F.4 Health Science Associates,
Follow-Up Limited Asbestos and Lead Based Paint Survey,
Performed at Beverly Plaza, 432 South San Vicente Boulevard,
Los Angeles California,
May 20, 2022.

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FOLLOW-UP LIMITED ASBESTOS AND LEAD BASED PAINT SURVEY

Performed at

Beverly Plaza
432 South San Vincente Blvd.
Los Angeles, CA 90048

Performed on May 3, 2022

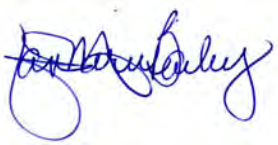
Submitted to

Brynn McCulloch, PG
Associate Geologist
Leighton Consulting
17781 Cowan
Irvine, Ca 92614

HSA Project Number 220160LA

May 20, 2022

Prepared By:



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Reviewed By:

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President

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TABLE OF CONTENTS

EXECUTIVE SUMMARY

Pursuant to your request, Health Science Associates (HSA) performed a limited asbestos and lead material survey at the Beverly Plaza, 432 South San Vincente Blvd., Los Angeles, CA 90048 on May 3, 2022. The purpose of the survey was to determine if abatement was required prior to renovations to the offices.

The sampling was performed by Franklin J. Weitzel, California Certified Site Surveillance Technician (CSST - Cert #19-6513), California Department of Public Health (CDPH) Certified Lead Inspector/Assessor (I/A - ID LRC # 00002697) and Rene Medina, CDPH LST (Cert. #29241).

Sampling and analytical methodologies employed followed accepted NIOSH and/or OSHA sampling methods.`

Table A: Asbestos Summary Table

Material	Location	ACM/ACCM
Fire Doors	At entrances, if present	Assumed ACM
Mastic	Behind Mirrors in Restrooms	Assumed ACM
Roof Penetration Mastic (Tar)	Electrical Box - Southeast side of Roof	Chrysotile 2 -3 %

The assumed ACM/ACBMs, such as the mirror mastics in the restrooms and fire doors should either be sampled prior to any disturbance or treated as ACM during the renovation of demolition activities and for waste purposes. Additionally, the bathroom on the first floor and the storage room on the second floor were inaccessible, and the bill board on the roof was excluded from our scope of work. If the materials in the inaccessible areas are determined to homogeneous to the materials in the other areas of the building, then no further sampling is required. However, if they are determined to different materials, then these areas should be inspected for ACM prior to any renovation or demolition activities that may impact them.

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The dark grey exterior paint of BARC was identified as LBP and the grey and yellow paint on the BARC exterior was determined to be LCP (seeXRF measurements 1, 2, and 3) in accordance with the requirements of Housing and Urban Development (HUD) and the California Department of Public Health (CDPH).

The XRF analyzer is a direct-reading instrument that is *not* capable of providing a negative determination for lead in coatings on components such as ceramic tile and porcelain or providing results for the purposes of waste characterization. Waste should be segregated and a waste profile should be conducted on ceramic tiles, porcelain sinks and toilets, paint chips, and other wastes possibly contaminated with or containing lead to comply with all local, State and Federal laws.

This report was prepared for use by Leighton Consulting in evaluating the subject site. The information contained within this report is as factual as possible and the opinions related herein are based on HSA's experience in similar investigations. Therefore, no warranty is made to any persons other than Leighton Consulting regarding the conclusions or recommendations included within this report. HSA will not release copies to a third party without prior written consent of Leighton Consulting. Please contact HSA at hsa@healthscience.com for any questions or concerns about the contents of this report.

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1.0 INTRODUCTION

1.1 Pursuant to your request, Health Science Associates (HSA) performed a limited asbestos, and lead material survey at the Beverly Plaza, 432 South San Vincente Blvd., Los Angeles, CA 90048 location on May 3, 2022. The purpose of the survey was to determine if abatement was required prior to renovations to the offices.

1.2 The sampling was performed by Franklin J. Weitzel, California Certified Site Surveillance Technician (CSST - Cert #19-6513), California Department of Public Health (CDPH) Certified Lead Inspector/Assessor (I/A - ID LRC # 00002697) and Rene Medina, CDPH LST (Cert. #29241).

1.3 Report preparation was performed by JanMarie Bailey, Industrial Hygienist (IH). Project management and report review was performed by Joel I. Berman, CIH, Certified Safety Professional (CSP), Certified Asbestos Consultant (CAC - Cert. # 92-0838), Certified Indoor Air Quality Manager (CIAQM), CDPH I/A/PM (I/A - LRC 00003608) and Project Monitor (PM - LRC00003607), President.

2.0 SITE DESCRIPTION

2.1 The subject location is a two story building with cement walls and is part of the Beverly Plaza property. There were two separate spaces in the building, the MSL Laboratory and Beverly Alternative Relief Center (BARC). Interior construction materials that were observed included gypsum walls, ceilings, and wood paneling over wood framing, wood, exposed concrete, linoleum, ceramic and vinyl floor tile, and vinyl base cove, on a slab foundation. Ceiling tiles (2' x 4') were observed throughout. Exterior walls were wood (lower wall) and stucco (upper wall). The roof was comprised of a rolled roof system with roofing mastic.

2.2 A dispensary is located on the first floor with manufacturing facility on the second floor.

3.0 METHODOLOGY

3.1 Asbestos

3.1.1 The collection of bulk samples from suspect ACMs was performed to determine if the materials were either ACM, defined by the Environmental Protection Agency (EPA) as any material containing greater than one percent (>1%) asbestos, or asbestos containing construction material (ACCM), defined by the State of California as any construction material containing greater than 0.1 percent (>0.1%) asbestos. In general, bulk sampling guidelines outlined in the Asbestos

Hazard Emergency Response Act (AHERA) were followed, but actual sample locations and total number of samples were determined by the technician that conducted the survey.

3.1.2 The suspect asbestos samples were analyzed via polarized light microscopy (PLM) with dispersion staining in accordance with EPA method 600/R-93-116. The lower limit of reliable quantification for this method is 1%. When any trace level of asbestos was detected (often even one fiber) by the PLM analyst, the sample result were reported as "<1%," i.e. ACCM, along with an identification of the type of asbestos that was detected. Subsequently, where ACCM was reported, further analysis via PLM 1000 point counting was typically performed to quantify the asbestos levels down to 0.1%, the quantification limit where the material is considered non-asbestos containing for most regulatory purposes. HSA recommends point counting for one sample, 220118-5A, collected during this survey.

3.2 Lead

3.2.1 The lead survey included non-destructive testing with an XRF lead paint analyzer to identify surfaces coated with lead-based paint (LBP) and lead-containing paint (LCP). In conjunction with the XRF sampling, limited collection of confirmation paint chip samples was performed for those materials considered inconclusive via the XRF. The lead survey was performed for the purpose of contractor notification for Cal/OSHA compliance, and may not fulfill all requirements under the Housing and Urban Development (HUD) guidelines and/or waste disposal regulations.

3.2.2 The XRF analyzer is a direct-read instrument that provides instant results for lead reported in milligrams per square centimeter (mg/cm^2). HSA categorizes the readings as follows:

Greater than or equal to ($\geq$) 1.0 mg/cm^2 = Lead-Based Paint (LBP);
> 0.3 mg/cm^2 and less than (<) 1.0 mg/cm^2 = Lead-Containing Paint (LCP); and
>0.0 mg/cm^2 and $\leq$ 0.3 mg/cm^2 = Possible lead containing coating - paint chip sample recommended.

3.2.3 When confirmation paint chip sampling was deemed appropriate, it was performed utilizing accepted professional methodologies and was analyzed using inductively coupled argon plasma, atomic emission spectroscopy (ICAP, AES) in accordance with EPA method 6010 or Flame Atomic Absorption (FAA) spectrometry, in accordance with EPA method 3050B/7000B. Laboratory results indicating a concentration of 0.5 weight percent (WT%) lead is considered LBP. Confirmation paint chip samples *not* were collected for this survey.

3.2.4 It should be noted that the XRF analyzer is a direct-reading instrument that is *not* capable of providing a negative determination for lead in coatings on components such as ceramic tile and porcelain or providing results for the purposes of waste characterization. Ceramic tiles were *not* collected for this survey to determine hazardous waste classification. A complete waste profile should always be conducted prior to disposing of lead components. This is to comply with all local, State and Federal laws in regards to proper waste disposal.

3.2.5 It should be noted that for this XRF Survey, the sides of the buildings were identified clockwise starting from the address side; A, B, C, and D. Multiple components on the same wall side are differentiated with numbers (1, 2, 3, etc.), left to right when facing the components. Though a risk assessment was not performed, the inspector attempted to identify the condition of the tested painted surface(s) on the side tested. Intact condition is identified when entirely intact; Fair condition is when less than or equal ($\leq$ 2) to square feet (interior) or $\leq$ 10 square feet (exterior) of normal wear and tear or direct damage to paint; and Poor condition is severely worn, weathered, no longer adhering (peeling, cracking, flaking, chalking) paint.

3.3 Laboratory

After sample collection, all samples needing laboratory analysis, were transported via chain-of-custody procedures to SGS Forensic Laboratories, in Carson, CA, laboratory for analysis. SGS Forensic Laboratories is part of a larger, nation-wide laboratory organization known as SGS. These laboratories maintain accreditations by the American Industrial Hygiene Association (AIHA), the National Voluntary Laboratory Accreditation Program (NVLAP), the California Department of Public Health Environmental Laboratory Accreditation Program (ELAP), and AIHA's Environmental Lead Laboratory Accreditation Program (ELLAP).

3.4 Exclusions/Limitations

3.4.1 This site and sampling investigation did not access hidden and unknown portions of the building or sample in areas where access was not granted by the Owner. The glue/mastic used to attach the mirrors to the walls in the restrooms could not be tested without removing and potentially breaking the materials.

3.4.2 HSA did not have access to the bathroom on the first floor and a storage room on the second floor. Sampling/surveying behind the exterior wood panels on the front of the building and roof bill board were also not included in our scope of work. If the materials in the inaccessible areas are determined to homogeneous to the materials in the other areas of the building, then no further sampling is required. However, if they are determined to different materials, then these areas should be inspected for ACM prior to any renovation or demolition activities that may impact them

3.4.3 HSA's scope of work did not include collection of samples for any other suspect hazardous materials (i.e. soil, ground water, etc.), which may or may not have been associated with the buildings, the site or normal facility operations.

4.0 STANDARDS AND GUIDELINES

4.1 Asbestos

4.1.1 Asbestos Containing Building Material (ACBM) - Any material containing more than one percent asbestos, as defined in AHERA, 40 CFR Part 763.

4.1.2 Asbestos Containing Material (ACM) - Any material containing more than one percent asbestos, as defined by the EPA.

4.1.3 Asbestos Containing Construction Material (ACCM) - Any manufactured construction material which contains more than one-tenth of one percent asbestos by weight, as defined by the State of California.

4.1.4 If the total amount of ACM or ACCM to be abated is equal to or greater than 100 square feet (s.f.) the following regulations must be met.

4.1.4.1 *South Coast Air Quality Management District (SCAQMD), Rule 1403*, this rule requires District notification and removal of all ACM items (friable and non-friable) from a building prior to demolition. It requires the use of a state certified and a registered asbestos abatement contractor and a ten (10) day written notification. However, no notification is required if there is less than 100 square feet of ACM to be disturbed, unless the ACM is disturbed outside of a containment. SCAQMD does not regulate ACCM.

4.1.4.2 *Labor Code 6501.5*, requires the use of a state certified and registered asbestos abatement contractor for all asbestos removal projects that are equal to or more than 100 square feet of ACCM or ACM.

4.1.4.3 *Federal Occupational Safety and Health Administration (OSHA) 29 CFR 1926.1101*, California Code of Regulation (CCR) Title 8 section (§) 1529 and § 5208 require employers to monitor the exposure of their employees who may be exposed to asbestos. If employees are exposed above certain criteria, the employer must take action to limit the employee's exposure to asbestos and to protect the

employee's health. Per these regulations, the permissible exposure limit (PEL) for asbestos is 0.1 fibers per cubic centimeter of air (f/cc) expressed as an eight-hour time weighted average (TWA) and the Excursion Limit is 1.0 f/cc expressed over a 30 minute time period.

4.1.4.4 *Environmental Protection Agency (EPA) National Emission Standards for Hazardous Air Pollutants (NESHAP) 40 CFR Part 61, Subpart M* requires the inspection for ACMs prior to any planned renovation or demolition of a building. If ACM has been identified it specifies work practice standards designed to minimize the release of asbestos fibers, such as the use of wet methods during building demolition or renovation, sealing waste in leak tight containers, transportation and disposal of waste material as expediently as practicable. The regulation also requires the owner or the operator of the renovation or demolition operation to notify the appropriate delegated entity (often a state agency) before any demolition or before any renovations of buildings when the amount of Regulated Asbestos Containing Material (RACM) is greater than 260 linear feet, 160 square feet or 35 cubic feet.

4.1.4.5 *Environmental Protection Agency (EPA), Asbestos Hazard Emergency Response Act (AHERA) 40 CFR Part 763, Subpart E*, this rule requires all K-12, public and private non-profit elementary and secondary schools nationwide, to inspect their schools for asbestos-containing building materials (ACBM) and develop and maintain an up-to-date Asbestos Management Plan (AMP). The management of ACBM can be maintained on an “in-place” based principle and the removal of ACBM is not necessary unless it is severely damaged or may become disturbed during a planned demolition or renovation project. In the event ACBM is to be removed or the school building demolished, public and private school districts must comply with NESHAP. The AHERA rule also stipulates that any personnel working on asbestos activities in schools must be trained and accredited in accordance with the Asbestos Model Accreditation Plan.

4.2 Lead

4.2.1 The *Federal Department of Housing and Urban Development* (HUD) suggests abatement when XRF readings are at or above 1.0 milligram per square centimeter (mg/cm^2) or 0.5 WT% (percent lead by weight) via laboratory analysis.

4.2.2 California Department of Public Health (CDPH), Title 17 defines:

4.2.2.1 "Lead Based Paint" (LBP) as paint or other surface coatings that contain an amount of lead equal to, or in excess of 1.0 mg/cm^2 or 0.5 WT%,

4.2.2.2 "Lead Contaminated Dust" is defined as dust that contains an amount of lead equal to, or in excess of, 10 micrograms per square foot (µg/ft^2) for interior floor surfaces, 100 µg/ft^2 for interior horizontal surfaces, and 400 µg/ft^2 for exterior floor and horizontal surfaces,

4.2.2.3 "Lead Contaminated Soil" is defined as bare soil that contains an amount of lead equal to, or in excess of, 400 parts per million (ppm) in children's play areas and 1000 ppm in all other areas, and

4.2.2.4 "Lead Hazard" is defined as deteriorated LBP, lead contaminated dust, lead contaminated soil, disturbing LBP or presumed LBP without containment, or any other nuisance which may result in persistent and quantifiable lead exposure.

4.2.3 Consumer Product Safety Commission's (CPSC) defines LCP as greater than 0.009 WT% or 90 ppm lead by weight, effective as of August 2009. In 1978 the CPSC banned lead in excess of 0.06 WT% for paint used in residences or on toys.

4.2.4 Title 8 CCR 1532.1, the Cal/OSHA Lead in Construction Standard, establishes the requirements for worker protection. Elements covered by this standard include requirements associated with conducting trigger task activities (e.g. manual scraping, manual sanding), exposure monitoring, containments for lead-related tasks, training and certification, respiratory protection, medical surveillance, etc. Any trigger task performed on surfaces containing lead is covered by this regulation.

4.2.5 Lead waste is regulated under *California Title 22, §66261.24.* The standard defines lead hazardous waste as greater than >1,000 milligrams per kilogram (mg/kg) of lead and/or lead compounds determined as a Total Threshold Limit Concentration (TTLC) or 5.0 milligrams per liter (mg/l) determined as a Soluble Threshold Limit Concentration (STLC) or Waste Extraction Test (WET) method.

4.2.6 Federal EPA under the Resource Conservation and Recovery Act (RCRA) also mandates hazardous waste criteria for lead that is tested by the Toxicity Characteristic Leaching Procedure (TCLP). This method sets a limit for the quantity of lead that can be "soluble" or leach into the water. The EPA maximum toxicity characteristic for lead is equal to or greater than ≥5.0 mg/l.

4.2.7 SB 460 makes it illegal to create a lead hazard or to have a condition that is a lead hazard in residential and public buildings. Title 17 defines "lead hazard" as

deteriorated LBP lead contaminated dust, lead contaminated soil, disturbing LBP or presumed LBP without containment, or any other nuisance which may result in persistent and quantifiable lead exposure.

4.2.8 SB 460 also provides the CDPH and local enforcement agencies (including local building, housing, health, and environmental health agencies) the authority to issue orders to abate or otherwise correct a lead hazard. Enforcement agencies can also issue orders to cease and desist any activities that create lead hazards (such as disturbing lead based paint without using containment and failing to follow other lead safe work practices). SB 460 applies to persons engaged in performing:

4.2.8.1 Remodeling and renovation work,
4.2.8.2 Abatement of lead hazards, and
4.2.8.3 Inspections and assessments of lead hazards.

4.2.9 *Los Angeles County Code, Title 11, Health and Safety Chapter 11.28* defines "Dangerous levels of lead-bearing substances" as any paint, varnish, lacquer, putty, plaster, or similar coating or structural material which contains lead or its compounds in excess of 0.7 mg/cm^2, when measured by a lead-detecting instrument approved by the director; or any substance, when measured by any scientifically accepted method, in a quantity determined by the director to constitute a hazard to children; or that level as determined in the most recent standards as established by the U. S. Department of Health, Education and Welfare, Public Health Service, Center for Disease Control.

4.3 Other Regulations and Guidelines

California Title 8, CCR §5194, Hazard Communication Standard, requires employers to notify their employees of hazardous materials in their workplace.

5.0 RESULTS

5.1 The laboratory reports with chain-of-custody documentation are provided in Appendix B, Figures are provided in Appendix Photo exhibit is in Appendix D, and Licenses are provided in Appendix E, and Notifications are provided in Appendix F.

5.2 The results, descriptions, estimated quantities and analytical results for asbestos bulk samples are presented in Table I. HSA collected 32 suspect bulk asbestos samples resulting in 980159 analyses by layer. Listed below (Table A) are the materials that were determined to be ACM/ACCM or were assumed to be ACM where bulk sampling was not possible.

Table A: Asbestos Summary Table

Material	Location	ACM/ACCM
Fire Doors	At entrances, if present	Assumed ACM
Mastic	Behind Mirrors in Restrooms	Assumed ACM
Roof Penetration Mastic (Tar)	Electrical Box - Southeast side of Roof	Chrysotile 2 -3 %

5.3 Results for the lead XRF survey are presented in Table II. A total of 82 measurements, including pre and post calibration measurements, were taken using a Niton XRF Analyzer. Of these, the dark grey exterior paint of BARC was identified as LBP and the grey and yellow paint on the BARC exterior was determined to be LCP (see XRF measurements 1, 2, and 3) in accordance with the requirements of HUD and the CDPH. XRF measurements determined to be LBP are in bold print and shaded and measurements determined to be LCP are bolded on Table IIA.

6.0 RECOMMENDATIONS

6.1 ACM and lead materials were identified at the Beverly Plaza, 432 South San Vicente Boulevard, Los Angeles, California . It is HSA's understanding that the property maybe scheduled for renovation that may require asbestos and lead material impact. All contractors performing abatement work at this location must perform their work pursuant to all appropriate regulations. The project should be monitored under the direction of a CIH who is also a CAC and Certified Lead Project Designer or Lead Supervisor.

6.2 The assumed ACM/ACBMs, such as the mirror mastics in the restrooms should either be sampled prior to any disturbance or treated as ACM during the renovation of demolition activities and for waste purposes. Additionally, the bathroom on the first floor and the storage room on the second floor should be inspected for ACM prior to any renovation or demolition activities.

6.3 In California, a contractor must be registered as an asbestos abatement contractor for removal or any impact work involving 100 s.f. or more of ACM/ACCM. Special training is also required for any other type of ACM/ACCM maintenance or impact work. Materials to be disposed of that contains <1% but more than 0.1% asbestos is not considered hazardous waste and can be disposed of as construction debris. However, the landfill must be notified that the waste contains asbestos due to potential permitting issues.

6.4 The lead survey was performed for the purpose of contractor notification for Cal/OSHA compliance, and may not fulfill all requirements under the Housing and Urban Development (HUD) guidelines and/or waste disposal regulations.

6.5 Care should be taken when performing any activities (e.g. manually dry sanding or scraping surfaces) to prepare any of the component(s) either determined to be coated with or which are suspected of containing lead for repainting.

6.6 It should be noted that the XRF analyzer is a direct-reading instrument that is *not* capable of providing a negative determination for lead in coatings on components such as ceramic tile and porcelain or providing results for the purposes of waste characterization. Waste should be segregated and a waste profile should be conducted on ceramic tiles, porcelain sinks and toilets, paint chips, and other wastes possibly contaminated with or containing lead to comply with all local, State and Federal laws.

6.7 Due to the nature, age, and use of the structure, hidden or unknown suspect ACM/ACCM, lead or other hazardous materials may be uncovered during renovation/maintenance activities. Therefore, all contractors working on the project should be informed of policies with regard to notifying management if previously unidentified suspect hazardous materials are discovered during the project.

6.8 This report was prepared for use by Leighton Consulting in evaluating the subject site. The information contained within this report is as factual as possible and the opinions related herein are based on HSA's experience in similar investigations. Therefore, no warranty is made to any persons other than Leighton Consulting regarding the conclusions or recommendations included within this report. HSA will not release copies to a third party without prior written consent of Leighton Consulting. Please contact HSA at hsa@healthscience.com for any questions or concerns about the contents of this report.

TABLE I - BULK ASBESTOS SAMPLING RESULTS

HSA Project Number: 220160LA
Project: The Beverly Plaza, 432 South San Vincente Blvd., Los Angeles, CA 90048
Date: May 3, 2022 **Ind. Hyg.:**F. J. Weitzel, CSST (Cert #19-6513)/R. Medina, CDPH LST (LRC - 00002314)

Sample No.	Material	Location	Description	Asbestos Results Type and Percent (%)	Condition	Approximate Square/Linear footage
220503-01A	Drywall/Joint Compound	1st Floor	North wall behind door in Vault Room	White Drywall - ND White Joint Compound - ND Drywall Tape - ND White Joint Compound - ND Paint - ND	Good	3000 sq.ft.
220503-01B			North wall behind door in Breakroom	Beige Drywall - ND		
220503-01C			Ceiling of Intake	Beige Drywall - ND White Joint Compound - ND Paint - ND		
220503-01D		2nd Floor	East wall in corner behind door in Storage	Beige Plaster - ND White Plaster - ND Paint - ND Off-White Drywall - ND Off-White Joint Compound - ND Drywall Tape - ND Off-White Joint Compound - ND Paint - ND		
220503-01E			North wall at bottom of doorway in Hallway	Orange Drywall - ND Paint - ND		

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Project: The Beverly Plaza, 432 South San Vincente Blvd., Los Angeles, CA 90048
Date: May 3, 2022 **Ind. Hyg.:**F. J. Weitzel, CSST (Cert #19-6513)/R. Medina, CDPH LST (LRC - 00002314)

Sample No.	Material	Location	Description	Asbestos Results Type and Percent (%)	Condition	Approximate Square/Linear footage
220503-01F			North wall at bottom of door frame in Employee Only Room	White Drywall - ND White Joint Compound - ND Drywall Tape - ND White Joint Compound - ND Paint - ND		
220503-01G			Behind Reception Door	Off White Drywall - ND Paint - ND Off White Non-Fibrous Material - ND		
220503-02A	2' x 4' Ceiling Tile	2nd Floor	Above entrance to Storage	Beige Fibrous Material - ND Paint - ND	Good	5000 sq.ft.
220503-02B			Above entrance to Office	Beige Fibrous Material - ND Paint - ND		
220503-02C			Above back entrance to Main Hallway	Beige Fibrous Material - ND Paint - ND		
220503-02D			Above tub in Birthing Room 1	Beige Fibrous Material - ND Paint - ND		
220503-02E			Above Reception Desk	Beige Fibrous Material - ND Paint - ND		

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Sample No.	Material	Location	Description	Asbestos Results Type and Percent (%)	Condition	Approximate Square/Linear footage
220503-03A	Floor Tile/Mastic	2nd Floor	At doorway to hallway storage	Beige Tile - ND Tan Mastic - ND	Good	250 sq.ft.
220503-03B			Behind door in hallway storage	Beige Tile - ND Tan Mastic - ND		
220503-03C			Along south side wall in hallway storage	Beige Tile - ND Tan Mastic - ND		
220503-04A	Black Basecove	2nd Floor	Behind door on north side in hallway bathroom	Black Non-Fibrous Material - ND Tan Mastic - ND Off-White Drywall - ND	Good	50 LF
220503-04B			Near toilet on east side of hallway bathroom	Black Non-Fibrous Material - ND Tan Mastic - ND Grey Cementitious Material - ND		
220503-04C			Under sink on south side wall in hallway bathroom	Black Non-Fibrous Material - ND Tan Mastic - ND Drywall Backing - ND		
220503-05A	1' x 1' Floor Tile/Mastic	2nd Floor	At northwest corner of Manufacturing Storage	Paint - ND Off-White Tile - ND Tan Mastic - ND Black Mastic - ND	Good	500 sq.ft.

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Sample No.	Material	Location	Description	Asbestos Results Type and Percent (%)	Condition	Approximate Square/Linear footage
220503-05B			Southwest corner of Manufacturing	Paint - ND Off-White Tile - ND Tan Mastic - ND Black Mastic - ND Grey Cementitious Material - ND		
220503-05C			Behind door in southeast corner of Manufacturing	Paint - ND Off-White Tile - ND Tan Mastic - ND Black Mastic - ND		
220503-06A	**Penetration Mastic**	**Roof**	At pipe vent on southwest side	Black Semi-Fibrous Tar - ND White Non-Fibrous Material - ND	Good	250 sq.ft.
220503-06B			At pipe vent on northeast side	Black Semi-Fibrous Tar - ND White Non-Fibrous Material - ND		
220503-06C			**At Electrical Box on southeast side**	**Stones - ND** **Black Semi-Fibrous Tar - Chrysotile 2 %** **Black Tar - ND** **Black Semi-Fibrous Tar - Chrysotile 3 %**		

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Sample No.	Material	Location	Description	Asbestos Results Type and Percent (%)	Condition	Approximate Square/Linear footage
220503-07A	HVAC Mastic	Roof	Southwest at HVAC unit	Grey Non-Fibrous Material - ND	Good	150 sq.ft.
220503-07B			Northeast at HVAC unit	Black Semi-Fibrous Tar - ND Off-White Non-Fibrous Material - ND		
220503-07C			South side at HVAC unit	Stones - ND Black Semi-Fibrous Tar - ND Grey Non-Fibrous Material - ND		
220503-08A	Roof - Core	Roof	At southeast side	Grey Roof Shingle - ND Grey Roof Shingle - ND Black Tar - ND Black Felt - ND	Good	3000 sq.ft.
220503-08B			At southwest side	Grey Roof Shingle - ND Grey Roof Shingle - ND Black Tar - ND Black Felt - ND		
220503-08C			At northwest side	Grey Roof Shingle - ND Black Tar - ND Black Felt - ND		

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TABLE I - BULK ASBESTOS SAMPLING RESULTS continued

HSA Project Number: 220160LA
Project: The Beverly Plaza, 432 South San Vincente Blvd., Los Angeles, CA 90048
Date: May 3, 2022 **Ind. Hyg.:**F. J. Weitzel, CSST (Cert #19-6513)/R. Medina, CDPH LST (LRC - 00002314)

Sample No.	Material	Location	Description	Asbestos Results Type and Percent (%)	Condition	Approximate Square/Linear footage
220503-08D			At northeast corner	Grey Roof Shingle - ND Grey Roof Shingle - ND Black Tar - ND Black Felt - ND		

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TABLE I - BULK ASBESTOS SAMPLING RESULTS continued

HSA Project Number: 220160LA
Project: The Beverly Plaza, 432 South San Vincente Blvd., Los Angeles, CA 90048
Date: May 3, 2022 **Ind. Hyg.:**F. J. Weitzel, CSST (Cert #19-6513)/R. Medina, CDPH LST (LRC - 00002314)

Sample No.	Material	Location	Description	Asbestos Results Type and Percent (%)	Condition	Approximate Square/Linear footage
220503-08E	Roof - Core	Roof	At center of roof	Grey Roof Shingle - ND Grey Roof Shingle - ND Black Tar - ND Black Felt - ND	Good	3000 sq.ft.
Standards/Guidelines:						
EPA - ACM						>1.0
State of California - ACCM						>0.1
Analytical Method: EPA 600/R-93/116 - Polarized Light Microscopy (PLM)						
Abbreviations: ND = none detected; < = less than; % - percent; EPA = Environmental Protection Agency; ACM = Asbestos Containing Material; ACCM = Asbestos Containing Construction Material; LF = linear feet; ft^2 = square feet; bold/shade = ACM; bold print only = ACCM						
Disclaimer: HSA's measurements and component identifications are approximations and **must be confirmed** by contractors bidding the project. In addition, hidden or unknown suspect asbestos containing materials (ACM)/asbestos containing construction materials (ACCM) or lead containing/coated materials may be uncovered during the project. Multiple layers of building materials exist, abatement includes all layers of both ACMs and non-ACMs including all residue. Similar materials in color, texture and appearance as those identified in HSA's report should be considered asbestos until sampled. All contractors working on the project should notify the Owner regarding the discovery of unidentified hazardous materials. All work to be performed in accordance with all state, local and federal regulations.						

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TABLE II - LEAD BASED PAINT XRF RESULTS

HSA Project Number: 220160LA
Project: Beverly Plaza, 432 South San Vincente Blvd., Los Angeles, CA 90048
Date: May 3, 2022 **Ind. Hyg.:**F. J. Weitzel, CSST (Cert #19-6513)/R. Medina, CDPH LST (LRC - 00002314)

TESTED WITH RADIATION MONITORING DEVICE (RMD) MODEL LPA-1B XRF TYPE ANALYZER (Serial Number1680L)							
Test No.	***Location***	***Side***	***Color***	***Substrate***	***Component***	***Paint Cond'n***	***Result mg/cm²***
	Pre-calibration						**1.2**
	Pre-calibration						**1.1**
	Pre-calibration						**1.1**
1	**Exterior BARC**	**A**	**Grey**	**Concrete**	**Wall**	**Intact**	**0.5**
2	**Exterior BARC**	**A**	**Yellow**	**Concrete**	**Column**	**Intact**	**0.4**
3	**Exterior BARC**	**A**	**Dark Grey**	**Concrete**	**Wall**	**Intact**	**1.0**
4	1st Floor - Lobby Interior - BARC	A	White	Drywall	Wall	Intact	-0.3
5	1st Floor - Lobby Interior - BARC	A	Orange	Drywall	Wall	Intact	-0.3
6	1st Floor - Lobby Interior - BARC	B	Black	Drywall	Wall	Intact	-0.0
7	1st Floor - Lobby Interior - BARC	B	White	Drywall	Wall	Intact	-0.0
8	1st Floor - Lobby Interior - BARC	B	Black	Wood	Storage	Intact	-0.0
9	1st Floor - Lobby Interior - BARC	D	White	Wood	Door Frame	Intact	-0.0
10	1st Floor - Lobby Interior - BARC	--	White	Drywall	Ceiling	Intact	-0.1
11	Intake Interior	A	Light Blue	Drywall	Wall	Intact	-0.2
12	Intake Interior	--	Light Blue	Drywall	Ceiling	Intact	-0.1
13	Breakroom Interior	A	Light Blue	Drywall	Wall	Intact	-0.1

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TABLE II - LEAD BASED PAINT XRF RESULTS continued

HSA Project Number: 220160LA
Project: Beverly Plaza, 432 South San Vincente Blvd., Los Angeles, CA 90048
Date: May 3, 2022 **Ind. Hyg.:**F. J. Weitzel, CSST (Cert #19-6513)/R. Medina, CDPH LST (LRC - 00002314)

TESTED WITH RADIATION MONITORING DEVICE (RMD) MODEL LPA-1B XRF TYPE ANALYZER (Serial Number1680L)							
Test No.	***Location***	***Side***	***Color***	***Substrate***	***Component***	***Paint Cond'n***	***Result mg/cm²***
14	Breakroom Interior	--	Light Blue	Drywall	Ceiling	Intact	-0.1
15	1st Floor - Vault - Interior BARC	A	Light Blue	Metal	Door Frame	Intact	-0.0
16	1st Floor - Vault - Interior BARC	A	Light Blue	Drywall	Wall	Intact	-0.1
17	1st Floor - Vault - Interior BARC	A	Light Blue	Wood	Door	Intact	-0.0
18	1st Floor Hallway - Interior BARC	B	Light Blue	Concrete	Wall	Intact	-0.2
19	1st Floor Hallway - Interior BARC	B	Light Blue	Concrete	Baseboard	Intact	-0.1
20	1st Floor Hallway - Interior BARC	B	White	Wood	Door Frame	Intact	-0.1
21	1st Floor Hallway - Interior BARC	B	White	Wood	Door	Intact	-0.2
22	1st Floor Hallway - Interior BARC	B	Black	Metal	Guard Rail	Intact	-0.0
23	1st Floor Hallway - Interior BARC	–	Green	Ceramic	1' x 1' Floor Tile	Intact	-0.0
24	1st Floor Restroom - Hallway - Interior BARC	B	Pink	Drywall	Wall	Intact	-0.3
25	1st Floor Restroom - Hallway - Interior BARC	B	White	Wood	Door Frame	Intact	0.0
26	1st Floor Restroom - Hallway - Interior BARC	B	White	Wood	Door	Intact	-0.1
27	1st Floor Restroom - Hallway - Interior BARC	C	White	Porcelain	Toilet	Intact	-0.2
28	1st Floor Restroom - Hallway - Interior BARC	C	White	Porcelain	Sink	Intact	-0.2

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TABLE II - LEAD BASED PAINT XRF RESULTS continued

HSA Project Number: 220160LA
Project: Beverly Plaza, 432 South San Vincente Blvd., Los Angeles, CA 90048
Date: May 3, 2022 **Ind. Hyg.:**F. J. Weitzel, CSST (Cert #19-6513)/R. Medina, CDPH LST (LRC - 00002314)

TESTED WITH RADIATION MONITORING DEVICE (RMD) MODEL LPA-1B XRF TYPE ANALYZER (Serial Number1680L)							
Test No.	***Location***	***Side***	***Color***	***Substrate***	***Component***	***Paint Cond'n***	***Result mg/cm²***
29	1st Floor Restroom - Hallway - Interior BARC	--	White	Drywall	Ceiling	Intact	-0.2
30	1st Floor Restroom - Hallway - Interior BARC	--	Green	Ceramic	1' x 1' Floor Tile	Intact	0.0
31	2nd Floor - Manufacturing Interior	A	Grey	Drywall	Wall	Intact	-0.1
32	2nd Floor - Manufacturing Interior	B	Grey	Drywall	Wall	Intact	-0.1
33	2nd Floor - Manufacturing Interior	B	Grey	Wood	Door Frame	Intact	-0.0
34	2nd Floor - Manufacturing Interior	B	Grey	Wood	Door	Intact	-0.1
35	2nd Floor - Owner Office - Interior BARC	A	Grey	Drywall	Wall	Intact	-0.2
36	2nd Floor - OwnerOffice - Interior BARC	A	White	Wood	Baseboard	Intact	-0.1
37	2nd Floor Main Hallway - Manufacturing BARC	A	White	Drywall	Wall	Intact	-0.2
38	2nd Floor Main Hallway - BARC	A	Beige	Drywall	Wall	Intact	-0.1
39	2nd Floor Main Hallway - BARC	A	White	Wood	Baseboard	Intact	-0.3
40	2nd Floor Main Hallway - BARC	D	White	Metal	Elevator Frame	Intact	-0.0
41	2nd Floor Main Hallway - BARC	D	White	Metal	Elevator Door	Intact	-0.0
42	2nd Floor - Room 1 - Restroom 1	--	Beige	Ceramic	1' x 1' Floor Tile	Intact	-0.0
43	2nd Floor - Room 1 - Restroom 1	C	White	Porcelain	Toilet	Intact	-0.4

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TABLE II - LEAD BASED PAINT XRF RESULTS continued

HSA Project Number: 220160LA
Project: Beverly Plaza, 432 South San Vincente Blvd., Los Angeles, CA 90048
Date: May 3, 2022 **Ind. Hyg.:**F. J. Weitzel, CSST (Cert #19-6513)/R. Medina, CDPH LST (LRC - 00002314)

TESTED WITH RADIATION MONITORING DEVICE (RMD) MODEL LPA-1B XRF TYPE ANALYZER (Serial Number1680L)							
Test No.	***Location***	***Side***	***Color***	***Substrate***	***Component***	***Paint Cond'n***	***Result mg/cm²***
44	2nd Floor - Room 1 - Birth Room A	A	Beige	Drywall	Window Sill	Intact	-0.2
45	2nd Floor - Room 1 - Birth Room A	A	Beige	Drywall	Wall	Intact	-0.1
46	2nd Floor - Room 1 - Birth Room B	--	Yellow	Ceramic	1" x 1" Tile Tub Wall	Intact	-0.2
47	2nd Floor - Room 1 - Restroom 2	--	White	Ceramic	1" x 1" Tile Tub Wall	Intact	-0.2
48	2nd Floor - Room 1 - Restroom 2	–	Beige	Ceramic	Counter Top	Intact	-0.2
49	2nd Floor - Room 1 - Restroom 2	B	White	Porcelain	Toilet	Intact	-0.1
50	2nd Floor - Room 1 - Restroom 2	--	White	Wood	Crown Moulding	Intact	-1.0
51	2nd Floor Interior - Clean Room	D	White	Wood	Shelves	Intact	-0.2
52	2nd Floor Interior - Reception	C	Beige	Ceramic	1" x 1" Wall Tile	Intact	-0.1
53	2nd Floor Interior - Reception	C	Beige	Ceramic	6" x 6" Wall tile	Intact	-0.0
54	2nd Floor Interior - Storage Room	D	White	Drywall	Wall	Intact	-0.1
55	2nd Floor Interior - Storage Room	--	White	Drywall	Ceiling	Intact	-0.1
56	2nd Floor - Hallway Restroom 3	A	Yellow	Drywall	Wall	Intact	-0.0
57	2nd Floor - Hallway Restroom 3	--	Yellow	Drywall	Ceiling	Intact	-0.0
58	2nd Floor - Hallway Restroom 3	C	White	Porcelain	Toilet	Intact	-0.2

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TABLE II - LEAD BASED PAINT XRF RESULTS continued

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Date: May 3, 2022 **Ind. Hyg.:**F. J. Weitzel, CSST (Cert #19-6513)/R. Medina, CDPH LST (LRC - 00002314)

TESTED WITH RADIATION MONITORING DEVICE (RMD) MODEL LPA-1B XRF TYPE ANALYZER (Serial Number1680L)							
Test No.	***Location***	***Side***	***Color***	***Substrate***	***Component***	***Paint Cond'n***	***Result mg/cm²***
59	2nd Floor - Hallway Restroom 3	D	White	Porcelain	Sink	Intact	-0.3
60	2nd Floor - Hallway Restroom 3	--	Black	Ceramic	2" x 4" Floor Tile	Intact	-0.3
61	2nd Floor - Hallway Storage	C	White	Porcelain	Sink	Intact	-0.3
62	2nd Floor - Hallway Storage	--	Black	Ceramic	2" x 4" Floor Tile	Intact	-0.3
63	2nd Floor - Employee Only Room	A	White	Drywall	Wall	Intact	-0.5
64	2nd Floor - Employee Only Room	A	White	Wood	Door Frame	Intact	-0.1
65	2nd Floor - Employee Only Room	A	White	Wood	Door	Intact	-0.2
66	2nd Floor - Employee Only Room	--	White	Drywall	Ceiling	Intact	0.0
67	2nd Floor - Employee Only Room	--	White	Ceramic	1' x 1' Floor Tile	Intact	-0.2
68	2nd Floor - Employee Only Room	B	White	Ceramic	4" x 12" Baseboard Tile	Intact	0.0
69	2nd Floor - Stairwell	B	Pink	Drywall	Wall	Intact	-0.1
70	2nd Floor - Stairwell	B	Brown	Metal	Stair Rail	Intact	0.0
71	Exterior - Back	B	Grey	Metal	Stairwell	Intact	-0.0
72	Exterior - Back	C	White	Concrete	Wall	Intact	-0.4
73	Exterior - Back	C	Grey	Concrete	Wall	Intact	-0.0

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TESTED WITH RADIATION MONITORING DEVICE (RMD) MODEL LPA-1B XRF TYPE ANALYZER (Serial Number1680L)							
Test No.	***Location***	***Side***	***Color***	***Substrate***	***Component***	***Paint Cond'n***	***Result mg/cm²***
74	Carport - Exterior - Back	D	Grey	Concrete	Carport	Intact	-0.1
75	Carport - Exterior - Back	A	White	Wood	Storage Door	Intact	-0.3
76	Carport - Exterior - Back	A	Grey	Metal	Security Door	Intact	-0.4
	Post-Verification						1.1
	Post-Verification						1.0
	Post-Verification						1.1
Standards/Guidelines:							
Federal: Guidelines for the Evaluation and Control of Lead-Based Paint Hazards in Housing; Chapter 7, 1997 Revision						LBP	≥ 1.0
State (California): Title 17, California Code of Regulations, Division 1, Chapter 8						LBP	≥ 1.0
Los Angeles County Code: Title 11, Chapter 11.28, Section 11.28.010 C					Dangerous Level of Lead-Bearing Substances		> 0.7
Abbreviations: Side = A, B, C, D - clockwise starting from street front; > = greater than; ≥ = greater than or equal to; ≤ = less than or equal to; - = minus; LBP = Lead Based Paint (bold and shaded); LCP = Lead Containing Paint (bold only); 0.0 = negative (by XRF); Intact = paint that is entirely intact; Fair = ≤ 2 sq. ft (interior) or ≤ 10 sq ft (exterior) of normal wear and tear or direct damage to paint; Poor = severely worn, weathered, no longer adhering (peeling, cracking, flaking, chalking) paint							

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TABLE II - LEAD BASED PAINT XRF RESULTS continued

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Date: May 3, 2022 **Ind. Hyg.:**F. J. Weitzel, CSST (Cert #19-6513)/R. Medina, CDPH LST (LRC - 00002314)

TESTED WITH RADIATION MONITORING DEVICE (RMD) MODEL LPA-1B XRF TYPE ANALYZER (Serial Number1680L)							
Test No.	***Location***	***Side***	***Color***	***Substrate***	***Component***	***Paint Cond'n***	***Result mg/cm²***

NOTE: XRF technology should not be considered reliable for lower concentrations of lead that could still be of concern. Paint chip samples would have to be obtained in order to determine if the paint was lead containing for Cal/OSHA compliance purposes.

The XRF technology should not be considered reliable for proper classification of waste.

For multiple components on the same wall side, they are differentiated by being numbered (1, 2, 3, etc.) left to right when facing the components.

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Appendix A -Laboratory Report

SGS FORENSIC LABORATORIES

Final Report

Bulk Asbestos Analysis

(EPA Method 40CFR, Part 763, Appendix E to Subpart E and EPA 600/R-93-116, Visual Area Estimation)
NVLAP Lab Code: 101459-1

Health Science Associates
Joel Berman
10771 Noel Street

Los Alamitos, CA 90720

Client ID: L1596
Report Number: B332554
Date Received: 05/03/22
Date Analyzed: 05/10/22
Date Printed: 05/10/22
First Reported: 05/10/22

Job ID/Site: 220160LA; 432 South San Vicente Blvd. Los Angeles, CA 90048

Date(s) Collected: 05/03/2022

SGSFL Job ID: L1596
Total Samples Submitted: 32
Total Samples Analyzed: 32

Sample ID	Lab Number	Asbestos Type	Percent in Layer	Asbestos Type	Percent in Layer	Asbestos Type	Percent in Layer
220503-01A	51541682						
Layer: White Drywall			**ND**				
Layer: White Joint Compound			**ND**				
Layer: Drywall Tape			**ND**				
Layer: White Joint Compound			**ND**				
Layer: Paint			**ND**				
Total Composite Values of Non-Asbestos Fibrous Components: Cellulose (20 %) Fibrous Glass (Trace)							
220503-01B	51541683						
Layer: Beige Drywall			**ND**				
Total Composite Values of Non-Asbestos Fibrous Components: Cellulose (Trace) Fibrous Glass (Trace)							
220503-01C	51541684						
Layer: Beige Drywall			**ND**				
Layer: White Joint Compound			**ND**				
Layer: Paint			**ND**				
Total Composite Values of Non-Asbestos Fibrous Components: Cellulose (20 %) Fibrous Glass (Trace)							
220503-01D	51541685						
Layer: Beige Plaster			**ND**				
Layer: White Plaster			**ND**				
Layer: Paint			**ND**				
Layer: Off-White Drywall			**ND**				
Layer: Off-White Joint Compound			**ND**				
Layer: Drywall Tape			**ND**				
Layer: Off-White Joint Compound			**ND**				
Layer: Paint			**ND**				
Total Composite Values of Non-Asbestos Fibrous Components: Cellulose (20 %) Fibrous Glass (Trace) Comment: Bulk complex sample.							

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Report Number: B332554

Client Name: Health Science Associates **Date Printed:** 05/10/22

Sample ID	Lab Number	Asbestos Type	Percent in Layer	Asbestos Type	Percent in Layer	Asbestos Type	Percent in Layer
220503-01E	51541686						
Layer: Orange Drywall			**ND**				
Layer: Paint			**ND**				
Total Composite Values of Non-Asbestos Fibrous Components: Cellulose (20 %) Fibrous Glass (Trace)							
220503-01F	51541687						
Layer: White Drywall			**ND**				
Layer: White Joint Compound			**ND**				
Layer: Drywall Tape			**ND**				
Layer: White Joint Compound			**ND**				
Layer: Paint			**ND**				
Total Composite Values of Non-Asbestos Fibrous Components: Cellulose (20 %) Fibrous Glass (Trace)							
220503-01G	51541688						
Layer: Off-White Drywall			**ND**				
Layer: Paint			**ND**				
Layer: Off-White Non-Fibrous Material			**ND**				
Total Composite Values of Non-Asbestos Fibrous Components: Cellulose (20 %) Fibrous Glass (Trace)							
220503-02A	51541689						
Layer: Beige Fibrous Material			**ND**				
Layer: Paint			**ND**				
Total Composite Values of Non-Asbestos Fibrous Components: Cellulose (35 %) Fibrous Glass (45 %)							
220503-02B	51541690						
Layer: Beige Fibrous Material			**ND**				
Layer: Paint			**ND**				
Total Composite Values of Non-Asbestos Fibrous Components: Cellulose (35 %) Fibrous Glass (45 %)							
220503-02C	51541691						
Layer: Beige Fibrous Material			**ND**				
Layer: Paint			**ND**				
Total Composite Values of Non-Asbestos Fibrous Components: Cellulose (35 %) Fibrous Glass (45 %)							
220503-02D	51541692						
Layer: Beige Fibrous Material			**ND**				
Layer: Paint			**ND**				
Total Composite Values of Non-Asbestos Fibrous Components: Cellulose (35 %) Fibrous Glass (45 %)							

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Report Number: B332554

Client Name: Health Science Associates **Date Printed:** 05/10/22

Sample ID	Lab Number	Asbestos Type	Percent in Layer	Asbestos Type	Percent in Layer	Asbestos Type	Percent in Layer
220503-02E	51541693						
Layer: Beige Fibrous Material			**ND**				
Layer: Paint			**ND**				
Total Composite Values of Non-Asbestos Fibrous Components: Cellulose (35 %) Fibrous Glass (45 %)							
220503-03A	51541694						
Layer: Beige Tile			**ND**				
Layer: Tan Mastic			**ND**				
Total Composite Values of Non-Asbestos Fibrous Components: Cellulose (Trace)							
220503-03B	51541695						
Layer: Beige Tile			**ND**				
Layer: Tan Mastic			**ND**				
Total Composite Values of Non-Asbestos Fibrous Components: Cellulose (Trace)							
220503-03C	51541696						
Layer: Beige Tile			**ND**				
Layer: Tan Mastic			**ND**				
Total Composite Values of Non-Asbestos Fibrous Components: Cellulose (Trace)							
220503-04A	51541697						
Layer: Black Non-Fibrous Material			**ND**				
Layer: Tan Mastic			**ND**				
Layer: Off-White Drywall			**ND**				
Total Composite Values of Non-Asbestos Fibrous Components: Cellulose (Trace)							
220503-04B	51541698						
Layer: Black Non-Fibrous Material			**ND**				
Layer: Tan Mastic			**ND**				
Layer: Grey Cementitious Material			**ND**				
Total Composite Values of Non-Asbestos Fibrous Components: Cellulose (Trace)							
220503-04C	51541699						
Layer: Black Non-Fibrous Material			**ND**				
Layer: Tan Mastic			**ND**				
Layer: Drywall Backing			**ND**				
Total Composite Values of Non-Asbestos Fibrous Components: Cellulose (Trace)							

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Report Number: B332554

Client Name: Health Science Associates **Date Printed:** 05/10/22

Sample ID	Lab Number	Asbestos Type	Percent in Layer	Asbestos Type	Percent in Layer	Asbestos Type	Percent in Layer
220503-05A	51541700						
Layer: Paint			**ND**				
Layer: Off-White Tile			**ND**				
Layer: Tan Mastic			**ND**				
Layer: Black Mastic			**ND**				
Total Composite Values of Non-Asbestos Fibrous Components: Cellulose (Trace)							
220503-05B	51541701						
Layer: Paint			**ND**				
Layer: Off-White Tile			**ND**				
Layer: Tan Mastic			**ND**				
Layer: Black Mastic			**ND**				
Layer: Grey Cementitious Material			**ND**				
Total Composite Values of Non-Asbestos Fibrous Components: Cellulose (Trace)							
220503-05C	51541702						
Layer: Paint			**ND**				
Layer: Off-White Tile			**ND**				
Layer: Tan Mastic			**ND**				
Layer: Black Mastic			**ND**				
Total Composite Values of Non-Asbestos Fibrous Components: Cellulose (Trace)							
220503-06A	51541703						
Layer: Black Semi-Fibrous Tar			**ND**				
Layer: White Non-Fibrous Material			**ND**				
Total Composite Values of Non-Asbestos Fibrous Components: Cellulose (2 %)							
220503-06B	51541704						
Layer: Black Semi-Fibrous Tar			**ND**				
Layer: White Non-Fibrous Material			**ND**				
Total Composite Values of Non-Asbestos Fibrous Components: Cellulose (2 %)							
220503-06C	51541705						
Layer: Stones			**ND**				
Layer: Black Semi-Fibrous Tar		Chrysotile	**2 %**				
Layer: Black Tar			**ND**				
Layer: Black Semi-Fibrous Tar		Chrysotile	**3 %**				
Total Composite Values of Non-Asbestos Fibrous Components: Cellulose (Trace)							
220503-07A	51541706						
Layer: Grey Non-Fibrous Material			**ND**				
Total Composite Values of Non-Asbestos Fibrous Components: Cellulose (Trace) Synthetic (Trace)							

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Report Number: B332554

Client Name: Health Science Associates **Date Printed:** 05/10/22

Sample ID	Lab Number	Asbestos Type	Percent in Layer	Asbestos Type	Percent in Layer	Asbestos Type	Percent in Layer
220503-07B	51541707						
Layer: Black Semi-Fibrous Tar			**ND**				
Layer: Off-White Non-Fibrous Material			**ND**				
Total Composite Values of Non-Asbestos Fibrous Components: Cellulose (Trace)							
220503-07C	51541708						
Layer: Stones			**ND**				
Layer: Black Semi-Fibrous Tar			**ND**				
Layer: Grey Non-Fibrous Material			**ND**				
Total Composite Values of Non-Asbestos Fibrous Components: Cellulose (Trace)							
220503-08A	51541709						
Layer: Grey Roof Shingle			**ND**				
Layer: Grey Roof Shingle			**ND**				
Layer: Black Tar			**ND**				
Layer: Black Felt			**ND**				
Total Composite Values of Non-Asbestos Fibrous Components: Cellulose (Trace) Fibrous Glass (35 %) Synthetic (20 %)							
220503-08B	51541710						
Layer: Grey Roof Shingle			**ND**				
Layer: Grey Roof Shingle			**ND**				
Layer: Black Tar			**ND**				
Layer: Black Felt			**ND**				
Total Composite Values of Non-Asbestos Fibrous Components: Cellulose (Trace) Fibrous Glass (35 %) Synthetic (20 %)							
220503-08C	51541711						
Layer: Grey Roof Shingle			**ND**				
Layer: Black Tar			**ND**				
Layer: Black Felt			**ND**				
Total Composite Values of Non-Asbestos Fibrous Components: Cellulose (Trace) Fibrous Glass (15 %) Synthetic (20 %)							
220503-08D	51541712						
Layer: Grey Roof Shingle			**ND**				
Layer: Grey Roof Shingle			**ND**				
Layer: Black Tar			**ND**				
Layer: Black Felt			**ND**				
Total Composite Values of Non-Asbestos Fibrous Components: Cellulose (Trace) Fibrous Glass (35 %) Synthetic (20 %)							

20535 South Belshaw Avenue, Carson, CA 90746 / Telephone: (310) 763-2374 (888) 813-9417 / Fax: (310) 763-4450

Report Number: B332554

Client Name: Health Science Associates **Date Printed:** 05/10/22

Sample ID	Lab Number	Asbestos Type	Percent in Layer	Asbestos Type	Percent in Layer	Asbestos Type	Percent in Layer
220503-08E	51541713						
Layer: Grey Roof Shingle			**ND**				
Layer: Grey Roof Shingle			**ND**				
Layer: Black Tar			**ND**				
Layer: Black Felt			**ND**				
Total Composite Values of Non-Asbestos Fibrous Components: Cellulose (Trace) Fibrous Glass (35 %) Synthetic (20 %)							

Tiffani Ludd, Laboratory Supervisor, Carson Laboratory

Note: Limit of Quantification ('LOQ') = 1%. 'Trace' denotes the presence of asbestos below the LOQ. 'ND' = 'None Detected'.

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Office: (714) 220-3922 ▪ Fax: (714) 220-2081
E-mail results to: labresults@healthscience.com jberman@healt fjweitzel@healthscience.com rdullabaun@healthscience.com

ASBESTOS BULK SAMPLE DATA SHEET

5/03/22

TAT				
5 Day	Project Manager: Joel Berman	Project #: 220160LA	Date: ~~4/21/2022~~	
	Client: Leighton	Industrial Hygienist: ~~Rodica Dullabaun~~	Frankie Weitzel	
	Project Location: 432 South San Vicente Blvd. Los Angeles, CA 90048	Comments: Rene Medina		

Sample #	Material	Location	Description	Type (circle)	Condition	Quantity (ft^2/lft)	Photograph #
220503-01A	Drywall	Vault room 1st floor	North wall behind door	F (NF) TSI M SM SC	D SD (G)	3,000ft2	
-01B		breakroom		F (NF) TSI M SM SC	D SD (G)		
-01C		intake	ceiling	F (NF) TSI M SM SC	D SD (G)		
-1D		2nd floor storage	East wall corner behind door	F (NF) TSI M SM SC	D SD (G)		
-1E		Hallway	North wall bottom of doorway	F (NF) TSI M SM SC	D SD (G)		
-1F		Employee only Room	North wall btm of door frame	F (NF) TSI M SM SC	D SD (G)		

Type: F = Friable; NF = Non-friable; TSI = Thermal System Insulation; M = Miscellaneous Material; SM = Surface Material; SC = Spray-on Coatings
Condition: D = Damaged (< 10% surface damage); SD = Significantly Damaged (> 10% surface damage); G = Good Condition
Labeling: W = Wall; F = Floor; T = TSI; C = Ceiling; O = Miscellaneous; R = Roofing
Quantitiy: ft^2 = square feet; lft = linear feet

Special Instructions to Laboratory:
Analyze per EPA 600 Method - PLM

Relinquished by:	Date: 5/3/22	Time: 1420	Received by:	Date: 5/3/22	Time: 2:37PM
Relinquished by:	Date:	Time:	Received by:	Date:	Time:
Relinquished by:	Date:	Time:	Received by:	Date:	Time:

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ASBESTOS BULK SAMPLE DATA SHEET

5/05/22

TAT					
5 Day	Project Manager:	Joel Berman	Project #: 220160LA	Date: ~~4/21/2022~~	
	Client:	Leighton	Industrial Hygienist: Rodica Dullabaun		Frankie Weitzel
	Project Location:	432 South San Vicente Blvd. Los Angeles, CA 90048	Comments: Rene Molina		

Sample #	Material	Location	Description	Type (circle)	Condition	Quantity (ft^2/lft)	Photograph #
220503-16	Drywall	2nd Floor Reception	Behind Receptionist Door	F (NF) TSI M SM SC	D SD G		
-02A	2x4' Ceiling Tile	2nd Floor Storage	Above Entrance	F (NF) TSI M SM SC	D SD (G)	5,000ft²	
-02B		2nd Floor Office		F (NF) TSI M SM SC	D SD (G)		
-02C		2nd Floor Main Hallway	Above Back Entrance	F (NF) TSI M SM SC	D SD (G)		
-02D		2nd Floor Birthing Room #1	Above Tub	F (NF) TSI M SM SC	D SD (G)		
-02E		2nd Floor Reception	Above Reception Desk	F (NF) TSI M SM SC	D SD (G)		

Type: F = Friable; NF = Non-friable; TSI = Thermal System Insulation; M = Miscellaneous Material; SM = Surface Material; SC = Spray-on Coatings
Condition: D = Damaged (< 10% surface damage); SD = Significantly Damaged (> 10% surface damage); G = Good Condition
Labeling: W = Wall; F = Floor; T = TSI; C = Ceiling; O = Miscellaneous; R = Roofing
Quantitiy: ft^2 = square feet; lft = linear feet

Special Instructions to Laboratory:
Analyze per EPA 600 Method - PLM

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Relinquished by:	**Date:**	**Time:**	**Received by:**	**Date:**	**Time:**
Relinquished by:	**Date:**	**Time:**	**Received by:**	**Date:**	**Time:**

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E-mail results to: labresults@healthscience.com jberman@healt fjweitzel@healthscience.com rdullabaun@healthscience.com

ASBESTOS BULK SAMPLE DATA SHEET

TAT				
5 Day	Project Manager: Joel Berman	Project #: 220160LA	Date: 4/21/2022	
	Client: Leighton	Industrial Hygienist: ~~Rodica Dullabaun~~	Frankie Weitzel	
	Project Location: 432 South San Vicente Blvd. Los Angeles, CA 90048	Comments: Rene Medina		

Sample #	Material	Location	Description	Type (circle)	Condition	Quantity (ft^2/lft)	Photograph #
220503 -03A	Floor Tile W/ Mastic	2nd Floor Hallway Storage	At Door Way	F (NF) TSI (M) SM SC	D SD (G)	250ft2	
-03B	"	"	Behind door	F (NF) TSI (M) SM SC	D SD (G)	"	
-03C	"	"	South Side Gray Wall	F (NF) TSI (M) SM SC	D SD (G)	"	
-04A	Base cove Black	2nd Floor Hallway Bathroom	North Side behind door	F (NF) TSI (M) SM SC	D SD (G)	50 lft	
-04B	"	"	East Side near toilet	F (NF) TSI (M) SM SC	D SD (G)	"	
-04C	"	"	South Side wall under sink.	F (NF) TSI (M) SM SC	D SD (G)	"	

Type: F = Friable; NF = Non-friable; TSI = Thermal System Insulation; M = Miscellaneous Material; SM = Surface Material; SC = Spray-on Coatings
Condition: D = Damaged (< 10% surface damage); SD = Significantly Damaged (> 10% surface damage); G = Good Condition
Labeling: W = Wall; F = Floor; T = TSI; C = Ceiling; O = Miscellaneous; R = Roofing
Quantitiy: ft^2 = square feet; lft = linear feet

Special Instructions to Laboratory:
Analyze per EPA 600 Method - PLM

Relinquished by:	Date: 5/3/22	Time: 1420	Received by:	Date: 5/3/22	Time: 2:30Pm20
Relinquished by:	Date:	Time:	Received by:	Date:	Time:
Relinquished by:	Date:	Time:	Received by:	Date:	Time:

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E-mail results to: labresults@healthscience.com jberman@healt fjweitzel@healthscience.com rdullabaun@healthscience.com

ASBESTOS BULK SAMPLE DATA SHEET

5/03/22

TAT				
5 Day	Project Manager: Joel Berman	Project #: 220160LA	Date: ~~4/21/2022~~	
	Client: Leighton	Industrial Hygienist: ~~Rodica Dullabaun~~	Frankie Weitzel	
	Project Location: 432 South San Vicente Blvd. Los Angeles, CA 90048	Comments: Rene Medina		

Sample #	Material	Location	Description	Type (circle)	Condition	Quantity (ft^2/lft)	Photograph #
220503 -05A	1'x1' FT W/ Mastic	2nd Floor Manufacturing Storage	NW corner	F (NF) TSI (M) SM SC	D SD (G)	500ft	
-05B	"	2nd Floor Manufacturing	SW corner	F (NF) TSI (M) SM SC	D SD (G)	"	
-05C	"	"	SE corner Behind Door	F (NF) TSI (M) SM SC	D SD (G)	"	
-06A	Penetration Mastic	~~penetration mastic~~ RM Roof	~~SE side~~ FW WS at pipe vent	F (NF) TSI (M) SM SC	D SD (G)	250ft²	
-06B	"	"	~~SW side~~ FW NE side at pipe vent	F (NF) TSI (M) SM SC	D SD (G)	"	
-06C	"	"	~~NW side~~ FW SE side at electrical box	F (NF) TSI (M) SM SC	D SD (G)	"	

Type: F = Friable; NF = Non-friable; TSI = Thermal System Insulation; M = Miscellaneous Material; SM = Surface Material; SC = Spray-on Coatings

Condition: D = Damaged (< 10% surface damage); SD = Significantly Damaged (> 10% surface damage); G = Good Condition

Labeling: W = Wall; F = Floor; T = TSI; C = Ceiling; O = Miscellaneous; R = Roofing

Quantitiy: ft^2 = square feet; lft = linear feet

Special Instructions to Laboratory:
Analyze per EPA 600 Method - PLM

Relinquished by:	Date: 5/3/22	Time: 12:00	Received by:	Date: 5/3/22	Time: 2:30PM
Relinquished by:	Date:	Time:	Received by:	Date:	Time:
Relinquished by:	Date:	Time:	Received by:	Date:	Time:

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Office: (714) 220-3922 ▪ Fax: (714) 220-2081
E-mail results to: labresults@healthscience.com jberman@healt fjweitzel@healthscience.com rdullabaun@healthscience.com

ASBESTOS BULK SAMPLE DATA SHEET

5/03/22

TAT					
5 Day	Project Manager:	Joel Berman	Project #: 220160LA	Date: ~~4/21/2022~~	
	Client:	Leighton	Industrial Hygienist: ~~Rodica Dullabaun~~	Frankie Weitzel	
	Project Location:	432 South San Vicente Blvd. Los Angeles, CA 90048	Comments: Rene Medic		

Sample #	Material	Location	Description	Type (circle)	Condition	Quantity (ft^2/lft)	Photograph #
-07A	HVAC Mastic	Roof	WS at HVAC unit	F (NF) TSI M SM SC	D SD G	150 ft2	
-07B			NE at HVAC unit	F (NF) TSI M SM SC	D SD G		
-7C			South Side at HVAC unit	F (NF) TSI M SM SC	D SD G		
-08A	Roofing Core	Roof	SE Side	F (NF) TSI M SM SC	D SD G	3,000 ft2	
-08D			SW Side	F (NF) TSI M SM SC	D SD G		
-08C			NW Side	F (NF) TSI M SM SC	D SD G		

Type: F = Friable; NF = Non-friable; TSI = Thermal System Insulation; M = Miscellaneous Material; SM = Surface Material; SC = Spray-on Coatings
Condition: D = Damaged (< 10% surface damage); SD = Significantly Damaged (> 10% surface damage); G = Good Condition
Labeling: W = Wall; F = Floor; T = TSI; C = Ceiling; O = Miscellaneous; R = Roofing
Quantitiy: ft^2 = square feet; lft = linear feet

Special Instructions to Laboratory:
Analyze per EPA 600 Method - PLM

Relinquished by:	**Date:** 5/3/22	**Time:** 1430	**Received by:**	**Date:** 5/3/22	**Time:** 2:30PM
Relinquished by:	**Date:**	**Time:**	**Received by:**	**Date:**	**Time:**
Relinquished by:	**Date:**	**Time:**	**Received by:**	**Date:**	**Time:**

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E-mail results to: labresults@healthscience.com jberman@healt fjweitzel@healthscience.com rdullabaun@healthscience.com

ASBESTOS BULK SAMPLE DATA SHEET

TAT				
5 Day	Project Manager: Joel Berman	Project #: 220160LA	Date: ~~4/21/2022~~ 5/03/22	
	Client: Leighton	Industrial Hygienist: ~~Rodica Dullabaun~~ Frankie Weitzel		
	Project Location: 432 South San Vicente Blvd. Los Angeles, CA 90048	Comments: Rene Media		

Sample #	Material	Location	Description	Type (circle)	Condition	Quantity (ft^2/lft)	Photograph #
220503 -08D	Roofing Core	Roof	~~NW corner~~ NE corner	F (NF) TSI M SM SC	D SD G		
-08E	"	"	Center of roof	F (NF) TSI M SM SC	D SD G		
				F NF TSI M SM SC	D SD G		
				F NF TSI M SM SC	D SD G		
				F NF TSI M SM SC	D SD G		
				F NF TSI M SM SC	D SD G		

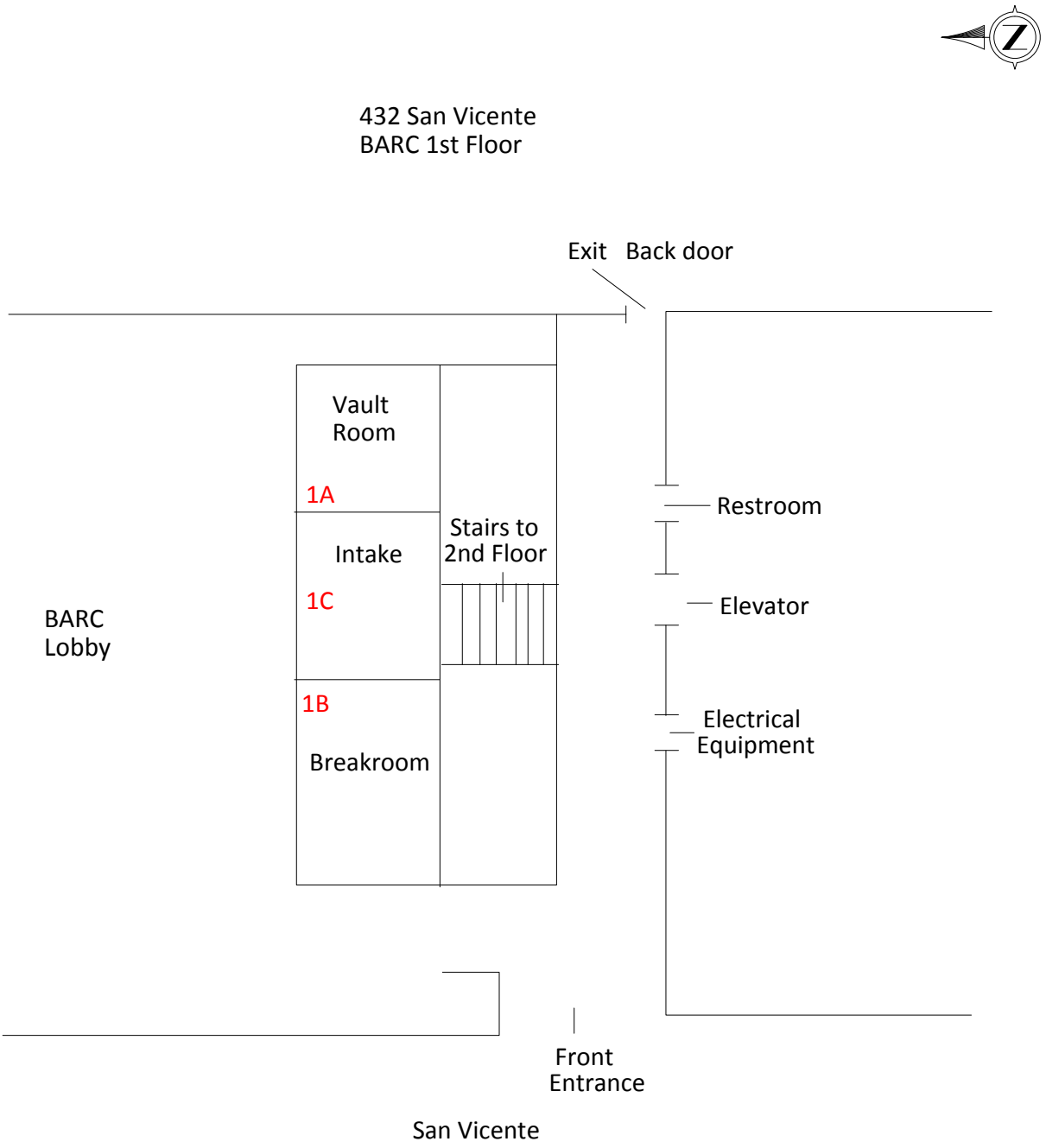
Type: F = Friable; NF = Non-friable; TSI = Thermal System Insulation; M = Miscellaneous Material; SM = Surface Material; SC = Spray-on Coatings
Condition: D = Damaged (< 10% surface damage); SD = Significantly Damaged (> 10% surface damage); G = Good Condition
Labeling: W = Wall; F = Floor; T = TSI; C = Ceiling; O = Miscellaneous; R = Roofing
Quantitiy: ft^2 = square feet; lft = linear feet

Special Instructions to Laboratory:
Analyze per EPA 600 Method - PLM

Relinquished by:	Date: 5/3/22	Time: 1820	Received by:	Date: 5/3/22	Time: 2:30pm
Relinquished by:	Date:	Time:	Received by:	Date:	Time:
Relinquished by:	Date:	Time:	Received by:	Date:	Time:

Appendix B - Figures

Figure: 1	Project: 220160LA

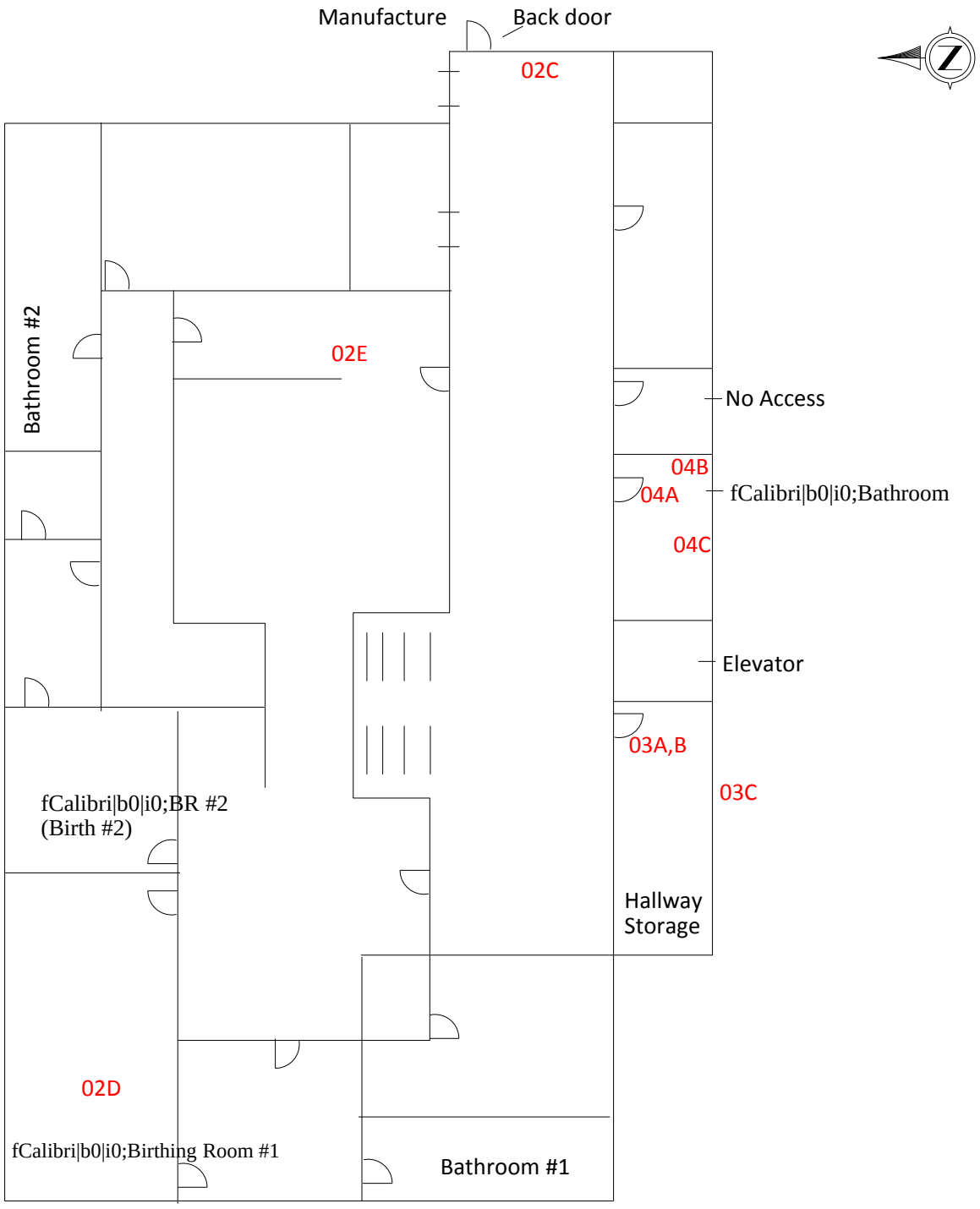


Originator: F. Weitzel	Date(s): May 3, 2022	Leighton Consulting 17781 Cowan Irvine, Ca 92614

Asbestos Bulk Sample Locations

Health Science Associates

Figure: 2	Project: 220160LA

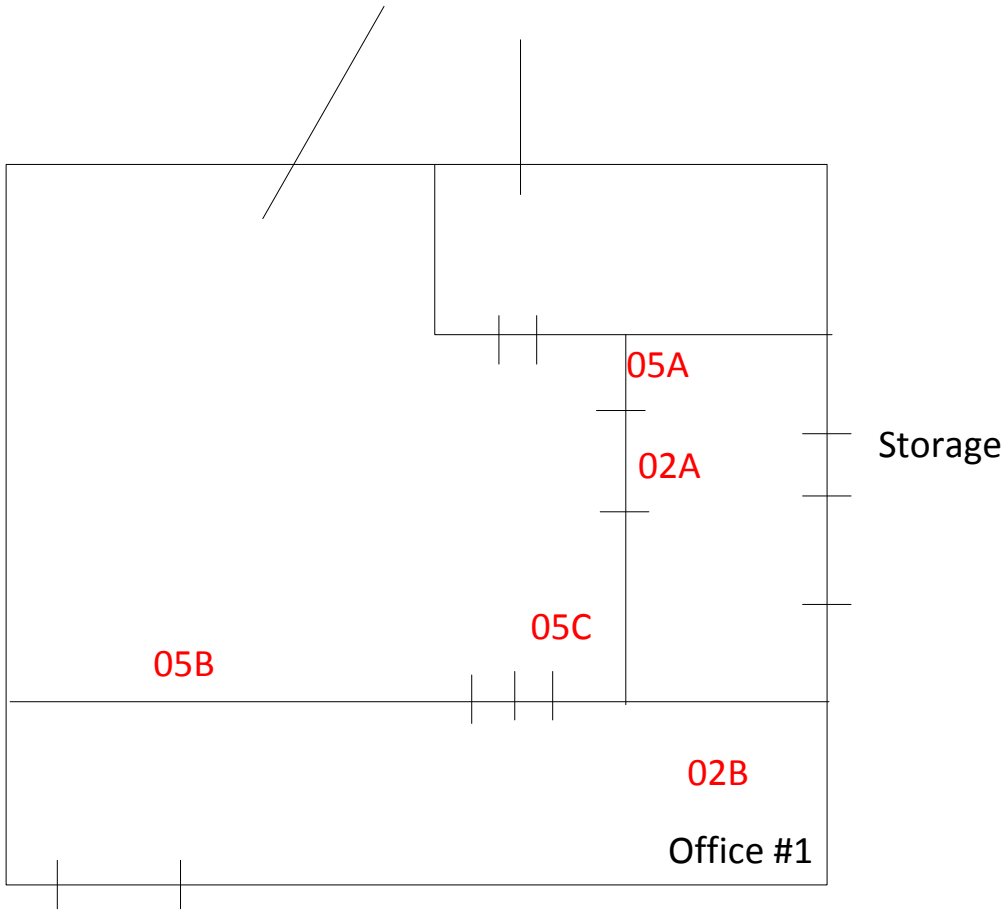


Originator: F. Weitzel	Date(s): April 21, 2022	Leighton Consulting 17781 Cowan Irvine, Ca 92614

Asbestos Bulk Sample Locations

Health Science Associates

Figure: 3	Project: 220160LA

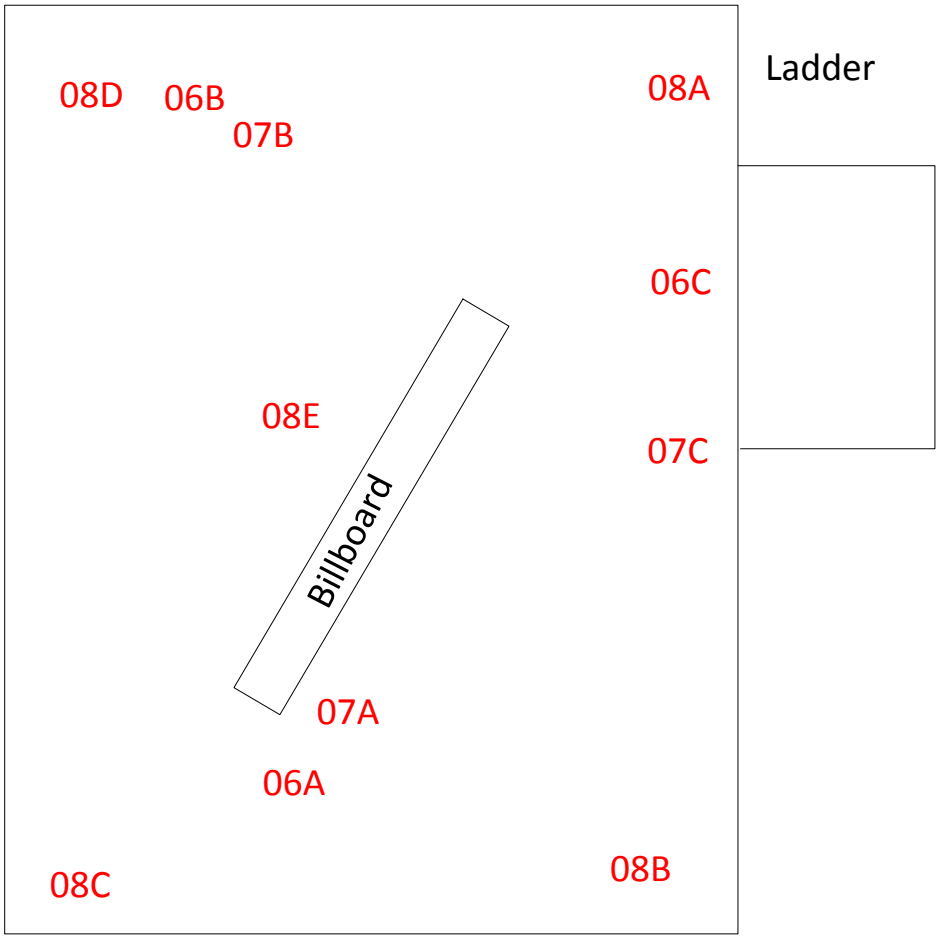


Originator: F. Weitzel	Date(s): April 21, 2022	Leighton Consulting 17781 Cowan Irvine, Ca 92614

Asbestos Bulk Sample Locations

Health Science Associates

Figure: 4	Project: 220160LA



Originator: F. Weitzel	Date(s): May 3, 2022	Leighton Consulting 17781 Cowan Irvine, Ca 92614

Asbestos Bulk Sample Locations

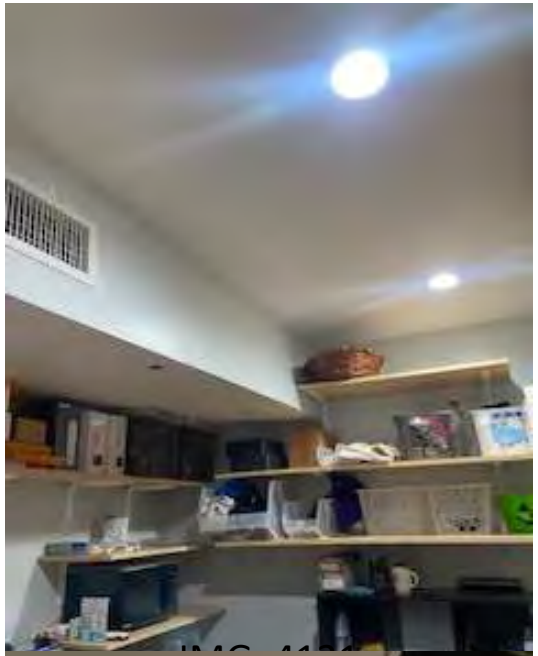
Health Science Associates

Appendix C - Photo Exhibit

Leighton Consulting
Beverly Plaza
400 South San Vicente Blvd.,
Los Angeles, CA 90048

May 3, 2022

HSA Project No. 220160LA



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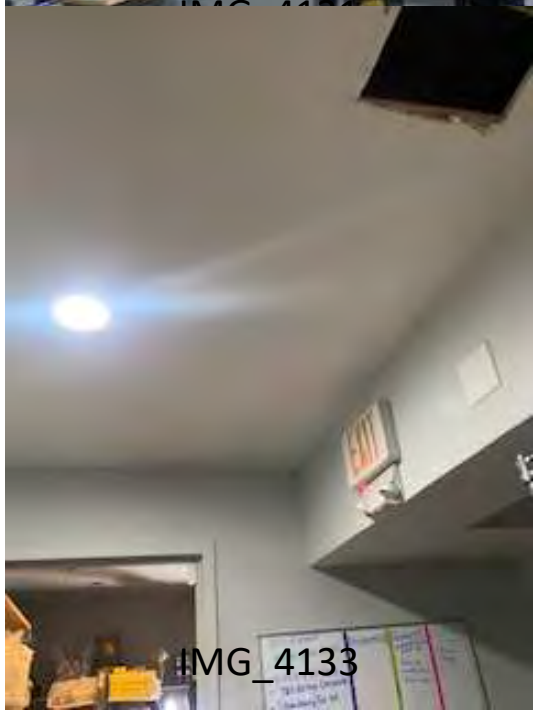

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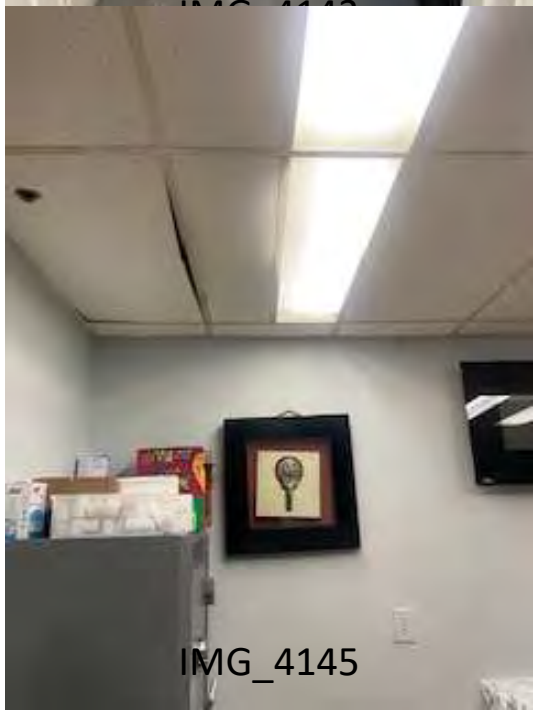
IMG_4136

IMG_4137

IMG_4140

IMG_4141

IMG_4144



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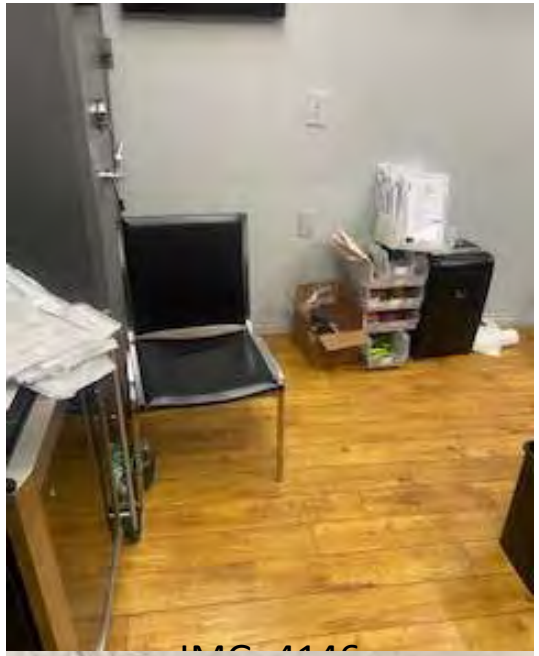

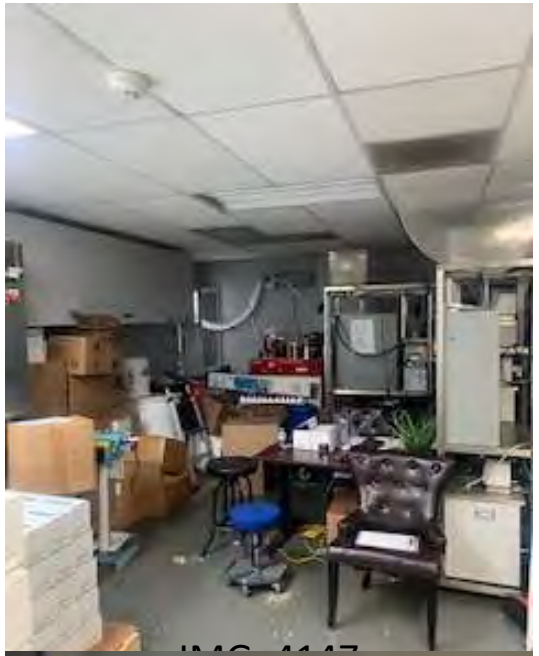

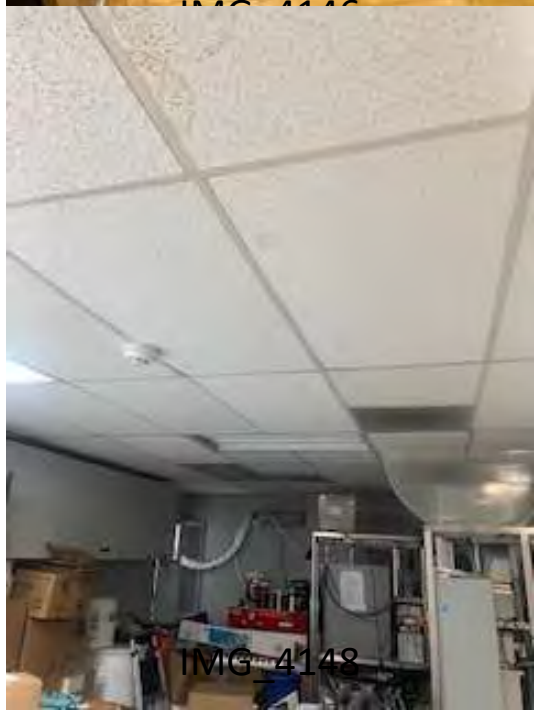

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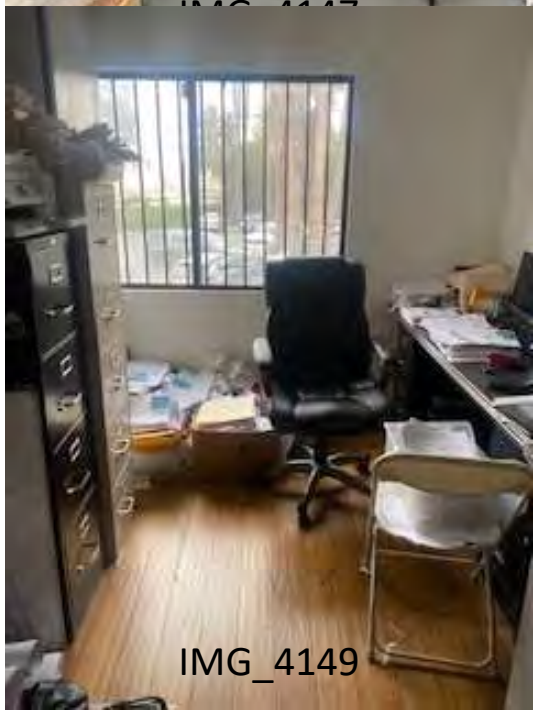

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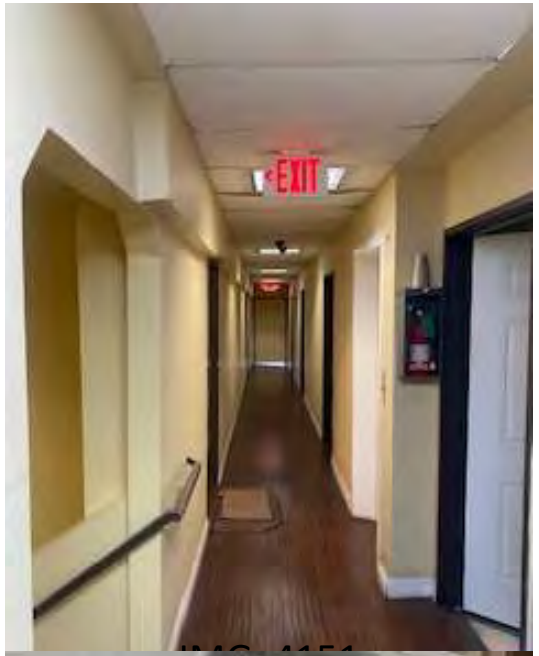

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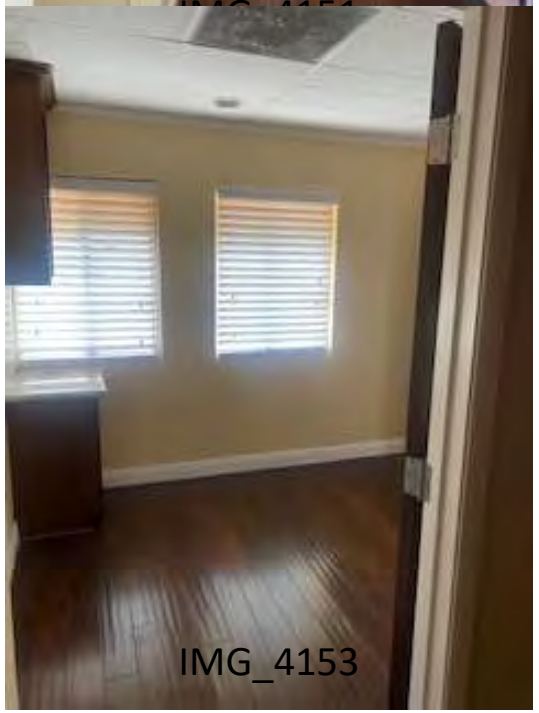

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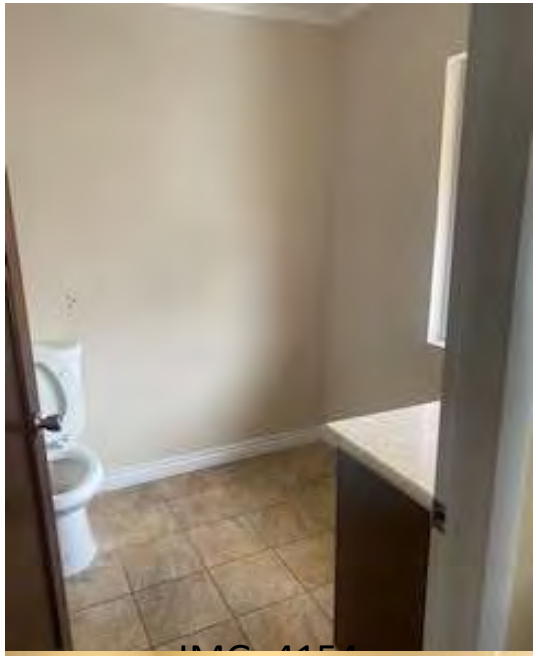

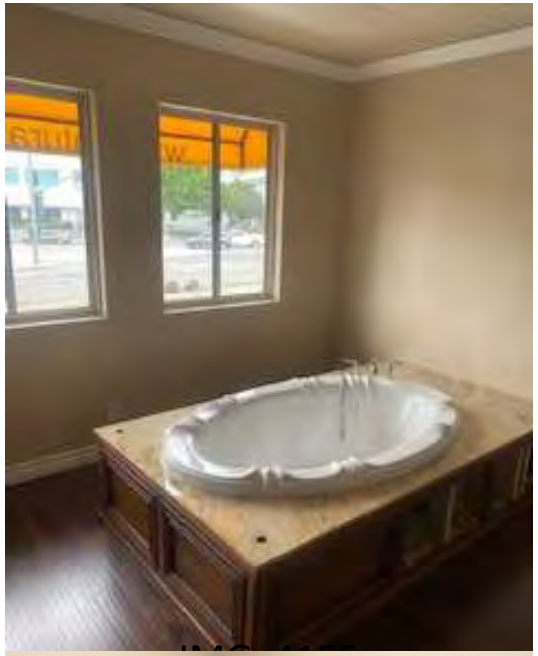

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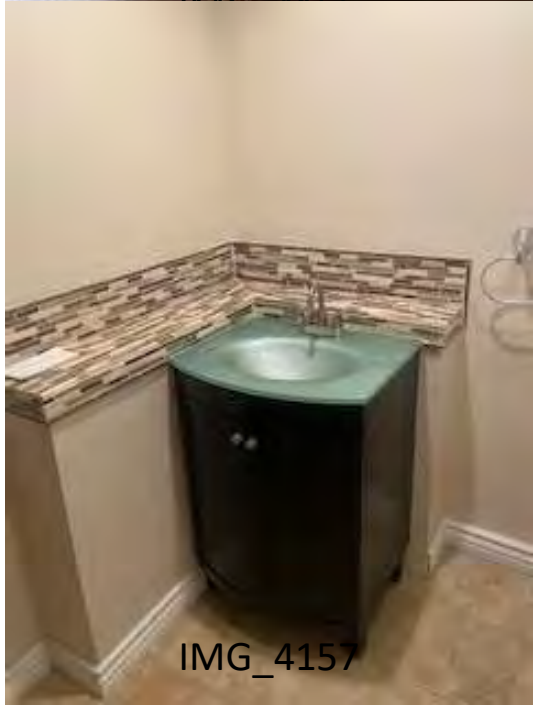

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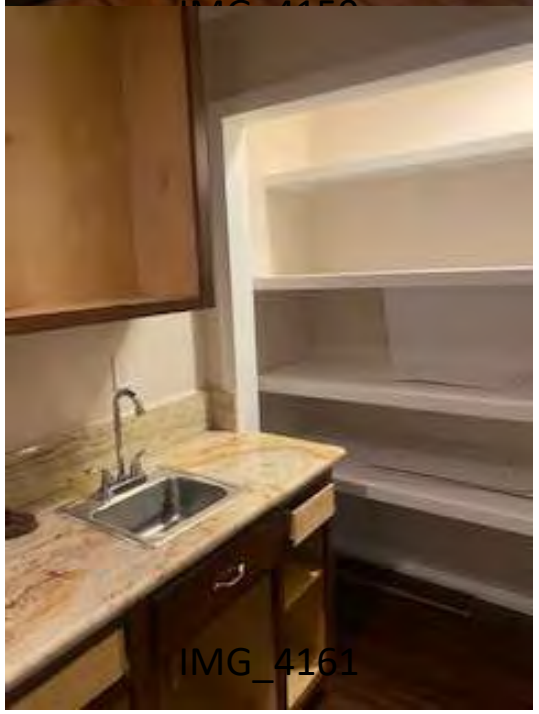
IMG_4160



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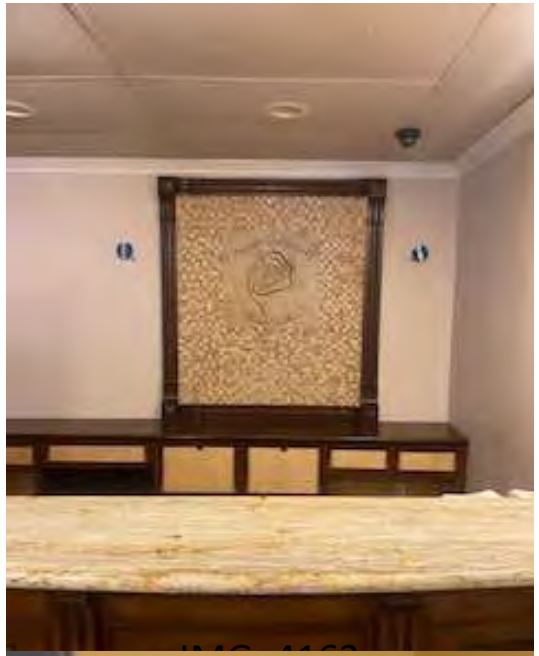

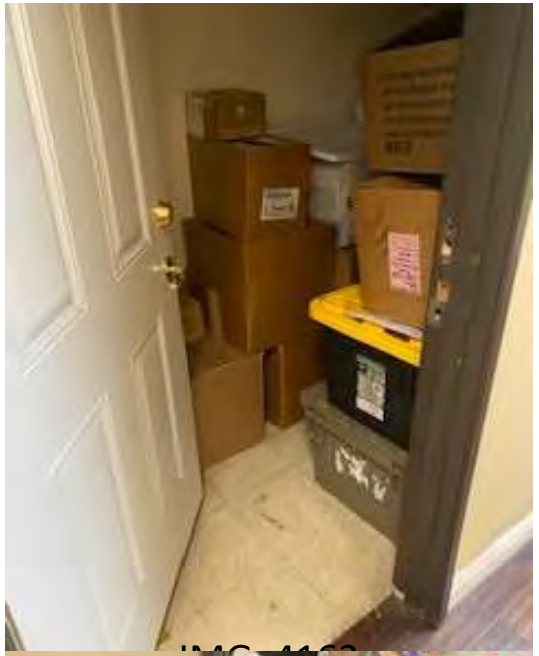

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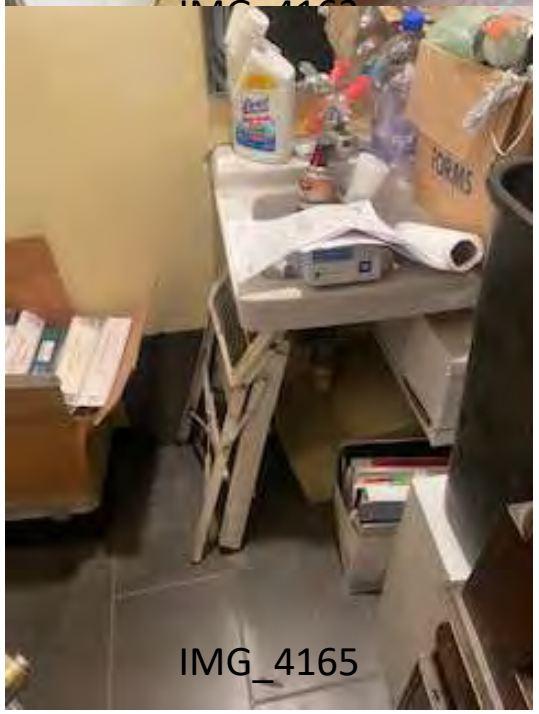

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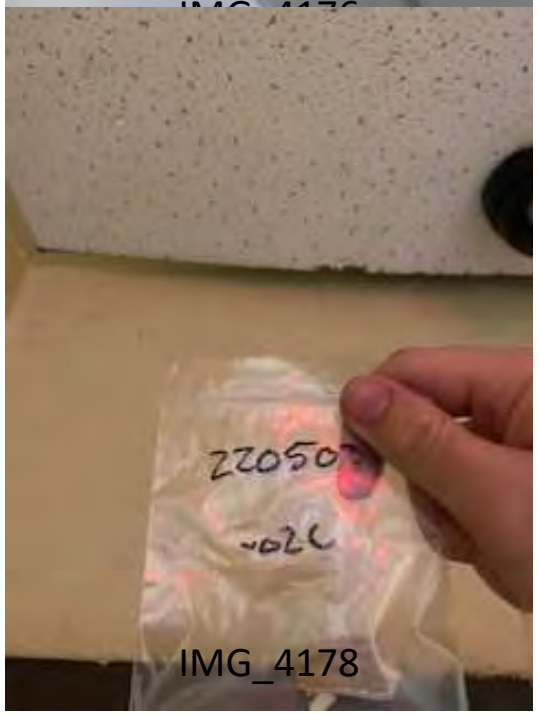

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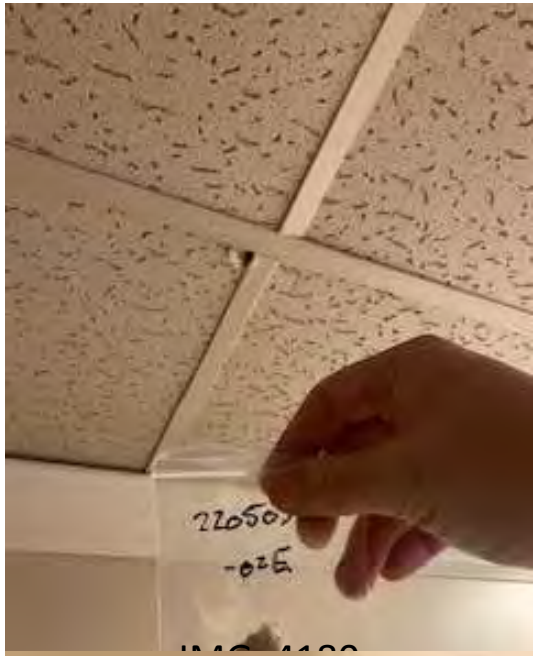

IMG_4181

IMG_4182

IMG_4185

IMG_4186

IMG_4189

IMG_4190

IMG_4193

IMG_4194

Appendix D - Licenses

Appendix E - Notifications

State of California
Division of Occupational Safety and Health
Certified Asbestos Consultant

Joel I Berman
Name

Certification No. **92-0838**

Expires on **01/13/23**

This certification was issued by the Division of Occupational Safety and Health as authorized by Sections 7180 et seq. of the Business and Professions Code.

State of California
Division of Occupational Safety and Health
Certified Site Surveillance Technician

Franklin J Weitzel
Name

Certification No. **19-6513**

Expires on **09/17/22**

This certification was issued by the Division of Occupational Safety and Health as authorized by Sections 7180 et seq. of the Business and Professions Code.