

**Phase II Environmental Assessment Report LA  
Sports and Entertainment District, 1240 South  
Figueroa Street, Los Angeles, California**

**PHASE II ENVIRONMENTAL  
ASSESSMENT REPORT  
LA SPORTS AND ENTERTAINMENT DISTRICT  
1240 SOUTH FIGUEROA STREET  
LOS ANGELES, CALIFORNIA  
(A.P.N. 5138-025-004)**

Prepared for:

LA Arena Company, LLC  
1100 South Flower Street, Suite 3100  
Los Angeles, California 90015

Prepared by:

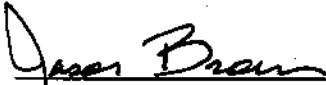
SCS Engineers  
3711 Long Beach Boulevard, 9th Floor  
Long Beach, California 90807  
(562) 426-9544

December 20, 2000

File No. 01198175.15



This Phase II Environmental Assessment Report for the LA Sports and Entertainment District located at 1240 South Figueroa Street, Los Angeles, California, dated December 20, 2000, was prepared and reviewed by the following:



Jason E. Brown  
Staff Scientist



Julio A. Nuno, R.E.A.  
Project Director  
SCS ENGINEERS



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### **LIMITATIONS/DISCLAIMER**

This report has been prepared specifically for LA Arena Company, LLC with application to a Phase II Environmental Assessment of a property located at 1240 South Figueroa Street in Los Angeles, California (A.P.N. 5138-025-004). The report has been prepared in accordance with the care and skill generally exercised by reputable professionals, under similar circumstances, in this or similar localities. No other warranty, expressed or implied, is made as to the professional opinions presented herein. Third parties use this report at their own risk. SCS assumes no responsibility for the accuracy of information obtained from, compiled or provided by outside sources.

This assessment focused on potential sources of hazardous substances and petroleum hydrocarbons that could be considered a potential liability due to their presence in significant concentrations (e.g., above acceptable limits set by federal or state agencies) or due to the potential for contaminant migration through exposure pathways (e.g., ground water). Hazardous substances naturally occurring in plants, soils, and rock (e.g., trace metals, radon, or naturally-occurring asbestos) are not typically considered in these investigations.

Changes in site use and conditions may occur due to variations in rainfall, temperature, water usage, economic, or other factors. It is possible that additional information exists beyond the scope of this investigation. Additional information which was not available to the consultant at the time of this investigation or changes which may occur on the site or in the surrounding area may result in modification to the site that would impact the summary and recommendations presented herein. This report is not a legal opinion.



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## **INTRODUCTION**

SCS Engineers (SCS) was retained by LA Arena Company, LLC to conduct a Phase II Environmental Assessment for a portion of a parcel at 1240 South Figueroa Street in Los Angeles, California (subject site). The parcel is within the LA Sports and Entertainment District that surrounds the Staples Center. The subject site is located on the western portion of Parking Lot 5 for the Staples Center which is bounded by 12<sup>th</sup> Street to the north, South Flower Street to the east, a parking lot and vacant building to the south, and South Figueroa Street to the west. The property comprises Assessor Parcel Number 5138-025-004, which has historically been identified as 1240 South Figueroa Street. Note that this investigation excluded the southerly 29 feet of APN 5138-025-004 since that portion is presently owned by another entity.

### **Background and Investigation Objectives**

During the preparation of the Phase I Assessment Report for the LA Sports and Entertainment District prepared by SCS in October 2000, a discrepancy was noted between the defined project area for the district and the project area that SCS had investigated previously. Upon further evaluation, it was determined that the property at 1240 South Figueroa Street had been previously omitted from investigation, since this parcel was added during latter phases of property acquisition for the Staples Center.

Review of historical information for this parcel indicated past use for automotive sales and repair. A Sanborn Fire Insurance map from 1950 for the area shows the presence of a building constructed in 1923 on the property that was used for automobile sales and repair. Although the building remained, the automobile sales and repair use was no longer present on the 1955 Sanborn Fire Map. The building remained on the property until it was demolished in 1999. The presence of the automobile sales and repair operation on the property represents a potential item of environmental concern. Automobile repair operations may have included underground tanks, hydraulic hoists, and storage of oils, and hazardous materials that could have been released to the property.

The objective of the Phase II Environmental Assessment was to conduct a subsurface soil investigation to assess the potential for subsurface releases of petroleum hydrocarbons and volatile aromatic compounds, and the presence of metals associated with past site operations. A total of 5 borings were drilled throughout the subject site (Figure 2).



## **REGIONAL GEOLOGIC, HYDROGEOLOGIC, AND TOPOGRAPHIC INFORMATION**

The subject site is located within the Downey Plain physiographic province of the Los Angeles Coastal Plain at an elevation of approximately 235 feet above mean sea level. The regional topography of the area slopes gently to the south - southwest. Surface sediments are mapped as Quaternary - age alluvial deposits consisting of unconsolidated gravel, sand, silt, and clay.

The site overlies the Los Angeles Forebay Area of the Central Groundwater Basin. Investigations conducted by SCS in the area have encountered groundwater at approximately 120 feet below grade, although perched groundwater conditions may also exist at a depth of 60 feet in some areas. However, during an investigation completed by SCS to the south of this property, groundwater was not encountered to a depth of 150 feet below ground surface (bgs). This finding suggests that groundwater at the 120 foot depth may also be perched or limited in area. Based upon regional topography, groundwater flow direction is anticipated to be generally southerly.

## **SITE INVESTIGATION**

A geophysical survey of the site was conducted Goldak-Udsec of Glendale, California prior to any subsurface sampling by. On December 5, 2000 Goldak-Udsec screened the 5 boring locations using equipment capable of detecting metallic objects, magnetic anomalies, and power cables. No subsurface utilities were detected in the soil sampling locations.

On December 6, 2000, a hollow stem auger drill rig, CME-75, operated by Layne Christensen, Inc., was used to collect soil samples from the 5 locations on the subject site (Figure 2). Four of the borings were drilled near the perimeter and one was drilled in the center of the subject site.

Soil samples were collected from each boring at 5-foot intervals and monitored in the field with an organic vapor monitor (OVM), Minirae (photo-ionization detector [PID]), prior to laboratory analysis. Geologic boring logs including field OVM measurements are provided in Appendix A.

### **Materials and Methods**

A truck mounted drill rig was provided by Layne Christensen of Fontana, California. Soil samples were collected at five foot intervals using a Modified California Sampler (split spoon) lined with brass sample tubes. Between samples, the sampler and sample tubes were cleaned with a Liquinox solution and then rinsed with clean tap water followed by a rinse with deionized water.

Upon obtaining soil samples, the brass sample tubes were covered with Teflon squares, sealed on both ends with plastic end caps, and secured with non-volatile tape. The remaining soil was examined and its description was recorded on a geologic boring log for each borehole. Furthermore, these soils were placed in plastic bags, sealed, and later monitored with the OVM



to aid in selecting samples for laboratory analysis. OVM readings are reported on boring logs, provided in Appendix A. Each soil sample was identified with a sample tag containing information such as date of collection, project number, borehole number, and depth. Samples were placed in a refrigerated cooler for later transport to American Environmental Testing Laboratory, Inc. (AETL).

Soil samples were analyzed for one or more of the following by AETL: arsenic, cadmium, chromium, lead, and nickel by EPA Method 6010; pH by EPA Method 9045; aromatic volatile hydrocarbons and TPH as gasoline by EPA Method 8021B, and hydrocarbon chain identification by EPA 8015 Modified. AETL is certified by the California Department of Health Services to conduct laboratory testing.

Chain-of-Custody forms were completed by the field geologists and laboratory personnel to ensure proper and accurate sample tracking and analysis in the laboratory. From the moment a sample was collected in the field until analysis was completed, custody of the sample was controlled. SCS procedures ensure that a sample with proper documentation has not been tampered with or mishandled during collection, transfer, storage, or analysis.

Soil borings were backfilled with bentonite. Boreholes were capped with asphalt to match the existing surface. Soils generated during drilling were placed in 55-gallon drums, sealed, and labeled, for later transport from the site.

## ANALYTICAL RESULTS

Laboratory results are provided in Appendix B, with results summarized in Tables 1 and 2. Laboratory analysis conducted by AETL indicates that arsenic and cadmium, chromium, lead and nickel are within background concentrations anticipated for soils in this area (Bradford, G.R., Chang A.C., Page A.L., Bakhtar, D., Fampton, J.A., and Wright, H., 1996. *Background Concentrations of Trace and Major Elements in California Soils*, Kearney Foundation of Soil Science Special Report, Division of Agriculture and Natural Resources, University of California). With the exception of one sample, soil pH values ranged between 7.87 and 9.0, which are values anticipated in area soils. One sample had a pH value of 11.51, which is higher than anticipated and most likely due to the presence of concrete in the soil. Petroleum hydrocarbons in the gasoline range (C4-C12) and MTBE were not detected above laboratory detection limits in any of the soil samples analyzed.

Analytical results indicate that Petroleum Hydrocarbons in the diesel and heavy ranges (C13-C22 and C23-C40) were detected in sample SB1240-2@10 at concentrations of 41.0 and 155.0 milligram per kilogram (mg/kg, or parts per million), respectively. Analytical results indicate that benzene, toluene, and xylenes were detected in samples SB1240-4@15, SB1240-5@10, and SB1240@15. Benzene was detected between 2.0 and 2.4 micrograms per kilogram ( $\mu\text{g}/\text{kg}$ ), toluene was detected between 11.7 and 12.3  $\mu\text{g}/\text{kg}$ , and xylenes were detected between 4.0 and 4.1  $\mu\text{g}/\text{kg}$ . No other aromatic volatile hydrocarbons were detected above the reported laboratory detection limits.





## CONCLUSIONS AND RECOMMENDATIONS

Low levels of gasoline related constituents were detected in samples taken from the subject site. Based on the results of this investigation, there are no indications that significant subsurface releases of petroleum hydrocarbons or volatile hydrocarbons associated with automobile sales, repair, or garages has occurred on the subject site. Furthermore, concentrations of metals and pH values for soil beneath the subject site are generally within background levels anticipated for this area.

Available data obtained as part of this investigation does not indicate that further investigation is warranted at this time.



**FIGURES AND TABLES**



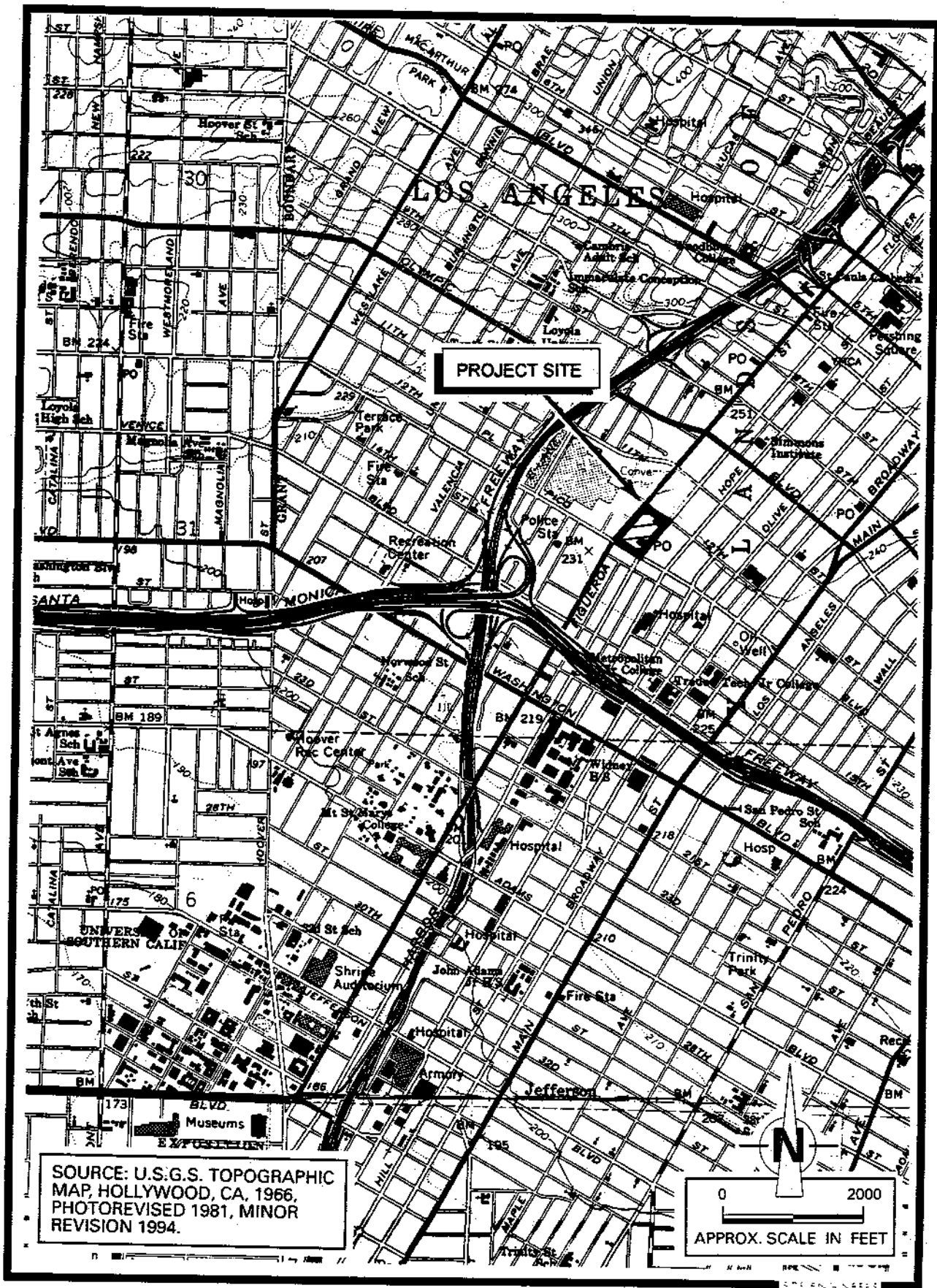


Figure 1. Project Site Location.

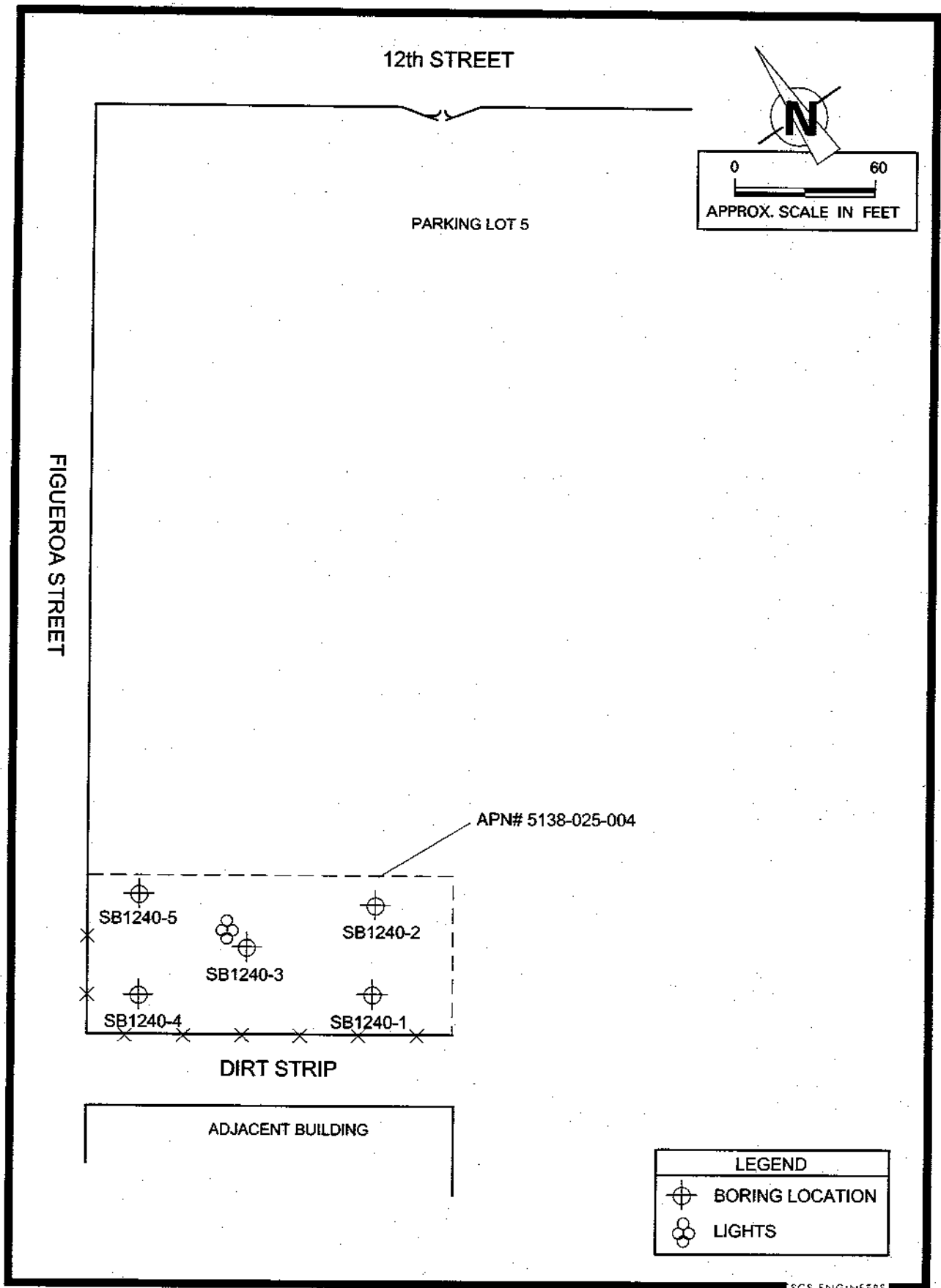


Figure 2. Soil Boring Locations, Parking Lot 5, 1240 South Figueroa (APN # 5138-025-004).

Table 1.  
 Summary of Analytical Results  
 1240 South Figueroa St., Los Angeles CA

Sample Number	Analyte							
	TPH - g	TPH - d	Heavy HC	Benzene	EthylBenzene	Toluene	Xylenes	MTBE
	mg/kg			µg/kg				
SB1240-1@5	NA	NA	NA	NA	NA	NA	NA	NA
SB1240-1@10	<5.0	<5.0	<5.0	<2.0	<2.0	<2.0	<2.0	<5.0
SB1240-1@15	<5.0	<5.0	<5.0	<2.0	<2.0	<2.0	<2.0	<5.0
SB1240-2@5	NA	NA	NA	NA	NA	NA	NA	NA
SB1240-2@10	<5.0	41.0	155.0	<2.0	<2.0	<2.0	<2.0	<5.0
SB1240-2@15	<5.0	<5.0	<5.0	<2.0	<2.0	<2.0	<2.0	<5.0
SB1240-3@5	NA	NA	NA	NA	NA	NA	NA	NA
SB1240-3@10	<5.0	<5.0	<5.0	<2.0	<2.0	<2.0	<2.0	<5.0
SB1240-3@15	<5.0	<5.0	<5.0	<2.0	<2.0	<2.0	<2.0	<5.0
SB1240-4@5	NA	NA	NA	NA	NA	NA	NA	NA
SB1240-4@10	<5.0	<5.0	<5.0	<2.0	<2.0	<2.0	<2.0	<5.0
SB1240-4@15	<5.0	<5.0	<5.0	2.5	<2.0	12.3	4.0	<5.0
SB1240-5@5	NA	NA	NA	NA	NA	NA	NA	NA
SB1240-5@10	<5.0	<5.0	<5.0	2.4	<2.0	11.7	4.0	<5.0
SB1240-5@15	<5.0	<5.0	<5.0	2.3	<2.0	12.3	4.1	<5.0

TPH - g = Total Petroleum Hydrocarbons - gasoline (C4-C12) analyzed using EPA Modified Method 8015 - gasoline

TPH - d = Total Petroleum Hydrocarbons - diesel (C12-C23) analyzed using EPA Modified Method 8015 - diesel

Heavy HC = Heavy Hydrocarbons (C23+) analyzed by EPA Modified Method 8015 - diesel

NA = Not Analyzed

mg/kg = milligrams per kilogram

µg/kg = micrograms per kilogram

Table 2.  
 Summary of Analytical Results (Metals)  
 1240 South Figueroa St., Los Angeles CA

Sample Number	Analyte					pH
	Arsenic	Cadmium	Chromium	Lead	Nickel	
	mg/kg					
SB1240-1@5	NA	NA	NA	NA	NA	NA
SB1240-1@10	<1.0	<2.5	<5.0	<5.0	<5.0	8.01
SB1240-1@15	<1.0	<2.5	<5.0	<5.0	6.1	7.87
SB1240-2@5	NA	NA	NA	NA	NA	NA
SB1240-2@10	<1.0	<2.5	7.4	26.4	<5.0	11.51
SB1240-2@15	<1.0	<2.5	10.1	<5.0	11.2	8.54
SB1240-3@5	NA	NA	NA	NA	NA	NA
SB1240-3@10	<1.0	<2.5	11.4	<5.0	47.3	8.45
SB1240-3@15	<1.0	<2.5	<5.0	<5.0	<5.0	8.70
SB1240-4@5	NA	NA	NA	NA	NA	NA
SB1240-4@10	<1.0	<2.5	7.7	<5.0	6.4	8.59
SB1240-4@15	<1.0	<2.5	<5.0	<5.0	6.5	8.32
SB1240-5@5	NA	NA	NA	NA	NA	NA
SB1240-5@10	<1.0	<2.5	10.0	<5.0	<5.0	9.00
SB1240-5@15	<1.0	<2.5	6.6	<5.0	5.2	9.83
MIN*	0.6	0.05	23	12.4	9	
MAX*	11.0	1.70	1579	97.1	509	

NA = Not Analyzed

mg/kg = milligrams per kilogram

\* Bradford, G.R., Chang A.C., Page A.L., Bakhtar, D., Fampton, J.A., and Wright, H., 1996. *Background Concentrations of Trace and Major Elements in California Soils*, Kearney Foundation of Soil Science Special Report, Division of Agriculture and Natural Resources, University of California

**APPENDIX A**  
**GEOLOGIC BORING LOGS**



3711 Long Beach Boulevard, 9th Fl.  
Long Beach, California 90807-3315

**BORING NUMBER: SB1240-1**

Page 1 of 1

**L.A. Arena  
1240 S. Figueroa  
Los Angeles, CA**

**JOB NUMBER: 01198175.15**

REMARKS:

Depth meters feet	Sample Information					Graphic Log	Description	Completion Detail	
	Sample Location	Sample Number	Blow Counts	OVM (ppm)	USCS Soil Class.				
0								← Asphalt	
1									
2									
3									
4									
5	SB1240-1@5'		4	0.6	SM		Brown sandy silt, coarse sand, very stiff, slightly moist, no odor		
6			10						
7			12						
8									
9									
10	SB1240-1@10'		4	0.0	SW		Light brown coarse sand, slightly moist, no odor	← Bentonite	
11			11						
12			24						
13									
14									
15	SB1240-1@15'		5	0.3	SM		Light brown silty sand, fine to coarse, slightly moist, no odor		
16			16						
17			20						
18									
19									
20									

STANDARD LOG 98175-15.GPJ STD\_LOG.GDT 12/19/00

Drilling Company: **Layne Cristensen**  
 Drilling Method: **CME 75**  
 Logged By: **J. Brown**  
 Sampling Method: **CA mod. split spoon**

Date Started: **12/6/00**      Time Started: **08:15**  
 Date Ended: **12/6/00**      Time Ended: **08:55**  
 Boring Diameter: **8 in.**      Total Depth: **15.0 ft**



3711 Long Beach Boulevard, 9th Fl.  
Long Beach, California 90807-3315

**BORING NUMBER: SB1240-2**

Page 1 of 1

**L.A. Arena  
1240 S. Figueroa  
Los Angeles, CA**

**JOB NUMBER: 01198175.15**

REMARKS:

Depth meters feet	Sample Information					Graphic Log	Description	Completion Detail
	Sample Location	Sample Number	Blow Counts	OVM (ppm)	USCS Soil Class.			
0								Asphalt
5	SB1240-2@5'		3 9 17	0.6	SM	[Stippled pattern]	Light brown sandy silt, very stiff, slightly moist, no odor	
10	SB1240-2@10'		8 20 25	0.7	SM	[Stippled pattern]	Light brown sandy silt, hard, slightly moist, no odor	Bentonite
15	SB1240-2@15'		5 40 50	0.6	SW	[Stippled pattern]	Light brown fine to medium sand, very dense, moist, no odor	
20								

STANDARD\_LOG 98175-15.GPJ STD\_LOG.GDT 12/19/00

Drilling Company: **Layne Cristensen**  
 Drilling Method: **CME 75**  
 Logged By: **J. Brown**  
 Sampling Method: **CA mod. split spoon**

Date Started: **12/6/00**      Time Started: **09:00**  
 Date Ended: **12/6/00**      Time Ended: **09:45**  
 Boring Diameter: **8 in.**      Total Depth: **15.0 ft**

# SCS ENGINEERS

# BORING LOG

3711 Long Beach Boulevard, 9th Flr.  
Long Beach, California 90807-3315

**BORING NUMBER: SB1240-3**

Page 1 of 1

**L.A. Arena  
1240 S. Figueroa  
Los Angeles, CA**

**JOB NUMBER: 01198175.15**

REMARKS:

Depth		Sample Information					Graphic Log	Description	Completion Detail
meters	feet	Sample Location	Sample Number	Blow Counts	OVM (ppm)	USCS Soil Class.			
0	0							0 ← Asphalt	
1	1								
2	2								
3	3								
4	4								
5	5	SB1240-3@5'	8	9 17 19	0.4	SW	Light brown fine sand, dense, slightly moist, no odor	5	
6	6								
7	7								
8	8								
9	9								
10	10	SB1240-3@10'	8	15 19	0.4	SW	Light brown fine to coarse sand with gravel up to 1", dense, slightly moist, no odor	10 ← Bentonite	
11	11								
12	12								
13	13								
14	14								
15	15	SB1240-3@15'	50		0.3	SW	Light brown fine to coarse sand, very dense, slightly moist, no odor	15	
16	16								
17	17								
18	18								
19	19								
20	20								

STANDARD\_LOG\_98175-15.GPJ STD\_LOG.GDT 12/18/00

Drilling Company: **Layne Cristensen**

Drilling Method: **CME 75**

Logged By: **J. Brown**

Sampling Method: **CA mod. split spoon**

Date Started: **12/6/00**

Time Started: **09:50**

Date Ended: **12/6/00**

Time Ended: **10:55**

Boring Diameter: **8 in.**

Total Depth: **15.0 ft**

3711 Long Beach Boulevard, 9th Flr.  
Long Beach, California 90807-3315

**BORING NUMBER: SB1240-4**

Page 1 of 1

**L.A. Arena  
1240 S. Figueroa  
Los Angeles, CA**

**JOB NUMBER: 01198175.15**

REMARKS:

Depth		Sample Information					Graphic Log	Description	Completion Detail
meters	feet	Sample Location	Sample Number	Blow Counts	OVM (ppm)	USCS Soil Class.			
0	0							← Asphalt	
1	1								
2	2								
3	3								
4	4								
5	5								
6	6	SB1240-4@5'		6 10 10	0.0	SW	Brown fine sand, medium dense, slightly moist, no odor		
7	7								
8	8								
9	9								
10	10								
11	11	SB1240-4@10'		19 50	0.0	SW	Light brown fine to medium sand with gravel, very dense, slightly moist, no odor	← Bentonite	
12	12								
13	13								
14	14								
15	15								
16	16	SB1240-4@15'		30 50	0.0	SW	Brown fine to medium sand with gravel, moist, no odor		
17	17								
18	18								
19	19								
20	20								

STANDARD LOG 98176-16.GPJ STD\_LOG.GDT 12/19/00

Drilling Company: **Layne Cristensen**

Drilling Method: **CME 75**

Logged By: **J. Brown**

Sampling Method: **CA mod. split spoon**

Date Started: **12/6/00**

Time Started: **10:45**

Date Ended: **12/6/00**

Time Ended: **11:25**

Boring Diameter: **8 in.**

Total Depth: **15.0 ft**

3711 Long Beach Boulevard, 9th Fl.  
Long Beach, California 90807-3315

**BORING NUMBER: SB1240-5**

Page 1 of 1

**L.A. Arena  
1240 S. Figueroa  
Los Angeles, CA**

**JOB NUMBER: 01198175.15**

REMARKS:

Depth meters feet	Sample Information					Graphic Log	Description	Completion Detail
	Sample Location	Sample Number	Blow Counts	OVM (ppm)	USCS Soil Class.			
0								← Asphalt
1								
2								
3								
4								
5	SB1240-5@5'		13 16 20	0.5	SM		Brown sandy silt, hard, slightly moist, no odor	
6								
7								
8								
9								
10	SB1240-5@10'		7 10 20	0.0	SW		Light brown fine to medium sand, dense, slightly moist, no odor	← Bentonite
11								
12								
13								
14								
15	SB1240-5@15'		5 8 24	0.4	SW		Light brown fine to medium sand, dense, slightly moist, no odor	
16								
17								
18								
19								
20								

STANDARD\_LOG 98175-15.GPJ STD\_LOG.GDT 12/19/00

Drilling Company: **Layne Cristensen**  
 Drilling Method: **CME 75**  
 Logged By: **J. Brown**  
 Sampling Method: **CA mod. split spoon**

Date Started: **12/6/00**      Time Started: **11:30**  
 Date Ended: **12/6/00**      Time Ended: **12:15**  
 Boring Diameter: **8 in.**      Total Depth: **15.0 ft**

**APPENDIX B**  
**AETL LABORATORY REPORTS AND**  
**CHAIN-OF-CUSTODY DOCUMENTATION**



## American Environmental Testing Laboratory Inc.

2834 North Naomi Street Burbank, CA 91504 • DOHS NO: 1541, LACSD NO: 10181  
Tel: (888) 288-AETL • (818) 845-8200 • Fax: (818) 845-8840 • AETLAB@AOL.COM

### Ordered By

SCS Engineers  
3711 Long Beach Blvd. 9th Floor  
Long Beach, CA 90807-3315

Number of Pages 17  
Date Received 12/06/2000  
Date Reported 12/15/2000

Telephone: (562) 426-9544  
Attention: Julio Nuno

Job Number	Order Date	Client
17211	12/06/2000	SCS

Project ID: 01198175.15  
Project Name: LA Sports: 1240 S. Fig.  
Site: 1240 S. Figueroa, LA

Enclosed please find results of analyses of 10 soil samples which were analyzed as specified on the attached chain of custody. If there are any questions, please do not hesitate to call.

Checked By:

*Joe Surman*

Approved By:

*C. Razmara*

Cyrus Razmara, Ph.D.  
Laboratory Director





# American Environmental Testing Laboratory Inc.

2834 North Naomi Street Burbank, CA 91504 • DOHS NO: 1541, LACSD NO: 10181  
 Tel: (888) 288-AETL • (818) 845-8200 • Fax: (818) 845-8840 • AETLAB@AOL.COM

## ANALYTICAL RESULTS

### Ordered By

SCS Engineers  
 3711 Long Beach Blvd  
 9th Floor  
 Long Beach, CA 90807-3315

### Site

1240 S. Figueroa, LA

Telephone: (562)426-9544

Attn: Julio Nuno

Page: 2

Project ID: 01198175.15

Project Name: LA Sports: 1240 S. Fig.

AETL Job Number	Submitted	Client
17211	12/06/2000	SCS

Method: (8021B/M8015G), Aromatic Volatiles and TPH as Gasoline Using GC

QC Batch Number: 12112000 / 12112000

Our Lab I.D.				AE83290		
Client Sample I.D.		Method Blank	SB1240-1			
			@10			
Date Sampled		12/06/2000	12/06/2000			
Date Prepared		12/11/2000	12/11/2000			
Preparation Method		5030B	5030B			
Date Analyzed		12/11/2000	12/11/2000			
Matrix		Soil	Soil			
Units		ug/Kg	ug/Kg			
Dilution Factor		1	1			
Analytes	MDL	PQL	Results	Results		
Benzene	2.0	2.0	ND	ND		
Ethylbenzene	2.0	2.0	ND	ND		
Toluene (Methyl benzene)	2.0	2.0	ND	ND		
Xylenes (Total)	2.0	2.0	ND	ND		
Methyl-tert-butyl ether (MTBE)	5.0	5.0	ND	ND		
TPH as Gasoline and Light HC. (C4-C12)	500	500	ND	ND		

Our Lab I.D.				AE83290		
Surrogates	Con. Limit	% Rec.	% Rec.			
Bromofluorobenzene	75-125	100	104			
Trifluorotoluene	75-125	92	102			





# American Environmental Testing Laboratory Inc.

2834 North Naomi Street Burbank, CA 91504 • DOHS NO: 1541, LACSD NO: 10181  
 Tel: (888) 288-AETL • (818) 845-8200 • Fax: (818) 845-8840 • AETLAB@AOL.COM

## ANALYTICAL RESULTS

### Ordered By

SCS Engineers  
 3711 Long Beach Blvd.  
 9th Floor  
 Long Beach, CA 90807-3315

### Site

1240 S. Figueroa, LA

Telephone: (562)426-9544

Attn: Julio Nuno

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Project ID: 01198175.15

Project Name: LA Sports: 1240 S. Fig.

AETL Job Number	Submitted	Client
17211	12/06/2000	SCS

Method: (8021B/M8015G), Aromatic Volatiles and TPH as Gasoline Using GC

QC Batch Number: 12132000 / 12132000

Our Lab I.D.	AE83291	AE83292			
Client Sample I.D.	SB1240-1 @15	SB1240-2 @10			
Date Sampled	12/06/2000	12/06/2000			
Date Prepared	12/13/2000	12/13/2000			
Preparation Method	5030B	5030B			
Date Analyzed	12/13/2000	12/13/2000			
Matrix	Soil	Soil			
Units	ug/Kg	ug/Kg			
Dilution Factor	1	1			
Analytes	MDL	PQL	Results	Results	
Benzene	2.0	2.0	ND	ND	
Ethylbenzene	2.0	2.0	ND	ND	
Toluene (Methyl benzene)	2.0	2.0	ND	ND	
Xylenes (Total)	2.0	2.0	ND	ND	
Methyl-tert-butyl ether (MTBE)	5.0	5.0	ND	ND	
TPH as Gasoline and Light HC. (C4-C12)	500	500	ND	ND	

Our Lab I.D.	AE83291	AE83292			
Surrogates	Con. Limit	% Rec.	% Rec.		
Bromofluorobenzene	75-125	104	102		
Trifluorotoluene	75-125	104	102		



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Project ID: 01198175.15

Project Name: LA Sports: 1240 S. Fig.

AETL Job Number	Submitted	Client
17211	12/06/2000	SCS

Method: (8021B/M8015G), Aromatic Volatiles and TPH as Gasoline Using GC

QC Batch Number: 12112000 / 12112000

Our Lab I.D.		AE83293	AE83294		
Client Sample I.D.		SB1240-2 @15	SB1240-3 @10		
Date Sampled		12/06/2000	12/06/2000		
Date Prepared		12/11/2000	12/11/2000		
Preparation Method		5030B	5030B		
Date Analyzed		12/11/2000	12/11/2000		
Matrix		Soil	Soil		
Units		ug/Kg	ug/Kg		
Dilution Factor		1	1		
Analytes	MDL	PQL	Results	Results	
Benzene	2.0	2.0	ND	ND	
Ethylbenzene	2.0	2.0	ND	ND	
Toluene (Methyl benzene)	2.0	2.0	ND	ND	
Xylenes (Total)	2.0	2.0	ND	ND	
Methyl-tert-butyl ether (MTBE)	5.0	5.0	ND	ND	
TPH as Gasoline and Light HC. (C4-C12)	500	500	ND	ND	

Our Lab I.D.		AE83293	AE83294		
Surrogates	Con. Limit	% Rec.	% Rec.		
Bromofluorobenzene	75-125	106	106		
Trifluorotoluene	75-125	106	104		



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Project ID: 01198175.15

Project Name: LA Sports: 1240 S. Fig.

AETL Job Number	Submitted	Client
17211	12/06/2000	SCS

Method: (8021B/M8015G), Aromatic Volatiles and TPH as Gasoline Using GC

QC Batch Number: 12132000 / 12132000

Our Lab I.D.		AE83295	AE83296	AE83297	AE83298	AE83299
Client Sample I.D.		SB1240-3 @15	SB1240-4 @10	SB1240-4 @15	SB1240-5 @10	SB1240-5 @15
Date Sampled		12/06/2000	12/06/2000	12/06/2000	12/06/2000	12/06/2000
Date Prepared		12/13/2000	12/13/2000	12/13/2000	12/13/2000	12/13/2000
Preparation Method		5030B	5030B	5030B	5030B	5030B
Date Analyzed		12/13/2000	12/13/2000	12/13/2000	12/13/2000	12/13/2000
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	MDL	PQL	Results	Results	Results	Results
Benzene	2.0	2.0	ND	ND	2.5	2.4
Ethylbenzene	2.0	2.0	ND	ND	ND	ND
Toluene (Methyl benzene)	2.0	2.0	ND	ND	12.3	11.7
Xylenes (Total)	2.0	2.0	ND	ND	4.0	3.8
Methyl-tert-butyl ether (MTBE)	5.0	5.0	ND	ND	ND	ND
TPH as Gasoline and Light HC. (C4-C12)	500	500	ND	ND	ND	ND

Our Lab I.D.		AE83295	AE83296	AE83297	AE83298	AE83299
Surrogates	Con. Limit	% Rec.	% Rec.	% Rec.	% Rec.	% Rec.
Bromofluorobenzene	75-125	102	104	104	104	102
Trifluorotoluene	75-125	104	102	104	104	102



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Project ID: 01198175.15

Project Name: LA Sports: 1240 S. Fig.

### Site

1240 S. Figueroa LA

AETL Job Number	Submitted	Client
17211	12/06/2000	SCS

Method: (M8015D), TPH as Diesel and Heavy Hydrocarbons Using GC/FID

QC Batch Number: 12112000 / 12112000

Our Lab I.D.			AE83290	AE83291	AE83292	AE83293
Client Sample I.D.		Method Blank	SB1240-1 @10	SB1240-1 @15	SB1240-2 @10	SB1240-2 @15
Date Sampled		12/06/2000	12/06/2000	12/06/2000	12/06/2000	12/06/2000
Date Prepared		12/11/2000	12/11/2000	12/11/2000	12/11/2000	12/11/2000
Preparation Method		3550B	3550B	3550B	3550B	3550B
Date Analyzed		12/11/2000	12/11/2000	12/11/2000	12/11/2000	12/11/2000
Matrix		Soil	Soil	Soil	Soil	Soil
Units		mg/Kg	mg/Kg	mg/Kg	mg/Kg	mg/Kg
Dilution Factor		1	1	1	1	1
<b>Analytes</b>	<b>MDL</b>	<b>PQL</b>	<b>Results</b>	<b>Results</b>	<b>Results</b>	<b>Results</b>
TPH as Diesel (C13-C22)	5.0	5.0	ND	ND	ND	41
TPH as Heavy Hydrocarbons (C23-C40)	5.0	5.0	ND	ND	ND	155
TPH Total as Diesel and Heavy HC.C13-C40	5.0	5.0	ND	ND	ND	196

### Comment(s):

AE83292: TPH resembles motor oil.

Our Lab I.D.			AE83290	AE83291	AE83292	AE83293
<b>Surrogates</b>	<b>Con. Limit</b>	<b>% Rec.</b>	<b>% Rec.</b>	<b>% Rec.</b>	<b>% Rec.</b>	<b>% Rec.</b>
Chlorobenzene	75-125	103	97	97	96	101



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Project ID: 01198175.15

Project Name: LA Sports: 1240 S. Fig.

AETL Job Number	Submitted	Client
17211	12/06/2000	SCS

Method: (M8015D), TPH as Diesel and Heavy Hydrocarbons Using GC/FID

QC Batch Number: 12112000 / 12112000

Our Lab ID		AE83294	AE83295	AE83296	AE83297	AE83298
Client Sample I.D.		SB1240-3 @10	SB1240-3 @15	SB1240-4 @10	SB1240-4 @15	SB1240-5 @10
Date Sampled		12/06/2000	12/06/2000	12/06/2000	12/06/2000	12/06/2000
Date Prepared		12/11/2000	12/11/2000	12/11/2000	12/11/2000	12/11/2000
Preparation Method		3550B	3550B	3550B	3550B	3550B
Date Analyzed		12/11/2000	12/11/2000	12/11/2000	12/11/2000	12/11/2000
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	MDL	PQL	Results	Results	Results	Results
TPH as Diesel (C13-C22)	5.0	5.0	ND	ND	ND	ND
TPH as Heavy Hydrocarbons (C23-C40)	5.0	5.0	ND	ND	ND	ND
TPH Total as Diesel and Heavy HC.C13-C40	5.0	5.0	ND	ND	ND	ND

Our Lab ID		AE83294	AE83295	AE83296	AE83297	AE83298
Surrogates	Con. Limit	% Rec.	% Rec.	% Rec.	% Rec.	% Rec.
Chlorobenzene	75-125	101	98	95	91	91



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Project ID: 01198175.15

Project Name: LA Sports: 1240 S. Fig.

AETL Job Number	Submitted	Client
17211	12/06/2000	SCS

Method: (M8015D), TPH as Diesel and Heavy Hydrocarbons Using GC/FID

QC Batch Number: 12112000 / 12112000

Our Lab I.D.	AE83299		
Client Sample I.D.	SB1240-5 @15		
Date Sampled	12/06/2000		
Date Prepared	12/11/2000		
Preparation Method	3550B		
Date Analyzed	12/11/2000		
Matrix	Soil		
Units	mg/Kg		
Dilution Factor	1		
<b>Analytes</b>	<b>MDL</b>	<b>PQL</b>	<b>Results</b>
TPH as Diesel (C13-C22)	5.0	5.0	ND
TPH as Heavy Hydrocarbons (C23-C40)	5.0	5.0	ND
TPH Total as Diesel and Heavy HC.C13-C40	5.0	5.0	ND

Our Lab I.D.	AE83299		
<b>Surrogates</b>	<b>Con. Limit</b>	<b>% Rec.</b>	
Chlorobenzene	75-125	90	



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Project ID: 01198175.15

Project Name: LA Sports: 1240 S. Fig.

AETL Job Number	Submitted	Client
17211	12/06/2000	SCS

Method: (6010BSCAN), As,Cd,Cr,Pb,Ni.

QC Batch Number: 12132000 / 12132000

Our Lab I.D.			AE83290	AE83291	AE83292	AE83293
Client Sample I.D.		Method Blank	SB1240-1 @10	SB1240-1 @15	SB1240-2 @10	SB1240-2 @15
Date Sampled		12/06/2000	12/06/2000	12/06/2000	12/06/2000	12/06/2000
Date Prepared		12/13/2000	12/13/2000	12/13/2000	12/13/2000	12/13/2000
Preparation Method		3050B	3050B	3050B	3050B	3050B
Date Analyzed		12/15/2000	12/15/2000	12/15/2000	12/15/2000	12/15/2000
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	MDL	PQL	Results	Results	Results	Results
Arsenic	1.0	1.0	ND	ND	ND	ND
Cadmium	2.5	2.5	ND	ND	ND	ND
Chromium	5.0	5.0	ND	ND	ND	7.4
Lead	5.0	5.0	ND	ND	ND	26.4
Nickel	5.0	5.0	ND	ND	6.1	11.2



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Project ID: 01198175.15

Project Name: LA Sports: 1240 S. Fig.

AETL Job Number	Submitted	Client
17211	12/06/2000	SCS

Method: (6010BSCAN), As,Cd,Cr,Pb,Ni.

QC Batch Number: 12132000 / 12132000

Our Lab I.D.			AE83294	AE83295	AE83296	AE83297	AE83298
Client Sample I.D.			SB1240-3 @10	SB1240-3 @15	SB1240-4 @10	SB1240-4 @15	SB1240-5 @10
Date Sampled			12/06/2000	12/06/2000	12/06/2000	12/06/2000	12/06/2000
Date Prepared			12/13/2000	12/13/2000	12/13/2000	12/13/2000	12/13/2000
Preparation Method			3050B	3050B	3050B	3050B	3050B
Date Analyzed			12/15/2000	12/15/2000	12/15/2000	12/15/2000	12/15/2000
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	MDL	PQL	Results	Results	Results	Results	Results
Arsenic	1.0	1.0	ND	ND	ND	ND	ND
Cadmium	2.5	2.5	ND	ND	ND	ND	ND
Chromium	5.0	5.0	11.4	ND	7.7	ND	10.0
Lead	5.0	5.0	ND	ND	ND	ND	ND
Nickel	5.0	5.0	47.3	ND	6.4	6.5	ND





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Project ID: 01198175.15

Project Name: LA Sports: 1240 S. Fig.

AETL Job Number	Submitted	Client
17211	12/06/2000	SCS

Method: (6010BSCAN), As,Cd,Cr,Pb,Ni.

QC Batch Number: 12132000 / 12132000

Our Lab ID.	AE83299		
Client Sample I.D.	SB1240-5 @15		
Date Sampled	12/06/2000		
Date Prepared	12/13/2000		
Preparation Method	3050B		
Date Analyzed	12/15/2000		
Matrix	Soil		
Units	mg/Kg		
Dilution Factor	1		
Analytes	MDL	PQL	Results
Arsenic	1.0	1.0	ND
Cadmium	2.5	2.5	ND
Chromium	5.0	5.0	6.6
Lead	5.0	5.0	ND
Nickel	5.0	5.0	5.2



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Project ID: 01198175.15

Project Name: LA Sports: 1240 S. Fig.

AETL Job Number	Submitted	Client
17211	12/06/2000	SCS

Analytes			pH		
Methods of Analyses			9045C		
Date Prepared			12/07/2000		
Date Analyzed			12/07/2000		
Matrix			Soil		
QC Batch Number			12072000 / 12072000		
Units			pH unit		
Detection Limit			1.00		
Practical Quantitation Limit			1.00		
Dilution Factor			1		
Lab ID	Sample ID	Sampled	Results		
AE83290	SB1240-1 @10	12/06/2000	8.01		
AE83291	SB1240-1 @15	12/06/2000	7.87		
AE83292	SB1240-2 @10	12/06/2000	11.51		
AE83293	SB1240-2 @15	12/06/2000	8.54		
AE83294	SB1240-3 @10	12/06/2000	8.45		
AE83295	SB1240-3 @15	12/06/2000	8.70		
AE83296	SB1240-4 @10	12/06/2000	8.59		
AE83297	SB1240-4 @15	12/06/2000	8.32		
AE83298	SB1240-5 @10	12/06/2000	9.00		
AE83299	SB1240-5 @15	12/06/2000	9.83		
N/A	Method Blank	12/06/2000	NA		



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Project ID: 01198175.15

Project Name: LA Sports: 1240 S. Fig.

AETL Job Number	Submitted	Client
17211	12/06/2000	SCS

Method: (6010BSCAN), As,Cd,Cr,Pb,Ni

## QUALITY CONTROL REPORT

QC Batch Number: 12132000 / 12132000

Analytes	MS Concen	MS Recov	MS % REC	MS DUP Concen	MS DUP Recov	MS DUP % REC	RPD %	MS/MSD % Limit	MS RPD % Limit
Arsenic	1.00	1.01	101	1.00	1.01	101	<1	80-120	<15
Cadmium	1.00	1.04	104	1.00	1.03	103	<1	80-120	<15
Chromium	1.00	0.99	99	1.00	0.98	98	1.0	80-120	<15
Lead	1.00	1.00	100	1.00	0.97	97	3.0	80-120	<15
Nickel	1.00	0.97	97	1.00	0.96	96	1.0	80-120	<15

QC Batch Number: 12132000 / 12132000

Analytes	LCS Concen	LCS Recov	LCS % REC	LCS/LCSD % Limit
Arsenic	1.00	1.09	109	80-120
Cadmium	1.00	1.05	105	80-120
Chromium	1.00	1.04	104	80-120
Lead	1.00	1.05	105	80-120
Nickel	1.00	1.04	104	80-120



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Project ID: 01198175.15

Project Name: LA Sports: 1240 S. Fig.

AETL Job Number	Submitted	Client
17211	12/06/2000	SCS

Method: (8021B/M8015G), Aromatic Volatiles and TPH as Gasoline Using GC

## QUALITY CONTROL REPORT

QC Batch Number: 12112000 / 12112000

Analytes	MS Concen	MS Recov	MS % REC	MS DUP Concen	MS DUP Recov	MS DUP % REC	RPD %	MS/MSD % Limit	MS RPD % Limit
Benzene	50.00	43.00	86	50.00	44.00	88	2.3	75-125	<20
Ethylbenzene	50.00	43.00	86	50.00	49.00	98	13.0	75-125	<20
Toluene (Methyl benzene)	50.00	45.00	90	50.00	48.00	96	6.4	75-125	<20
Methyl-tert-butyl ether (MTBE)	50.00	46.00	92	50.00	47.00	94	2.1	75-125	<20
LCS									
o-Xylene	50.00	45.00	90	50.00	49.00	98	8.5		
m,p-Xylenes	100.00	83.00	83	100.00	94.00	94	12.4	75-125	<20

QC Batch Number: 12112000 / 12112000

Analytes	LCS Concen	LCS Recov	LCS % REC	LCS/LCSD % Limit
Benzene	50.00	46.00	92	75-125
Ethylbenzene	50.00	48.00	96	75-125
Toluene (Methyl benzene)	50.00	50.00	100	75-125
Methyl-tert-butyl ether (MTBE)	50.00	49.00	98	75-125
LCS				
o-Xylene	50.00	49.00	98	
m,p-Xylenes	100.00	87.00	87	75-125



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## ANALYTICAL RESULTS

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### Site

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Project ID: 01198175.15

Project Name: LA Sports: 1240 S. Fig.

AETL Job Number	Submitted	Client
17211	12/06/2000	SCS

Method: (8021B/M8015G), Aromatic Volatiles and TPH as Gasoline Using GC

## QUALITY CONTROL REPORT

QC Batch Number: 12132000 / 12132000

Analytes	MS	MS	MS	MS DUP	MS DUP	MS DUP	RPD	MS/MSD	MS RPD	
	Concen	Recov	% REC	Concen	Recov	% REC	%	% Limit	% Limit	
Benzene	50.00	38.50	77	50.00	39.50	79	2.5	75-125	<20	
Ethylbenzene	50.00	39.00	78	50.00	40.00	80	2.5	75-125	<20	
Toluene (Methyl benzene)	50.00	42.50	85	50.00	41.50	83	2.3	75-125	<20	
Methyl-tert-butyl ether (MTBE)	50.00	50.00	100	50.00	51.50	103	2.9	75-125	<20	
LCS										
o-Xylene	50.00	41.50	83	50.00	42.50	85	2.3			
m,p-Xylenes	100.00	76.00	76	100.00	77.00	77	1.3	75-125	<20	

QC Batch Number: 12132000 / 12132000

Analytes	LCS	LCS	LCS	LCS/LCSD						
	Concen	Recov	% REC	% Limit						
Benzene	50.00	40.50	81	75-125						
Ethylbenzene	50.00	42.00	84	75-125						
Toluene (Methyl benzene)	50.00	43.00	86	75-125						
Methyl-tert-butyl ether (MTBE)	50.00	44.50	89	75-125						
LCS										
o-Xylene	50.00	44.00	88							
m,p-Xylenes	100.00	81.00	81	75-125						



# American Environmental Testing Laboratory Inc.

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## ANALYTICAL RESULTS

### Ordered By

SCS Engineers  
3711 Long Beach Blvd  
9th Floor  
Long Beach, CA 90807-3315

### Site

1240 S. Figueroa, LA

Telephone: (562)426-9544

Attn: Julio Nuno

Page: 16

Project ID: 01198175.15

Project Name: LA Sports: 1240 S. Fig.

AETL Job Number	Submitted	Client
17211	12/06/2000	SCS

Method: (M8015D), TPH as Diesel and Heavy Hydrocarbons Using GC/FID

### QUALITY CONTROL REPORT

QC Batch Number: 12112000 / 12112000

Analytes	MS Concen	MS Recov	MS % REC	MS DUP Concen	MS DUP Recov	MS DUP % REC	RPD %	MS/MSD % Limit	MS RPD % Limit	
TPH as Diesel (C13-C22)	500.00	440.00	88	500.00	430.00	86	2.3	75-125	<20	

QC Batch Number: 12112000 / 12112000

Analytes	LCS Concen	LCS Recov	LCS % REC	LCS/LCSD % Limit						
TPH as Diesel (C13-C22)	500.00	400.00	80	75-125						



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## ANALYTICAL RESULTS

### Ordered By

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### Site

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Page: 17

Project ID: 01198175.15

Project Name: LA Sports: 1240 S. Fig.

AETL Job Number	Submitted	Client
17211	12/06/2000	SCS

Method: 9045C, Soil and Waste pH

### QUALITY CONTROL REPORT

QC Batch Number: 12072000 / 12072000

Analytes	SM Result	SM DUP Result	RPD %	SM RPD % Limit	LCS Concen	LCS Recov	LCS % REC	LCS/LCSD % Limit		
pH	8.01	8.00	<1	<15	7.00	7.00	100	80-120		



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### Data Qualifiers and Descriptors

#### **Data Qualifier:**

- B: Analyte was present in the Method Blank.
- D: Result is from a diluted analysis.
- E: Result is beyond calibration limits and is estimated.
- J: Analyte was detected. However, the analyte concentration is an estimated value, which is between the Method Detection Limit (MDL) and the Practical Quantitation Limit (PQL).

#### **Definition:**

- %Limi: Percent acceptable limits.
- %REC: Percent recovery.
- Con.L: Acceptable Control Limits
- Conce: Added concentration to the sample.
- LCS: Laboratory Control Sample
- MDL: Method Detection Limit
- MS: Matrix Spike
- MS DU: Matrix Spike Duplicate
- ND: Analyte was not detected in the sample at or above MDL.
- PQL: Practical Quantitation Limit
- Recov: Recovered concentration in the sample.
- RPD: Relative Percent Difference
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