ASBESTOS AND LEAD-BASED PAINT SURVEY REPORT
MANUEL GARCIA ADOBE
31841-31871 CAMINO CAPISTRANO
SAN JUAN CAPISTRANO, CALIFORNIA 92675

PREPARED FOR:

31871 Camino Capistrano LLC
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San Juan Capistrano, California 92675

PREPARED BY:

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5319 University Drive, Suite 20
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Report Date: April 3, 2024
Project Number: 24-1975

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April 3, 2024

31871 Camino Capistrano LLC
31801 Paseo Adelanto
San Juan Capistrano, California 92675

Subject: Asbestos and Lead-Based Paint Survey Report
Manuel Garcia Adobe
31841-31871 Camino Capistrano
San Juan Capistrano, California 92675
Project Number: 24-1975

Earth Science LLC (Earth Science) is pleased to provide the results of this Asbestos and Lead-Based Paint Survey (survey) Report for the above-mentioned address (subject property). This survey was performed in general conformance with the scope and limitations as detailed in our proposal dated February 2, 2024. This survey included a site reconnaissance, suspect material sampling, and laboratory analysis.

We appreciate the opportunity to provide environmental services to 31871 Camino Capistrano LLC. If you have any questions concerning this report, please contact our office at (949) 441-0433.

Respectfully,

Sean Rakhshani, EP
Principal

EARTH SCIENCE LLC

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1.0 INTRODUCTION

1.1 Property Description

Address:	31841-31871 Camino Capistrano, San Juan Capistrano, California 92675
Nature of Use:	Commercial
Number of Buildings:	One
Number of Floors:	Three (two aboveground levels and one basement level)
Building Size:	6,300 Square feet (SF) (2,444 SF demolition area)
Surveyed By:	Burke Walker
Assessment Date:	March 19, 2024

1.2 Purpose and Scope

The purpose of this Asbestos and Lead-Based Paint (LBP) Survey (survey) was to locate and identify any asbestos-containing material (ACM) and LBP that may be present in the building, to assess the existing condition of the ACM and LBP within the building, and to make recommendations based upon the findings of the survey. The suspect materials sampled during the survey were limited to accessible areas within the interior and exterior of the building.

2.0 REGULATORY STANDARDS

2.1 Asbestos-Containing Material Regulations

The National Emission Standard for Hazardous Air Pollutants (NESHAP) defines Regulated ACM (RACM) as the following: friable materials containing greater than one percent (1.0%) asbestos as determined by polarized light microscopy (PLM); Category I non-friable materials (e.g., floor tiles and asphalt roofing products) containing greater than 1.0% asbestos that have become friable or have been subjected to, or will be subjected to, sanding, grinding, cutting, or abrading; and Category II non-friable materials (e.g., non-friable asbestos-containing materials that are not Category I materials) containing more than 1.0% asbestos that have a high probability of becoming, or have already been reduced to, a friable condition by demolition or renovation activities. Additionally, the Asbestos Hazard Emergency Response Act (AHERA) protocols are used nationally as a common standard for the performance and accreditation of the material sample process.

The United States Environmental Protection Agency (USEPA) is the designated implementing agency for the NESHAP nationally, with the responsibility also delegated to State and local agencies. Locally, the South Coast Air Quality Management District (SCAQMD) is the responsible agency for implementing and enforcing the NESHAP.

Under the Federal NESHAP regulation for asbestos, Category I non-friable ACM is subject to regulation only if it has been or will be subjected to sanding, grinding, cutting, or abrading. Under SCAQMD's asbestos rule which mirrors NESHAP, all ACM (except for *de minimis* quantities of less than 100 SF) are subject to regulation. For example, the SCAQMD defines Class I ACM as the following: friable materials containing more than 1.0% asbestos as determined by PLM; and non-friable materials containing more than 1.0% asbestos that, when dry, can be broken, crumbled, pulverized, or reduced to powder in the course of demolition or renovation activities, including transite materials, mastic, roofing felts, roofing tiles, cement water pipes, and resilient floor tiles. Class II ACM is all other material containing more than 1.0% asbestos. Class II non-friable ACM is subject to limited regulation under SCAQMD Rules.

The above-noted samples (if any) that contain greater than 1.0% asbestos would meet the definition of Class I ACM. The SCAQMD requires a 10-day written notification prior to any demolition and/or renovation activities followed by the removal of all ACMs prior to demolition or renovation activities.

In certain situations, the State of California regulates Asbestos-Containing Construction Materials (ACCM), which is material that contains more than 0.1% asbestos by weight. The California Occupational Safety and Health Administration (Cal-OSHA) requires that workers be protected from exposures to ACCM, but like Federal OSHA, regulates asbestos exposure with a Permissible Exposure Limit (PEL) of 0.1 fibers per cubic centimeter (f/cc) as an eight hour time-weighted average (TWA).

2.2 Lead-Based Paint Regulations

The USEPA, United States Department of Housing and Urban Development (HUD), and the California Department of Public Health (CDPH) define LBP as paint containing equal to or greater than 0.5% lead by weight, 5,000 parts per million (ppm) lead by concentration, or 1.0 milligram per square centimeter (mg/cm^2) lead by area. However, Cal-OSHA requires an exposure assessment for certain "trigger activities" at any detectable lead concentration (whenever lead is present) and for other construction tasks disturbing lead where components contain lead at greater than 0.06% by weight.

On April 22, 2008, the USEPA issued a rule requiring the use of lead-safe practices and other actions aimed at preventing lead poisoning. Under the USEPA Renovation, Repair, and Painting (RRP) Rule, beginning in April 2010, contractors performing renovation, repair, and painting projects that disturb LBP in homes, child care facilities, and schools built before 1978 must be certified and must follow specific work practices to prevent lead contamination. Until that time, HUD and USEPA recommend that anyone performing renovation, repair, and painting projects that disturb lead-based paint in pre-1978 homes, child care facilities, and schools follow lead-safe work practices.

The Cal-OSHA PEL for worker exposure to airborne lead particles is 50 micrograms per cubic meter of air (50 $\mu g/m^3$ TWA). The OSHA Lead Construction Standard lists an Action Level of 30 $\mu g/m^3$ TWA. Therefore, proposed demolition/renovation activities that include material with lead in any concentration could, under certain circumstances, trigger the Cal-OSHA and OSHA regulations.

The concentrations of airborne lead generated by disturbing lead-containing materials may vary based upon several factors, including "trigger activities" such as manual demolition, manual scraping and sanding, abrasive blasting, and the severity of disturbance to the building materials. Determination of airborne lead concentrations requires air monitoring by a trained lead professional during building material disturbance.

3.0 SURVEY PROCEDURES AND METHODOLOGIES

This survey was conducted by Mr. Burke Walker, a California Department of Industrial Relations, Division of Occupational Safety and Health (DOSH) Certified Asbestos Consultant (CAC) and a CDPH Certified Lead Inspector/Assessor (CLIA) qualified by experience, education, and training in the recognition of potential ACM and LBP and approved bulk sampling techniques.

Survey personnel were provided free access throughout the subject property. All accessible areas of the subject property were inspected. Homogeneous building materials suspected to contain asbestos and LBP were identified. Bulk samples were collected from each suspect homogeneous building material in accordance with the scope of work.

The ACM portion of the survey was performed in accordance with USEPA recommended procedures found in USEPA-45-/2-78-014 (Parts I and II) and USEPA 560/5-85-024. These procedures call for visual inspection of the spaces for suspect friable material and collection and analysis for representative samples of suspect material. Friability is a mechanical classification as defined by the USEPA NESHAP regulations as “any material containing more than 1.0 percent asbestos as determined using the method specified in appendix A, Subpart F, 40 Code of Federal Regulations (CFR), sectional, Polarized Light Microscopy, that when dry, can be crumbled, pulverized, or reduced to powder by hand pressure.” Suspect materials which can be visually identified as fiberglass by the inspector are not required to be sampled for asbestos content.

The LBP inspection and sampling procedures were performed in general accordance with Chapter 7 of the HUD Guidelines for the Evaluation and Control of Lead-Based Paint Hazards in Housing and with procedures published by the USEPA in 40 CFR Part 745 and Title X of the 1992 Housing and Community Development Act. Representative samples of suspected LBP were collected from the subject property building in general accordance with HUD protocol for bulk paint sampling.

4.0 ASBESTOS SURVEY RESULTS

4.1 Visual Inspection

Suspect ACMs observed at the time of the inspection were sampled and analyzed for asbestos content. ACM is defined as any material containing more than 1.0% asbestos as determined using PLM (40 CFR 61). The materials of concern for this survey included the interior and exterior building components.

Earth Science did not attempt to disassemble mechanical equipment, open pipe chases, or assess materials within wall cavities. Regardless of the thoroughness of a survey, the possibility exists that some areas containing ACMs were not identified, inaccessible, or different from those materials at specific locations.

4.2 Analytical Results

A total of 27 bulk (46 individual) samples of suspect ACM were collected for analysis. Asbestos sample analysis via PLM (USEPA Method 600/R-93/116) was conducted by Ecologics Laboratories. Ecologics Laboratories is accredited by the National Volunteer Laboratory Accreditation Program (NVLAP).

A summary of the laboratory analytical results are provided in the following table. The laboratory reports and chain-of-custody records are contained in Appendix A. The sample locations are depicted on a map contained in Appendix B. The staff and laboratory Certifications are contained in Appendix C. The Photographic Documentation is contained in Appendix D.

Analytical Results

Sample No.	Location	Description	Condition	Friability	Asbestos Content
A1	Exterior southwest wall	Stucco-skim coat, white	Good	Non-friable	None detected
A1	Exterior southwest wall	Stucco-base coat, gray	Good	Non-friable	None detected
A2	Exterior southwest wall	Stucco-skim coat, white	Good	Non-friable	None detected
A2	Exterior southwest wall	Stucco-base coat, gray	Good	Non-friable	None detected
A3	Exterior southwest wall	Stucco-skim coat, white	Good	Non-friable	None detected
A3	Exterior southwest wall	Stucco-base coat, gray	Good	Non-friable	None detected
A4	Exterior southwest wall	Lath behind stucco, black	Good	Non-friable	None detected
A5	Exterior southwest window	Window glazing, white	Good	Non-friable	**2% Chrysotile**

Sample No.	Location	Description	Condition	Friability	Asbestos Content
A6	Exterior southwest window	Window glazing, white	Good	Non-friable	**2% Chrysotile**
A7	Exterior west wall	Fiberboard texture coating, white	Good	Friable	None detected
A7	Exterior west wall	Tar, black	Good	Friable	None detected
A8	Exterior west wall	Fiberboard texture coating, white	Good	Friable	None detected
A8	Exterior west wall	Tar, black	Good	Friable	None detected
A8	Exterior west wall	Fiberboard, brown	Good	Non-friable	None detected
A9	Exterior west wall	Stucco-skim coat, white	Good	Non-friable	None detected
A9	Exterior west wall	Stucco-base coat, gray	Good	Non-friable	None detected
A10	Exterior west wall	Stucco-skim coat, white	Good	Non-friable	None detected
A10	Exterior west wall	Stucco-base coat, gray	Good	Non-friable	None detected
A11	Exterior pitched rooftop	Roof shingle, black/gray	Good	Non-friable	None detected
A12	Exterior pitched rooftop	Roof shingle, black/gray	Good	Non-friable	None detected
A12	Exterior pitched rooftop	Roof felt, black	Good	Non-friable	None detected
A13	Exterior pitched rooftop	Rolled roofing, black/gray	Good	Non-friable	None detected
A13	Exterior pitched rooftop	Roof tar, black	Good	Non-friable	None detected
A13	Exterior pitched rooftop	Roof felt, black	Good	Non-friable	None detected
A14	Exterior flat rooftop, north-side	Rolled roofing, black/gray	Good	Non-friable	None detected
A14	Exterior flat rooftop, north-side	Roof tar, black	Good	Non-friable	None detected
A14	Exterior flat rooftop, north-side	Roof felt, black	Good	Non-friable	None detected
A15	Exterior flat rooftop, skylight	Roof mastic, black	Good	Non-friable	**3% Chrysotile**
A16	Exterior west wall, 2nd story	Stucco-skim coat, white	Good	Non-friable	None detected
A16	Exterior west wall, 2nd story	Stucco-base coat, gray	Good	Non-friable	None detected
A17	Interior wall, center-east	Plaster with skim coat, gray/white	Fair	Non-friable	None detected
A18	Interior wall, south-east	Plaster with skim coat, gray/white	Fair	Non-friable	None detected
A19	Interior wall, north-east	Plaster with skim coat, gray/white	Fair	Non-friable	None detected

Sample No.	Location	Description	Condition	Friability	Asbestos Content
A20	Interior floor, southwest room	Linoleum, brown/gray	Good	Non-friable	**15% Chrysotile**
A20	Interior floor, southwest room	Adhesive, white/yellow	Good	Non-friable	None detected
A21	Interior floor, southwest room	Linoleum, brown/gray	Good	Non-friable	**15% Chrysotile**
A21	Interior floor, southwest room	Adhesive, white/yellow	Good	Non-friable	None detected
A22	Interior floor, west restroom	Linoleum, brown/tan/white	Fair	Non-friable	None detected
A22	Interior floor, west restroom	Adhesive, brown	Fair	Non-friable	None detected
A23	Interior floor, west restroom	Linoleum, brown/tan/white	Fair	Non-friable	None detected
A23	Interior floor, west restroom	Adhesive, brown	Fair	Non-friable	None detected
A24	Exterior building footing/foundation	Concrete, gray	Good	Non-friable	None detected
A25	Exterior building footing/foundation	Concrete, gray	Good	Non-friable	None detected
A26	Exterior building footing/brick/stone	Mortar, gray	Good	Non-friable	None detected
A27	Exterior building footing/brick/stone	Mortar, gray	Good	Non-friable	None detected

5.0 LEAD-BASED PAINT SURVEY RESULTS

5.1 Visual Inspection

Suspect LBPs observed at the time of the inspection were sampled and analyzed for lead content. LBP is defined as paint containing equal to or greater than 0.5% lead by weight, 5,000 ppm lead by concentration, or 1.0 mg/cm^2 lead by area. The materials of concern for this survey included the interior and exterior building components.

Earth Science did not attempt to disassemble mechanical equipment, open pipe chases, or assess materials within wall cavities. Regardless of the thoroughness of a survey, the possibility exists that some areas containing LBPs were not identified, inaccessible, or different from those materials at specific locations. Representative samples were collected from surfaces that visually appeared to contain various types and colors of paint. Every attempt was made to identify unique color and/or surface types. However, the possibility exists that: 1) different paints are not visually distinct, 2) hidden surfaces exist, or 3) areas that were painted with different and distinct paint types are now covered by a single overlay.

5.2 Analytical Results

A total of 10 samples of suspect LBP were collected for analysis. Lead sample analysis via Flame Atomic Absorption Spectrophotom (AAS) (USEPA Method SW 846 3050B/7000B) was conducted by LA Testing in Huntington Beach, California. LA Testing is accredited by the American Industrial Hygiene Association Laboratory Accreditation Program (AIHA LAP).

A summary of the laboratory analytical results are provided in the following table. The laboratory reports and chain-of-custody records are contained in Appendix A. The sample locations are depicted on a map contained in Appendix B. The staff and laboratory Certifications are contained in Appendix C. The Photographic Documentation is contained in Appendix D.

Analytical Results

Sample No.	Location	Description	Condition	Lead Content
P1	Exterior southwest wall	White paint	Good	<80 ppm
P2	Exterior southwest eave trim	White paint	Good	560 ppm
P3	Exterior southwest window frame	Green paint	Good	**20,000 ppm**
P4	Exterior wall, 2nd story	White paint	Good	<80 ppm
P5	Interior wall, south room	White paint	Good	**50,000 ppm**

Sample No.	Location	Description	Condition	Lead Content
P6	Interior wall, east near adobe	Pink paint	Good	1,000 ppm
P7	Interior wall, east-center near adobe	White paint	Good	**10,000 ppm**
P8	Interior wall, east-north near adobe	White paint	Good	<80 ppm
P9	Interior wall, north room	Green paint	Good	**27,000 ppm**
P10	Exterior wall, northwest side	White paint	Good	<80 ppm

6.0 CONCLUSIONS

6.1 Asbestos-Containing Material Conclusions

According to results of the analytical testing, five of the 46 analyzed samples collected from the subject property building contained ACMs (defined as materials containing greater than 1.0% asbestos content). The following ACMs were detected in the subject property building:

- Approximately 300 linear feet (LF) of the white-colored window glazing located in the exterior southwest window of the building contained asbestos (2.0% Chrysotile).

- Approximately 100 LF of the black mastic located in the skylight on the flat rooftop of the building contained asbestos (3.0% Chrysotile).

- Approximately 200 SF of the brown/gray-colored linoleum flooring located in the southwest room of the building interior contained asbestos (15% Chrysotile).

Please note that the above volumes of ACM (expressed in LF and SF) are rough-order magnitude estimates only; the actual volumes of ACM may vary and should be verified by the abatement contractor prior to removal.

The USEPA recommends that all ACMs be properly abated by a certified asbestos contractor prior to performing any renovation or demolition activities that may impact the materials. In the absence of planned renovation/demolition activities, the USEPA recommends that any identified ACMs be managed in-place. Any damaged ACMs should be removed, repaired, encapsulated, or enclosed. ACMs that are not damaged may be managed in-place in accordance with a written Operations and Maintenance Program.

Federal, State, and local laws require that prior to performing any renovation and/or demolition operations which may disturb ACMs, building owners and/or their representatives meet the following requirements:

- Notifications;

- Removal techniques (such as wetting) for ACMs;

- Cleanup procedures; and

- Waste storage and disposal requirements.

6.2 Lead-Based Paint Conclusions

According to results of the analytical testing, four of the 10 analyzed samples collected from the subject property building contained LBP (defined as paint containing equal to or greater than 0.5% lead by weight, 5,000 ppm lead by concentration, or 1.0 mg/cm^2 lead by area). The following LBP was detected in the subject property building:

- Approximately 500 SF of the green-colored paint located on the exterior southwest window frame of the building contained 20,000 ppm of lead.

- Approximately 1,000 SF of the white-colored paint located on the interior wall in the south room contained 50,000 ppm of lead.

- Approximately 1,000 SF of the white-colored paint located on the interior wall in the east-center area of the building (near the area of the original adobe structure) contained 10,000 ppm of lead.

- Approximately 1,000 SF of the green-colored paint located on the interior wall in the north room of the building contained 27,000 ppm of lead.

Please note that the above volumes of LBP (expressed in SF) are rough-order magnitude estimates only; the actual volumes of LBP may vary and should be verified by the abatement contractor prior to removal and/or stabilization.

All Federal, State, and local regulations pertaining to LBPs should be followed by any individuals performing work at the subject property buildings.

Cal-OSHA regulates worker exposures whenever lead is present at any concentration. Any proposed activities which involve the disturbance of paint containing lead could trigger Cal-OSHA and OSHA regulations regarding construction worker exposures to airborne lead.

The results of this survey should be provided to contractors and sub-contractors performing work at the subject property buildings that may disturb any LBP and/or lead-containing materials. All site workers should take appropriate measures accordingly, including the use of adequate worker personal protective equipment, engineering controls, and other precautions. The general contractor and any sub-contractors performing any proposed demolition/renovation work are responsible for the health and safety of construction workers at the subject property.

7.0 LIMITATIONS

Earth Science subcontracted with Ecologics Laboratories and LA Testing to perform asbestos and LBP analysis activities. No expressed or implied warranties are made by Earth Science or Ecologics Laboratories and LA Testing as to the use of any information, apparatus, product, or process disclosed in this report. Every reasonable effort has been made to assure correctness.

If an asbestos or LBP abatement contractor or other demolition/construction contractor is employed, such contractor should bring any discrepancies found in this report as it relates to current site conditions or newly discovered site conditions to the immediate attention of Earth Science.

No demolition or product research was performed in attempt to reveal material compositions. The services provided by Earth Science for this project consist of opinions and recommendations made in accordance with generally-accepted environmental principles/practices. These services are designed to provide an analytical tool to assist the client.

Earth Science and its subcontractors (Ecologics Laboratories and LA Testing) and their employees and representatives bear no responsibility for the actual condition of the structure or safety of this site pertaining to asbestos and LBP and/or asbestos and LBP contamination regardless of the actions taken by the survey team or the client.

All building areas were inspected to the best of the inspector's ability. However, it is possible that some unobservable materials are located within the spaces that remain unidentified. As always, any contractor encountering additional suspect materials during demolition/renovation should have those materials tested at that time to determine ACM/LBP content. Building materials located outside the subject property were not included in this survey.

The findings presented in this report were based on field observations, random sampling and analysis, review of available data, and discussions with local regulatory and advisory agencies. Therefore, the data obtained are clear and accurate only to the degree implied by the sources and methods used. The information presented herewith was based on professional interpretation using presently accepted methods with a degree of conservatism deemed proper as of the report date. We do not warrant that future technical developments cannot supersede such data.

This Report has been prepared for the exclusive use of 31871 Camino Capistrano LLC and is subject to the terms and conditions in the applicable contract between the Client and Earth Science. Unauthorized use of or reliance on the information contained in this report, unless given express written consent by Earth Science, is strictly prohibited. The unauthorized use of, reliance on, or release of the information contained in this report, without the expressed written consent of Earth Science is strictly prohibited and will be without risk or liability to Earth Science.

8.0 SIGNATURES OF PROFESSIONALS

Earth Science has performed a limited asbestos and LBP survey of the property located at 31841-31871 Camino Capistrano, San Juan Capistrano, California 92675 in general conformance with the scope and limitations stated earlier in this report.

Prepared By:



Burke Walker, EP, CAC, CLIA
Certified Asbestos Consultant
California Certified Lead Inspector/Assessor

Reviewed By:



Sean Rakhshani, EP
Principal

APPENDIX A: LABORATORY REPORTS AND CHAIN-OF-CUSTODY RECORDS

Ecologics Laboratories
2487 E. Orangethorpe Ave.
Fullerton, CA 92831
(714) 632-8118
www.ecologicslab.com

PLM Bulk Asbestos Report

Client: Earth Science LLC
Address: 5319 University Drive, Suite 20, Irvine, CA 92612
Project #: 24-1975
Project Name: MGA
Project Location: CA

LAB Job #: 240319093
# of Samples: 27
Collected By: Burke Walker
Date Received: 03/19/2024
Date Analyzed: 03/21/2024

Client ID	Layer #	Lab ID	Asbestos (Y or N)	% Asbestos / Type
A1	240319093.01.A	240319093.01		
Location : Ext. SW Walls **Analyst Description / Color** : Stucco-Skim Coat, Granular, Homogeneous, White **Asbestos Type** : **NONE** **Other Material Type** : 100% Non-Fibrous Material			No	NAD
Comments:				
A1	240319093.01.B	240319093.01		
Location : Ext. SW Walls **Analyst Description / Color** : Stucco-Base Coat, Granular, Homogeneous, Gray **Asbestos Type** : **NONE** **Other Material Type** : 100% Non-Fibrous Material			No	NAD
Comments:				
A2	240319093.02.A	240319093.02		
Location : Ext. SW Walls **Analyst Description / Color** : Stucco-Skim Coat, Granular, Homogeneous, White **Asbestos Type** : **NONE** **Other Material Type** : 100% Non-Fibrous Material			No	NAD
Comments:				
A2	240319093.02.B	240319093.02		
Location : Ext. SW Walls **Analyst Description / Color** : Stucco-Base Coat, Granular, Homogeneous, Gray **Asbestos Type** : **NONE** **Other Material Type** : 100% Non-Fibrous Material			No	NAD
Comments:				
A3	240319093.03.A	240319093.03		
Location : Ext. SW Walls **Analyst Description / Color** : Stucco-Skim Coat, Granular, Homogeneous, White **Asbestos Type** : **NONE** **Other Material Type** : 100% Non-Fibrous Material			No	NAD
Comments:				

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PLM Bulk Asbestos Report

Client: Earth Science LLC
Address: 5319 University Drive, Suite 20, Irvine, CA 92612
Project #: 24-1975
Project Name: MGA
Project Location: CA

LAB Job #: 240319093
# of Samples: 27
Collected By: Burke Walker
Date Received: 03/19/2024
Date Analyzed: 03/21/2024

Client ID	Layer #	Lab ID	Asbestos (Y or N)	% Asbestos / Type
A3	240319093.03.B	240319093.03		
Location : Ext. SW Walls **Analyst Description / Color** : Stucco-Base Coat, Granular, Homogeneous, Gray **Asbestos Type** : **NONE** **Other Material Type** : 100% Non-Fibrous Material			No	NAD
Comments:				
A4	240319093.04.A	240319093.04		
Location : Ext. SW Wall **Analyst Description / Color** : Vapor Barrier, Fibrous, Homogeneous, Black **Asbestos Type** : **NONE** **Other Material Type** : 80% Cellulose, 20% Non-Fibrous Material			No	NAD
Comments:				
A5	240319093.05.A	240319093.05		
Location : Ext. SW Window **Analyst Description / Color** : Window Glazing, Firm, Homogeneous, White **Asbestos Type** : **Chrysotile** **Other Material Type** : 98% Non-Fibrous Material			Yes	2% Chrysotile
Comments:				
A6	240319093.06.A	240319093.06		
Location : Ext. SW Window **Analyst Description / Color** : Window Glazing, Firm, Homogeneous, White **Asbestos Type** : **Chrysotile** **Other Material Type** : 98% Non-Fibrous Material			Yes	2% Chrysotile
Comments:				
A7	240319093.07.A	240319093.07		
Location : Ext. W. Wall **Analyst Description / Color** : Texture Coating, Firm, Granular, Homogeneous, White **Asbestos Type** : **NONE** **Other Material Type** : 100% Non-Fibrous Material			No	NAD
Comments:				

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PLM Bulk Asbestos Report

Client: Earth Science LLC
Address: 5319 University Drive, Suite 20, Irvine, CA 92612
Project #: 24-1975
Project Name: MGA
Project Location: CA

LAB Job #: 240319093
# of Samples: 27
Collected By: Burke Walker
Date Received: 03/19/2024
Date Analyzed: 03/21/2024

Client ID	Layer #	Lab ID	Asbestos (Y or N)	% Asbestos / Type
A7	240319093.07.B	240319093.07		
Location : Ext. W. Wall **Analyst Description / Color** : Tar, Homogeneous, Tarry, Black **Asbestos Type** : **NONE** **Other Material Type** : 100% Non-Fibrous Material			No	NAD
Comments:				
A7	240319093.07.C	240319093.07		
Location : Ext. W. Wall **Analyst Description / Color** : Fiberboard, Fibrous, Homogeneous, Brown **Asbestos Type** : **NONE** **Other Material Type** : 80% Cellulose, 20% Non-Fibrous Material			No	NAD
Comments:				
A8	240319093.08.A	240319093.08		
Location : Ext. W. Wall **Analyst Description / Color** : Texture Coating, Firm, Granular, Homogeneous, White **Asbestos Type** : **NONE** **Other Material Type** : 100% Non-Fibrous Material			No	NAD
Comments:				
A8	240319093.08.B	240319093.08		
Location : Ext. W. Wall **Analyst Description / Color** : Tar, Homogeneous, Tarry, Black **Asbestos Type** : **NONE** **Other Material Type** : 100% Non-Fibrous Material			No	NAD
Comments:				
A8	240319093.08.C	240319093.08		
Location : Ext. W. Wall **Analyst Description / Color** : Fiberboard, Fibrous, Homogeneous, Brown **Asbestos Type** : **NONE** **Other Material Type** : 80% Cellulose, 20% Non-Fibrous Material			No	NAD
Comments:				

Ecologics Laboratories
2487 E. Orangethorpe Ave.
Fullerton, CA 92831
(714) 632-8118
www.ecologicslab.com

PLM Bulk Asbestos Report

Client: Earth Science LLC
Address: 5319 University Drive, Suite 20, Irvine, CA 92612
Project #: 24-1975
Project Name: MGA
Project Location: CA

LAB Job #: 240319093
# of Samples: 27
Collected By: Burke Walker
Date Received: 03/19/2024
Date Analyzed: 03/21/2024

Client ID	Layer #	Lab ID	Asbestos (Y or N)	% Asbestos / Type
A9	240319093.09.A	240319093.09		
Location : Ext. W. Wall **Analyst Description / Color** : Stucco-Skim Coat, Granular, Homogeneous, White **Asbestos Type** : **NONE** **Other Material Type** : 100% Non-Fibrous Material			No	NAD
Comments:				
A9	240319093.09.B	240319093.09		
Location : Ext. W. Wall **Analyst Description / Color** : Stucco-Base Coat, Granular, Homogeneous, Gray **Asbestos Type** : **NONE** **Other Material Type** : 100% Non-Fibrous Material			No	NAD
Comments:				
A10	240319093.10.A	240319093.10		
Location : Ext. W. Wall **Analyst Description / Color** : Stucco-Skim Coat, Granular, Homogeneous, White **Asbestos Type** : **NONE** **Other Material Type** : 100% Non-Fibrous Material			No	NAD
Comments:				
A10	240319093.10.B	240319093.10		
Location : Ext. W. Wall **Analyst Description / Color** : Stucco-Base Coat, Granular, Homogeneous, Gray **Asbestos Type** : **NONE** **Other Material Type** : 100% Non-Fibrous Material			No	NAD
Comments:				
A11	240319093.11.A	240319093.11		
Location : Ext. Pitched Rooftop **Analyst Description / Color** : Roof Shingle, Fibrous, Granular, Homogeneous, Black, Gray **Asbestos Type** : **NONE** **Other Material Type** : 15% Fiberglass, 85% Non-Fibrous Material			No	NAD
Comments:				

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PLM Bulk Asbestos Report

Client: Earth Science LLC
Address: 5319 University Drive, Suite 20, Irvine, CA 92612
Project #: 24-1975
Project Name: MGA
Project Location: CA

LAB Job #: 240319093
# of Samples: 27
Collected By: Burke Walker
Date Received: 03/19/2024
Date Analyzed: 03/21/2024

Client ID	Layer #	Lab ID	Asbestos (Y or N)	% Asbestos / Type
A12	240319093.12.A	240319093.12		
Location : Ext. Pitched Rooftop **Analyst Description / Color** : Roof Shingle, Fibrous, Granular, Homogeneous, Black, Gray **Asbestos Type** : **NONE** **Other Material Type** : 15% Fiberglass, 85% Non-Fibrous Material			No	NAD
Comments:				
A12	240319093.12.B	240319093.12		
Location : Ext. Pitched Rooftop **Analyst Description / Color** : Roof Felt, Fibrous, Homogeneous, Black **Asbestos Type** : **NONE** **Other Material Type** : 60% Cellulose, 40% Non-Fibrous Material			No	NAD
Comments:				
A13	240319093.13.A	240319093.13		
Location : Ext. Pitched Rooftop **Analyst Description / Color** : Rolled Roofing, Fibrous, Granular, Homogeneous, Black, Gray **Asbestos Type** : **NONE** **Other Material Type** : 15% Cellulose, 85% Non-Fibrous Material			No	NAD
Comments:				
A13	240319093.13.B	240319093.13		
Location : Ext. Pitched Rooftop **Analyst Description / Color** : Roof Tar, Homogeneous, Tarry, Black **Asbestos Type** : **NONE** **Other Material Type** : 100% Non-Fibrous Material			No	NAD
Comments:				
A13	240319093.13.C	240319093.13		
Location : Ext. Pitched Rooftop **Analyst Description / Color** : Roof Felt, Fibrous, Homogeneous, Black **Asbestos Type** : **NONE** **Other Material Type** : 60% Cellulose, 40% Non-Fibrous Material			No	NAD
Comments:				

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PLM Bulk Asbestos Report

Client: Earth Science LLC
Address: 5319 University Drive, Suite 20, Irvine, CA 92612
Project #: 24-1975
Project Name: MGA
Project Location: CA

LAB Job #: 240319093
# of Samples: 27
Collected By: Burke Walker
Date Received: 03/19/2024
Date Analyzed: 03/21/2024

Client ID	Layer #	Lab ID	Asbestos (Y or N)	% Asbestos / Type
A14	240319093.14.A	240319093.14		
Location : Ext. Rooftop - Flat, Northside **Analyst Description / Color** : Rolled Roofing, Fibrous, Granular, Homogeneous, Black, Gray **Asbestos Type** : **NONE** **Other Material Type** : 15% Cellulose, 85% Non-Fibrous Material			No	NAD
Comments:				
A14	240319093.14.B	240319093.14		
Location : Ext. Rooftop - Flat, Northside **Analyst Description / Color** : Roof Tar, Homogeneous, Tarry, Black **Asbestos Type** : **NONE** **Other Material Type** : 100% Non-Fibrous Material			No	NAD
Comments:				
A14	240319093.14.C	240319093.14		
Location : Ext. Rooftop - Flat, Northside **Analyst Description / Color** : Roof Felt, Fibrous, Homogeneous, Black **Asbestos Type** : **NONE** **Other Material Type** : 60% Cellulose, 40% Non-Fibrous Material			No	NAD
Comments:				
A15	240319093.15.A	240319093.15		
Location : Ext. Rooftop - Flat, Skylight **Analyst Description / Color** : Roof Mastic, Homogeneous, Tarry, Black **Asbestos Type** : **Chrysotile** **Other Material Type** : 97% Non-Fibrous Material			Yes	3% Chrysotile
Comments:				
A16	240319093.16.A	240319093.16		
Location : Ext. W. Wall 2nd Story **Analyst Description / Color** : Stucco-Skim Coat, Granular, Homogeneous, White **Asbestos Type** : **NONE** **Other Material Type** : 100% Non-Fibrous Material			No	NAD
Comments:				

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PLM Bulk Asbestos Report

Client: Earth Science LLC
Address: 5319 University Drive, Suite 20, Irvine, CA 92612
Project #: 24-1975
Project Name: MGA
Project Location: CA

LAB Job #: 240319093
# of Samples: 27
Collected By: Burke Walker
Date Received: 03/19/2024
Date Analyzed: 03/21/2024

Client ID	Layer #	Lab ID	Asbestos (Y or N)	% Asbestos / Type
A16	240319093.16.B	240319093.16		
Location : Ext. W. Wall 2nd Story **Analyst Description / Color** : Stucco-Base Coat, Granular, Homogeneous, Gray **Asbestos Type** : **NONE** **Other Material Type** : 100% Non-Fibrous Material			No	NAD
Comments:				
A17	240319093.17.A	240319093.17		
Location : Int. Wall - Center - East **Analyst Description / Color** : Plaster w/ Skim Coat, Granular, Non-Homogeneous, Gray, White **Asbestos Type** : **NONE** **Other Material Type** : 100% Non-Fibrous Material			No	NAD
Comments:				
A18	240319093.18.A	240319093.18		
Location : Int. Wall - South - East **Analyst Description / Color** : Plaster w/ Skim Coat, Granular, Non-Homogeneous, Gray, White **Asbestos Type** : **NONE** **Other Material Type** : 100% Non-Fibrous Material			No	NAD
Comments:				
A19	240319093.19.A	240319093.19		
Location : Int. Wall - North - East **Analyst Description / Color** : Plaster w/ Skim Coat, Granular, Non-Homogeneous, Gray, White **Asbestos Type** : **NONE** **Other Material Type** : 100% Non-Fibrous Material			No	NAD
Comments:				
A20	240319093.20.A	240319093.20		
Location : Int. Floor - S. West Room **Analyst Description / Color** : Linoleum, Fibrous, Firm, Homogeneous, Brown, Gray **Asbestos Type** : **Chrysotile** **Other Material Type** : 10% Cellulose, 75% Non-Fibrous Material			Yes	15% Chrysotile
Comments:				

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PLM Bulk Asbestos Report

Client: Earth Science LLC
Address: 5319 University Drive, Suite 20, Irvine, CA 92612
Project #: 24-1975
Project Name: MGA
Project Location: CA

LAB Job #: 240319093
# of Samples: 27
Collected By: Burke Walker
Date Received: 03/19/2024
Date Analyzed: 03/21/2024

Client ID	Layer #	Lab ID	Asbestos (Y or N)	% Asbestos / Type
A20	240319093.20.B	240319093.20		
Location : Int. Floor - S. West Room **Analyst Description / Color** : Adhesive, Firm, Non-Homogeneous, White, Yellow **Asbestos Type** : **NONE** **Other Material Type** : 100% Non-Fibrous Material			No	NAD
Comments:				
A21	240319093.21.A	240319093.21		
Location : Int. Floor - S. West Room **Analyst Description / Color** : Linoleum, Fibrous, Firm, Homogeneous, Brown, Gray **Asbestos Type** : **Chrysotile** **Other Material Type** : 10% Cellulose, 75% Non-Fibrous Material			Yes	15% Chrysotile
Comments:				
A21	240319093.21.B	240319093.21		
Location : Int. Floor - S. West Room **Analyst Description / Color** : Adhesive, Firm, Non-Homogeneous, White, Yellow **Asbestos Type** : **NONE** **Other Material Type** : 100% Non-Fibrous Material			No	NAD
Comments:				
A22	240319093.22.A	240319093.22		
Location : Int. Floor - West Restroom **Analyst Description / Color** : Linoleum, Fibrous, Firm, Homogeneous, Brown, Tan, White **Asbestos Type** : **NONE** **Other Material Type** : 25% Cellulose, 75% Non-Fibrous Material			No	NAD
Comments:				
A22	240319093.22.B	240319093.22		
Location : Int. Floor - West Restroom **Analyst Description / Color** : Adhesive, Firm, Homogeneous, Brown **Asbestos Type** : **NONE** **Other Material Type** : 100% Non-Fibrous Material			No	NAD
Comments:				

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PLM Bulk Asbestos Report

Client: Earth Science LLC
Address: 5319 University Drive, Suite 20, Irvine, CA 92612
Project #: 24-1975
Project Name: MGA
Project Location: CA

LAB Job #: 240319093
# of Samples: 27
Collected By: Burke Walker
Date Received: 03/19/2024
Date Analyzed: 03/21/2024

Client ID	Layer #	Lab ID	Asbestos (Y or N)	% Asbestos / Type
A23	240319093.23.A	240319093.23		
Location : Int. Floor - West Restroom **Analyst Description / Color** : Linoleum, Fibrous, Firm, Homogeneous, Brown, Tan, White **Asbestos Type** : **NONE** **Other Material Type** : 25% Cellulose, 75% Non-Fibrous Material			No	NAD
Comments:				
A23	240319093.23.B	240319093.23		
Location : Int. Floor - West Restroom **Analyst Description / Color** : Adhesive, Firm, Homogeneous, Brown **Asbestos Type** : **NONE** **Other Material Type** : 100% Non-Fibrous Material			No	NAD
Comments:				
A24	240319093.24.A	240319093.24		
Location : Ext. Bldg - Footing - Foundation **Analyst Description / Color** : Concrete, Granular, Homogeneous, Gray **Asbestos Type** : **NONE** **Other Material Type** : 100% Non-Fibrous Material			No	NAD
Comments:				
A25	240319093.25.A	240319093.25		
Location : Ext. Bldg - Footing - Foundation **Analyst Description / Color** : Concrete, Granular, Homogeneous, Gray **Asbestos Type** : **NONE** **Other Material Type** : 100% Non-Fibrous Material			No	NAD
Comments:				
A26	240319093.26.A	240319093.26		
Location : Ext. Bldg - Foundation - Brick - Stone **Analyst Description / Color** : Mortar, Granular, Homogeneous, Gray **Asbestos Type** : **NONE** **Other Material Type** : 100% Non-Fibrous Material			No	NAD
Comments:				

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PLM Bulk Asbestos Report

Client: Earth Science LLC
Address: 5319 University Drive, Suite 20, Irvine, CA 92612
Project #: 24-1975
Project Name: MGA
Project Location: CA

LAB Job #: 240319093
# of Samples: 27
Collected By: Burke Walker
Date Received: 03/19/2024
Date Analyzed: 03/21/2024

Client ID	Layer #	Lab ID	Asbestos (Y or N)	% Asbestos / Type
A27	240319093.27.A	240319093.27		
Location : Ext. Bldg - Foundation - Brick - Stone **Analyst Description / Color** : Mortar, Granular, Homogeneous, Gray **Asbestos Type** : **NONE** **Other Material Type** : 100% Non-Fibrous Material			No	NAD

Comments:

Chris Becerra – Analyst

Paola Ducoing – Approved by

NAD = no asbestos detected; NA = not analyzed, PS = positive stop; Reporting Limits: CVES = 1%, 400 PT CT = 0.25%, 1,000 PT CT = 0.1%. The analyses of the samples in this report were performed and analyzed in accordance with the procedures outlined in EPA 600/R-93/116 (Method for Determination of Asbestos in Building Materials); EPA 600/M4-82-020 (Interim Method for the Determination of Asbestos in Bulk Insulation Samples) and US Federal Register 40 CFR Appendix E to Subpart E of Part 763 (Interim Method of the Determination of Asbestos in Bulk Insulation Samples). Samples were analyzed using Calibrated Visual Estimate (CVES), therefore results may not be reliable for samples with low concentration levels or other Non-Friable Organically Bound (NOB) materials. The limit of detection for this analytical method is less than one percent (<1%) and total sample constituents may total greater than 100% due to trace amounts. These results lie within the statistical limits of variability calculated with standard reference materials routinely analyzed in the laboratory. In multi-layer samples, unless otherwise specified, the asbestos concentration is reported for the layer where asbestos is found. This report only relates to the samples that were submitted and Ecologics Lab and its personnel assumes no responsibility and/or are not liable for any misinformation provided by the client such as "sample location" or "sample type." This report may contain specific data not covered by NVLAP and is identified if footnotes are present. This report was issued by Ecologics Lab which is accredited by NVLAP (Lab Code 600190-0) and may not be reproduced except in full, without written approval of this laboratory. This report may not be used by the client to claim product certification, approval or endorsement by NVLAP, NIST or any agency of the Federal Government. NVLAP Lab Code: 600190-0

240319093

Job ID:240319093

Earth Science LLC

CHAIN OF CUSTODY

2487 E. Orangethorpe Ave. Fullerton, CA 92831
(714) 632 8118 reports@ecologicslab.com

CONTACT INFORMATION *	PROJECT INFORMATION *
Company: Earth Science LLC	Project #: 24-1975
Address: 5319 University Drive, Suite 20, Irvine, CA 92612	Project name: MGA
Phone: (949) 441-0433	Project location: CA
Contact: Sean Rakhshani, Principal	
Email results to: seanr@ea-science.com	Date sampled: 3/19/2024
	Sampled by: Burke Walker

ASBESTOS	MICROBIOLOGY
☒ PLM Bulk Analysis (EPA 600/R-93/116)	☐ Fungi: Non Viable Mold (ST)
☐ PLM 1,000 Point Count (<0.1%)	☐ Fungi: Non Viable Mold (TL, B, SW)
☐ PLM 400 Point Count (<0.25%)	☐ Fungi: Quantitative Spore Count Direct Exam (TL, B, SW)
☐ Gravimetric Point Count (<0.1%)	☐ Bacteria: Total Coliform, *E. coli* (P/A)
☐ PCM Airborne Fiber Count (NIOSH 7400)	☐ Bacteria: Total Coliform, *E. coli*, *Enterococcus* (P/A)
☐ PCM Airborne Fiber Count with TWA	☐ Carbon Black & Material Science Analysis
☐ Other:	

Turnaround time (TAT) *: ☐ 3-4 Hrs ☐ 6-8 Hrs ☐ 24 Hrs ☐ 48 Hrs ☒ 72 Hrs ☐ Other:

Additional information/ Special instructions:

☐ Stop at 1st positive on samples greater than 1%, EXCEPT for: _____

☐ Composite 1 wall system sample if found to be greater than or equal to 1%.

☐ Other: _____

SAMPLE ID	LOCATION *	DESCRIPTION *	ASBESTOS			MICROBIOLOGY/PCM				
			COND	QTY SF/LF	FRIABLE Y/N	TIME START	TIME STOP	FLOW START	FLOW STOP	TOTAL
A1	Ext. SW Walls	Stucco	Good	300	N					
A2	↓	↓	↓	↓	↓					
A3	↓	↓	↓	↓	↓					
A4	Ext. SW Wall	Lath behind Stucco	Good	300	N					
A5	Ext. SW Window	Glazing	Good	300 LF	N					
A6	↓	↓	↓	↓	↓					
A7	Ext. W. Wall	Painted Fiber Board	Good	300	Y					
A8	↓	↓	↓	↓	↓					
A9	Ext. Wall ~~West~~	Stucco	Good	200	N					

Weather	Fog	Rain	Snow	Wind	Clear	TIME *	DATE *	RELINQUISHED BY *	RECEIVED BY
	☐	☐	☐	☐	☒		3/19/2024	Burke Walker	Paola Ducoing 3/19/24 @ 3:15

* Necessary information for processing.

ST: Spore Trap, TL: Tape Lift, B: Bulk, Sw: Swab, P/A: Presence/ Absence, QTY: Quantity, SF: Square Foot, LF: Linear Foot,

COND: Conditions: G = Good; D = Damaged; SD = Significantly Damaged.

Page 1 of 2

MAR 19 '24 PM 3:13

240319093

ECOLOGICS LABS

CHAIN OF CUSTODY

2487 E. Orangethorpe Ave. Fullerton, CA 92831

(714) 632 8118 reports@ecologicslab.com

Job ID:240319093

Earth Science LLC

Company: Earth Science LLC Project #: 24-1975

SAMPLE ID	LOCATION *	DESCRIPTION *	ASBESTOS			MICROBIOLOGY/PCM				
			COND	QTY SF/LF	FRIABLE Y/N	TIME START	TIME STOP	FLOW START	FLOW STOP	TOTAL
A10	W. Wall, Ext.	Stucco	Good	200	N					
A11	Ext. Pitched Rooftop	Composition Shingles	Good	2,000	N					
A12	↓	↓	↓	↓	↓					
A13	Ext. Pitched Rooftop	Comp. Sheathing	Good	2,000	N					
A14	Ext. Rooftop-Flat	Northside - B.U.R.	Good	250	N					
A15	Ext Rooftop-Flat, Skylight	- Mastic	Good	100 LF	N					
A16	Ext. W. Wall 2nd Story	Stucco	Good	100	N					
A17	Int Wall. Center East	Plaster, near Adobe	Fair	200	N					
A18	Int. Wall. South East	Plaster, near Adobe	Fair	100	N					
A19	Int. Wall North-East	Plaster, near Adobe	Fair	100	N					
A20	Int. Floor - S. West Room	Brown Linoleum	Good	200	N					
A21	↓	↓	↓	↓	↓					
A22	Int Floor West Restroom	White Linoleum	Fair	100	N					
A23	↓	↓	↓	↓	↓					
A24	Ext. Bldg Footing - Foundation	Concrete	Good	250	N					
A25	↓	↓	↓	↓	↓					
A26	Ext. Bldg Foundation	Brick-Stone Mortar	Good	400	N					
A27	↓	↓	↓	↓	↓					

* Necessary information for processing.

ST: Spore Trap, TL: Tape Lift, B: Bulk, Sw: Swab, P/A: Presence/ Absence, QTY: Quantity, SF: Square Foot, LF: Linear Foot,

COND: Conditions: G = Good; D = Damaged; SD = Significantly Damaged.

Paola Ducoing

3/19/24 @ 3:15pm

Page 2 of 2

LA Testing
5431 Industrial Drive, Huntington Beach, CA 92649
Phone/Fax: (714) 828-4999 / (714) 828-4944
http://www.LATesting.com hblab@latesting.com

LA Testing Order:	332405163
CustomerID:	ERSC42
CustomerPO:	24-1975-1
ProjectID:	

Attn: **Sean Rakhshani**
Earth Science LLC
5319 University Drive
Suite 20
Irvine, CA 92612

Phone: (949) 533-1094
Fax:
Received: 3/21/2024 10:00 AM
Collected: 3/19/2024

Project: **MGA/24-1975**

Test Report: Lead in Paint Chips by Flame AAS (SW 846 3050B/7000B)*

Client SampleDescription	*Collected*	*Analyzed*	*Weight*	*RDL*	*Lead Concentration*
P1	3/19/2024	3/28/2024	0.2529 g	80 ppm	<80 ppm
332405163-0001	Site: EXT. SW WALL - PAINT, WHTIE				
P2	3/19/2024	3/28/2024	0.3253 g	80 ppm	560 ppm
332405163-0002	Site: EXT. SW EAVE - TRIM - PAINT, WHITE				
P3	3/19/2024	3/28/2024	0.2628 g	800 ppm	20000 ppm
332405163-0003	Site: EXT. SW WINDOW FRAME - PAINT, GREEN				
P4	3/19/2024	3/28/2024	0.3236 g	80 ppm	<80 ppm
332405163-0004	Site: EXT. WALL, 2ND STORY - PAINT, WHITE				
P5	3/19/2024	3/28/2024	0.266 g	1600 ppm	50000 ppm
332405163-0005	Site: INT. WALL, SOUTH ROOM - PAINT, WHITE				
P6	3/19/2024	3/28/2024	0.3313 g	80 ppm	1000 ppm
332405163-0006	Site: INT. WALL, EAST NEAR ADOBE PINK PAINT				
P7	3/19/2024	3/28/2024	0.2924 g	800 ppm	10000 ppm
332405163-0007	Site: INT. WALL, EAST-CENTER NEAR ADOBE WHITE PAINT				
P8	3/19/2024	3/28/2024	0.2587 g	80 ppm	<80 ppm
332405163-0008	Site: INT. WALL, EAST-NORTH NEAR ADOBE WHITE PAINT				
P9	3/19/2024	3/28/2024	0.3037 g	800 ppm	27000 ppm
332405163-0009	Site: INT. WALL NORTH ROOM - GREEN PAINT				
P10	3/19/2024	3/28/2024	0.2805 g	80 ppm	<80 ppm
332405163-0010	Site: EXT. WALL NORTHWEST SIDE WHITE PAINT				

Michael Chapman

Michael Chapman, Laboratory Manager
or other approved signatory

LA Testing maintains liability limited to cost of analysis. Interpretation and use of test results are the responsibility of the client. This report relates only to the samples reported above, and may not be reproduced, except in full, without written approval by LA Testing. LA Testing bears no responsibility for sample collection activities or analytical method limitations. The report reflects the samples as received. Results are generated from the field sampling data (sampling volumes and areas, locations, etc.) provided by the client on the Chain of Custody. Samples are within quality control criteria and met method specifications unless otherwise noted.
Analysis following Lead in Paint by LA Testing SOP/Determination of Environmental Lead by FLAA. Reporting limit is 0.008% wt based on the minimum sample weight per our SOP. "<" (less than) result signifies the analyte was not detected at or above the reporting limit. Measurement of uncertainty is available upon request. Definitions of modifications are available upon request.
Samples analyzed by LA Testing Huntington Beach, CA AIHA LAP, LLC-ELLAP Accredited #101650, CA ELAP 1406

Initial report from 03/28/2024 11:01:35

OrderID: 332405163

Lead Chain of Custody

LA Testing Order Number / Lab Use Only

#332405163

LA Testing
5431 Industrial Avenue
Huntington Beach, CA 92649
PHONE: (714) 828-4999
EMAIL: huntingtonbeachlab@latesting.com

Customer Information

Customer ID:	ERSC42
Company Name:	Earth Science LLC
Contact Name:	Sean Rakhshani
Street Address:	5319 University Drive, Suite 20
City, State, Zip:	Irvine, CA 92612
Country:	USA
Phone:	(949) 441-0433
Email(s) for Report:	seanr@ea-science.com

Billing Information

Billing ID:	
Company Name:	
Billing Contact:	
Street Address:	
City, State, Zip:	
Country:	
Phone:	
Email(s) for Invoice:	

Project Information

Project Name/No:	MGA/24-1975
Purchase Order:	24-1975-1
LAT LIMS Project ID: (If applicable, EMSL will provide)	
US State where samples collected:	CA
State of Connecticut (CT) must select project location:	☐ Commercial (Taxable) ☐ Residential (Non-Taxable)
Sampled By Name:	Burke Walker
Sampled By Signature:	Burke Walker
No. of Samples in Shipment	10

Turn-Around-Time (TAT)

☐ 3 Hour ☐ 6 Hour ☐ 24 Hour ☐ 32 Hour ☐ 48 Hour ☐ 72 Hour ☐ 96 Hour ☑ 1 Week ☐ 2 Week

Please call ahead for large projects and/or turnaround times 6 Hours or Less. *32 Hour TAT available for select tests only; samples must be submitted by 11:30am.

MATRIX	METHOD	INSTRUMENT	REPORTING LIMIT	SELECTION
CHIPS ☐ % by wt. ☑ ppm (mg/kg) ☐ mg/cm² *Reporting Limit based on a minimum 0.25g sample weight. **Not appropriate for Ceramic Tiles - XRF is recommended	SW 846-7000B	Flame Atomic Absorption	0.008% (80ppm)	☑
	SW 846-6010D*	ICP-OES	0.0004% (4ppm)	☐
AIR	NIOSH 7082	Flame Atomic Absorption	4µg/filter	☐
	NIOSH 7300M / NIOSH 7303M	ICP-OES	0.5µg/filter	☐
	NIOSH 7300M / NIOSH 7303M	ICP-MS	0.05µg/filter	☐
WIPE ☐ ASTM ☐ NON-ASTM *If no box is checked, non-ASTM Wipe is assumed	SW 846-7000B	Flame Atomic Absorption	10µg/wipe	☐
	SW 846-6010D*	ICP-OES	1.0µg/wipe	☐
TCLP	SW 846-1311 / 7000B / SM 3111B	Flame Atomic Absorption	0.4 mg/L (ppm)	☐
	SW 846-1311 / SW 846-6010D*	ICP-OES	0.1 mg/L (ppm)	☐
SPLP	SW 846-1312 / 7000B / SM 3111B	Flame Atomic Absorption	0.4 mg/L (ppm)	☐
	SW 846-1312 / SW 846-6010D*	ICP-OES	0.1 mg/L (ppm)	☐
TTLC	22 CCR App. II, 7000B	Flame Atomic Absorption	40mg/kg (ppm)	☐
	22 CCR App. II, SW 846-6010D*	ICP-OES	2mg/kg (ppm)	☐
STLC	22 CCR App. II, 7000B	Flame Atomic Absorption	0.4 mg/L (ppm)	☐
	22 CCR App. II, SW 846-6010D*	ICP-OES	0.1 mg/L (ppm)	☐
Soil	SW 846-7000B	Flame Atomic Absorption	40mg/kg (ppm)	☐
	SW 846-6010D*	ICP-OES	2mg/kg (ppm)	☐
Wastewater	SM 3111B / SW 846-7000B	Flame Atomic Absorption	0.4 mg/L (ppm)	☐
Unpreserved ☐ / Preserved with HNO3 ☐ PH<2	EPA 200.7	ICP-OES	0.020 mg/L (ppm)	☐
Drinking Water	EPA 200.5	ICP-OES	0.003 mg/L (ppm)	☐
Unpreserved ☐ / Preserved with HNO3 ☐ PH<2	EPA 200.8	ICP-MS	0.001 mg/L (ppm)	☐
TSP/SPM Filter	40 CFR Part 50	ICP-OES	12 µg/filter	☐
Other:				☐

Sample Number	Sample Location	Volume / Area	Date / Time Sampled
P1	Ext. SW Wall - Paint, White	Chip Samples	3/19/2024 / 9am
P2	Ext. SW Eave-Trim - Paint, White		
P3	Ext. SW Window Frame - Paint, Green		
P4	Ext. Wall, 2nd Story - Paint, White		
P5	Int. Wall, South Room - Paint, White		

Method of Shipment:

Sample Condition Upon Receipt:

Relinquished by: Burke Walker	Date/Time: 3/19/2023	Received by: Jonathan Santos (EFX)	Date/Time 3/21/24 10:00a
Relinquished by:	Date/Time:	Received by:	Date/Time

Controlled Document - COC-25 LAT Lead R16 05/09/2022

*6010C Available Upon Request

☐ AGREE TO ELECTRONIC SIGNATURE (By checking, I consent to signing this Chain of Custody document by electronic signature.)

EMSL Analytical, Inc. (DBA LA Testing) Laboratory Terms and Conditions are incorporated into this Chain of Custody by reference in their entirety. Submission of samples to LA Testing constitutes acceptance and acknowledgment of all terms and conditions by Customer.

OrderID: 332405163

Lead Chain of Custody

LA Testing Order Number / Lab Use Only

#332405163

LA Testing
5431 Industrial Avenue
Huntington Beach, CA 92649

PHONE: (714) 828-4999
EMAIL: huntingtonbeachlab@latesting.com

Additional Pages of the Chain of Custody are only necessary if needed for additional sample information

Special Instructions and/or Regulatory Requirements (Sample Specifications, Processing Methods, Limits of Detection, etc.)

Sample Number	Sample Location	Volume / Area	Date / Time Sampled
P6	Int. Wall, East near Adobe Pink Paint	Chip Samples	3/19/2024 9:00am
P7	Int. Wall, East-Center near Adobe White Paint	↓	↓
P8	Int. Wall East-North near Adobe White Paint		
P9	Int. Wall North Room - Green Paint		
P10	Ext. Wall North West side White Paint		

Method of Shipment:		Sample Condition Upon Receipt:	
Relinquished by:	Date/Time: 3/19/2024	Received by:	Date/Time
Relinquished by:	Date/Time:	Received by:	Date/Time

Controlled Document - COC-25 LAT Lead R16 05/09/2022

☐ AGREE TO ELECTRONIC SIGNATURE (By checking, I consent to signing this Chain of Custody document by electronic signature.)

EMSL Analytical, Inc. (DBA LA Testing) Laboratory Terms and Conditions are incorporated into this Chain of Custody by reference in their entirety. Submission of samples to LA Testing constitutes acceptance and acknowledgment of all terms and conditions by Customer.

APPENDIX B: SAMPLE LOCATION MAP

Building Exterior
Asbestos Bulk Samples:
A1-A16 and A-25-A27
Lead Based Paint Samples:
P1-P4 and P10



Building Interior
Asbestos Bulk Samples:
A17-A23
Lead Based Paint Samples:
P5-P9

N

Building Area

Pre-Demolition Sampling Areas

Not Drawn to Scale

APPENDIX B: SAMPLE LOCATION MAP
PROJECT NO. 24-1975

EARTH SCIENCE LLC

APPENDIX C: CERTIFICATIONS

STATE OF CALIFORNIA Gavin Newsom, 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

008244669C 342

Burke Walker Consulting
Burke D Walker
P. O. Box 5076
Ventura CA 93003

July 24, 2023

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 before 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,

Kevin Graulich
Principal Safety Engineer

Attachment: Certification Card

cc: File



Renewal – Card Attached

STATE OF CALIFORNIA
DEPARTMENT OF PUBLIC HEALTH

LEAD-RELATED CONSTRUCTION CERTIFICATE

INDIVIDUAL:	CERTIFICATE TYPE:	NUMBER:	EXPIRATION DATE:
 **Burke Walker**	Lead Inspector/Assessor	LRC-00007016	9/21/2024

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

United States Department of Commerce
National Institute of Standards and Technology

Certificate of Accreditation to ISO/IEC 17025:2017

NVLAP LAB CODE: 600190-0

Ecologics Laboratories

Fullerton, 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).

2023-07-01 through 2024-06-30

Effective Dates

For the National Voluntary Laboratory Accreditation Program

AIHA Laboratory Accreditation Programs, LLC

acknowledges that

LA Testing Huntington Beach

5431 Industrial Drive, Huntington Beach, CA 92649

Laboratory ID: LAP-101650

along with all premises from which key activities are performed, as listed above, has fulfilled the requirements of the AIHA Laboratory Accreditation Programs (AIHA LAP), LLC 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

☑	**INDUSTRIAL HYGIENE**	Accreditation Expires: September 01, 2024
☑	**ENVIRONMENTAL LEAD**	Accreditation Expires: September 01, 2024
☑	**ENVIRONMENTAL MICROBIOLOGY**	Accreditation Expires: September 01, 2024
☐	**FOOD**	Accreditation Expires:
☐	**UNIQUE SCOPES**	Accreditation Expires:

Specific Field(s) of Testing (FoT)/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, LLC requirements. This certificate is not valid without the attached Scope of Accreditation. Please review the AIHA LAP, LLC website (www.aihaaccreditedlabs.org) for the most current Scope.

Cheryl O. Morton

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

Revision20: 06/07/2022

Date Issued: 09/01/2022

AIHA Laboratory Accreditation Programs, LLC

SCOPE OF ACCREDITATION

LA Testing Huntington Beach
5431 Industrial Drive, Huntington Beach, CA 92649

Laboratory ID: LAP-101650
Issue Date: 09/01/2022

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: 08/23/1994

Component, parameter or characteristic tested	Technology sub-type/Detector	Method	Method Description *(for internal methods only)*
Airborne Dust	AA	NIOSH 7082	N/A
Paint	AA	EPA SW-846 3050B	N/A
		EPA SW-846 3051A	N/A
		EPA SW-846 7000B	N/A
Settled Dust by Wipe	AA	EPA SW-846 3050B	N/A
		EPA SW-846 3051A	N/A
		EPA SW-846 7000B	N/A
Soil	AA	EPA SW-846 3050B	N/A
		EPA SW-846 3051A	N/A
		EPA SW-846 7000B	N/A

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

APPENDIX D: PHOTOGRAPHIC DOCUMENTATION



Exterior of the subject property building, facing east



Exterior of the subject property building, facing north



Interior of the subject property building, basement



Interior of the subject property building, basement and foundation



Exterior of the subject property building, northern roof area



Interior of the subject property building



Interior of the subject property building



Interior of the subject property building