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September 8, 2022

Jerry Chung  
Commercial Loan Origination Coordinator & Loan Quality Analyst  
Commercial Lending  
Premier America Credit Union  
19867 Prairie St,  
Chatsworth, CA 91311  
(818) 960-4954 office  
[Jerry.Chung@PremierAmerica.com](mailto:Jerry.Chung@PremierAmerica.com)

**RE: Letter Report – Limited Indoor Air Quality Report**  
3530 W. Olympic Blvd, Los Angeles, California 90019  
EDI Project No.: 222-0788

Dear Ms. Chung:

EDI Consultants, Inc. (EDI) has prepared this Letter Report to summarize the limited indoor air sampling activities conducted at the property located at 3530 W. Olympic Blvd, Los Angeles, California (the "Subject Property").

Premier America Credit Union, its respective members, partners, shareholders, successors, assigns, lenders and potential lenders, and each such party's counsel, (collectively, "The Client") are entitled to rely upon this Report and to use its contents and conclusions as may be appropriate.

EDI conducted a Phase II Sub-Slab Soil Gas Investigation at the Subject Property to investigate the potential presence of VOCs to soil gas in selected locations to determine if releases had occurred as a consequence of one or more historic dry-cleaning (1971-1981) and/or gasoline service station (1945-1968) operations. The scope of work included the collection of five (5) sub-slab soil gas samples from five (5) locations on August 17, 2022. The five (5) sub-slab soil gas samples were analyzed for VOCs via EPA Method TO-15.

Tetrachloroethene (PCE) was detected in all five (5) soil gas samples ranging from 1,100 µg/m<sup>3</sup> (SSV-1) to 36,000 µg/m<sup>3</sup> (SSV-3), exceeding its San Francisco Bay RWQCB ESL of 67 µg/m<sup>3</sup>. No other VOCs were detected in any of the remaining soil gas samples submitted for analysis exceeding their respective ESLs.

Based on the findings of the investigation, EDI opined that a vapor encroachment condition related to VOCs had most likely occurred at the Subject Property due to former on-site dry cleaning operations. The presence of Tetrachloroethene at concentrations in excess of the RWQCB ESLs does not indicate that adverse impacts to human health are occurring or will occur but suggests that further evaluation of potential human health concerns is warranted. Based on the results of the sub-slab soil gas investigation activities, EDI recommended additional indoor air quality testing and/or a Human Health Risk Assessment to further evaluate human health concerns at the Subject Property, if any.

The objective of this investigation is to describe the methodology to be used for the collection of indoor air data for the evaluation of the vapor intrusion pathway within the buildings at the Subject Property so that risk can be reassessed to determine if further action is required.

## **INTRODUCTION**

At the request of the Client, EDI collected two (2) indoor air samples to evaluate whether the historical business activities have impacted the subsurface of the property resulting in a vapor intrusion condition (VIC) into the Subject buildings. The results of the sampling event and chemical analysis are reported herein.

## **FIELD ACTIVITIES**

Field activities were conducted on August 31, 2022. Initially, EDI performed a visual site inspection to identify potential indoor and/or exterior sources of VOC containing materials that could potentially affect the sample results. No obvious or significant sources of VOCs were identified during this visual inspection.

During the sampling period, the on-site used car lot operation was open with restricted ingress and egress. No HVAC system was operating. The Subject Property owner, Soledad Reaves, was instructed to not disturb or let customers disturb the sampling canisters during the approximately 8-hour sample collection period. In addition, the tenant was instructed to restrict the use of cleaners, solvents and/or adhesives prior to or during the 8-hour sample collection period.

Two (2) ambient indoor air samples were collected in a pre-evacuated, laboratory-supplied and individually-certified, 6-liter stainless steel (SUMMA®) canister. Prior to sampling, the analytical laboratory prepared the canister by evacuating it to a vacuum of approximately 30 inches of mercury and equipping it with an 8-hour flow regulator. The 8-hour sampling interval was selected to represent potential exposure to Site workers and/or customers over a typical operational workday, during approximately normal business hours.

Prior to initiating the air sampling, the inlet of the indoor sample container was placed within the central location of each building approximately 32 inches from the floor (Figure 2). The canister sample valve was then opened, and the date and time were recorded on a chain of custody form. Near the end of the 8-hour sample interval, the sampling valve of the canister was closed, and the date and time were recorded on the chain of custody form; a measurable vacuum remained in each sample and was recorded at the conclusion of sampling, ensuring sample integrity during transport. Strict chain-of-custody documentation and protocol were maintained during sample collection and transport.

Weather conditions on the day of the sampling event were documented as follows: At the beginning of the event, weather conditions were noted as clear and 72 degrees Fahrenheit (°F) with calm wind. At the end of the sampling event, weather conditions were reported as clear and 86 °F.

## **CHEMICAL ANALYSIS**

The collected air samples were transported to and analyzed by A&R Laboratories (ELAP Certificate No. 2789, 2790 and 2122) in Ontario, California, a state-certified analytical laboratory. The indoor air samples were analyzed for Volatile Organic Compounds (VOCs) by EPA Method TO-15.

## **ANALYTICAL RESULTS**

A summary of detected analytical results is presented in Table 1 below. The full analytical laboratory report with chain-of-custody documentation is provided in Appendix A.

**TABLE 1: Indoor Air Sample Detections (EPA Method TO-15)**

| <b>Analyte</b>    | <b>SC-1<br/>Results<br/>(µg/m<sup>3</sup>)</b> | <b>SC-2<br/>Results<br/>(µg/m<sup>3</sup>)</b> | <b>Environmental Screening<br/>Level (ESL): Indoor Air<br/>Direct Exposure: Human<br/>Health Risk Levels (Table<br/>IA-1)<br/>Commercial/Industrial<br/>Carcinogenic (µg/m<sup>3</sup>)</b> | <b>Environmental Screening<br/>Level (ESL): Indoor Air<br/>Direct Exposure: Human<br/>Health Risk Levels (Table<br/>IA-1)<br/>Commercial/Industrial<br/>Non-Carcinogenic<br/>(µg/m<sup>3</sup>)</b> |
|-------------------|--|--|---|---|
| <b>Toluene</b>    | 8.7  | 1.2  | --  | 1,300   |
| <b>m,p-Xylene</b> | 8.3  | 1.5  | --  | 440   |

µg/m<sup>3</sup> – micrograms per cubic meters

ND – Non-detect (below Laboratory Reporting Limits)

**Bolded** and **highlighted** results exceed ESLs

Detected VOC concentrations in indoor air were compared to commercial/industrial scenario screening criteria established by the San Francisco Regional Water Quality Control Board (RWQCB) Environmental Screening Level (ESL): Indoor Air Direct Exposure: Human Health Risk Levels (Table IA-1). When no corresponding ESL is listed for the Contaminant of Concern (CoC), Regional Screening Level (RSL) Composite Worker Ambient Air Table (TR=1E-06, HQ=1) November 2020 is referred to.

## CONCLUSIONS

EDI has performed a Limited Indoor Air Quality Investigation within the Subject Property located at 3530 W. Olympic Blvd, Los Angeles, California. This limited assessment was conducted to evaluate air quality within the existing commercial structures due to the historic and current business operations suspected of impacting the subsurface of the Subject Property resulting in a vapor intrusion condition (VIC) into the building. A total of two (2) air samples were collected at the Subject Property and analyzed for VOCs to evaluate indoor air quality conditions.

The analytical results of the air samples indicated no VOCs were detected in the indoor air samples submitted for analysis exceeding the RWQCB's currently established ESLs for commercial/industrial settings. Based on the results of the limited air sampling activities, it does not appear that a vapor intrusion condition into the building resulting from the former business operations has occurred. As such, it is EDI's professional opinion that no further investigation is warranted at this time with respect to the areas assessed.

## SIGNATURES OF ENVIRONMENTAL PROFESSIONALS

Activities reported herein have been conducted with the standards and level of care and skill exercised in such types of work, by qualified geologists, engineers, environmental scientists or environmental professionals, in conformance with generally-accepted industry standards and practices.

Sincerely,



Darrin A. Domingo, REPA, CHMM  
Registered Environmental Property Assessor - No. 642775  
Certified Hazardous Materials Manager – No. 11546



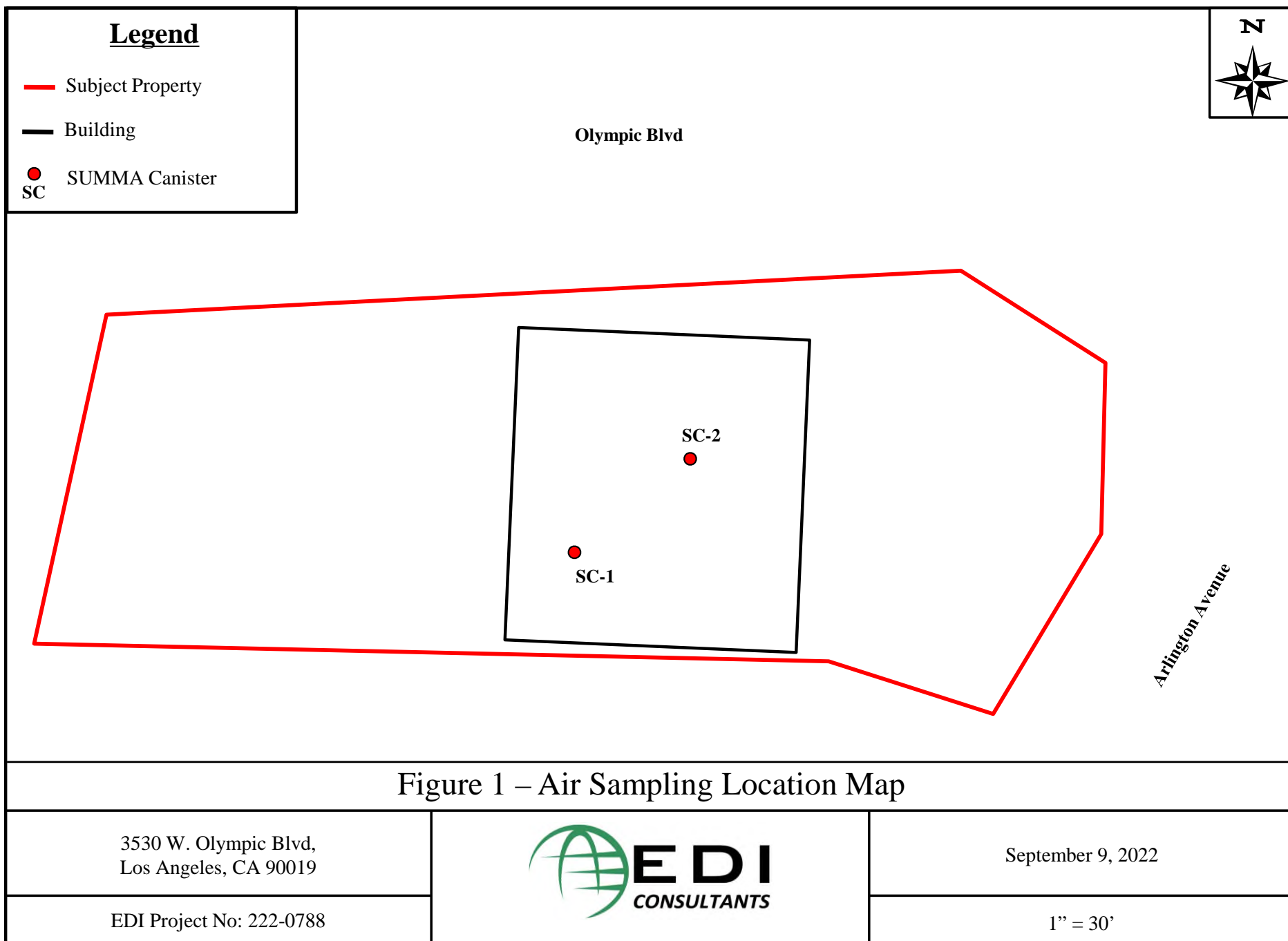
## ATTACHMENTS

### *Appendices*

Appendix A – Figures

Appendix B – Laboratory Analytical Report

## **APPENDIX A**



## **APPENDIX B**



# A & R Laboratories, Inc.

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## CASE NARRATIVE

Authorized Signature Name / Title (print)

Ken Zheng, President

Signature / Date

*Ken Zheng*

Ken Zheng, President  
 09/02/2022 14:31:46

Laboratory Job No. (Certificate of Analysis No.)

2208-00237

Project Name / No.

3530 W. OLYMPIC BLVD., LOS ANGELES, CA 90019  
 222-0788

Dates Sampled (from/to)

08/31/22 To 08/31/22

Dates Received (from/to)

09/01/22 To 09/01/22

Dates Reported (from/to)

09/02/22 To 9/2/2022

Chains of Custody Received

Yes

Comments:

### Subcontracting

Organic Analyses

No analyses sub-contracted

### Sample Condition(s)

All samples intact

### Positive Results (Organic Compounds)

| Sample | Analyte | Result | Qual | Units | RL     | Sample | Analyte     | Result | Qual | Units | RL     |
|--------|---------|--------|------|-------|--------|--------|-------------|--------|------|-------|--------|
| SC-1   | Toluene | 0.0087 |      | µg/L  | 0.0050 | SC-1   | m,p-Xylenes | 0.012  |      | µg/L  | 0.0050 |
| SC-2   | Toluene | 0.0083 |      | µg/L  | 0.0050 | SC-2   | m,p-Xylenes | 0.015  |      | µg/L  | 0.0050 |





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## CERTIFICATE OF ANALYSIS

2208-00237

Date Reported 09/02/22  
 Date Received 09/01/22  
 Invoice No. 95798  
 Cust # E081  
 Permit Number  
 Customer P.O. 222-0788

EDI CONSULTANTS  
 DARRIN DOMINGO  
 21151 S. WESTERN AVENUE  
 SUITE 100  
 TORRANCE, CA 90501

Project: 3530 W. OLYMPIC BLVD., LOS ANGELES, CA 90019

| Analysis                    | Result  | Qual | Units | Method    | DF  | RL                   | Date       | Tech  |
|-----------------------------|---------|------|-------|-----------|-----|----------------------|------------|-------|
| Sample: 001 SC-1            |         |      |       |           |     | Date & Time Sampled: | 08/31/22 @ | 18:00 |
| Sample Matrix: Air          |         |      |       |           |     |                      |            |       |
| [TOXIC ORGANICS IN AIR]     |         |      |       |           |     |                      |            |       |
| 1,1,1-Trichloroethane       | <0.0050 |      | µg/L  | EPA TO-15 | 1.0 | 0.0050               | 09/01/22   | IG    |
| 1,1,2,2-Tetrachloroethane   | <0.0050 |      | µg/L  | EPA TO-15 | 1.0 | 0.0050               | 09/01/22   | IG    |
| Trichlorotrifluoroethane    | <0.0050 |      | µg/L  | EPA TO-15 | 1.0 | 0.0050               | 09/01/22   | IG    |
| 1,1,2-Trichloroethane       | <0.0050 |      | µg/L  | EPA TO-15 | 1.0 | 0.0050               | 09/01/22   | IG    |
| 1,1-Dichloroethane          | <0.0050 |      | µg/L  | EPA TO-15 | 1.0 | 0.0050               | 09/01/22   | IG    |
| 1,1-Dichloroethene          | <0.0050 |      | µg/L  | EPA TO-15 | 1.0 | 0.0050               | 09/01/22   | IG    |
| 1,2,4-Trichlorobenzene      | <0.0050 |      | µg/L  | EPA TO-15 | 1.0 | 0.0050               | 09/01/22   | IG    |
| 1,2,4-Trimethylbenzene      | <0.0050 |      | µg/L  | EPA TO-15 | 1.0 | 0.0050               | 09/01/22   | IG    |
| 1,2-Dibromoethane (EDB)     | <0.0050 |      | µg/L  | EPA TO-15 | 1.0 | 0.0050               | 09/01/22   | IG    |
| 1,2-Dichlorobenzene         | <0.0050 |      | µg/L  | EPA TO-15 | 1.0 | 0.0050               | 09/01/22   | IG    |
| 1,2-Dichloroethane          | <0.0050 |      | µg/L  | EPA TO-15 | 1.0 | 0.0050               | 09/01/22   | IG    |
| 1,2-Dichloropropane         | <0.0050 |      | µg/L  | EPA TO-15 | 1.0 | 0.0050               | 09/01/22   | IG    |
| Dichlorotetrafluoroethane   | <0.0050 |      | µg/L  | EPA TO-15 | 1.0 | 0.0050               | 09/01/22   | IG    |
| 1,3,5-Trimethylbenzene      | <0.0050 |      | µg/L  | EPA TO-15 | 1.0 | 0.0050               | 09/01/22   | IG    |
| 1,3-Butadiene               | <0.0050 |      | µg/L  | EPA TO-15 | 1.0 | 0.0050               | 09/01/22   | IG    |
| 1,3-Dichlorobenzene         | <0.0050 |      | µg/L  | EPA TO-15 | 1.0 | 0.0050               | 09/01/22   | IG    |
| 1,4-Dichlorobenzene         | <0.0050 |      | µg/L  | EPA TO-15 | 1.0 | 0.0050               | 09/01/22   | IG    |
| 1,4-Dioxane                 | <0.0050 |      | µg/L  | EPA TO-15 | 1.0 | 0.0050               | 09/01/22   | IG    |
| 2-Butanone (MEK)            | <0.050  |      | µg/L  | EPA TO-15 | 1.0 | 0.050                | 09/01/22   | IG    |
| 2-Hexanone                  | <0.050  |      | µg/L  | EPA TO-15 | 1.0 | 0.050                | 09/01/22   | IG    |
| Isopropanol (IPA)           | <0.0050 |      | µg/L  | EPA TO-15 | 1.0 | 0.0050               | 09/01/22   | IG    |
| 4-Ethyltoluene              | <0.0050 |      | µg/L  | EPA TO-15 | 1.0 | 0.0050               | 09/01/22   | IG    |
| 4-Methyl-2-Pentanone (MIBK) | <0.050  |      | µg/L  | EPA TO-15 | 1.0 | 0.050                | 09/01/22   | IG    |
| Acetone                     | <0.050  |      | µg/L  | EPA TO-15 | 1.0 | 0.050                | 09/01/22   | IG    |
| Benzene                     | <0.0050 |      | µg/L  | EPA TO-15 | 1.0 | 0.0050               | 09/01/22   | IG    |
| Benzyl chloride             | <0.0050 |      | µg/L  | EPA TO-15 | 1.0 | 0.0050               | 09/01/22   | IG    |
| Bromodichloromethane        | <0.0050 |      | µg/L  | EPA TO-15 | 1.0 | 0.0050               | 09/01/22   | IG    |
| Bromoform                   | <0.0050 |      | µg/L  | EPA TO-15 | 1.0 | 0.0050               | 09/01/22   | IG    |
| Bromomethane                | <0.0050 |      | µg/L  | EPA TO-15 | 1.0 | 0.0050               | 09/01/22   | IG    |
| Carbon Disulfide            | <0.0050 |      | µg/L  | EPA TO-15 | 1.0 | 0.0050               | 09/01/22   | IG    |
| Carbon Tetrachloride        | <0.0050 |      | µg/L  | EPA TO-15 | 1.0 | 0.0050               | 09/01/22   | IG    |

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## CERTIFICATE OF ANALYSIS

2208-00237

Date Reported 09/02/22  
 Date Received 09/01/22  
 Invoice No. 95798  
 Cust # E081  
 Permit Number  
 Customer P.O. 222-0788

EDI CONSULTANTS  
 DARRIN DOMINGO  
 21151 S. WESTERN AVENUE  
 SUITE 100  
 TORRANCE, CA 90501

Project: 3530 W. OLYMPIC BLVD., LOS ANGELES, CA 90019

| Analysis                    | Result        | Qual | Units | Method    | DF                   | RL     | Date             | Tech |
|-----------------------------|---------------|------|-------|-----------|----------------------|--------|------------------|------|
| Sample: 001 <b>SC-1</b>     |               |      |       |           | Date & Time Sampled: |        | 08/31/22 @ 18:00 |      |
| Sample Matrix: <b>Air</b>   |               |      |       |           |                      |        |                  |      |
| .....continued              |               |      |       |           |                      |        |                  |      |
| Chlorobenzene               | <0.0050       |      | µg/L  | EPA TO-15 | 1.0                  | 0.0050 | 09/01/22         | IG   |
| Chloroethane                | <0.0050       |      | µg/L  | EPA TO-15 | 1.0                  | 0.0050 | 09/01/22         | IG   |
| Chloroform                  | <0.0050       |      | µg/L  | EPA TO-15 | 1.0                  | 0.0050 | 09/01/22         | IG   |
| Chloromethane               | <0.0050       |      | µg/L  | EPA TO-15 | 1.0                  | 0.0050 | 09/01/22         | IG   |
| cis-1,2-Dichloroethene      | <0.0050       |      | µg/L  | EPA TO-15 | 1.0                  | 0.0050 | 09/01/22         | IG   |
| cis-1,3-Dichloropropene     | <0.0050       |      | µg/L  | EPA TO-15 | 1.0                  | 0.0050 | 09/01/22         | IG   |
| Cyclohexane                 | <0.0050       |      | µg/L  | EPA TO-15 | 1.0                  | 0.0050 | 09/01/22         | IG   |
| Dibromochloromethane        | <0.0050       |      | µg/L  | EPA TO-15 | 1.0                  | 0.0050 | 09/01/22         | IG   |
| Dichlorodifluoromethane     | <0.0050       |      | µg/L  | EPA TO-15 | 1.0                  | 0.0050 | 09/01/22         | IG   |
| Ethyl acetate               | <0.0050       |      | µg/L  | EPA TO-15 | 1.0                  | 0.0050 | 09/01/22         | IG   |
| Ethylbenzene                | <0.0050       |      | µg/L  | EPA TO-15 | 1.0                  | 0.0050 | 09/01/22         | IG   |
| Heptane                     | <0.0050       |      | µg/L  | EPA TO-15 | 1.0                  | 0.0050 | 09/01/22         | IG   |
| Hexachlorobutadiene         | <0.0050       |      | µg/L  | EPA TO-15 | 1.0                  | 0.0050 | 09/01/22         | IG   |
| Hexane                      | <0.0050       |      | µg/L  | EPA TO-15 | 1.0                  | 0.0050 | 09/01/22         | IG   |
| m,p-Xylenes                 | <b>0.012</b>  |      | µg/L  | EPA TO-15 | 1.0                  | 0.0050 | 09/01/22         | IG   |
| Methyl-t-butyl Ether (MtBE) | <0.0050       |      | µg/L  | EPA TO-15 | 1.0                  | 0.0050 | 09/01/22         | IG   |
| Methylene Chloride          | <0.0050       |      | µg/L  | EPA TO-15 | 1.0                  | 0.0050 | 09/01/22         | IG   |
| o-Xylene                    | <0.0050       |      | µg/L  | EPA TO-15 | 1.0                  | 0.0050 | 09/01/22         | IG   |
| Propylene                   | <0.0050       |      | µg/L  | EPA TO-15 | 1.0                  | 0.0050 | 09/01/22         | IG   |
| Styrene                     | <0.0050       |      | µg/L  | EPA TO-15 | 1.0                  | 0.0050 | 09/01/22         | IG   |
| Tetrachloroethene           | <0.0050       |      | µg/L  | EPA TO-15 | 1.0                  | 0.0050 | 09/01/22         | IG   |
| Tetrahydrofuran             | <0.0050       |      | µg/L  | EPA TO-15 | 1.0                  | 0.0050 | 09/01/22         | IG   |
| Toluene                     | <b>0.0087</b> |      | µg/L  | EPA TO-15 | 1.0                  | 0.0050 | 09/01/22         | IG   |
| trans-1,2-Dichloroethene    | <0.0050       |      | µg/L  | EPA TO-15 | 1.0                  | 0.0050 | 09/01/22         | IG   |
| trans-1,3-Dichloropropene   | <0.0050       |      | µg/L  | EPA TO-15 | 1.0                  | 0.0050 | 09/01/22         | IG   |
| Trichloroethene             | <0.0050       |      | µg/L  | EPA TO-15 | 1.0                  | 0.0050 | 09/01/22         | IG   |
| Trichlorofluoromethane      | <0.0050       |      | µg/L  | EPA TO-15 | 1.0                  | 0.0050 | 09/01/22         | IG   |
| Vinyl acetate               | <0.0050       |      | µg/L  | EPA TO-15 | 1.0                  | 0.0050 | 09/01/22         | IG   |
| Vinyl Chloride              | <0.0050       |      | µg/L  | EPA TO-15 | 1.0                  | 0.0050 | 09/01/22         | IG   |
| Bromofluorobenzene          | 107           |      | %REC  | EPA TO-15 |                      | 70-130 | 09/01/22         | IG   |
| Toluene-D8                  | 107           |      | %REC  | EPA TO-15 |                      | 70-130 | 09/01/22         | IG   |

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Project: 3530 W. OLYMPIC BLVD., LOS ANGELES, CA 90019

| Analysis   | Result  | Qual | Units | Method    | DF  | RL     | Date                                  | Tech |
|--|---------|------|-------|-----------|-----|--------|---------------------------------------|------|
| Sample: 001 <b>SC-1</b><br>Sample Matrix: <b>Air</b><br>.....continued |         |      |       |           |     |        | Date & Time Sampled: 08/31/22 @ 18:00 |      |
| Dibromofluoromethane   | 93      |      | %REC  | EPA TO-15 |     | 70-130 | 09/01/22                              | IG   |
| Sample: 002 <b>SC-2</b><br>Sample Matrix: <b>Air</b>                   |         |      |       |           |     |        | Date & Time Sampled: 08/31/22 @ 18:00 |      |
| [TOXIC ORGANICS IN AIR]  |         |      |       |           |     |        |                                       |      |
| 1,1,1-Trichloroethane  | <0.0050 |      | µg/L  | EPA TO-15 | 1.0 | 0.0050 | 09/01/22                              | IG   |
| 1,1,2,2-Tetrachloroethane  | <0.0050 |      | µg/L  | EPA TO-15 | 1.0 | 0.0050 | 09/01/22                              | IG   |
| Trichlorotrifluoroethane   | <0.0050 |      | µg/L  | EPA TO-15 | 1.0 | 0.0050 | 09/01/22                              | IG   |
| 1,1,2-Trichloroethane  | <0.0050 |      | µg/L  | EPA TO-15 | 1.0 | 0.0050 | 09/01/22                              | IG   |
| 1,1-Dichloroethane   | <0.0050 |      | µg/L  | EPA TO-15 | 1.0 | 0.0050 | 09/01/22                              | IG   |
| 1,1-Dichloroethene   | <0.0050 |      | µg/L  | EPA TO-15 | 1.0 | 0.0050 | 09/01/22                              | IG   |
| 1,2,4-Trichlorobenzene   | <0.0050 |      | µg/L  | EPA TO-15 | 1.0 | 0.0050 | 09/01/22                              | IG   |
| 1,2,4-Trimethylbenzene   | <0.0050 |      | µg/L  | EPA TO-15 | 1.0 | 0.0050 | 09/01/22                              | IG   |
| 1,2-Dibromoethane (EDB)  | <0.0050 |      | µg/L  | EPA TO-15 | 1.0 | 0.0050 | 09/01/22                              | IG   |
| 1,2-Dichlorobenzene  | <0.0050 |      | µg/L  | EPA TO-15 | 1.0 | 0.0050 | 09/01/22                              | IG   |
| 1,2-Dichloroethane   | <0.0050 |      | µg/L  | EPA TO-15 | 1.0 | 0.0050 | 09/01/22                              | IG   |
| 1,2-Dichloropropane  | <0.0050 |      | µg/L  | EPA TO-15 | 1.0 | 0.0050 | 09/01/22                              | IG   |
| Dichlorotetrafluoroethane  | <0.0050 |      | µg/L  | EPA TO-15 | 1.0 | 0.0050 | 09/01/22                              | IG   |
| 1,3,5-Trimethylbenzene   | <0.0050 |      | µg/L  | EPA TO-15 | 1.0 | 0.0050 | 09/01/22                              | IG   |
| 1,3-Butadiene  | <0.0050 |      | µg/L  | EPA TO-15 | 1.0 | 0.0050 | 09/01/22                              | IG   |
| 1,3-Dichlorobenzene  | <0.0050 |      | µg/L  | EPA TO-15 | 1.0 | 0.0050 | 09/01/22                              | IG   |
| 1,4-Dichlorobenzene  | <0.0050 |      | µg/L  | EPA TO-15 | 1.0 | 0.0050 | 09/01/22                              | IG   |
| 1,4-Dioxane  | <0.0050 |      | µg/L  | EPA TO-15 | 1.0 | 0.0050 | 09/01/22                              | IG   |
| 2-Butanone (MEK)   | <0.050  |      | µg/L  | EPA TO-15 | 1.0 | 0.050  | 09/01/22                              | IG   |
| 2-Hexanone   | <0.050  |      | µg/L  | EPA TO-15 | 1.0 | 0.050  | 09/01/22                              | IG   |
| Isopropanol (IPA)  | <0.0050 |      | µg/L  | EPA TO-15 | 1.0 | 0.0050 | 09/01/22                              | IG   |
| 4-Ethyltoluene   | <0.0050 |      | µg/L  | EPA TO-15 | 1.0 | 0.0050 | 09/01/22                              | IG   |
| 4-Methyl-2-Pentanone (MIBK)  | <0.050  |      | µg/L  | EPA TO-15 | 1.0 | 0.050  | 09/01/22                              | IG   |
| Acetone  | <0.050  |      | µg/L  | EPA TO-15 | 1.0 | 0.050  | 09/01/22                              | IG   |
| Benzene  | <0.0050 |      | µg/L  | EPA TO-15 | 1.0 | 0.0050 | 09/01/22                              | IG   |
| Benzyl chloride  | <0.0050 |      | µg/L  | EPA TO-15 | 1.0 | 0.0050 | 09/01/22                              | IG   |

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USDA-EPA-NIOSH Testing Food Sanitation Consulting Chemical and Microbiological Analyses and Research



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## CERTIFICATE OF ANALYSIS

2208-00237

Date Reported 09/02/22

Date Received 09/01/22

Invoice No. 95798

Cust # E081

Permit Number

Customer P.O. 222-0788

EDI CONSULTANTS

DARRIN DOMINGO

21151 S. WESTERN AVENUE

SUITE 100

TORRANCE, CA 90501

Project: 3530 W. OLYMPIC BLVD., LOS ANGELES, CA 90019

| Analysis                    | Result        | Qual | Units | Method    | DF                   | RL     | Date             | Tech |
|-----------------------------|---------------|------|-------|-----------|----------------------|--------|------------------|------|
| Sample: 002 <b>SC-2</b>     |               |      |       |           | Date & Time Sampled: |        | 08/31/22 @ 18:00 |      |
| Sample Matrix: <b>Air</b>   |               |      |       |           |                      |        |                  |      |
| .....continued              |               |      |       |           |                      |        |                  |      |
| Bromodichloromethane        | <0.0050       |      | µg/L  | EPA TO-15 | 1.0                  | 0.0050 | 09/01/22         | IG   |
| Bromoform                   | <0.0050       |      | µg/L  | EPA TO-15 | 1.0                  | 0.0050 | 09/01/22         | IG   |
| Bromomethane                | <0.0050       |      | µg/L  | EPA TO-15 | 1.0                  | 0.0050 | 09/01/22         | IG   |
| Carbon Disulfide            | <0.0050       |      | µg/L  | EPA TO-15 | 1.0                  | 0.0050 | 09/01/22         | IG   |
| Carbon Tetrachloride        | <0.0050       |      | µg/L  | EPA TO-15 | 1.0                  | 0.0050 | 09/01/22         | IG   |
| Chlorobenzene               | <0.0050       |      | µg/L  | EPA TO-15 | 1.0                  | 0.0050 | 09/01/22         | IG   |
| Chloroethane                | <0.0050       |      | µg/L  | EPA TO-15 | 1.0                  | 0.0050 | 09/01/22         | IG   |
| Chloroform                  | <0.0050       |      | µg/L  | EPA TO-15 | 1.0                  | 0.0050 | 09/01/22         | IG   |
| Chloromethane               | <0.0050       |      | µg/L  | EPA TO-15 | 1.0                  | 0.0050 | 09/01/22         | IG   |
| cis-1,2-Dichloroethene      | <0.0050       |      | µg/L  | EPA TO-15 | 1.0                  | 0.0050 | 09/01/22         | IG   |
| cis-1,3-Dichloropropene     | <0.0050       |      | µg/L  | EPA TO-15 | 1.0                  | 0.0050 | 09/01/22         | IG   |
| Cyclohexane                 | <0.0050       |      | µg/L  | EPA TO-15 | 1.0                  | 0.0050 | 09/01/22         | IG   |
| Dibromochloromethane        | <0.0050       |      | µg/L  | EPA TO-15 | 1.0                  | 0.0050 | 09/01/22         | IG   |
| Dichlorodifluoromethane     | <0.0050       |      | µg/L  | EPA TO-15 | 1.0                  | 0.0050 | 09/01/22         | IG   |
| Ethyl acetate               | <0.0050       |      | µg/L  | EPA TO-15 | 1.0                  | 0.0050 | 09/01/22         | IG   |
| Ethylbenzene                | <0.0050       |      | µg/L  | EPA TO-15 | 1.0                  | 0.0050 | 09/01/22         | IG   |
| Heptane                     | <0.0050       |      | µg/L  | EPA TO-15 | 1.0                  | 0.0050 | 09/01/22         | IG   |
| Hexachlorobutadiene         | <0.0050       |      | µg/L  | EPA TO-15 | 1.0                  | 0.0050 | 09/01/22         | IG   |
| Hexane                      | <0.0050       |      | µg/L  | EPA TO-15 | 1.0                  | 0.0050 | 09/01/22         | IG   |
| m,p-Xylenes                 | <b>0.015</b>  |      | µg/L  | EPA TO-15 | 1.0                  | 0.0050 | 09/01/22         | IG   |
| Methyl-t-butyl Ether (MtBE) | <0.0050       |      | µg/L  | EPA TO-15 | 1.0                  | 0.0050 | 09/01/22         | IG   |
| Methylene Chloride          | <0.0050       |      | µg/L  | EPA TO-15 | 1.0                  | 0.0050 | 09/01/22         | IG   |
| o-Xylene                    | <0.0050       |      | µg/L  | EPA TO-15 | 1.0                  | 0.0050 | 09/01/22         | IG   |
| Propylene                   | <0.0050       |      | µg/L  | EPA TO-15 | 1.0                  | 0.0050 | 09/01/22         | IG   |
| Styrene                     | <0.0050       |      | µg/L  | EPA TO-15 | 1.0                  | 0.0050 | 09/01/22         | IG   |
| Tetrachloroethene           | <0.0050       |      | µg/L  | EPA TO-15 | 1.0                  | 0.0050 | 09/01/22         | IG   |
| Tetrahydrofuran             | <0.0050       |      | µg/L  | EPA TO-15 | 1.0                  | 0.0050 | 09/01/22         | IG   |
| Toluene                     | <b>0.0083</b> |      | µg/L  | EPA TO-15 | 1.0                  | 0.0050 | 09/01/22         | IG   |
| trans-1,2-Dichloroethene    | <0.0050       |      | µg/L  | EPA TO-15 | 1.0                  | 0.0050 | 09/01/22         | IG   |
| trans-1,3-Dichloropropene   | <0.0050       |      | µg/L  | EPA TO-15 | 1.0                  | 0.0050 | 09/01/22         | IG   |
| Trichloroethene             | <0.0050       |      | µg/L  | EPA TO-15 | 1.0                  | 0.0050 | 09/01/22         | IG   |

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## CERTIFICATE OF ANALYSIS

2208-00237

Date Reported 09/02/22  
 Date Received 09/01/22  
 Invoice No. 95798  
 Cust # E081  
 Permit Number  
 Customer P.O. 222-0788

EDI CONSULTANTS  
 DARRIN DOMINGO  
 21151 S. WESTERN AVENUE  
 SUITE 100  
 TORRANCE, CA 90501

Project: 3530 W. OLYMPIC BLVD., LOS ANGELES, CA 90019

| Analysis   | Result  | Qual | Units | Method    | DF                                    | RL     | Date     | Tech |
|--|---------|------|-------|-----------|---------------------------------------|--------|----------|------|
| Sample: 002 <b>SC-2</b><br>Sample Matrix: <b>Air</b><br>.....continued |         |      |       |           | Date & Time Sampled: 08/31/22 @ 18:00 |        |          |      |
| Trichlorofluoromethane   | <0.0050 |      | µg/L  | EPA TO-15 | 1.0                                   | 0.0050 | 09/01/22 | IG   |
| Vinyl acetate  | <0.0050 |      | µg/L  | EPA TO-15 | 1.0                                   | 0.0050 | 09/01/22 | IG   |
| Vinyl Chloride   | <0.0050 |      | µg/L  | EPA TO-15 | 1.0                                   | 0.0050 | 09/01/22 | IG   |
| Bromofluorobenzene   | 107     |      | %REC  | EPA TO-15 |                                       | 70-130 | 09/01/22 | IG   |
| Toluene-D8   | 109     |      | %REC  | EPA TO-15 |                                       | 70-130 | 09/01/22 | IG   |
| Dibromofluoromethane   | 72      |      | %REC  | EPA TO-15 |                                       | 70-130 | 09/01/22 | IG   |

Respectfully Submitted:

*Ken Zheng*

Ken Zheng - Lab Director

### QUALIFIERS

B = Detected in the associated Method Blank at a concentration above the routine RL.  
 B1 = BOD dilution water is over specifications . The reported result may be biased high.  
 D = Surrogate recoveries are not calculated due to sample dilution.  
 E = Estimated value; Value exceeds calibration level of instrument.  
 H = Analyte was prepared and/or analyzed outside of the analytical method holding time  
 I = Matrix Interference.  
 J = Analyte concentration detected between RL and MDL.  
 Q = One or more quality control criteria did not meet specifications. See Comments for further explanation.  
 S = Customer provided specification limit exceeded.

### ABBREVIATIONS

DF = Dilution Factor  
 RL = Reporting Limit, Adjusted by DF  
 MDL = Method Detection Limit, Adjusted by DF  
 Qual = Qualifier  
 Tech = Technician



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## QUALITY CONTROL DATA REPORT

### EDI CONSULTANTS

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21151 S. WESTERN AVENUE

SUITE 100

TORRANCE, CA 90501

Project: 3530 W. OLYMPIC BLVD., LOS ANGELES, CA  
 90019

2208-00237

Date Reported 09/02/2022  
 Date Received 09/01/2022  
 Date Sampled 08/31/2022  
 Invoice No. 95798  
 Customer # E081  
 Customer P.O. 222-0788

Method # EPA TO-15

QC Reference # 104759 Date Analyzed: 9/1/2022 Technician: IG

Samples 001 002

### Results

LCS %REC LCS %DUP LCS %RPD

|                    |     |     |     |
|--------------------|-----|-----|-----|
| 1,1-Dichloroethene | 99  | 90  | 9.6 |
| Benzene            | 116 | 105 | 9.3 |
| Chlorobenzene      | 128 | 130 | 1.6 |
| Toluene            | 130 | 121 | 7.2 |
| Trichloroethene    | 127 | 116 | 8.5 |

### Control Ranges

LCS %REC LCS %RPD

|          |        |
|----------|--------|
| 70 - 130 | 0 - 25 |
| 70 - 130 | 0 - 25 |
| 70 - 130 | 0 - 25 |
| 70 - 130 | 0 - 25 |
| 70 - 130 | 0 - 25 |

### No method blank results were above reporting limit

Bromofluorobenzene 104 104 %REC

Respectfully Submitted:

*Ken Zheng*

Ken Zheng - President



## A & R Laboratories

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## CHAIN OF CUSTODY

A &amp; R Work Order #:

2208-235

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