

February 3, 2011

Ms. Barbara Tell
Facilities Director
MOUNT SAINT MARY'S COLLEGE
12001 Chalon Road
Los Angeles, CA 90049

**RE: *Doheny Campus
Building 3/5***

1. Investigation

On February 1, 2011, Ellis conducted general area monitoring for the presence of potential airborne contaminants at the subject property. The monitoring was conducted in the following areas:

- A. Room 213C.
- B. Outside (control). This sample was used to compare indoor levels of targeted contaminants with outdoor levels during the same period.

The sampling was conducted in response to concerns of air quality, specifically from odors emanating from an adjacent oil extraction and refining operation.

Sampling and analysis were conducted for:

- A. Volatile organic compounds (VOCs). This includes a broad range of airborne contaminants that could potentially be generated from natural gas, common paints,

crude and refined petroleum products, adhesives and solvents.

2. Method

A. Volatile Organic Compounds (VOCs)

Samples were collected in Tedlar® bags, using a personal pump drawing at a rate of 2.5 liters per minute. Tedlar sampling media were transported to CalScience Laboratories in Garden Grove for hydrocarbon analysis using EPA method TO-14A, which provides results for over thirty known organic compounds. The method provides accurate analysis to within one part per billion, or ppb. Results are compared to standard permissible exposure limits (PELs) as expressed in parts per million (ppm).

B. Quality Assurance

Quality assurance and quality control (QA/QC) measures included standard chain-of-custody protocol, and analysis of method blanks. Copies of laboratory quality assurance (QA/QC) are attached to laboratory reports. No QA/QC inaccuracies were noted.

3. Results

Results of all analyses were compared to the standard employee exposure limits known as permissible exposure limits (PELs) as found in the California Code of Regulations Title 8. PELs represent the maximum permitted average concentration of an airborne contaminant to which an employee may be exposed during an 8-hour work period.

A. Volatile Organic Compounds (VOCs). Airborne levels of volatile organic compounds were found to be well below (less than one percent¹) of the permissible exposure limits (PELs) for each of the contaminants targeted during the test period. The highest level for any VOC was 0.0006 parts-per-million (ppm) for benzene. This compares to a permissible exposure limit for benzene of 1 ppm.

4. Summary

Measured levels of targeted airborne contaminants during the period tested were found to be well below their respective permissible exposure limits (PELs) as established by California Title 8.

5. Statement of Independence

Ellis Environmental Management, Inc. is a privately-held company and is not affiliated with any financial institution or other corporate entity. Ellis is retained as an independent contractor to provide objective, impartial investigatory or analytical service regarding

¹ Permissible exposure limits, or PELs, are expressed in parts per million (ppm). Actual results are reported in parts per billion (ppb).

environmentally regulated hazardous or toxic materials.

This report is not an endorsement or rejection of any specific methods used in handling or transport of potentially hazardous chemicals. Ellis provides independent testing for indoor air contaminants and other potentially hazardous materials. The company and its employees are certified and licensed to practice in the State of California. Employees providing asbestos-related building inspections maintain current certification requirements as issued by California OSHA and the California Department of Health Services. Retained laboratories are accredited by the EPA (AREAL), National Institute of Occupational Safety and Health (NIOSH), California Department of Health Services (DOHS), the American Industrial Hygiene Association (AIHA), the National Voluntary Laboratory Accreditation (NVLAP) program and the California Air Resources Board (CARB).

7. Signatory
Prepared by:

A handwritten signature in black ink, appearing to read "D. E. Behrens", with a long horizontal flourish extending to the right.

Duane E. Behrens
President, California Registered
Environmental Assessor #05493

CC: Mr. Carlos Garcia
11-029

Item	Parameter	C213	Outside SEC Campus	Unit	PEL	Unit	RL	Unit
1	Benzene	0.0006	ND	ppm	1	ppm	0.5	ppb
2	Benzyl Chloride	ND	ND	ppm	1	ppm	1.0	ppb
3	Bromomethane	ND	ND	ppm	5	ppm	0.5	ppb
4	Carbon Tetrachloride	ND	ND	ppm	2	ppm	0.5	ppb
5	Chlorobenzene	ND	ND	ppm	10	ppm	0.5	ppb
6	Chloroethane	ND	ND	ppm	1000	ppm	0.5	ppb
7	Chloroform	ND	ND	ppm	2	ppm	0.5	ppb
8	Chloromethane	0.0005	0.0005	ppm	5	ppm	0.5	ppb
9	Dichlorodifluoromethane	0.0006	0.0006	ppm	1000	ppm	0.5	ppb
10	1,1-Dichloroethane	ND	ND	ppm	100	ppm	0.5	ppb
11	1,1-Dichloroethene	ND	ND	ppm	NL	ppm	0.5	ppb
12	1,2-Dibromoethane	ND	ND	ppm	0.13	ppm	0.5	ppb
13	Dichlorotetrafluoroethane	ND	ND	ppm	NL	ppm	2.0	ppb
14	1,2-Dichlorobenzene	ND	ND	ppm	NL	ppm	0.5	ppb
15	1,2-Dichloroethane	ND	ND	ppm	1	ppm	0.5	ppb
16	1,2-Dichloropropane	ND	ND	ppm	75	ppm	0.5	ppb
17	1,3-Dichlorobenzene	ND	ND	ppm	NL	ppm	0.5	ppb
18	1,4-Dichlorobenzene	ND	ND	ppm	75	ppm	0.5	ppb
19	c-1,3 Dichloropropene	ND	ND	ppm	NL	ppm	0.5	ppb
20	c-1,2-Dichloroethene	ND	ND	ppm	100	ppm	0.5	ppb
21	t-1,3-Dichloropropene	ND	ND	ppm	NL	ppm	1.0	ppb
22	Ethylbenzene	ND	ND	ppm	100	ppm	0.5	ppb
23	Hexachloro-1,3-Butadiene	ND	ND	ppm	0.02	ppm	1.0	ppb
24	Methylene Chloride	ND	ND	ppm	50	ppm	25.0	ppb
25	o-Xylene	ND	ND	ppm	100	ppm	0.5	ppb
26	p/m-Xylene	ND	ND	ppm	100	ppm	1.0	ppb
27	Styrene	ND	ND	ppm	50	ppm	1.0	ppb
28	Tetrachloroethene	ND	ND	ppm	NL	ppm	0.5	ppb
29	Toluene	ND	ND	ppm	50	ppm	0.5	ppb
30	Trichloroethene	ND	ND	ppm	25	ppm	0.5	ppb
31	Trichlorofluoromethane	ND	ND	ppm	1000	ppm	1.0	ppb
32	1,1,2-Trichloro-1,2,2-Trifluoroethane	ND	ND	ppm	1000	ppm	1.0	ppb
33	1,1,1-Trichloroethane	ND	ND	ppm	1	ppm	0.5	ppb
34	1,1,2-Trichloroethane	ND	ND	ppm	10	ppm	0.5	ppb
35	1,3,5-Trimethylbenzene	ND	ND	ppm	25	ppm	0.5	ppb
36	1,1,2,2-Tetrachloroethane	ND	ND	ppm	1	ppm	1.0	ppb
37	1,2,4-Trimethylbenzene	ND	ND	ppm	25	ppm	1.0	ppb
38	1,2,4-Trichlorobenzene	ND	ND	ppm	5	ppm	1.0	ppb
39	Vinyl Chloride	ND	ND	ppm	1	ppm	0.5	ppb

TABLE 1
VOLATILE ORGANICS
January 10-11, 2011
Mt. St. Mary's College
Doheny - Bldg. 3/5



Analytical Report



Ellis Environmental Management, Inc.
430 Silver Spur Road, Suite 201
Rancho Palos Verdes, CA 90275-3577

Date Received: 02/01/11
Work Order No: 11-02-0039
Preparation: N/A
Method: EPA TO-14AM
Units: ppb (v/v)

Project: 11-029

Page 1 of 3

Client Sample Number	Lab Sample Number	Date/Time Collected	Matrix	Instrument	Date Prepared	Date/Time Analyzed	QC Batch ID
C213	11-02-0039-1-A	02/01/11 10:55	Air	GC/MS YY	N/A	02/01/11 16:31	110201L01

Comment(s): -The method has been modified to use Tedlar bags instead of Summa Canisters.

Parameter	Result	RL	DF	Qual	Parameter	Result	RL	DF	Qual
Benzene	0.61	0.50	1		t-1,3-Dichloropropene	ND	1.0	1	
Benzyl Chloride	ND	1.5	1		Ethylbenzene	ND	0.50	1	
Bromomethane	ND	0.50	1		Hexachloro-1,3-Butadiene	ND	1.5	1	
Carbon Tetrachloride	ND	0.50	1		Methylene Chloride	ND	5.0	1	
Chlorobenzene	ND	0.50	1		o-Xylene	ND	0.50	1	
Chloroethane	ND	0.50	1		p/m-Xylene	ND	2.0	1	
Chloroform	ND	0.50	1		Styrene	ND	1.5	1	
Chloromethane	0.58	0.50	1		Tetrachloroethene	ND	0.50	1	
Dichlorodifluoromethane	0.64	0.50	1		Toluene	ND	5.0	1	
1,1-Dichloroethane	ND	0.50	1		Trichloroethene	ND	0.50	1	
1,1-Dichloroethene	ND	0.50	1		Trichlorofluoromethane	ND	1.0	1	
1,2-Dibromoethane	ND	0.50	1		1,1,2-Trichloro-1,2,2-Trifluoroethane	ND	1.5	1	
Dichlorotetrafluoroethane	ND	2.0	1		1,1,1-Trichloroethane	ND	0.50	1	
1,2-Dichlorobenzene	ND	0.50	1		1,1,2-Trichloroethane	ND	0.50	1	
1,2-Dichloroethane	ND	0.50	1		1,3,5-Trimethylbenzene	ND	0.50	1	
1,2-Dichloropropane	ND	0.50	1		1,1,2,2-Tetrachloroethane	ND	1.0	1	
1,3-Dichlorobenzene	ND	0.50	1		1,2,4-Trimethylbenzene	ND	1.5	1	
1,4-Dichlorobenzene	ND	0.50	1		1,2,4-Trichlorobenzene	ND	2.0	1	
c-1,3-Dichloropropene	ND	0.50	1		Vinyl Chloride	ND	0.50	1	
c-1,2-Dichloroethene	ND	0.50	1						
<u>Surrogates:</u>	<u>REC (%)</u>	<u>Control Limits</u>	<u>Qual</u>		<u>Surrogates:</u>	<u>REC (%)</u>	<u>Control Limits</u>	<u>Qual</u>	
1,4-Bromofluorobenzene	102	57-129			1,2-Dichloroethane-d4	105	47-137		
Toluene-d8	99	78-156							

RL - Reporting Limit , DF - Dilution Factor , Qual - Qualifiers



Analytical Report



Ellis Environmental Management, Inc.
430 Silver Spur Road, Suite 201
Rancho Palos Verdes, CA 90275-3577

Date Received: 02/01/11
Work Order No: 11-02-0039
Preparation: N/A
Method: EPA TO-14AM
Units: ppb (v/v)

Project: 11-029

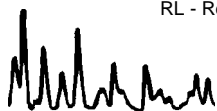
Page 2 of 3

Client Sample Number	Lab Sample Number	Date/Time Collected	Matrix	Instrument	Date Prepared	Date/Time Analyzed	QC Batch ID
Outside - SEC Campus	11-02-0039-2-A	02/01/11 11:10	Air	GC/MS YY	N/A	02/01/11 15:41	110201L01

Comment(s): -The method has been modified to use Tedlar bags instead of Summa Canisters.

Parameter	Result	RL	DF	Qual	Parameter	Result	RL	DF	Qual
Benzene	ND	0.50	1		t-1,3-Dichloropropene	ND	1.0	1	
Benzyl Chloride	ND	1.5	1		Ethylbenzene	ND	0.50	1	
Bromomethane	ND	0.50	1		Hexachloro-1,3-Butadiene	ND	1.5	1	
Carbon Tetrachloride	ND	0.50	1		Methylene Chloride	ND	5.0	1	
Chlorobenzene	ND	0.50	1		o-Xylene	ND	0.50	1	
Chloroethane	ND	0.50	1		p/m-Xylene	ND	2.0	1	
Chloroform	ND	0.50	1		Styrene	ND	1.5	1	
Chloromethane	0.55	0.50	1		Tetrachloroethene	ND	0.50	1	
Dichlorodifluoromethane	0.65	0.50	1		Toluene	ND	5.0	1	
1,1-Dichloroethane	ND	0.50	1		Trichloroethene	ND	0.50	1	
1,1-Dichloroethene	ND	0.50	1		Trichlorofluoromethane	ND	1.0	1	
1,2-Dibromoethane	ND	0.50	1		1,1,2-Trichloro-1,2,2-Trifluoroethane	ND	1.5	1	
Dichlorotetrafluoroethane	ND	2.0	1		1,1,1-Trichloroethane	ND	0.50	1	
1,2-Dichlorobenzene	ND	0.50	1		1,1,2-Trichloroethane	ND	0.50	1	
1,2-Dichloroethane	ND	0.50	1		1,3,5-Trimethylbenzene	ND	0.50	1	
1,2-Dichloropropane	ND	0.50	1		1,1,2,2-Tetrachloroethane	ND	1.0	1	
1,3-Dichlorobenzene	ND	0.50	1		1,2,4-Trimethylbenzene	ND	1.5	1	
1,4-Dichlorobenzene	ND	0.50	1		1,2,4-Trichlorobenzene	ND	2.0	1	
c-1,3-Dichloropropene	ND	0.50	1		Vinyl Chloride	ND	0.50	1	
c-1,2-Dichloroethene	ND	0.50	1						
<u>Surrogates:</u>	<u>REC (%)</u>	<u>Control Limits</u>	<u>Qual</u>		<u>Surrogates:</u>	<u>REC (%)</u>	<u>Control Limits</u>	<u>Qual</u>	
1,4-Bromofluorobenzene	101	57-129			1,2-Dichloroethane-d4	103	47-137		
Toluene-d8	96	78-156							

RL - Reporting Limit , DF - Dilution Factor , Qual - Qualifiers



Analytical Report



Ellis Environmental Management, Inc.
430 Silver Spur Road, Suite 201
Rancho Palos Verdes, CA 90275-3577

Date Received: 02/01/11
Work Order No: 11-02-0039
Preparation: N/A
Method: EPA TO-14AM
Units: ppb (v/v)


Project: 11-029

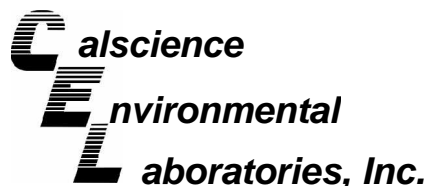
Page 3 of 3

Client Sample Number	Lab Sample Number	Date/Time Collected	Matrix	Instrument	Date Prepared	Date/Time Analyzed	QC Batch ID
Method Blank	099-12-981-1,044	N/A	Air	GC/MS YY	N/A	02/01/11 14:00	110201L01

Parameter	Result	RL	DF	Qual	Parameter	Result	RL	DF	Qual
Benzene	ND	0.50	1		t-1,3-Dichloropropene	ND	1.0	1	
Benzyl Chloride	ND	1.5	1		Ethylbenzene	ND	0.50	1	
Bromomethane	ND	0.50	1		Hexachloro-1,3-Butadiene	ND	1.5	1	
Carbon Tetrachloride	ND	0.50	1		Methylene Chloride	ND	5.0	1	
Chlorobenzene	ND	0.50	1		o-Xylene	ND	0.50	1	
Chloroethane	ND	0.50	1		p/m-Xylene	ND	2.0	1	
Chloroform	ND	0.50	1		Styrene	ND	1.5	1	
Chloromethane	ND	0.50	1		Tetrachloroethene	ND	0.50	1	
Dichlorodifluoromethane	ND	0.50	1		Toluene	ND	5.0	1	
1,1-Dichloroethane	ND	0.50	1		Trichloroethene	ND	0.50	1	
1,1-Dichloroethene	ND	0.50	1		Trichlorofluoromethane	ND	1.0	1	
1,2-Dibromoethane	ND	0.50	1		1,1,2-Trichloro-1,2,2-Trifluoroethane	ND	1.5	1	
Dichlorotetrafluoroethane	ND	2.0	1		1,1,1-Trichloroethane	ND	0.50	1	
1,2-Dichlorobenzene	ND	0.50	1		1,1,2-Trichloroethane	ND	0.50	1	
1,2-Dichloroethane	ND	0.50	1		1,3,5-Trimethylbenzene	ND	0.50	1	
1,2-Dichloropropane	ND	0.50	1		1,1,2,2-Tetrachloroethane	ND	1.0	1	
1,3-Dichlorobenzene	ND	0.50	1		1,2,4-Trimethylbenzene	ND	1.5	1	
1,4-Dichlorobenzene	ND	0.50	1		1,2,4-Trichlorobenzene	ND	2.0	1	
c-1,3-Dichloropropene	ND	0.50	1		Vinyl Chloride	ND	0.50	1	
c-1,2-Dichloroethene	ND	0.50	1						
<u>Surrogates:</u>	<u>REC (%)</u>	<u>Control Limits</u>	<u>Qual</u>		<u>Surrogates:</u>	<u>REC (%)</u>	<u>Control Limits</u>	<u>Qual</u>	
1,4-Bromofluorobenzene	103	57-129			1,2-Dichloroethane-d4	106	47-137		
Toluene-d8	101	78-156							

RL - Reporting Limit , DF - Dilution Factor , Qual - Qualifiers





Quality Control - LCS/LCS Duplicate



Ellis Environmental Management, Inc.
430 Silver Spur Road, Suite 201
Rancho Palos Verdes, CA 90275-3577

Date Received: N/A
Work Order No: 11-02-0039
Preparation: N/A
Method: EPA TO-14AM

Project: 11-029

Quality Control Sample ID	Matrix	Instrument	Date Prepared	Date Analyzed	LCS/LCSD Batch Number		
099-12-981-1,044	Air	GC/MS YY	N/A	02/01/11	110201L01		
Parameter	LCS %REC	LCSD %REC	%REC CL	ME CL	RPD	RPD CL	Qualifiers
Benzene	102	102	60-156	44-172	1	0-40	
Carbon Tetrachloride	96	98	64-154	49-169	1	0-32	
1,2-Dibromoethane	113	118	54-144	39-159	4	0-36	
1,2-Dichlorobenzene	96	99	34-160	13-181	3	0-47	
1,2-Dichloroethane	102	102	69-153	55-167	1	0-30	
1,2-Dichloropropane	104	105	67-157	52-172	1	0-35	
1,4-Dichlorobenzene	100	103	36-156	16-176	3	0-47	
c-1,3-Dichloropropene	112	114	61-157	45-173	1	0-35	
Ethylbenzene	104	108	52-154	35-171	4	0-38	
o-Xylene	105	109	52-148	36-164	3	0-38	
p/m-Xylene	130	113	42-156	23-175	13	0-41	
Tetrachloroethene	104	108	56-152	40-168	3	0-40	
Toluene	102	106	56-146	41-161	4	0-43	
Trichloroethene	103	104	63-159	47-175	1	0-34	
1,1,2-Trichloroethane	103	104	65-149	51-163	1	0-37	
Vinyl Chloride	112	112	45-177	23-199	0	0-36	

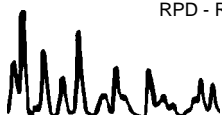
Total number of LCS compounds : 16

Total number of ME compounds : 0

Total number of ME compounds allowed : 1

LCS ME CL validation result : Pass

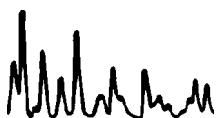
RPD - Relative Percent Difference , CL - Control Limit

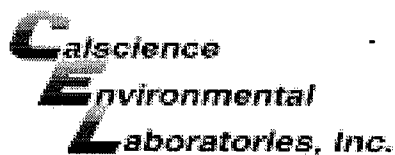


Work Order Number: 11-02-0039

<u>Qualifier</u>	<u>Definition</u>
*	See applicable analysis comment.
<	Less than the indicated value.
>	Greater than the indicated value.
1	Surrogate compound recovery was out of control due to a required sample dilution, therefore, the sample data was reported without further clarification.
2	Surrogate compound recovery was out of control due to matrix interference. The associated method blank surrogate spike compound was in control and, therefore, the sample data was reported without further clarification.
3	Recovery of the Matrix Spike (MS) or Matrix Spike Duplicate (MSD) compound was out of control due to matrix interference. The associated LCS and/or LCSD was in control and, therefore, the sample data was reported without further clarification.
4	The MS/MSD RPD was out of control due to matrix interference. The LCS/LCSD RPD was in control and, therefore, the sample data was reported without further clarification.
5	The PDS/PDSD or PES/PESD associated with this batch of samples was out of control due to a matrix interference effect. The associated batch LCS/LCSD was in control and, hence, the associated sample data was reported without further clarification.
B	Analyte was present in the associated method blank.
BU	Sample analyzed after holding time expired.
E	Concentration exceeds the calibration range.
ET	Sample was extracted past end of recommended max. holding time.
J	Analyte was detected at a concentration below the reporting limit and above the laboratory method detection limit. Reported value is estimated.
ME	LCS Recovery Percentage is within LCS ME Control Limit range.
ND	Parameter not detected at the indicated reporting limit.
Q	Spike recovery and RPD control limits do not apply resulting from the parameter concentration in the sample exceeding the spike concentration by a factor of four or greater.
X	% Recovery and/or RPD out-of-range.
Z	Analyte presence was not confirmed by second column or GC/MS analysis.

Solid - Unless otherwise indicated, solid sample data is reported on a wet weight basis, not corrected for % moisture. All QC results are reported on a wet weight basis.





WORK ORDER #: 11-02-0039

SAMPLE RECEIPT FORM

Cooler 0 of 0

CLIENT: ELLIS

DATE: 02/1/11

TEMPERATURE: Thermometer ID: SC1 (Criteria: 0.0°C – 6.0°C, not frozen)

Temperature ____ . ____ °C + 0.5°C (CF) = ____ . ____ °C Blank Sample

Sample(s) outside temperature criteria (PM/APM contacted by: ____).

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

Received at ambient temperature, placed on ice for transport by Courier.

Ambient Temperature: Air Filter Initial: AM

CUSTODY SEALS INTACT:

Cooler _____ No (Not Intact) Not Present N/A Initial: AM

Sample _____ No (Not Intact) Not Present Initial: AM

SAMPLE CONDITION:

	Yes	No	N/A
Chain-Of-Custody (COC) document(s) received with samples.....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
COC document(s) received complete.....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Collection date/time, matrix, and/or # of containers logged in based on sample labels.			
<input type="checkbox"/> No analysis requested. <input type="checkbox"/> Not relinquished. <input type="checkbox"/> No date/time relinquished.			
Sampler's name indicated on COC.....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Sample container label(s) consistent with COC.....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Sample container(s) intact and good condition.....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Proper containers and sufficient volume for analyses requested.....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Analyses received within holding time.....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
pH / Residual Chlorine / Dissolved Sulfide received within 24 hours.....	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Proper preservation noted on COC or sample container.....	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/> Unpreserved vials received for Volatiles analysis			
Volatile analysis container(s) free of headspace.....	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Tedlar bag(s) free of condensation.....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

CONTAINER TYPE:

Solid: 4ozCGJ 8ozCGJ 16ozCGJ Sleeve (____) EnCores® TerraCores® _____

Water: VOA VOA_h VOA_{na2} 125AGB 125AGB_h 125AGB_p 1AGB 1AGB_{na2} 1AGB_s

500AGB 500AGJ 500AGJ_s 250AGB 250CGB 250CGB_s 1PB 500PB 500PB_{na}

250PB 250PB_n 125PB 125PB_{z_{na}} 100PJ 100PJ_{na2} _____ _____ _____

Air: Tedlar® Summa® **Other:** _____ **Trip Blank Lot#:** _____ **Labeled/Checked by:** AM

Container: C: Clear A: Amber P: Plastic G: Glass J: Jar B: Bottle Z: Ziploc/Resealable Bag E: Envelope **Reviewed by:** AM

Preservative: h: HCL n: HNO₃ na₂: Na₂S₂O₃ na: NaOH p: H₃PO₄ s: H₂SO₄ z_{na}: ZnAc₂+NaOH f: Field-filtered **Scanned by:** AM