.2 Direct Push Soil Borings and Sampling Methodology

Soil borings S1 through S6 were drilled using a limited access DPT (Geoprobe®) rig equipped with a 12-inch-long bore sampling rod with a plastic sample tube. After pushing the sampler to the desired depth, a soil sample was collected in the sample tube. When the sampler is brought to the surface, the top 6-inch of the sample tube was used for field analysis using the PID and the bottom portion of the sample tube for other laboratory analysis. Then the sample tubes were capped with Teflon™ squares and plastic end caps. The outer surface of the sample tubes was wiped clean with a fresh paper towel and properly labeled. Next, the sample tubes were placed in individual self-sealing plastic bags and immediately packed into a thermally insulated ice chilled cooler maintained at $4^0 \pm 2^0$ C prior to and during transportation of the samples to the laboratory. A chain-of-custody form was prepared, listing the samples inside the cooler, the desired analyses, and other necessary information. The chain-of-custody form was placed in a self-sealing plastic bag and placed inside the cooler. The cooler was adequately sealed, and a signed custody seal was applied to the opposite sides of the cooler lid for security and accountability. The sampling rod was decontaminated between each sample location using standard detergent and deionized water rinse procedures. After the soil sampling was completed, borings were abandoned by filling them with bentonite chips/cement mix.

4.0 ENVIRONMENTAL SETTING

The Site lies within the Transverse Ranges Geomorphic Province; one of 11 physiographic provinces in California recognized by defining features based on geology, faults, topography, and climate. The Transverse Ranges Province is a long, narrow east-west trending province, dominated by numerous east-west trending mountain ranges, in contrast to almost all of California's other mountains and valleys which trend northwest-southeast. The mountain ranges are separated by valleys, faults, and downwarps, with east-west trending fold and faults predominate. The province extends about 520 kilometers (320 miles) from Point Arguello and the offshore Channel Islands on the west, to the mountains of the Joshua Tree National Monument on the east where the province merges with the Mojave and Colorado deserts (CGS, 2002).

4.1 Geology and Hydrogeology

The Site is situated in the San Fernando Valley in the Western portion of the Transverse Ranges Province. Based on the review of the published geologic map by Jenkins and Strand (2000), the Site is underlain by Quaternary-age alluvium (Qal). The alluvium is described as "Younger" alluvium consisting of recent clay, silt, sand and gravel, unconsolidated, poorly stratified to well stratified, and includes alluvial fan, flood-plain, and streambed deposits. Alluvial deposits are derived from the mountain ranges surrounding San Fernando Valley.

According to the Water Quality Control Plan for the Los Angeles Region (4), published by the California RWQCB (1995), the Site is situated within the Bull Canyon Hydrologic Subarea (HSA) of the San Fernando Hydrologic Area (HA) within the Los Angeles-San Gabriel Hydrologic Unit (HU). Further, the Bull Canyon HSA is located within the limits of the deep alluvial San Fernando Valley Regional Groundwater Basin. Groundwater within the San Fernando Valley Regional Groundwater Basin is listed as having existing beneficial uses for municipal, agricultural, and industrial service/process supply purposes.

The San Fernando Valley Regional Groundwater Basin is one of four distinct groundwater basins located in the Upper Los Angeles River Area (ULARA), within the Los Angeles River Watershed. The basin has a surface area of approximately 226 square miles, and is bounded on the north and

northeast by the San Gabriel Mountains, on the east by the San Rafael Hills, on the south by the Santa Monica Mountains and Chalk Hills, and on the west by the Simi Hills. The valley is drained by the Los Angeles River and its tributaries. Groundwater flows generally from the edges of the basin toward the middle of the basin, then southeast, and beneath the Los Angeles River Narrows into the Central Subbasin of the Coastal Plain of the Los Angeles Basin (California Department of Water Resources [DWR], 2003). According to the Upper Los Angeles River Area Watermaster (ULARAW) (1999), the San Fernando Valley Regional Groundwater Basin is mainly an unconfined aquifer with some confinement, and reaches depths of up to 1,200 feet.

5.0 LABORATORY ANALYSES

Soil samples were delivered under chain-of-custody protocol to American Scientific laboratories (ASL)) of San Fernando, California for analytical testing. ASL is an analytical laboratory accredited by the State of California Department of Health Services. During field screening by a PID, no significant readings were noted on any of the soil samples collected from the site. No significant staining or odor was noted on any of the soil samples collected from the site. One soil sample from each soil boring was selected for laboratory analyses. The soil samples collected were analyzed for total petroleum hydrocarbons-full carbon chain, Gasoline Range Organics (GROs - C6-C10), Diesel Range Organics (DROs – C10-C28)), and Oil Range Organics (OROs – C28+) and volatile organic compounds (VOCs) by United States Environmental Protection Agency (USEPA) Methods 8015M and 5035/8260B.

6.0 ANALYTICAL RESULTS

A summary of soil samples analytical results is presented in Table 1 and soil sample locations are depicted in Figure 2. Appendix A includes the laboratory report and chain-of-custody records for soil samples.

None of the constituents listed under USEPA Methods 8015 M and 8260B were detected in any of the soil samples collected and analyzed from soil borings S1 through S6 during this investigation above their respective laboratory method detection limits or reporting limits.

7.0 CONCLUSIONS AND RECOMMENDATIONS

Based on the data collected from the subsurface investigation, it does not appear that the subsurface soil media has been significantly impacted in the vicinity of former fuel pump island, former gasoline underground storage tanks, wash water/storm water drains and hazardous wastes/hazardous materials drums.

Based on Phase II findings, EMA does not recommend further investigation at the subject property. However, EMA recommends that hazardous materials and hazardous wastes containers/drums should be placed in secondary containments to alleviate migration of hazardous materials/hazardous wastes into subsurface media from potential leak(s)/spill(s).

8.0 LIMITATIONS

The contents of this report are based on information collected during the site investigation, our present understanding of the site conditions, and our professional judgment in light of such information at the time of this report. The results and conclusions presented in this report are based on data that have been obtained at relatively widely spaced locations and depth of soil samples collected; therefore, estimation of the extent of contamination can vary. The contents of this report are based on our opinion, and no warranty is expressed, implied, or made as to the conclusions, advice and recommendations offered in this report. The opinion expressed herein is for client's sole benefit and may be relied upon only by the client. Neither this opinion nor any extraction here from or reference hereto shall be furnished to, quoted to, or relied upon by any other person, firm or corporation without our written permission. The conclusions of this report are valid as presented, at the date presented.

TABLES

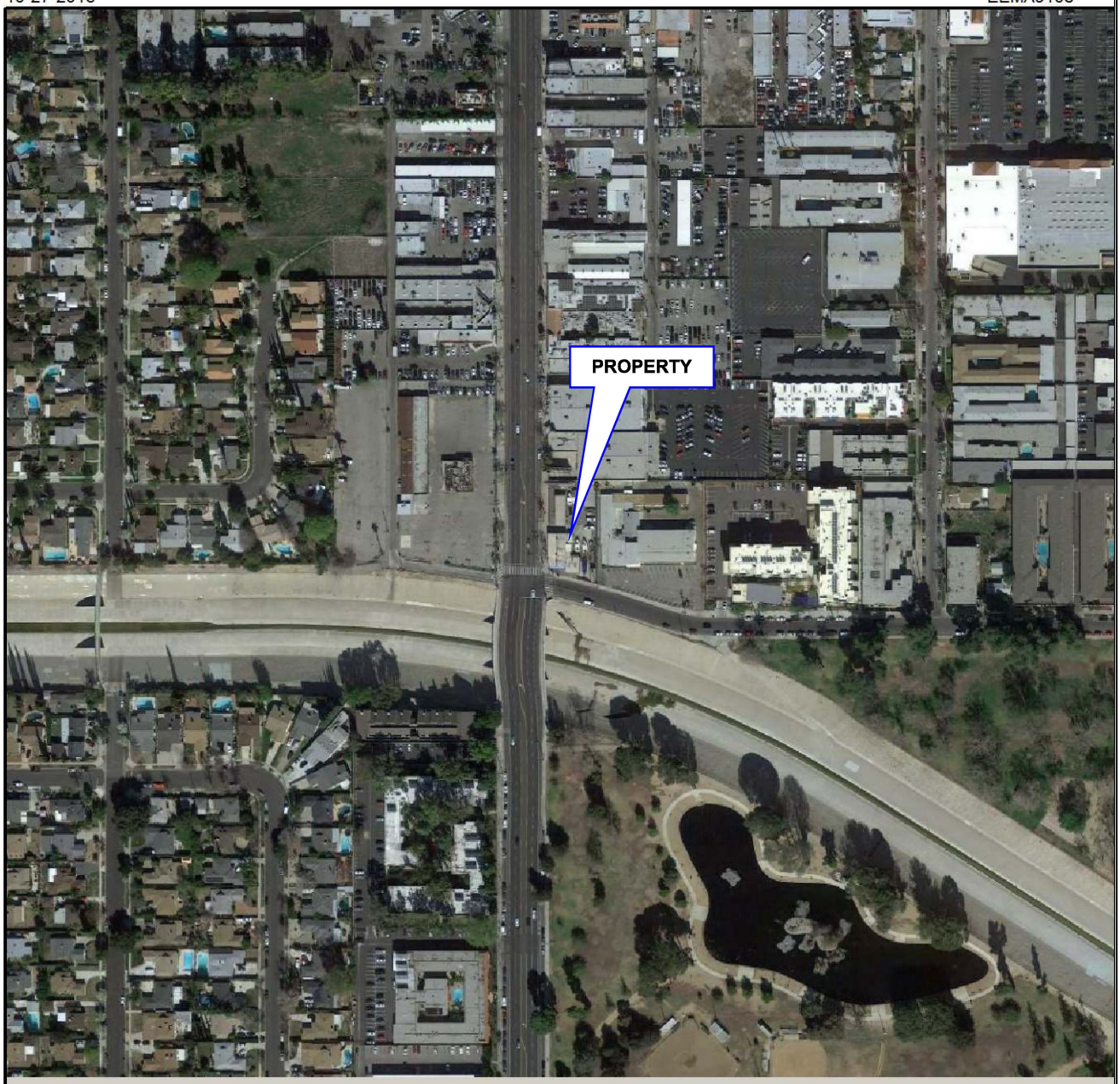
TABLE 1. SUMMARY OF SOIL SAMPLES ANALYTICAL RESULTS
6616 RESEDA BOUELVARD
RESEDA, CA 91335

Sample Location/ID	Date Sampled	TPH GROs (C6-C10) EPA Method 8015M (mg/kg)	TPH DROs (C10-C28) EPA Method 8015M (mg/kg)	TPH DROs (C28+) EPA Method 8015M (mg/kg)	VOCs EPA Method 8260B ($\mu g/m^3$)
S1-5'	11/17/2106	ND	ND	ND	NA
S2-5'	11/17/2106	ND	ND	ND	NA
S3-5'	11/17/2106	ND	ND	ND	NA
S4-20'	11/17/2106	ND	ND	ND	ND
S5-5'	11/17/2016	ND	ND	ND	ND
S6-5'	11/17/2016	ND	ND	ND	ND

Notes:
S1-5' = Boring number designation (Number 1) and corresponding depth of the sample (5 feet deep)
TPH GROs = Total petroleum hydrocarbons - Gasoline Range Organics
TPH DROs (C10-C28) = Total petroleum hydrocarbons – Diesel Range Organics
TPH DROs (C28+) = Total petroleum hydrocarbons – Oil Range Organics
VOCs = Volatile organic compounds
mg/kg =Milligram per kilogram
µg/kg = micrograms per kilogram
NA = Not analyzed
ND = Indicates constituent not detected above the laboratory reporting limit (detection limit)

FIGURES

10-27-2016 EEMA9108



Scale: 1 inch to 528 feet

UTM North is straight up

Longitude: -118° 32' 9.6"
Latitude: 34° 11' 26.5"

UTM Easting: 358461 meters
UTM Northing: 3784172 meters
UTM Zone: NAD 11

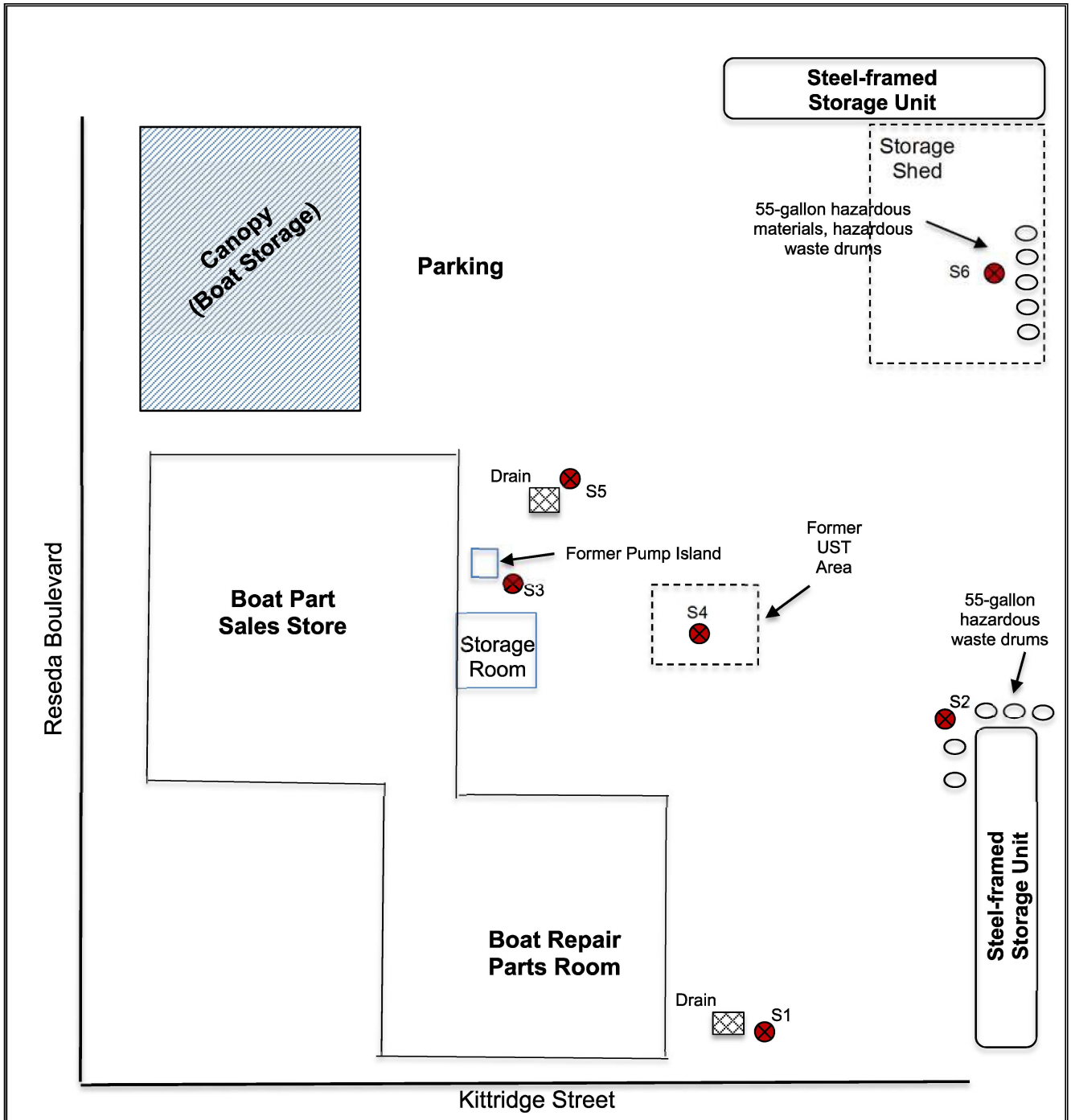
Figure 1. Site Location Map

N↑

Environmental Managers & Auditors, Inc.
26500 Agoura Rd, Suite 102-374
Calabassas, CA 91302

Site Name: 6616 Reseda Boulevard
Reseda, CA

Project No.: 2016-786-101



LEGEND

⊗ S1 - Soil Boring 1

FIGURE 2. SOIL BORING LOCATION MAP

DRAWING NOT TO SCALE N

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Calabassas, CA 91302

Site Name: 6616 Reseda Boulevard
Reseda, CA

Project No.: 2016-786-101B

APPENDIX A

LABORATORY REPORT

AMERICAN SCIENTIFIC LABORATORIES, LLC
Environmental Testing Services
2520 N. San Fernando Rd., Los Angeles, CA 90065 Tel: (323) 223-9700 Fax: (323) 223-9500

Ordered By

Environmental Managers & Auditors
26500 Agoura # 102-374
Calabasas, CA 91302-

Telephone (818)266-5665
Attn Khalid Mahmood

Number of Pages 8
Date Received 11/17/2016
Date Reported 11/28/2016

Job Number	Ordered	Client
68944	11/17/2016	ENVMA

Project ID: 6616 RESEDA
Project Name: 6616 Reseda
Site: 6616 Reseda Blvd.
Reseda, CA

Enclosed are the results of analyses on 6 samples analyzed as specified on attached chain of custody.

Rojert G. Araghi
Laboratory Director

AMERICAN SCIENTIFIC LABORATORIES, LLC
Environmental Testing Services
2520 N. San Fernando Road, LA, CA 90065 Tel: (323) 223-9700 • Fax: (323) 223-9500

COC# Nº 76572 GLOBAL ID ______ E REPORT: ☐ PDF ☐ EDF ☐ EDD ASL JOB# 68944

CHAIN OF CUSTODY RECORD

Company: EMA	Report To:
Address: 26500 Agoura, Calabasas, CA 91302	Address:
Project Name: 6616 Reseda	Invoice To:
Site Address: 6616 Reseda Blvd, Reseda, CA	Address:
Telephone: (818) 266-5065	
Fax: (818) 704-4401	
Special Instruction:	
Project ID: 6616 Reseda	
E-mail: kmahmood@envmaster.com	P.O.#:
Project Manager: Cal M[illegible]	

ANALYSIS REQUESTED: 8260B VOCs; 8015M Full carbon chain

ITEM	Lab ID (LAB USE ONLY)	Sample ID	Date	Time	#	Type	Matrix	Preservation	8260B VOCs	8015M Full carbon chain	Remarks
1	351506	S1-5	11/17/2016		1	Sleeve	Soil		✓	✓	
2	351507	S2-5	↓		1	↓	↓		✓	✓	
3	351508	S3-5	↓		1	↓	↓			✓	
		S3-10	↓		1	↓	↓		ON HOLD		
		S4-5	↓		1	↓	↓		ON Hold		
		S4-10	↓		1	↓	↓		on Hold		
		S4-15	↓		1	↓	↓		ON Hold		
4	351509	S4-20	↓		1	↓	↓		✓	✓	
		S4-25	↓		1	↓	↓		ON HOLD		
		S4-30	↓		1	↓	↓		ON Hold		

Collected By: Cal M[illegible]	Date 11/17/2016	Time	Relinquished By: Cal M[illegible]	Date 11/17/2016	Time 15:00
Relinquished By:	Date	Time	Received For Laboratory: Janet Chin	Date 11/17/16	Time 15:00
Received By:	Date	Time	Condition of Sample:		

TAT: ☑ Normal ☐ Rush

White - Report, Yellow - Laboratory, Pink - Client

AMERICAN SCIENTIFIC LABORATORIES, LLC
Environmental Testing Services
2520 N. San Fernando Road, LA, CA 90065 Tel: (323) 223-9700 • Fax: (323) 223-9500

COC# Nº 76573 GLOBAL ID _____ E REPORT: ☐ PDF ☐ EDF ☐ EDD ASL JOB# 68944

Company: EMA		Report To:	
Address: 26500 Agoura	Project Name: 6616 Reseda	Address:	
Calabasas, CA 91302	Site Address: 6616 Reseda	Invoice To:	
Telephone: (818) 266-5065	Reseda	Address:	
Fax: (818) 704-4401			
Special Instruction:	Project ID: 6616 Reseda		
E-mail: kmahmood@ENVIMA.com	Project Manager:	P.O.#:	

ANALYSIS REQUESTED

8260 BVOCs
8015M Full Carbon chain

ITEM	LAB USE ONLY Lab ID	SAMPLE DESCRIPTION Sample ID	Date	Time	Container(s) #	Type	Matrix	Preservation			Remarks
5	351510	S5-5	11/17/16		1	Sleeve	Soil		✓	✓	
6	351511	S6-5	↓		1	↓	11		✓	✓	

Collected By: [signature]	Date 11/17/2016 Time	Relinquished By: [signature]	Date 11/17/2016 Time 15:00
Relinquished By:	Date Time	Received For Laboratory Janet Chin	Date 11/18/16 Time 15:00
Received By:	Date Time	Condition of Sample:	

TAT ☑ Normal ☐ Rush

CHAIN OF CUSTODY RECORD

White - Report, Yellow - Laboratory, Pink - Client

AMERICAN SCIENTIFIC LABORATORIES, LLC
Environmental Testing Services
2520 N. San Fernando Rd., Los Angeles, CA 90065 Tel: (323) 223-9700 Fax: (323) 223-9500

ANALYTICAL RESULTS

Ordered By

Environmental Managers & Auditors
26500 Agoura # 102-374
Calabasas, CA 91302-

Telephone: (818)266-5665
Attn: Khalid Mahmood

Site

6616 Reseda Blvd.
Reseda, CA

Page: **2**

Project ID: 6616 RESEDA
Project Name: 6616 Reseda

ASL Job Number	Submitted	Client
68944	11/17/2016	ENVMA

Method: 8015B, TPH DROs and OROs (Diesel and Oil Range Organics)

QC Batch No: S1P-112316

Our Lab I.D.		351506	351507	351508	351509	351510
Client Sample I.D.		S1-5	S2-5	S3-5	S4-20	S5-5
Date Sampled		11/17/2016	11/17/2016	11/17/2016	11/17/2016	11/17/2016
Date Prepared		11/23/2016	11/23/2016	11/23/2016	11/23/2016	11/23/2016
Preparation Method						
Date Analyzed		11/23/2016	11/23/2016	11/23/2016	11/23/2016	11/23/2016
Matrix		Soil	Soil	Soil	Soil	Soil
Units		mg/Kg	mg/Kg	mg/Kg	mg/Kg	mg/Kg
Dilution Factor		1	1	1	1	1
Analytes	**PQL**	**Results**	**Results**	**Results**	**Results**	**Results**
TPH DROs (C10 to C28)	10.0	ND	ND	ND	ND	ND
TPH OROs (C28+)	50.0	ND	ND	ND	ND	ND

Our Lab I.D.		351506	351507	351508	351509	351510
Surrogates	**% Rec.Limit**	**% Rec.**	**% Rec.**	**% Rec.**	**% Rec.**	**% Rec.**
Surrogate Percent Recovery						
Chlorobenzene	70-120	114	118	114	107	111

QUALITY CONTROL REPORT

QC Batch No: S1P-112316

Analytes	MS % REC	MS DUP % REC	RPD %	MS/MSD % Limit	MS RPD % Limit					
Diesel	109	116	6.2	75-120	<20					

AMERICAN SCIENTIFIC LABORATORIES, LLC
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ANALYTICAL RESULTS

Ordered By

Environmental Managers & Auditors
26500 Agoura # 102-374
Calabasas, CA 91302-

Telephone: (818)266-5665
Attn: Khalid Mahmood

Site

6616 Reseda Blvd.
Reseda, CA

Page: **3**

Project ID: 6616 RESEDA
Project Name: 6616 Reseda

ASL Job Number	Submitted	Client
68944	11/17/2016	ENVMA

Method: 8015B, TPH DROs and OROs (Diesel and Oil Range Organics)

QC Batch No: S1P-112316

Our Lab I.D.		**351511**				
Client Sample I.D.		S6-5				
Date Sampled		**11/17/2016**				
Date Prepared		**11/23/2016**				
Preparation Method						
Date Analyzed		**11/23/2016**				
Matrix		Soil				
Units		mg/Kg				
Dilution Factor		1				
Analytes	**PQL**	**Results**				
TPH DROs (C10 to C28)	**10.0**	**ND**				
TPH OROs (C28+)	**50.0**	**ND**				

Our Lab I.D.		**351511**				
Surrogates	**% Rec.Limit**	**% Rec.**				
Surrogate Percent Recovery						
Chlorobenzene	**70-120**	**113**				

QUALITY CONTROL REPORT

QC Batch No: S1P-112316

Analytes	MS % REC	MS DUP % REC	RPD %	MS/MSD % Limit	MS RPD % Limit					
Diesel	**109**	**116**	**6.2**	**75-120**	**<20**					

AMERICAN SCIENTIFIC LABORATORIES, LLC
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ANALYTICAL RESULTS

Ordered By

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Attn: Khalid Mahmood

Site

6616 Reseda Blvd.
Reseda, CA

Page: **4**

Project ID: 6616 RESEDA
Project Name: 6616 Reseda

ASL Job Number	Submitted	Client
68944	11/17/2016	ENVMA

Method: 8015B, TPH GROs (Gasoline Range Organics)

QC Batch No: S1G-112316

Our Lab I.D.		351506	351507	351508	351509	351510
Client Sample I.D.		S1-5	S2-5	S3-5	S4-20	S5-5
Date Sampled		11/17/2016	11/17/2016	11/17/2016	11/17/2016	11/17/2016
Date Prepared		11/23/2016	11/23/2016	11/23/2016	11/23/2016	11/23/2016
Preparation Method						
Date Analyzed		11/23/2016	11/23/2016	11/23/2016	11/23/2016	11/23/2016
Matrix		Soil	Soil	Soil	Soil	Soil
Units		ug/kg	ug/kg	ug/kg	ug/kg	ug/kg
Dilution Factor		1	1	1	1	1
Analytes	**PQL**	**Results**	**Results**	**Results**	**Results**	**Results**
TPH GROs (C6 to C10)	500	ND	ND	ND	ND	ND

Our Lab I.D.		351506	351507	351508	351509	351510
Surrogates	**% Rec.Limit**	**% Rec.**	**% Rec.**	**% Rec.**	**% Rec.**	**% Rec.**
Surrogate Percent Recovery						
Bromofluorobenzene	70-120	86	79	86	87	90

QUALITY CONTROL REPORT

QC Batch No: S1G-112316

Analytes	MS % REC	MS DUP % REC	RPD %	MS/MSD % Limit	MS RPD % Limit					
Benzene	85	90	5.7	75-120	<20					
Toluene	84	88	4.7	75-120	<20					

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ANALYTICAL RESULTS

Ordered By

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Site

6616 Reseda Blvd.
Reseda, CA

Page: **5**

Project ID: 6616 RESEDA
Project Name: 6616 Reseda

ASL Job Number	Submitted	Client
68944	11/17/2016	ENVMA

Method: 8015B, TPH GROs (Gasoline Range Organics)

QC Batch No: S1G-112316

Our Lab I.D.		**351511**				
Client Sample I.D.		S6-5				
Date Sampled		**11/17/2016**				
Date Prepared		**11/23/2016**				
Preparation Method						
Date Analyzed		**11/23/2016**				
Matrix		Soil				
Units		ug/kg				
Dilution Factor		1				
Analytes	**PQL**	**Results**				
TPH GROs (C6 to C10)	**500**	**ND**				

Our Lab I.D.		**351511**				
Surrogates	**% Rec.Limit**	**% Rec.**				
Surrogate Percent Recovery						
Bromofluorobenzene	**70-120**	**87**				

QUALITY CONTROL REPORT

QC Batch No: S1G-112316

Analytes	MS % REC	MS DUP % REC	RPD %	MS/MSD % Limit	MS RPD % Limit					
Benzene	**85**	**90**	**5.7**	**75-120**	**<20**					
Toluene	**84**	**88**	**4.7**	**75-120**	**<20**					

AMERICAN SCIENTIFIC LABORATORIES, LLC
Environmental Testing Services
2520 N. San Fernando Rd., Los Angeles, CA 90065 Tel: (323) 223-9700 Fax: (323) 223-9500

ANALYTICAL RESULTS

Ordered By

Environmental Managers & Auditors
26500 Agoura # 102-374
Calabasas, CA 91302-

Telephone: (818)266-5665
Attn: Khalid Mahmood

Site

6616 Reseda Blvd.
Reseda, CA

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Project ID: 6616 RESEDA
Project Name: 6616 Reseda

ASL Job Number	Submitted	Client
68944	11/17/2016	ENVMA

Method: 8260B, Volatile Organic Compounds

QC Batch No: S1C-112316

Our Lab I.D.		351506	351507	351509	351510	351511
Client Sample I.D.		S1-5	S2-5	S4-20	S5-5	S6-5
Date Sampled		11/17/2016	11/17/2016	11/17/2016	11/17/2016	11/17/2016
Date Prepared		11/23/2016	11/23/2016	11/23/2016	11/23/2016	11/23/2016
Preparation Method						
Date Analyzed		11/23/2016	11/23/2016	11/23/2016	11/23/2016	11/23/2016
Matrix		Soil	Soil	Soil	Soil	Soil
Units		ug/kg	ug/kg	ug/kg	ug/kg	ug/kg
Dilution Factor		1	1	1	1	1
Analytes	**PQL**	**Results**	**Results**	**Results**	**Results**	**Results**
Acetone	50.0	ND	ND	ND	ND	ND
Benzene	2.00	ND	ND	ND	ND	ND
Bromobenzene (Phenyl bromide)	10.0	ND	ND	ND	ND	ND
Bromochloromethane (Chlorobromomethane)	10.0	ND	ND	ND	ND	ND
Bromodichloromethane (Dichlorobromomethane)	10.0	ND	ND	ND	ND	ND
Bromoform (Tribromomethane)	50.0	ND	ND	ND	ND	ND
Bromomethane (Methyl bromide)	30.0	ND	ND	ND	ND	ND
2-Butanone (MEK, Methyl ethyl ketone)	50.0	ND	ND	ND	ND	ND
n-Butylbenzene	10.0	ND	ND	ND	ND	ND
sec-Butylbenzene	10.0	ND	ND	ND	ND	ND
tert-Butylbenzene	10.0	ND	ND	ND	ND	ND
Carbon disulfide	10.0	ND	ND	ND	ND	ND
Carbon tetrachloride (Tetrachloromethane)	10.0	ND	ND	ND	ND	ND
Chlorobenzene	10.0	ND	ND	ND	ND	ND
Chloroethane	30.0	ND	ND	ND	ND	ND
2-Chloroethyl vinyl ether	50.0	ND	ND	ND	ND	ND
Chloroform (Trichloromethane)	10.0	ND	ND	ND	ND	ND
Chloromethane (Methyl chloride)	30.0	ND	ND	ND	ND	ND
4-Chlorotoluene (p-Chlorotoluene)	10.0	ND	ND	ND	ND	ND
2-Chlorotoluene (o-Chlorotoluene)	10.0	ND	ND	ND	ND	ND
1,2-Dibromo-3-chloropropane (DBCP)	50.0	ND	ND	ND	ND	ND
Dibromochloromethane	10.0	ND	ND	ND	ND	ND
1,2-Dibromoethane (EDB, Ethylene dibromide)	10.0	ND	ND	ND	ND	ND
Dibromomethane	10.0	ND	ND	ND	ND	ND
1,2-Dichlorobenzene (o-Dichlorobenzene)	10.0	ND	ND	ND	ND	ND
1,3-Dichlorobenzene (m-Dichlorobenzene)	10.0	ND	ND	ND	ND	ND
1,4-Dichlorobenzene (p-Dichlorobenzene)	10.0	ND	ND	ND	ND	ND
Dichlorodifluoromethane	30.0	ND	ND	ND	ND	ND
1,1-Dichloroethane	10.0	ND	ND	ND	ND	ND

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ANALYTICAL RESULTS

Project ID: 6616 RESEDA
Project Name: 6616 Reseda

ASL Job Number	Submitted	Client
68944	11/17/2016	ENVMA

Method: 8260B, Volatile Organic Compounds

QC Batch No: S1C-112316

Our Lab I.D.		351506	351507	351509	351510	351511
Client Sample I.D.		S1-5	S2-5	S4-20	S5-5	S6-5
Date Sampled		11/17/2016	11/17/2016	11/17/2016	11/17/2016	11/17/2016
Date Prepared		11/23/2016	11/23/2016	11/23/2016	11/23/2016	11/23/2016
Preparation Method						
Date Analyzed		11/23/2016	11/23/2016	11/23/2016	11/23/2016	11/23/2016
Matrix		Soil	Soil	Soil	Soil	Soil
Units		ug/kg	ug/kg	ug/kg	ug/kg	ug/kg
Dilution Factor		1	1	1	1	1
Analytes	**PQL**	**Results**	**Results**	**Results**	**Results**	**Results**
1,2-Dichloroethane	10.0	ND	ND	ND	ND	ND
1,1-Dichloroethene (1,1-Dichloroethylene)	10.0	ND	ND	ND	ND	ND
cis-1,2-Dichloroethene	10.0	ND	ND	ND	ND	ND
trans-1,2-Dichloroethene	10.0	ND	ND	ND	ND	ND
1,2-Dichloropropane	10.0	ND	ND	ND	ND	ND
1,3-Dichloropropane	10.0	ND	ND	ND	ND	ND
2,2-Dichloropropane	10.0	ND	ND	ND	ND	ND
1,1-Dichloropropene	10.0	ND	ND	ND	ND	ND
cis-1,3-Dichloropropene	10.0	ND	ND	ND	ND	ND
trans-1,3-Dichloropropene	10.0	ND	ND	ND	ND	ND
Ethylbenzene	2.00	ND	ND	ND	ND	ND
Hexachlorobutadiene (1,3-Hexachlorobutadiene)	30.0	ND	ND	ND	ND	ND
2-Hexanone	50.0	ND	ND	ND	ND	ND
Isopropylbenzene	10.0	ND	ND	ND	ND	ND
p-Isopropyltoluene (4-Isopropyltoluene)	10.0	ND	ND	ND	ND	ND
MTBE	5.00	ND	ND	ND	ND	ND
4-Methyl-2-pentanone (MIBK, Methyl isobutyl ketone)	50.0	ND	ND	ND	ND	ND
Methylene chloride (Dichloromethane, DCM)	50.0	ND	ND	ND	ND	ND
Naphthalene	10.0	ND	ND	ND	ND	ND
n-Propylbenzene	10.0	ND	ND	ND	ND	ND
Styrene	10.0	ND	ND	ND	ND	ND
1,1,1,2-Tetrachloroethane	10.0	ND	ND	ND	ND	ND
1,1,2,2-Tetrachloroethane	10.0	ND	ND	ND	ND	ND
Tetrachloroethene (Tetrachloroethylene)	10.0	ND	ND	ND	ND	ND
Toluene (Methyl benzene)	2.00	ND	ND	ND	ND	ND
1,2,3-Trichlorobenzene	10.0	ND	ND	ND	ND	ND
1,2,4-Trichlorobenzene	10.0	ND	ND	ND	ND	ND
1,1,1-Trichloroethane	10.0	ND	ND	ND	ND	ND
1,1,2-Trichloroethane	10.0	ND	ND	ND	ND	ND
Trichloroethene (TCE)	10.0	ND	ND	ND	ND	ND
Trichlorofluoromethane	10.0	ND	ND	ND	ND	ND
1,2,3-Trichloropropane	10.0	ND	ND	ND	ND	ND
1,2,4-Trimethylbenzene	10.0	ND	ND	ND	ND	ND
1,3,5-Trimethylbenzene	10.0	ND	ND	ND	ND	ND
Vinyl acetate	50.0	ND	ND	ND	ND	ND

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ANALYTICAL RESULTS

Project ID: 6616 RESEDA
Project Name: 6616 Reseda

ASL Job Number	Submitted	Client
68944	11/17/2016	ENVMA

Method: 8260B, Volatile Organic Compounds

QC Batch No: S1C-112316

Our Lab I.D.		351506	351507	351509	351510	351511
Client Sample I.D.		S1-5	S2-5	S4-20	S5-5	S6-5
Date Sampled		11/17/2016	11/17/2016	11/17/2016	11/17/2016	11/17/2016
Date Prepared		11/23/2016	11/23/2016	11/23/2016	11/23/2016	11/23/2016
Preparation Method						
Date Analyzed		11/23/2016	11/23/2016	11/23/2016	11/23/2016	11/23/2016
Matrix		Soil	Soil	Soil	Soil	Soil
Units		ug/kg	ug/kg	ug/kg	ug/kg	ug/kg
Dilution Factor		1	1	1	1	1
Analytes	**PQL**	**Results**	**Results**	**Results**	**Results**	**Results**
Vinyl chloride (Chloroethene)	30.0	ND	ND	ND	ND	ND
o-Xylene	2.00	ND	ND	ND	ND	ND
m- & p-Xylenes	4.00	ND	ND	ND	ND	ND

Our Lab I.D.		351506	351507	351509	351510	351511
Surrogates	**% Rec.Limit**	**% Rec.**	**% Rec.**	**% Rec.**	**% Rec.**	**% Rec.**
Surrogate Percent Recovery						
Bromofluorobenzene	70-120	104	118	103	102	118
Dibromofluoromethane	70-120	102	109	118	120	117
Toluene-d8	70-120	117	116	119	120	120

QUALITY CONTROL REPORT

QC Batch No: S1C-112316

Analytes	MS % REC	MS DUP % REC	RPD %	MS/MSD % Limit	MS RPD % Limit					
Benzene	109	109	<1	75-120	15					
Chlorobenzene	110	108	1.8	75-120	15					
1,1-Dichloroethene (1,1-Dichloroethylene)	85	86	1.2	75-120	15					
MTBE	92	94	2.2	75-120	15					
Toluene (Methyl benzene)	110	110	<1	75-120	15					
Trichloroethene (TCE)	102	101	<1	75-120	15					