

Limited Asbestos Survey, Lead-Based Paint Screening and Regulated Materials Assessment

REPORT DATE: September 13, 2024

PROPERTY INFORMATION Tustin Financial Plaza 17772, 17782, 17822, 17852 and 17862 E. 17th Street Tustin, California 92780

PROJECT INFORMATION AEI Project No. 496231 Site Assessment Date: August 26, 2024

PREPARED FOR Kingsbarn Capital and Development 2500 Sand Hill Road, Suite 320 Menlo Park, California 94025

PREPARED BY AEI Consultants 710 Campus Square W, Suite 723A El Segundo, California 90245

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September 13, 2024

Mr. John Stack Kingsbarn Capital and Development 2500 Sand Hill Road, Suite 320 Menlo Park, California 94025

Subject: Limited Asbestos Survey, Lead-Based Paint Screening and Regulated Materials Assessment

Dear Mr. Stack,

AEI Consultants is pleased to provide the Limited Asbestos Survey, Lead-Based Paint Screening and Regulated Materials Assessment of the above referenced property. This assessment was authorized and performed in accordance with the scope of services engaged.

We appreciate the opportunity to provide services to you. If you have any questions concerning this report, or if we can assist you in any other matter, please contact me at (310) 625-1124 or <u>kbachrach@aeiconsultants.com</u>.

Sincerely,

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Ken Bachrach Senior Vice President

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1.0 INTRODUCTION

This report documents the methods and findings of the Limited Asbestos Survey, Lead-Based Paint Screening and Regulated Materials Assessment for the property located at 17772, 17782, 17822, 17852 and 17862 E. 17th Street in Tustin, California 92780. The survey was performed on August 21, 22, 23 and 26, 2024 by Mr. David Gengenbacher and Mr. Samuel Lardizabal of AEI.

1.1 Scope of Work

The purpose of the survey was to locate, identify, sample and assess the condition of building materials suspected of containing greater than one tenth of one percent (>0.1%) asbestos in accordance with Cal/OSHA regulations. In addition, AEI's scope of work included inspecting the building and sampling painted surfaces to be analyzed for lead.

The survey was performed by Mr. Gengenbacher, a Certified Asbestos Consultant (CAC #03-3299), and Mr. Lardizabal, a Certified Site Surveillance Technician (CSST #03-3502) and California Department of Public Health (CDPH) Lead-Paint Inspector/Assessor (#LRC-00002075). The asbestos inspection was performed in conformance with modified protocols set forth by the Environmental Protection Agency (EPA) Asbestos Hazard Emergency Response Act (AHERA), the National Emission Standards for Hazardous Air Pollutants (NESHAP) and in accordance with state regulations. The lead inspection was performed in conformance with modified protocols set forth by the Housing for Urban Development (HUD) lead-based paint (LBP) inspection guidelines.

1.2 Site Specific Survey Limitations

The data presented and the opinions expressed in this report are qualified as follows:

- The sole purpose of the investigation and of this report was to assess the Site with respect to asbestos materials and lead-based paint as defined in AEI's Scope of Work and the applicable State, Federal and local environmental laws and regulations.
- The Scope of Services was defined by the requests of the Client, the time and budgetary constraints imposed by the Client, and the availability of access to the Site.
- The collection of bulk building material samples for analysis is a destructive procedure and may cause damage to the integrity of building systems. AEI took normal precautions to minimize damage, however, AEI will not be held responsible for damage to the building systems as a result of sample collection.

1.3 NESHAP and Cal/OSHA Regulations

The Code of Federal Regulations (CFR), 40 CFR 61, Subpart M, NESHAP, classifies asbestoscontaining material (ACM) as any material or product that contains greater than one percent (>1%) asbestos. As ACM is identified, it is classified as either friable or non-friable.

Friable materials are more hazardous than non-friable materials since they are more likely to release fibers into the air. Friable is defined as any ACM that when dry, can be crumbled, pulverized or reduced to powder by hand pressure. Non-friable ACM is classified as either Category 1 or Category 2 material as follows:



- **Category 1** Asbestos containing packings, gaskets, resilient floor coverings (including associated floor mastic) and asphalt roofing products; and
- Category 2 All remaining types of non-friable asbestos containing material not included in Category 1 that when dry, cannot be crumbled, pulverized, or reduced to powder by hand pressure.

Regulated asbestos containing materials (RACM), a hazardous waste when friable, is classified as any manufactured material that contains greater than one percent (>1%) asbestos and is:

- 1. Friable The material can be crumbled, pulverized or reduced to powder by hand pressure;
- 2. Category 1 that are subjected to sanding, grinding, cutting or abrading;
- 3. Category 1 material that has become friable during renovation activities; or
- 4. Category 2 material that has become friable during renovation activities.

Materials containing greater than one percent (>1%) asbestos are subject to the NESHAP regulations (40 CFR Part 61, Subpart M). RACM (friable ACM and non-friable ACM that will become friable during renovation/demolition operations) must be removed from structures prior to renovations or demolitions. Certain non-friable ACM and materials may remain in structures during renovations/demolitions.

With respect to potential worker exposure, notification, and registration requirements, California Division of Occupational Safety and Health (Cal/OSHA) regulations define asbestos-containing construction material (ACCM) as any material with an asbestos content of one tenth of one percent (>0.1%) (Title 8, California Code of Regulations (CCR) § 1529 (p)(1) and (q)(1); Title 8, CCR § 341.6). Typically, removal or disturbance of more than one hundred (100) ft² of ACCM must be performed by a registered asbestos abatement contractor. It is important to note the associated waste labeling is not required if the material contains one percent or less (\leq 1%) asbestos; at concentrations greater than one percent (>1%) all requirements of the standards become effective.

1.4 Cal/OSHA - Asbestos Containing Construction Materials (ACCM)

ACCM means any manufactured construction material which contains more than 1/10th of 1% asbestos by weight.

1.5 Visual Regulated Materials Assessment

A visual assessment was conducted throughout the Site buildings, where a count was made of fluorescent light bulbs, fixtures suspected of containing PCB-containing ballasts, emergency lighting fixtures, smoke alarms and refrigerant gas that may require specific disposal requirements.



2.0 SITE DESCRIPTION

The subject property consists of four two-story and one four-story office building structures located at 17772, 17782, 17822, 17852 and 17862 E. 17th Street in Tustin, California. The subject buildings were reportedly constructed with approximately 193,000 sq. ft. of interior space. The interior walls are comprised of gypsum wallboard and ceilings finished with lay-in ceiling tiles. The interior floors are comprised of a variety of vinyl floor tile, vinyl floor sheeting, ceramic tile and carpet. Roof materials are comprised with a variety of rolled roofing, roof shingles, Thermoplastic Polyolefin (TPO) and associated mastics.

Select Photographs of the Site and identified suspect building materials are included as **Appendix B** to this report.



3.0 METHODOLOGY

3.1 Material Sampling or Investigation

3.1.1 Asbestos Sampling Procedures

During the survey, AEI visually inspected all readily accessible areas of the subject property and identified homogeneous areas of suspect material (materials that share the same texture, color, use, and appear to have been applied at approximately the same time) and collected representative samples of suspect material for laboratory analysis. The samples collected were placed in plastic bags, sealed, labeled, and transported under chain of custody documentation to an accredited laboratory.

A representative number of samples were collected for each Homogeneous Area in accordance with the following:

The following are the Homogeneous Application symbols which were used for identification during the survey:

- T = Thermal System Insulation
- M = Miscellaneous Materials
- S = Surfacing Materials (Troweled or Spray-Applied)

The minimum number of samples collected and analyzed for each homogeneous material was as specified in the following table. This table was developed based on the AHERA Sampling Protocol (40 CFR 763.86).

Homogeneous Material Type	Number of Samples
Surfacing Materials	Up to 1,000 sq. ft 3 Samples 1,001 - 5,000 sq. ft 5 Samples 5,001 - 10,000 sq. ft 7 Samples Over 10,000 sq. ft Minimum 9 Samples
Thermal Systems Insulation	Minimum 3 Samples/Material Type
Miscellaneous Materials	Minimum 3 Samples/Material Type
Patch Materials	Minimum 2 Samples
Previously Sampled Materials	Accepted Positive Sample without Further Collection (Inspector Discretion)

Note: Exceptions to numbers of samples may be made at the discretion of the Inspector (typically for materials with limited quantities).

Bulk material samples were collected in 4-mil plastic bags, or through the use of sample coring devices in sealed plastic tubes and sealed for transport to the laboratory. Each sample collected was assigned its own unique coded number. Samples were collected, analyzed, and stored under strict chain-of-custody protocol.



AEI's approach included a visual assessment of the spaces to locate, as far as practicable, suspect ACM in interior and exterior building or structure locations. Suspect materials were divided into "Homogeneous Areas", building materials which were determined by the inspector to be similar based on their color, texture, and age. In addition, Homogeneous Areas were identified in some cases by function or use, by size, or area/location of the material as well as color, texture, and age or type of material.

Mechanical and electrical equipment including, but not limited to, boilers, HVAC units, refrigeration units, etc. may have internal parts that are asbestos containing. In some cases, these materials where applicable were assumed to contain asbestos where no prior information related to sampling of these materials was provided or due to the inaccessible nature of the materials for sampling. Prior to renovation or demolition, internal components should be inspected or assumed to contain asbestos.

3.1.2 Lead Paint Sampling Procedures

AEI conducted a screening of the building interior to identify building components that may be impacted by the construction activity and may be coated with LBP. The survey was conducted by visually identifying building components that are coated with paint. AEI collected representative samples of suspect LBP (chips), stored each sample in an individual container, and assigned each sample a unique identification number. The paint chip samples were shipped within Chain-of Custody Protocol to Eurofins EBET Built Environment Testing (Eurofins). Eurofins is an Environmental Lead Laboratory Accreditation Program (ELLAP) accredited laboratory.

3.2 Analytical Methods

All samples collected were transported under Chain of Custody documentation to Eurofins Built Environment Testing (Eurofins) located in Tustin, California for analysis. Eurofins is accredited by the National Voluntary Laboratory Accreditation Program (NVLAP #200757-0). Laboratory certifications are provided as **Appendix C** of this report.

3.2.1 Asbestos Analysis

All bulk suspect asbestos samples were analyzed using polarized light microscopy (PLM) in accordance with the EPA "Method of Determination of Asbestos in Bulk Samples" (EPA 600/R-93/116, July 1993). This method is referred to as the "Improved Method" and is recommended by EPA as a preferred substitute to the Interim Method EPA 600/M4-82-020, 1982. The laboratory analytical report is included as **Appendix D** to this report. It should be noted that some materials are multi-layered and are inseparable during the bulk sample collection process. Each layer requires specific analysis and reporting by layer (each layer = 1 sample analysis).

In accordance with U.S. EPA guidelines, samples are categorized into "homogeneous groups" by material type. The number of samples to be taken for each group is dictated by the type and quantity of the material. All samples within the homogeneous group must be one percent **or less** (\leq 1%) asbestos in order to classify the material as "non-asbestos". Conversely, the positive result of any single (1) sample dictates that the Homogeneous group be classified as ACM. Thus, when the individual samples of each homogeneous group are analyzed, the laboratory will discontinue analysis when asbestos has been identified in one (1) of the samples.

The EPA regulations define ACM as any material with an asbestos content greater than one percent (>1%). However, Cal/OSHA regulations define ACM as any material with asbestos



regardless of the percentage of asbestos fibers. Cal/OSHA and EPA regulations regarding the proper handling of ACMs must be followed for materials containing greater than one percent asbestos. Materials with one percent or less (\leq 1%) asbestos are regulated by Cal/OSHA.

Based on the results of the initial sampling, 1000-point count reanalysis may be necessary for select PLM asbestos results to determine if the material should be considered an ACM or ACCM. If the point count reanalysis is not performed on these materials, then the material is covered by NESHAP as ACM.

3.2.2 Lead Paint Analysis

Suspect LBP samples were analyzed for lead content using Flame Atomic Absorption Spectroscopy (FAAS), following EPA Method SW 846 3050B/7000B.

3.3 Limitations and Service Constraints

- AEI was granted full access within the subject property. Discrete sampling procedures were utilized on request of the client. Access to the subject buildings were granted by the property management.
- Due to the hidden nature of some building materials, AEI attempted to access suspect materials for sampling through limited destructive inspection methods.
- The inspection of every space or void (inside walls, ceilings, chases, etc.) within a building structure is not feasible or cost effective. Therefore, reasonable attempts were made to investigate a representative number of locations, which allowed for assumptions to be made regarding typical construction of the investigated building/areas.
- Where concrete substrates were encountered below floor finishes or behind wall finishes, they were considered to be the lowest flooring substrate or outer wall substrate. No coring through identified concrete substrates was performed as part of this survey.
- Mechanical and electrical equipment including, but not limited to, boilers, HVAC units, refrigeration units, etc. may have internal parts that are asbestos-containing. No investigation inside equipment was performed.
- An inspection below grade on the building foundation or other Site areas was not performed as part of AEI's scope of work.
- AEI derived the data in this report primarily from visual inspections, interviews with individuals with information about the Site and a limited number of environmental samples. The passage of time, manifestation of latent conditions, or occurrence of future events may require further exploration at the Site, analysis of the data, and reevaluation of the findings, observations, conclusions, and recommendations expressed in the report.
- In preparing this report, AEI has relied upon and presumed accurate certain information (or absence thereof) about the Site provided by the Client, and others identified herein. Except as otherwise stated in the report, AEI has not attempted to verify the accuracy or completeness of such information.



- The data reported and the findings, observations, conclusions, and recommendations expressed in the report are limited by the Scope of Services, including the extent of environmental sampling and other tests.
- Asbestos surveys are considered destructive in that the collection of multiple bulk building material samples must be performed for subsequent laboratory analysis and may cause damage to the integrity of building systems. Multiple samples of each suspect building material are collected utilizing hand tools via chipping, cutting, gouging, coring, or scraping. Samples may vary in size depending upon the type of material(s) being collected and the location of the material. Larger samples are sometimes required to access layered materials (i.e., multiple layers of flooring or roofing). Repairs via patching will only be performed for friable thermal insulation materials. AEI took normal precautions to minimize damage, however, AEI will not be responsible for the minor damage caused by sampling of suspect building materials.



4.0 SAMPLING AND ANALYSIS

4.1 Limited Asbestos Survey, Lead-Based Paint Screening and Regulated Materials Assessment

A total of three hundred and nineteen (319) bulk samples of suspect ACMs were collected from the subject property for laboratory analysis. A total of six hundred eight (608) layers were analyzed following layering of the initial bulk samples during laboratory analysis. An additional twenty-nine (29) samples layers were reanalyzed by 1000-point count method to determine the final asbestos concentration. Analysis by layer is required for multi-layered materials in accordance with the analytical method. Sample location drawings are provided as **Appendix E**.

The Homogeneous Application Designations, Material descriptions and locations, approximate quantities, and sample location descriptions and results are listed in Table 1-5 below:

	Table 1 - 17772 E. 17 th Street, Tustin, California 92780										
Hom. Area ID	Sample ID#	Type of Material	Suite / Area	Sample Material Location	Sample Result	NESHAP Category	Approximate Quantity per HA				
		White Joint Compound	None Detected								
01	772-01	White Drywall w/ Brown Paper	112	Northeast	None Detected						
		White Joint Compound	112	Southwest None Detected Cal/OSHA None Detected ACCM							
01	772-02	White Drywall w/ Brown Paper			None Detected		4,000 sq. ft.				
		White Texture			0.8% Chrysotile 1000 Point Count						
01	772-03	772-03 Cream Tape 112	Southeast	None Detected							
		White Joint Compound		·	0.6% Chrysotile 1000 Point Count						

Table 1 - 17772 E. 17th Street



		Table 1 - 1	17772 E. 17 th	Street, Tustin, C	alifornia 92780					
Hom. Area ID	Sample ID#	Type of Material	Suite / Area	Sample Material Location	Sample Result	NESHAP Category	Approximate Quantity per HA			
01	772-03	White Drywall w/ Brown Paper	112	Southeast	None Detected	Cal/OSHA ACCM Good Condition	4,000 sq. ft.			
02	772-04	2' x 4' White Ceiling Tile	112	Northwest	None Detected	N/A				
02	772-05	2' x 4' White Ceiling Tile	112	Northeast	None Detected	N/A	N/A			
02	772-06	2' x 4' White Ceiling Tile	112	Southeast	None Detected	N/A				
03 772-07		Carpet Yellow Mastic	112	110	Northwest	None Detected	N/A			
	//2-0/	Carpet Green Mastic		Office	None Detected	N/A	N/A			
0.2	772-08	Carpet Yellow Mastic	112	112 Northwest Office	None Detected	N/A				
03		Carpet Green Mastic			None Detected	N/A				
03	772-09	Carpet Yellow Mastic	110	112	Northeast Office	None Detected	N/A			
03	112-07	Carpet Green Mastic	112	Northeast Office	None Detected	N/A	-			
04	772-10	Carpet Black Mastic	112	Lobby	2% Chrysotile					
04	772-11	Carpet Black Mastic	112	Lobby	2% Chrysotile	Cat. 1 Good Condition	230 sq. ft.			
04	772-12	Carpet Black Mastic	112	Lobby	2% Chrysotile					
		White Texture			None Detected	N/A				
05	772-13	Cream Tape	210	210	210	210	Northeast	None Detected	N/A	N/A
		White Joint Compound			None Detected	N/A				



		Table 1 - 1	17772 E. 17 th	Street, Tustin, C	California 92780				
Hom. Area ID	Sample ID#	Type of Material	Suite / Area	Sample Material Location	Sample Result	NESHAP Category	Approximate Quantity per HA		
05	722-13	White Drywall w/ Brown Paper	210	Northeast	None Detected	N/A	N/A		
		White Texture			None Detected	N/A			
	700 44	Cream Tape	0.1.0	210 Southwest	None Detected	N/A			
05	722-14	White Joint Compound	210		None Detected	N/A			
		White Drywall w/ Brown Paper			None Detected	N/A	N/A		
	772-15	White Texture	210		None Detected	N/A			
		Cream Tape			None Detected	N/A			
05		White Joint Compound		210	210	Southeast	None Detected	N/A	
		White Drywall w/ Brown Paper			None Detected	N/A	_		
06	772-16	2' x 4' Tan Ceiling Tile	210	Northwest	None Detected	N/A			
06	772-17	2' x 4' Tan Ceiling Tile	210	Center	None Detected	N/A	N/A		
06	772-18	2' x 4' Tan Ceiling Tile	210	East	None Detected	N/A			
07	772-19	Carpet Gray Mastic	210	Main - North	None Detected	N/A			
07	772-20	Carpet Gray Mastic	210	Main - Southwest	None Detected	N/A	N/A		
07	772-21	Carpet Gray Mastic	210	Southeast	None Detected	N/A			
08	772-22	4" Brown Cove Base	210	North (West Wall)	None Detected	N/A	N/A		



		Table 1 - 1	17772 E. 17 th	Street, Tustin, (California 92780								
Hom. Area ID	Sample ID#	Type of Material	Suite / Area	Sample Material Location	Sample Result	NESHAP Category	Approximate Quantity per HA						
08	772-23	4" Brown Cove Base	210	West	None Detected	N/A							
08	112-23	Beige Mastic	210	west	None Detected	N/A							
	770.04	4" Brown Cove Base	210	South	None Detected	N/A	N/A						
08	772-24	Beige Mastic		None Detected	N/A								
09		4" White Cove Base	210		None Detected	N/A							
	772-25	Beige Mastic		Northwest	None Detected	N/A	-						
		White Compound			0.1% Chrysotile 1000 Point Count	Cal/OSHA ACCM Good Condition							
	772-26	4" White Cove Base	210		None Detected	N/A							
09		Beige Mastic		210	210	210	210	210	210	Northeast	None Detected	N/A	275 lin. ft.
07		White Compound			0.2% Chrysotile 1000 Point Count	Cal/OSHA ACCM Good Condition							
		4" White Cove Base	210	210		None Detected	N/A						
09	772-27	Beige Mastic			210	210	Fast	None Detected	N/A				
09	112-21	White Compound	210	East	0.4% Chrysotile 1000 Point Count	Cal/OSHA ACCM Good Condition							
		White Texture			None Detected	N/A							
10	770.00	Cream Tape	1	5 Northwest	None Detected	N/A	- N/A						
10	772-28	White Joint Compound	225		None Detected	N/A							
		White Drywall w/ Brown Paper			None Detected	N/A							



		Table 1 - 1	7772 E. 17 th	Street, Tustin, C	alifornia 92780						
Hom. Area ID	Sample ID#	Type of Material	Suite / Area	Sample Material Location	Sample Result	NESHAP Category	Approximate Quantity per HA				
		White Texture			None Detected	N/A					
10	772-29	Cream Tape	225	Southwest	None Detected	N/A					
10	112-29	White Joint Compound	225	Office	None Detected	N/A					
		White Drywall w/ Brown Paper			None Detected	N/A	N/A				
		White Texture			None Detected	N/A					
10	772-30	Cream Tape	- 225	Kitchen Courth	None Detected	N/A					
10		White Joint Compound		Kitchen - South	None Detected	N/A					
		White Drywall w/ Brown Paper			None Detected	N/A					
11	772-31	2' x 4' Tan Ceiling Tile	225	Northwest	None Detected	N/A					
11	772-32	2' x 4' Tan Ceiling Tile	225	Center	None Detected	N/A	N/A				
11	772-33	2' x 4' Tan Ceiling Tile	225	East	None Detected	N/A					
		12" x 12" Beige Vinyl Floor Tile			None Detected	N/A					
12	772-34	Gray Non-Fibrous Material	225	Kitchen	None Detected	N/A					
		Green Non-Fibrous Material			None Detected	N/A					
		12" x 12" Beige Vinyl Floor Tile	225		None Detected	N/A	N/ A				
12	772-35	Gray Non-Fibrous Material		225	225	225	225	225	Kitchen	None Detected	N/A
		Green Non-Fibrous Material			None Detected	N/A					



		Table 1 - 1	7772 E. 17 th	Street, Tustin, (California 92780		
Hom. Area ID	Sample ID#	Type of Material	Suite / Area	Sample Material Location	Sample Result	NESHAP Category	Approximate Quantity per HA
		12" x 12" Beige Vinyl Floor Tile			None Detected	N/A	
12	772-36	Gray Non-Fibrous Material	225	Kitchen	None Detected	N/A	N/A
		Green Non-Fibrous Material			None Detected	N/A	
13	772-37	Carpet Yellow Mastic	225	North	None Detected	N/A	
13	772-38	Carpet Yellow Mastic	225	West	None Detected	N/A	N/A
13	772-39	Carpet Yellow Mastic	225	East	None Detected	N/A	
	772-40	4" Gray Cove Base	225		None Detected	N/A	
14		Beige Mastic		North	None Detected	N/A	
14	770.44	4" Gray Cove Base	225	W/s sh	None Detected	N/A	
14	772-41	Beige Mastic		West	None Detected	N/A	N/A
14	772-42	4" Gray Cove Base	225		None Detected	N/A	
14	//2-42	Beige Mastic	225	East	None Detected	N/A	
		Roof Core/Parapet - Black Roofing Shingle			None Detected	N/A	
		Black Roofing Felt	Roof		None Detected	N/A	
15	772-43	Brown Roofing Felt		North	None Detected	N/A	N/A
		Brown/Black Roofing Felt			None Detected	N/A	



		Table 1 - 1	7772 E. 17 th	Street, Tustin, C	alifornia 92780			
Hom. Area ID	Sample ID#	Type of Material	Suite / Area	Sample Material Location	Sample Result	NESHAP Category	Approximate Quantity per HA	
		Roof Core/Parapet - Black Roofing Shingle			None Detected	N/A		
15	772-44	Black Roofing Felt	Roof	West	None Detected	N/A		
15	//2 11	Brown Roofing Felt	Root	West	None Detected	N/A		
		Brown/Black Roofing Felt			None Detected	N/A	N/A	
		Roof Core/Parapet - Black Roofing Shingle			None Detected	N/A	N/A	
15	772-45	Black Roofing Felt	Roof	East	None Detected	N/A		
15		Brown Roofing Felt			None Detected	N/A		
		Brown/Black Roofing Felt			None Detected	N/A		
1/		Black Mastic	Roof	Deef	North Center	None Detected	N/A	
16	772-46	White Mastic		Vent	None Detected	N/A		
	770 47	Black Mastic		North Vent Duct	None Detected	N/A		
16	772-47	White Mastic	Roof		None Detected	N/A	N/A	
		Black Mastic		Center Vent	None Detected	N/A		
16	772-48	White Mastic	Roof	Duct	None Detected	N/A		
17	772.40	HVAC Black Mastic	Roof	Center	None Detected	N/A	N/A	
17	772-49	White Mastic	Roof	Center	None Detected	N/A	N/ A	



		Table 1 -	17772 E. 17 th	Street, Tustin, C	California 92780		
Hom. Area ID	Sample ID#	Type of Material	Suite / Area	Sample Material Location	Sample Result	NESHAP Category	Approximate Quantity per HA
17	772-50	HVAC White Mastic	Doof	Center	None Detected	N/A	
17	//2-50	Black Mastic	Roof	Center	None Detected	N/A	
17	770 51	HVAC White Mastic	Deef	Quarter	None Detected	N/A	— N/A
	772-51	Black Mastic	Roof	Center	None Detected	N/A	
10	770 50	Duct White Mastic	Deef	Cantan	None Detected	N/A	N/A
18	772-52	Black Mastic	Roof	Center	None Detected	N/A	
18	772-53	Duct Gray Mastic	Roof	Center	None Detected	N/A	
18	772-54	Duct Gray Mastic	Roof	Center	None Detected	N/A	
19	772-55	Black Roofing Shingle	Roof	Center North	None Detected	N/A	
19	772-56	Black Roofing Shingle	Roof	Center West	None Detected	N/A	N/A
19	772-57	Black Roofing Shingle	Roof	Center East	None Detected	N/A	
20	772 50	White Stucco	Exterior	North	None Detected	N/A	
20	772-58	Gray Stucco	Exterior	erior North	None Detected	N/A	
20	770 50	White Stucco	Futurion	W/s st	None Detected	N/A	
20	772-59	Gray Stucco	Exterior	West	None Detected	N/A	N/A
20	770 /0	White Stucco		South	None Detected	N/A	
	772-60	Gray Stucco	Exterior		None Detected	N/A	-

N/A = not applicable



Table 2 - 17782 E. 17th Street

		Table 2 - 7	17782 E. 17 th S	treet, Tustin, Cali	fornia 92780				
Hom. Area ID	Sample ID#	Type of Material	Suite / Area	Sample Material Location	Sample Result	NESHAP Category	Approximate Quantity per HA		
	White Joint Compound w/ Paint			None Detected	N/A				
01	782-01	White Drywall w/ Brown Paper	- 101B/105 North -	None Detected	N/A				
01	782-02	White Joint Compound w/ Paint	101R/105	Northwest Office	None Detected	N/A			
01	782-02	White Drywall w/ Brown Paper	101B/105	Nor these office	None Detected	N/A	N/A		
		White Joint Compound w/ Paint	101B/105				None Detected	N/A	
		Cream Tape		Center -	None Detected	N/A	1		
01	782-03	White Joint Compound		Southwest	None Detected	N/A			
		White Drywall w/ Brown Paper			None Detected	N/A			
02	782-04	2' x 4' Beige Ceiling Tile	101B/105	North	None Detected	N/A			
02	782-05	2' x 4' Beige Ceiling Tile	101B/105	Lobby - West	None Detected	N/A	N/A		
02	782-06	2' x 4' Beige Ceiling Tile	101B/105	East	None Detected	N/A			
03	782-07	Carpet Yellow Mastic	101B/105	Northeast	None Detected	N/A			
03	782-08	Carpet Yellow Mastic	101B/105	Center	None Detected	N/A	N/A		
03	782-09	Carpet Yellow Mastic	101B/105	South	None Detected	N/A			
		4" Gray Cove Base			None Detected	N/A			
04	782-10	Cream Mastic	101B/105	North	None Detected	N/A	N/A		
		White Compound	101B/105	North	None Detected	N/A			



		Table 2 -	17782 E. 17 th St	treet, Tustin, Cal	ifornia 92780		
Hom. Area ID	Sample ID#	Type of Material	Suite / Area	Sample Material Location	Sample Result	NESHAP Category	Approximate Quantity per HA
		4" Gray Cove Base			None Detected	N/A	
04	782-11	Cream Mastic	101B/105	East	None Detected	N/A	
		White Compound			None Detected	N/A	N/A
		4" Gray Cove Base			None Detected	N/A	N/ A
04	782-12	Cream Mastic	101B/105	South	None Detected	N/A	
		White Compound			None Detected	N/A	
05	782-13	White Joint Compound	200	North Office	None Detected	N/A	
05	/02-13	White Drywall	200	North Office	None Detected	N/A	
		White Joint Compound		South Office	None Detected	N/A	
05	700.44	Cream Tape	200		None Detected	N/A	
05	782-14	White Joint Compound	200		None Detected	N/A	N/A
		White Drywall w/ Brown Paper			None Detected	N/A	
		White Joint Compound			None Detected	N/A	
05	700.15	Cream Tape	200	Southwest	None Detected	N/A	
05	782-15	White Joint Compound	200	Kitchen	None Detected	N/A	
		White Drywall w/ Brown Paper			None Detected	N/A	
06	782-16	2' x 4' Ceiling Tile w/ White Surface	200	Open Space - North	None Detected	N/A	N/A



		Table 2 - 7	17782 E. 17 th St	treet, Tustin, Cal	ifornia 92780		
Hom. Area ID	Sample ID#	Type of Material	Suite / Area	Sample Material Location	Sample Result	NESHAP Category	Approximate Quantity per HA
06	782-17	2' x 4' Ceiling Tile w/ White Surface	200	South Office	None Detected	N/A	N/A
06	782-18	2' x 4' Ceiling Tile w/ White Surface	200	Southeast Kitchen	None Detected	N/A	N/A
07	782-19	12" x 12" Beige Vinyl Floor Tile	200	Lobby	None Detected	N/A	
07	702-19	Yellow Mastic	200	LODDy	None Detected	N/A	
07	782-20	12" x 12" Beige Vinyl Floor Tile	200	Open Space -	None Detected	N/A	N/A
07	702-20	Yellow Mastic	200	Southwest	None Detected	N/A	N/A
07	782-21	12" x 12" Beige Vinyl Floor Tile	200	Southwest Kitchen	None Detected	N/A	
07	/02-21	Yellow Mastic	200		None Detected	N/A	
08	782-22	12" x 12" Gray Vinyl Floor Tile	200	Server Room	None Detected	N/A	
08	182-22	Black Mastic	200	Server Room	3% Chrysotile	Cat. 1 Good Condition	
00	700.00	12" x 12" Gray Vinyl Floor Tile	200		None Detected	N/A	
08	782-23	Black Mastic	200	Server Room	3% Chrysotile	Cat. 1 Good Condition	300 sq. ft.
00	700.07	12" x 12" Gray Vinyl Floor Tile	200	Office (adj. to	None Detected	N/A	
08	782-24	Black Mastic	200	Server Room)	3% Chrysotile	Cat. 1 Good Condition	1
09	782-25	Carpet Yellow Mastic	200	North Office	None Detected	N/A	
09	782-26	Carpet Yellow Mastic	200	Open Space - East	None Detected	N/A	N/A



		Table 2 - 1	17782 E. 17 th St	treet, Tustin, Cal	ifornia 92780		
Hom. Area ID	Sample ID#	Type of Material	Suite / Area	Sample Material Location	Sample Result	NESHAP Category	Approximate Quantity per HA
09	782-27	Carpet Yellow Mastic	200	East Office	None Detected	N/A	N/A
10	782-28	Carpet Black Mastic	200	Southeast Corridor	3% Chrysotile	Cat. 1 Good Condition	
10	782-29	Carpet Black Mastic	200	Southeast Corridor	3% Chrysotile	Cat. 1 Good Condition	200 sq. ft.
10	782-30	Carpet Black Mastic	200	Southeast Corridor	3% Chrysotile	Cat. 1 Good Condition	
11	782-31	4" Gray Cove Base	200	North	None Detected	N/A	
	702 51	White Mastic	200	North	None Detected	N/A	
		4" Gray Cove Base			None Detected	N/A	
11	782-32	White Mastic	200	Northwest	None Detected	N/A	N/A
		White Compound			None Detected	N/A	
11	782-33	4" Gray Cove Base	200	South Office	None Detected	N/A	
	702-33	White Mastic	200	South Office	None Detected	N/A	
12	782-34	Black Sink Mastic	200	Kitchen Southwest	None Detected	N/A	
12	782-35	Black Sink Mastic	200	Kitchen Southwest	None Detected	N/A	N/A
12	782-36	Black Sink Mastic	200	Kitchen Southwest	None Detected	N/A	
		Roof/Parapet - Black Roofing Shingle	Roof	North	None Detected	N/A	N/A
		Black Roofing Tar and Felt 1	κυσι	inor th	None Detected	N/A	N/A
13	782-37	Black Roofing Tar and Felt 2	Roof	North	None Detected	N/A	
		Black Roofing Tar and Felt 3	Roof	North	None Detected	N/A	N/A



		Table 2 - 7	17782 E. 17 th S	treet, Tustin, Cali	fornia 92780		
Hom. Area ID	Sample ID#	Type of Material	Suite / Area	Sample Material Location	Sample Result	NESHAP Category	Approximate Quantity per HA
		Roof/Parapet - Black Roofing Shingle			None Detected	N/A	
10	700.00	Black Roofing Tar and Felt	5		None Detected	N/A	
13	782-38	Black Roofing Tar and Felt 2	Roof	West	None Detected	N/A	
		Black Roofing Tar and Felt 3			None Detected	N/A	N/A
		Roof/Parapet - Black Roofing Shingle			None Detected	N/A	
13	782-39	Black Roofing Tar and Felt	Roof	South	None Detected	N/A	
		Black Roofing Tar and Felt 2			None Detected	N/A	
14	702.40	Black Mastic	Deef	East HVAC Duct	None Detected	N/A	
14	782-40	Tan Mastic	Roof	Center	None Detected	N/A	
14	782-41	Black Mastic	Roof	Center Vent Pipe	None Detected	N/A	N/A
14	702-41	Tan Mastic	KUUI	Center vent ripe	None Detected	N/A	N/A
14	782-42	Black Mastic	Roof	West Vent Pipe	None Detected	N/A	
14	702-42	Tan Mastic	KUUI	west vent ripe	None Detected	N/A	
15	700.40	HVAC White Mastic	Deef	Conton	None Detected	N/A	
15	782-43	Black Mastic	Roof	Center	2% Chrysotile	Cat. 1 Good Condition	25 sq. ft.
15	782-44	HVAC White Mastic	Roof	Center	None Detected	N/A	20 39. 11.
15	782-45	HVAC White Mastic	Roof	Center	None Detected	N/A	



		Table 2 -	17782 E. 17 th St	treet, Tustin, Cal	lifornia 92780		
Hom. Area ID	Sample ID#	Type of Material	Suite / Area	Sample Material Location	Sample Result	NESHAP Category	Approximate Quantity per HA
16	782-46	Duct Gray/Black Mastic	Roof	Center	4% Chrysotile	Cat. 1 Good Condition	
16	782-47	Duct Gray/Black Mastic	Roof	Center	4% Chrysotile	Cat. 1 Good Condition	25 sq. ft.
16	782-48	Duct Black Mastic	Roof	Center	None Detected	N/A	20 39. 11.
10	702-40	White Mastic	RUUI	Center	None Detected	N/A	
17	782-49	Black Roofing Shingle	Roof	Center North	None Detected	N/A	N/A
17	782-50	Black Roofing Shingle	Roof	Center East	None Detected	N/A	N/A
17	782-51	Black Roofing Shingle	Roof	Center South	None Detected	N/A	N/A
10	700 50	Gray Stucco	F 1 1		None Detected	N/A	
18	782-52	White Skim Coat	Exterior	North	<0.1% Chrysotile 1000 Point Count	N/A	
		Gray Stucco			None Detected	N/A	
18	782-53	White Skim Coat	Exterior	West	<0.1% Chrysotile 1000 Point Count	N/A	07 F00
		Light Gray Stucco			0.2% Chrysotile 1000 Point Count	Cal/OSHA Good Condition	27,500 sq. ft.
		Gray Stucco			None Detected	N/A	
18	782-54	White Skim Coat	Exterior	East	<0.1% Chrysotile 1000 Point Count	N/A	_
	18 782-54	Light Gray Stucco			0.1% Chrysotile 1000 Point Count	N/A	

N/A = not applicable



Table 3 - 17822 E. 17th Street

		Table 3 -	17822 E. 17 th S	Street, Tustin, Ca	lifornia 92780		
Hom. Area ID	Sample ID#	Type of Material	Suite / Area	Sample Material Location	Sample Result	NESHAP Category	Approximate Quantity per HA
		White Texture			None Detected	N/A	
01	000.01	Cream Tape	105		None Detected	N/A	
01	822-01	White Joint Compound	105	East Office	None Detected	N/A	
		White Drywall w/ Brown Paper			None Detected	N/A	
	White Texture			None Detected	N/A		
01	822-02	Cream Tape	- 105	Southeast Main	None Detected	N/A	N/A
01	011 01	White Joint Compound		Journeast main	None Detected	N/A	
		White Drywall w/ Brown Paper			None Detected	N/A	
		White Texture			None Detected	N/A	
01	000.00	Cream Tape	105	Courth a set Mala	None Detected	N/A	
01	822-03	White Joint Compound	105	Southeast Main	None Detected	N/A	
		White Drywall w/ Brown Paper			None Detected	N/A	
02	822-04	2' x 2' Gray Ceiling Tile	105	South Office	None Detected	N/A	NI (A
02	822-05	2' x 2' Gray Ceiling Tile	105	Southeast Office	None Detected	N/A	N/A
02	822-06	2' x 2' Gray Ceiling Tile	105	Southeast Office	None Detected	N/A	N/A



		Table 3 - 1	17822 E. 17 th S	Street, Tustin, Ca	alifornia 92780		
Hom. Area ID	Sample ID#	Type of Material	Suite / Area	Sample Material Location	Sample Result	NESHAP Category	Approximate Quantity per HA
03	822-07	2' x 4' Gray Ceiling Tile	105	North Corridor	None Detected	N/A	
03	822-08	2' x 4' Gray Ceiling Tile	105	West Corridor	None Detected	N/A	N/A
03	822-09	2' x 4' Gray Ceiling Tile	105	East Office	None Detected	N/A	
04	822-10	12" x 12" Gray Vinyl Floor Tile	105	West Office	None Detected	N/A	
04	022-10	Green Mastic	105	west office	None Detected	N/A	
04	822-11	12" x 12" Gray Vinyl Floor Tile	105	Center Office	None Detected	N/A	
04	Green Mastic	Green Mastic	100	Center Office	None Detected	N/A	N/A
04	822-12	12" x 12" Gray Vinyl Floor Tile	105	South Office	None Detected	N/A	
04	022 12	Green Mastic	100	South Onice	None Detected	N/A	
05	822-13	Carpet Yellow Mastic	105	Northeast	None Detected	N/A	
05	822-14	Carpet Yellow Mastic	105	Center	None Detected	N/A	N/A
05	822-15	Carpet Yellow Mastic	105	West	None Detected	N/A	
06	822-16	4" Gray Cove Base	105	North Office	None Detected	N/A	
00	022-10	White Mastic	103	Nor th Office	None Detected	N/A	
04	822-17	4" Gray Cove Base	105	Northwest Office	None Detected	N/A	N/A
06	ŏZZ-1/	White Mastic	601	Northwest Office	None Detected	N/A	
06	822-18	4" Gray Cove Base	105	Center Corridor	None Detected	N/A	N/A



		Table 3 - 7	17822 E. 17 th S	Street, Tustin, Ca	alifornia 92780		
Hom. Area ID	Sample ID#	Type of Material	Suite / Area	Sample Material Location	Sample Result	NESHAP Category	Approximate Quantity per HA
06	822-18	White Mastic	105	Center Corridor	None Detected	N/A	N/A
07	822-19	White Sink Mastic	105	Kitchen	None Detected	N/A	
07	822-20	White Sink Mastic	105 105	Kitchen	None Detected	N/A	N/A
07	822-21	White Sink Mastic		Kitchen	None Detected	N/A	
		White Texture w/ Paint			None Detected	N/A	
		Yellow Tape		-	None Detected	N/A	
		Cream Tape	205	Main -	None Detected	N/A	
08	822-22	Off-White Joint Compound		Northwest	0.7% Chrysotile 1000 Point Count	Cal/OSHA ACCM Good Condition	
		White Drywall w/ Brown Paper			None Detected	N/A	
		Beige Texture			None Detected	N/A	9,000 sq. ft.
08	822-23	Cream Tape	205	West Office	None Detected	N/A	
00	022-23	Beige Joint Compound	205	West Office	None Detected	N/A	
		White Drywall w/ Brown Paper			None Detected	N/A	
08	822-24	White Texture w/ Paint	205	East Office	None Detected	N/A	
	08 822-24	White Tape	200	Lust Office	None Detected	N/A	



		Table 3 -	17822 E. 17 th S	street, Tustin, Ca	alifornia 92780		
Hom. Area ID	Sample ID#	Type of Material	Suite / Area	Sample Material Location	Sample Result	NESHAP Category	Approximate Quantity per HA
		Beige Texture			None Detected	N/A	
08	08 822-24	Cream Tape	205	East Office	None Detected	N/A	- 9,000 sq. ft.
08 822-24	Beige Joint Compound	205	East Office	None Detected	N/A	9,000 Sq. 11.	
		White Drywall w/ Brown Paper			None Detected	N/A	
09	822-25	2' x 4' Gray Ceiling Tile	205	Main - Center	None Detected	N/A	
09	822-26	2' x 4' Gray Ceiling Tile	205	West Office	None Detected	N/A	N/A
09	822-27	2' x 4' Gray Ceiling Tile	205	East Office	None Detected	N/A	
		2' x 1' Beige Ceramic Tile			None Detected	N/A	
10	822-28	Beige Grout	205	Lobby	None Detected	N/A	
		Gray Mortar			None Detected	N/A	
		2' x 1' Beige Ceramic Tile			None Detected	N/A	
10	822-29	Beige Grout	205	Lobby	None Detected	N/A	N/A
		Gray Mortar			None Detected	N/A	
		2' x 1' Beige Ceramic Tile			None Detected	N/A	
10	822-30	Beige Grout	205	Lobby	None Detected	N/A	
		Gray Mortar			None Detected	N/A	



		Table 3 - 1	17822 E. 17 th S	Street, Tustin, Ca	llifornia 92780		
Hom. Area ID	Sample ID#	Type of Material	Suite / Area	Sample Material Location	Sample Result	NESHAP Category	Approximate Quantity per HA
11	822-31	12" x 12" Gray Vinyl Floor Tile	205	Break Room	None Detected	N/A	
	022-31	Gray Mastic			None Detected	N/A	N/ A
11	822-32	12" x 12" Gray Vinyl Floor Tile	205	Break Room	None Detected N/A	N/A	
	022-52	Gray Mastic		Dieak Koom	None Detected	N/A	
11	822-33	12" x 12" Gray Vinyl Floor Tile	205	Break Room	None Detected	N/A	N/A
	022-33	Gray Mastic	203	break Koom	None Detected	N/A	
12	822-34	Carpet Yellow Mastic	205	Main - West	None Detected	N/A	
12	822-35	Carpet Yellow Mastic	205	East Open Space	None Detected	N/A	
12	822-35	White Compound	205	East Open space	None Detected	N/A	N/A
12	822-36	Carpet Yellow Mastic	205	South Office	None Detected	N/A	
12	022-30	White Compound	203	South Office	None Detected	N/A	
10	000.07	4" Gray Cove Base	205	Main Nouth	None Detected	N/A	
13	822-37	White Mastic	205	Main North	None Detected	N/A	
10	000.00	4" Gray Cove Base	005	5 1 0 0	None Detected	N/A	
13	13 822-38	White Mastic	205	East Open Space	None Detected	N/A	N/A
10	000.00	4" Gray Cove Base	205	Main Cauth	None Detected	N/A	
13	822-39	White Mastic	205	Main South	None Detected	N/A	



		Table 3 -	17822 E. 17 th S	Street, Tustin, Ca	lifornia 92780		
Hom. Area ID	Sample ID#	Type of Material	Suite / Area	Sample Material Location	Sample Result	NESHAP Category	Approximate Quantity per HA
14	822-40	Black Sink Mastic	205	West	None Detected	N/A	
14	822-41	Black Sink Mastic	205	West	None Detected	N/A	N/A
14	822-42	Black Sink Mastic	205	East	None Detected	N/A	
		White Texture w/ Paint			None Detected	N/A	
15	15 822-43	Cream Tape		Northwest	None Detected	N/A	
15		White Joint Compound	208	Office	None Detected	N/A	
		White Drywall w/ Brown Paper			None Detected	N/A	
		White Texture w/ Paint		Northeast Office	None Detected	N/A	
15	000 44	Cream Tape			None Detected	N/A	N/A
15	822-44	White Joint Compound	208		None Detected	N/A	
		White Drywall w/ Brown Paper			None Detected	N/A	
		White Texture w/ Paint			None Detected	N/A	
		Beige Texture w/ Paint			None Detected	N/A	
15	822-45	Cream Tape	208	Main Southeast	None Detected	N/A	
		White Joint Compound			None Detected	N/A	
		White Drywall w/ Brown Paper	1		None Detected	N/A	



		Table 3 -	17822 E. 17 th S	street, Tustin, C	alifornia 92780		
Hom. Area ID	Sample ID#	Type of Material	Suite / Area	Sample Material Location	Sample Result	NESHAP Category	Approximate Quantity per HA
16	822-46	2' x 2' Gray Ceiling Tile	208	Main North	None Detected	N/A	
16	822-47	2′ x 2′ Gray Ceiling Tile	208	Main South	None Detected	N/A	N/A
16	822-48	2' x 2' Gray Ceiling Tile	208	Southwest Office	None Detected	N/A	-
17	822-49	Carpet Yellow Mastic	208	Northwest Office	None Detected	N/A	
17	822-50	Carpet Yellow Mastic	208	Northwest Office	None Detected	N/A	N/A
17	822-51	Carpet Yellow Mastic	208	Southwest Office	None Detected	N/A	
18	822-52	Gray Sink Mastic	210	Main South	None Detected	N/A	
18	822-53	Gray Sink Mastic	210	Main South	None Detected	N/A	N/A
18	822-54	Gray Sink Mastic	210	Main South	None Detected	N/A	
		White Joint Compound w/ Paint			1.2% Chrysotile 1000 Point Count		
19	822-55	Cream Tape	210	Northwest	None Detected		
19	822-55	White Joint Compound	210	Office	0.8% Chrysotile 1000 Point Count	RACM	
		White Drywall			None Detected		5 000 5
		White Joint Compound w/ Paint			None Detected	Good Condition	5,000 sq. ft.
19	10 000 5/	Cream Tape		Northeast	None Detected		
19	822-56	White Joint Compound	210	Office	None Detected		
		White Drywall			None Detected		



		Table 3 -	17822 E. 17 th S	Street, Tustin, Ca	alifornia 92780		
Hom. Area ID	Sample ID#	Type of Material	Suite / Area	Sample Material Location	Sample Result	NESHAP Category	Approximate Quantity per HA
		White Joint Compound w/ Paint	- 210	Main Southwest	<0.1% Chrysotile 1000 Point Count	RACM Good Condition	5,000 sq. ft.
10		Cream Tape			None Detected		
19	822-57	White Joint Compound			0.6% Chrysotile 1000 Point Count		
		White Drywall			None Detected		
20	822-58	2' x 4' White Ceiling Tile	210	Northeast Office	None Detected	N/A	NI / A
20	822-59	2' x 4' White Ceiling Tile	210	Main Center	None Detected	N/A	N/A
20	822-60	2' x 4' White Ceiling Tile	210	Southwest Office	None Detected	N/A	N/A
21	822-61	12" x 12" Beige Vinyl Floor Tile	- 210	Northeast Office	None Detected	N/A	N/A
21		Yellow Mastic			None Detected	N/A	N/A
21	822-62	12" x 12" Beige Vinyl Floor Tile	- 210	Northeast Office	None Detected	N/A	
21		Yellow Mastic			None Detected	N/A	
21	822-63	12" x 12" Beige Vinyl Floor Tile	- 210	Northeast Office	None Detected	N/A	
21	022-03	Yellow Mastic			None Detected	N/A	
	822-64	4" Brown Cove Base	210	Northeast Office	None Detected	N/A	
22		Tan Mastic			None Detected	N/A	NI/A
	822-65	4" Brown Cove Base		Northeast Office	None Detected	N/A	N/A
22		Tan Mastic	210		None Detected	N/A	



		Table 3 - 1	17822 E. 17 th S	Street, Tustin, Ca	llifornia 92780		
Hom. Area ID	Sample ID#	Type of Material	Suite / Area	Sample Material Location	Sample Result	NESHAP Category	Approximate Quantity per HA
	822-66	4" Brown Cove Base	210	Northeast Office	None Detected	N/A	
22		Tan Mastic			None Detected	N/A	- N/A
23	822-67	Gray Fireproofing	105	North Office	None Detected	N/A	
23	822-68	Gray Fireproofing	105	West Office	None Detected	N/A	
23	822-69	Gray Fireproofing	105	East Office	None Detected	N/A	
23	822-70	Gray Fireproofing	205	Main West	None Detected	N/A	N/A
23	822-71	Gray Fireproofing	205	Main East	None Detected	N/A	
23	822-72	Gray Fireproofing	208	West Office	None Detected	N/A	
23	822-73	Gray Fireproofing	305/307	Main East	None Detected	N/A	
		White Joint Compound w/ Paint	- 305/307	Main North	None Detected	N/A	
24	822-74	Cream Tape			None Detected	N/A	
27		White Joint Compound			None Detected	N/A	
		White Drywall			None Detected	N/A	
	822-75	White Joint Compound w/ Paint	305/307		None Detected	N/A	N/A
24		Cream Tape		Southwest	None Detected	N/A	
		White Joint Compound		Office	None Detected	N/A	
		White Drywall			None Detected	N/A	



		Table 3 -	17822 E. 17 th S	Street, Tustin, Ca	lifornia 92780		
Hom. Area ID	Sample ID#	Type of Material	Suite / Area	Sample Material Location	Sample Result	NESHAP Category	Approximate Quantity per HA
		White Joint Compound w/ Paint	- 305/307	Southeast Office	None Detected	N/A	- N/A
24	822-76	Cream Tape			None Detected	N/A	11/71
27	022-70	White Joint Compound			None Detected	N/A	
		White Drywall			None Detected	N/A	N/A
25	822-77	2' x 2' White Ceiling Tile	305/307	Main East	None Detected	N/A	
25	822-78	2' x 2' White Ceiling Tile	305/307	Main Center	None Detected	N/A	N/A
25	822-79	2' x 2' White Ceiling Tile	305/307	South Office	None Detected	N/A	
26	822-80	Carpet Yellow Mastic	305/307	West Office	None Detected	N/A	N/A
26	822-81	Carpet Yellow Mastic	305/307	Main Center	None Detected	N/A	
26	822-82	Carpet Yellow Mastic	305/307	Southeast Office	None Detected	N/A	
27	822-83	4" Gray Cove Base	305/307	Main North	None Detected	N/A	
27		Tan Mastic	3057307		None Detected	N/A	
27	822-84	4" Gray Cove Base	0.05 (0.07	Main East	None Detected	N/A	
27		Tan Mastic	305/307	Maili East	None Detected	N/A	- N/A
27	822-85	4" Gray Cove Base	305/307	South Office	None Detected	N/A	
21		Tan Mastic	303/30/	south office	None Detected	N/A	
28	822-86	Gray Sink Mastic	305/307	East Open Space on West Side	None Detected	N/A	N/A



		Table 3 -	17822 E. 17 th S	Street, Tustin, Ca	lifornia 92780		
Hom. Area ID	Sample ID#	Type of Material	Suite / Area	Sample Material Location	Sample Result	NESHAP Category	Approximate Quantity per HA
28	822-87	Gray Sink Mastic	305/307	East Open Space on West Side	None Detected	N/A	
28	822-88	Gray Sink Mastic	305/307	East Open Space on West Side	None Detected	N/A	
29	822-89	Black Roofing Felt 1	Deef	North	None Detected	N/A	
29	022-09	Black Roofing Felt 2	Roof	NOI LII	None Detected	N/A	
	822-90	Black Roofing Shingle w/ Pebbles	– Roof	West	None Detected	N/A	N/A
29		Black Roofing Felt 1			None Detected	N/A	
27		Black Roofing Felt 2			None Detected	N/A	
		Black Roofing Felt 3			None Detected	N/A	
	822-91	Black Roofing Shingle w/ Pebbles	Roof	East	None Detected	N/A	
29		Black Roofing Felt 1			None Detected	N/A	
		Black Roofing Felt 2			None Detected	N/A	
30	822-92	White Roofing Material		Center North	None Detected	N/A	
		Black Roofing Mastic	Roof	Center North	None Detected	N/A	
30	822-93	Black Roofing Mastic	Roof	Center South	None Detected	N/A	N/A
30	822-94	White Roofing Material	Doof	Center South	None Detected	N/A	
30		Black Roofing Mastic	Roof		None Detected	N/A	
31	822-95	HVAC Gray Mastic	Roof	Center	None Detected	N/A	N/A



	Table 3 - 17822 E. 17 th Street, Tustin, California 92780									
Hom. Area ID	Sample ID#	Type of Material	Suite / Area	Sample Material Location	Sample Result	NESHAP Category	Approximate Quantity per HA			
31	822-96	HVAC Gray Mastic	Roof	Center	None Detected	N/A				
31	822-97	HVAC Gray Mastic	Roof	Center	None Detected	N/A				
	822-98	White Stucco	Exterior	North	None Detected	N/A				
32		Tan Stucco			<0.1% Chrysotile 1000 Point Count	N/A				
		Gray Stucco			None Detected	N/A				
	822-99	White Stucco	Exterior	West	None Detected	N/A	N/A			
32		Tan Stucco			<0.1% Chrysotile 1000 Point Count	N/A				
		Gray Stucco			None Detected	N/A				
	822-100	White Stucco	Exterior	East	None Detected	N/A				
32		Tan Stucco			<0.1% Chrysotile 1000 Point Count	N/A				
		Gray Stucco			None Detected	N/A				

N/A = not applicable

Table 4 - 17852 E. 17th Street

		Table 4 -	17852 E. 17 th S	Street, Tustin, Ca	alifornia 92780		
Hom. Area ID	Sample ID#	Type of Material	Suite / Area	Sample Material Location	Sample Result	NESHAP Category	Approximate Quantity per HA
		White Texture			None Detected	N/A	
04	050.04	Cream Tape		.	None Detected	N/A	
01	852-01	White Joint Compound	101	Northwest	None Detected	N/A	
		White Drywall w/ Brown Paper			None Detected	N/A	
		White Texture			None Detected	N/A	
01	01 852-02	Cream Tape	- 101	Northeast	None Detected	N/A	N/A
01	032-02	White Joint Compound			None Detected	N/A	
		White Drywall w/ Brown Paper			None Detected	N/A	
		White Texture			None Detected	N/A	-
01		Cream Tape	101	Southwest	None Detected	N/A	
01	852-03	White Joint Compound	101	Office	None Detected	N/A	
		White Drywall w/ Brown Paper			None Detected	N/A	
02	852-04	2' x 4' Gray Ceiling Tile	101	North	None Detected	N/A	
02	852-05	2' x 4' Gray Ceiling Tile	101	Center	None Detected	N/A	N/A
02	852-06	2' x 4' Gray Ceiling Tile	101	South	None Detected	N/A	



		Table 4 -	17852 E. 17 th S	treet, Tustin, C	alifornia 92780		
Hom. Area ID	Sample ID#	Type of Material	Suite / Area	Sample Material Location	Sample Result	NESHAP Category	Approximate Quantity per HA
03	852-07	Carpet Yellow Mastic	101	North	None Detected	N/A	
03	852-08	Carpet Yellow Mastic	101	West	None Detected	N/A	N/A
03	852-09	Carpet Yellow Mastic	101	South	None Detected	N/A	-
04	852-10	12" x 12" Beige Vinyl Floor Tile	101	Southwest Office	None Detected	N/A	
		Yellow Glue		Unice	None Detected	N/A	
04	852-11	12" x 12" Beige Vinyl Floor Tile	101	Southwest	None Detected	N/A	N/A
		Yellow Glue		Office	None Detected	N/A	10770
04	852-12	12" x 12" Beige Vinyl Floor Tile	101	Southwest	None Detected	N/A	
		Yellow Glue		Office	None Detected	N/A	
05	050.10	4" Gray Cove Base	101	Southwest	None Detected	N/A	
05	852-13	Beige Mastic	101	Office	None Detected	N/A	
		4" Gray Cove Base		Southwest	None Detected	N/A	
05	852-14	Beige Mastic	- 101	Office	None Detected	N/A	
05	852-15	4" Gray Cove Base	101	Southwest	None Detected	N/A	
00	002 10	Beige Mastic		Office	None Detected	N/A	
		White Texture	107 (111		None Detected	N/A	
		Cream Tape	107/111	North	None Detected	N/A	— N/A
06	852-16	White Joint Compound	407 /444		None Detected	N/A	
		White Drywall w/ Brown Paper	107/111	North	None Detected	N/A	N/A



		Table 4 -	17852 E. 17 th S	Street, Tustin, Ca	lifornia 92780		
Hom. Area ID	Sample ID#	Type of Material	Suite / Area	Sample Material Location	Sample Result	NESHAP Category	Approximate Quantity per HA
		White Texture			None Detected	N/A	
0(050 17	Cream Tape	107/111		None Detected	N/A	
06	852-17	White Joint Compound	107/111	Northeast Office	None Detected	N/A	
	5	White Drywall w/ Brown Paper			None Detected	N/A	N/A
		White Texture			None Detected	N/A	
	050.40	Cream Tape		Southwest	None Detected	N/A	
06	852-18	White Joint Compound	107/111	Office	None Detected	N/A	
		White Drywall w/ Brown Paper			None Detected	N/A	_
07	852-19	2' x 4' Gray Ceiling Tile	107/111	North	None Detected	N/A	
07	852-20	2' x 4' Gray Ceiling Tile	107/111	Center	None Detected	N/A	N/A
07	852-21	2′ x 4′ Gray Ceiling Tile	107/111	South	None Detected	N/A	
08	852-22	12" x 12" Beige Vinyl Floor Tile	107/111	Northeast Office	None Detected	N/A	
		Blue Glue			None Detected	N/A	N/A
08	852-23	12" x 12" Beige Vinyl Floor Tile	107/111	Break Room	None Detected	N/A	
		Blue Glue	107/111	Break Room	None Detected	N/A	
08	852-24	12" x 12" Beige Vinyl Floor Tile	107/111	Break Room	None Detected	N/A	N/A
	002-24	Blue Glue		Di cak Room	None Detected	N/A	



		Table 4 - 1	17852 E. 17 th S	street, Tustin, Ca	alifornia 92780		
Hom. Area ID	Sample ID#	Type of Material	Suite / Area	Sample Material Location	Sample Result	NESHAP Category	Approximate Quantity per HA
		12" x 12" Gray Vinyl Floor Tile			None Detected	N/A	
09	852-25	Yellow Glue	107/111	Server Room	None Detected	N/A	
		Black Mastic			2% Chrysotile	Cat. 1 Good Condition	
		12" x 12" Gray Vinyl Floor Tile			None Detected	N/A	
09	852-26	Yellow Glue	107/111	Server Room	None Detected	N/A	150 sq. ft.
		Black Mastic			2% Chrysotile	Cat. 1 Good Condition	
		12" x 12" Gray Vinyl Floor Tile			None Detected	N/A	
09	852-27	Yellow Glue	107/111	Server Room	None Detected	N/A	
		Black Mastic			2% Chrysotile	Cat. 1 Good Condition	
10	852-28	Carpet Black/Yellow Mastic	107/111	North Open Space	2% Chrysotile	Cat. 1 Good Condition	
10	852-29	Carpet Black/Yellow Mastic	107/111	Center Open Space	2% Chrysotile	Cat. 1 Good Condition	3,500 sq. ft.
10	852-30	Carpet Black/Yellow Mastic	107/111	South Office	2% Chrysotile	Cat. 1 Good Condition	
		4" Gray Cove Base	107/111	Server Room	None Detected	N/A	N/A
11	852-31	Beige Mastic	107/111	Server Room	None Detected	N/A	N/A
		White Compound	107/111	Server Room	None Detected	N/A	N/A



		Table 4 -	17852 E. 17 th S	treet, Tustin, Ca	alifornia 92780		
Hom. Area ID	Sample ID#	Type of Material	Suite / Area	Sample Material Location	Sample Result	NESHAP Category	Approximate Quantity per HA
		4" Gray Cove Base	107/111		None Detected	N/A	
11	852-32	Beige Mastic		Server Room	None Detected	N/A	
		White Compound			None Detected	N/A	
		4" Gray Cove Base			None Detected	N/A	- N/A
11	852-33	Beige Mastic	107/111	Server Room	None Detected	N/A	
		White Compound			None Detected	N/A	
		4" Black Cove Base			None Detected	N/A	
12	852-34	Beige Mastic	107/111	North	None Detected	N/A	
		White Compound			None Detected	N/A	
		4" Black Cove Base			None Detected	N/A	
12	852-35	Beige Mastic	107/111	West	None Detected	N/A	N/A
		White Compound			None Detected	N/A	
		4" Black Cove Base			None Detected	N/A	
12	852-36	Beige Mastic	107/111	South	None Detected	N/A	
		White Compound			None Detected	N/A	
13	852-37	4" Beige Cove Base	107/111	Office	None Detected	N/A	N/A
13	002-07	Yellow Mastic	1077111	Unice	None Detected	N/A	— IN/ A



		Table 4 -	17852 E. 17 th S	Street, Tustin, Ca	alifornia 92780		
Hom. Area ID	Sample ID#	Type of Material	Suite / Area	Sample Material Location	Sample Result	NESHAP Category	Approximate Quantity per HA
13	852-38	4" Beige Cove Base	- 107/111	Office	None Detected	N/A	
15	002-30	Yellow Mastic	1077111	Unice	None Detected	N/A	NI / A
10	050.00	4" Beige Cove Base	107/111	220	None Detected	N/A	N/A
13	852-39	Yellow Mastic	- 107/111	Office	None Detected	N/A	
		Black Roofing Felt			None Detected	N/A	
14	852-40	Black Roofing Shingle	Roof	North	None Detected	N/A	_
		Brown Roofing Felt			None Detected	N/A	
		Black Roofing Felt			None Detected	N/A	
14	852-41	Black Roofing Shingle	Roof	East	None Detected	N/A	N/A
		Brown Roofing Felt			None Detected	N/A	
		Black Roofing Felt			None Detected	N/A	
14	852-42	Black Roofing Shingle	Roof	South	None Detected	N/A	
		Brown Roofing Felt			None Detected	N/A	
15	852-43	Black Roofing Shingle	Roof	North	None Detected	N/A	
15	852-44	Black Roofing Shingle	Roof	West	None Detected	N/A	N/A
15	852-45	Black Roofing Shingle	Roof	East	None Detected	N/A	
16	852-46	Black/White Mastic	Roof	South Vent Duct	None Detected	N/A	N/A



		Table 4 - ⁻	17852 E. 17 th S	Street, Tustin, Ca	alifornia 92780		
Hom. Area ID	Sample ID#	Type of Material	Suite / Area	Sample Material Location	Sample Result	NESHAP Category	Approximate Quantity per HA
16	852-47	Black/White Mastic	Roof	South Vent Duct	None Detected	N/A	- N/A
16	852-48	Black/White Mastic	Roof	South Vent Duct	None Detected	N/A	- N/A
17	852-49	HVAC Black/White Mastic	Roof	Center	None Detected	N/A	
17	852-50	HVAC Black/White Mastic	Roof	Center	None Detected	N/A	N/A
17	852-51	HVAC Black/White Mastic	Roof	Center	None Detected	N/A	
18	852-52	Duct Black/White Mastic	Roof	Center	None Detected	N/A	
18	852-53	Duct Black/White Mastic	Roof	Center	None Detected	N/A	N/A
18	852-54	Duct Black/White Mastic	Roof	Center	None Detected	N/A	
19	852-55	White Stucco	Exterior	North	<0.1% Chrysotile 1000 Point Count	N/A	
19	852-56	White Stucco	Exterior	West	<0.1% Chrysotile 1000 Point Count	N/A	N/A
19	852-57	White Stucco	Exterior	East	<0.1% Chrysotile 1000 Point Count	N/A	

N/A = not applicable

Table 5 - 17862 E. 17th Street

		Table 5 -	17862 E. 17 th S	Street, Tustin, C	alifornia 92780		
Hom. Area ID	Sample ID#	Type of Material	Suite / Area	Sample Material Location	Sample Result	NESHAP Category	Approximate Quantity per HA
		White Joint Compound			None Detected		
01	862-01	White Woven Material	101	North Office	None Detected		
		White Drywall			None Detected		
		White Joint Compound 1			None Detected	RACM Good Condition	
01	862-02	Cream Tape	101	West Office	None Detected		16,500 sq. ft.
		White Joint Compound 2			None Detected		10,000 54. 11.
		White Drywall			None Detected		
		White Joint Compound 1		South Office	1.1% Chrysotile 1000 Point Count	_	
01	862-03	Cream Tape	- 101		None Detected		
01	802-03	White Joint Compound 2	101		1.3% Chrysotile 1000 Point Count		
		White Drywall			None Detected		
02	862-04	2' x 4' White Ceiling Tile	101	North	None Detected	N/A	
02	862-05	2' x 4' White Ceiling Tile	101	Center	None Detected	N/A	N/A
02	862-06	2' x 4' White Ceiling Tile	101	South	None Detected	N/A	
03	862-07	12" x 12" Black Vinyl Floor Tile	101	Break Room	None Detected	N/A	N/A
00	002 07	Yellow Mastic	101	Break Room	None Detected	N/A	



		Table 5 -	17862 E. 17 th S	Street, Tustin, C	alifornia 92780		
Hom. Area ID	Sample ID#	Type of Material	Suite / Area	Sample Material Location	Sample Result	NESHAP Category	Approximate Quantity per HA
03	862-08	12" x 12" Black Vinyl Floor Tile	- 101	Break Room	None Detected	N/A	
00	002 00	Yellow Mastic	101	Di cuit Room	None Detected	N/A	NI (A
03	862-09	12" x 12" Black Vinyl Floor Tile	- 101	Break Room	None Detected	N/A	N/A
05	002-07	Yellow Mastic	101		None Detected	N/A	
04	862-10	Blue Carpet	- 101	North	None Detected	N/A	
04	802-10	Yellow Mastic	101	NOLIT	None Detected	N/A	
04	862-11	Blue Carpet	- 101	West	None Detected	N/A	
04	002-11	Yellow Mastic	101		None Detected	N/A	N/A
04	862-12	Blue Carpet	- 101	South	None Detected	N/A	
04	002-12	Yellow Mastic	101	South	None Detected	N/A	
05	0/0.10	4" Blue Cove Base	101		None Detected	N/A	
05	862-13	Tan Mastic	101	Main Office	None Detected	N/A	
05	862-14	4" Blue Cove Base	101	Main Office	None Detected	N/A	
00	002-14	Tan Mastic	101		None Detected	N/A	N/A
05	0/2 15	4" Blue Cove Base	101	Drook Doors	None Detected	N/A	
05	862-15	Tan Mastic	101	Break Room	None Detected	N/A	



		Table 5 -	17862 E. 17 th S	Street, Tustin, C	alifornia 92780		
Hom. Area ID	Sample ID#	Type of Material	Suite / Area	Sample Material Location	Sample Result	NESHAP Category	Approximate Quantity per HA
06	862-16	Black Sink Mastic	101	Break Room	None Detected		
06	862-17	Black Sink Mastic	101	Break Room	None Detected	N/A	N/A
06	862-18	Black Sink Mastic	101	Break Room	None Detected		
		White Joint Compound			None Detected	N/A	
		Cream Tape		Northwest	None Detected	N/A	
07	07 862-19	White Joint Compound	211	Office	None Detected	N/A	
		White Drywall			None Detected	N/A	
		White Joint Compound			None Detected	N/A	
07	0/0.00	Cream Tape		Southwest	None Detected	N/A	N/A
07	862-20	White Joint Compound	211	Office	None Detected	N/A	
		White Drywall			None Detected	N/A	
		White Joint Compound			None Detected	N/A	
		Cream Tape		Southeast Open	None Detected	N/A	
07	862-21	White Joint Compound	211	Space	None Detected	N/A	
		White Drywall			None Detected	N/A	
08	862-22	2' x 4' White Ceiling Tile	211	Northeast Office	None Detected	N/A	N/A
08	862-23	2' x 4' White Ceiling Tile	211	Center	None Detected	N/A	IV/A



		Table 5 -	17862 E. 17 th S	Street, Tustin, (California 92780		
Hom. Area ID	Sample ID#	Type of Material	Suite / Area	Sample Material Location	Sample Result	NESHAP Category	Approximate Quantity per HA
08	862-24	2' x 4' White Ceiling Tile	211	Southeast	None Detected	N/A	
	0/0.05	Gray Vinyl Sheet Flooring	011		None Detected	N/A	N/A
09	862-25	Yellow Mastic	211	Kitchen	None Detected	N/A	
		Gray Vinyl Sheet Flooring	211		None Detected	N/A	
09	862-26	Yellow Mastic	211	Kitchen	None Detected	N/A	— N/A
	0/0.07	Gray Vinyl Sheet Flooring	211		None Detected	N/A	
09	862-27	Yellow Mastic	211	Kitchen	None Detected	N/A	— N/A
10	862-28	Carpet Black/Yellow Mastic	211	North	0.0799% Chrysotile 1000 Point Count	N/A	
10	862-29	Carpet Black/Yellow Mastic	211	Center	0.0403% Chrysotile 1000 Point Count	N/A	N/A
10	862-30	Carpet Black/Yellow Mastic	211	South	0.0689% Chrysotile 1000 Point Count	N/A	_
11	862-31	4" Gray Cove Base	211	North	None Detected	N/A	
11	802-31	Cream Mastic	211	NOLT	None Detected	N/A	
11	862-32	4" Gray Cove Base	211	East	None Detected	N/A	NI / A
	002-32	Cream Mastic	211	Last	None Detected	N/A	— N/A
11	862-33	4" Gray Cove Base	211	West	None Detected	N/A	
11	862-33	Cream Mastic	211	West	None Detected	N/A	
12	862-34	Black Sink Mastic	211	Kitchen	None Detected	N/A	N/A



					alifornia 92780		
Hom. Area ID	Sample ID#	Type of Material	Suite / Area	Sample Material Location	Sample Result	NESHAP Category	Approximate Quantity per HA
12	862-35	Black Sink Mastic	211	Kitchen	None Detected	N/A	
12	862-36	Black Sink Mastic	211	Kitchen	None Detected	N/A	
13	862-37	HVAC Cream Mastic	Roof	Center	None Detected	N/A	
13	862-38	HVAC Cream Mastic	Roof	Center	None Detected	N/A	N/A
13	862-39	HVAC Cream Mastic	Roof	Center	None Detected	N/A	
14	862-40	HVAC Gray Mastic	Roof	Center	None Detected	N/A	
14	862-41	HVAC Gray Mastic	Roof	Center	None Detected	N/A	N/A
14	862-42	HVAC Gray Mastic	Roof	Center	None Detected	N/A	-
15	862-43	Flashing - White Roofing Material	Roof	North	None Detected	N/A	
15	862-44	Flashing - White Roofing Material	Roof	East	None Detected	N/A	N/A
15	862-45	Flashing - White Roofing Material	Roof	South	None Detected	N/A	
16	862-46	White Stucco	Exterior	North	<0.1% Chrysotile 1000 Point Count	N/A	
-		Gray Stucco			None Detected	N/A	
16	862-47	White Stucco	Exterior	West	<0.1% Chrysotile 1000 Point Count	N/A	_
		Gray Stucco			None Detected	N/A	N/A
		White Stucco		0	<0.1% Chrysotile 1000 Point Count	N/A	-
16	862-48	Gray Stucco	Exterior	South	None Detected	N/A	

N/A = not applicable



4.2 Lead-Based Paint Screening

AEI collected a total of ten (10) samples of suspect paint from the interior and exterior painted surfaces at the subject properties. Sample IDs, descriptions, locations and results are in the table below:

Sample #	Description (paint color)	Location of Suspect Materials	Lead Concentration by Parts per Million (ppm)
772-Pb1	Gray	17772 - Suite 112 - Interior Wall	< 39
772-Pb2	White	17772 - Suite 210 - Interior Wall	< 39
782-Pb1	White	17782 - Suite 101B/105 - Interior Wall	< 39
782-Pb2	Green	17782 - Suite 200 - Interior Wall	< 40
822-Pb1	Gray	17822 - Suite 105 - Interior Wall	< 40
822-Pb2	White	17822 - Suite 105 - Interior Wall	< 39
852-Pb1	Tan	17852 - Suite 101 - Interior Wall	< 40
852-Pb2	Beige	17852 - Suite 101 - Interior Wall	< 40
862-Pb1	White	17862 - Suite 101 - Interior Wall	< 40
862-Pb2	White	17862 - Suite 211 - Interior Wall	< 39

 Table 6 - Paint Chip Analytical Results

The paint chip samples collected were determined by laboratory analysis to <u>not be lead-based</u> <u>paint</u>.

See attached LBP analytical results in Appendix D.

The United States Department of Housing and Urban Development (HUD) standard for LBP is 0.5% by weight or 5,000 parts per million (ppm).

The painted surfaces were observed in fair to intact condition and may pose a potential health and safety concern to occupants of the subject property in their current state.

OSHA and Cal/OSHA standards require protection for all workers when working with paint containing lead, regardless of the concentration. A contractor performing paint removal work should follow the OSHA lead standard for the construction industry. The lead content of the paint should be considered when choosing a method to remove the paint, as proper waste disposal requirements and worker protection measures must be taken.



Lead-Containing Paint Compliance Summary

Construction activities (including demolition) that disturb materials or paints containing any amount of lead are subject to certain requirements of the OSHA Safety and Health Regulations for Construction 29 CFR 1926.62. This section applies to all construction work where an employee may be occupationally exposed to lead. All construction work excluded from coverage in the OSHA General Industry Standard for lead by 29 CFR 1910.1025(a)(2) is covered by this standard. Construction work is defined as work for construction, alteration and/or repair, including painting and decorating. It includes but is not limited to the demolition or salvage of structures where lead or materials containing lead are present; Potential hazards exist to workers who remove or cut through lead-containing paint (LCP) during demolition. Dust containing hazardous concentrations of lead may be generated during scraping or cutting materials coated with LCP. Torching of these materials may produce lead oxide fumes. Therefore, air monitoring and/or respiratory protection may be required during the demolition of materials coated with LCP. Guidelines regarding regulatory provisions for construction work where workers by be exposed to lead are presented in 29 CFR 1926.62.

4.3 Visual Regulated Materials Assessment

A visual assessment was conducted throughout the Site buildings, where a count was made of fluorescent light fixtures suspected of containing PCB-containing ballasts, emergency lighting fixtures, smoke alarms and refrigerant gas that may require specific disposal requirements.

17772 E. 17th Street

Suite 112

• Eighteen (18) florescent light tubes

Suite 210

- Twenty-five (25) fluorescent light tubes
- One (1) A/C unit

Suite 225

- Fifty (50) fluorescent light tubes
- One (1) A/C unit
- One (1) fire extinguisher

17782 E. 17th Street

Suite 101B/105

- Eighty (80) florescent light tubes
- Two (2) thermostats
- One (1) A/C unit

Suite 200

- Three hundred (300) fluorescent light tubes
- Eight (8) thermostats
- Eight (8) A/C units

Roof

o One (1) condenser with refrigerant



17822 E. 17th Street

Suite 105

- One hundred (100) fluorescent light tubes
- Five (5) thermostats
- Five (5) A/C units

Suite 205

- o One hundred thirty-seven (137) fluorescent light tubes
- Seven (7) thermostats
- Seven (7) A/C units

Suite 208

- Forty-eight (48) fluorescent light tubes
- One (1) thermostat
- One (1) A/C unit

Suite 210

- o Forty-seven (47) fluorescent light tubes
- o Three (3) thermostats
- Three (3) A/C units

Suite 305/307

- o One hundred sixty (160) fluorescent light tubes
- Six (6) thermostats
- Six (6) A/C units

17852 E. 17th Street

Suite 101

- One hundred (100) fluorescent light tubes
- Two (2) thermostats
- \circ Four (4) A/C units

Suite 107/111

- o One hundred sixty (160) fluorescent light tubes
- Four (4) thermostats
- Four (4) A/C units

17862 E. 17th Street

Suite 101

- o Two hundred (200) fluorescent light tubes
- Nine (9) thermostats
- Eight (8) A/C units; One (1) mini split A/C

Suite 211

- o Sixty (60) fluorescent light tubes
- o Two (2) thermostats



• One (1) A/C Unit

No additional suspect hazardous materials were observed on-Site.

California's hazardous waste regulations (Cal. Code Regs, Title 22, Div. 4.5, Ch. 11 §66261.9) identify several categories of hazardous wastes that can be managed as universal wastes. Universal wastes are hazardous wastes that are widely produced by households and many different types of businesses. Universal wastes include televisions, computers and other electronic devices as well as batteries, fluorescent lamps, mercury thermostats, and other mercury-containing equipment, among others.

Any unwanted item that falls within one of these waste streams shall be handled, transported and recycled following the simple requirements set forth in the universal waste regulations (UWR) (Cal. Code Regs, Title 22, Div. 4.5, Ch. 23). (Note: ballasts marked "No PCB's" and fluorescent light bulbs are considered regulated for disposal/recycling.)



5.0 SUMMARY AND RECOMMENDATIONS

This report documents the methods and findings of the Limited Asbestos Survey, Lead-Based Paint Screening and Regulated Materials Assessment for the property located at 17772, 17782, 17822, 17852 and 17862 E. 17th Street in Tustin, California 92780.

5.1 Summary of Findings

Based upon the laboratory analytical results, the following materials were determined to be ACM or ACCM:

17772 E. 17th Street

- ACM Black Mastic associated w/ Carpet located in Lobby of Suite 112 \sim approximately 230 sq. ft.
- ACCM White Texture and White Compound associated w/ Drywall in Suite 112 ~ approximately 4,000 sq. ft.
- ACCM -White Compound associated w/ 4" White Cove Base in Suite 210 \sim approximately 275 lin. ft.

17782 E. 17th Street

- ACM Black Mastic associated w/ 12" x 12" Gray Vinyl Floor Tile in Server Room and adjacent Office of Suite 200 ` approximately 300 sq. ft.
- ACM Black Mastic associated w/ Carpet in Southeast Corridor of Suite 200 ~ approximately 200 sq. ft.
- ACM Black HVAC Mastic located on Roof ~ approximately 25 sq. ft.
- ACM Gray/Black Duct Mastic located on Center Roof ~ approximately 25 sq. ft.
- ACCM Light Gray Stucco on Exterior ~ approximately 27,500 sq. ft.

17822 E. 17th Street

- ACCM Off-White Joint Compound associated w/ Drywall in Suite 205 \sim approximately 9.000 sq. ft.
- ACM Joint Compound associated w/ Drywall in Suite 210 ~ approximately 5,000 sq. ft.

17852 E. 17th Street

- ACM Black Mastic associated with 12" x 12" Gray Vinyl Floor Tile located in Server Room of Suite 107/111 ~ approximately 150 sq. ft.
- ACM Black/Yellow Mastic associated with Carpet located in North Open Space, Center Open Space and South Office of Suite 107/111 ~ approximately 3,500 sq. ft.

17862 E. 17th Street

- ACM - White Joint Compound associated with Drywall in Suite 101 \sim approximately 16,500 sq. ft.



A total of ten (10) samples of suspect paint were taken from painted surfaces from select interior and exterior painted surfaces of the subject properties. HUD standard for LBP is 0.5% by weight or 5,000 ppm.

Based upon the analytical results, no LBP was identified in the samples collected.

OSHA and Cal/OSHA standards require protection for all workers when working with paint containing lead, regardless of the concentration. A contractor performing paint removal work should follow the OSHA lead standard for the construction industry. The lead content of the paint should be considered when choosing a method to remove the paint, as proper waste disposal requirements and worker protection measures must be taken.

5.2 Recommendations

Based on the results of the Limited Asbestos Survey, Lead-Based Paint Screening and Regulated Materials Assessment, AEI makes the following recommendations:

- 1. Based upon the findings, in accordance with state and federal regulations, the confirmed materials listed above shall be abated by a California licensed asbestos abatement contractor prior to any demolition activities that may disturb them.
- 2. If suspect materials that are not referenced in this report are identified during demolition activities, regulations require, and AEI recommends that the materials be sampled and analyzed to confirm or deny the presence of asbestos prior to disturbance of the materials.
- 3. An inspection below grade on the building foundation was not performed as part of our scope of work. Prior to disturbance, all building foundations should be inspected for suspect waterproofing materials or other suspect materials.
- 4. Contractors performing work should be notified that all painted surfaces are to be considered LCP under the OSHA regulations and should be handled in accordance with OSHA regulations.



6.0 REPORT RELIANCE

Because of the limitations stated above, the findings, observations, conclusions, and recommendations expressed by AEI in this report are limited to the information obtained and the surface and subsurface investigation undertaken and should not be considered an opinion concerning the compliance of any past or current owner(s) or operator(s) of the Site with any Federal, State or local laws or regulations. No warranty or guarantee, whether express or implied, is made with respect to the data reported or findings, observations, conclusions, or recommendations expressed in this report. Furthermore, such data, findings, observations, conclusions and recommendations are based solely upon Site conditions in existence at the time of investigation.

This assessment was performed at the request of the Client, its successors, and assigns ("Client") utilizing methods and procedures consistent with good commercial or customary practices designed to conform with acceptable industry standards. This report may be distributed to and relied upon by Client and its current and future wholly and partially owned subsidiaries, affiliates, successors, and assigns. The independent conclusions represent AEI Consultants' best professional judgment based on the conditions that existed and the information and data available to us during the course of this assignment. Factual information regarding operations, conditions, and test data provided to Client, Reliant Party, or their representative has been assumed to be correct and complete.

This report has been prepared on behalf of and for the exclusive use of the Client and is subject to and issued in connection with the Agreement and the provisions thereof.



7.0 SIGNATURE OF ENVIRONMENTAL PROFESSIONALS

AEI Consultants has performed the Limited Asbestos Survey, Lead-Based Paint Screening and Regulated Materials Assessment for property located at 17772, 17782, 17822, 17852 and 17862 E. 17th Street in Tustin, California 92780 in conformance with applicable Asbestos regulations. Any exceptions to, or deletions from, this practice are described in Sections 1.2 and 3.3 of this report. The survey was limited to the portions of the facility identified in the Introduction to this report.

Prepared By:

Samuel Lardizabal, MPH, CSST, CDPH Project Manager AEI Consultants 701 Campus Square W, Suite 723A El Segundo, California 90245 Email: slardizabal@aeiconsultants.com

Reviewed by:

Davil Georgenbechen

David Gengenbacher, CAC, CDPH I/A, CIEC Senior Project Manager AEI Consultants 701 Campus Square W, Suite 723A El Segundo, California 90245



APPENDIX A

INSPECTOR CERTIFICATIONS

STATE OF CALIFORNIA

Gavin Newsom, Governor

DEPARTMENT OF INDUSTRIAL RELATIONS
Division of Occupational Safety and Health-Asbestos Certification Unit
1750 Howe Avenue, Suite 460
Sacramento, CA 95825
(916) 574-2993 Office <u>http://www.dir.ca.gov/dosh/asbestos.html</u> actu@dir.ca.gov/



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April 10, 2024

David P Gengenbacher 2115 Ohio Avenue, Apt A Signal Hill CA 90755

Dear Certified Asbestos Consultant or Technician:

Enclosed is your certification card. To maintain your certification, you must abide by the rules printed on the back of the certification card.

Your certification is valid for a period of one year. If you wish to renew your certification, you must apply for renewal at least 60 days <u>before</u> the expiration date shown on your card. [8 CCR 341.15(h)(1)].

Please hold and do not send copies of your required AHERA refresher renewal certificates to our office until you apply for renewal of your certification.

Certificates must be kept current if you are actively working as a CAC or CSST. The grace period is only for those who are not actively working as an asbestos consultant or site surveillance technician.

Please contact our office at the above address or email w any changes in your contact/mailing information within 15 days of the change.

Sincerely,

Kethurlit

Kevin Graulich Principal Safety Engineer

Attachment: Certification Card

cc: File

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



David P.Gengenbacher

Certification No. 03-3299

Expires on _____05/22/25

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.

Renewal – Card Attached

STATE OF CALIFORNIA

Gavin Newsorn, Governor

DEPARTMENT OF INDUSTRIAL RELATIONS
Division of Occupational Safety and Health-Asbestos Certification
1750 Howe Avenue, Suite 460
Sacramento, CA 95825
(916) 574-2993 Office http://www.dir.ca.gov/dosh/asbestos.html
actu@dir.ca.gov



312123502T

261 263

February 09, 2024

Samuel Valdez Lardizabal 7238 Birch Tree Place Fontana CA 92336

Dear Certified Asbestos Consultant or Technician:

Enclosed is your certification card. To maintain your certification, you must abide by the rules printed on the back of the certification card.

Your certification is valid for a period of one year. If you wish to renew your certification, you must apply for renewal at least 60 days <u>before</u> the expiration date shown on your card. [8 CCR 341.15(h)(1)].

Please hold and do not send copies of your required AHERA refresher renewal certificates to our office until you apply for renewal of your certification.

Certificates must be kept current if you are actively working as a CAC or CSST. The grace period is only for those who are not actively working as an asbestos consultant or site surveillance technician.

Please contact our office at the above address or email w any changes in your contact/mailing information within 15 days of the change.

Sincerely,

K. J. hunlit

Kevin Graulich Principal Safety Engineer

Attachment: Certification Card

cc: File

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

Name

Samuel Valdez Lardizabal



Certification No. 03-3502

Expires on ____03/18/25

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 DEPARTMENT OF PUBLIC HEALTH



LEAD-RELATED CONSTRUCTION CERTIFICATE

INDIVIDUAL:	CERTIFICATE TY <mark>PE:</mark>	NUMBER:	EXPIRATION DATE:
6-	Lead Inspector/Assessor	LRC-00002075	9/14/2024
No.	Lead Project Monitor	LRC-00002074	9/14/2024

Samuel Lardizabal

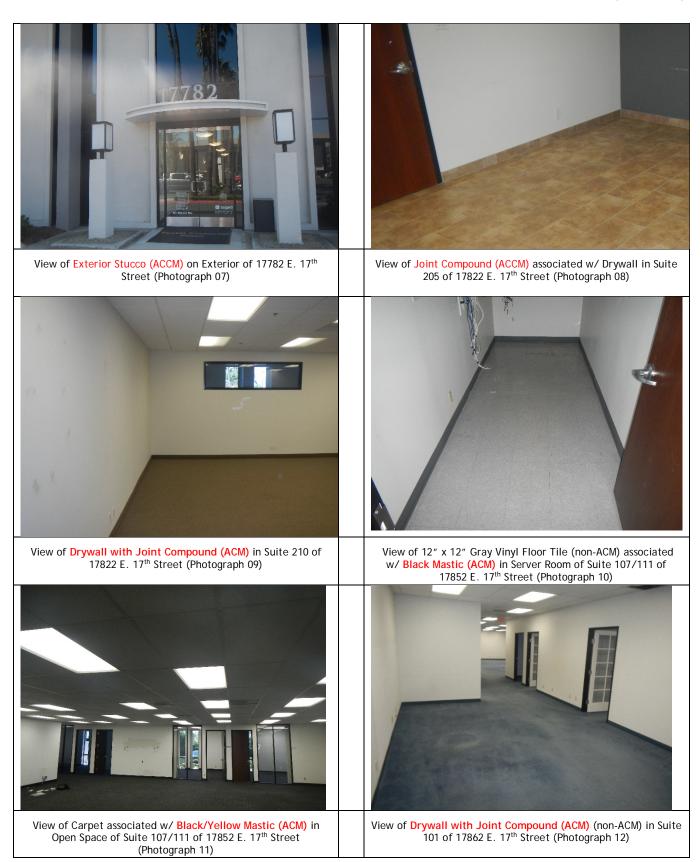
Disclaimer: This document alone should not be relied upon to confirm certification status. Compare the individual's photo and name to another valid form of government issued photo identification. Verify the individual's certification status by searching for Lead-Related Construction Professionals at www.cdph.ca.gov/programs/clppb or calling (800) 597-LEAD

APPENDIX B

PHOTOGRAPHIC LOG



AEI 🚯

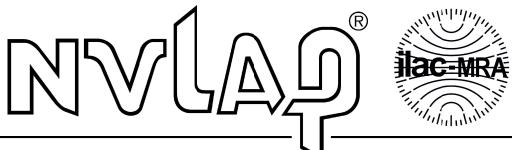




APPENDIX C

LABORATORY CERTIFICATIONS

United States Department of Commerce National Institute of Standards and Technology



Certificate of Accreditation to ISO/IEC 17025:2017

NVLAP LAB CODE: 200757-0

Eurofins EMLab P&K

Tustin, CA

is accredited by the National Voluntary Laboratory Accreditation Program for specific services, listed on the Scope of Accreditation, for:

Asbestos Fiber Analysis

This laboratory is accredited in accordance with the recognized International Standard ISO/IEC 17025:2017. This accreditation demonstrates technical competence for a defined scope and the operation of a laboratory quality management system (refer to joint ISO-ILAC-IAF Communique dated January 2009).

2024-01-01 through 2024-12-31

Effective Dates



For the National Voluntary Laboratory Accreditation Program

SCOPE OF ACCREDITATION TO ISO/IEC 17025:2017

Eurofins EMLab P&K

2841 Dow Avenue, Suite 300 **Tustin, CA 92780** Quynh Nguyen Phone: 800-651-4802 Email: quynh.nguyen@et.eurofinsus.com www.eurofinsus.com

ASBESTOS FIBER ANALYSIS

NVLAP LAB CODE 200757-0

Bulk Asbestos Analysis

<u>Code</u>	Description
18/A01	EPA 40 CFR Appendix E to Subpart E of Part 763, Interim Method of the Determination of Asbestos in Bulk Insulation Samples
18/A03	EPA 600/R-93/116: Method for the Determination of Asbestos in Bulk Building Materials

Airborne Asbestos Analysis

Code

18/A02

Description

U.S. EPA's "Interim Transmission Electron Microscopy Analytical Methods-Mandatory and Nonmandatory-and Mandatory Section to Determine Completion of Response Actions" as found in 40 CFR, Part 763, Subpart E, Appendix A.

For the National Voluntary Laboratory Accreditation Program



AIHA Laboratory Accreditation Programs, LLC acknowledges that Eurofins EPK Built Environment Testing, LLC - Tustin 2841 Dow Ave Suite 300 Tustin, CA 92780 Laboratory ID: LAP-178697

along with all premises from which key activities are performed, as listed above, has fulfilled the requirements of the AIHA Laboratory Accreditation Programs, LLC (AIHA LAP) accreditation to the ISO/IEC 17025:2017 international standard, General Requirements for the Competence of Testing and Calibration Laboratories in the following:

LABORATORY ACCREDITATION PROGRAMS

\checkmark	INDUSTRIAL HYGIENE	Accreditation Expires: November 01, 2025
\checkmark	ENVIRONMENTAL LEAD	Accreditation Expires: November 01, 2025
\checkmark	ENVIRONMENTAL MICROBIOLOGY	Accreditation Expires: November 01, 2025
	FOOD	Accreditation Expires:
	UNIQUE SCOPES	Accreditation Expires:
	BE FIELD/MOBILE	Accreditation Expires:

Specific Field(s) of Testing/Method(s) within each Accreditation Program for which the above named laboratory maintains accreditation is outlined on the attached Scope of Accreditation. Continued accreditation is contingent upon successful on-going compliance with ISO/IEC 17025:2017 and AIHA LAP requirements. This certificate is not valid without the attached Scope of Accreditation. Please review the AIHA LAP website (www.aihaaccreditedlabs.org) for the most current Scope.

heref J. Marton

Cheryl O Morton Managing Director, AIHA Laboratory Accreditation Programs, LLC

Date Issued: 01/01/2024

Revision21: 10/24/2023



AIHA Laboratory Accreditation Programs, LLC SCOPE OF ACCREDITATION

Eurofins EPK Built Environment Testing, LLC - Tustin

Laboratory ID: LAP-178697

2841 Dow Ave Suite 300 Tustin, CA 92780

Issue Date: 01/01/2024 Expire Date: 11/01/2025

The laboratory is approved for those specific field(s) of testing/methods listed in the table below. Clients are urged to verify the laboratory's current accreditation status for the particular field(s) of testing/Methods, since these can change due to proficiency status, suspension and/or withdrawal of accreditation.

The EPA recognizes the AIHA LAP, LLC ELLAP program as meeting the requirements of the National Lead Laboratory Accreditation Program (NLLAP) established under Title X of the Residential Lead-Based Paint Hazard Reduction Act of 1992 and includes paint, soil and dust wipe analysis. Air and composited wipes analyses are not included as part of the NLLAP.

Environmental Lead Laboratory Accreditation Program (ELLAP)

Initial Accreditation Date: 03/01/2017

Component, parameter, characteristic, material, or product tested	Technology sub-type/Detector	Method	Method Description (for internal methods only)
Paint	AA	EPA SW-846 7000B Modified	N/A
Funt		NIOSH 7082	N/A
Settled Dust by Wipe	АА	EPA SW-846 7000B Modified	N/A
Settled Dust by Wipe		NIOSH 7082	N/A

A complete listing of currently accredited ELLAP laboratories is available on the AIHA LAP, LLC website at: <u>http://www.aihaaccreditedlabs.org</u>

APPENDIX D

LABORATORY ANALYTICAL REPORTS



Built Environment Testing



Report for:

Sam Lardizabal AEI Consultants 2207 W 190th St Torrance, CA 90504

Regarding: Eurofins EPK Built Environment Testing, LLC Project: #496321 / Kingsbarn Realty Capital; E. 17th Street, Tustin, CA EML ID: 3762179

Approved by:

Approved Signatory Danny Li

REVISED REPORT

Dates of Analysis: Asbestos PLM: 08-30-2024 to 09-11-2024

Service SOPs: Asbestos PLM (EPA 40CFR App E to Sub E of Part 763 & EPA METHOD 600/R-93-116, SOP EM-AS-S-1267) NVLAP Lab Code 200757-0

All samples were received in acceptable condition unless noted in the Report Comments portion in the body of the report. The results relate only to the samples as received and tested. The results include an inherent uncertainty of measurement associated with estimating percentages by polarized light microscopy. Measurement uncertainty data for sample results with >1% asbestos concentration can be provided when requested.

Eurofins EPK Built Environment Testing, LLC ("the Company"), a member of the Eurofins Built Environment Testing group of companies, shall have no liability to the client or the client's customer with respect to decisions or recommendations made, actions taken or courses of conduct implemented by either the client or the client's customer as a result of or based upon the Test Results. In no event shall the Company be liable to the client with respect to the Test Results except for the Company's own willful misconduct or gross negligence nor shall the Company be liable for incidental or consequential damages or lost profits or revenues to the fullest extent such liability may be disclaimed by law, even if the Company has been advised of the possibility of such damages, lost profits or lost revenues. In no event shall the Company's liability with respect to the Test Results exceed the amount paid to the Company by the client therefor.

2841 Dow Avenue, Suite 300, Tustin, CA 92780 (833) 465-5857 www.eurofinsus.com/Built

Client: AEI Consultants C/O: Sam Lardizabal Re: #496321 / Kingsbarn Realty Capital; E. 17th Street, Tustin, CA

Date of Receipt: 08-28-2024 Date of Report: 09-03-2024

Summary of Samples with Asbestos Detected

Total Samples Submitted:	319
Total Samples Analyzed:	319
Total Layers Analyzed:	608

Total Samples with Layer Asbestos Content > 1%:	26
772-03, DW/JC	
White Texture	
White Joint Compound	
772-10, Carpet Mastic (Black)	
Black Mastic	
772-11, Carpet Mastic (Black)	
Black Mastic	
772-12, Carpet Mastic (Black)	
Black Mastic	
772-25, 4" White CB/M	
White Compound	
772-26, 4" White CB/M	
White Compound	
772-27, 4" White CB/M	
White Compound	
782-22, 12x12 Gray VFT	
Black Mastic	
782-23, 12x12 Gray VFT	
Black Mastic	
782-24, 12x12 Gray VFT	
Black Mastic	
782-28, Carpet Mastic (Black)	
Black Mastic	
782-29, Carpet Mastic (Black)	
Black Mastic	
782-30, Carpet Mastic (Black)	
Black Mastic	
782-43, HVAC Mastic	
Black Mastic	
782-46, Duct Mastic	
Gray/Black Mastic	
782-47, Duct Mastic	
Gray/Black Mastic	
822-22, DW/JC	
Off-White Joint Compound	

The test report shall not be reproduced except in full, without written approval of the laboratory. The report must not be used by the client to claim product certification, approval, or endorsement by NVLAP, NIST, or any agency of the federal government. The Company reserves the right to dispose of all samples after a period of thirty (30) days, according to all state and federal guidelines, unless otherwise specified.

All components not quantified as asbestos content and non-asbestos content are considered to be non-fibrous matrix components. Matrix components may include, but are not limited to, gypsum, paint, silicate minerals, vinyl, binder, calcium carbonate, tar, and foam.

Inhomogeneous samples are separated into homogeneous subsamples and analyzed individually. ND means no fibers were detected. When detected, the minimum detection and reporting limit is less than 1% unless point counting is performed. Floor tile samples may contain large amounts of interference material and it is recommended that the sample be analyzed by gravimetric point count analysis to lower the detection limit and to aid in asbestos identification.

2841 Dow Avenue, Suite 300, Tustin, CA 92780 (833) 465-5857 www.eurofinsus.com/Built

Client: AEI Consultants C/O: Sam Lardizabal Re: #496321 / Kingsbarn Realty Capital; E. 17th Street, Tustin, CA

Date of Receipt: 08-28-2024 Date of Report: 09-03-2024

Summary of Samples with Asbestos Detected (continued)

Total Samples with Layer Asbestos Content > 1%: 26
822-55, DW/JC
White Joint Compound with Paint
White Joint Compound
822-57, DW/JC
White Joint Compound with Paint
White Joint Compound
852-25, 12x12 Gray VFT
Black Mastic
852-26, 12x12 Gray VFT
Black Mastic
852-27, 12x12 Gray VFT
Black Mastic
852-28, Carpet Mastic
Black/Yellow Mastic
852-29, Carpet Mastic
Black/Yellow Mastic
852-30, Carpet Mastic
Black/Yellow Mastic
862-03, DW/JC
White Joint Compound 1
White Joint Compound 2
-
Total Samples with Layer Asbestos Content < 1%: 15
782-52, Stucco
White Skim Coat
782-53, Stucco
White Skim Coat
Light Gray Stucco
782-54, Stucco
White Skim Coat
Light Gray Stucco
822-98, Stucco
Tan Stucco
822-99, Stucco
Tan Stucco
822 100 Stucco

822-100, Stucco Tan Stucco

852-55, Stucco

White Stucco

The test report shall not be reproduced except in full, without written approval of the laboratory. The report must not be used by the client to claim product certification, approval, or endorsement by NVLAP, NIST, or any agency of the federal government. The Company reserves the right to dispose of all samples after a period of thirty (30) days, according to all state and federal guidelines, unless otherwise specified.

All components not quantified as asbestos content and non-asbestos content are considered to be non-fibrous matrix components. Matrix components may include, but are not limited to, gypsum, paint, silicate minerals, vinyl, binder, calcium carbonate, tar, and foam.

Inhomogeneous samples are separated into homogeneous subsamples and analyzed individually. ND means no fibers were detected. When detected, the minimum detection and reporting limit is less than 1% unless point counting is performed. Floor tile samples may contain large amounts of interference material and it is recommended that the sample be analyzed by gravimetric point count analysis to lower the detection limit and to aid in asbestos identification.

Client: AEI Consultants C/O: Sam Lardizabal Re: #496321 / Kingsbarn Realty Capital; E. 17th Street, Tustin, CA

Date of Receipt: 08-28-2024 Date of Report: 09-03-2024

Summary of Samples with Asbestos Detected (continued)

Total Samples with Layer Asbestos Content < 1%: 15 852-56, Stucco White Stucco 852-57, Stucco White Stucco 862-28, Carpet Mastic Black/Yellow Carpet Mastic 862-29, Carpet Mastic Black/Yellow Carpet Mastic 862-30, Carpet Mastic Black/Yellow Carpet Mastic 862-46, Stucco White Stucco 862-47, Stucco White Stucco 862-48. Stucco White Stucco

The test report shall not be reproduced except in full, without written approval of the laboratory. The report must not be used by the client to claim product certification, approval, or endorsement by NVLAP, NIST, or any agency of the federal government. The Company reserves the right to dispose of all samples after a period of thirty (30) days, according to all state and federal guidelines, unless otherwise specified.

All components not quantified as asbestos content and non-asbestos content are considered to be non-fibrous matrix components. Matrix components may include, but are not limited to, gypsum, paint, silicate minerals, vinyl, binder, calcium carbonate, tar, and foam.

Inhomogeneous samples are separated into homogeneous subsamples and analyzed individually. ND means no fibers were detected. When detected, the minimum detection and reporting limit is less than 1% unless point counting is performed. Floor tile samples may contain large amounts of interference material and it is recommended that the sample be analyzed by gravimetric point count analysis to lower the detection limit and to aid in asbestos identification.

Lab ID-Version #: 18543957-1

Lab ID-Version 18545632-1

Lab ID-Version 18545633-1

Client: AEI Consultants C/O: Sam Lardizabal Re: #496321 / Kingsbarn Realty Capital; E. 17th Street, Tustin, CA

Date of Receipt: 08-28-2024 Date of Report: 09-03-2024

ASBESTOS PLM REPORT

Location: 772-01, DW/JC

Sample Layers	Asbestos Content
White Joint Compound	ND
White Drywall with Brown Paper	ND
Composite Non-Asbestos Content:	10% Cellulose
Sample Composite Homogeneity:	Good

Location: 772-02, DW/JC

Sample Layers **Asbestos Content** White Joint Compound ND White Drywall with Brown Paper ND Composite Non-Asbestos Content: 10% Cellulose Sample Composite Homogeneity: Good

Location: 772-03, DW/JC

	•
Sample Layers	Asbestos Content
White Texture	2% Chrysotile
Cream Tape	ND
White Joint Compound	2% Chrysotile
White Drywall with Brown Paper	ND
Composite Non-Asbestos Content:	10% Cellulose
Sample Composite Homogeneity:	Good

Location: 772-04, 2x4 Ceiling Tile

Lab ID-Version 18545634-1 Sample Lavers Asbestos Content White Ceiling Tile ND Composite Non-Asbestos Content: 30% Cellulose Sample Composite Homogeneity: Good

The test report shall not be reproduced except in full, without written approval of the laboratory. The report must not be used by the client to claim product certification, approval, or endorsement by NVLAP, NIST, or any agency of the federal government. The Company reserves the right to dispose of all samples after a period of thirty (30) days, according to all state and federal guidelines, unless otherwise specified.

All components not quantified as asbestos content and non-asbestos content are considered to be non-fibrous matrix components. Matrix components may include, but are not limited to, gypsum, paint, silicate minerals, vinyl, binder, calcium carbonate, tar, and foam.

Inhomogeneous samples are separated into homogeneous subsamples and analyzed individually. ND means no fibers were detected. When detected, the minimum detection and reporting limit is less than 1% unless point counting is performed. Floor tile samples may contain large amounts of interference material and it is recommended that the sample be analyzed by gravimetric point count analysis to lower the detection limit and to aid in asbestos identification.

 $^{+}_{x}$ A "Version" indicated by -"x" after the Lab ID# with a value greater than 1 indicates a sample with amended data. The revision number is reflected by the value of "x". This report replaces the previous report released on September 3, 2024.

Eurofins EPK Built Environment Testing, LLC

Date of Report: 09-03-2024

2841 Dow Avenue, Suite 300, Tustin, CA 92780 (833) 465-5857 www.eurofinsus.com/Built

Client: AEI Consultants C/O: Sam Lardizabal Re: #496321 / Kingsbarn Realty Capital; E. 17th Street, Tustin, CA

ASBESTOS PLM REPORT

Location: 772-05, 2x4 Ceiling Tile

Sample Layers	Asbestos Content
White Ceiling Tile	ND
Composite Non-Asbestos Content:	30% Cellulose
Sample Composite Homogeneity:	Good

Location: 772-06, 2x4 Ceiling Tile	Lab ID-Version‡: 18545636-1
Sample Layers	Asbestos Content
White Ceiling Tile	ND
Composite Non-Asbestos Content:	30% Cellulose
Sample Composite Homogeneity:	Good

Location: 772-07. Carnet Mastic (Yellow)

Location: 772-07, Carpet Mastic (Yellow)	Lab ID-Version‡: 18545637-1	
Sample Layers	Asbestos Content	
Yellow Mastic	ND	
Green Mastic	ND	
Sample Composite Homogeneit	ty: Good	

Location: 772-08, Carpet Mastic (Yellow)	Lab ID-Version‡: 18545638-1
Sample Layers	Asbestos Content
Yellow Mastic	ND
Green Mastic	ND
Sample Composite Homogeneity:	Good

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Eurofins EPK Built Environment Testing, LLC

Lab ID-Version #: 18545635-1

2% Chrysotile

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Client: AEI Consultants C/O: Sam Lardizabal Re: #496321 / Kingsbarn Realty Capital; E. 17th Street, Tustin, CA

Black Mastic

Sample Composite Homogeneity: Good

ASBESTOS PLM REPORT

Date of Receipt: 08-28-2024 Date of Report: 09-03-2024

Location: 772-09, Carpet Mastic (Yellow) Sample Layers **Asbestos Content** Yellow Mastic ND ND Green Mastic Sample Composite Homogeneity: Good

Location: 772-10, Carpet Mastic (Black)	Lab ID-Version‡: 18545640-1
Sample Layers	Asbestos Content
Black Mastic	2% Chrysotile
Sample Composite Homogeneity:	Good
Location: 772-11, Carpet Mastic (Black)	Lab ID-Version‡: 18545641-1
Sample Layers	Asbestos Content
Black Mastic	2% Chrysotile
Black Mastic Sample Composite Homogeneity:	5
	5

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Eurofins EPK Built Environment Testing, LLC

Lab ID-Version 18545639-1

Client: AEI Consultants C/O: Sam Lardizabal Re: #496321 / Kingsbarn Realty Capital; E. 17th Street, Tustin, CA

Date of Receipt: 08-28-2024 Date of Report: 09-03-2024

ASBESTOS PLM REPORT

Location: 772-13, DW/JC

Lab ID-Version 18545643-1 Sample Layers **Asbestos Content** White Texture ND Cream Tape ND White Joint Compound ND White Drywall with Brown Paper ND **Composite Non-Asbestos Content:** 10% Cellulose Sample Composite Homogeneity: Good

Location: 772-14, DW/JC

Lab ID-Version 18545644-1

Lab ID-Version 18545645-1

Sample Layers	Asbestos Content
White Texture	ND
Cream Tape	ND
White Joint Compound	ND
White Drywall with Brown Paper	ND
Composite Non-Asbestos Content:	10% Cellulose
Sample Composite Homogeneity:	Good

Location: 772-15, DW/JC

Sample Layers **Asbestos Content** White Texture ND ND Cream Tape White Joint Compound ND White Drywall with Brown Paper ND Composite Non-Asbestos Content: 10% Cellulose Sample Composite Homogeneity: Good

Location: 772-16, 2x4 Ceiling Tile Lab ID-Version 18545646-1 Sample Layers **Asbestos Content** Tan Ceiling Tile ND Composite Non-Asbestos Content: 30% Cellulose Sample Composite Homogeneity: Good

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ASBESTOS PLM REPORT

Location: 772-17, 2x4 Ceiling Tile

Sample Layers	Asbestos Content
Tan Ceiling Tile	ND
Composite Non-Asbestos Content:	30% Cellulose
Sample Composite Homogeneity:	Good

Location: 772-18, 2x4 Ceiling Tile	Lab ID-Version‡: 18545648-1
Sample Layers	Asbestos Content
Tan Ceiling Tile	ND
Composite Non-Asbestos Content:	30% Cellulose
Sample Composite Homogeneity:	Good

Location: 772-19, Carpet Mastic

Sample Layers	Asbestos Content
Gray Mastic	ND
Sample Composite Homogeneity:	Good

Location: 772-20, Carpet Mastic

Sample Layers	Asbestos Content
Gray Mastic	ND
Sample Composite Homogeneity: Good	

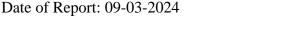
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Date of Receipt: 08-28-2024

Lab ID-Version‡: 18545649-1

Lab ID-Version 18545650-1

Lab ID-Version \$\$: 18545647-1

Client: AEI Consultants C/O: Sam Lardizabal Re: #496321 / Kingsbarn Realty Capital; E. 17th Street, Tustin, CA

ASBESTOS PLM REPORT

Location: 772-21, Carpet Mastic

Sample Layers	Asbestos Content
Gray Mastic	ND
Sample Composite Homogeneity:	Good

Location: 772-22, 4'' Brown CB/M	Lab ID-Version‡: 18545652-1
Sample Layers	Asbestos Content
Brown Baseboard	ND
Beige Mastic	ND
Sample Composite Homogeneity:	Good

Location: 772-23, 4" Brown CB/M

	•
Sample Layers	Asbestos Content
Brown Baseboard	ND
Beige Mastic	ND
Sample Composite Homogeneity:	Good

Location: 772-24, 4" Brown CB/M

Sample Layers	Asbestos Content
Brown Baseboard	ND
Beige Mastic	ND
Sample Composite Homogeneity:	Good

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Date of Receipt: 08-28-2024 Date of Report: 09-03-2024

of Report: 09-03-2024

Lab ID-Version[‡]: 18545653-1

Lab ID-Version 18545654-1

Lab ID-Version 18545651-1

Date of Report: 09-03-2024

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Client: AEI Consultants C/O: Sam Lardizabal Re: #496321 / Kingsbarn Realty Capital; E. 17th Street, Tustin, CA

ASBESTOS PLM REPORT

Location: 772-25, 4" White CB/M

Sample Layers	Asbestos Content
White Baseboard	ND
Beige Mastic	ND
White Compound	2% Chrysotile
Sample Composite Homogeneity: Good	

Location: 772-26, 4" White CB/M

Lab ID-Version 18545656-1

Lab ID-Version*: 18545657-1

Lab ID-Version \$\$: 18545655-1

Sample Layers	Asbestos Content
White Baseboard	ND
Beige Mastic	ND
White Compound	2% Chrysotile
Sample Composite Homogeneity:	Good

Location: 772-27, 4" White CB/M

Sample Layers	Asbestos Content
White Baseboard	ND
Beige Mastic	ND
White Compound	2% Chrysotile
Sample Composite Homogeneity:	Good

Location: 772-28, DW/JC

Lab ID-Version 18545658-1

Sample Layers	Asbestos Content
White Texture	ND
Cream Tape	ND
White Joint Compound	ND
White Drywall with Brown Paper	ND
Composite Non-Asbestos Content:	10% Cellulose
Sample Composite Homogeneity:	Good

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Date of Receipt: 08-28-2024 Date of Report: 09-03-2024

ASBESTOS PLM REPORT

Location: 772-29, DW/JC

Lab ID-Version 18545659-1 Sample Layers **Asbestos Content** White Texture ND Cream Tape ND White Joint Compound ND White Drywall with Brown Paper ND **Composite Non-Asbestos Content:** 10% Cellulose Sample Composite Homogeneity: Good

Location: 772-30, DW/JC

Lab ID-Version 18545660-1

Lab ID-Version 18545661-1

Sample Layers	Asbestos Content
White Texture	ND
Cream Tape	ND
White Joint Compound	ND
White Drywall with Brown Paper	ND
Composite Non-Asbestos Content:	10% Cellulose
Sample Composite Homogeneity:	Good

Location: 772-31, 2x4 Ceiling Tile

Sample Layers	Asbestos Content
Tan Ceiling Tile	ND
Composite Non-Asbestos Content:	30% Cellulose
	20% Glass Fibers
Sample Composite Homogeneity:	Good

Location: 772-32, 2x4 Ceiling Tile	Lab ID-Version‡: 18545662-1
Sample Layers	Asbestos Content
Tan Ceiling Tile	ND
Composite Non-Asbestos Content:	30% Cellulose
-	20% Glass Fibers
Sample Composite Homogeneity:	Good

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ASBESTOS PLM REPORT

Location: 772-33, 2x4 Ceiling Tile

Sample Layers	Asbestos Content
Tan Ceiling Tile	ND
Composite Non-Asbestos Content:	30% Cellulose
	20% Glass Fibers
Sample Composite Homogeneity:	Good

Location: 772-34, 12x12 Beige VFT

Location, i z e i, izaiz Beige (i i	
Sample Layers	Asbestos Content
Beige Floor Tile	ND
Gray Non-Fibrous Material	ND
Green Non-Fibrous Material	ND
Sample Composite Homogeneity:	Good

Location: 772-35, 12x12 Beige VFT

Sample Layers	Asbestos Content
Beige Floor Tile	ND
Gray Non-Fibrous Material	ND
Green Non-Fibrous Material	ND
Sample Composite Homogeneity:	Good

Location: 772-36, 12x12 Beige VFT

 Sample Layers
 Asbestos Content

 Beige Floor Tile
 ND

 Gray Non-Fibrous Material
 ND

 Green Non-Fibrous Material
 ND

 Sample Composite Homogeneity:
 Good

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Date of Receipt: 08-28-2024 Date of Report: 09-03-2024

Lab ID-Version‡: 18545665-1

Lab ID-Version‡: 18545666-1

Lab ID-Version[‡]: 18545664-1

Lab ID-Version \$\$: 18545663-1

Client: AEI Consultants C/O: Sam Lardizabal Re: #496321 / Kingsbarn Realty Capital; E. 17th Street, Tustin, CA

ASBESTOS PLM REPORT

Location: 772-37, Carpet Mastic

Sample Layers	Asbestos Content
Yellow Mastic	ND
Sample Composite Homogeneity:	Good

Location: 772-38, Carpet Mastic	Lab ID-Version‡: 18545668-1
Sample Layers	Asbestos Content
Yellow Mastic	ND
Sample Composite Homogeneity:	Good

Location: 772-39, Carpet Mastic

Location: 772-39, Carpet Mastic	Lab ID-Version‡: 18545669-1
Sample Layers	Asbestos Content
Yellow Mastic	ND
Sample Composite Homogeneity:	Good

Location: 772-40, 4" Grav CB/M

Sample Layers	Asbestos Content
Gray Baseboard	ND
Beige Mastic	ND
Sample Composite Homogeneity: Good	

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Date of Receipt: 08-28-2024 Date of Report: 09-03-2024

Lab ID-Version \$\$: 18545667-1

Lab ID-Version 18545670-1

Date of Report: 09-03-2024

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Client: AEI Consultants C/O: Sam Lardizabal Re: #496321 / Kingsbarn Realty Capital; E. 17th Street, Tustin, CA

ASBESTOS PLM REPORT

Location: 772-41, 4" Grav CB/M

Sample Layers	Asbestos Content
Gray Baseboard	ND
Beige Mastic	ND
Sample Composite Homogeneity: Good	

Location: 772-42, 4" Gray CB/M	Lab ID-Version‡: 18545672-1
Sample Layers	Asbestos Content
Gray Baseboard	ND
Beige Mastic	ND
Sample Composite Homogeneity:	Good

Location: 772-43. Roof Core/Parapet

	•
Sample Layers	Asbestos Content
Black Roofing Shingle	ND
Black Roofing Felt	ND
Brown Roofing Felt	ND
Brown/Black Roofing Felt	ND
Composite Non-Asbestos Content:	20% Cellulose 10% Glass Fibers
Sample Composite Homogeneity:	Good

Location: 772-44, Roof Core/Parapet

Location: 772-44, Roof Core/Parapet	Lab ID-Version‡: 18545674-1
Sample Layers	Asbestos Content
Black Roofing Shingle	ND
Black Roofing Felt	ND
Brown Roofing Felt	ND
Brown/Black Roofing Felt	ND
Composite Non-Asbestos Content:	20% Cellulose
	10% Glass Fibers
Sample Composite Homogeneity:	Good

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Lab ID-Version #: 18545671-1

Lab ID-Version 18545673-1

Client: AEI Consultants C/O: Sam Lardizabal Re: #496321 / Kingsbarn Realty Capital; E. 17th Street, Tustin, CA

ASBESTOS PLM REPORT

Location: 772-45, Roof Core/Parapet

Date of Receipt: 08-28-2024 Date of Report: 09-03-2024

Sample Layers	Asbestos Content
Black Roofing Shingle	ND
Black Roofing Felt	ND
Brown Roofing Felt	ND
Brown/Black Roofing Felt	ND
Composite Non-Asbestos Content:	20% Cellulose
-	10% Glass Fibers
Sample Composite Homogeneity:	Good

Location: 772-46. Roof Mastic

	•
Sample Layers	Asbestos Content
Black Mastic	ND
White Mastic	ND
Sample Composite Homogeneity:	Good

Location: 772-47. Roof Mastic

	•
Sample Layers	Asbestos Content
Black Mastic	ND
White Mastic	ND
Sample Composite Homogeneity: Good	

Location: 772-48. Roof Mastic

	•
Sample Layers	Asbestos Content
Black Mastic	ND
White Mastic	ND
Sample Composite Homogeneity:	Good

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Lab ID-Version 18545676-1

Lab ID-Version[†]: 18545675-1

Lab ID-Version 18545677-1

Lab ID-Version 18545678-1

Date of Report: 09-03-2024

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ASBESTOS PLM REPORT

Location: 772-49. HVAC Mastic

Location: 772-49, HVAC Mastic	Lab ID-Version‡: 18545679-1
Sample Layers	Asbestos Content
Black Mastic	ND
White Mastic	ND
Sample Composite Homogeneity:	Good

Location: 772-50, HVAC Mastic	Lab ID-Version‡: 18545680-1
Sample Layers	Asbestos Content
White Mastic	ND
Black Mastic	ND
Sample Composite Homogeneity:	Good

Location: 772-51, HVAC Mastic

	•
Sample Layers	Asbestos Content
White Mastic	ND
Black Mastic	ND
Sample Composite Homogeneity:	Good

Location: 772-52, Duct Mastic

Sample Layers	Asbestos Content
White Mastic	ND
Black Mastic	ND
Sample Composite Homogeneity:	Good

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Eurofins EPK Built Environment Testing, LLC

Lab ID-Version 18545681-1

Lab ID-Version 18545682-1

Lab ID-Version 18545685-1

Client: AEI Consultants C/O: Sam Lardizabal Re: #496321 / Kingsbarn Realty Capital; E. 17th Street, Tustin, CA

Date of Receipt: 08-28-2024 Date of Report: 09-03-2024

ASBESTOS PLM REPORT

Location: 772-53, Duct Mastic

Location: 772-53, Duct Mastic	Lab ID-Version‡: 18545683-1
Sample Layers	Asbestos Content
Gray Mastic	ND
Sample Composite Homogeneity:	Good

Location: 772-54, Duct Mastic	Lab ID-Version‡: 18545684-1
Sample Layers	Asbestos Content
Gray Mastic	ND
Sample Composite Homogeneity:	Good

Location: 772-55, Shingles

Sample Layers	Asbestos Content
Black Roofing Shingle	ND
Composite Non-Asbestos Content:	20% Glass Fibers
Sample Composite Homogeneity:	Good

Location: 772-56. Shingles

Location: 772-56, Shingles	Lab ID-Version‡: 18545686-1
Sample Layers	Asbestos Content
Black Roofing Shingle	ND
Composite Non-Asbestos Content: 20% Glass Fibers	
Sample Composite Homogeneity:	Good

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Eurofins EPK Built Environment Testing, LLC

Client: AEI Consultants C/O: Sam Lardizabal Re: #496321 / Kingsbarn Realty Capital; E. 17th Street, Tustin, CA

Date of Receipt: 08-28-2024 Date of Report: 09-03-2024

ASBESTOS PLM REPORT

Location: 772-57, Shingles

Location: 772-57, Shingles	Lab ID-Version‡: 18545687-1
Sample Layers	Asbestos Content
Black Roofing Shingle	ND
Composite Non-Asbestos Content:	20% Glass Fibers
Sample Composite Homogeneity:	Good

Location: 772-58, Stucco	Lab ID-Version‡: 18545688-1
Sample Layers	Asbestos Content
White Stucco	ND
Gray Stucco	ND
Sample Composite Homogeneity:	Good

Location: 772-59, Stucco

Sample Layers	Asbestos Content
White Stucco	ND
Gray Stucco	ND
Sample Composite Homogeneity:	Good

Location: 772-60, Stucco	Lab ID-Version‡: 18545690-1
Sample Layers	Asbestos Content
White Stucco	ND
Gray Stucco	ND
Sample Composite Homogeneity:	Good

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Eurofins EPK Built Environment Testing, LLC

Lab ID-Version 18545689-1

Date of Report: 09-03-2024

2841 Dow Avenue, Suite 300, Tustin, CA 92780 (833) 465-5857 www.eurofinsus.com/Built

Client: AEI Consultants C/O: Sam Lardizabal Re: #496321 / Kingsbarn Realty Capital; E. 17th Street, Tustin, CA

ASBESTOS PLM REPORT

Location: 782-01, DW/JC

Sample Layers	Asbestos Content
White Joint Compound with Paint	ND
White Drywall with Brown Paper	ND
Composite Non-Asbestos Content:	10% Cellulose
Sample Composite Homogeneity:	Moderate

Location: 782-02, DW/JC

Sample LayersAsbestos ContentWhite Joint Compound with PaintNDWhite Drywall with Brown PaperNDComposite Non-Asbestos Content:10% CelluloseSample Composite Homogeneity:Moderate

Location: 782-03, DW/JC

•	
Asbestos Content	
ND	
ND	
ND	
ND	
Composite Non-Asbestos Content: 15% Cellulose	
Moderate	

Location: 782-04, 2x4 Ceiling Tile

Sample Layers

Lab ID-Version‡: 18545694-1
Asbestos Content
ND

Beige Ceiling Tile with White Surface	ND
Composite Non-Asbestos Content:	45% Cellulose 25% Glass Fibers
Sample Composite Homogeneity:	Good

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Eurofins EPK Built Environment Testing, LLC

Lab ID-Version‡: 18545691-1

Lab ID-Version[‡]: 18545693-1

Lab ID-Version 18545692-1

Lab ID-Version #: 18545695-1

Lab ID-Version*: 18545697-1

Client: AEI Consultants C/O: Sam Lardizabal Re: #496321 / Kingsbarn Realty Capital; E. 17th Street, Tustin, CA

ASBESTOS PLM REPORT

Location: 782-05, 2x4 Ceiling Tile

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Sample Layers	Asbestos Content
Beige Ceiling Tile with White Surface	ND
Composite Non-Asbestos Content:	45% Cellulose
-	25% Glass Fibers
Sample Composite Homogeneity:	Good

Location: 782-06, 2x4 Ceiling Tile

Location: 782-06, 2x4 Ceiling Tile	Lab ID-Version‡: 18545696-1
Sample Layers	Asbestos Content
Beige Ceiling Tile with White Surface	ND
Composite Non-Asbestos Content:	45% Cellulose
_	25% Glass Fibers
Sample Composite Homogeneity:	Good

Location: 782-07 Carnet Mastic

Location, vol vi, cul per music	
Sample Layers	Asbestos Content
Yellow Mastic	ND
Sample Composite Homogeneity:	Good

Location: 782-08, Carpet Mastic	Lab ID-Version‡: 18545698-1
Sample Layers	Asbestos Content
Yellow Mastic	ND
Sample Composite Homogeneity:	Good

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Client: AEI Consultants C/O: Sam Lardizabal Re: #496321 / Kingsbarn Realty Capital; E. 17th Street, Tustin, CA

ASBESTOS PLM REPORT

Location: 782-09, Carpet Mastic

Sample Layers	Asbestos Content
Yellow Mastic	ND
Sample Composite Homogeneity:	Good

Location: 782-10, 4" Gray CB/M	Lab ID-Version‡: 18545700-1
Sample Layers	Asbestos Content
Gray Baseboard	ND
Cream Mastic	ND
White Compound	ND
Sample Composite Homogeneity	Poor

Location: 782-11, 4" Gray CB/M

Location. 702-11, 4 Gray CD/M	
Sample Layers	Asbestos Content
Gray Baseboard	ND
Cream Mastic	ND
White Compound	ND
Sample Composite Homogeneity:	Poor

Location: 782-12, 4" Gray CB/M

Lab ID-Version 18545702-1

Lab ID-Version[†]: 18545701-1

Sample Layers	Asbestos Content
Gray Baseboard	ND
Cream Mastic	ND
White Compound	ND
Sample Composite Homogeneity: Poor	

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Eurofins EPK Built Environment Testing, LLC

Lab ID-Version‡: 18545699-1

Lab ID-Version 18545703-1

Lab ID-Version[‡]: 18545704-1

Client: AEI Consultants C/O: Sam Lardizabal Re: #496321 / Kingsbarn Realty Capital; E. 17th Street, Tustin, CA

ASBESTOS PLM REPORT

Location: 782-13, DW/JC

Sample Layers	Asbestos Content
White Joint Compound	ND
White Drywall	ND
Sample Composite Homogeneity: Moderate	

Location: 782-14, DW/JC

Sample Layers	Asbestos Content
White Joint Compound	ND
Cream Tape	ND
White Joint Compound	ND
White Drywall with Brown Paper	ND
Composite Non-Asbestos Content:	15% Cellulose
Sample Composite Homogeneity:	Moderate

Location: 782-15, DW/JC

Lab ID-Version 18545705-1 Sample Lavers **Asbestos Content** White Joint Compound ND Cream Tape ND White Joint Compound ND White Drywall with Brown Paper ND **Composite Non-Asbestos Content:** 15% Cellulose Sample Composite Homogeneity: Moderate

Location: 782-16, 2x4 Ceiling Tile	Lab ID-Version‡: 18545706-1
Sample Layers	Asbestos Content
Beige Ceiling Tile with White Surface	ND
Composite Non-Asbestos Content:	45% Cellulose
_	25% Glass Fibers
Sample Composite Homogeneity:	Good

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ASBESTOS PLM REPORT

Location: 782-17, 2x4 Ceiling Tile

Sample Layers	Asbestos Content
Beige Ceiling Tile with White Surface	ND
Composite Non-Asbestos Content:	45% Cellulose
-	25% Glass Fibers
Sample Composite Homogeneity:	Good

Location: 782-18, 2x4 Ceiling Tile

Sample Layers	Asbestos Content
Beige Ceiling Tile with White Surface	ND
Composite Non-Asbestos Content:	45% Cellulose
	25% Glass Fibers
Sample Composite Homogeneity:	Good

Location: 782.19 12x12 Biege VFT

Location. 702-17, 12x12 Diege VI I	
Sample Layers	Asbestos Content
Beige Floor Tile	ND
Yellow Mastic	ND
Sample Composite Homogeneity: Moderate	

Location: 782-20, 12x12 Biege VFT

Sample Layers	Asbestos Content
Beige Floor Tile	ND
Yellow Mastic	ND
Sample Composite Homogeneity: Moderate	

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Eurofins EPK Built Environment Testing, LLC

Date of Receipt: 08-28-2024 Date of Report: 09-03-2024

Lab ID-Version*: 18545709-1

Lab ID-Version 18545710-1

Lab ID-Version #: 18545707-1

Lab ID-Version #: 18545708-1

Client: AEI Consultants C/O: Sam Lardizabal Re: #496321 / Kingsbarn Realty Capital; E. 17th Street, Tustin, CA

ASBESTOS PLM REPORT

Date of Receipt: 08-28-2024 Date of Report: 09-03-2024

Location: 782-21, 12x12 Biege VFT Lab ID-Version 1: 18545711-1 Sample Layers Asbestos Content Beige Floor Tile ND Yellow Mastic ND Sample Composite Homogeneity: Moderate

Location: 782-22, 12x12 Gray VFT	Lab ID-Version‡: 18545712-1
Sample Layers	Asbestos Content
Gray Floor Tile	ND
Black Mastic	3% Chrysotile
Sample Composite Homogeneity:	Moderate

Location: 782-23, 12x12 Gray VFT

Location: 702 23, 12x12 Gray VI I	
Sample Layers	Asbestos Content
Gray Floor Tile	ND
Black Mastic	3% Chrysotile
Sample Composite Homogeneity:	Moderate

Location: 782-24, 12x12 Gray VFT

Sample Layers	Asbestos Content
Gray Floor Tile	ND
Black Mastic	3% Chrysotile
Sample Composite Homogeneity: Moderate	

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Eurofins EPK Built Environment Testing, LLC

Lab ID-Version[†]: 18545713-1

Lab ID-Version 18545714-1

Lab ID-Version #: 18545715-1

Lab ID-Version 18545717-1

Client: AEI Consultants C/O: Sam Lardizabal Re: #496321 / Kingsbarn Realty Capital; E. 17th Street, Tustin, CA

ASBESTOS PLM REPORT

Location: 782-25, Carpet Mastic

Sample Layers	Asbestos Content
Yellow Mastic	ND
Sample Composite Homogeneity:	Good

Location: 782-26, Carpet Mastic Lab ID-Versio	
Sample Layers	Asbestos Content
Yellow Mastic	ND
Sample Composite Homogeneity:	Good

Location: 782-27, Carpet Mastic

Sample Layers	Asbestos Content
Yellow Mastic	ND
Sample Composite Homogeneity:	Good

Location: 782.28 Carnet Mastic (Black)

Location: 782-28, Carpet Mastic (Black) Lab ID-Version	
Sample Layers	Asbestos Content
Black Mastic	3% Chrysotile
Sample Composite Homogeneity:	Good

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Eurofins EPK Built Environment Testing, LLC

Date of Receipt: 08-28-2024 Date of Report: 09-03-2024

Lab ID-Version 18545719-1

Client: AEI Consultants C/O: Sam Lardizabal Re: #496321 / Kingsbarn Realty Capital; E. 17th Street, Tustin, CA

ASBESTOS PLM REPORT

Location: 782-29, Carpet Mastic (Black)

Sample Layers	Asbestos Content
Black Mastic	3% Chrysotile
Sample Composite Homogeneity:	Good

Location: 782-30, Carpet Mastic (Black) Lab ID-Versio	
Sample Layers	Asbestos Content
Black Mastic	3% Chrysotile
Sample Composite Homogeneity:	Good

Location: 782-31, 4" Grav CB/M

Location: 782-31, 4" Gray CB/M	Lab ID-Version‡: 18545721-1
Sample Layers	Asbestos Content
Gray Cove Base	ND
White Mastic	ND
Sample Composite Homogeneity:	Moderate

Location: 782-32, 4" Gray CB/M	Lab ID-Version‡: 18545722-2
Sample Layers	Asbestos Content
Gray Baseboard	ND
White Mastic	ND
White Compound	ND
Sample Composite Homogeneity:	Good

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Client: AEI Consultants C/O: Sam Lardizabal Re: #496321 / Kingsbarn Realty Capital; E. 17th Street, Tustin, CA

ASBESTOS PLM REPORT

Location: 782-33, 4" Gray CB/M

Date of Receipt: 08-28-2024 Date of Report: 09-03-2024

Sample Layers	Asbestos Content
Gray Baseboard	ND
White Mastic	ND
Sample Composite Homogeneity:	Good

Location: 782-34, Black Sink Mastic	Lab ID-Version‡: 18545724-1
Sample Layers	Asbestos Content
Black Mastic	ND
Sample Composite Homogeneity:	Good

Location: 782-35, Black Sink Mastic	Lab ID-Version‡: 18545725-1
Sample Layers	Asbestos Content
Black Mastic	ND
Sample Composite Homogeneity:	Good

Location: 782-36, Black Sink Mastic	Black Sink Mastic	782-36.	Location:
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Sample Layers	Asbestos Content
Black Mastic	ND
Sample Composite Homogeneity:	Good

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Eurofins EPK Built Environment Testing, LLC

Lab ID-Version‡: 18545726-1

Lab ID-Version #: 18545723-2

Client: AEI Consultants C/O: Sam Lardizabal Re: #496321 / Kingsbarn Realty Capital; E. 17th Street, Tustin, CA

ASBESTOS PLM REPORT

Date of Receipt: 08-28-2024 Date of Report: 09-03-2024

ASDESTOS PLIVI REPORT Location: 782-37, Roof Core/Parapet

Lab ID-Version‡: 18545727-1

Lab ID-Version 18545728-1

Sample Layers	Asbestos Content
Black Roofing Shingle	ND
Black Roofing Tar and Felt 1	ND
Black Roofing Tar and Felt 2	ND
Black Roofing Tar and Felt 3	ND
Composite Non-Asbestos Content:	25% Glass Fibers
Sample Composite Homogeneity:	Poor

Location: 782-38, Roof Core/Parapet

Sample Layers	Asbestos Content
Black Roofing Shingle	ND
Black Roofing Tar and Felt 1	ND
Black Roofing Tar and Felt 2	ND
Black Roofing Tar and Felt 3	ND
Composite Non-Asbestos Content:	25% Glass Fibers
Sample Composite Homogeneity:	Poor

Location: 782-39, Roof Core/Parapet	Lab ID-Version‡: 18545729-2
Sample Layers	Asbestos Content
Black Roofing Shingle with Pebbles	ND
Black Roofing Tar and Felt 1	ND
Black Roofing Tar and Felt 2	ND
Composite Non-Asbestos Content:	15% Glass Fibers
Sample Composite Homogeneity:	Good

Location: 782-40, Roof Mastics	Lab ID-Version‡: 18545730-2
Sample Layers	Asbestos Content
Black Mastic	ND
Tan Mastic	ND
Sample Composite Homogeneity:	Good

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Date of Receipt: 08-28-2024 Date of Report: 09-03-2024

ASBESTOS PLM REPORT

Location: 782-41, Roof Mastics

Sample Layers	Asbestos Content
Black Mastic	ND
Tan Mastic	ND
Composite Non-Asbestos Content:	3% Cellulose
Sample Composite Homogeneity:	Good

Location: 782-42, Roof Mastics

Sample Layers	Asbestos Content
Black Mastic	ND
Tan Mastic	ND
Composite Non-Asbestos Content:	3% Cellulose
Sample Composite Homogeneity:	Good

Location: 782-43. HVAC Mastic

Location: 782-43, HVAC Mastic	Lab ID-Version‡: 18545733-1
Sample Layers	Asbestos Content
White Mastic	ND
Black Mastic	2% Chrysotile
Sample Composite Homogeneity: Moderate	

Location: 782-44, HVAC Mastic

Lab ID-Version 18545734-1

Lab ID-Version #: 18545731-1

Lab ID-Version 18545732-1

Sample Layers	Asbestos Content
White Mastic	ND
Sample Composite Homogeneity:	Good

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Client: AEI Consultants C/O: Sam Lardizabal Re: #496321 / Kingsbarn Realty Capital; E. 17th Street, Tustin, CA

ASBESTOS PLM REPORT

Location: 782-45, HVAC Mastic

Sample Layers	Asbestos Content
White Mastic	ND
Sample Composite Homogeneity:	Good

Location: 782-46, Duct Mastic	Lab ID-Version‡: 18545736-1
Sample Layers	Asbestos Content
Gray/Black Mastic	4% Chrysotile
Sample Composite Homogeneity	Good

Location: 782-47, Duct Mastic

Sample Layers	Asbestos Content
Gray/Black Mastic	4% Chrysotile
Sample Composite Homogeneity:	Good

Location: 782-48, Duct Mastic

Sample Layers	Asbestos Content
Black Mastic	ND
White Mastic	ND
Sample Composite Homogeneity: Good	

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Date of Receipt: 08-28-2024 Date of Report: 09-03-2024

Lab ID-Version #: 18545735-1

Lab ID-Version 18545737-1

Lab ID-Version 18545738-1

Client: AEI Consultants C/O: Sam Lardizabal Re: #496321 / Kingsbarn Realty Capital; E. 17th Street, Tustin, CA

Date of Receipt: 08-28-2024 Date of Report: 09-03-2024

ASBESTOS PLM REPORT

Location: 782-49, Shingles

Sample Layers **Asbestos Content** Black Roofing Shingle ND **Composite Non-Asbestos Content:** 15% Glass Fibers

Sample Composite Homogeneity: Goo	d
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Location: 782-50. Shingles

	•
Sample Layers	Asbestos Content
Black Roofing Shingle	ND
Composite Non-Asbestos Content:	15% Glass Fibers
Sample Composite Homogeneity:	Good

Location: 782-51. Shingles

	•
Sample Layers	Asbestos Content
Black Roofing Shingle	ND
Composite Non-Asbestos Content:	15% Glass Fibers
Sample Composite Homogeneity:	Good

Location: 782-52, Stucco

Sample Layers	Asbestos Content
Gray Stucco	ND
White Skim Coat	< 1% Chrysotile
Sample Composite Homogeneity: Moderate	

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Lab ID-Version 18545739-2

Lab ID-Version[‡]: 18545740-1

Lab ID-Version 18545741-1

Lab ID-Version 18545742-1

Client: AEI Consultants C/O: Sam Lardizabal Re: #496321 / Kingsbarn Realty Capital; E. 17th Street, Tustin, CA

ASBESTOS PLM REPORT

Location: 782-53, Stucco

Sample Layers	Asbestos Content
Gray Stucco	ND
White Skim Coat	< 1% Chrysotile
Light Gray Stucco	< 1% Chrysotile
Sample Composite Homogeneity: Moderate	

Location: 782-54, Stucco

Sample LayersAsbestos ContentGray StuccoNDWhite Skim Coat< 1% Chrysotile</td>Light Gray Stucco< 1% Chrysotile</td>Sample Composite Homogeneity:Moderate

Location: 822-01, DW/JC

	·
Sample Layers	Asbestos Content
Cream Tape	ND
White Joint Compound	ND
White Drywall with Brown Paper	ND
Composite Non-Asbestos Content:	10% Cellulose
Sample Composite Homogeneity:	Moderate

Location: 822-02, DW/JC

Lab ID-Version 18545746-1

Lab ID-Version 18545744-1

Lab ID-Version 18545745-1

Sample Layers	Asbestos Content
White Texture	ND
Cream Tape	ND
White Joint Compound	ND
White Drywall with Brown Paper	ND
Composite Non-Asbestos Content:	10% Cellulose
Sample Composite Homogeneity:	Good

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Eurofins EPK Built Environment Testing, LLC

Lab ID-Version‡: 18545743-1

Date of Receipt: 08-28-2024 Date of Report: 09-03-2024

Client: AEI Consultants C/O: Sam Lardizabal Re: #496321 / Kingsbarn Realty Capital; E. 17th Street, Tustin, CA

Date of Receipt: 08-28-2024 Date of Report: 09-03-2024

ASBESTOS PLM REPORT

Location: 822-03, DW/JC

Lab ID-Version 18545747-1 Sample Layers **Asbestos Content** White Texture ND Cream Tape ND White Joint Compound ND White Drywall with Brown Paper ND **Composite Non-Asbestos Content:** 10% Cellulose Sample Composite Homogeneity: Good

Location: 822-04, 2x2 Ceiling Tile

Sample Layers	Asbestos Content
Gray Ceiling Tile	ND
Composite Non-Asbestos Content:	80% Glass Fibers
Sample Composite Homogeneity:	Good

Location: 822-05, 2x2 Ceiling Tile

	•
Sample Layers	Asbestos Content
Gray Ceiling Tile	ND
Composite Non-Asbestos Content:	80% Glass Fibers
Sample Composite Homogeneity:	Good

Location: 822-06, 2x2 Ceiling Tile

Lab ID-Version 18545750-1

Lab ID-Version 18545749-1

Sample Layers	Asbestos Content
Gray Ceiling Tile	ND
Composite Non-Asbestos Content:	80% Glass Fibers
Sample Composite Homogeneity:	Good

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Lab ID-Version 18545748-1

Client: AEI Consultants C/O: Sam Lardizabal Re: #496321 / Kingsbarn Realty Capital; E. 17th Street, Tustin, CA

ASBESTOS PLM REPORT

Location: 822-07, 2x4 Ceiling Tile

Sample Layers	Asbestos Content
Gray Ceiling Tile	ND
Composite Non-Asbestos Content:	50% Cellulose
-	30% Glass Fibers
Sample Composite Homogeneity:	Good

Location: 822-08, 2x4 Ceiling Tile

	•
Sample Layers	Asbestos Content
Gray Ceiling Tile	ND
Composite Non-Asbestos Content:	50% Cellulose
_	30% Glass Fibers
Sample Composite Homogeneity:	Good

Location: 822-09, 2x4 Ceiling Tile

Location: 822-09, 2x4 Ceiling Tile	Lab ID-Version‡: 18545753-1
Sample Layers	Asbestos Content
Gray Ceiling Tile	ND
Composite Non-Asbestos Content:	50% Cellulose 30% Glass Fibers
Sample Composite Homogeneity:	Good

Location: 822-10, 12x12 Gray VFT

Lab ID-Version 18545754-1

Sample Layers	Asbestos Content
Gray Floor Tile	ND
Green Mastic	ND
Sample Composite Homogeneity: Moderate	

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Date of Receipt: 08-28-2024 Date of Report: 09-03-2024

Lab ID-Version #: 18545751-1

Lab ID-Version[‡]: 18545752-1

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Client: AEI Consultants C/O: Sam Lardizabal Re: #496321 / Kingsbarn Realty Capital; E. 17th Street, Tustin, CA

ASBESTOS PLM REPORT

Location: 822-11, 12x12 Grav VFT

Sample Layers	Asbestos Content
Gray Floor Tile	ND
Green Mastic	ND
Sample Composite Homogeneity: Moderate	

Location: 822-12, 12x12 Gray VFT	Lab ID-Version‡: 18545756-1
Sample Layers	Asbestos Content
Gray Floor Tile	ND
Green Mastic	ND
Sample Composite Homogeneity:	Moderate

Location: 822-13. Carpet Mastic

Location: 822-13, Carpet Mastic	Lab ID-Version‡: 18545757-1
Sample Layers	Asbestos Content
Yellow Mastic	ND
Sample Composite Homogeneity:	Good

Location: 822-14. Carpet Mastic

Sample Layers	Asbestos Content
Yellow Mastic	ND
Sample Composite Homogeneity:	Good

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Date of Report: 09-03-2024

Lab ID-Version 18545758-1

Lab ID-Version #: 18545755-1

Client: AEI Consultants C/O: Sam Lardizabal Re: #496321 / Kingsbarn Realty Capital; E. 17th Street, Tustin, CA

ASBESTOS PLM REPORT

Location: 822-15, Carpet Mastic

Sample Layers	Asbestos Content
Yellow Mastic	ND
Sample Composite Homogeneity:	Good

Location: 822-16, 4'' Gray CB/M	Lab ID-Version‡: 18545760-1
Sample Layers	Asbestos Content
Gray Cove Base	ND
White Mastic	ND
Sample Composite Homogeneity:	Moderate

Location: 822-17. 4" Grav CB/M

	•
Sample Layers	Asbestos Content
Gray Cove Base	ND
White Mastic	ND
Sample Composite Homogeneity: Moderate	

Location: 822-18, 4" Grav CB/M

Sample Layers	Asbestos Content
Gray Cove Base	ND
White Mastic	ND
Sample Composite Homogeneity: Moderate	

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Eurofins EPK Built Environment Testing, LLC

Date of Receipt: 08-28-2024 Date of Report: 09-03-2024

Lab ID-Version 18545761-1

Lab ID-Version 18545762-1

Lab ID-Version #: 18545759-1

Date of Report: 09-03-2024

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Client: AEI Consultants C/O: Sam Lardizabal Re: #496321 / Kingsbarn Realty Capital; E. 17th Street, Tustin, CA

ASBESTOS PLM REPORT

Location: 822-19, White Sink Mastic

Sample Layers	Asbestos Content
White Mastic	ND
Composite Non-Asbestos Content:	3% Cellulose
Sample Composite Homogeneity:	Good

Location: 822-20, White Sink Mastic	Lab ID-Version‡: 18545764-1
Sample Layers	Asbestos Content
White Mastic	ND
Composite Non-Asbestos Content:	3% Cellulose
Sample Composite Homogeneity:	Good

Location: 822-21. White Sink Mastic

Location: 822-21, White Sink Mastic	Lab ID-Version‡: 18545765-1
Sample Layers	Asbestos Content
White Mastic	ND
Composite Non-Asbestos Content:	3% Cellulose
Sample Composite Homogeneity:	Good

Location: 822-22, DW/JC Lab ID-Version 18545766-1 Sample Layers **Asbestos Content** White Texture with Paint ND ND Yellow Tape (Mesh) Cream Tape ND Off-White Joint Compound 2% Chrysotile White Drywall with Brown Paper ND **Composite Non-Asbestos Content:** 10% Cellulose 5% Glass Fibers Sample Composite Homogeneity: Poor

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Lab ID-Version \$\$: 18545763-1

Client: AEI Consultants C/O: Sam Lardizabal Re: #496321 / Kingsbarn Realty Capital; E. 17th Street, Tustin, CA

Date of Receipt: 08-28-2024 Date of Report: 09-03-2024

ASBESTOS PLM REPORT

Location: 822-23, DW/JC

Lab ID-Version‡: 18545767-1

Sample Layers	Asbestos Content
Beige Texture	ND
Cream Tape	ND
Beige Joint Compound	ND
White Drywall with Brown Paper	ND
Composite Non-Asbestos Content:	10% Cellulose
Sample Composite Homogeneity:	Poor

Location: 822-24, DW/JC

Lab ID-Version : 18545768-1

Sample Layers	Asbestos Content
White Texture with Paint	ND
White Tape (Mesh)	ND
Beige Texture	ND
Cream Tape	ND
Beige Joint Compound	ND
White Drywall with Brown Paper	ND
Composite Non-Asbestos Content:	10% Cellulose 5% Synthetic Fibers
Sample Composite Homogeneity:	Poor

Location: 822-25, 2x4 Ceiling Tile

Lab ID-Version‡: 18545769-1

Sample Layers	Asbestos Content
Gray Ceiling Tile	ND
Composite Non-Asbestos Content:	
	30% Glass Fibers
Sample Composite Homogeneity:	Good

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Client: AEI Consultants C/O: Sam Lardizabal Re: #496321 / Kingsbarn Realty Capital; E. 17th Street, Tustin, CA

ASBESTOS PLM REPORT

Location: 822-26, 2x4 Ceiling Tile

Date of Receipt: 08-28-2024 Date of Report: 09-03-2024

Lab ID-Version‡: 18545770-1

Sample Layers	Asbestos Content
Gray Ceiling Tile	ND
Composite Non-Asbestos Content:	50% Cellulose
-	30% Glass Fibers
Sample Composite Homogeneity:	Good

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Date of Report: 09-03-2024

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Client: AEI Consultants C/O: Sam Lardizabal Re: #496321 / Kingsbarn Realty Capital; E. 17th Street, Tustin, CA

ASBESTOS PLM REPORT

Location: 822-27, 2x4 Ceiling Tile

Sample Layers	Asbestos Content
Gray Ceiling Tile	ND
Composite Non-Asbestos Content:	50% Cellulose
-	30% Glass Fibers
Sample Composite Homogeneity:	Good

Location: 822-28, 2x1 Beige Ceramic Tile

Sample Layers	Asbestos Content
Beige Ceramic Tile	ND
Beige Grout	ND
Gray Mortar	ND
Sample Composite Homogeneity: Moderate	

Location: 822-29, 2x1 Beige Ceramic Tile

	•
Sample Layers	Asbestos Content
Beige Ceramic Tile	ND
Beige Grout	ND
Gray Mortar	ND
Sample Composite Homogeneity: Moderate	

Location: 822-30, 2x1 Beige Ceramic Tile

Sample Layers **Asbestos Content** Beige Ceramic Tile ND Beige Grout ND ND Gray Mortar

Sample Composite Homogeneity: Moderate

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Eurofins EPK Built Environment Testing, LLC

Lab ID-Version #: 18545771-1

Lab ID-Version 18545773-1

Lab ID-Version #: 18545772-1

Lab ID-Version : 18545774-1

Date of Report: 09-03-2024

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Lab ID-Version #: 18545775-1

Lab ID-Version 18545778-1

Client: AEI Consultants C/O: Sam Lardizabal Re: #496321 / Kingsbarn Realty Capital; E. 17th Street, Tustin, CA

ASBESTOS PLM REPORT

Location: 822-31, 12x12 Grav VFT

Sample Layers	Asbestos Content
Gray Floor Tile	ND
Gray Mastic	ND
Sample Composite Homogeneity: Moderate	

Location: 822-32, 12x12 Gray VFT	Lab ID-Version‡: 18545776-1
Sample Layers	Asbestos Content
Gray Floor Tile	ND
Gray Mastic	ND
Sample Composite Homogeneity:	Moderate

Location: 822-33, 12x12 Grav VFT

Location: 822-33, 12x12 Gray VFT	Lab ID-Version‡: 18545777-1
Sample Layers	Asbestos Content
Gray Floor Tile	ND
Gray Mastic	ND
Sample Composite Homogeneity	: Moderate

Location: 822-34, Carpet Mastic

Sample Layers	Asbestos Content
Yellow Mastic	ND
Sample Composite Homogeneity:	Good

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Date of Report: 09-03-2024

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Lab ID-Version #: 18545779-1

Client: AEI Consultants C/O: Sam Lardizabal Re: #496321 / Kingsbarn Realty Capital; E. 17th Street, Tustin, CA

ASBESTOS PLM REPORT

Location: 822-35, Carpet Mastic

Sample Layers	Asbestos Content
Yellow Mastic	ND
White Compound	ND
Sample Composite Homogeneity: Moderate	

Location: 822-36, Carpet Mastic	Lab ID-Version‡: 18545780-1
Sample Layers	Asbestos Content
Yellow Mastic	ND
White Compound	ND
Sample Composite Homogeneity:	Moderate

Location: 822-37. 4" Grav CB/M

Location: 822-37, 4" Gray CB/M	Lab ID-Version‡: 18545781-1
Sample Layers	Asbestos Content
Gray Cove Base	ND
White Mastic	ND
Sample Composite Homogeneity: Moderate	

Location: 822-38, 4" Gray CB/M	Lab ID-Version‡: 18545782-1
Sample Layers	Asbestos Content
Gray Cove Base	ND
White Mastic	ND
Sample Composite Homogeneity:	Moderate

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Lab ID-Version 18545783-1

Client: AEI Consultants C/O: Sam Lardizabal Re: #496321 / Kingsbarn Realty Capital; E. 17th Street, Tustin, CA

ASBESTOS PLM REPORT

Location: 822-39, 4" Gray CB/M

Date of Receipt: 08-28-2024 Date of Report: 09-03-2024

Sample Layers	Asbestos Content
Gray Cove Base	ND
White Mastic	ND
Sample Composite Homogeneity: Moderate	

Location: 822-40, Blank Sink Mastic	Lab ID-Version‡: 18545784-1
Sample Layers	Asbestos Content
Black Mastic	ND
Sample Composite Homogeneity:	Good

Location: 822-41, Blank Sink Mastic	Lab ID-Version‡: 18545785-1
Sample Layers	Asbestos Content
Black Mastic	ND
Sample Composite Homogeneity:	Good

Location: 822-42, Blank Sink Mastic	Lab ID-Version‡: 18545786-1
Sample Layers	Asbestos Content
Black Mastic	ND
Sample Composite Homogeneity:	Good

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Client: AEI Consultants C/O: Sam Lardizabal Re: #496321 / Kingsbarn Realty Capital; E. 17th Street, Tustin, CA

Date of Receipt: 08-28-2024 Date of Report: 09-03-2024

ASBESTOS PLM REPORT

Location: 822-43, DW/JC

Sample Layers	Asbestos Content
White Texture with Paint	ND
Cream Tape	ND
White Joint Compound	ND
White Drywall with Brown Paper	ND
Composite Non-Asbestos Content:	10% Cellulose
Sample Composite Homogeneity:	Poor

Location: 822-44, DW/JC

Lab ID-Version 18545788-1

Lab ID-Version 18545787-1

Sample Layers	Asbestos Content
White Texture with Paint	ND
Cream Tape	ND
White Joint Compound	ND
White Drywall with Brown Paper	ND
Composite Non-Asbestos Content:	10% Cellulose
Sample Composite Homogeneity:	Poor

Location: 822-45, DW/JC

Lab ID-Version 18545789-1

Sample Layers	Asbestos Content
White Texture with Paint	ND
Beige Texture with Paint	ND
Cream Tape	ND
Beige Joint Compound	ND
White Drywall with Brown Paper	ND
Composite Non-Asbestos Content:	10% Cellulose
Sample Composite Homogeneity:	Poor

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Client: AEI Consultants C/O: Sam Lardizabal Re: #496321 / Kingsbarn Realty Capital; E. 17th Street, Tustin, CA

ASBESTOS PLM REPORT

Location: 822-46, 2x2 Ceiling Tile

Date of Receipt: 08-28-2024 Date of Report: 09-03-2024

Lab ID-Version‡: 18545790-1

Sample Layers	Asbestos Content
Gray Ceiling Tile	ND
Composite Non-Asbestos Content:	50% Cellulose
	30% Glass Fibers
Sample Composite Homogeneity:	Good

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Lab ID-Version 18545791-1

Lab ID-Version 18545792-1

Client: AEI Consultants C/O: Sam Lardizabal Re: #496321 / Kingsbarn Realty Capital; E. 17th Street, Tustin, CA

ASBESTOS PLM REPORT

Location: 822-47, 2x2 Ceiling Tile

Sample Layers	Asbestos Content
Gray Ceiling Tile	ND
Composite Non-Asbestos Content:	50% Cellulose
-	30% Glass Fibers
Sample Composite Homogeneity:	Good

 Location: 822-48, 2x2 Ceiling Tile
 La

 Sample Layers
 Asbestos Content

 Gray Ceiling Tile
 ND

 Composite Non-Asbestos Content:
 50% Cellulose

 30% Glass Fibers
 30% Glass Fibers

Sample Composite Homogeneity: Good

Location: 822-49, Carpet Mastic	Lab ID-Version‡: 18545793-1
Sample Layers	Asbestos Content
Yellow Mastic	ND
Sample Composite Homogeneity:	Good

Location: 822-50, Carpet Mastic	Lab ID-Version‡: 18545794-1
Sample Layers	Asbestos Content
Yellow Mastic	ND
Sample Composite Homogeneity: Good	

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Date of Receipt: 08-28-2024 Date of Report: 09-03-2024

Asbestos

Lab ID-Version 18545795-1

Client: AEI Consultants C/O: Sam Lardizabal Re: #496321 / Kingsbarn Realty Capital; E. 17th Street, Tustin, CA

ASBESTOS PLM REPORT

Location: 822-51, Carpet Mastic

Sample Layers	Asbestos Content
Yellow Mastic	ND
Sample Composite Homogeneity:	Good

Location: 822-52, Gray Sink Mastic	Lab ID-Version‡: 18545796-1
Sample Layers	Asbestos Content
Gray Mastic	ND
Sample Composite Homogeneity:	Good

Location: 822-53, Grav Sink Mastic

Location: 822-53, Gray Sink Mastic	Lab ID-Version‡: 18545797-1
Sample Layers	Asbestos Content
Gray Mastic	ND
Sample Composite Homogeneity:	Good

Location: 822-54, Grav Sink Mastic

Location: 822-54, Gray Sink Mastic	Lab ID-Version‡: 18545798-1
Sample Layers	Asbestos Content
Gray Mastic	ND
Sample Composite Homogeneity:	Good

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Date of Receipt: 08-28-2024 Date of Report: 09-03-2024

Client: AEI Consultants C/O: Sam Lardizabal Re: #496321 / Kingsbarn Realty Capital; E. 17th Street, Tustin, CA

ASBESTOS PLM REPORT

Location: 822-55, DW/JC

Date of Receipt: 08-28-2024 Date of Report: 09-03-2024

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Sample Layers	Asbestos Content
White Joint Compound with Paint	2% Chrysotile
Cream Tape	ND
White Joint Compound	2% Chrysotile
White Drywall	ND
Composite Non-Asbestos Content:	15% Cellulose 2% Glass Fibers
Sample Composite Homogeneity:	

Location: 822-56, DW/JC

Sample LayersAsbestos ContentWhite Joint Compound with PaintNDCream TapeNDWhite Joint CompoundNDWhite Joint CompoundNDWhite DrywallNDComposite Non-Asbestos Content:15% Cellulose
2% Glass FibersSample Composite Homogeneity:Moderate

Location: 822-57, DW/JC

Lab ID-Version[‡]: 18545801-1

Lab ID-Version 18545799-1

Lab ID-Version 18545800-1

Sample Layers	Asbestos Content
White Joint Compound with Paint	<1% Chrysotile
Cream Tape	ND
White Joint Compound	2% Chrysotile
White Drywall	ND
Composite Non-Asbestos Content:	15% Cellulose 2% Glass Fibers
Sample Composite Homogeneity:	Moderate

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Client: AEI Consultants C/O: Sam Lardizabal Re: #496321 / Kingsbarn Realty Capital; E. 17th Street, Tustin, CA

ASBESTOS PLM REPORT

Location: 822-58, 2x4 Ceiling Tile

Date of Receipt: 08-28-2024 Date of Report: 09-03-2024

Lab ID-Version‡: 18545802-1

Sample Layers	Asbestos Content
White Ceiling Tile	ND
Composite Non-Asbestos Content:	40% Cellulose
-	30% Glass Fibers
Sample Composite Homogeneity:	Good

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Client: AEI Consultants C/O: Sam Lardizabal Re: #496321 / Kingsbarn Realty Capital; E. 17th Street, Tustin, CA

ASBESTOS PLM REPORT

Location: 822-59, 2x4 Ceiling Tile

Sample Layers	Asbestos Content
White Ceiling Tile	ND
Composite Non-Asbestos Content:	40% Cellulose
-	30% Glass Fibers
Sample Composite Homogeneity:	Good

Location: 822-60, 2x4 Ceiling Tile

Sample Layers	Asbestos Content
White Ceiling Tile	ND
Composite Non-Asbestos Content:	40% Cellulose
	30% Glass Fibers
Sample Composite Homogeneity:	Good

Location: 822-61, 12x12 Beige VFT

Location. 022-01, 12X12 Deige VI 1	
Sample Layers	Asbestos Content
Beige Floor Tile	ND
Yellow Mastic	ND
Sample Composite Homogeneity:	Good

Location: 822-62, 12x12 Beige VFT

	•
Sample Layers	Asbestos Content
Beige Floor Tile	ND
Yellow Mastic	ND
Sample Composite Homogeneity: Good	

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Date of Receipt: 08-28-2024 Date of Report: 09-03-2024

Lab ID-Version[‡]: 18545804-1

Lab ID-Version #: 18545803-1

Lab ID-Version #: 18545806-1

Lab ID-Version*: 18545805-1

Lab ID-Version 18545807-1

Lab ID-Version[†]: 18545809-1

Client: AEI Consultants C/O: Sam Lardizabal Re: #496321 / Kingsbarn Realty Capital; E. 17th Street, Tustin, CA

ASBESTOS PLM REPORT

Date of Receipt: 08-28-2024 Date of Report: 09-03-2024

Location: 822-63, 12x12 Beige VFT

Sample Layers	Asbestos Content
Beige Floor Tile	ND
Yellow Mastic	ND
Sample Composite Homogeneity: Good	

Location: 822-64, 4'' Brown CB/M	Lab ID-Version‡: 18545808-1
Sample Layers	Asbestos Content
Brown Cove Base	ND
Tan Mastic	ND
Sample Composite Homogeneity:	Good

Location: 822-65, 4" Brown CB/M

Location: 022 03, 4 Drown CD/M	
Sample Layers	Asbestos Content
Brown Cove Base	ND
Tan Mastic	ND
Sample Composite Homogeneity:	Good

Location: 822-66, 4" Brown CB/M	Lab ID-Version‡: 18545810-1
Sample Layers	Asbestos Content
Brown Cove Base	ND
Tan Mastic	ND
Sample Composite Homogeneity:	Good

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Client: AEI Consultants C/O: Sam Lardizabal Re: #496321 / Kingsbarn Realty Capital; E. 17th Street, Tustin, CA

Date of Receipt: 08-28-2024 Date of Report: 09-03-2024

ASBESTOS PLM REPORT

Location: 822-67, Fireproofing

Sample Layers	Asbestos Content
Gray Fireproofing	ND
Composite Non-Asbestos Content:	20% Cellulose
-	10% Glass Fibers
Sample Composite Homogeneity:	Good

Location: 822-68, Fireproofing

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Sample Layers	Asbestos Content
Gray Fireproofing	ND
Composite Non-Asbestos Content:	20% Cellulose
	10% Glass Fibers
Sample Composite Homogeneity:	Good

Location: 822-69. Fireproofing

Location: 822-69, Fireproofing	Lab ID-Version‡: 18545813-1
Sample Layers	Asbestos Content
Gray Fireproofing	ND
Composite Non-Asbestos Content:	20% Cellulose 10% Glass Fibers
Sample Composite Homogeneity:	Good

Location: 822-70, Fireproofing

Lab ID-Version 18545814-1

Sample Layers	Asbestos Content
Gray Fireproofing	ND
Composite Non-Asbestos Content:	20% Cellulose
	10% Glass Fibers
Sample Composite Homogeneity:	Good

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Lab ID-Version #: 18545811-1

Lab ID-Version #: 18545812-1

Client: AEI Consultants C/O: Sam Lardizabal Re: #496321 / Kingsbarn Realty Capital; E. 17th Street, Tustin, CA

Date of Receipt: 08-28-2024 Date of Report: 09-03-2024

ASBESTOS PLM REPORT

Location: 822-71, Fireproofing

Sample Layers	Asbestos Content
Gray Fireproofing	ND
Composite Non-Asbestos Content:	20% Cellulose
-	10% Glass Fibers
Sample Composite Homogeneity:	Good

Location: 822-72, Fireproofing

Location: 822-72, Fireproofing	Lab ID-Version‡: 18545816-1
Sample Layers	Asbestos Content
Gray Fireproofing	ND
Composite Non-Asbestos Content:	20% Cellulose
-	10% Glass Fibers
Sample Composite Homogeneity:	Good

Location: 822-73. Fireproofing

Location: 822-73, Fireproofing	Lab ID-Version‡: 18545817-1
Sample Layers	Asbestos Content
Gray Fireproofing	ND
Composite Non-Asbestos Content:	20% Cellulose
-	10% Glass Fibers
Sample Composite Homogeneity:	Good

Location: 822-74, DW/JC

Lab ID-Version 18545818-1

Sample Layers	Asbestos Content
White Joint Compound with Paint	ND
Cream Tape	ND
White Joint Compound	ND
White Drywall	ND
Composite Non-Asbestos Content:	15% Cellulose 2% Glass Fibers
Sample Composite Homogeneity:	Good

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Eurofins EPK Built Environment Testing, LLC

Lab ID-Version 18545815-1

Client: AEI Consultants C/O: Sam Lardizabal Re: #496321 / Kingsbarn Realty Capital; E. 17th Street, Tustin, CA

ASBESTOS PLM REPORT

Location: 822-75, DW/JC

Date of Receipt: 08-28-2024 Date of Report: 09-03-2024

Sample Layers	Asbestos Content
White Joint Compound with Paint	ND
Cream Tape	ND
White Joint Compound	ND
White Drywall	ND
Composite Non-Asbestos Content:	15% Cellulose 2% Glass Fibers
Sample Composite Homogeneity:	Good

Location: 822-76, DW/JC

 Sample Layers
 Asbestos Content

 White Joint Compound with Paint
 ND

 Cream Tape
 ND

 White Joint Compound
 ND

 White Joint Compound
 ND

 White Drywall
 ND

 Composite Non-Asbestos Content:
 15% Cellulose

 2% Glass Fibers
 2% Glass Fibers

Location: 822-77, 2x2 Ceiling Tile

Sample Layers	Asbestos Content
White Ceiling Tile	ND
Composite Non-Asbestos Content:	
	30% Glass Fibers
Sample Composite Homogeneity:	Good

Location: 822-78, 2x2 Ceiling Tile

Location: 822-78, 2x2 Cennig The	Lab ID- version ₁ . 16343622-1
Sample Layers	Asbestos Content
White Ceiling Tile	ND
Composite Non-Asbestos Content:	40% Cellulose
_	30% Glass Fibers
Sample Composite Homogeneity:	Good

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Eurofins EPK Built Environment Testing, LLC

Lab ID-Version[‡]: 18545820-1

Lab ID-Version 18545819-1

Lah ID-Version[†] 18545822-1

Lab ID-Version 18545821-1

Lab ID-Version #: 18545823-1

Lab ID-Version 18545825-1

Lab ID-Version 18545826-1

Client: AEI Consultants C/O: Sam Lardizabal Re: #496321 / Kingsbarn Realty Capital; E. 17th Street, Tustin, CA

ASBESTOS PLM REPORT

Location: 822-79, 2x2 Ceiling Tile

Sample Layers	Asbestos Content
White Ceiling Tile	ND
Composite Non-Asbestos Content:	40% Cellulose
_	30% Glass Fibers
Sample Composite Homogeneity:	Good

Location: 822-80, Carpet Mastic

Location: 822-80, Carpet Mastic	Lab ID-Version‡: 18545824-1
Sample Layers	Asbestos Content
Yellow Carpet Mastic	ND
Sample Composite Homogeneity:	Good

Location: 822-81, Carpet Mastic

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Sample Layers	Asbestos Content
Yellow Carpet Mastic	ND
Sample Composite Homogeneity:	Good

Location: 822-82, Carpet Mastic

Sample Layers	Asbestos Content
Yellow Carpet Mastic	ND
Sample Composite Homogeneity: Good	

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Eurofins EPK Built Environment Testing, LLC

Date of Receipt: 08-28-2024 Date of Report: 09-03-2024

Lab ID-Version[†]: 18545827-1

Lab ID-Version 18545830-1

Client: AEI Consultants C/O: Sam Lardizabal Re: #496321 / Kingsbarn Realty Capital; E. 17th Street, Tustin, CA

ASBESTOS PLM REPORT

Location: 822-83, 4" Grav CB/M

Date of Receipt: 08-28-2024 Date of Report: 09-03-2024

Sample Layers	Asbestos Content
Gray Cove Base	ND
Tan Mastic	ND
Sample Composite Homogeneity:	Good

Location: 822-84, 4" Gray CB/M	Lab ID-Version‡: 18545828-1
Sample Layers	Asbestos Content
Gray Cove Base	ND
Tan Mastic	ND
Sample Composite Homogeneity:	Good

Location: 822-85, 4" Grav CB/M

Location: 822-85, 4" Gray CB/M	Lab ID-Version‡: 18545829-1
Sample Layers	Asbestos Content
Gray Cove Base	ND
Tan Mastic	ND
Sample Composite Homogeneity:	Good

Location: 822-86, Grav Sink Mastic

Sample Layers	Asbestos Content
Gray Mastic	ND
Sample Composite Homogeneity:	Good

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Client: AEI Consultants C/O: Sam Lardizabal Re: #496321 / Kingsbarn Realty Capital; E. 17th Street, Tustin, CA

ASBESTOS PLM REPORT

Location: 822-87, Grav Sink Mastic

Sample Layers	Asbestos Content
Gray Mastic	ND
Sample Composite Homogeneity:	Good

Location: 822-88, Gray Sink Mastic	Lab ID-Version‡: 18545832-1
Sample Layers	Asbestos Content
Gray Mastic	ND
Sample Composite Homogeneity:	Good

Location: 822-89. Roof Core

Location: 822-89, Roof Core	Lab ID-Version‡: 18545833-1	
Sample Layers	Asbestos Content	
Black Roofing Felt 1	ND	
Black Roofing Felt 2	ND	
Composite Non-Asbestos Content: 30% Glass Fibers		
Sample Composite Homogeneity:	Good	

Location: 822-90, Roof Core

Lab ID-Version 18545834-1 Sample Layers **Asbestos Content** Black Roofing Shingle with Pebbles ND Black Roofing Felt 1 ND Black Roofing Felt 2 ND Black Roofing Felt 3 ND Composite Non-Asbestos Content: 30% Glass Fibers Sample Composite Homogeneity: Good

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Eurofins EPK Built Environment Testing, LLC

Date of Receipt: 08-28-2024 Date of Report: 09-03-2024

Lab ID-Version 18545831-1

Client: AEI Consultants C/O: Sam Lardizabal Re: #496321 / Kingsbarn Realty Capital; E. 17th Street, Tustin, CA

Date of Receipt: 08-28-2024 Date of Report: 09-03-2024

ASBESTOS PLM REPORT

Location: 822-91, Roof Core

Sample Layers	Asbestos Content
Black Roofing Shingle with Pebbles	ND
Black Roofing Felt 1	ND
Black Roofing Felt 2	ND
Composite Non-Asbestos Content:	30% Glass Fibers
Sample Composite Homogeneity:	Good

Location: 822-92, Roof Mastic

Lab ID-Version 18545836-1

Lab ID-Version 18545835-1

Sample Layers	Asbestos Content
White Roofing Material	ND
Black Roofing Mastic	ND
Composite Non-Asbestos Content:	5% Cellulose
Sample Composite Homogeneity:	Good

Location: 822-93, Roof Mastic

Location: 022 95, Root Maste	
Sample Layers	Asbestos Content
Black Roofing Mastic	ND
Composite Non-Asbestos Content:	5% Cellulose
Sample Composite Homogeneity:	Good

Location: 822-94, Roof Mastic

Lab ID-Version 18545838-1

Lah ID-Version * 18545837-1

Sample Layers	Asbestos Content
White Roofing Material	ND
Black Roofing Mastic	ND
Composite Non-Asbestos Content:	5% Cellulose
Sample Composite Homogeneity:	Good

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Client: AEI Consultants C/O: Sam Lardizabal Re: #496321 / Kingsbarn Realty Capital; E. 17th Street, Tustin, CA

ASBESTOS PLM REPORT

Location: 822-95, HVAC Mastic

Sample Layers	Asbestos Content
Gray Mastic	ND
Sample Composite Homogeneity:	Good

Location: 822-96, HVAC Mastic	Lab ID-Version‡: 18545840-1
Sample Layers	Asbestos Content
Gray Mastic	ND
Sample Composite Homogeneity:	Good

Location: 822-97, HVAC Mastic

Sample Layers	Asbestos Content
Gray Mastic	ND
Sample Composite Homogeneity:	Good

Location: 822-98, Stucco

Sample Layers	Asbestos Content
White Stucco	ND
Tan Stucco	<1% Chrysotile
Gray Stucco	ND
Sample Composite Homogeneity:	Good

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Date of Receipt: 08-28-2024 Date of Report: 09-03-2024

Lab ID-Version #: 18545839-1

Lab ID-Version 18545841-1

Lab ID-Version 18545842-1

Client: AEI Consultants C/O: Sam Lardizabal Re: #496321 / Kingsbarn Realty Capital; E. 17th Street, Tustin, CA

ASBESTOS PLM REPORT

Location: 822-99, Stucco

Date of Receipt: 08-28-2024 Date of Report: 09-03-2024

Sample Layers	Asbestos Content
White Stucco	ND
Tan Stucco	<1% Chrysotile
Gray Stucco	ND
Sample Composite Homogeneity:	Good

Location: 822-100, Stucco

Lab ID-Version 18545844-1

Lab ID-Version 18545843-1

Sample Layers	Asbestos Content
White Stucco	ND
Tan Stucco	< 1% Chrysotile
Gray Stucco	ND
Sample Composite Homogeneity:	Good

Location: 852-01, DW/JC

Location: 852-01, DW/JC	Lab ID-Version‡: 18545845-1
Sample Layers	Asbestos Content
White Texture	ND
Cream Tape	ND
White Joint Compound	ND
White Drywall with Brown Paper	ND
Composite Non-Asbestos Content:	10% Cellulose
Sample Composite Homogeneity:	Good

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Client: AEI Consultants C/O: Sam Lardizabal Re: #496321 / Kingsbarn Realty Capital; E. 17th Street, Tustin, CA

ASBESTOS PLM REPORT

Location: 852-02, DW/JC

Date of Receipt: 08-28-2024 Date of Report: 09-03-2024

Lab ID-Version‡: 18545846-1

Sample Layers	Asbestos Content
White Texture	ND
Cream Tape	ND
White Joint Compound	ND
White Drywall with Brown Paper	ND
Composite Non-Asbestos Content:	10% Cellulose
Sample Composite Homogeneity:	Good

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Client: AEI Consultants C/O: Sam Lardizabal Re: #496321 / Kingsbarn Realty Capital; E. 17th Street, Tustin, CA

Date of Receipt: 08-28-2024 Date of Report: 09-03-2024

ASBESTOS PLM REPORT

Location: 852-03, DW/JC

Lab ID-Version 18545847-1 Sample Layers **Asbestos Content** White Texture ND Cream Tape ND White Joint Compound ND White Drywall with Brown Paper ND **Composite Non-Asbestos Content:** 10% Cellulose Sample Composite Homogeneity: Good

Location: 852-04, 2x4 Ceiling Tile

Sample Layers	Asbestos Content
Gray Ceiling Tile	ND
Composite Non-Asbestos Content:	30% Cellulose
Sample Composite Homogeneity:	Good

Location: 852-05, 2x4 Ceiling Tile

	•
Sample Layers	Asbestos Content
Gray Ceiling Tile	ND
Composite Non-Asbestos Content:	30% Cellulose
Sample Composite Homogeneity:	Good

Location: 852-06, 2x4 Ceiling Tile

Lab ID-Version 18545850-1

Lab ID-Version 18545849-1

Sample Layers	Asbestos Content
Gray Ceiling Tile	ND
Composite Non-Asbestos Content:	30% Cellulose
Sample Composite Homogeneity:	Good

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Lab ID-Version 18545848-1

Client: AEI Consultants C/O: Sam Lardizabal Re: #496321 / Kingsbarn Realty Capital; E. 17th Street, Tustin, CA

ASBESTOS PLM REPORT

Location: 852-07, Carpet Mastic

Sample Layers	Asbestos Content
Yellow Mastic	ND
Sample Composite Homogeneity:	Good

Location: 852-08, Carpet Mastic	Lab ID-Version‡: 18545852-1
Sample Layers	Asbestos Content
Yellow Mastic	ND
Sample Composite Homogeneity:	Good

Location: 852-09, Carpet Mastic

Location: 852-09, Carpet Mastic	Lab ID-Version‡: 18545853-1
Sample Layers	Asbestos Content
Yellow Mastic	ND
Sample Composite Homogeneity:	Good

Location: 852-10, 12x12 Beige VFT

Sample Layers	Asbestos Content
Beige Floor Tile	ND
Yellow Glue	ND
Sample Composite Homogeneity: Good	

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Date of Receipt: 08-28-2024 Date of Report: 09-03-2024

Lab ID-Version 18545854-1

Lab ID-Version 18545851-1

Date of Report: 09-03-2024

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Client: AEI Consultants C/O: Sam Lardizabal Re: #496321 / Kingsbarn Realty Capital; E. 17th Street, Tustin, CA

ASBESTOS PLM REPORT

Location: 852-11, 12x12 Beige VFT

/ 8	
Sample Layers	Asbestos Content
Beige Floor Tile	ND
Yellow Glue	ND
Sample Composite Homogeneity:	Good

Location: 852-12, 12x12 Beige VFT	Lab ID-Version‡: 18545856-1
Sample Layers	Asbestos Content
Beige Floor Tile	ND
Yellow Glue	ND
Sample Composite Homogeneity	v: Good

Location: 852-13, 4" Gray CB/M

	•
Sample Layers	Asbestos Content
Brown Baseboard	ND
Beige Mastic	ND
Sample Composite Homogeneity:	Good

Location: 852-14, 4" Gray CB/M

Sample Layers	Asbestos Content
Brown Baseboard	ND
Beige Mastic	ND
Sample Composite Homogeneity:	Good

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Eurofins EPK Built Environment Testing, LLC

Lab ID-Version‡: 18545855-1

Lab ID-Version 18545857-1

Lab ID-Version 18545858-1

Date of Report: 09-03-2024

2841 Dow Avenue, Suite 300, Tustin, CA 92780 (833) 465-5857 www.eurofinsus.com/Built

Client: AEI Consultants C/O: Sam Lardizabal Re: #496321 / Kingsbarn Realty Capital; E. 17th Street, Tustin, CA

ASBESTOS PLM REPORT

Location: 852-15, 4" Gray CB/M

Sample Layers	Asbestos Content
Brown Baseboard	ND
Beige Mastic	ND
Sample Composite Homogeneity: Good	

Location: 852-16, DW/JC

Sample LayersAsbestos ContentWhite TextureNDCream TapeNDWhite Joint CompoundNDWhite Drywall with Brown PaperNDComposite Non-Asbestos Content:10% CelluloseSample Composite Homogeneity:Good

Location: 852-17, DW/JC

Lab ID-Version‡: 18545861-1

Lab ID-Version 18545859-1

Lab ID-Version[‡]: 18545860-1

Sample Layers	Asbestos Content
White Texture	ND
Cream Tape	ND
White Joint Compound	ND
White Drywall with Brown Paper	ND
Composite Non-Asbestos Content: 10% Cellulose	
Sample Composite Homogeneity:	Good

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Client: AEI Consultants C/O: Sam Lardizabal Re: #496321 / Kingsbarn Realty Capital; E. 17th Street, Tustin, CA

ASBESTOS PLM REPORT

Location: 852-18, DW/JC

Date of Receipt: 08-28-2024 Date of Report: 09-03-2024

Lab ID-Version‡: 18545862-1

Sample Layers	Asbestos Content
White Texture	ND
Cream Tape	ND
White Joint Compound	ND
White Drywall with Brown Paper	ND
Composite Non-Asbestos Content:	10% Cellulose
Sample Composite Homogeneity:	Good

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Date of Report: 09-03-2024

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Client: AEI Consultants C/O: Sam Lardizabal Re: #496321 / Kingsbarn Realty Capital; E. 17th Street, Tustin, CA

ASBESTOS PLM REPORT

Location: 852-19, 2x4 Ceiling Tile

Location: 852-19, 2x4 Ceiling Tile	Lab ID-Version‡: 18545863-1
Sample Layers	Asbestos Content
Gray Ceiling Tile	ND
Composite Non-Asbestos Content:	30% Cellulose
Sample Composite Homogeneity:	Good

Location: 852-20, 2x4 Ceiling Tile	Lab ID-Version‡: 18545864-1
Sample Layers	Asbestos Content
Gray Ceiling Tile	ND
Composite Non-Asbestos Content:	30% Cellulose
Sample Composite Homogeneity:	Good

Location: 852.21 2x4 Ceiling Tile

Location: 052 21, 244 Cening The	
Sample Layers	Asbestos Content
Gray Ceiling Tile	ND
Composite Non-Asbestos Content:	30% Cellulose
Sample Composite Homogeneity:	Good

Location: 852-22, 12x12 Beige VFT

Sample Layers	Asbestos Content
Beige Floor Tile	ND
Blue Glue	ND
Sample Composite Homogeneity: Good	

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Eurofins EPK Built Environment Testing, LLC

Lab ID-Version[†]: 18545865-1

Lab ID-Version 18545866-1

Date of Report: 09-03-2024

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Client: AEI Consultants C/O: Sam Lardizabal Re: #496321 / Kingsbarn Realty Capital; E. 17th Street, Tustin, CA

ASBESTOS PLM REPORT

Location: 852-23, 12x12 Beige VFT

Sample Layers	Asbestos Content
Beige Floor Tile	ND
Blue Glue	ND
Sample Composite Homogeneity: Good	

Location: 852-24, 12x12 Beige VFT	Lab ID-Version‡: 18545868-1
Sample Layers	Asbestos Content
Beige Floor Tile	ND
Blue Glue	ND
Sample Composite Homogenei	ty: Good

Location: 852-25, 12x12 Grav VFT

Location. 052 25, 12x12 Gray VI 1	
Sample Layers	Asbestos Content
Gray Floor Tile	ND
Yellow Glue	ND
Black Mastic	2% Chrysotile
Sample Composite Homogeneity:	Good

Location: 852-26, 12x12 Gray VFT

Lab ID-Version 18545870-1

Lab ID-Version[†]: 18545869-1

Sample Layers	Asbestos Content
Gray Floor Tile	ND
Yellow Glue	ND
Black Mastic	2% Chrysotile
Sample Composite Homogeneity:	Good

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Eurofins EPK Built Environment Testing, LLC

Lab ID-Version \$\$: 18545867-1

Date of Report: 09-03-2024

2841 Dow Avenue, Suite 300, Tustin, CA 92780 (833) 465-5857 www.eurofinsus.com/Built

Client: AEI Consultants C/O: Sam Lardizabal Re: #496321 / Kingsbarn Realty Capital; E. 17th Street, Tustin, CA

ASBESTOS PLM REPORT

Location: 852-27, 12x12 Gray VFT

Sample Layers	Asbestos Content
Gray Floor Tile	ND
Yellow Glue	ND
Black Mastic	2% Chrysotile
Sample Composite Homogeneity: Good	

Location: 852-28, Carpet Mastic La Sample Layers Asbestos Content Black/Yellow Mastic 2% Chrysotile

Sample Composite Homogeneity: Good

Location: 852-29. Carpet Mastic

Sample Layers	Asbestos Content
Black/Yellow Mastic	2% Chrysotile
Sample Composite Homogeneity:	Good

Location: 852-30, Carpet Mastic

Sample Layers	Asbestos Content
Black/Yellow Mastic	2% Chrysotile
Sample Composite Homogeneity: Good	

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Eurofins EPK Built Environment Testing, LLC

Lab ID-Version : 18545871-1

Lab ID-Version 18545872-1

Lab ID-Version[†]: 18545873-1

Lab ID-Version 18545874-1

Date of Report: 09-03-2024

2841 Dow Avenue, Suite 300, Tustin, CA 92780 (833) 465-5857 www.eurofinsus.com/Built

Client: AEI Consultants C/O: Sam Lardizabal Re: #496321 / Kingsbarn Realty Capital; E. 17th Street, Tustin, CA

ASBESTOS PLM REPORT

Location: 852-31, 4" Gray CB/M

Sample Layers	Asbestos Content
Gray Baseboard	ND
Beige Mastic	ND
White Compound	ND
Sample Composite Homogeneity:	Good

Location: 852-32, 4" Gray CB/M

 Sample Layers
 Asbestos Content

 Gray Baseboard
 ND

 Beige Mastic
 ND

 White Compound
 ND

 Sample Composite Homogeneity:
 Good

Location: 852-33, 4" Gray CB/M

Location: of 2 co, 1 Gray of the	4
Sample Layers	Asbestos Content
Gray Baseboard	ND
Beige Mastic	ND
White Compound	ND
Sample Composite Homogeneity: Good	

Location: 852-34, 4" Black CB/M

Lab ID-Version 18545878-1

Sample Layers	Asbestos Content
Black Baseboard	ND
Beige Mastic	ND
White Compound	ND
Sample Composite Homogeneity:	Good

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Eurofins EPK Built Environment Testing, LLC

Lab ID-Version‡: 18545875-1

Lab ID-Version 18545876-1

Lab ID-Version 18545877-1

Client: AEI Consultants C/O: Sam Lardizabal Re: #496321 / Kingsbarn Realty Capital; E. 17th Street, Tustin, CA

ASBESTOS PLM REPORT

Location: 852-35, 4" Black CB/M

Sample Layers	Asbestos Content
Black Baseboard	ND
Beige Mastic	ND
White Compound	ND
Sample Composite Homogeneity:	Good

Location: 852-36, 4" Black CB/M

Sample Lavers **Asbestos Content** Black Baseboard ND **Beige Mastic** ND White Compound ND Sample Composite Homogeneity: Good

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Sample Layers	Asbestos Content
Beige Baseboard	ND
Yellow Mastic	ND
Sample Composite Homogeneity:	Good

Location: 852-38, 4" Beige CB/M

Lab ID-Version 18545882-1

Lab ID-Version 18545881-1

Lab ID-Version #: 18545879-1

Lab ID-Version 18545880-1

Sample Layers	Asbestos Content
Beige Baseboard	ND
Yellow Mastic	ND
Sample Composite Homogeneity: Good	

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Eurofins EPK Built Environment Testing, LLC

Date of Receipt: 08-28-2024 Date of Report: 09-03-2024

Date of Report: 09-03-2024

2841 Dow Avenue, Suite 300, Tustin, CA 92780 (833) 465-5857 www.eurofinsus.com/Built

Client: AEI Consultants C/O: Sam Lardizabal Re: #496321 / Kingsbarn Realty Capital; E. 17th Street, Tustin, CA

ASBESTOS PLM REPORT

Location: 852-39, 4" Beige CB/M

Sample Layers	Asbestos Content
Beige Baseboard	ND
Yellow Mastic	ND
Sample Composite Homogeneity:	Good

Location: 852-40, Roof Core	Lab ID-Version‡: 18545884-1
Sample Layers	Asbestos Content
Black Roofing Felt	ND
Black Roofing Shingle	ND
Brown Roofing Felt	ND
Composite Non-Asbestos Content:	20% Glass Fibers
Sample Composite Homogeneity:	Good
Sumple Composite Homogeneity.	0000

Location: 852-41. Roof Core

Location: 852-41, Roof Core	Lab ID-Version‡: 18545885-1
Sample Layers	Asbestos Content
Black Roofing Felt	ND
Black Roofing Shingle	ND
Brown Roofing Felt	ND
Composite Non-Asbestos Content:	20% Glass Fibers
Sample Composite Homogeneity:	Good

Location: 852-42, Roof Core

Lab ID-Version 18545886-1

Lab ID-Version 18545883-1

Sample Layers	Asbestos Content
Black Roofing Felt	ND
Black Roofing Shingle	ND
Brown Roofing Felt	ND
Composite Non-Asbestos Content: 20% Glass Fibers	
Sample Composite Homogeneity: Good	

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Client: AEI Consultants C/O: Sam Lardizabal Re: #496321 / Kingsbarn Realty Capital; E. 17th Street, Tustin, CA

Date of Receipt: 08-28-2024 Date of Report: 09-03-2024

ASBESTOS PLM REPORT

Location: 852-43, Shingles

Lab ID-Version‡: 18545887-1

Lab ID-Version 18545888-1

Lab ID-Version 18545889-1

Lab ID-Version 18545890-1

Sample Layers	Asbestos Content
Black Roofing Shingle	ND
Composite Non-Asbestos Content:	10% Glass Fibers
Sample Composite Homogeneity:	Good

Location: 852-44, Shingles

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Sample Layers	Asbestos Content
Black Roofing Shingle	ND
Composite Non-Asbestos Content:	10% Glass Fibers
Sample Composite Homogeneity:	Good

Location: 852-45, Shingles

	·
Sample Layers	Asbestos Content
Black Roofing Shingle	ND
Composite Non-Asbestos Content:	10% Glass Fibers
Sample Composite Homogeneity:	Good

Location: 852-46, Roof Mastic

Sample Layers	Asbestos Content
Black/White Mastic	ND
Sample Composite Homogeneity:	Good

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Lab ID-Version #: 18545891-1

Lab ID-Version 18545893-1

Lab ID-Version 18545894-1

Client: AEI Consultants C/O: Sam Lardizabal Re: #496321 / Kingsbarn Realty Capital; E. 17th Street, Tustin, CA

Date of Receipt: 08-28-2024 Date of Report: 09-03-2024

ASBESTOS PLM REPORT

Location: 852-47, Roof Mastic

Sample Layers	Asbestos Content
Black/White Mastic	ND
Sample Composite Homogeneity:	Good

Location: 852-48, Roof Mastic	Lab ID-Version‡: 18545892-1
Sample Layers	Asbestos Content
Black/White Mastic	ND
Sample Composite Homogeneity:	Good

Location: 852-49, HVAC Mastic

Sample Layers	Asbestos Content
Black/White Mastic	ND
Sample Composite Homogeneity:	Good

Location: 852-50, HVAC Mastic

	•
Sample Layers	Asbestos Content
Black/White Mastic	ND
Sample Composite Homogeneity:	Good

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Client: AEI Consultants C/O: Sam Lardizabal Re: #496321 / Kingsbarn Realty Capital; E. 17th Street, Tustin, CA

ASBESTOS PLM REPORT

Location: 852-51, HVAC Mastic	Lab ID-Version‡: 18545895-1
Sample Layers	Asbestos Content
Black/White Mastic	ND
Sample Composite Homogeneity	v: Good

Location: 852-52, Duct Mastic	Lab ID-Version‡: 18545896-1
Sample Layers	Asbestos Content
Black/White Mastic	ND
Sample Composite Homogeneity:	Good

Location: 852-53, Duct Mastic

Location: 852-53, Duct Mastic	Lab ID-Version‡: 18545897-1
Sample Layers	Asbestos Content
Black/White Mastic	ND
Sample Composite Homogeneity:	Good

Location: 852-54. Duct Mastic

	•
Sample Layers	Asbestos Content
Black/White Mastic	ND
Sample Composite Homogeneity:	Good

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Eurofins EPK Built Environment Testing, LLC

Date of Receipt: 08-28-2024 Date of Report: 09-03-2024

Lab ID-Version 18545898-1

Date of Report: 09-03-2024

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Client: AEI Consultants C/O: Sam Lardizabal Re: #496321 / Kingsbarn Realty Capital; E. 17th Street, Tustin, CA

ASBESTOS PLM REPORT

Location: 852-55, Stucco

Sample Layers	Asbestos Content
White Stucco	< 1% Chrysotile
Sample Composite Homogeneity:	Good

Location: 852-56, Stucco	Lab ID-Version‡: 18545900-1
Sample Layers	Asbestos Content
White Stucco	< 1% Chrysotile
Sample Composite Homogeneity:	Good

Location: 852-57, Stucco

Location: 852-57, Stucco	Lab ID-Version‡: 18545901-1
Sample Layers	Asbestos Content
White Stucco	< 1% Chrysotile
Sample Composite Homogeneity:	Good

Location: 862-01. DW/JC

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Sample Layers	Asbestos Content
White Joint Compound	ND
White Woven Material (Mesh)	ND
White Drywall	ND
Composite Non-Asbestos Content: 5% Cellulose	
	3% Glass Fibers
Sample Composite Homogeneity:	Good

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Eurofins EPK Built Environment Testing, LLC

Lab ID-Version #: 18545899-1

Lab ID-Version 18545902-1

Client: AEI Consultants C/O: Sam Lardizabal Re: #496321 / Kingsbarn Realty Capital; E. 17th Street, Tustin, CA

Date of Receipt: 08-28-2024 Date of Report: 09-03-2024

ASBESTOS PLM REPORT

Location: 862-02, DW/JC

Lab ID-Version‡: 18545903-1

Sample Layers	Asbestos Content
White Joint Compound 1	ND
Cream Tape	ND
White Joint Compound 2	ND
White Drywall	ND
Composite Non-Asbestos Content:	15% Cellulose
	3% Glass Fibers
Sample Composite Homogeneity:	Good

Location: 862-03, DW/JC

/	
Sample Layers	Asbestos Content
White Joint Compound 1	2% Chrysotile
Cream Tape	ND
White Joint Compound 2	2% Chrysotile
White Drywall	ND
Composite Non-Asbestos Content:	
	3% Glass Fibers
Sample Composite Homogeneity:	Good

Location: 862-04, 2x4 Ceiling Tile

·
Asbestos Content
ND
40% Cellulose
30% Glass Fibers
Good

Location: 862-05, 2x4 Ceiling Tile

Location: 002-05, 2x4 Centing The	Lau ID- version ₄ . 18545900-1
Sample Layers	Asbestos Content
White Ceiling Tile	ND
Composite Non-Asbestos Content:	40% Cellulose
-	30% Glass Fibers
Sample Composite Homogeneity:	Good

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Eurofins EPK Built Environment Testing, LLC

Lab ID-Version[‡]: 18545905-1

Lab ID-Version 18545904-1

Lab ID-Version[‡]: 18545906-1

Client: AEI Consultants C/O: Sam Lardizabal Re: #496321 / Kingsbarn Realty Capital; E. 17th Street, Tustin, CA

ASBESTOS PLM REPORT

Location: 862-06, 2x4 Ceiling Tile

Sample Layers	Asbestos Content
White Ceiling Tile	ND
Composite Non-Asbestos Content:	40% Cellulose
-	30% Glass Fibers
Sample Composite Homogeneity:	Good

Location: 862-07, 12x12 Black VFT

Location: ooz or, izaiz black vi i	
Sample Layers	Asbestos Content
Black Floor Tile	ND
Yellow Mastic	ND
Sample Composite Homogeneity:	Good

Location: 862-08, 12x12 Black VFT

	·
Sample Layers	Asbestos Content
Black Floor Tile	ND
Yellow Mastic	ND
Sample Composite Homogeneity:	Good

Location: 862-09, 12x12 Black VFT

Lab ID-Version : 18545910-1

Lab ID-Version[‡]: 18545908-1

Lab ID-Version 18545909-1

Sample Layers	Asbestos Content
Black Floor Tile	ND
Yellow Mastic	ND
Sample Composite Homogeneity:	Good

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Eurofins EPK Built Environment Testing, LLC

Lab ID-Version‡: 18545907-1

Date of Report: 09-03-2024

Date of Receipt: 08-28-2024

Client: AEI Consultants C/O: Sam Lardizabal Re: #496321 / Kingsbarn Realty Capital; E. 17th Street, Tustin, CA

ASBESTOS PLM REPORT

Location: 862-10, Carpet Mastic

Sample Layers	Asbestos Content
Blue Carpet	ND
Yellow Mastic	ND
Composite Non-Asbestos Content:	70% Synthetic Fibers
Sample Composite Homogeneity:	Good

Location: 862-11, Carpet Mastic

 Sample Layers
 Asbestos Content

 Blue Carpet
 ND

 Yellow Mastic
 ND

 Composite Non-Asbestos Content:
 70% Synthetic Fibers

 Sample Composite Homogeneity:
 Good

Location: 862-12, Carpet Mastic

	······································
Sample Layers	Asbestos Content
Blue Carpet	ND
Yellow Mastic	ND
Composite Non-Asbestos Content:	70% Synthetic Fibers
Sample Composite Homogeneity:	Good

Location: 862-13, 4" Blue CB/M

Lab ID-Version 18545914-1

Sample Layers	Asbestos Content
Blue Cove Base	ND
Tan Mastic	ND
Sample Composite Homogeneity:	Good

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Lab ID-Version‡: 18545911-1

Lab ID-Version 18545912-1

Lab ID-Version 18545913-1

Date of Receipt: 08-28-2024 Date of Report: 09-03-2024

Date of Report: 09-03-2024

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Client: AEI Consultants C/O: Sam Lardizabal Re: #496321 / Kingsbarn Realty Capital; E. 17th Street, Tustin, CA

ASBESTOS PLM REPORT

Location: 862-14, 4" Blue CB/M

Sample Layers	Asbestos Content
Blue Cove Base	ND
Tan Mastic	ND
Sample Composite Homogeneity:	Good

Location: 862-15, 4" Blue CB/M	Lab ID-Version‡: 18545916-1
Sample Layers	Asbestos Content
Blue Cove Base	ND
Tan Mastic	ND
Sample Composite Homogeneity:	Good

Location: 862-16, Black Sink Mastic

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Sample Layers	Asbestos Content
Black Mastic	ND
Sample Composite Homogeneity:	Good

Location: 862-17, Black Sink Mastic

Sample Layers	Asbestos Content
Black Mastic	ND
Sample Composite Homogeneity:	Good

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Eurofins EPK Built Environment Testing, LLC

Lab ID-Version #: 18545915-1

Lab ID-Version 18545917-1

Lab ID-Version 18545918-1

Date of Report: 09-03-2024

2841 Dow Avenue, Suite 300, Tustin, CA 92780 (833) 465-5857 www.eurofinsus.com/Built

Client: AEI Consultants C/O: Sam Lardizabal Re: #496321 / Kingsbarn Realty Capital; E. 17th Street, Tustin, CA

ASBESTOS PLM REPORT

Location: 862-18, Black Sink Mastic

Sample Layers	Asbestos Content
Black Mastic	ND
Sample Composite Homogeneity:	Good

Location: 862-19, DW/JC	Lab ID-Version‡: 18545920-1
Sample Layers	Asbestos Content
White Joint Compound with Paint	ND
Cream Tape	ND
White Joint Compound	ND
White Drywall	ND
Composite Non-Asbestos Content:	15% Cellulose 2% Glass Fibers
Sample Composite Homogeneity:	Good

Location: 862-20, DW/JC

Lab ID-Version 18545921-1

Sample Layers	Asbestos Content	
White Joint Compound with Paint	ND	
Cream Tape	ND	
White Joint Compound	ND	
White Drywall	ND	
Composite Non-Asbestos Content: 15% Cellulose 2% Glass Fibers		
Sample Composite Homogeneity:	Good	

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Lab ID-Version‡: 18545919-1

Client: AEI Consultants C/O: Sam Lardizabal Re: #496321 / Kingsbarn Realty Capital; E. 17th Street, Tustin, CA

ASBESTOS PLM REPORT

Location: 862-21, DW/JC

Date of Receipt: 08-28-2024 Date of Report: 09-03-2024

Lab ID-Version‡: 18545922-1

Sample Layers	Asbestos Content
White Joint Compound with Paint	ND
Cream Tape	ND
White Joint Compound	ND
White Drywall	ND
Composite Non-Asbestos Content:	
	2% Glass Fibers
Sample Composite Homogeneity:	Good

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Date of Report: 09-03-2024

2841 Dow Avenue, Suite 300, Tustin, CA 92780 (833) 465-5857 www.eurofinsus.com/Built

Client: AEI Consultants C/O: Sam Lardizabal Re: #496321 / Kingsbarn Realty Capital; E. 17th Street, Tustin, CA

ASBESTOS PLM REPORT

Location: 862-22, 2x4 Ceiling Tile

Sample Layers	Asbestos Content
White Ceiling Tile	ND
Composite Non-Asbestos Content: 40% Cellulose	
-	30% Glass Fibers
Sample Composite Homogeneity:	Good

Location: 862-23, 2x4 Ceiling Tile

Location: 862-23, 2x4 Ceiling Tile	Lab ID-Version‡: 18545924-1
Sample Layers	Asbestos Content
White Ceiling Tile	ND
Composite Non-Asbestos Content:	40% Cellulose
	30% Glass Fibers
Sample Composite Homogeneity:	Good

Location: 862-24, 2x4 Ceiling Tile

Location: 862-24, 2x4 Ceiling Tile	Lab ID-Version‡: 18545925	
Sample Layers	Asbestos Content	
White Ceiling Tile	ND	
Composite Non-Asbestos Content:	40% Cellulose	
-	30% Glass Fibers	
Sample Composite Homogeneity:	Good	

Location: 862-25, Grav VSF

Lab ID-Version 18545926-1

Sample Layers	Asbestos Content	
Gray Sheet Flooring	ND	
Yellow Mastic	ND	
Sample Composite Homogeneity: Good		

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Lab ID-Version 18545923-1

Asbestos Content

ND

ND

2841 Dow Avenue, Suite 300, Tustin, CA 92780 (833) 465-5857 www.eurofinsus.com/Built

Yellow Mastic Sample Composite Homogeneity: Good

Location: 862-27, Gray VSF Sample Layers **Asbestos Content** Gray Sheet Flooring ND Yellow Mastic ND Sample Composite Homogeneity: Good

Location: 862-28. Carpet Mastic

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Sample Layers	Asbestos Content
Black/Yellow Carpet Mastic	< 1% Chrysotile
Sample Composite Homogeneity:	Good

Location: 862-29, Carpet Mastic

Sample Layers	Asbestos Content	
Black/Yellow Carpet Mastic	< 1% Chrysotile	
Sample Composite Homogeneity: Good		

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Date of Receipt: 08-28-2024 Date of Report: 09-03-2024

Street, Tustin, CA

Re: #496321 / Kingsbarn Realty Capital; E. 17th

Sample Layers

Gray Sheet Flooring

ASBESTOS PLM REPORT

Location: 862-26, Grav VSF

Client: AEI Consultants C/O: Sam Lardizabal

Lab ID-Version[‡]: 18545928-1

Lab ID-Version 18545930-1

Lab ID-Version 18545929-1

Lab ID-Version 18545927-1

Date of Report: 09-03-2024

2841 Dow Avenue, Suite 300, Tustin, CA 92780 (833) 465-5857 www.eurofinsus.com/Built

Lab ID-Version 18545931-1

Lab ID-Version 18545934-1

Client: AEI Consultants C/O: Sam Lardizabal Re: #496321 / Kingsbarn Realty Capital; E. 17th Street, Tustin, CA

ASBESTOS PLM REPORT

Location: 862-30, Carpet Mastic

Sample Layers	Asbestos Content
Black/Yellow Carpet Mastic	< 1% Chrysotile
Sample Composite Homogeneity:	Good

Location: 862-31, 4'' Gray CB/M	Lab ID-Version‡: 18545932	
Sample Layers	Asbestos Content	
Gray Cove Base	ND	
Cream Mastic	ND	
Sample Composite Homogeneity:	Good	

Location: 862-32, 4" Grav CB/M

Location: 862-32, 4" Gray CB/M	Lab ID-Version‡: 18545933-1
Sample Layers	Asbestos Content
Gray Cove Base	ND
Cream Mastic	ND
Sample Composite Homogeneity:	Good

Location: 862-33, 4" Grav CB/M

Sample Layers	Asbestos Content
Gray Cove Base	ND
Cream Mastic	ND
Sample Composite Homogeneity:	Good

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Date of Report: 09-03-2024

2841 Dow Avenue, Suite 300, Tustin, CA 92780 (833) 465-5857 www.eurofinsus.com/Built

Client: AEI Consultants C/O: Sam Lardizabal Re: #496321 / Kingsbarn Realty Capital; E. 17th Street, Tustin, CA

ASBESTOS PLM REPORT

Location: 862-34, Black Sink Mastic

Sample Layers	Asbestos Content
Black Mastic	ND
Sample Composite Homogeneity:	Good

Location: 862-35, Black Sink Mastic	Lab ID-Version‡: 18545936-1
Sample Layers	Asbestos Content
Black Mastic	ND
Sample Composite Homogeneity:	Good

Location: 862-36, Black Sink Mastic

Sample Layers	Asbestos Content
Black Mastic	ND
Sample Composite Homogeneity:	Good

Location: 862-37, HVAC Mastic

Location: 862-37, HVAC Mastic	Lab ID-Version‡: 18545938-1
Sample Layers	Asbestos Content
Cream Mastic	ND
Sample Composite Homogeneity:	Moderate

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Eurofins EPK Built Environment Testing, LLC

Lab ID-Version 18545937-1

Lab ID-Version #: 18545935-1

Date of Report: 09-03-2024

2841 Dow Avenue, Suite 300, Tustin, CA 92780 (833) 465-5857 www.eurofinsus.com/Built

Client: AEI Consultants C/O: Sam Lardizabal Re: #496321 / Kingsbarn Realty Capital; E. 17th Street, Tustin, CA

ASBESTOS PLM REPORT

Location: 862-38, HVAC Mastic

Sample Layers	Asbestos Content
Cream Mastic	ND
Sample Composite Homogeneity: Moderate	

Location: 862-39, HVAC Mastic	Lab ID-Version‡: 18545940-1
Sample Layers	Asbestos Content
Cream Mastic	ND
Sample Composite Homogeneity:	Moderate

Location: 862-40, HVAC Mastic (2)

Sample Layers	Asbestos Content
Gray Mastic	ND
Sample Composite Homogeneity:	Good

Location: 862-41, HVAC Mastic (2)

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Sample Layers	Asbestos Content
Gray Mastic	ND
Sample Composite Homogeneity:	Good

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Eurofins EPK Built Environment Testing, LLC

Lab ID-Version[‡]: 18545941-1

Lab ID-Version #: 18545939-1

Lab ID-Version‡: 18545942-2

Lab ID-Version #: 18545943-2

Client: AEI Consultants C/O: Sam Lardizabal Re: #496321 / Kingsbarn Realty Capital; E. 17th Street, Tustin, CA

Location: 862-42, HVAC Mastic (2)

Sample Layers	Asbestos Content
Gray Mastic	ND
Sample Composite Homogeneity:	Good

Location: 862-43, Roof Flashing	Lab ID-Version‡: 18545944-1
Sample Layers	Asbestos Content
White Roofing Material	ND
Sample Composite Homogeneity:	Good

Location: 862-44, Roof Flashing

Sample Layers	Asbestos Content
White Roofing Material	ND
Sample Composite Homogeneity:	Good

Location: 862-45, Roof Flashing

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Sample Layers	Asbestos Content
White Roofing Material	ND
Sample Composite Homogeneity:	Good

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Eurofins EPK Built Environment Testing, LLC

Date of Receipt: 08-28-2024 Date of Report: 09-03-2024

Lab ID-Version 18545945-1 Lab ID-Version 18545946-1

ASBESTOS PLM REPORT

Client: AEI Consultants C/O: Sam Lardizabal Re: #496321 / Kingsbarn Realty Capital; E. 17th Street, Tustin, CA

ASBESTOS PLM REPORT

Location: 862-46, Stucco

Date of Receipt: 08-28-2024 Date of Report: 09-03-2024

Sample Layers	Asbestos Content
White Stucco	< 1% Chrysotile
Gray Stucco	ND
Sample Composite Homogeneity:	Good

Location: 862-47, Stucco

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Sample Layers	Asbestos Content
White Stucco	< 1% Chrysotile
Gray Stucco	ND
Sample Composite Homogeneity:	Good

Location: 862-48, Stucco

Lab ID-Version #: 18545949-1

Lab ID-Version \$\$: 18545947-1

Lab ID-Version[‡]: 18545948-1

Sample Layers	Asbestos Content	
White Stucco	< 1% Chrysotile	
Gray Stucco	ND	
Sample Composite Homogeneity: Good		

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Client: AEI Consultants C/O: Sam Lardizabal Re: #496321 / Kingsbarn Realty Capital; E. 17th Street, Tustin, CA

Date of Receipt: 08-28-2024 Date of Report: 09-03-2024

SUMMARY OF REVISIONS

Location: 782-32; 4" Gray CB/M Lab ID-Version[‡]: 18545722-2 **Revision Report Date:** 09-11-2024 Analysis Time revised. Composite Non-Asbestos Content revised. Sample Layers revised. Location: 782-33; 4" Gray CB/M Lab ID-Version 1: 18545723-2 **Revision Report Date:** 09-11-2024 Analysis Time revised. Composite Non-Asbestos Content revised. Sample Layers revised. Location: 782-39; Roof Core/Parapet Lab ID-Version 1: 18545729-2 **Revision Report Date:** 09-11-2024 Analysis Time revised. Composite Non-Asbestos Content revised. Sample Layers revised. Location: 782-40; Roof Mastics Lab ID-Version[‡]: 18545730-2 **Revision Report Date:** 09-11-2024 Analysis Time revised. Sample Layers revised. Location: 782-49; Shingles Lab ID-Version 1: 18545739-2 **Revision Report Date:** 09-11-2024 Analysis Time revised. Composite Non-Asbestos Content revised. Sample Layers revised. Location: 862-41; HVAC Mastic (2) Lab ID-Version 1: 18545942-2 **Revision Report Date:** 09-11-2024 Analysis Time revised. Composite Non-Asbestos Content revised. Sample Layers revised. Location: 862-42; HVAC Mastic (2) Lab ID-Version 1: 18545943-2 **Revision Report Date:** 09-11-2024 Analysis Time revised. Composite Non-Asbestos Content revised. Sample Layers revised.

[‡] A "Version" indicated by -"x" after the Lab ID# with a value greater than 1 indicates a sample with amended data. The revision number is reflected by the value of "x". This report replaces the previous report released on September 3, 2024.



Built Environment Testing



Report for:

Sam Lardizabal AEI Consultants 2207 W 190th St Torrance, CA 90504

Regarding: Eurofins EPK Built Environment Testing, LLC Project: #496321 / Kingsbarn Realty Capital; E. 17th Street, Tustin, CA EML ID: 3762179

Approved by:

Approved Signatory Danny Li Dates of Analysis: Asbestos-EPA 1000 point count: 09-09-2024

Service SOPs: Asbestos-EPA 1000 point count (EPA 40CFR App E to Sub E of Part 763 & EPA METHOD 600/R-93-116, SOP EM-AS-S-1262) NVLAP Lab Code 200757-0

All samples were received in acceptable condition unless noted in the Report Comments portion in the body of the report. Due to the nature of the analyses performed, field blank correction of results is not applied. The results relate only to the samples as received and tested.

Eurofins EPK Built Environment Testing, LLC ("the Company"), a member of the Eurofins Built Environment Testing group of companies, shall have no liability to the client or the client's customer with respect to decisions or recommendations made, actions taken or courses of conduct implemented by either the client or the client's customer as a result of or based upon the Test Results. In no event shall the Company be liable to the client with respect to the Test Results except for the Company's own willful misconduct or gross negligence nor shall the Company be liable for incidental or consequential damages or lost profits or revenues to the fullest extent such liability may be disclaimed by law, even if the Company has been advised of the possibility of such damages, lost profits or lost revenues. In no event shall the Company's liability with respect to the Test Results exceed the amount paid to the Company by the client therefor.

(833) 465-5857 www.eurofinsus.com/Built Client: AEI Consultants Re: #496321 / Kingsbarn Realty Capital; E. 17th

Date of Receipt: 08-28-2024 Date of Report: 09-09-2024

ASBESTOS POINT COUNT REPORT

C/O: Sam Lardizabal

Street, Tustin, CA

Location:	772-03 DW/JC		
Total Points Counted:	1000		
Lab ID-Version‡:	18577044-1		
Sample Layers	Asbestos Type	Asbestos Points Counted	Asbestos Concentration (%)
White Joint Compound	Chrysotile	6	0.6
Layer Totals:		6	0.6
White Texture	Chrysotile	8	0.8
Layer Totals:		8	0.8

Location:		772-25 4" White CB/M	
Total Points Counted:		1000	
Lab ID-Version‡:	18577045-1		
Sample Layers	Asbestos Type	Asbestos Points Counted	Asbestos Concentration (%)
White Compound	Chrysotile	1	0.1
Layer Totals:		1	0.1

Location:		772-26 4" White CB/M	
Total Points Counted:		1000	
Lab ID-Version‡:	18577046-1		
Sample Layers	Asbestos Type	Asbestos Points Counted	Asbestos Concentration (%)
White Compound	Chrysotile	2	0.2
Layer Totals:		2	0.2

The analytical sensitivity is 1 asbestos point. The limit of detection is 1 asbestos point divided by the total number of points counted and multiplied by 100.

The results relate only to the items tested. Interpretation is left to the company and/or persons who conducted the field work. The test report shall not be reproduced except in full, without written approval of the laboratory. The report must not be used by the client to claim product certification, approval, or endorsement by NVLAP, NIST, or any agency of the federal government.

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‡ A "Version" indicated by -"x" after the Lab ID# with a value greater than 1 indicates a sample with amended data. The revision number is reflected by the value of "x".

Client: AEI Consultants C/O: Sam Lardizabal Re: #496321 / Kingsbarn Realty Capital; E. 17th Street, Tustin, CA (833) 465-5857 www.eurofinsus.com/Built

Date of Receipt: 08-28-2024 Date of Report: 09-09-2024

ASBESTOS POINT COUNT REPORT

Location:	772-27 4" White CB/M		
Total Points Counted:	1000		
Lab ID-Version‡:	18577047-1		
Sample Layers	Asbestos Type	Asbestos Points Counted	Asbestos Concentration (%)
White Compound	Chrysotile	4	0.4
Layer Totals:		4	0.4

Location:	782-52 Stucco		
Total Points Counted:	1000		
Lab ID-Version‡:	18577823-1		
Sample Layers	Asbestos Type	Asbestos Points Counted	Asbestos Concentration (%)
White Skim Coat	Chrysotile	0	< 0.1
Layer Totals:		0	NA

Comments: Asbestos was detected, but no points counted.

Location:	782-53 Stucco		
Total Points Counted:	1000		
Lab ID-Version‡:	18577824-1		
Sample Layers	Asbestos Type	Asbestos Points Counted	Asbestos Concentration (%)
Light Gray Stucco	Chrysotile	2	0.2
Layer Totals:		2	0.2
White Skim Coat	Chrysotile	0	< 0.1
Layer Totals:		0	NA

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Client: AEI Consultants C/O: Sam Lardizabal Re: #496321 / Kingsbarn Realty Capital; E. 17th Street, Tustin, CA

Date of Receipt: 08-28-2024 Date of Report: 09-09-2024

ASBESTOS POINT COUNT REPORT

Location:	782-54 Stucco			
Total Points Counted:		1000		
Lab ID-Version‡:	18577825-1			
Sample Layers	Asbestos Type	Asbestos Points Counted	Asbestos Concentration (%)	
Light Gray Stucco	Chrysotile	1	0.1	
Layer Totals:		1	0.1	
White Skim Coat	Chrysotile	0	< 0.1	
Layer Totals:		0	NA	

Location:	822-22 DW/JC		
Total Points Counted:	1000		
Lab ID-Version‡:	18577826-1		
Sample Layers	Asbestos Type	Asbestos Points Counted	Asbestos Concentration (%)
Off-White Joint Compound	Chrysotile	7	0.7
Layer Totals:		7	0.7

Location:	822-55 DW/JC		
Total Points Counted:	1000		
Lab ID-Version‡:	18577827-1		
Sample Layers	Asbestos Type	Asbestos Points Counted	Asbestos Concentration (%)
White Joint Compound	Chrysotile	8	0.8
Layer Totals:		8	0.8
White Joint Compound with Paint	Chrysotile	12	1.2
Layer Totals:		12	1.2

The analytical sensitivity is 1 asbestos point. The limit of detection is 1 asbestos point divided by the total number of points counted and multiplied by 100.

The results relate only to the items tested. Interpretation is left to the company and/or persons who conducted the field work. The test report shall not be reproduced except in full, without written approval of the laboratory. The report must not be used by the client to claim product certification, approval, or endorsement by NVLAP, NIST, or any agency of the federal government.

All samples were received in acceptable condition unless otherwise noted. The Company reserves the right to dispose of all samples after a period of thirty (30) days, according to all state and federal guidelines, unless otherwise specified.

Floor tile samples may contain large amounts of interference material and it is recommended that the sample be analyzed by gravimetric point count analysis to lower the detection limit and to aid in asbestos identification.

A "Version" indicated by -"x" after the Lab ID# with a value greater than 1 indicates a sample with amended data. The revision number is reflected by the value of "x".

Client: AEI Consultants C/O: Sam Lardizabal Re: #496321 / Kingsbarn Realty Capital; E. 17th Street, Tustin, CA

Date of Receipt: 08-28-2024 Date of Report: 09-09-2024

ASBESTOS POINT COUNT REPORT

Location:	822-57 DW/JC		
Total Points Counted:	1000		
Lab ID-Version‡:	18577828-1		
Sample Layers	Asbestos Type	Asbestos Points Counted	Asbestos Concentration (%)
White Joint Compound	Chrysotile	6	0.6
Layer Totals:		6	0.6
White Joint Compound with Paint	Chrysotile	0	< 0.1
Layer Totals:		0	NA

Location:	822-98 Stucco		
Total Points Counted:	1000		
Lab ID-Version‡:	18577829-1		
Sample Layers	Asbestos Type	Asbestos Points Counted	Asbestos Concentration (%)
Tan Stucco	Chrysotile	0	< 0.1
Layer Totals:		0	NA

Comments: Asbestos was detected, but no points counted.

Location:	822-99 Stucco		
Total Points Counted:	1000		
Lab ID-Version‡:	18577830-1		
Sample Layers	Asbestos Type	Asbestos Points Counted	Asbestos Concentration (%)
Tan Stucco	Chrysotile	0	< 0.1
Layer Totals:		0	NA

Comments: Asbestos was detected, but no points counted.

The analytical sensitivity is 1 asbestos point. The limit of detection is 1 asbestos point divided by the total number of points counted and multiplied by 100.

The results relate only to the items tested. Interpretation is left to the company and/or persons who conducted the field work. The test report shall not be reproduced except in full, without written approval of the laboratory. The report must not be used by the client to claim product certification, approval, or endorsement by NVLAP, NIST, or any agency of the federal government.

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 \ddagger A "Version" indicated by -"x" after the Lab ID# with a value greater than 1 indicates a sample with amended data. The revision number is reflected by the value of "x".

Client: AEI Consultants C/O: Sam Lardizabal Re: #496321 / Kingsbarn Realty Capital; E. 17th Street, Tustin, CA (833) 465-5857 www.eurofinsus.com/Built

Date of Receipt: 08-28-2024 Date of Report: 09-09-2024

ASBESTOS POINT COUNT REPORT

Location:	822-100 Stucco			
Total Points Counted:		1000		
Lab ID-Version‡:	18577831-1			
Sample Layers	Asbestos Type	Asbestos Points Counted	Asbestos Concentration (%)	
Tan Stucco	Chrysotile	0	< 0.1	
Layer Totals:		0	NA	

Comments: Asbestos was detected, but no points counted.

Location:		852-55 Stucco	
Total Points Counted:	1000		
Lab ID-Version‡:	18577832-1		
Sample Layers	Asbestos Type	Asbestos Points Counted	Asbestos Concentration (%)
White Stucco	Chrysotile	0	< 0.1
Layer Totals:		0	NA

Comments: Asbestos was detected, but no points counted.

Location:	852-56 Stucco		
Total Points Counted:	1000		
Lab ID-Version‡:	18577833-1		
Sample Layers	Asbestos Type	Asbestos Points Counted	Asbestos Concentration (%)
White Stucco	Chrysotile	0	< 0.1
Layer Totals:		0	NA

Comments: Asbestos was detected, but no points counted.

The analytical sensitivity is 1 asbestos point. The limit of detection is 1 asbestos point divided by the total number of points counted and multiplied by 100.

The results relate only to the items tested. Interpretation is left to the company and/or persons who conducted the field work. The test report shall not be reproduced except in full, without written approval of the laboratory. The report must not be used by the client to claim product certification, approval, or endorsement by NVLAP, NIST, or any agency of the federal government.

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 \ddagger A "Version" indicated by -"x" after the Lab ID# with a value greater than 1 indicates a sample with amended data. The revision number is reflected by the value of "x".

Client: AEI Consultants C/O: Sam Lardizabal Re: #496321 / Kingsbarn Realty Capital; E. 17th Street, Tustin, CA (833) 465-5857 www.eurofinsus.com/Built

Date of Receipt: 08-28-2024 Date of Report: 09-09-2024

ASBESTOS POINT COUNT REPORT

Location:	852-57 Stucco			
Total Points Counted:		1000		
Lab ID-Version‡:	18577834-1			
Sample Layers	Asbestos Type	Asbestos Points Counted	Asbestos Concentration (%)	
White Stucco	Chrysotile	0	< 0.1	
Layer Totals:		0	NA	

Comments: Asbestos was detected, but no points counted.

Location:	862-03 DW/JC			
Total Points Counted:		1000		
Lab ID-Version‡:	18577835-1			
Sample Layers	Asbestos Type	Asbestos Points Counted	Asbestos Concentration (%)	
White Joint Compound 1	Chrysotile	11	1.1	
Layer Totals:		11	1.1	
White Joint Compound 2	Chrysotile	13	1.3	
Layer Totals:		13	1.3	

Location:	862-46 Stucco		
Total Points Counted:	1000		
Lab ID-Version‡:	18577839-1		
Sample Layers	Asbestos Type	Asbestos Points Counted	Asbestos Concentration (%)
White Stucco	Chrysotile	0	< 0.1
Layer Totals:		0	NA

Comments: Asbestos was detected, but no points counted.

The analytical sensitivity is 1 asbestos point. The limit of detection is 1 asbestos point divided by the total number of points counted and multiplied by 100.

The results relate only to the items tested. Interpretation is left to the company and/or persons who conducted the field work. The test report shall not be reproduced except in full, without written approval of the laboratory. The report must not be used by the client to claim product certification, approval, or endorsement by NVLAP, NIST, or any agency of the federal government.

All samples were received in acceptable condition unless otherwise noted. The Company reserves the right to dispose of all samples after a period of thirty (30) days, according to all state and federal guidelines, unless otherwise specified. Floor tile samples may contain large amounts of interference material and it is recommended that the sample be analyzed by gravimetric point count analysis to lower the detection limit and to aid in asbestos identification.

‡ A "Version" indicated by -"x" after the Lab ID# with a value greater than 1 indicates a sample with amended data. The revision number is reflected by the value of "x".

(833) 465-5857 www.eurofinsus.com/Built

Client: AEI Consultants C/O: Sam Lardizabal Re: #496321 / Kingsbarn Realty Capital; E. 17th Street, Tustin, CA

Date of Receipt: 08-28-2024 Date of Report: 09-09-2024

ASBESTOS POINT COUNT REPORT

Location:		862-47 Stucco	
Total Points Counted:	1000		
Lab ID-Version‡:	18577840-1		
Sample Layers	Asbestos Type	Asbestos Points Counted	Asbestos Concentration (%)
White Stucco	Chrysotile	0	< 0.1
Layer Totals:		0	NA

Comments: Asbestos was detected, but no points counted.

Location:		862-48 Stucco	
Total Points Counted:		1000	
Lab ID-Version‡:		18577841-1	
Sample Layers	Asbestos Type	Asbestos Points Counted	Asbestos Concentration (%)
White Stucco	Chrysotile	0	< 0.1
Layer Totals:		0	NA

Comments: Asbestos was detected, but no points counted.

The analytical sensitivity is 1 asbestos point. The limit of detection is 1 asbestos point divided by the total number of points counted and multiplied by 100.

The results relate only to the items tested. Interpretation is left to the company and/or persons who conducted the field work. The test report shall not be reproduced except in full, without written approval of the laboratory. The report must not be used by the client to claim product certification, approval, or endorsement by NVLAP, NIST, or any agency of the federal government.

All samples were received in acceptable condition unless otherwise noted. The Company reserves the right to dispose of all samples after a period of thirty (30) days, according to all state and federal guidelines, unless otherwise specified. Floor tile samples may contain large amounts of interference material and it is recommended that the sample be analyzed by gravimetric point count analysis to lower the detection limit and to aid in asbestos identification.

 \ddagger A "Version" indicated by -"x" after the Lab ID# with a value greater than 1 indicates a sample with amended data. The revision number is reflected by the value of "x".



Built Environment Testing



Report for:

Sam Lardizabal AEI Consultants 2207 W 190th St Torrance, CA 90504

Regarding: Eurofins EPK Built Environment Testing, LLC Project: #496321 / Kingsbarn Realty Capital; E. 17th Street, Tustin, CA EML ID: 3762179

Approved by:

Technical Manager Danny Li

Dates of Analysis: Asbestos-Gravimetric 1000 Point Count: 09-09-2024

Service SOPs: Asbestos-Gravimetric 1000 Point Count (EM-AS-S-1264) NVLAP Lab Code 200757-0

All samples were received in acceptable condition unless noted in the Report Comments portion in the body of the report. Due to the nature of the analyses performed, field blank correction of results is not applied. The results relate only to the samples as received and tested.

Eurofins EPK Built Environment Testing, LLC ("the Company"), a member of the Eurofins Built Environment Testing group of companies, shall have no liability to the client or the client's customer with respect to decisions or recommendations made, actions taken or courses of conduct implemented by either the client or the client's customer as a result of or based upon the Test Results. In no event shall the Company be liable to the client with respect to the Test Results except for the Company's own willful misconduct or gross negligence nor shall the Company be liable for incidental or consequential damages or lost profits or revenues to the fullest extent such liability may be disclaimed by law, even if the Company has been advised of the possibility of such damages, lost profits or lost revenues. In no event shall the Company's liability with respect to the Test Results exceed the amount paid to the Company by the client therefor.

Client: AEI Consultants C/O: Sam Lardizabal Re: #496321 / Kingsbarn Realty Capital; E. 17th Street, Tustin, CA

Date of Receipt: 08-28-2024 Date of Report: 09-09-2024

ASBESTOS GRAVIMETRIC PT. COUNT REPORT

Location:		862-28, Carpet Mastic	
Sample Layer	Asbestos Type	Asbestos Points Counted	Asbestos Concentration§
Black/Yellow Carpet Mastic	Chrysotile	3	0.0799%
Layer Asbestos Totals:		3	0.0799%
Total Points Counted: 1000		Organic C	Component: 64.9062%
		Acid Soluble	Component: 8.4718%
Lab ID-Version‡: 18596367-1	Acie	d Insoluble Inorganic C	Component: 26.6220%

Location:		862-29, Carpet Mastic	
Sample Layer	Asbestos Type	Asbestos Points Counted	Asbestos Concentration§
Black/Yellow Carpet Mastic	Chrysotile	1	0.0403%
Layer Asbestos Totals:		1	0.0403%
Total Points Counted: 1000		Organic C	omponent: 51.5054%
		Acid Soluble	Component: 8.1847%
Lab ID-Version‡: 18596368-1	Acid	l Insoluble Inorganic C	omponent: 40.3099%

Location:		862-30, Carpet Mastic	
Sample Layer	Asbestos Type	Asbestos Points Counted	Asbestos Concentration§
Black/Yellow Carpet Mastic	Chrysotile	2	0.0689%
Layer Asbestos Totals:		2	0.0689%
Total Points Counted: 1000		Organic C	Component: 59.2555%
		Acid Soluble	Component: 6.3054%
Lab ID-Version‡: 18596369-1	Acio	l Insoluble Inorganic C	Component: 34.4391%

\$The analytical sensitivity is 1 asbestos point. The limit of detection is 1 asbestos point divided by the total number of points counted and then converted to percentage using the final residual weight of the sample.

Each sample was separated into a representative subsample and analyzed individually. The subsample was ashed and dissolved in acid to achieve the final residual weight. The residual material was point counted following the quantitative guidelines in EPA Method 600/R-93/116.

The test report shall not be reproduced except in full, without written approval of the laboratory. The report must not be used by the client to claim product certification, approval, or endorsement by NVLAP, NIST, or any agency of the federal government.

 \ddagger A "Version" indicated by -"x" after the Lab ID# with a value greater than 1 indicates a sample with amended data. The revision number is reflected by the value of "x".



O - Other:

SO - Soil



ASBESTOS ANALYSIS

REQUESTED SERVICES (Check boxes below)

2841 Dow Avenue, Sutie 300, Tustin CA 92780 750 Royal Oaks Dr, Monrovia, CA 91016

750 Royal Ga	aks Dr, Monrovia, CA 91016					PCM			PL	PLM Rock &				Other		
							Air		В	ulk		Roc		Re	quests	
	CONT	ACT INFORMA	TION													
Company:	AEI Consultants (7360)	Address: 701 Can	npus Square W, Suite 72	3A, El Segundo CA	90245							Sample)	_			
Contact:	Samuel Lardizabal	Special Instructions:	slardizabal@aeico	oncultante com					Count)	Count)	Count)		Sample)			
Phone:	(619) 246-9117		startuzatian@actex	sinsurtaints.com,					tco	01	ut C	crushed				
	PROJECT INFORMATION		TURN AROUND	TIME CODES (TAT	7	7400)		116	Point	Poin	Point		(Regular			
Project ID:	#496321 / Kingsbarn Realty Ca	pital	STD - Standard (DEFAULT)	Rushes received af	ter 2pm	H 74		-93/	(200	(400 Point	(1000	d (Pre-				
Project Description:	E. 17th Street, Tustin CA	Considered Texas Remained Comp Rusineer Dov next husineer day				HSOIN)	AWT	300/F	Count (Count (Count (Method	Method			
Project Zip Code:	Sampling Date & Time:	Sampling Date & Time: 8/26/24 SD - Same Business Day Rush* alert us in adv				Count ()	with TV	Method 600/R-93/116	t Col	t Co	t Co	435 Me	435 Me	Analysis		
PO Number:		S. Lardizabal	ardizabal *Please cal Client Services for locations with Rush services				HA Wİ		Point (Point	Point					
Sample ID	Description	Sample Type (Below)	TAT Notes	Notes		Fiber	OSHA	EPA	EPA	EPA	EPA	CARB	CARB	Lead		
-01.0	2.03 DW/JC	В	STD 112 - Ni	E, SW, SE	,			Ď								
04 0	tok 2x4 ceiling	Tile	112-N	W. NE, SE				(X)								
107 120	2 DG Carnet Mastre	Vellow	112-Nu	Of Motel	NEOHC			-12								
101		Black)	112 - Lob	12-7 1200	SF)											$\overline{}$
12/14	15 DW/JC	pincol	210 - NE	SW. SE			市	(A)	<u></u>							
13,151	in the second second	0		1050			님	Ø	T							
14,14	18 2×4 Ceiling TI	<u>v</u>		WCE	0.5		님		片			뒤봄	븜	금		_
19,20			210-M(N, M(SW),	SE			Ø				니브	1	느		
22,2	324 4" Brown (B/M	210 - M	WW. SU	12			ÍX.								
25.2	16:27 4" White C	R'IM	210 -N	M, NE, E												
20,2	Alex Dillard	9/	225-1	W, SWOFE,	K(5)			\square								ō
3. 10		110	225-N	HALC E	15Cel		1	D	<u></u>							ā
131, 3	2,33 2XM Cerling	1, u	200 1	w, c, e				92	<u> </u>						010	=
	SAMPLE TYPE CODES		RELINQUISHE	ED-EY	DATE & TI	ME			REC	WEDE	BY/)			DATE	& TIME	_
	A – Air W – Wipe		-87	$\sqrt{8}$	1271	24			0	14	K		1	1201	1.1	1
	B – Bulk T – Tape		1016	~ 0	101					3	9		<u> </u> ð	18	M	_
	D – Dust R – Rock SO – Soli O – Other:							Dal	ia M	lartin	ez	1	,	,		

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2841 Dow Avenue, Sutie 300, Tustin CA 92780 750 Royal Oaks Dr, Monrovia, CA 91016

			00010	2117		PC	CM				L LINI			
	CO	NTACT INFORMA	TION		1	A	ir			Bulk			Roc	
Company:	AEI Consultants (7360)	1	mpus Square W, Suite 723A	, El Segundo CA 90245									ple)	
Contact:	Samuel Lardizabal	Special Instructions:			1				Ŧ	£	Count)		Sample)	
Phone:	(619) 246-9117	1	slardizabal@aeicon:	sultants.com;					Count)	Count)	t Co		shed	
	PROJECT INFORMATION		TURN AROUND TIM	IE CODES (TAT)	1	7400)		16	Point	Point	Point		crus	
Project ID:	#496321 / Kingsbarn Realty	Capital	STD - Standard (DEFAULT)	Rushes received after 2pm	1			-93/1	(200 P	(400 P	(1000	Count	(Pre	
Project Description:	E. 17th Street, Tustin CA		ND - Next Business Day	or on weekends, will be considered received the		Count (NIOSH	A/	600/R-93/116		Int (4	int (1	Point C	poq	
Project Zip Code:	Sampling Date & Time:	8/26/24	SD – Same Business Day Rush*	next business day. Please alert us in advance of		Int (N	РĽ ч		t Count	t Count	t Count	ic Po	5 Mei	
PO Number:	377709 Sampled By:	S. Lardizabal	*Please call Client Services for locations with Rush services	weekend analysis needs.			OSHA with TWA	Method	Point	Point	Point	Gravimetric	CARB 435 Method (Pre-crushed	
Sample ID	Description	Sample Type (Below)	TAT (Above) 22Notes	Notes		Fiber	OSF	EPA	EPA	EPA	EPA	Grav	CAR	
34,33			STD Kif->					Ă						ħ
37,38	3,39 Carpet Mai		225-N	W,E				Ø						
40,41	42 4" Gray CB		225-N	W, E				図						
43,44		rapet	772-N,	WE				R						1
46,4	7,48 Roof Malshi		172 -NCV	ent, Nouct CY	5	爭								
49,50	SI HVAC Mast		772-Ce	nter->'										
52,5	3,54 Duct Mast	ic j	172-Cl	nter-7										
55,51	est shingles		772-CM	, CW, CE				N.						Γ
50,5	9,60 STUCLO		772-N	W,S				5						Γ
,			•											Γ
														Γ

SAMPLE T	YPE CODES	RELINQUISHED BY	DATE & TIME	RECEIVED BY	DATE & TIME
A – Air	W – Wipe		101 1 .		7.124
B – Bulk	Т – Таре	SV V	8127124		101/10 th
D - Dust	R – Rock				
SO – Soil	0 - Other:			Dalia Martinez	

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ASBESTOS ANALYSIS

REQUESTED SERVICES (Check boxes below)

Other

Requests

Lead Analysis

PLM

PCM

2 01 2

Company:

Contact:

Phone:

Project ID:



CONTACT INFORMATION

Special Instructions:



2841 Dow Avenue, Sutie 300, Tustin CA 92780 750 Royal Oaks Dr, Monrovia, CA 91016

AEI Consultants (7360)

PROJECT INFORMATION

#496321 / Kingsbarn Realty Capital

Samuel Lardizabal

(619) 246-9117

REQUESTED SERVICES (Check boxes below) PLM PCM Other Rock & Air Bulk Requests Soil Sample) Address: 701 Campus Square W, Suite 723A, El Segundo CA 90245 Sample) 1000 Point Count) 200 Point Count) Point Count) slardizabal@aeiconsultants.com; (Pre-crushed (Regular R-93/116 TURN AROUND TIME CODES (TAT) SH 7400) Count (400) Rushes received after 2pm

ASBESTOS ANALYSIS

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		0	x ****x		1 1	Rushes received after 2pm		-			0	0	0	0				
	Project Description:	E. 17th Street, Tustin CA		ND - Ne	ext Business Day	or on weekends, will be considered received the		(NIOSH	WA	00/R	ount (20	int (40	ount (1	oint C	Method (bod		
	Project Zip Code:	Sampling Date & Time: 8	/26/24	SD - Sa Rush*	me Business Day	next business day. Please alert us in advance of		ount (N	⊢	9 pou	0	t Col	0	ric Po		5 Metho	lysis	
	PO Number:	377709 Sampled By: S.	Lardizabal		call Client Services for with Rush services	weekend analysis needs.		r Col	IA with	Mett	Point	Poin	Point	/imeti	RB 435	B 435	I Analy:	
	Sample ID	Description	Sample Type (Below)	TAT (Above)	Notes	Notes		Fibe	OS	EPA	EPA	EPA	EPA	Grav	CAR	CARB	Leac	
32	-01,02	03 DW/JC	В	STD	101B/105 -	N, NW ofc, C(s	w			Ň								
	-04,05,	06 2x4 ceiling till			1018/105-N	, W(lobby), E	1			ЦÇС								
	101,08	09 Carpet Mastic			101B/105-	NE, C, S				Ľ¥<								
	10,11,	12 4" Gray CB/M			101B/105-	NES				\square								
	13,14	15 DW/ JC /			200-N.0f	the second s		dao	A	s								
	110,17,	18 2×4 Ceiling Till			200 - NO.02	n, S.ofe, SEK	j1	all	Ā	54								
	-19,20	21 Iaxiz Brise VFT	-		200 - Lobb	y SWODEN, SU	17	₩.	Val.	$\sqrt{2}$								
	-22,23	24 12×12 Gray VFT	·		200 - 5 ervs	FRM, SLVN	e	Rim	P	₽¥°								
	-25,26	,27 Carpet Mastic			V-Office	(adj to SR) 3	\mathcal{O})[\$		区								
/		20 O I I			400 - N. OFL	E. Open, E.O	Fd			文								
	-28,29	,30 Carpet Mastic (Black)		200-SEC0	ridor->'200;	F			Ø.								

STD - Standard (DEFAULT)

SAMPLE T	PE CODES	RELINQUISHED BY	DATE & TIME	RECEIVED BY	DATE & TIME	1
A – Air	W - Wipe	AST O	2/22/21		a a a a a a a a a a a a a a a a a a a	1
B – Bulk	J-Tape		8/2/124		Machar 1	07-
D – Dust	R – Rock			V	fram	SS
SO – Soil	O - Other:			Dalia Martinez		

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ASBESTOS ANALYSIS

REQUESTED SERVICES (Check boxes below)

Other

PLM

PCM

2841 Dow Avenue, Sutie 300, Tustin CA 92780 750 Royal Oaks Dr, Monrovia, CA 91016

SO - Soi

R - Rock

0 - Other:

							.	PCN Air			Bulk		Roo			ther quests	
	,		TACT INFORMA	TION			11		+	1					<u> </u>		-
	Company:	AEI Consultants (7360)	Address: 701 Can	apus Sqi	are W, Suite 723A,	El Segundo CA 90245							Sample)				
	Contact:	Samuel Lardizabal	Special Instructions:	-1	1-1-1		11			£	£	Count)		(ald			
	Phone:	(619) 246-9117	1	slar	dizabal@aeicons	sultants.com;				Count)	Count)	1 Co	ushed	Sample)			
		PROJECT INFORMATION		Т	URN AROUND TIN	E CODES (TAT)	11	ŝ	16	oint	oint	Point	5	ular			
	Project ID:	#496321 / Kingsbarn Realty C	Capital	STD -	Standard (DEFAULT)	Rushes received after 2pm	11	17400)	-93/1	(200 Point	(400 P	(1000 Count	(Pre-	(Regular			
	Project Description:	E. 17th Street, Tustin CA		ND - N	ext Business Day	or on weekends, will be considered received the		lost	WA 600/R-93/116	nt (2	nt (4		poq	Method			
	Project Zip Code:	Sampling Date & Time;	8/26/24	SD - Sa Rush*	ame Business Day	next business day. Please alert us in advance of		Count (NIOSH	od 600	Cou	Cou	Count c Point	435 Method	Met	'ŝŝ		
	PO Number:	377709 Sampled By:	S. Lardizabal	*Please	call Client Services for s with Rush services	weekend analysis needs.			A with 1 Method	Point Count	Point Count	EPA Point C Gravimetric		3 435	Analysis		
	Sample ID	Description	Sample Type (Below)	TAT (Abave)	Notes	Notes	11	Fiber	EPA M	EPA		EPA Gravi	CARB	CARB	ead		
782-	31,32	,33 4" Gray CB/M		STD	200 - N.N	W.Sofc				1 1							-
1 "	-34.3	5.36 Black Sink	Nastic			W-7	1 H	_					H	H	금	불분	
-	37.38	39 Root Core/ Par	anet		782-N.W	1.5	1 Fi						h	H		허눈	1
	40,41	42 Roof Mastics	1			AVAC Duct Cente	11		J M							<u>F</u>	f
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		SAMPLE TYPE CODES			RELINQUISHED BY	DATE &	TIME			RÉQ	ENER	D,		1	DATE &	TIME	
		A – Air W – Wipe B – Bulk T – Tape		R	S L	8/27	12	4		0	LY.			1-1	de.		
		D - Dust R - Rock					<i> </i>			Defi	10		<u> </u>	124	170	10	40

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Asbestos CCC, Doc. #04071, Rev 12, Revised 12/18/15, Page 1 of 1, GA

Dalia Martinez

20f2





ASBESTOS ANALYSIS

REQUESTED SERVICES (Check boxes below)

2841 Dow Avenue, Sutie 300, Tustin CA 92780 750 Royal Oaks Dr, Monrovia, CA 91016

750 Royal Oaks Dr, Monrovia, CA 91016					PC			Bulk	PLM		Roc	xk &		Other	
C	NTACT INFORMA	TION		ŀŀ				Duik	1		Sc	oil		squesi	
Company: AEI Consultants (7360)	Address: 701 Car	npus Square W, Suite 723A	El Segundo CA 90245								ple)				
Contact Samuel Lardizabal	Special Instructions:						E I	÷	Count)		Sample)	ple)			
Phone: (619) 246-9117	-	slardizabal@aeicons	sultants.com;				Cour	Count)	õ		bed	Sample)			
PROJECT INFORMATION		TURN AROUND TIM	E CODES (TAT)		6		Point Count)	Point (Point		CARB 435 Method (Pre-crushed	ular			
Project ID: #496321 / Kingsbarn Realty	Capital	STD - Standard (DEFAULT)			7400)				(1000 F	nut	Pre-	CARB 435 Method (Regular			
Project Description: E. 17th Street, Tustin CA		ND - Next Business Day	Rushes received after 2pm or on weekends, will be		Count (NIOSH	_	U/K-93	it (400	t (10	Gravimetric Point Count) po) po			
Project Sampling	8/26/24	SD – Same Business Day	considered received the next business day. Please		ž	with TWA	Count	Count	Count	Poir	Meth	Meth	<u>.0</u>		
Zp Coder Date & Tim PO Number: 3777/29 Sampled Bu	S. Lardizabal	Rush* *Please call Client Services for	alert us in advance of weekend analysis needs.		ount	vith	Point Co	Point (Point (etric	135 1	35	Analysis		
		locations with Rush services	2		erC	\triangleleft	A Po		A Po	<u>si</u>	RB	RB	id Ar		
Sample ID Description	Sample Type (Below)	TAT Notes (05	7110) Notes		Fiber	ő	EPA EPA	EPA	EPA	g	CA	CA	Lead		
-01,02,03 DW/JC	В	STD 105 - E. d	and the second second	> [X 🗆								
	Tile	105-5.01	C, SEOfC-2	Λ F											
-07,00,09 2×4 Ceiling	The	105-N cor	r, Wcorr, Eg	-	믜										
-10,11,12 12×12 Gray -13,14,15 Carpet Ma		105-00	c, Cote, Sot	Գ	무		믞분								
-U.C. 17. 1B 4" Gray C		105 - N al	e. NWofc, Cc	. E		╡┼						님	븜	늼	븜
	mastic	105 - Kit	23	Ή	H	=		H		H	\exists	늼	믐	井	븜
-22,23,24 DW/JC		205-Main	(MLU), Wofe, ED	fЪ								H	님	븕	H
	Till	205- Majr	C. W. de. Eu	1											
28,29,30 2×1 Brige	CevanicTI														
131,32,33 12×12 Gra	VFT	205 - Bre	ark Rm-7	L											
SAMPLE TYPE CODES		RELINQUISHED BY	DATE & TI	ME				050.00	1						
A – Air W – Wipe		The LEW SHED BI	.01.				RE	CERVET	A.	-	_	10	DATE 8		
D – Dust R – Rock		47	8 7	2	4			\lor	-X		5	ťμ	s/	u	W
SO-Sol O-Other:		-					1	Dalia	Mai	rtine	z	1			

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ASBESTOS ANALYSIS

REQUESTED SERVICES (Check boxes below)

2841 Dow Avenue, Sutie 300, Tustin CA 92780 750 Royal Oaks Dr, Monrovia, CA 91016

	/ to royal oa	so royal cana bi, molitovia, cx storo										PLM						T		
										PCM Air	Bulk					Rock &		Other Requests		
			CONT	TACT INFORMATION							Duik					Soil		nequests		
	Company:	AEI Consultants (73	60)	Address: 701 Cas	mpus Sq	uare W, Suite 723A	, El Segund	lo CA 90245								ple)				
	Contact:	Samuel Lardizabal		Special Instructions:	ions:					£	(j	Count)		Sample)) Be					
	Phone:	(619) 246-9117		slardizabal@aeiconsultants.com;							Count)	Count)	t Cot			Sample)				
	PROJECT INFORMATION				1	URN AROUND TIM	AE CODES	(TAT)	ŝ	ŝ	16	Point	Point	Point		crushed	ular			
	Project ID:	#496321 / Kingsbarn Realty Capital			STD -	Standard (DEFAULT)	Durches rea	eived after 2pm	10072		93/1	(200 P			Count	(Pre-	(Regular			
	Project Description:	E. 17th Street, Tustin CA			ND-N	lext Business Day	or on wee	skends, will be d received the		A	600/R-93/116	nt (2	Count (400	Count (1000	UT C	Method (pot			
	Project Zip Code:		Sampling Date & Time:	8/26/24	SD-S Rush*	ame Business Day	next busine	n advance of	14/14	AWT 1		Count	Cou	Co	c Point	Met	Method	õ		
	PO Number:	377709	Sampled By:	S. Lardizabal	*Please location	call Client Services for s with Rush services		inalysis needs.	Count	· · · · · · ·	Method	Point	Point (Point	Gravimetric		3 435 Analy	elekiping		
	Sample ID	Description		Sample Type (Below)	TAT (Above)	Notes	N	lotes	ja ja	HSO	EPA	EPA	EPA	EPA	Gravi	CARB	CARB	200		
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		SAMPLE TYPE (CODES			RELINQUISHED BY	/	DATE & TI	ME			DEC	EN the	nu.	17					

SAMPLE TYPE CODES	RELINQUISHED BY	DATE & TIME	RECEIVED BY	DATE & TIME
A – Air W – Wipe	6	01-1.		DATEGRA
B-Bulk T-Tape		18/27/24		128/W DK
D – Dust R – Rock		0/ /		100100 DBG
SO – Soil O – Other:	1		Dalia Martinez	

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20.

750 Royal Oaks Dr, Monrovia, CA 91016

C

2841 Dow Avenue, Sutie 300, Tustin CA 92780





ASBESTOS ANALYSIS

REQUESTED SERVICES (Check boxes below)

Other Requests

П

PLM

PCM

	COL	TION					Air Bulk					ock & Soil		Requests			
Company:	AEI Consultants (7360)		, Suite 723A	, El Segundo CA 9024	5							(0)	ĝ	1			
Contact:	Samuel Lardizabal	Special Instructions:	uctions:			-					_	Ð	Samula)	(e)	1		
Phone:			slardizabal@aeiconsultants.com;						Count)	Count)	Count)						
	PROJECT INFORMATION		TURN A	ROUND TIM	E CODES (TAT)	-	6		θ	Point 0	Point C	Point	crushed				
Project ID:	#496321 / Kingsbarn Realty (Capital	STD - Standard	and the second se		-	7400)		G/11	0 Po	P P	000					
Project Description: E. 17th Street, Tustin CA		ND - Next Busin	-	 Rushes received after 2pm or on weekends, will be 		(NIOSH		600/R-93/116	t (200	t (400							
Project Zlp Code:	Sampling Date & Time:	8/26/24	SD - Same Busi Rush*	-	considered received the next business day. Please		U.	AWT		Count	Count		Method	Method	-10		
PO Number.	377709 Sampled By:	S. Lardizabal	*Please call Clie locations with Ru	nt Services for ush services	alert us in advance of weekend analysis needs.		Count	A with	Method	Point (Point (Point (435 A35	435	Analysis		
Sample ID	Description	Sample Type (Below)	747	Notes	Notes	1	Fiber	OSHA	EPA J	EPA F		EPAF	Gravimetric CARB 435 I	CARB	ead /		
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	SO - Soll O - Other:								L	лищ	ma	rtinez	1	1			
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2





2841 Dow Avenue, Sutile 300, Tustin CA 92780 750 Royal Oaks Dr, Monrovia, CA 91016

PLM PCM Other Rook & Air Bulk CONTACT INFORMATION Requests Soil Company: AEI Consultants (7360) Address: 701 Campus Square W, Suite 723A, El Segundo CA 90245 435 Method (Pre-crushed Sample) Contact: Samuel Lardizabal Special Instructions: Sample) Count) slardizabal@aeiconsultants.com; Count) Count) Phone: (619) 246-9117 PROJECT INFORMATION Point TURN AROUND TIME CODES (TAT) Point Point Count (200 Point CARB 435 Method (Regular) Fiber Count (NIOSH 7400) EPA Method 600/R-93/116 Project ID: #496321 / Kingsbarn Realty Capital STD - Standard (DEFAULT) Gravimetric Point Count Point Count (1000 Point Count (400 Project Rushes received after 2cm E. 17th Street, Tustin CA Description: ND - Next Business Day or on weekends, will be TWA Project considered received the Sampling SD - Same Business Day Zip Code next business day. Please 8/26/24 Date & Time: Rush* Lead Analysis alert us in advance of OSHA with PO Number: *Please call Client Services for S. Lardizabal weekend analysis needs. Sampled By: locations with Rush services CARB / Sample ID Sample Type EPA] Description 7AT EPA EPA Notes (Below) Notes (Above) 98. 99 100 STACCO В STD 8222 -N W. £ Ň ₩, [""" **___** 8 0 **___** \square · · · · · 1 \square [" \square 1 1 -[[7] 1 1 m C 1 1 11 SAMPLE TYPE CODES RELINQUISHED BY DATE & TIME A - Air W-Wipe REGELVEDAY DATE & TIME 8 - Bulk 8 T - Tape 2 8/24/10/2a D - Dust R-Rock Dalia Martinez SO - Soil O - Other By submitting this Chain of Custody, you agree to be bound by the terms and conditions set forth at http://www.emish.com/simain/service/orms.html

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Asbertos CDC, Doc. #34071, Rev 12, Rovised 12/18/15, Page 1 of 1, CA.

ASBESTOS ANALYSIS

REQUESTED SERVICES (Check boxes below)

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ASBESTOS ANALYSIS

REQUESTED SERVICES (Check boxes below)

2841 Dow Avenue, Sutie 300, Tustin CA 92780 750 Royal Oaks Dr, Monrovia, CA 91016

								PCM				PLM			T		
		CON	TACT INFORMA	TION			- I	Air		Bulk				Rock &		A Other	
Company:	AEI Consultants	the second se		ampus Square W, Suite 723A, El Segundo CA 90245			-11-		+	T		1		Soi			T
Contact:	Samuel Lardizab	al	Special Instructions:	mpus sq	uare w, Suite 723A	A, El Segundo CA 9024	41							Sample)			
Phone:	(619) 246-9117			slardizabal@aeiconsultants.com;						Count)	Count)	Count)		I Sar	Sample)		
	the local division of the second s	NFORMATION	TURN AROUND TIME CODES (TAT)			11			f Co	t Co	nt C		(Pre-crushed	Sar			
Project ID:	Project ID: #496321 / Kingsbarn Realty Ca				and the second	VIE CODES (TAT)		1001-1	-93/116	Point	Point	Point	1.2	CLU	(Regular		
Project Description: E. 17th Street, Tustin CA			apital	STD - Standard (DEFAULT)		Rushes received after 2pm or on weekends, will be		5	-93	(200	(400	(1000	Count	(Pre	(Rei		
Project	ect Samelias		619-519-5	ND - Next Business Day SD - Same Business Day		considered received the		AWL	600/R	Count (nut (nnt (int (Method	Method		
Zip Code: PO Number:	3777109	Date & Time:	8/26/24	Rush*	,	next business day. Please alert us in advance of	Count (MICOU			Co	Count	Count	сP	Me	Mei	200	
	511109	Sampled By:	S. Lardizabal	*Please locations	call Client Services for with Rush services	weekend analysis needs.		A with	Method	Point	Point	Point	netri	435	435	Ananysis	
Sample ID	Descr	iption	Sample Type (Below)	TAT (Above)	Notes	Notes	Fiher	OSHA	EPAI	EPA F	EPA F	EPA F	Gravimetric Point	CARB	CARB	npan /	
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		PE CODES			RELINQUISHED BY	DATE & T	ME			DECO	Non o						
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L	SO - Soil	O - Other:		1	und by the terms and con-					Dali	a Mi	artin	ıez	71			

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2 O



ASBESTOS ANALYSIS

REQUESTED SERVICES (Check boxes below)

Rock &

Soil

CARB 435 Method (Pre-crushed Sample) CARB 435 Method (Regular Sample)

Lead Analysis

r-

DDDD

Other

Requests

PLM

EPA Point Count (1000 Point Count)

Gravimetric Point Count

PCM

2841 Dow Avenue, Sutie 300, Tustin CA 92780 750 Royal Caks Dr, Monrovia, CA 91016

			CON	TACT INFORMA	TION			, '	Air			Bulk
	Company:	AEI Consultants (73	the second s	Address: 701 Campus Square W, Suite 723A, El Segundo CA 90245								
	Contact:	Samuel Lardizabal		Special Instructions: slardizabal@aeiconsultants.com;							~	_
	Phone;	(619) 246-9117									Point Count)	Point Count)
		PROJECT INFO	RMATION	TURN AROUND TIME CODES (TAT)						6	int C	int O
	Project ID:	#496321/ Kingsba	rn Realty Ca	Realty Capital		Standard (DEFAULT)		7400)		3/11	Point Count (200 Pai	0 Po
	Project Description:	E. 17th Street, Tust	in CA		ND - Next Business Day		Rushes received after 2pm or on weekends, will be	HSO		600/R-93/116		t (40
	Project Zip Code:		Sampling Date & Time:	8/26/24	SD - Sa Rush*	ame Business Day	considered received the next business day. Please alert us in advance of	t (N	N/L	d 60	Coun	Count
	PO Number;			S. Lardizabal	*Please	call Client Services for s with Rush services	weakend analysis needs.	Count (NIOSH	OSHA with TWA	Method (oint (Point Count (400
10	Sample ID	Description		Sample Type (Below)	TAT (Above)	Notes	Notes	Fiber	SHA	EPAN	EPA P	EPA P
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EMLab P&K

A TestAmerica Company

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	SAMPLE TYPE CODES				
	A - Air W - Wipe	RELINQUISHED BY	DATE & TIME	RECEIVED BY	DATE & TIME
	B - Bulk T - Tape	6)10	Qhah	N . SPE	
l	D - Dust R - Rock	Proc	OFFIN		Sharry 1038
l	SO Soll O - Other:	1			1 121 0 2
	Du submitting this object on the			Dalia Martinez	

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CHAIN OF CUSTODY www.EMLabPK.com

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ASBESTOS ANALYSIS

REQUESTED SERVICES (Check boxes below)

Other

Requests

CARB 435 Method (Regular Sample)

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Lead Analysis

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[7]

2

DATE & TIME

Ary 1088

 \Box

PLM

2841 Dow Avenue, Sutie 300, Tustin GA 92780 750 Royal Oaks Dr, Monrovia, CA 91016

			CONTACT INFORMA	TION					/	Air			Bulk				ok & oii
	Company:	AEI Consultants (7360)			are W, Suite 723A,	El Segundo	CA 90245									(e)	T
	Contact:	Samuel Lardizabal	Special Instructions:											æ		Sample)	6
	Phone:	(619) 246-9117		slar	dizabal@aeicons	sultants.co	m;					ount	ount	Count)			Samole
		PROJECT INFORMATI	ON	Тт	URN AROUND TIM	E CODES	(TAT)		6		9	int C	ut C	Point		dsh	1 77
	Project ID:	#496321/ Kingsbarn Rea	lty Capital		Standard (DEFAULT)				7400)		3/11	0 Po	0 Poi	00 P	ŧ	re-ci	(Regular
	Project Description:	E. 17th Street, Tustin CA		ND - N	ad Business Day	or on week	wed after 2pm ends, will be		HSO	-	DVR-9	t (20	t (401	t (1000	t Count	(P bo	
	Project Zip Code:	Samplir Date &			me Business Day	next busines	received the s day, Please		t (Ni	AWT	09 P	Coun	COUN	Coun	Point	Method (Pre-crushed	435 Method
	PO Number:	377709 Sample	C T 11 1 1	*Please	call Client Services for with Rush services	weekend an	advance of alysis needs.		Count (NIOSH	with	Method 600/R-93/116	Point Count (200 Point Count)	Point Count (400 Point Count)	Point Count	netric	435	435
Г	Sample ID	Description	Sample Type (Below)	TAT (Above)	Notes	No	les		Fiber	OSHA with	EPA N	EPA P	EPA P	EPA P	Gravimetric	CARB	CARB
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-1	13 14.	15 4" Blue	CR/M		101 - Main	, UATi	e. Bred	J		븚				닖	4		
TF-	6.17	and the second sec	Emastic				e, or xa	4	0	님	Ø	4			1		
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-13	15.24	,27 Gray VS	3100		211 - NEOF	-, C,	SEOFC	+		0	Ø	0		0	Q		
Ď	10 20	130 Carbet	Mert's		211-K-	2					K						
-3	1 22		Mastic		211-N,	C12		L			X						
	4,24	33 y" Gray	CB/M		211-N	E, L	U	L	Q		ΪX.						
		SAMPLE TYPE CODES		T	RELINQUISHED BY		DATE ON						~)		_
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\vdash		B Bulk T Tape		P	84		8/27/	12	-41			1	77	r		8	1-
		D - Dust R - Rock SO - Soll O - Other:		-					1			Dal	ía N	larti	inez	-	t c

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750 Royal Oaks Dr, Monrovia, CA 91016





ASBESTOS ANALYSIS

REQUESTED SERVICES (Check boxes below)

Other

Requests

CARB 435 Method (Regular Sample)

Lead Analysis

-

DATE & TIME

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									F	CM			PLM			
		~	CON	TACT INFORMA	TION					Air	Bulk				Roc	
	Company:	AEI Consultants (73	60)	Address: 701 Car	npus Sq	uare W, Suite 723A	, El Segun	do CA 90245							(e)	
	Contact:	Samuel Lardizabal		Special Instructions:									æ		Sample)	(e)
	Phone:	(619) 246-9117			slar	dizabal@aeicon	sultants.	com;			Count)	Count)	Count)		ed S	Sample)
		PROJECT INFO	RMATION		Т	URN AROUND TH	E CODES	G (TAT)	6		/116 Point C	Point C	Point		ush	
	Project ID:	#496321/ Kingsba	rn Realty C	Capital		Standard (DEFAULT)			740		0 Po		00 P	ŧ	re-c	legul
	Project Description:	E. 17th Street, Tust	in CA		ND - N	ext Business Day	OF ON WEE	xeived after 2pm skends, will be	SSH		600/R-93/1 unt (200 Pc	t (400	t (1000	t Count	d (P	d (R
	Project Zip Code:		Sampling Date & Time:	8/26/24	SD - Sa Rush*	ame Business Day	next busine	d received the ass day. Please	Ĩ	Ž	od 600/ Count	Count	Count	Point	Method (Pre-crushed	Aetho
	PO Number:	377709	Sampled By:	S. Lardizabal	*Please	call Client Services for s with Rush services	weekend a	n advance of analysis needs.	Count (NIOSH 7400)	with	Method Point Co	Point 0	Point C	etric	435 N	(35 N
	Sample ID	Description		Sample Type (Below)	TAT	Notes	N	lotes	Fiber (OSHA with TWA	EPA M EPA P	EPA P	EPA Po	Gravimetric	CARB -	CARB 435 Method (Regular
862-	34,35	36 Blacks	sink me		(Ahove) STD	211-K		0109					<u><u> </u></u>	ð		δ
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2 of 2



Built Environment Testing



Report for:

Sam Lardizabal AEI Consultants 2207 W 190th St Torrance, CA 90504

Regarding: Eurofins EPK Built Environment Testing, LLC Project: \$496321 / Kingsbarn Realty Capital; E. 17th Street, Tustin CA EML ID: 3762194

Approved by:

Laboratory Manager Roshanak Kalantari

Dates of Analysis: Lead - Flame AA: 09-03-2024

Service SOPs: Lead - Flame AA (EM-BC-S-8443) AIHA LAP, LLC accredited service, Lab ID #276570

All samples were received in acceptable condition unless noted in the Report Comments portion in the body of the report. Due to the nature of the analyses performed, field blank correction of results is not applied. The results relate only to the samples as received and tested. Sample size, as it relates to Wipe samples only, is supplied by the client.

Eurofins EPK Built Environment Testing, LLC ("the Company"), a member of the Eurofins Built Environment Testing group of companies, shall have no liability to the client or the client's customer with respect to decisions or recommendations made, actions taken or courses of conduct implemented by either the client or the client's customer as a result of or based upon the Test Results. In no event shall the Company be liable to the client with respect to the Test Results except for the Company's own willful misconduct or gross negligence nor shall the Company be liable for incidental or consequential damages or lost profits or revenues to the fullest extent such liability may be disclaimed by law, even if the Company has been advised of the possibility of such damages, lost profits or lost revenues. In no event shall the Company's liability with respect to the Test Results exceed the amount paid to the Company by the client therefor.

Eurofins EPK Built Environment Testing, LLC's LabServe® reporting system includes automated fail-safes to ensure that all AIHA LAP, LLC quality requirements are met and notifications are added to reports when any quality steps remain pending.

Eurofins EPK Built Environment Testing, LLC

931 Corporate Center Drive, Pomona, CA 91768 (833) 465-5857 www.eurofinsus.com/Built

Client: AEI Consultants C/O: Sam Lardizabal Re: \$496321 / Kingsbarn Realty Capital; E. 17th Street, Tustin CA

Date of Sampling: 08-26-2024 Date of Receipt: 08-28-2024 Date of Report: 09-03-2024

LEAD: FLAME ATOMIC ABSORPTION SPECTROMETRY

Location:	772-Pb1: Gray Paint, 112 - Wall	772-Pb2: White Paint, 210 - Wall	782-Pb1: White Paint, 101B/ 105 - Wall	782-Pb2: Green Paint, 200 - Wall		
Comments (see below)	None	None	None	None		
Lab ID-Version [‡] :	18562766-1	18562767-1 18562768-1		18562769-1		
Analysis Date:	09/03/2024	09/03/2024	09/03/2024	09/03/2024		
Sample type	Paint Chip sample	Paint Chip sample	Paint Chip sample	Paint Chip sample		
Method*	NIOSH 7082 & EPA 7000B modified	NIOSH 7082 & EPA 7000B modified	NIOSH 7082 & EPA 7000B modified	NIOSH 7082 & EPA 7000B modified		
† Method Reporting Limit	39 ppm	39 ppm	39 ppm	40 ppm		
Sample size	0.2567 grams	0.2538 grams	0.2566 grams	0.2507 grams		
§Total Lead Result	< 39 ppm	< 39 ppm	< 39 ppm	< 40 ppm		

Comments:

Sample results have not been corrected for blank values.

Bulk samples are not covered under the AIHA LAP, LLC service accreditation.

Wipe samples must meet ASTM E1792 criteria. Method Reporting Limits may not be valid for non-ASTM E1792 wipe samples.

*Sample preparation and analytical methods are based upon NIOSH 7082 and EPA 7000B.

† The Method Reporting Limit is the minimum concentration of Lead that the laboratory can confidently detect in the sample.

§ Total Lead Result has been rounded to two significant figures to reflect analytical precision.

A "Version" indicated by -"x" after the Lab ID# with a value greater than 1 indicates a sample with amended data. The revision number is reflected by the value of "x".

Eurofins EPK Built Environment Testing, LLC

931 Corporate Center Drive, Pomona, CA 91768 (833) 465-5857 www.eurofinsus.com/Built

Client: AEI Consultants C/O: Sam Lardizabal Re: \$496321 / Kingsbarn Realty Capital; E. 17th Street, Tustin CA

Date of Sampling: 08-26-2024 Date of Receipt: 08-28-2024 Date of Report: 09-03-2024

LEAD: FLAME ATOMIC ABSORPTION SPECTROMETRY

Location:	882-Pb1: Gray Paint, 105 - Wall	882-Pb2: White Paint, 105 - Wall	852-Pb1: Tan Paint, 101 - Wall	852-Pb2: Beige Paint, 101 - Wall	
Comments (see below)	None	None	None	None	
Lab ID-Version [‡] :	18562770-1	18562771-1 18562772-1		18562773-1	
Analysis Date:	09/03/2024	09/03/2024	09/03/2024	09/03/2024	
Sample type	Paint Chip sample	Paint Chip sample	Paint Chip sample	Paint Chip sample	
Bumple (JPC	I unit emp sumple	I unit emp sumple	I ame emp sample	I ame emp sample	
Method*	NIOSH 7082 & EPA 7000B modified	NIOSH 7082 & EPA 7000B modified	NIOSH 7082 & EPA 7000B modified	NIOSH 7082 & EPA 7000B modified	
	NIOSH 7082 & EPA	NIOSH 7082 & EPA	NIOSH 7082 & EPA	NIOSH 7082 & EPA	
Method*	NIOSH 7082 & EPA 7000B modified	NIOSH 7082 & EPA 7000B modified	NIOSH 7082 & EPA 7000B modified	NIOSH 7082 & EPA 7000B modified	

Comments:

Sample results have not been corrected for blank values.

Bulk samples are not covered under the AIHA LAP, LLC service accreditation.

Wipe samples must meet ASTM E1792 criteria. Method Reporting Limits may not be valid for non-ASTM E1792 wipe samples.

*Sample preparation and analytical methods are based upon NIOSH 7082 and EPA 7000B.

† The Method Reporting Limit is the minimum concentration of Lead that the laboratory can confidently detect in the sample.

§ Total Lead Result has been rounded to two significant figures to reflect analytical precision.

A "Version" indicated by -"x" after the Lab ID# with a value greater than 1 indicates a sample with amended data. The revision number is reflected by the value of "x".

Client: AEI Consultants C/O: Sam Lardizabal Re: \$496321 / Kingsbarn Realty Capital; E. 17th Street, Tustin CA 931 Corporate Center Drive, Pomona, CA 91768 (833) 465-5857 www.eurofinsus.com/Built

Date of Sampling: 08-26-2024 Date of Receipt: 08-28-2024 Date of Report: 09-03-2024

LEAD: FLAME ATOMIC ABSORPTION SPECTROMETRY

Location:	862-Pb1: White Paint, 101 - Wall	862-Pb2: White Paint, 211 - Wall				
Comments (see below)	None	None				
Lab ID-Version‡:	18562774-1	18562775-1				
Analysis Date:	09/03/2024	09/03/2024				
Sample type	Paint Chip sample	Paint Chip sample				
Method*	NIOSH 7082 & EPA 7000B modified	NIOSH 7082 & EPA 7000B modified				
† Method Reporting Limit	40 ppm	39 ppm				
Sample size	0.2503 grams	0.2568 grams				
§Total Lead Result	< 40 ppm	< 39 ppm				

Comments:

Sample results have not been corrected for blank values.

Bulk samples are not covered under the AIHA LAP, LLC service accreditation.

Wipe samples must meet ASTM E1792 criteria. Method Reporting Limits may not be valid for non-ASTM E1792 wipe samples.

*Sample preparation and analytical methods are based upon NIOSH 7082 and EPA 7000B.

† The Method Reporting Limit is the minimum concentration of Lead that the laboratory can confidently detect in the sample.

§ Total Lead Result has been rounded to two significant figures to reflect analytical precision.

A "Version" indicated by -"x" after the Lab ID# with a value greater than 1 indicates a sample with amended data. The revision number is reflected by the value of "x".

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ASBESTOS ANALYSIS

Other

1038

REQUESTED SERVICES (Check boxes below)

PLM

PCM

2841 Dow Avenue, Sutie 300, Tustin CA 92780 750 Royal Oaks Dr, Monrovia, CA 91016

SO - Sol

0 - Other:

Air Bulk	Rock & Requests
CONTACT INFORMATION	
Company: AEI Consultants (7360) Address: 701 Campus Square W, Suite 723A, El Segundo CA 90245	Sample)
Contact Samuel Lardizabal Special Instructions: slardizabal@aeiconsultants.com; Image: Contact instruction instructions: Phone: (619) 246-9117 Image: Contact instruction instructin instruction instruction instruction instruction instructin inst	
	shec
Phone: (619) 246-9117 O O U PROJECT INFORMATION TURN AROUND TIME CODES (TAT) O O U </td <td>(Regular :</td>	(Regular :
Project ID: #406221 / Vingsharp Dealty Capital STD = Standard (DEFAULT)	P F
	c thod
Deviant Sempling Semp	435 Method 435 Method Analysis (
	CARB 435 Method (Pre-crushed CARB 435 Method (Regular Sam Lead Analysis (PPM)
PO Number: 5 / / / O Sampled By: S. Later 2abar locations with Rush services Sample ID Description Sample Type (Below) TAT (Above) Notes Notes	CARB CARB
772-Phi Gray Pt B STD 112-Wall 0000	
772-Ph2 white Pt aid-wall, 000000	
782-Pb1 White Pt 1018/105-Wall 00000	
782-Pb2 Green Pt 200-Wall 000000	
822-Pb1 Gray Pt 105-Wall 00000	
822-Pb2 White Pt 105-Wall 000000	
101-Wall 000000	
952-Pb2 Reige Pt 101-Wall 000000	
862-Pb1 white Pt 101-wall 000000	
862-Pb2 white Pt 211-Wall 000000	
SAMPLE TYPE CODES RELINQUISHED BY DATE & TIME RECEIVED BY	DATE & TIME
$\frac{A - Air}{B - Bulk} = \frac{W - Wipe}{T - Tape}$	1-1
B-buik 1-1ape	0.70/11/1

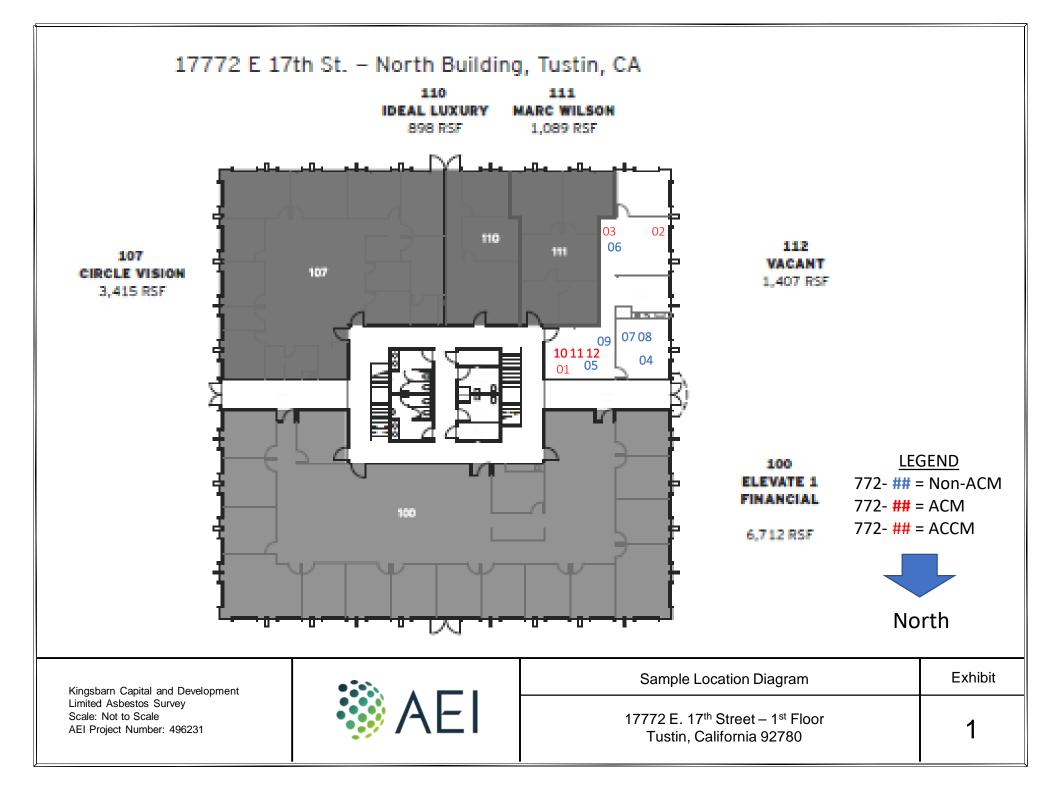
By submitting this Chain of Custody, you agree to be bound by the terms and conditions set forth at http://www.emlab.com/s/main/serviceterms.html

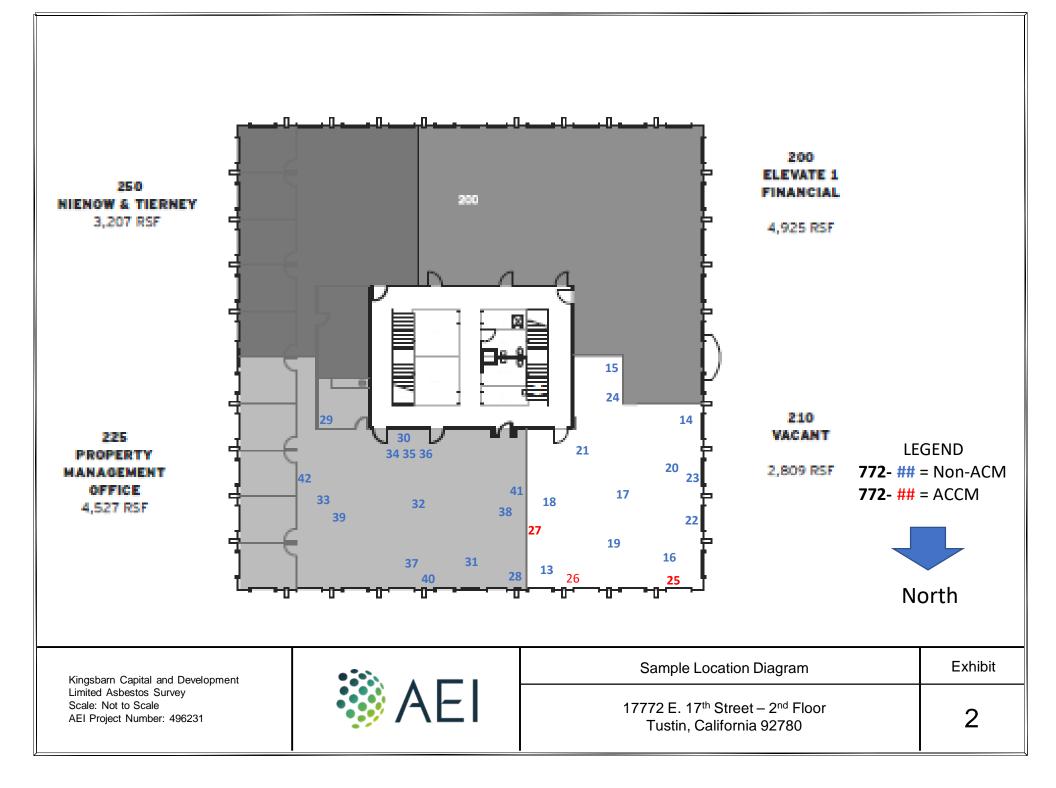
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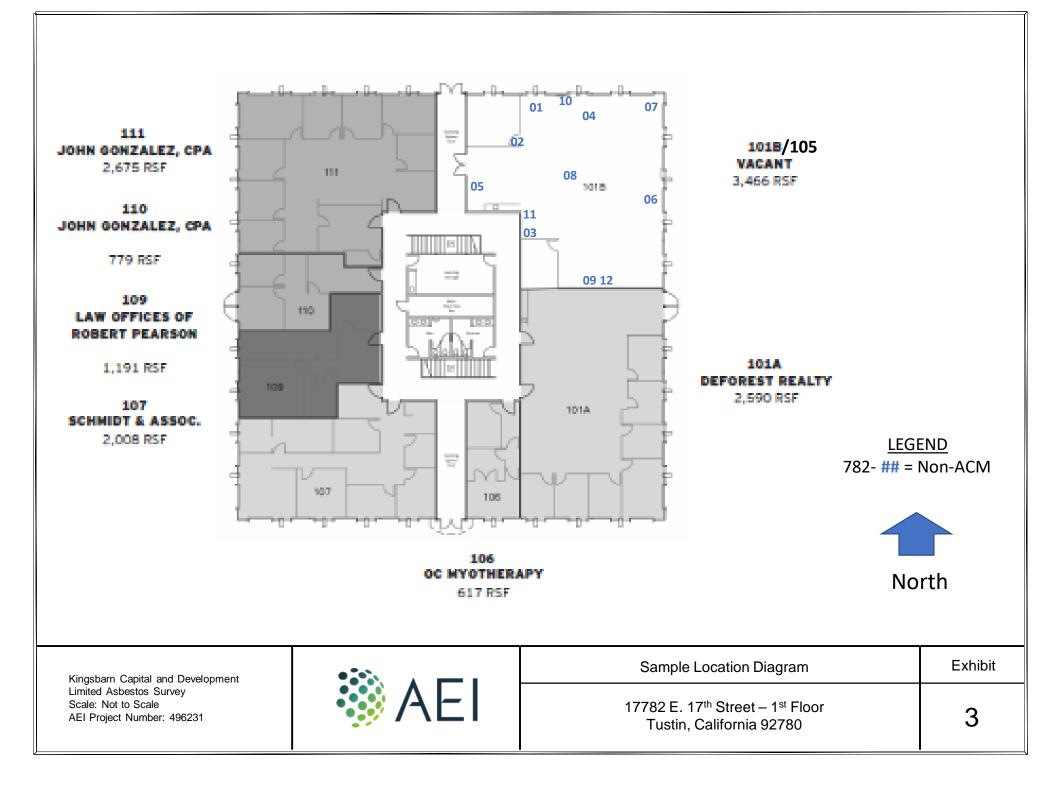
Asbestos COC, Doc. #04071, Rev 12, Revised 12/18/15, Page 1 of 1, QA

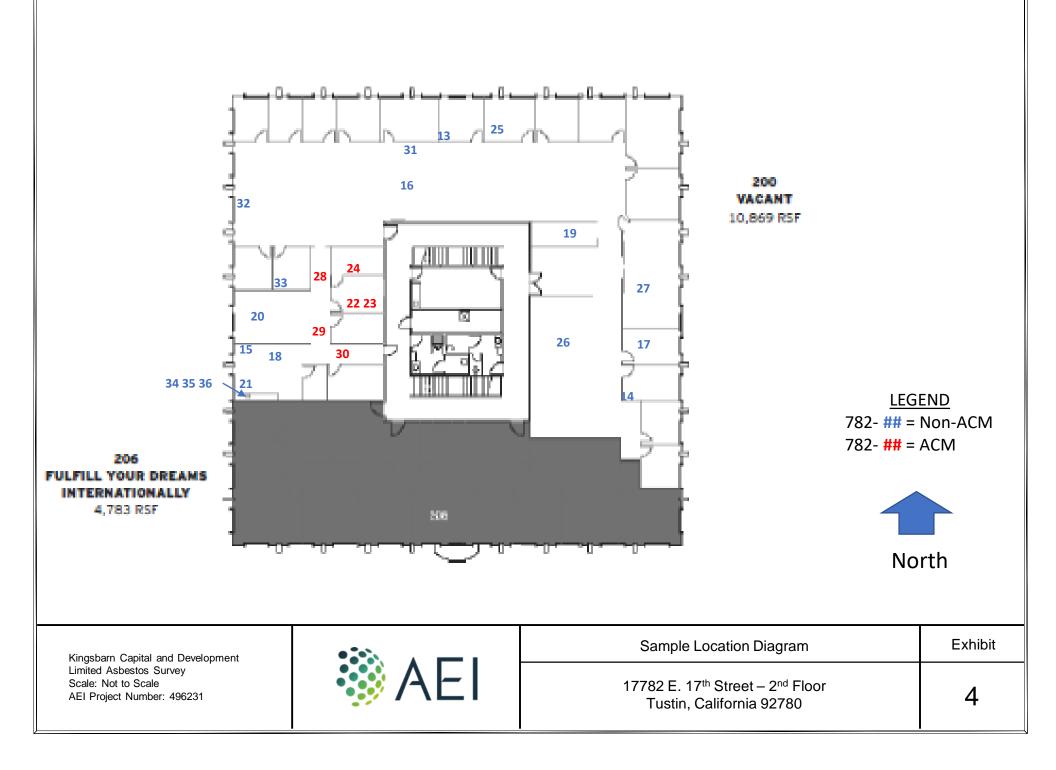
APPENDIX E

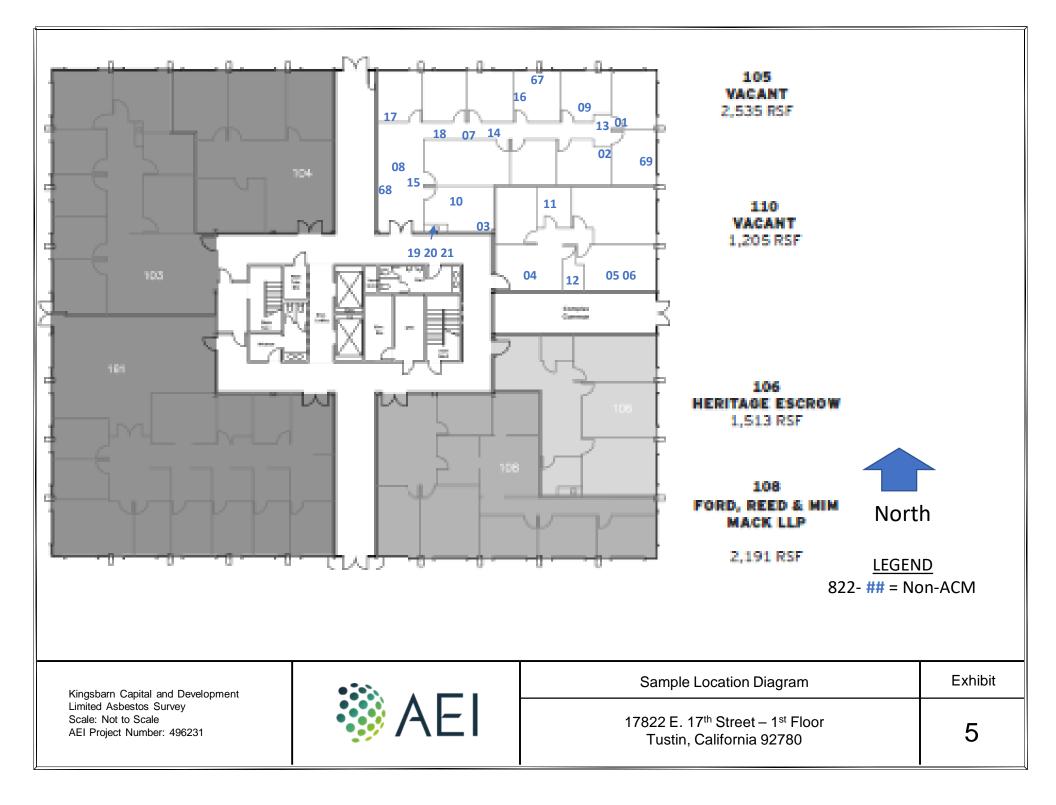
SITE SAMPLE LOCATIONS DRAWING(S)

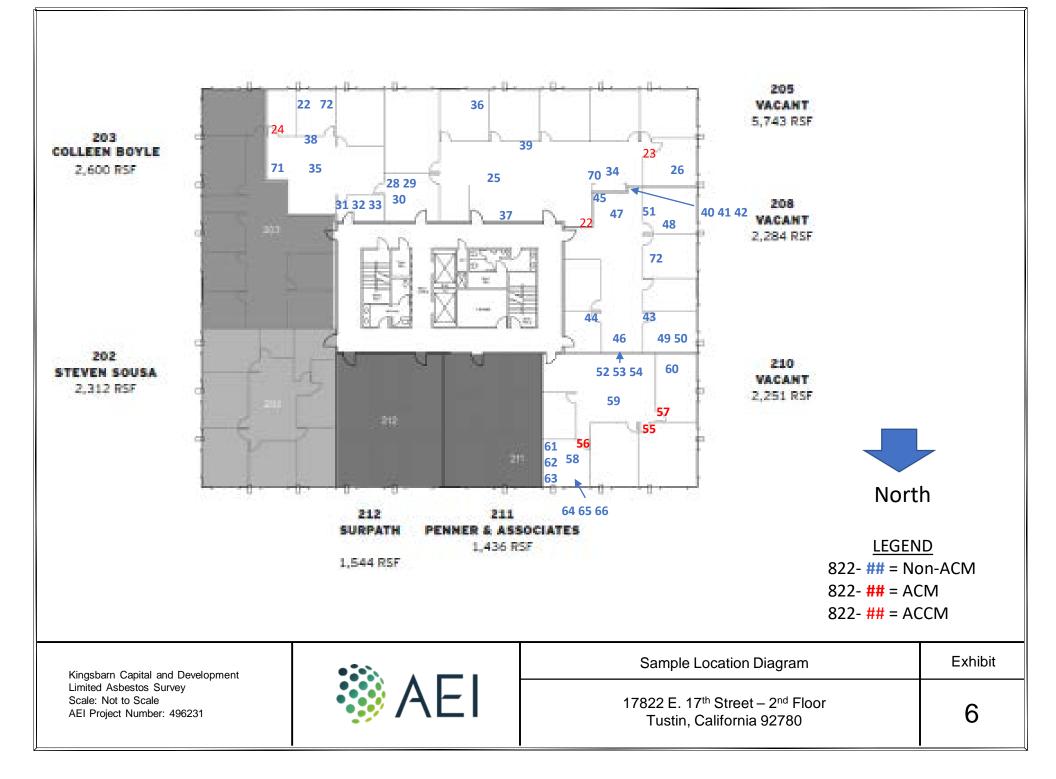


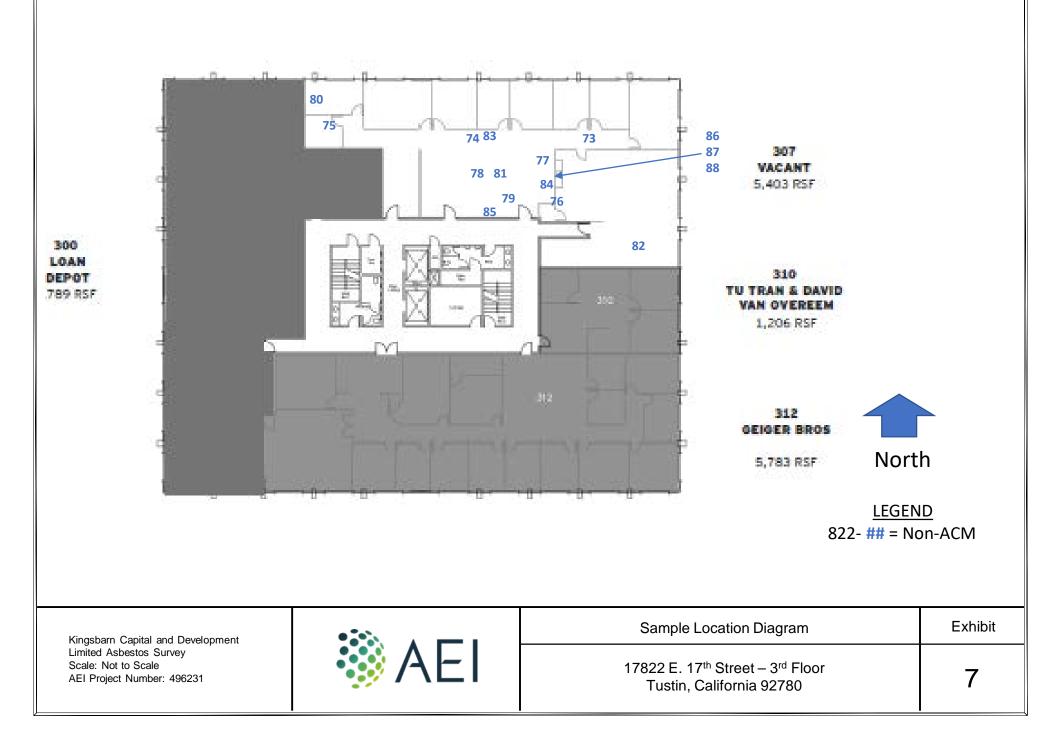


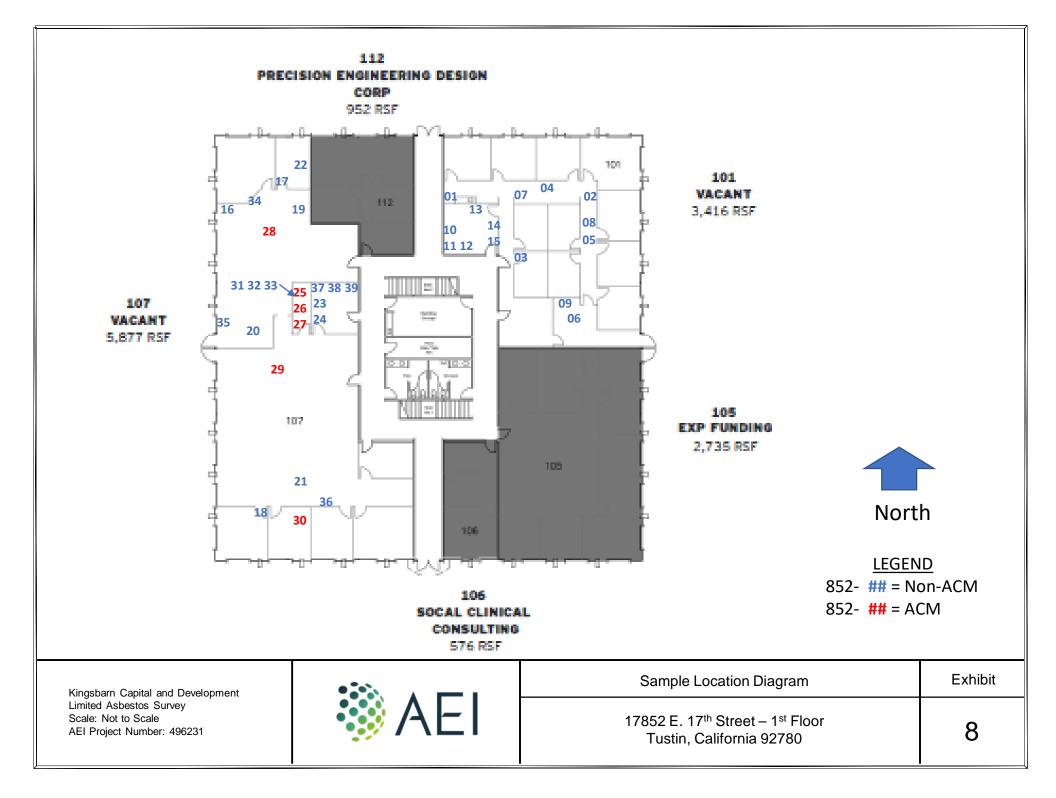


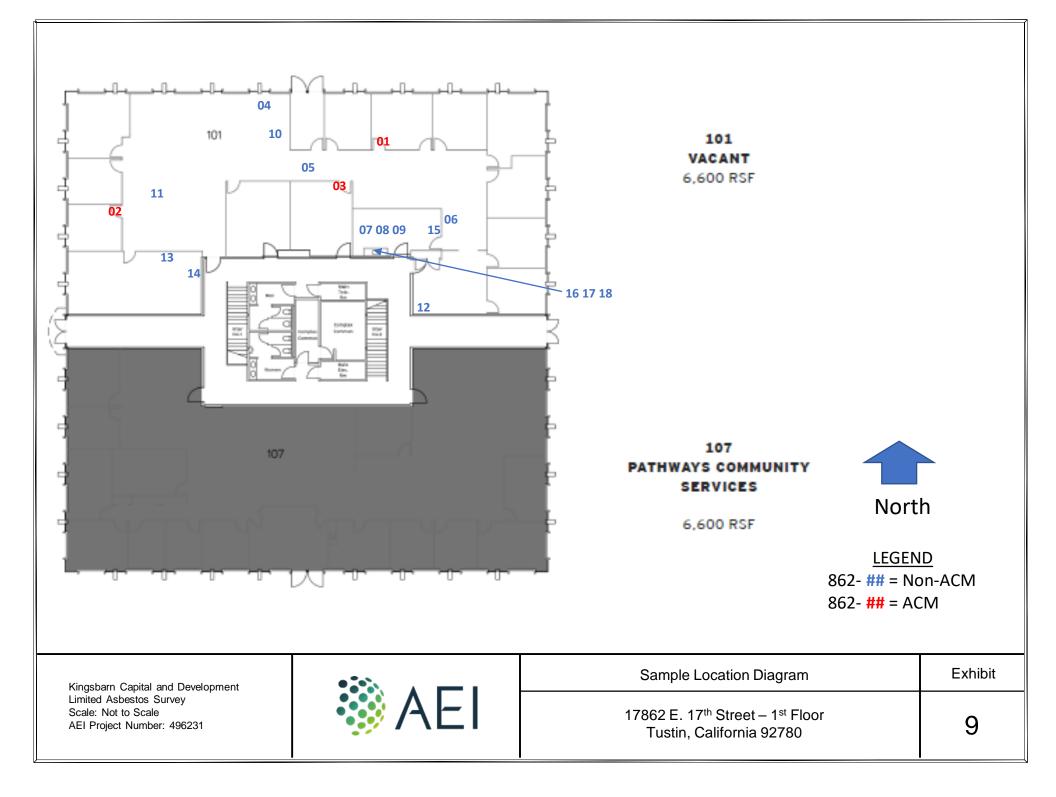


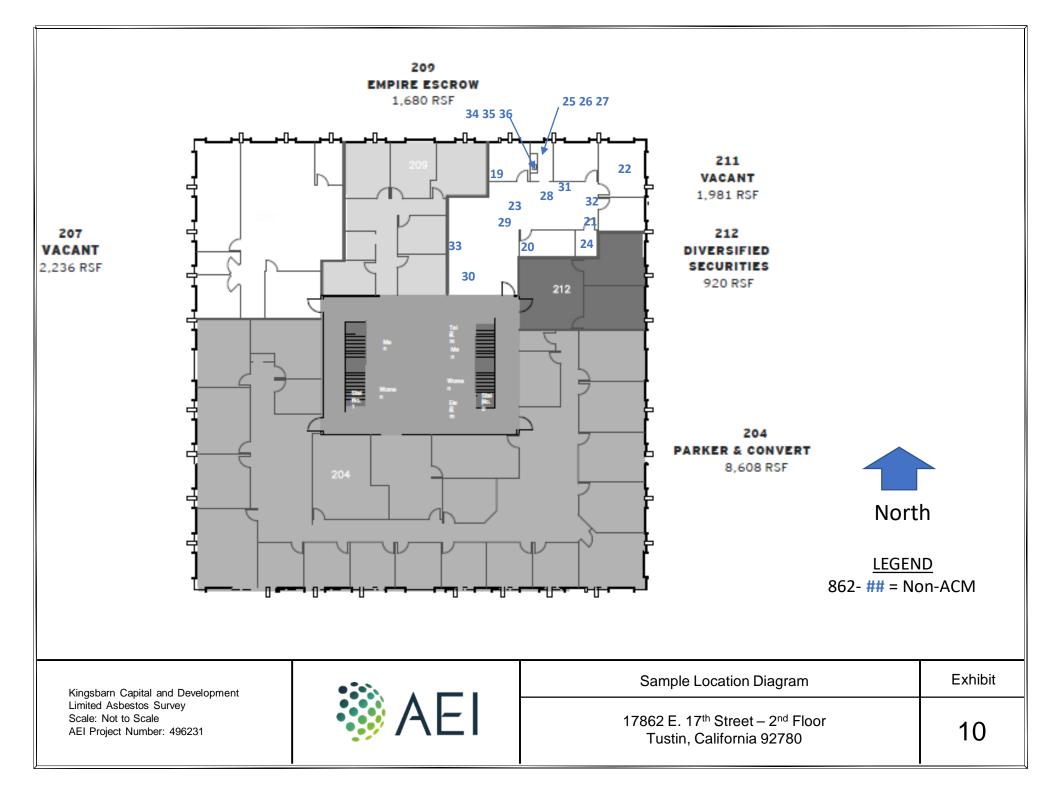
















Kingsbarn Capital and Development Limited Asbestos Survey Scale: Not to Scale AEI Project Number: 496231



17782 E. 17th Street – Roof and Exterior Tustin, California 92780

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