

To: Jordan Downs Remediation Manager LLC
C/o BRIDGE Housing
20321 Irvine Ave., Suite F-1
Newport Beach, CA 92660

Date: May 18, 2016

Subject: Bi-Monthly **Progress Report – March/April 2016**
9901 South Alameda Street, Los Angeles, California 90002

Andersen Environmental has prepared this Bi-Monthly Progress Report to update you on the progress of remediation activities relating to the Interim Remedial Action Plan (IRAP) currently being implemented at the property located at 9901 South Alameda Street, Los Angeles, California (“Site”).

SOIL REMOVAL AND DISPOSAL SUMMARY

As of April 30, 2016, the completion of the excavation of soils above Risk Based Cleanup Goals (RBCGs) was estimated at approximately 95%. The Site has been divided into four sub areas; Sub area 1-4. The table below provides a description of each sub area and the status of the remediation of each sub area.

Sub area	Sub area 1	Sub area 2	Sub area 3	Sub area 4
Sub area Location	Western Portion of the Site	Central Portion of Site	Southeastern Portion of Site	Northeastern Portion Of Site
Remediation Status of Sub area	IRAP Remediation Complete Clean Soil Backfill Virtually Complete	Northern Half: IRAP Remediation Complete Southern Half: Ongoing	IRAP Remediation Ongoing	IRAP Remediation Complete Partially Backfilled and Graded with Clean Soil

The following is a summary of the total amount of soil removed from the Site separated by the waste type as of April 30, 2016.

Approximate Soil Disposal by Waste Category (Tons)

Waste Category	Non-Hazardous	California Hazardous (Non-RCRA)	Federally Hazardous (RCRA Hazardous)
Through February 29, 2016	4,837.85	176,058.53	43.65
March 2016	4,505.95	19,490.00	388.72
April 2016	7,863.49	7,065.53	0

IMPORT SOIL SUMMARY

To date, the only clean soil being imported to the Site for use as backfill materials has come from a property located at 6200 Hollywood Boulevard. The property at 6200 Hollywood Boulevard is under construction for a multi-level apartment building with underground parking. The soil being removed for the underground parking is being excavated from the Hollywood Boulevard site and trucked to the Jordan Downs site as clean backfill. Prior to accepting the soil at the Jordan Downs site, over 100 samples of the soil have been collected and analyzed for multiple chemicals of potential concern. The soil sampling plan and the results of the soil analysis were reviewed by Andersen Environmental and DTSC and the soil from the Hollywood Boulevard site was deemed safe for use as backfill at the Jordan Downs site.

Trucks entering the site delivering clean backfill soil are solely traveling on certified clean soil, clean imported gravel roads constructed from truck traffic or the actual clean import soil which they are delivering. Clean import soil is only placed in areas of the site which have been certified as clean which eliminates the concern of mixing clean import soil with soil where chemical of concern exceed RBCGs.

- As of April 30, 2016, approximately 26,190 cubic yards of soil from the Hollywood Boulevard site has imported to the Jordan Downs Site and placed in Sub area 1 and sub area 4.

AIR MONITORING SUMMARY

Andersen Environmental is in charge of monitoring weather and air at the Site. Wind is continually monitored during excavation and grading operations at an onsite weather station. If wind speeds exceed 15 miles per hour for a sustained period of time, Site operations are ceased until such time wind conditions improve. Additionally, if wind gusts exceed 25 miles per hour, Site operations are ceased until wind conditions improve.

During excavation and grading operations, the air is monitored for dust at five monitoring stations in locations based on where excavation and grading operations are taking place on that day. At least one of the monitoring stations is upwind from the work area(s) and a minimum of two air monitoring station are located downwind of the onsite operations. Dust levels are continuously monitored to determine what, if any, contribution that site activities may have to the ambient dust in the area of the site. If dust levels are seen to be elevated, onsite operations immediately cease until such time the contractor can implement additional dust controls (additional water, adjusting work operations, soil cement). Due to high moisture content in onsite and import soils due to recent rain events, no significant dust readings were registered at any time this month.

In addition to total dust monitoring, samples of the air are collected in filter cartridges on a daily basis. Based on the direction of the Certified Industrial Hygienist and agreed to by the DTSC and the South Coast Air Quality Management District (AQMD), one air sample filter collected per week is analyzed for lead and arsenic. No concentrations of lead or arsenic have exceeded safe levels during this period.

Air monitoring summary for the period of March 1 through April, 30 2016:

- There were 40 work days
- Seven weather-related (rain) non-work days (March 3-9, and 14; April 8, 11, and 22);
- Two stop work orders due to high winds (March 22, and April 15).
- All direct reading, real-time PM-10 concentrations recorded at downwind locations had daily averages below the 50 $\mu\text{g}/\text{m}^3$ action limit
- 144 air samples were collected at the five stations for laboratory analysis of PM-10
- 140 downwind samples recorded PM-10 concentrations below the 50 $\mu\text{g}/\text{m}^3$ 24-hour action limit.
- Two out of 144 downwind stations recorded PM-10 concentrations between 50-51 $\mu\text{g}/\text{m}^3$.

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- Two other downwind stations recorded PM-10 levels of 60 $\mu\text{g}/\text{m}^3$ and 115 $\mu\text{g}/\text{m}^3$ on March 22, and April 15, respectively. In both cases, the work was stopped based on wind speeds above 15 mph. On March 22, the work was discontinued for the rest of the day.
 - 45 samples were collected for analysis of lead and arsenic
 - 40 samples have been analyzed and 5 samples are still pending at the laboratory.
 - All arsenic samples have reported non-detectable concentrations
 - Over 60% of lead samples analyzed were non-detectable. The remainder were significantly below the action limit.

Air monitoring is overseen and examined by several individuals from several organizations to ensure elevated levels of dust and metals are not escaping the site.

Alliance Environmental –

Enrique Medina, MS, CIH, CSP - Mr. Medina is a Certified Industrial Hygienist and a Certified Safety Professional. Mr. Medina wrote the Community Health and Safety Plan (CHASP) which defines the air monitoring protocols for this project. Mr. Medina is responsible for ensuring the air monitoring protocols are being applied correctly and for reviewing all air monitoring data to ensure the safety of onsite workers and community at-large.

Andersen Environmental –

Jacqueline Jones – Ms. Jones is responsible for the continuous monitoring of air monitoring equipment and the weather station, logging data, and alerting supervisors and the contractor of any irregular dust or wind condition. Ms. Jones is a resident of the Jordan Downs community.

Benjamin Curry – Mr. Curry has over 10 years of experience with air monitoring. Mr. Curry oversees Ms. Jones ensuring equipment is operating correctly, weather and dust readings are being interpreted correctly and samples are being collected according to established regulatory protocols.

Department of Toxic Substances Control (DTSC)

Ryan Kinsella, M.S., REHS, CIH – Mr. Kinsella is a Registered Environmental Health Specialist and Certified Industrial Hygienist. Mr. Kinsella approved the CHASP prepared by Mr. Medina, reviews data collected by Andersen Environmental, and conducts periodic independent monitoring of air quality at the Site.

South Coast Air Quality Management District (AQMD)

Several engineers, inspectors and technicians from AQMD have periodically visited the site to observe site operations and review air monitoring data over the course of the project.

ANTICIPATED PROGRESS FOR NEXT MONTH

- Remediation activities in Sub Area 2 South and Sub Area 3 will continue and are anticipated to be completed.
- Independent air monitoring at the site and surrounding area by AQMD will occur during May.

Respectfully submitted,



Matthew Rodda
Senior Project Manager