APPENDIX D

Subsurface Investigation Report

PARTNER
Engineering and Science, Inc.

PHASE II SUBSURFACE INVESTIGATION REPORT

7617 Santa Monica Boulevard
West Hollywood, California 90046

September 26, 2017
Partner Project Number: 17-178696.4

Prepared for:

WeHo Investors, LLC
777 South Highway 101, Suite 107
Solana Beach, California 92075

Engineers who understand your business

PARTNER
Engineering and Science, Inc.

September 26, 2017

Ms. Tammy Harpster
WeHo Investors, LLC
777 South Highway 101, Suite 107
Solana Beach, California 92075

Subject: Phase II Subsurface Investigation Report
7617 Santa Monica Boulevard
West Hollywood, California 90046
Partner Project Number: 17-178696.4

Dear Ms. Harpster:

Partner Engineering and Science, Inc. (Partner) is pleased to provide the results of the assessment performed on the above-referenced property. The following report describes the field activities, methods, and findings of the Phase II Subsurface Investigation conducted at the above-referenced property.

This assessment was performed utilizing methods and procedures consistent with good commercial or customary practices designed to conform to acceptable industry standards. The independent conclusions represent Partner's best professional judgment based upon existing conditions and the information and data available to us during the course of this assignment.

We appreciate the opportunity to provide these services. If you have any questions concerning this report, or if we can assist you in any other matter, please contact Jenny Redlin at (310) 615-4500.

Sincerely,

Partner Engineering and Science, Inc.

Lizette Ruiz
Environmental Scientist

Terri Men, CEM
Senior Project Manager

PROFESSIONAL GEOLOGIST
SAMANTHA J. FUJITA
No. 9042
STATE OF CALIFORNIA

Jenny Redlin
Relationship Manager

Samantha J. Fujita, PG
Regional Manager – Subsurface Investigation

TABLE OF CONTENTS

ATTACHMENTS

1.0 INTRODUCTION

1.1 Purpose

The purpose of the investigation was to investigate the potential impact of chlorinated solvents to soil gas, soil, and/or groundwater on-site as a consequence of a release or releases from the east-adjacent dry cleaning operations. WeHo Investors, LLC provided project authorization of Partner Proposal Number P17-178696.4A.

1.2 Limitations

This report presents a summary of work conducted by Partner. The work includes observations of site conditions encountered and the analytical results provided by an independent third party laboratory of samples collected during the course of the project. The number and location of samples were selected to provide the required information. However, it cannot be assumed that the limited available data are representative of subsurface conditions in areas not sampled.

Conclusions and/or recommendations are based on the observations, laboratory analyses, and the governing regulations. Conclusions and/or recommendations beyond those stated and reported herein should not be inferred from this document.

Partner warrants that the environmental consulting services contained herein were accomplished in accordance with generally-accepted practices in the environmental engineering, geology, and hydrogeology fields that existed at the time and location of work. No other warranties are implied or expressed.

1.3 User Reliance

Partner was engaged by WeHo Investors, LLC (the Addressee), or their authorized representative, to perform this investigation. The engagement agreement specifically states the scope and purpose of the investigation, as well as the contractual obligations and limitations of both parties. This report and the information therein, are for the exclusive use of the Addressee. This report has no other purpose and may not be relied upon, or used, by any other person or entity without the written consent of Partner. Third parties that obtain this report, or the information therein, shall have no rights of recourse or recovery against Partner, its officers, employees, vendors, successors or assigns. Any such unauthorized user shall be responsible to protect, indemnify and hold Partner, the Addressee and their respective officers, employees, vendors, successors and assigns harmless from any and all claims, damages, losses, liabilities, expenses (including reasonable attorneys' fees) and costs attributable to such use. Unauthorized use of this report shall constitute acceptance of, and commitment to, these responsibilities, which shall be irrevocable and shall apply regardless of the cause of action or legal theory pled or asserted.

This report has been completed under specific Terms and Conditions relating to scope, relying parties, limitations of liability, indemnification, dispute resolution, and other factors relevant to any reliance on this report. Any parties relying on this report do so having accepted the Terms and Conditions for which this report was completed.

2.0 SITE BACKGROUND

2.1 Site Description

The subject property consists of one parcel of land comprising 0.71 acre located on the north side of Santa Monica Boulevard and the east side of North Spaulding Avenue within a mixed commercial and residential area of Los Angeles, Los Angeles County, California. The subject property is currently developed with a single-story commercial car wash building, which was constructed in 1970 and totals approximately 6,685 square feet. In addition to the current structure, the subject property is also improved with asphalt-paved parking areas and drainage features. The subject property is currently occupied by Madison Car Wash for commercial use. On-site operations consist of automatic car washing via a conveyor and fixed cleaning mechanisms, and self-vacuuming stations.

According to client-provided information, the subject property is planned for residential redevelopment with a three-story structure over one level of subterranean parking encompassing the entire footprint of the subject property.

The subject property is bound by an alleyway to the north, beyond which are residential properties; a multi-tenant commercial (which includes a dry cleaning facility) to the east; Santa Monica Boulevard to the south, beyond which are commercial properties; and a fire department station to the west. Refer to Figure 1 for a site plan showing site features and surrounding properties.

2.2 Site History

Partner completed a *Phase I Environmental Site Assessment* (Phase I) *Report*, dated January 31, 2017, prepared on behalf of LaTerra Development, LLC. According to available historical sources, the subject property was formerly undeveloped as early as 1894; developed with residential dwellings between 1919 and circa 1966; developed with an office as early as 1950 to circa 1955; developed with commercial development circa 1966; and developed with the current structure in 1970. Tenants on the subject property have included residential tenants (1924-1958); Apollo Car Wash (1971-1990); New Millennium Incorporated, Poscotex Incorporated (2008); Silver Locksmith (2013); and Madison Car Wash (2000-Present).

Based on review of historical and regulatory sources, the adjacent property to the east has been occupied by a dry cleaning facility from as early as 1986 to the present day (approximately 30 years). The property, identified as Karina's Cleaners (current) and Faina's Classic Cleaners & Laundry (historical), is located at 7611 Santa Monica Boulevard and is situated hydrologically up-gradient from the subject property. This facility is listed in the regulatory database report as a Resource Conservation and Recovery Act (RCRA) – Small Quantity Generator (SQG), HAZNET, Facility Index Systems (FINDS), and Enforcement Compliance History (ECHO) site for the storage, handling, and generation of hazardous waste, including halogenated solvents between 1995 and 2004. Dry cleaning operations typically use chlorinated solvents, particularly tetrachloroethylene (PCE), during the dry cleaning process. These solvents, even when properly stored and disposed of, can be released from these facilities in small, frequent releases through floor drains, cracked concrete, and sewer systems. Chlorinated solvents are highly mobile chemicals that can easily accumulate in the soil and migrate to the groundwater beneath a facility. Based on the duration of dry cleaning operations being conducted at this adjacent property (approximately 30 years), close proximity to the subject property and up-gradient positioning, and the nature of dry cleaning chemicals, the adjacent dry

cleaning operations to the east are considered a recognized environmental condition (REC) for the subject property.

2.3 Geology and Hydrogeology

Based on a review of the United States Geological Survey (USGS) *Hollywood, California* Quadrangle topographic map, the subject property is situated at an elevation approximately 290 feet above mean sea level, and the local topography is sloping gently to the southwest. Refer to Figure 2 for a topographic map of the site vicinity.

The subject property is situated within the Transverse Ranges physiographic province of the State of California. The uppermost geologic formation underlying the soils at the subject property are Quaternary alluvium and marine deposits (Pliocene to Holocene in age), consisting of alluvium, lake, playa, and terrace deposits; unconsolidated and semi-consolidated. Mostly non-marine, but includes marine deposits near the coast. The subject property is situated within the northwest portion of the Los Angeles Basin and is bound by the Santa Monica Mountains to the north, Baldwin Hills to the east, and Ballona Creek to the south. The Pacific Ocean is less than one mile west of the subject property. The site is underlain with alluvial fan deposits of the Holocene age.

Based on borings advanced during this investigation, the underlying subsurface consists predominantly of soft, moist, dark brown, fine to coarse-grained silty sand from the ground surface to approximately 15 feet below ground surface (bgs). From 15 to 30 feet bgs, the subsurface consists predominantly of dense, moist, dark brown, clayey silt with trace coarse grained sand. Refer to Appendix A for boring logs from this investigation.

Groundwater sampling was initially proposed for the project; however, as groundwater was not encountered to a maximum depth of 40 feet bgs, samples were not collected. According to the State Water Resources Control Board (SWRCB) GeoTracker Website, a nearby Leaking Underground Storage Tank (LUST) site is Mobil #18-FPC Former/Circle Store #2211204 at 7865 West Sunset Boulevard in the City of West Hollywood, which is approximately 0.55 mile northwest of the subject property and is overseen by the Los Angeles Regional Water Quality Control Board (LARWQCB) as Case Number 900460052A. The site maintains seven groundwater monitoring wells in the area. The most recent monitoring data available on the GeoTracker Website was for April 9, 2014, with depth to groundwater ranging from 190.98 to 195.90 feet bgs with a direction of flow to the south-southwest.

3.0 FIELD ACTIVITIES

The scope of the Phase II Subsurface Investigation included the advancement of three borings (B1 through B3) to facilitate the collection and analysis of soil gas, soil, and/or groundwater samples. Refer to Table 1 for a summary of the borings, sampling schedule and laboratory analyses for this investigation. Groundwater sampling was initially proposed for the project; however, as groundwater was not encountered to a maximum depth of 40 feet bgs, samples were not collected.

3.1 Preparatory Activities

Prior to the initiation of fieldwork, Partner completed the following activities.

3.1.1 Utility Clearance

Partner delineated the work area with white spray paint notified Underground Service Alert (USA) to clear public utility lines as required by law at least two business days prior to drilling activities. USA issued ticket number A72551189 for the project.

In addition, Partner subcontracted with Ground Penetrating Radar Systems (GPRS) on September 18, 2017 to clear boring locations of utilities. GPRS systematically free-traversed each proposed boring location with a Radiodetection model RD7000 electromagnetic induction (EM) equipment unit with line-tracing capabilities, and a GSSI model SIR-3000 ground penetrating radar (GPR) unit. The equipment readouts were interpreted in real time for evidence of utility lines and/or other subsurface features of potential concern. Boring placement was modified as necessary based on the geophysical survey results to avoid damaging underground features.

3.1.2 Health and Safety Plan

Partner reviewed the site-specific Health and Safety Plan with on-site personnel involved in the project prior to the commencement of drilling activities.

3.2 Drilling Equipment

On September 18, 2017, Partner subcontracted with Kehoe Testing and Engineering (KTE) (State of California Water Well Drilling Contractor License Number 786163) to provide and operate drilling equipment. KTE, under the direction of Partner, advanced borings B1 through B3 with a truck-mounted Geoprobe Model 7800 direct-push drill rig. Sampling equipment was decontaminated between sample intervals and boring locations to prevent cross-contamination.

3.3 Boring Locations

Borings B1, B2, and B3 were advanced southwest, west, and northwest of the east-adjacent dry cleaning facility along the eastern boundary of the subject property. Boring placement was modified due to utility conflicts. Refer to Figure 3 for a map indicating boring locations.

3.4 Soil Sampling

Borings B1 through B3 were overlain by asphalt, which was penetrated using a punch bit attachment advanced by the direct-push drill rig. Boring B1 through B3 were advanced to terminal depths of 40, 38, and 32 feet bgs, respectively.

Soil samples were collected using a two-foot long by 1.5-inch diameter sampler with a two-foot long acetate liner and sampling point. The sampler was advanced by the direct-push drill rig using four-foot long by 1.25-inch diameter hollow rods with the inner rods in place. At approximately one foot above the desired sampling depth, an inner rod was removed and the sampler was advanced to the desired sampling depth to allow undisturbed soil to enter the sampling liner. The sampler was retrieved from the subsurface and the soil-filled liner was removed.

Each acetate liner was cut using a pipe-cutter. Samples were collected from the lower half of the liner using a disposable plastic syringe and retained in one methanol preserved and two sodium bisulfate-preserved volatile organics analysis (VOA) vials in accordance with United States Environmental Protection Agency (EPA) Method 5035 sampling protocol. The remainder of the lower half of the liner was capped on either end with Teflon tape and plastic caps. The capped liners and VOA vials were labeled for identification and stored in an iced cooler. The soil in the upper half of the liner was visually inspected for discoloration, monitored for odors, classified in accordance with the Unified Soil Classification System (USCS), placed in a sealable plastic bag, and field-screened with a photoionization detector (PID). None of the samples exhibited discoloration or an odor and none of the PID readings suggested the presence of elevated volatile organics concentrations.

Soil samples were collected from each boring at five, 10, 15, 20, 25, and 30 feet bgs.

3.5 Soil Gas Sampling

Soil Gas Probe Construction

Soil gas probes screened at 15 feet bgs were constructed within the boreholes upon completion of soil sampling. A new section of ¼-inch diameter polyethylene tubing with a new ¼-inch diameter polypropylene filter at the terminal end was inserted into the borehole to the desired sampling depth. One-inch diameter polyvinyl chloride (PVC) casing was used as a guide for the tubing to ensure that the desired sampling depth was achieved. Sand was poured into the boring annulus to form an approximately one-foot long sand pack around the polypropylene filter, at which time the PVC piping was withdrawn. Approximately one foot of dry, granular bentonite was placed atop the sand pack and the remainder of the borehole was backfilled with hydrated bentonite to the ground surface to form a seal. The sampling end of the tubing was fitted with a valve and the probe was labeled for identification.

Soil Gas Sampling Methodology

Soil gas samples were collected in general accordance with the July 2015 Department of Toxic Substances Control (DTSC) and LARWQCB "Advisory – Active Soil Gas Investigations."

Soil gas samples were collected using one-liter, stainless-steel, cylindrical SUMMA canisters. The sampling containers were provided by Jones Environmental, Inc. (JEI) a state-certified laboratory mobile laboratory [California Department of Public Health (CDPH) Environmental Laboratory Accreditation Program (ELAP)

certificate number 6C73103] in Santa Fe Springs, California, which subjected each canister to a rigorous cleaning process using a combination of dilution, heat, and high vacuum. After cleaning, the canisters were batch certified to be free of target contaminants to a specified reporting limit via gas chromatography/mass spectroscopy prior to delivery.

Partner received the SUMMA canisters evacuated to approximately -30 inches of mercury. The SUMMA canisters were fitted with stainless-steel flow controllers, which JEI calibrated to maintain constant flow (approximately 0.1 liter per minute) for approximately five to 10 minutes of sampling time.

Each probe was allowed to equilibrate for a minimum of two hours after installation prior to sampling. After equilibration, the sample tubing and sampler screen were purged of three volumes of ambient air using a plastic syringe. A tracer gas mixture of n-pentane, n-hexane, and n-heptane was placed around each probe at the ground surface while sampling to detect ambient air intrusion. The tracer gas was not detected in any sample, indicating that the integrity of the bentonite seal was maintained. After purging, the sampling end of the tubing was fitted to the sampling canister and the port valve was opened, causing air to enter the sample container due to the pressure differential. Partner closed the valves after the canister was evacuated to approximately minus one to two inches of mercury, with pertinent data (e.g., time, canister vacuum) recorded at the start and end of sampling. The SUMMA canisters were disconnected from the sampling ports and labeled for identification prior to analysis.

Soil gas samples were collected from each boring at 15 feet bgs.

3.6 Post-Sampling Activities

Probes were removed from the subsurface and the boreholes were backfilled with hydrated bentonite chips following sampling activities. Boreholes were capped with asphalt patch to match existing ground cover after being backfilled.

No significant amounts of derived wastes were generated during this investigation.

4.0 LABORATORY ANALYSIS

4.1 Laboratory Analysis

Partner collected 18 soil samples and three soil gas samples on September 18, 2017, which were transported under proper chain-of-custody protocol to JEI for analysis on September 18, 2017. Soil samples were transported in an iced cooler to minimize volatilization. Based on field-screening results, visual observations, and/or olfactory observations, one soil sample per boring (three soil samples total) and three soil gas samples were analyzed for PCE and daughter compounds [specifically trichloroethene (TCE), cis-1,2-dichloroethene (DCE), trans-1,2-DCE, 1,1-DCE, and vinyl chloride] in accordance with EPA Method 8260B. The remaining soil samples were placed on hold at the laboratory.

4.2 Laboratory Analytical Results

Laboratory analytical results are included in Appendix B and discussed below.

4.2.1 Soil Sample Analytical Results

None of the analyzed soil samples contained detectable concentrations of PCE or daughter compounds at concentrations exceeding the laboratory Practical Quantitation Limits (PQLs).

4.2.2 Soil Gas Sample Analytical Results

Each of the three analyzed soil gas samples (B1-15, B2-15, and B3-15) contained concentrations of PCE exceeding laboratory PQLs. No other PCE daughter compounds were detected at concentrations exceeding laboratory PQLs.

Refer to Table 2 for a summary of the soil gas sample PCE and daughter compound laboratory analysis results.

5.0 DISCUSSION AND CONCLUSIONS

5.1 Regulatory Agency Guidance

Department of Toxic Substances Control Regional Screening Levels

Regional Screening Levels (RSLs) (formerly Preliminary Remediation Goals [PRGs]) are generic, risk-based chemical concentrations developed by the EPA for use in initial screening-level evaluations. RSLs combine human health toxicity values with standard exposure factors to estimate contaminant concentrations that are considered to be health protective of human exposures over a lifetime through direct-contact exposure pathways (e.g., via inhalation and/or ingestion of and/or dermal contact with impacted soil and/or indoor air). RSLs are not legally enforceable standards, but rather are considered guidelines to evaluate if potential risks associated with encountered chemical impacts may warrant further evaluation.

The DTSC Office of Human and Ecological Risk (HERO) developed California-Modified RSLs based on a review of 1) the differences in methodology between PRGs and RSLs 2) RSL concentrations, and 3) recent toxicity values.

While soil gas detections are not immediately comparable to the indoor air quality guidelines within the RSLs, the DTSC issued recommended default attenuation factors of 0.05 (sub-slab sampling locations) and 0.002/0.001 (residential/commercial contaminant source sampling locations at existing developments) or 0.001/0.0005 (residential/commercial contaminant source sampling for future developments) for sites where the attenuation factor for the building slab is unknown or cannot be determined in the October 2011 document *Guidance for the Evaluation and Mitigation of Subsurface Vapor Intrusion to Indoor Air*. With the subsurface contaminant concentrations and default attenuation factors, the associated contaminant concentrations in indoor air can be estimated as Calculated Residential and Commercial/Industrial Soil Gas Screening Levels (SGSLs).

5.2 Regulatory Comparison

5.2.1 Soil

PCE and daughter compounds were not detected in soil in excess of laboratory PQLs, which in turn were below soil RSLs.

5.2.2 Soil Gas

The three analyzed soil gas samples (B1-SG15, B2-SG15, and B3-SG-15) contained detectable concentrations of PCE; however, none of the detected PCE concentrations exceeded residential or commercial/industrial SGSLs. PCE daughter compounds were not detected in soil gas in excess of laboratory PQLs, which in turn were below their applicable SGSLs.

5.3 Discussion

PCE was detected in each of the analyzed soil gas samples, which suggests a release of dry cleaning solvents from the adjacent dry cleaning facility has impacted the subject property subsurface; however, none of the detected concentrations exceeded applicable screening levels. Therefore, the documented impacts represents a *de minimis* condition.

5.4 Summary and Conclusions

Partner conducted a Phase II Subsurface Investigation at the subject to investigate the potential impact of PCE and daughter compounds to soil gas, soil, and/or groundwater on-site as a consequence of a release or releases from the east-adjacent dry cleaning operations. The scope of the Phase II Subsurface Investigation included the advancement of three borings to facilitate the collection and analysis of soil gas, soil, and/or groundwater samples.

Subsurface lithology encountered consists predominantly of soft, moist, dark brown, fine to coarse-grained silty sand from the ground surface to approximately 15 feet bgs. From 15 to 30 feet bgs, the subsurface consists predominantly of dense, moist, dark brown, clayey silt with trace coarse grained sand. Groundwater sampling was initially proposed for the project; however, as groundwater was not encountered to a maximum depth of 40 feet bgs, samples were not collected. PCE was detected in each of the analyzed soil gas samples, which suggests a release of dry cleaning solvents from the adjacent dry cleaning facility has impacted the subject property subsurface; however, none of the detected concentrations exceeded applicable screening levels. No other target analytes were detected in the analyzed soil and soil gas samples.

Based on the Subsurface Investigation, there is evidence of *de minimis* release of hazardous materials to the subject property subsurface as a result of the adjacent dry cleaning facility and Partner recommends no further investigation with respect to the adjacent dry cleaning facility at this time.

TABLES

PARTNER

Table 1: Summary of Investigation Scope
7617 Santa Monica Boulevard
West Hollywood, California 90046
Partner Project Number 17-178696.4
September 2017

Boring Identification	Location	Terminal Depth (feet bgs)	Matrix Sampled	Sampling Depths* (feet bgs)	Target Analytes
B1	Southwest of East-Adjacent Dry Cleaning Facility	40	Soil Gas	**15**	PCE & Daughter Compounds
			Soil	5, 10, 15, 20, **25**, 30	PCE & Daughter Compounds
B2	West of East-Adjacent Dry Cleaning Facility	38	Soil Gas	**15**	PCE & Daughter Compounds
			Soil	5, 10, 15, **20**, 25, 30	PCE & Daughter Compounds
B3	Northwest of East-Adjacent Dry Cleaning Facility	32	Soil Gas	**15**	PCE & Daughter Compounds
			Soil	5, 10, **15**, 20, 25, 30	PCE & Daughter Compounds

Notes:

*Depths in **bold** analyzed for tetrachloroethene (PCE) and daughter compounds trichloroethene (TCE); cis-1,2-dichloroethene (DCE); trans-1,2-DCE; 1,1-DCE; and vinyl chloride in accordance with United States Environmental Protection Agency (EPA) Method 8260B.

bgs = below ground surface

Table 2: Soil Gas Sample PCE and Daughter Compounds Laboratory Results
7617 Santa Monica Boulevard
West Hollywood, California 90046
Partner Project Number 17-178696.4
September 2017

EPA Method	PCE and Daughter Compounds via 8260B				
Units	Southwest of East-Adjacent Dry Cleaning Facility				
Analyte	Residential SGSL^	Commercial/ Industrial SGSL^	B1-SG15	B2-SG15	B3-SG15
PCE	**West of East-Adjacent Dry Cleaning Facility**	**4.0**	**0.13**	**0.166**	**0.136**
PCE daughter compounds	**Varies**	**Varies**	ND	ND	ND

Notes: Northwest of East-Adjacent Dry Cleaning Facility

^Calculated soil gas screening levels (SGSLs) for soil gas concentrations were derived by dividing the Department of Toxic Substances Control (DTSC) or United States Environmental Protection Agency (EPA) Regional Screening Level (RSL) for each compound with an attenuation factor of 0.05 for sub-slab samples or with an attenuation factor of 0.002 for residential settings and 0.001 for commercial/industrial settings for existing development sites, or 0.001 for residential settings and 0.0005 for commercial/industrial settings for future development sites for soil gas samples deeper than sub-slab samples. DTSC RSLs are provided in the August 2017 DTSC Human and Ecological Risk Office (HERO) Human Health Risk Assessment (HHRA) Note 3. Where DTSC RSLs were not available, June 2017 EPA RSLs were utilized.

EPA = United States Environmental Protection Agency

µg/L = micrograms per liter

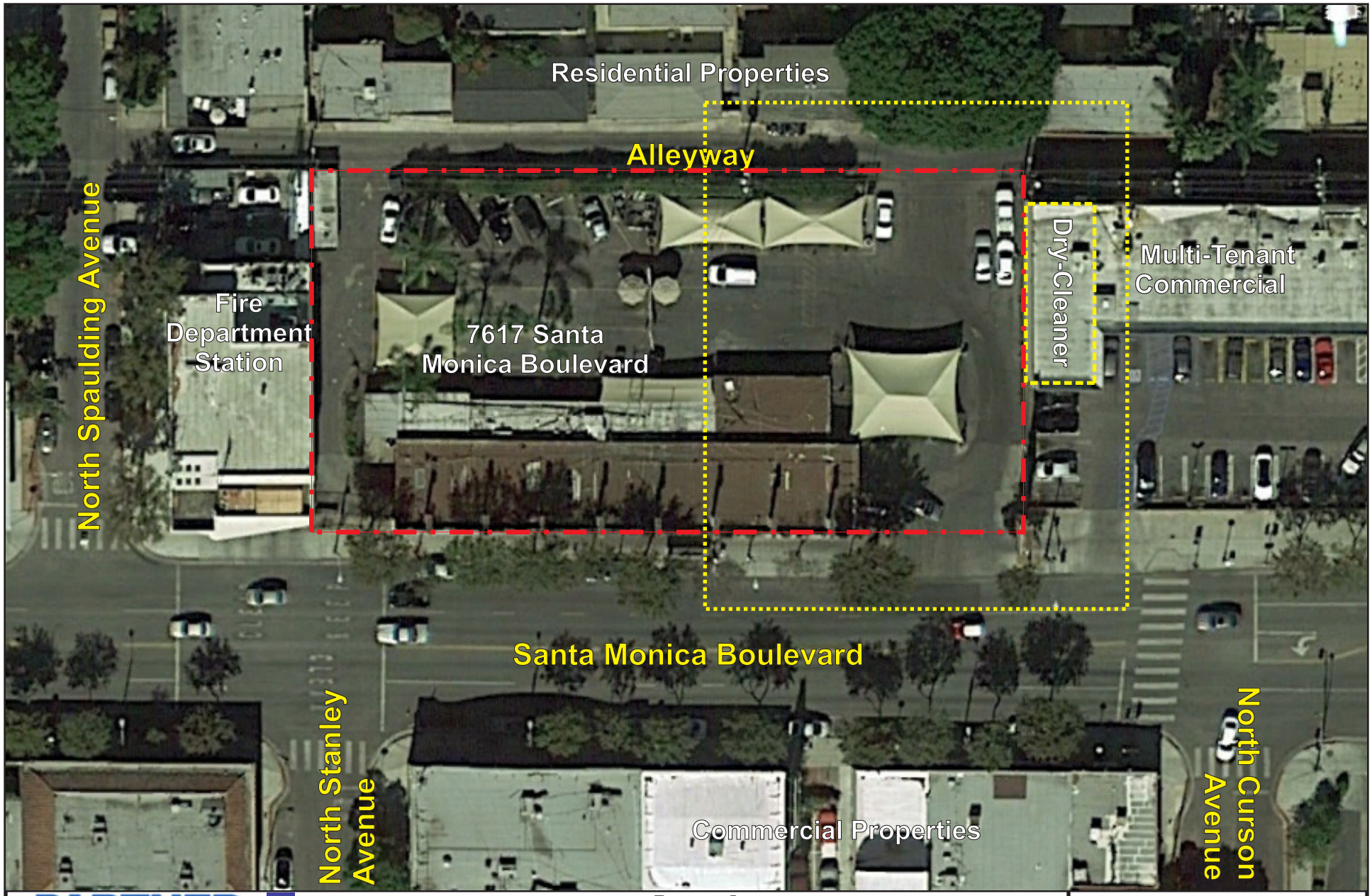
PCE = tetrachloroethylene

ND = not detected above laboratory Practical Quantitation Limit (PQL)

Values in **bold** exceed laboratory PQLs

FIGURES

PARTNER



Legend

Subject Site

Area Shown in Figure 3

N

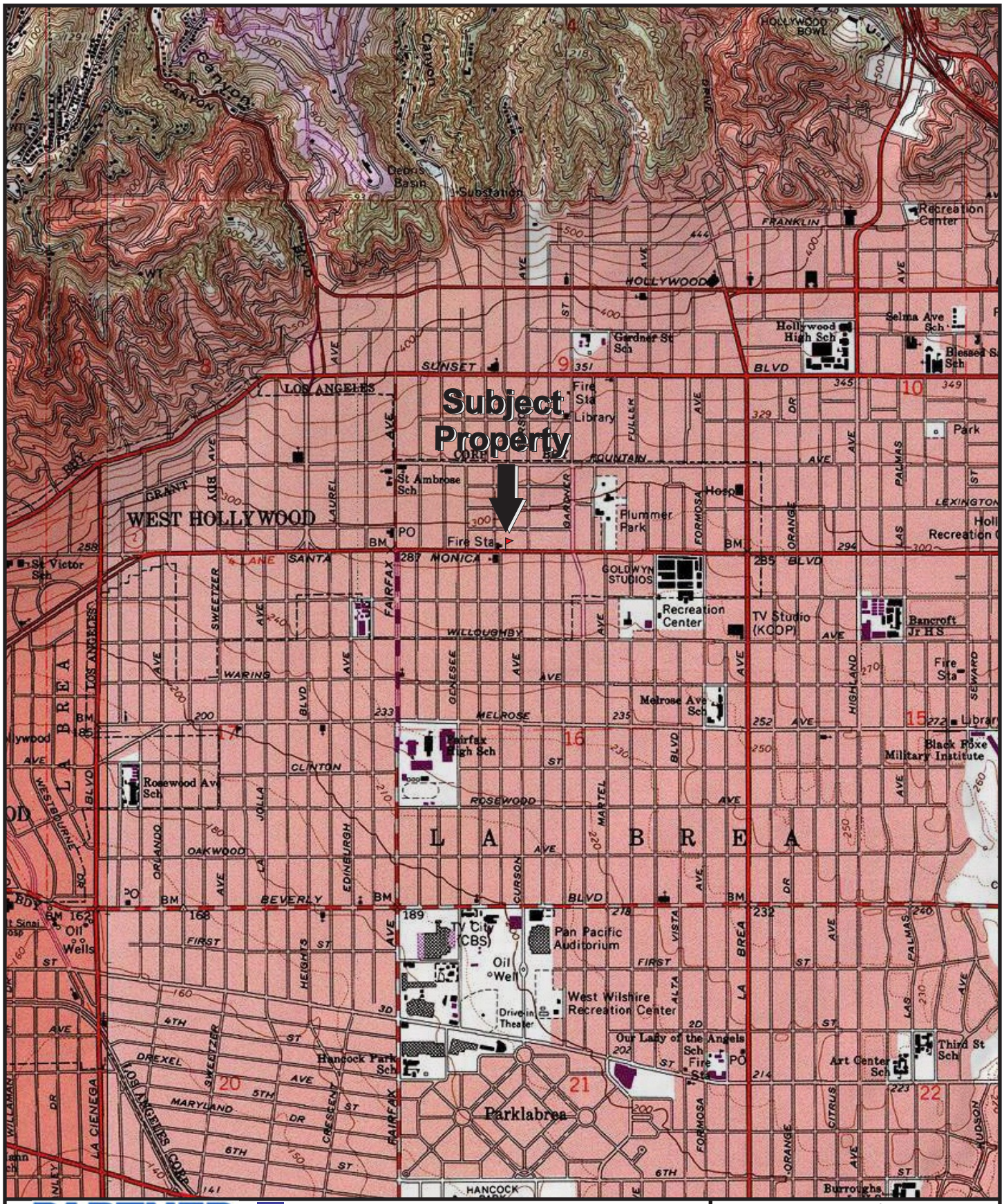
PARTNER
Engineering and Science, Inc.
2154 Torrance Boulevard, Suite 200
Torrance, California 90501

Project Number: 17-178696.4

Site Plan

Figure	Prepared By	Date
1	L. Ruiz	Sept. 2017

7617 Santa Monica Boulevard
Los Angeles, California 90046



PARTNER
Engineering and Science, Inc.
2154 Torrance Boulevard, Suite 200
Torrance, California 90501

Project Number: 17-178696.4

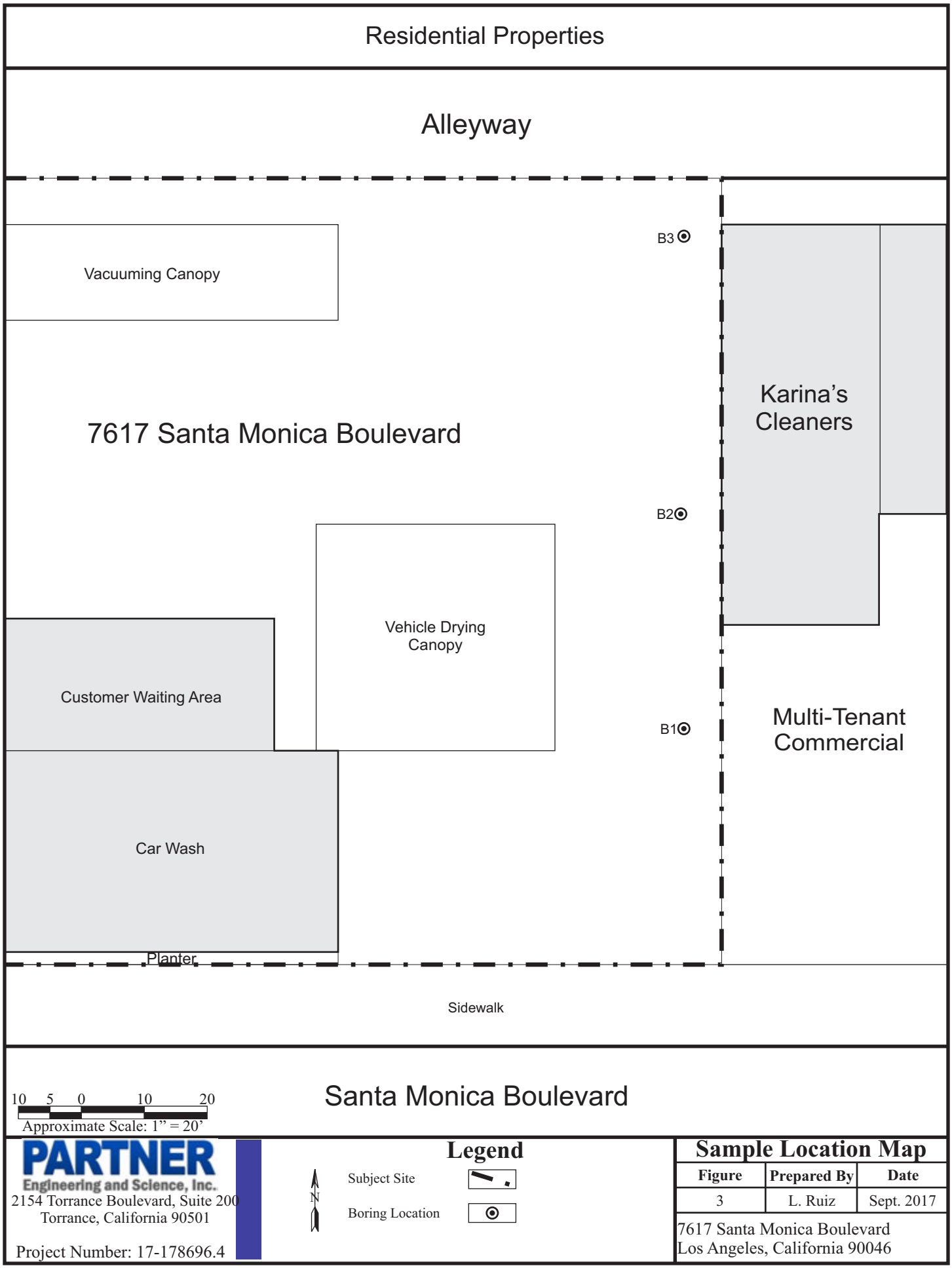
N

USGS Hollywood, California Quadrangle
Version: 1991 Current as of: 1994

Topographic Map

Figure	Prepared By	Date
2	L. Ruiz	Sept. 2017

7617 Santa Monica Boulevard
Los Angeles, California 90046



Legend

Subject Site

Boring Location

PARTNER Engineering and Science, Inc.
2154 Torrance Boulevard, Suite 200
Torrance, California 90501

Project Number: 17-178696.4

Sample Location Map

Figure	Prepared By	Date
3	L. Ruiz	Sept. 2017

7617 Santa Monica Boulevard
Los Angeles, California 90046

APPENDIX A: BORING LOGS

PARTNER

Boring Number:	B1				Page 1 of 2
Location:	Southwest of East-Adjacent Dry Cleaning Facility			Date Started:	9/18/2017
Site Address:	7617 Santa Monica Boulevard			Date Completed:	9/18/2017
	West Hollywood, California			Depth to Groundwater:	NA
Project Number:	17-178696.4			Field Technician:	LR
Drill Rig Type:	Geoprobe 7800 Truck Mounted Direct-Push Drill Rig			**Partner Engineering and Science**	
Sampling Equipment:	Acetate Liner, VOAs, Summas			2154 Torrance Boulevard, Suite 200	
Borehole Diameter:	1.5 inches			Torrance, California 90501	

Depth	Sample	PID	USCS	Description	Notes
1					3" asphalt cover.
2					
3					
4					
5	B1-5	0.8	SM	Silty SAND: dark brown (10YR 3/3), 30% silt, 70% fine to coarse-grained sand, soft, moist	
6					
7					
8					
9					
10	B1-10	0.9	SM	Silty SAND: dark brown (10YR 3/3), 30% silt, 70% fine to coarse-grained sand, trace clay, dense, moist	
11					
12					
13					
14					
15	B1-15/ B1-SG15	0.8	SM	Silty SAND: dark brown (10YR 3/3), 30% silt, 70% fine to coarse-grained sand, dense, moist	B1-SG15 soil gas probe installed.
16					
17					
18					
19					
20	B1-20	0.9	MH	Clayey SILT: dark brown (10YR 3/3), 25% clay, 70% silt, 5% trace coarse grained sand, low plasticity, high dry stength, slow dilatency, medium toughness, dense, moist	
21					
22					
23					
24					
25	B1-25	1.0	SM	Silty SAND: dark brown (10YR 3/3), 30% silt, 70% fine to coarse-grained sand, trace clay, dense, moist	

Boring Number:	B1				Page 2 of 2
Location:	Southwest of East-Adjacent Dry Cleaning Facility			Date Started:	9/18/2017
Site Address:	7617 Santa Monica Boulevard			Date Completed:	9/18/2017
	West Hollywood, California			Depth to Groundwater:	NA
Project Number:	17-178696.4			Field Technician:	LR
Drill Rig Type:	Geoprobe 7800 Truck Mounted Direct-Push Drill Rig			**Partner Engineering and Science**	
Sampling Equipment:	Acetate Liner, VOAs, Summas			2154 Torrance Boulevard, Suite 200	
Borehole Diameter:	1.5 inches			Torrance, California 90501	

Depth	Sample	PID	USCS	Description	Notes
26					
27					
28					
29					
30	B1-30	0.9	MH	Clayey SILT: dark brown (10YR 3/3), 25% clay, 70% silt, 5% trace coarse grained sand, low plasticity, high dry stength, slow dilatency, medium toughness, really dense, moist	
31					
32					
33					
34					
35					
36					
37					
38					
39					
40					
41					Boring terminated at 40 feet bgs; backfilled with hydrated bentonite after sampling. Groundwater was not encountered.
42					
43					
44					
45					
46					
47					
48					
49					
50					

Boring Number:	B2				Page 1 of 2
Location:	Southwest of East-Adjacent Dry Cleaning Facility			Date Started:	9/18/2017
Site Address:	7617 Santa Monica Boulevard			Date Completed:	9/18/2017
	West Hollywood, California			Depth to Groundwater:	NA
Project Number:	17-178696.4			Field Technician:	LR
Drill Rig Type:	Geoprobe 7800 Truck Mounted Direct-Push Drill Rig			**Partner Engineering and Science**	
Sampling Equipment:	Acetate Liner, VOAs, Summas			2154 Torrance Boulevard, Suite 200	
Borehole Diameter:	1.5 inches			Torrance, California 90501	

Depth	Sample	PID	USCS	Description	Notes
1					3" asphalt cover.
2					
3					
4					
5	B2-5	0.8	SM	Silty SAND: dark brown (10YR 3/3), 30% silt, 70% fine to coarse-grained sand, soft, moist	
6					
7					
8					
9					
10	B2-10	0.8	SM	Silty SAND: dark brown (10YR 3/3), 30% silt, 70% fine to coarse-grained sand, trace clay, dense, moist	
11					
12					
13					
14					
15	B2-15/ B2-SG15	1.0	SM	Silty SAND: dark brown (10YR 3/3), 30% silt, 70% fine to coarse-grained sand, dense, moist	B2-SG15 soil gas probe installed.
16					
17					
18					
19					
20	B2-20	1.1	MH	Clayey SILT: dark brown (10YR 3/3), 25% clay, 70% silt, 5% trace coarse grained sand, low plasticity, high dry stength, slow dilatency, medium toughness, dense, moist	
21					
22					
23					
24				Clayey SILT: dark brown (10YR 3/3), 30% clay, 70% silt, trace coarse grained sand, low plasticity, high dry stength, slow dilatency, medium toughness, really dense, moist	
25	B2-25	1.1	MH		

Boring Number:	B2				Page 2 of 2
Location:	Southwest of East-Adjacent Dry Cleaning Facility			Date Started:	9/18/2017
Site Address:	7617 Santa Monica Boulevard			Date Completed:	9/18/2017
	West Hollywood, California			Depth to Groundwater:	NA
Project Number:	17-178696.4			Field Technician:	LR
Drill Rig Type:	Geoprobe 7800 Truck Mounted Direct-Push Drill Rig			**Partner Engineering and Science**	
Sampling Equipment:	Acetate Liner, VOAs, Summas			2154 Torrance Boulevard, Suite 200	
Borehole Diameter:	1.5 inches			Torrance, California 90501	

Depth	Sample	PID	USCS	Description	Notes
26					
27					
28					
29					
30	B2-30	1.2	MH	Clayey SILT: dark yellowish brown (10YR 4/4), 30% clay, 70% silt, trace coarse grained sand, low plasticity, high dry stength, slow dilatency, medium toughness, dense,	
31					
32					
33					
34					
35					
36					
37					
38					Boring terminated at 38 feet bgs; backfilled with hydrated bentonite after sampling. Groundwater was not encountered.
39					
40					
41					
42					
43					
44					
45					
46					
47					
48					
49					
50					

Boring Number:	B3				Page 1 of 2
Location:	Southwest of East-Adjacent Dry Cleaning Facility			Date Started:	9/18/2017
Site Address:	7617 Santa Monica Boulevard			Date Completed:	9/18/2017
	West Hollywood, California			Depth to Groundwater:	NA
Project Number:	17-178696.4			Field Technician:	LR
Drill Rig Type:	Geoprobe 7800 Truck Mounted Direct-Push Drill Rig			**Partner Engineering and Science**	
Sampling Equipment:	Acetate Liner, VOAs, Summas			2154 Torrance Boulevard, Suite 200	
Borehole Diameter:	1.5 inches			Torrance, California 90501	

Depth	Sample	PID	USCS	Description	Notes
1					3" asphalt cover.
2					
3					
4					
5	B3-5	0.7	SM	Silty SAND: dark brown (10YR 3/3), 30% silt, 70% fine to coarse-grained sand, soft, moist	
6					
7					
8					
9					
10	B3-10	0.5	SM	Silty SAND: dark brown (10YR 3/3), 30% silt, 70% fine to coarse-grained sand, trace clay, dense, moist	
11					
12					
13					
14					
15	B3-15/ B3-SG15	0.9	SM	Silty SAND: dark brown (10YR 3/3), 30% silt, 70% fine to coarse-grained sand, trace clay, dense, moist	B3-SG15 soil gas probe installed.
16					
17					
18					
19					
20	B3-20	0.8	CH	CLAY: dark brown (10YR 3/3), 80% clay, 15% trace silt, 5% trace coarse grained sand, low plasticity, high dry stength, slow dilatency, medium toughness, really dense, moist	
21					
22					
23					
24				CLAY: dark brown (10YR 3/3), 90% clay, 5% trace silt, 5% trace coarse grained sand, low plasticity, high dry stength, slow dilatency, medium toughness, really dense, moist	
25	B3-25	0.8	CH		

Boring Number:	B3				Page 2 of 2
Location:	Southwest of East-Adjacent Dry Cleaning Facility			Date Started:	9/18/2017
Site Address:	7617 Santa Monica Boulevard			Date Completed:	9/18/2017
	West Hollywood, California			Depth to Groundwater:	NA
Project Number:	17-178696.4			Field Technician:	LR
Drill Rig Type:	Geoprobe 7800 Truck Mounted Direct-Push Drill Rig			**Partner Engineering and Science**	
Sampling Equipment:	Acetate Liner, VOAs, Summas			2154 Torrance Boulevard, Suite 200	
Borehole Diameter:	1.5 inches			Torrance, California 90501	

Depth	Sample	PID	USCS	Description	Notes
26					
27					
28					
29					
30	B3-30	0.4	CH	SAND: dark yellowish brown (10YR 4/4), fine to coarse grained sand, poorly graded, soft, moist	
31					
32					
33					Boring terminated at 32 feet bgs; backfilled with hydrated bentonite after sampling. Groundwater was not encountered.
34					
35					
36					
37					
38					
39					
40					
41					
42					
43					
44					
45					
46					
47					
48					
49					
50					

APPENDIX B: LABORATORY ANALYTICAL REPORTS

PARTNER

JONES ENVIRONMENTAL, INC.

714-449-9937
562-646-1611
805-399-0060

11007 FOREST PLACE
SANTA FE SPRINGS, CA 90670
WWW.JONESENV.COM

JONES ENVIRONMENTAL
LABORATORY RESULTS

Client:	Partner Engineering & Science, Inc.	**Report date:**	9/19/2017
Client Address:	2154 Torrance Blvd., Suite 200 Torrance, CA 90501	**JEL Ref. No.:** **Client Ref. No.:**	ST-11200 17-178696.4
Attn:	Liz Ruiz & Terri Men	**Date Sampled:** **Date Received:**	9/18/2017 9/18/2017
Project Name:	7617 Santa Monica Boulevard	**Date Analyzed:**	9/19/2017
Project Address:	7617 Santa Monica Boulevard West Hollywood, CA 90046	**Physical State:**	Soil Gas

ANALYSES REQUESTED

1. EPA 8260B – Volatile Organics by GC/MS + Oxygenates

Analytical – Soil Gas samples were analyzed using EPA Method 8260B that includes extra compounds required by DTSC/RWQCB (such as Freon 113). Instrument Continuing Calibration Verification, QC Reference Standards, Instrument Blanks and Sampling Blanks were analyzed every 12 hours as prescribed by the method. In addition, a Laboratory Control Sample (LCS) and Laboratory Control Sample Duplicate (LCSD) were analyzed with each batch of Soil Gas samples.

Approval:

Carolyn Carroll
Stationary Lab Manager

JONES ENVIRONMENTAL, INC.
714-449-9937
562-646-1611
805-399-0060
11007 FOREST PLACE
SANTA FE SPRINGS, CA 90670
WWW.JONESENV.COM

JONES ENVIRONMENTAL LABORATORY RESULTS

Client:	Partner Engineering & Science, Inc.	**Report date:**	9/19/2017
Client Address:	2154 Torrance Blvd., Suite 200 Torrance, CA 90501	**JEL Ref. No.:** **Client Ref. No.:**	ST-11200 17-178696.4
Attn:	Liz Ruiz & Terri Men	**Date Sampled:** **Date Received:**	9/18/2017 9/18/2017
Project:	7617 Santa Monica Boulevard	**Date Analyzed:**	9/19/2017
Project Address:	7617 Santa Monica Boulevard West Hollywood, CA 90046	**Physical State:**	Soil Gas

EPA 8260B – Volatile Organics by GC/MS + Oxygenates

Sample ID:	**B1-SG15**	**B2-SG15**	**B3-SG15**		
JEL ID:	**ST-11200-01**	**ST-11200-02**	**ST-11200-03**	**Practical Quantitation Limit**	**Units**
Analytes:					
1,1-Dichloroethene	ND	ND	ND	0.008	µg/L
cis-1,2-Dichloroethene	ND	ND	ND	0.008	µg/L
trans-1,2-Dichloroethene	ND	ND	ND	0.008	µg/L
Tetrachloroethylene	**0.130**	**0.166**	**0.136**	0.008	µg/L
Trichloroethylene	ND	ND	ND	0.008	µg/L
Vinyl chloride	ND	ND	ND	0.008	µg/L
TIC:					
n-pentane	ND	ND	ND	0.400	µg/L
n-hexane	ND	ND	ND	0.400	µg/L
n-heptane	ND	ND	ND	0.400	µg/L
Dilution Factor	1	1	1		
Surrogate Recoveries:				**QC Limits**	
Dibromofluoromethane	123%	120%	122%	60 - 140	
Toluene-d_8	95%	99%	94%	60 - 140	
4-Bromofluorobenzene	95%	96%	96%	60 - 140	
	E1-170919-CHECKS	E1-170919-CHECKS	E1-170919-CHECKS		

ND= Not Detected

JONES ENVIRONMENTAL, INC.
714-449-9937
562-646-1611
805-399-0060
11007 FOREST PLACE
SANTA FE SPRINGS, CA 90670
WWW.JONESENV.COM

JONES ENVIRONMENTAL QUALITY CONTROL INFORMATION

Client:	Partner Engineering & Science, Inc.	**Report date:**	9/19/2017
Client Address:	2154 Torrance Blvd., Suite 200 Torrance, CA 90501	**JEL Ref. No.:** **Client Ref. No.:**	ST-11200 17-178696.4
Attn:	Liz Ruiz & Terri Men	**Date Sampled:** **Date Received:**	9/18/2017 9/18/2017
Project:	7617 Santa Monica Boulevard	**Date Analyzed:**	9/19/2017
Project Address:	7617 Santa Monica Boulevard West Hollywood, CA 90046	**Physical State:**	Soil Gas

EPA 8260B – Volatile Organics by GC/MS + Oxygenates

Sample ID:	**METHOD BLANK**	**SAMPLING BLANK**		
JEL ID:	**091917-E1MB1**	**091917-E1SB1**	**Practical Quantitation Limit**	**Units**
Analytes:				
1,1-Dichloroethene	ND	ND	0.008	µg/L
cis-1,2-Dichloroethene	ND	ND	0.008	µg/L
trans-1,2-Dichloroethene	ND	ND	0.008	µg/L
Tetrachloroethylene	ND	ND	0.008	µg/L
Trichloroethylene	ND	ND	0.008	µg/L
Vinyl chloride	ND	ND	0.008	µg/L
TIC:				
n-pentane	ND	ND	0.400	µg/L
n-hexane	ND	ND	0.400	µg/L
n-heptane	ND	ND	0.400	µg/L
Dilution Factor	1	1		
Surrogate Recoveries:			**QC Limits**	
Dibromofluoromethane	126%	119%	60 - 140	
Toluene-d_8	96%	94%	60 - 140	
4-Bromofluorobenzene	98%	98%	60 - 140	
	E1-170919-CHECKS	E1-170919-CHECKS		

ND= Not Detected

JONES ENVIRONMENTAL, INC.
714-449-9937
562-646-1611
805-399-0060
11007 FOREST PLACE
SANTA FE SPRINGS, CA 90670
WWW.JONESENV.COM

JONES ENVIRONMENTAL QUALITY CONTROL INFORMATION

Client:	Partner Engineering & Science, Inc.	**Report date:**	9/19/2017
Client Address:	2154 Torrance Blvd., Suite 200 Torrance, CA 90501	**JEL Ref. No.:** **Client Ref. No.:**	ST-11200 17-178696.4
Attn:	Liz Ruiz & Terri Men	**Date Sampled:** **Date Received:**	9/18/2017 9/18/2017
Project:	7617 Santa Monica Boulevard	**Date Analyzed:**	9/19/2017
Project Address:	7617 Santa Monica Boulevard West Hollywood, CA 90046	**Physical State:**	Soil Gas

EPA 8260B – Volatile Organics by GC/MS + Oxygenates

Batch ID: E1-170919-CHECKS

JEL ID:	**170919-E1LCS1**	**170919-E1LCS1**			**170919-E1CCV1**	
Parameter	LCS Recovery (%)	LCSD Recovery (%)	RPD	Acceptability Range (%)	CCV	Acceptability Range (%)
Vinyl Chloride	93%	91%	1.5%	70 - 130	102%	80 - 120
1,1-Dichloroethylene	50%	50%	0.4%	70 - 130	111%	80 - 120
Cis-1,2-Dichloroethene	112%	116%	3.9%	70 - 130	92%	80 - 120
1,1,1-Trichloroethane	111%	113%	1.9%	70 - 130	117%	80 - 120
Benzene	109%	115%	5.7%	70 - 130	118%	80 - 120
Trichloroethylene	114%	114%	0.2%	70 - 130	124%	80 - 120
Toluene	118%	117%	0.9%	70 - 130	126%	80 - 120
Tetrachloroethene	117%	110%	5.5%	70 - 130	122%	80 - 120
Chlorobenzene	118%	114%	3.1%	70 - 130	128%	80 - 120
Ethylbenzene	112%	112%	0.2%	70 - 130	121%	80 - 120
1,2,4 Trimethylbenzene	115%	114%	0.7%	70 - 130	134%	80 - 120
Surrogate Recovery:						
Dibromofluoromethane	119%	122%		60 - 140	109%	60 - 140
Toluene-d_8	94%	93%		60 - 140	95%	60 - 140
4-Bromofluorobenzene	99%	98%		60 - 140	100%	60 - 140

LCS = Laboratory Control Sample
LCSD = Laboratory Control Sample Duplicate
CCV = Continuing Calibration Verification
RPD = Relative Percent Difference; Acceptability range for RPD is ≤ 15%

JONES ENVIRONMENTAL, INC.

11007 Forest Pl.
Santa Fe Springs, CA 90670
(714) 449-9937
Fax (714) 449-9685
www.jonesenv.com

Soil-Gas Chain of Custody Record

Purge Number:
□ 1P □ 3P □ 7P □ 10P

Shut-In Test: (Y) / N

Flow Rate: _____

If different than above, see Notes.

Report Options
EDD ____
EDF* - 10% Surcharge ____
*Global ID _____

LAB USE ONLY
Jones Project # 11200
ST-11120

Page 1 of 1

Sample Condition as Recieved:
Sealed □ yes □ no
Sample Container:

If different than above, see Notes.

Client: Partner Engineering and Science
Date: 9-18-17
Project Name: 7617 Santa Monica Boulevard
Client Project #: 17-178696.4
Project Address: 7617 Santa Monica Boulevard
West Hollywood, California 90046
Email: lruiz@partnereSI.com
Phone: (310) 434-3435
Report To: Liz Ruiz & Terri Men
Sampler: Liz Ruiz

Turn Around Requested:
□ Immediate Attention
X Rush 24 Hours
□ Rush 48 Hours
□ Rush 72 Hours
□ Normal
□ Mobile Lab

Tracer:
□ n-pentane
X n-hexane
X n-heptane
□ Helium
□ 1,1-DFA
□ _____

Reporting Limits Requested:
X Commercial □ Residential

Units: _____

Analysis Requested

Sample ID	Purge Number	Purge Volume (mL)	Date	Pump Used	Magnehelic	Laboratory Sample ID	Canister ID	Canister Start Pressure	Canister End Pressure	Sampling Start Time	Sampling End Time	Sample Matrix: Soil Gas (SG), Air (A)	EPA 8260B SOE notes	EPA TO-15	Magnehelic Vacuum (In/H_2O)	Number of Containers	Notes & Special Instructions
B1-SG15			9-18-17	ND	yes	11200 ST-11120-01	B2422	-30	-1	1149	1158	SG	X				Chlorinated solvents, specifically PCE;
B2-SG15						11200 ST-11120-02	B2453	-30	-1	1239	1249		X				TCE; cis-1,2-DCE; trans-1,2-DCE; 1,1
B3-SG15						11200 ST-11120-03	B2460	-30	-3	1454	1505		X				DCE, and vinyl chloride

Relinquished By (Signature)	Printed Name	Received By (Signature)	Printed Name	
	Liz Ruiz 1506		MARTIN YOUNG	Total Number of Containers
Company: Partner Engineering and Science	Date: 9-18-17 Time:	Company: JONES	Date: 9/18/17 Time: 1510	
Relinquished By (Signature)	Printed Name	Received By Laboratory (Signature)	Printed Name	Client signature on this Chain of Custody form constitutes acknowledgement that the above analyses have been reqested, and the information provided herein is correct and accurate.
	MARTIN YOUNG		Madeline Vorhin	
Company: JONES	Date: 9/18/17 Time: 1648	Company: JONES ENV	Date: 9/18/17 Time: 1648	

JONES ENVIRONMENTAL, INC.

714-449-9937
562-646-1611
805-399-0060

11007 FOREST PLACE
SANTA FE SPRINGS, CA 90670
WWW.JONESENV.COM

JONES ENVIRONMENTAL
LABORATORY RESULTS

Client:	Partner Engineering & Science, Inc.	**Report date:**	9/19/2017
Client Address:	2154 Torrance Blvd., Suite 200 Torrance, CA 90501	**JEL Ref. No.:** **Client Ref. No:**	ST-11199 17-178696.4
Attn:	Liz Ruiz & Terri Men	**Date Sampled:** **Date Received:**	9/18/2017 9/18/2017
Project:	7617 Santa Monica Boulevard	**Date Analyzed:**	9/19/2017
Project Address:	7617 Santa Monica Boulevard West Hollywood, CA 90046	**Physical State:**	Soil

ANALYSES REQUESTED

1. EPA 8260B by 5035 – Volatile Organics by GC/MS + Oxygenates

Approval:

Carolyn Carroll
Stationary Lab Manager

JONES ENVIRONMENTAL, INC.
714-449-9937
562-646-1611
805-399-0060
11007 FOREST PLACE
SANTA FE SPRINGS, CA 90670
WWW.JONESENV.COM

JONES ENVIRONMENTAL LABORATORY RESULTS

Client:	Partner Engineering & Science, Inc.	**Report date:**	9/19/2017
Client Address:	2154 Torrance Blvd., Suite 200 Torrance, CA 90501	**JEL Ref. No.:** **Client Ref. No.:**	ST-11199 17-178696.4
Attn:	Liz Ruiz & Terri Men	**Date Sampled:**	9/18/2017
		Date Received:	9/18/2017
Project:	7617 Santa Monica Boulevard	**Date Analyzed:**	9/19/2017
Project Address:	7617 Santa Monica Boulevard West Hollywood, CA 90046	**Physical State:**	Soil

EPA 8260B by 5035 – Volatile Organics by GC/MS + Oxygenates

Sample ID:	**B1-25**	**B2-20**	**B3-15**		
JEL ID:	**ST-11199-05**	**ST-11199-10**	**ST-11199-15**	**Practical Quantitation Limit**	**Units**
Analytes:					
1,1-Dichloroethene	ND	ND	ND	1.0	µg/kg
cis-1,2-Dichloroethene	ND	ND	ND	1.0	µg/kg
trans-1,2-Dichloroethene	ND	ND	ND	1.0	µg/kg
Tetrachloroethylene	ND	ND	ND	1.0	µg/kg
Trichloroethylene	ND	ND	ND	1.0	µg/kg
Vinyl chloride	ND	ND	ND	1.0	µg/kg
Dilution Factor	1	1	1		
Surrogate Recoveries:				**QC Limits**	
Dibromofluoromethane	109%	108%	108%	60 - 140	
Toluene-d_8	99%	100%	99%	60 - 140	
4-Bromofluorobenzene	109%	100%	99%	60 - 140	
	VOC3-091917-CHECKS	VOC3-091917-CHECKS	VOC3-091917-CHECKS		

ND= Not Detected

JONES ENVIRONMENTAL, INC.
714-449-9937
562-646-1611
805-399-0060
11007 FOREST PLACE
SANTA FE SPRINGS, CA 90670
WWW.JONESENV.COM

JONES ENVIRONMENTAL QUALITY CONTROL INFORMATION

Client:	Partner Engineering & Science, Inc.	**Report date:**	9/19/2017
Client Address:	2154 Torrance Blvd., Suite 200 Torrance, CA 90501	**JEL Ref. No.:** **Client Ref. No.:**	ST-11199 17-178696.4
Attn:	Liz Ruiz & Terri Men	**Date Sampled:** **Date Received:**	9/18/2017 9/18/2017
Project:	7617 Santa Monica Boulevard	**Date Analyzed:**	9/19/2017
Project Address:	7617 Santa Monica Boulevard West Hollywood, CA 90046	**Physical State:**	Soil

EPA 8260B by 5035 – Volatile Organics by GC/MS + Oxygenates

Sample ID:	**METHOD BLANK**		
JEL ID:	**091917-V3MB1**	**Practical Quantitation Limit**	**Units**
Analytes:			
1,1-Dichloroethene	ND	1.0	µg/kg
cis-1,2-Dichloroethene	ND	1.0	µg/kg
trans-1,2-Dichloroethene	ND	1.0	µg/kg
Tetrachloroethylene	ND	1.0	µg/kg
Trichloroethylene	ND	1.0	µg/kg
Vinyl chloride	ND	1.0	µg/kg
Dilution Factor	1		
Surrogate Recoveries:		**QC Limits**	
Dibromofluoromethane	105%	60 - 140	
Toluene-d_8	98%	60 - 140	
4-Bromofluorobenzene	105%	60 - 140	
	VOC3-091917-CHECKS		

ND= Not Detected

JONES ENVIRONMENTAL, INC.
714-449-9937
562-646-1611
805-399-0060
11007 FOREST PLACE
SANTA FE SPRINGS, CA 90670
WWW.JONESENV.COM

JONES ENVIRONMENTAL QUALITY CONTROL INFORMATION

Client:	Partner Engineering & Science, Inc.	**Report date:**	9/19/2017
Client Address:	2154 Torrance Blvd., Suite 200 Torrance, CA 90501	**JEL Ref. No.:** **Client Ref. No.:**	ST-11199 17-178696.4
Attn:	Liz Ruiz & Terri Men	**Date Sampled:** **Date Received:**	9/18/2017 9/18/2017
Project:	7617 Santa Monica Boulevard	**Date Analyzed:**	9/19/2017
Project Address:	7617 Santa Monica Boulevard West Hollywood, CA 90046	**Physical State:**	Soil

EPA 8260B by 5035 – Volatile Organics by GC/MS + Oxygenates

Sample Spiked: CLEAN SOIL **GC#:** VOC3-091917-CHECKS

JEL ID:	**091917-V3MS1**	**091917-V3MSD1**			**091917-V3LCS1**	
Parameter	MS Recovery (%)	MSD Recovery (%)	RPD	Acceptability Range (%)	LCS	Acceptability Range (%)
Vinyl Chloride	93%	88%	4.8%	60 - 140	110%	70 - 130
1,1-Dichloroethylene	112%	105%	5.8%	60 - 140	123%	70 - 130
Cis-1,2-Dichloroethene	118%	119%	1.1%	70 - 130	112%	70 - 130
1,1,1-Trichloroethane	117%	111%	5.3%	70 - 130	119%	70 - 130
Benzene	108%	107%	1.2%	70 - 130	110%	70 - 130
Trichloroethylene	111%	110%	0.2%	70 - 130	115%	70 - 130
Toluene	124%	120%	3.7%	70 - 130	131%	70 - 130
Tetrachloroethene	135%	128%	5.1%	70 - 130	136%	70 - 130
Chlorobenzene	110%	108%	2.6%	70 - 130	108%	70 - 130
Ethylbenzene	121%	116%	3.5%	70 - 130	121%	70 - 130
1,2,4 Trimethylbenzene	121%	123%	1.2%	70 - 130	118%	70 - 130
Surrogate Recovery:						
Dibromofluoromethane	99%	104%		60 - 140	74%	60 - 140
Toluene-d_8	97%	101%		60 - 140	105%	60 - 140
4-Bromofluorobenzene	103%	105%		60 - 140	104%	60 - 140

MS = Matrix Spike
MSD = Matrix Spike Duplicate
RPD = Relative Percent Difference; Acceptability range for RPD is ≤ 15%

JONES ENVIRONMENTAL, INC.

11007 Forest Pl.
Santa Fe Springs, CA 90670
(714) 449-9937
Fax (714) 449-9685
www.jonesenv.com

Chain-of-Custody Record

Client: Gartner Engineering and Science
Project Name: 7617 Santa Monica Boulevard
Project Address: 7617 Santa Monica Boulevard, Santa Monica, California 90046
Email: lruiz@gartnersi.com
Phone: (310) 439-2135
Report To: Liz Ruiz & Terrimon
Sampler: Liz Ruiz

Date: 9-18-2017
Client Project #: 17-178696.4

Turn Around Requested:
- ☐ Immediate Attention
- ~~X~~ ~~Rush 24 Hours~~
- ~~X~~ ~~Rush 48 Hours~~
- X Rush 72 Hours
- ☐ Normal

Report Options
EDD ____
EDF* - 10% Surcharge____
*Global ID _____

LAB USE ONLY
Jones Project #: ST-11199
Page: 1 of 2

Sample Condition as Recieved:
Chilled ☐ yes ☐ no
Sealed ☐ yes ☐ no

Sample Container / Preservative Abbreviations

AS - Acetate Sleeve
SS - Stainless Steel Sleeve
BS - Brass Sleeve
G - Glass
AB - Amber Bottle
P - Plastic
SOBI - Sodium Bisulfate
MeOH - Methanol
HCl - Hydrochloric Acid
HNO3 - Nitric Acid
O - Other (See Notes)

Analysis Requested

Sample ID	Date	Sample Collection Time	Laboratory Sample ID	Preservative	Sample Container	Sample Matrix: Soil (S), Sludge (SL), Aqueous (A), Free Product (FP)	Chlorinated solvents via 8260	Number of Containers	Notes & Special Instructions
B1-5	9-18-17	0815	ST-11199-01	MeOH & SOBI	AS & VOAs	S			
B1-10		0820	ST-11199-02						
B1-15		0823	ST-11199-03						
B1-20		0825	ST-11199-04						
B1-25		0832	ST-11199-05				X		
B1-30		0844	ST-11199-06						
B2-5		0922	ST-11199-07						
B2-10		0926	ST-11199-08						
B2-15		0930	ST-11199-09						
B2-20		0934	ST-11199-10				X		

Relinquished By (Signature)	Printed Name: Lynette Ruiz	Received By (Signature)	Printed Name: MARTIN YOUNG
Company: Gartner Engineering and Science	Date: 9-18-17 Time: 1506	Company: JONES	Date: 9/18/17 Time: 1571
Relinquished By (Signature)	Printed Name: MARTIN YOUNG	Received By Laboratory (Signature)	Printed Name: Madeline Voloshin
Company: JONES	Date: 9/18/17 Time: 1648	Company: Jones Env	Date: 9/18/17 Time: 1648

Total Number of Containers

Client signature on this Chain of Custody form constitutes acknowledgement that the above analyses have been reqested, and the information provided herein is correct and accurate.

JONES ENVIRONMENTAL, INC.

11007 Forest Pl.
Santa Fe Springs, CA 90670
(714) 449-9937
Fax (714) 449-9685
www.jonesenv.com

Chain-of-Custody Record

Client Partner Engineering and Science
Project Name 7617 Santa Monica Boulevard
Project Address 7617 Santa Monica Blvd
West Hollywood, CA 90046
Email liruiz@partnereng.com
Phone (310) 439-3435
Report To Liz Ruiz & Terri Man **Sampler** Liz Ruiz

Date 9-18-2017
Client Project # 17-178896.4

Turn Around Requested:
- □ Immediate Attention
- X Rush 24 Hours
- □ Rush 48 Hours
- X Rush 72 Hours
- □ Normal

Report Options
EDD ____
EDF* - 10% Surcharge____
*Global ID _____

LAB USE ONLY
Jones Project # ST-11199
Page 2 of 2

Sample Condition as Recieved:
Chilled □ yes □ no
Sealed □ yes □ no

Sample Container / Preservative Abbreviations

AS - Acetate Sleeve
SS - Stainless Steel Sleeve
BS - Brass Sleeve
G - Glass
AB - Amber Bottle
P - Plastic
SOBI - Sodium Bisulfate
MeOH - Methanol
HCl - Hydrochloric Acid
HNO3 - Nitric Acid
O - Other (See Notes)

Analysis Requested

Sample ID	Date	Sample Collection Time	Laboratory Sample ID	Preservative	Sample Container	Sample Matrix: Soil (S), Sludge (SL), Aqueous (A), Free Product (FP)	Chlorinated solvents via EPA 8260	Number of Containers	Notes & Special Instructions
B2-25	9-18-17	0938	ST-11199-11	MeOH & SOBI	AS & VOAs	S			
B2-30		0947	ST-11199-12						
B3-5		1028	ST-11199-13						
B3-10		1030	ST-11199-14						
B3-15		1034	ST-11199-15				X		
B3-20		1039	ST-11199-16						
B3-25		1047	ST-11199-17						
B3-30		1055	ST-11199-18						

Relinquished By (Signature)	Printed Name		Received By (Signature)	Printed Name		Total Number of Containers
Company	Date	Time	Company	Date	Time	
Partner Engineering and Science	9-18-2017	1506	JONES	9/18/17	1512	
Relinquished By (Signature)	Printed Name		Received By Laboratory (Signature)	Printed Name		Client signature on this Chain of Custody form constitutes acknowledgement that the above analyses have been reqested, and the information provided herein is correct and acurate.
Company	Date:	Time	Company	Date	Time	
JONES	9/18/17	1647	JONES ENV	9/18/17	1647	

JONES ENVIRONMENTAL, INC.
714-449-9937
562-646-1611
805-399-0060
11007 FOREST PLACE
SANTA FE SPRINGS, CA 90670
WWW.JONESENV.COM

SAMPLE RECEIPT FORM

Jones ID: ST-11199

CLIENT: Partner
PROJECT: Santa Monica Blvd

DATE/TIME: 9/19/17 ~~MV~~ 1615
RECEIVED BY: MV

Delivered by: ☐ Client ☒ Jones Courier ☐ UPS / FedEx / USPS ☐ Other _____

TEMPERATURE: Temp Criteria = 6°C > Temp > 0°C (NO frozen containers)

Temperature Cooler #1 24.3 °C ± 0.1°C Blank Sample

Temperature Cooler #2 _____.____ °C ± 0.1°C Blank Sample

☐ Sample(s) outside temperature criteria but received on ice/chilled on same day of sampling.

☐ Sample(s) outside temperature criteria. * ice: 5.6 °C

☐ Samples not received on ice.*

Ambient Temperature: 29.0 °C Checked by: MV

SAMPLE CONDITION:	YES	NO*	N/A
Chain of Custody (COC) document(s) received complete with samples	☒	☐	☐
☐ Collection date, collection time, matrix, and/or # of containers logged in based on sample labels missing. (circle)			
☐ No analysis requested. ☐ Not relinquished. ☐ No date/time relinquished.			
Sample container label(s) consistent with COC	☒	☐	☐
Total number of containers received match COC	☒	☐	☐
Sample container(s) intact and in good condition	☒	☐	☐
Proper containers and sufficient volume for analyses requested	☒	☐	☐
Volatile analysis container(s) free of headspace	☒	☐	☐
Proper preservation for analyses requested	☒	☐	☐
Custody Seals Intact on Cooler/Sample	☐	☐	☒

CONTAINER TYPE:

Solid: VOAs & Sleeves Aqueous: _____

*Complete Non-Conformance if checked Checked by: MV

Comments: