

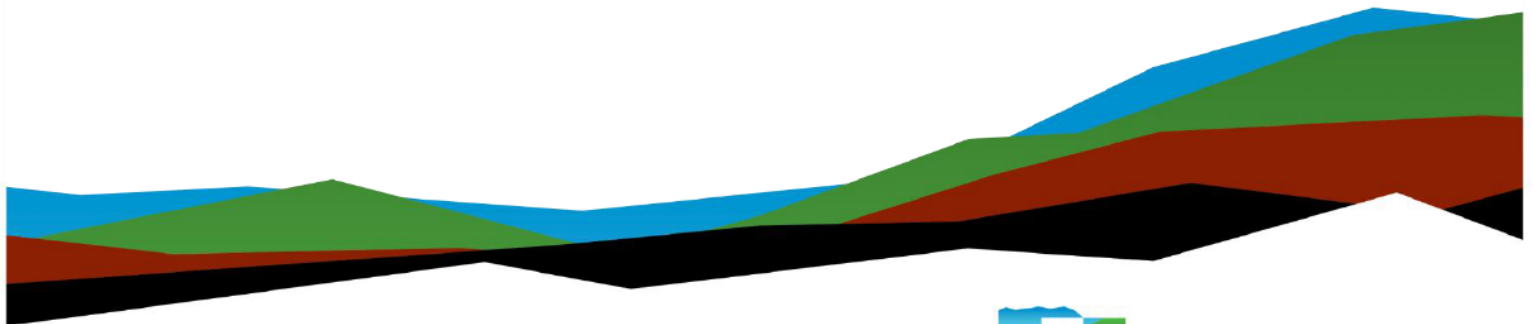
Pre-Demolition Asbestos Survey Report

Proposed Alder Taylor Retail Project
17783 Taylor Avenue
Bloomington, California 92316

March 24, 2026 | Terracon Project Number: LA267070

Prepared for:

ATHSP LLC
Bloomington, CA



Nationwide
Terracon.com

- Facilities
- Environmental
- Geotechnical
- Materials



23041 Avenida de la Carlota, Suite 350
Laguna Hills, California 92653
P (949) 864-2060
Terracon.com

March 24, 2026

ATHSP LLC
17455 Valley Blvd., Unit 60
Bloomington, CA 92316

Attn: Mr. Hae Park
E: info@belairswapmeet.org

RE: Pre-Demolition Asbestos Survey Report
Proposed Alder Taylor Retail Project
17783 Taylor Avenue
Bloomington, California 92316
Terracon Project Number: LA267070

Dear Mr. Park:

Terracon Consultants, Inc. (Terracon) is pleased to present the findings of the Pre-Demolition asbestos survey performed on February 19, 2026, at the above referenced Property. The survey was conducted in general accordance with Terracon Proposal No. PLA267070, dated February 19, 2026, and revised on February 23, 2026.

Terracon appreciates the opportunity to provide this service to the Proposed Alder-Taylor Retail Project. If you have any questions regarding this report, please contact Chris Blake in our Laguna Hills, California office at 949.864.2060.

Sincerely,
Terracon Consultants, Inc.

A handwritten signature in blue ink, appearing to read "Chris Blake".

Chris Blake, CAC
Senior Project Manager

A handwritten signature in blue ink, appearing to read "Danish Mansoor".

Danish Mansoor, CAC, CIH, CSP
Authorized Project Reviewer

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1.0 Introduction

Terracon Consultants, Inc. (Terracon) conducted a pre-demolition asbestos survey of the residential structure located at 17783 Taylor Avenue, Bloomington, CA. The survey and sampling activities were conducted on February 19, 2026, by a California Division of Occupational Safety and Health (DOSH) Certified Site Surveillance Technician (CSST).

1.1 Project Objective

The survey objective was to evaluate building materials for potential asbestos content prior to the planned demolition of the subject property.

2.0 Building Description

The Property is located at 17783 Taylor Avenue Bloomington, CA. The site consists of one residential building. The subject structure is approximately 1,800 square feet. The interior walls are finished with wallboard, wood wall paneling, and fiberglass wall paneling. Interior floor finishes included vinyl sheet flooring and vinyl floor tile. The exterior finishes are wood siding and stone. The roof type consists of asphalt shingles and asphalt rolled roofing.

3.0 Field Activities

The survey was conducted February 19, 2026, by Mr. Nik Potenza, CSST. The survey was conducted under the supervision of Mr. Chris Blake, a DOSH Certified Asbestos Consultant (CAC). All pertinent certifications and licenses are attached in Appendix D. A summary of the field activities is described below.

3.1 Visual Assessment

Terracon began the sampling activities with a visual assessment, identification, and inventory of all homogeneous areas of suspect ACM. A homogeneous area consists of building materials that appear similar throughout in terms of color and texture. The assessment included all accessible interior and exterior areas of the building.

3.2 Physical Assessment

A physical assessment of each homogeneous area of suspect ACM was conducted to determine the friability and condition of the material. A friable material is defined by the EPA as a material which can be crumbled, pulverized, or reduced to powder by hand pressure when dry. Friability was determined via tactile assessment.

3.3 Sample Collection and Analysis

Based on results of the visual observation, bulk samples of suspect ACM were collected in general accordance with Asbestos Hazard Emergency Response Act (AHERA) sampling protocols. Random samples of suspect materials were collected in each homogeneous area. Suspect asbestos-containing materials were collected using wet methods, where applicable, to reduce the potential for fiber release. Samples were placed in sealable containers and labeled with unique sample numbers.

Terracon collected eighty-four (84) samples from twenty-eight (28) homogeneous areas from the subject property. Samples of suspect ACM were delivered under chain-of-custody protocol to Eurofins Built Environment Testing West, LLC (Eurofins) in San Diego, California. Eurofins is a laboratory accredited by the National Voluntary Laboratory Accreditation Program (NVLAP) under the National Institute of Standards and Technology (NIST) for analysis by PLM.

4.0 Regulatory Overview

As a consequence of the health hazard from inhalation of asbestos fibers, a body of federal and state regulations has been developed. Federal regulations pertaining to asbestos are included in AHERA (US EPA 40 CFR 763); NESHAP (EPA 40 CFR 61); OSHA Asbestos Standards (29 CFR 1910.1001 and 29 CFR 1926.1101), and ASHARA (Asbestos School Hazard Abatement Reauthorization Act). Many states have additional requirements including state-specific licensing and certification. In California, these regulations include, but are not limited to: Cal/OSHA in Title 8, Sections 1529 and 5208 and the South Coast Air Quality Management District (SCAQMD) Rule 1403.

The federal asbestos NESHAP standard (40 CFR Part 61, Subpart M) regulates asbestos fiber emissions and asbestos waste disposal practices. NESHAP also requires the identification and classification of asbestos removal in the SCAQMD. Under NESHAP, ACM are classified as either friable, Category I non-friable or Category II non-friable ACM.

Friable materials are those that, when dry, may be crumbled, pulverized, or reduced to powder by hand pressure. Category I non-friable ACM includes packings, gaskets, resilient floor coverings and asphalt roofing products containing more than 1% asbestos. Category II non-friable ACM are any materials other than Category I materials that contain more than 1% asbestos.

Friable ACM, along with Category I and Category II non-friable ACM, which is in poor condition and has become friable or which will be subjected to drilling, sanding, grinding, cutting, or abrading and which could be crushed or pulverized during anticipated renovation or demolition activities are considered regulated ACM (RACM). Building materials confirmed to be ACM through the collection of bulk sampling and subsequent laboratory analysis, or presumed ACM, must be removed prior to intentional disturbance during planned renovation/demolition activities. Asbestos abatement must be conducted by Cal/OSHA-accredited asbestos abatement contractors. Third-party air monitoring should be conducted during the abatement activities.

Cal/OSHA requires that only properly licensed and certified asbestos abatement contractors are allowed to remove ACM. As per NESHAP, all RACM shall be removed from a facility being demolished or renovated before any non-burning demolition or renovation begins that would break up, dislodge, or similarly disturb the material or preclude access to the material for subsequent removal. According to SCAQMD, if more than 100 square feet of any ACM is to be stripped, removed, dislodged, cut, drilled, or similarly disturbed, or for any demolition, the asbestos abatement contractor or facility owner must submit an Asbestos Notification of Demolition and Renovation form to SCAQMD along with the appropriate fees within at least 10 working days prior to the scheduled asbestos removal activity or demolition start date. Planned renovations that do not meet the definition of 'demolition or renovation of a facility' per SCAQMD and where no ACM exists do not require notification to SCAQMD.

The federal OSHA Asbestos standard for construction (29 CFR 1926.1101) and the Cal/OSHA asbestos standard for general industry and the construction industry (CCR Title 8, Sections 5208 and 1529, respectively) regulate workplace exposure to asbestos. Both the federal OSHA and Cal/OSHA standards require that employee exposure to airborne asbestos fibers be maintained below 0.1 asbestos fibers per cubic centimeter of air (0.1 f/cc) as an eight-hour time weighted average. The federal OSHA and Cal/OSHA standards classifies construction and maintenance activities which could disturb ACM and specifies work practices and precautions which employers must follow when engaging in each class of regulated work. However, workers who deliberately disturb any amount of asbestos should have pertinent training and wear proper personal protective equipment according to federal and state regulatory requirements (i.e., Cal/OSHA 8 CCR 1529 (g) (1) through (9) for Class I, II and III work).

Asbestos containing construction materials (ACCM) is a term developed by Cal/OSHA out of concern for non-hazardous building materials used inside and outside a building that contain less than 1% asbestos. The definition of ACCM includes any manufactured building material that has more than one-tenth of 1% (>0.1%) asbestos content. The SCAQMD requires point counting of friable samples of ACM at concentrations of less than 10% to determine more accurately the content of asbestos and proper classification of the material for proper abatement and disposal requirements. Alternatively, materials may be presumed as ACMs. If the material is less than one tenth of 1%, the material is not regulated by the EPA however Cal/OSHA worker protection regulations apply if any asbestos is detected.

5.0 Survey Findings

Based on the results of laboratory analysis, asbestos was detected in four (4) of the homogeneous areas sampled. Confirmed ACM are detailed in the table below:

**TABLE I
CONFIRMED ASBESTOS CONTAINING MATERIALS**

HA	Material Description	Material Location	Result	NESHAP Classification	Condition	Approximate Quantity*
2	Gray Asphalt Rolled Roofing	Roof	Shingles – ND Felt – ND White Roofing – 6% CH	Cat. I	Good	1,000 SF

HA	Material Description	Material Location	Result	NESHAP Classification	Condition	Approximate Quantity*
20	Heater Insulation Wrap	Living Room, Dining Room	35% CH	RACM	Damaged	50 SF
24	Wallboard with Joint Compound	Throughout	Joint Compound – 2% CH Drywall - ND	RACM	Significantly Damaged	2,700 SF
25	9"x9" Red Vinyl Floor Tile with Black Mastic (Multiple Layers)	Dining Room and Kitchen	Red Tile – 3% CH Black Mastic – ND Beige Sheet Flooring – ND Brown Mastic - ND	Cat. I	Significantly Damaged	400 SF

***Quantities listed are approximate for the total square footage of the building. Total quantities of materials to be abated is to be determined by the contractor.**

Legend:

N/A – Not Applicable

SF – Square Feet

CH – Chrysotile

Cat. I – Category I Non-Friable ACM

Cat. II – Category II Non-Friable ACM

RACM – Regulated Asbestos Containing Material

Since the damaged ACM materials have been identified, South Coast Air Quality Management District, Rule 1403 requires that a Procedure-5 Abatement Work Plan must be developed to facilitate the removal of the damaged asbestos-containing materials.

Please refer to the Asbestos Survey Sample Summary in Appendix A for a summary of all materials collected and sample locations.

Should suspect materials other than those which were identified during this survey be uncovered prior to or during the demolition, those materials should be assumed asbestos-containing until sampling and analysis can confirm or refute asbestos content.

6.0 General Comments

This Pre-Demolition asbestos survey was conducted in a manner consistent with the level of care and skill ordinarily exercised by members of the profession currently practicing under similar conditions in the same locale. The results, findings, conclusions, and recommendations expressed in this report are based on conditions observed during our survey. This report has been prepared on behalf of and exclusively for use of ATHSP LLC for specific application to their project as discussed. This report is not a biddable document.

APPENDIX A

ASBESTOS SURVEY SAMPLE SUMMARY

APPENDIX A

Alder-Taylor Retail Project 17783 Taylor Avenue Bloomington, CA

ASBESTOS SURVEY SAMPLE LOCATION SUMMARY

HA	Sample No.	Sample Location	Building	Sample Description	Result
1	1	Roof South	17783 Taylor Ave	Brown Asphalt Rolled Roof	ND
1	2	Roof South	17783 Taylor Ave	Brown Asphalt Rolled Roof	ND
1	3	Roof South	17783 Taylor Ave	Brown Asphalt Rolled Roof	ND
2	4	Roof South	17783 Taylor Ave	Gray Asphalt Rolled Roofing	ND
2	5	Roof S/E	17783 Taylor Ave	Gray Asphalt Rolled Roofing	ND
2	6	Roof S/W	17783 Taylor Ave	Gray Asphalt Rolled Roofing	Shingles – ND Felt – ND White Roofing – 6% CH
3	7	Roof N/W	17783 Taylor Ave	Old Asphalt Rolled Roofing (Multiple Layers)	ND
3	8	Roof West	17783 Taylor Ave	Old Asphalt Rolled Roofing (Multiple Layers)	ND
3	9	Roof S/E	17783 Taylor Ave	Old Asphalt Rolled Roofing (Multiple Layers)	ND
4	10	Roof N/W	17783 Taylor Ave	Brown Asphalt Roof Shingles	ND
4	11	Roof N/W	17783 Taylor Ave	Brown Asphalt Roof Shingles	ND

4	12	Roof N/W	17783 Taylor Ave	Brown Asphalt Roof Shingles	ND
5	13	Roof North	17783 Taylor Ave	Gray Asphalt Roof Shingles	ND
5	14	Roof S/E	17783 Taylor Ave	Gray Asphalt Roof Shingles	ND
5	15	Roof N/E	17783 Taylor Ave	Gray Asphalt Roof Shingles	ND
6	16	Roof South	17783 Taylor Ave	Silver Coating	ND
6	17	Roof South	17783 Taylor Ave	Silver Coating	ND
6	18	Roof South	17783 Taylor Ave	Silver Coating	ND
7	19	Site West	17783 Taylor Ave	Concrete Debris	ND
7	20	Site West	17783 Taylor Ave	Concrete Debris	ND
7	21	Site West	17783 Taylor Ave	Concrete Debris	ND
8	22	Site North	17783 Taylor Ave	Roof Debris	ND
8	23	Site N/W	17783 Taylor Ave	Roof Debris	ND
8	24	Site South	17783 Taylor Ave	Roof Debris	ND
9	25	Site West	17783 Taylor Ave	Asphalt Debris	ND
9	26	Site West	17783 Taylor Ave	Asphalt Debris	ND
9	27	Site West	17783 Taylor Ave	Asphalt Debris	ND

10	28	Exterior N/W	17783 Taylor Ave	Concrete	ND
10	29	Backroom	17783 Taylor Ave	Concrete	ND
10	30	Exterior North	17783 Taylor Ave	Concrete	ND
11	31	Exterior N/W	17783 Taylor Ave	Mortar around Stone	ND
11	32	Exterior North	17783 Taylor Ave	Mortar around Stone	ND
11	33	Exterior S/W	17783 Taylor Ave	Mortar around Stone	ND
12	34	Exterior S/W	17783 Taylor Ave	Concrete Window Sill	ND
12	35	Exterior N/W	17783 Taylor Ave	Concrete Window Sill	ND
12	36	Exterior North	17783 Taylor Ave	Concrete Window Sill	ND
13	37	North Window	17783 Taylor Ave	Window Putty	ND
13	38	N/W Window	17783 Taylor Ave	Window Putty	ND
13	39	S/W Window	17783 Taylor Ave	Window Putty	ND
14	40	North	17783 Taylor Ave	Moisture Barrier Paper	ND
14	41	North	17783 Taylor Ave	Moisture Barrier Paper	ND
14	42	N/W	17783 Taylor Ave	Moisture Barrier Paper	ND
15	43	Bathroom	17783 Taylor Ave	Yellow Mirror Mastic	ND

15	44	Bathroom	17783 Taylor Ave	Yellow Mirror Mastic	ND
15	45	Bathroom	17783 Taylor Ave	Yellow Mirror Mastic	ND
16	46	Kitchen Counter	17783 Taylor Ave	Vinyl Sheet with Black Mastic	ND
16	47	Kitchen Counter	17783 Taylor Ave	Vinyl Sheet with Black Mastic	ND
16	48	Kitchen Counter	17783 Taylor Ave	Vinyl Sheet with Black Mastic	ND
17	49	Master Bedroom	17783 Taylor Ave	Flower Pattern Vinyl Sheet Floor with Black Mastic	ND
17	50	Bedroom 1	17783 Taylor Ave	Flower Pattern Vinyl Sheet Floor with Black Mastic	ND
17	51	Hallway	17783 Taylor Ave	Flower Pattern Vinyl Sheet Floor with Black Mastic	ND
18	52	Bathroom	17783 Taylor Ave	Square Pattern Wall Panel with Black/Yellow Mastic	ND
18	53	Bathroom	17783 Taylor Ave	Square Pattern Wall Panel with Black/Yellow Mastic	ND
18	54	Bathroom	17783 Taylor Ave	Square Pattern Wall Panel with Black/Yellow Mastic	ND
19	55	Living Room	17783 Taylor Ave	Electrical Wire Insulation	ND
19	56	Living Room	17783 Taylor Ave	Electrical Wire Insulation	ND
19	57	Back Room	17783 Taylor Ave	Electrical Wire Insulation	ND
20	58	Living Room	17783 Taylor Ave	Heater Insulation Wrap	35% CH
20	59	Living Room	17783 Taylor Ave	Heater Insulation Wrap	35% CH

20	60	Dining Room	17783 Taylor Ave	Heater Insulation Wrap	35% CH
21	61	Master Bedroom Floor	17783 Taylor Ave	Foam Insulation with Black Mastic	ND
21	62	Master Bedroom Floor	17783 Taylor Ave	Foam Insulation with Black Mastic	ND
21	63	Master Bedroom Floor	17783 Taylor Ave	Foam Insulation with Black Mastic	ND
22	64	Bathroom Floor	17783 Taylor Ave	Vinyl Floor Tile w/ Black Mastic (Multiple Layers)	ND
22	65	Bathroom Floor	17783 Taylor Ave	Vinyl Floor Tile w/ Black Mastic (Multiple Layers)	ND
22	66	Bathroom Floor	17783 Taylor Ave	Vinyl Floor Tile w/ Black Mastic (Multiple Layers)	ND
23	67	Master Bedroom Ceiling	17783 Taylor Ave	Texture Coat on Wallboard	ND
23	68	Master Bedroom Ceiling	17783 Taylor Ave	Texture Coat on Wallboard	ND
23	69	Master Bedroom Ceiling	17783 Taylor Ave	Texture Coat on Wallboard	ND
24	70	Living Room Ceiling	17783 Taylor Ave	Wallboard with Joint Compound	Joint Compound – 2% CH Drywall - ND
24	71	Master Bedroom Wall	17783 Taylor Ave	Wallboard with Joint Compound	Joint Compound – ND Drywall - ND
24	72	Bedroom 1 Wall	17783 Taylor Ave	Wallboard with Joint Compound	Joint Compound – 2% CH Drywall - ND
25	73	Dining Room Floor	17783 Taylor Ave	9"x9" Red Vinyl Floor Tile with Black Mastic (Multiple Layers)	Red Tile – 3% CH Black Mastic – ND Beige Sheet Flooring – ND Brown Mastic - ND
25	74	Dining Room Floor	17783 Taylor Ave	9"x9" Red Vinyl Floor Tile with Black Mastic (Multiple Layers)	Red Tile – 3% CH Black Mastic – ND Beige Sheet Flooring – ND Brown Mastic - ND

25	75	Kitchen Floor	17783 Taylor Ave	9"x9" Red Vinyl Floor Tile with Black Mastic (Multiple Layers)	Red Tile – 3% CH Black Mastic – ND Beige Sheet Flooring – ND Brown Mastic – ND
26	76	Kitchen	17783 Taylor Ave	Multicolor Vinyl Sheet Floor (Multiple Layers)	ND
26	77	Kitchen	17783 Taylor Ave	Multicolor Vinyl Sheet Floor (Multiple Layers)	ND
26	78	Kitchen	17783 Taylor Ave	Multicolor Vinyl Sheet Floor (Multiple Layers)	ND
27	79	Back room	17783 Taylor Ave	Brick	ND
27	80	Backroom	17783 Taylor Ave	Brick	ND
27	81	Backroom	17783 Taylor Ave	Brick	ND
28	82	Attic	17783 Taylor Ave	Insulated HVAC Ducts	ND
28	83	Attic	17783 Taylor Ave	Insulated HVAC Ducts	ND
28	84	Attic	17783 Taylor Ave	Insulated HVAC Ducts	ND

Legend:

ND - None Detected

CH - Chrysotile

AM - Amosite

CR - Crocidolite

APPENDIX B

LABORATORY ANALYTICAL REPORTS

Report for:

Nik Potenza
Terracon Consultants, Inc. - Southern California
23041 Avenida De La Carlota
Suite 350
Laguna Hills, CA 92653

Regarding: Eurofins Built Environment Testing West, LLC
Project: LA267070; Alder-Taylor Retail HazMat - 17783 Taylor Avenue Bloomington, CA
EML ID: 4423631

Approved by:

Dates of Analysis:
Asbestos PLM: 02-24-2026



Approved Signatory
Carlos Rivadeneyra

Service SOPs: Asbestos PLM (EPA 40CFR App E to Sub E of Part 763 & EPA 600/R-93-116, EBET-PLM-SOP83921)
NVLAP Lab Code 500034-0

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 Built Environment Testing West, 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: Terracon Consultants, Inc. - Southern
California
C/O: Nik Potenza
Re: LA267070; Alder-Taylor Retail HazMat - 17783
Taylor Avenue Bloomington, CA

Eurofins Built Environment Testing West, LLC
9445 Farnham Street, Suite 103, San Diego, CA 92123
(833) 465-5857 www.eurofinsus.com/Built
Date of Sampling: 02-19-2026
Date of Receipt: 02-19-2026
Date of Report: 02-24-2026

ASBESTOS PLM REPORT

Total Samples Submitted: 84

Total Samples Analyzed: 84

Total Samples with Layer Asbestos Content > 1%: 9

Location: 1, Roof South - 17783 Taylor Ave - Brown Asphalt Rolled Roof

Lab ID-Version†: 22203760-1

Sample Layers	Asbestos Content
Brown/Black Roofing Shingle	ND
Black Roofing Shingle	ND
Black Roofing Felt	ND
Composite Non-Asbestos Content:	25% Glass Fibers
Sample Composite Homogeneity:	Poor

Location: 2, Roof South - 17783 Taylor Ave - Brown Asphalt Rolled Roof

Lab ID-Version†: 22203761-1

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

Location: 3, Roof South - 17783 Taylor Ave - Brown Asphalt Rolled Roof

Lab ID-Version†: 22203762-1

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

Location: 4, Roof South - 17783 Taylor Ave - Gray Asphalt Rolled Roofing

Lab ID-Version†: 22203763-1

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

† 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: Terracon Consultants, Inc. - Southern
California
C/O: Nik Potenza
Re: LA267070; Alder-Taylor Retail HazMat - 17783
Taylor Avenue Bloomington, CA

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Date of Sampling: 02-19-2026
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ASBESTOS PLM REPORT

Location: 5, Roof SE - 17783 Taylor Ave - Gray Asphalt Rolled Roofing

Lab ID-Version†: 22203764-1

Sample Layers	Asbestos Content
Black Roofing Shingle	ND
Black Roofing Felt	ND
Composite Non-Asbestos Content:	100% Cellulose 10% Glass Fibers
Sample Composite Homogeneity:	Moderate

Location: 6, Roof SW - 17783 Taylor Ave - Gray Asphalt Rolled Roofing

Lab ID-Version†: 22203765-1

Sample Layers	Asbestos Content
Black Roofing Shingle	ND
Black Roofing Felt	ND
White Roofing Material	6% Chrysotile
Composite Non-Asbestos Content:	10% Cellulose 10% Glass Fibers
Sample Composite Homogeneity:	Poor

Location: 7, Roof NW - 17783 Taylor Ave - Old Asphalt Rolled Roofing (Multiple Layers)

Lab ID-Version†: 22203766-1

Sample Layers	Asbestos Content
Black Roofing Shingle	ND
Black Roofing Felt	ND
Composite Non-Asbestos Content:	15% Cellulose
Sample Composite Homogeneity:	Moderate

Location: 8, Roof West - 17783 Taylor Ave - Old Asphalt Rolled Roofing (Multiple Layers)

Lab ID-Version†: 22203767-1

Sample Layers	Asbestos Content
Black Roofing Shingle	ND
Black Roofing Felt	ND
Green Roofing Shingle	ND
Composite Non-Asbestos Content:	20% Cellulose
Sample Composite Homogeneity:	Moderate

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Date of Sampling: 02-19-2026
Date of Receipt: 02-19-2026
Date of Report: 02-24-2026

ASBESTOS PLM REPORT

Location: 9, Roof SE - 17783 Taylor Ave - Old Asphalt Rolled Roofing (Multiple Layers)

Lab ID-Version†: 22203768-1

Sample Layers	Asbestos Content
Black Roofing Shingle with Paint	ND
Composite Non-Asbestos Content:	10% Cellulose
Sample Composite Homogeneity:	Good

Location: 10, Roof NW - 17783 Taylor Ave - Brown Asphalt Roof Shingles

Lab ID-Version†: 22203769-1

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

Location: 11, Roof NW - 17783 Taylor Ave - Brown Asphalt Roof Shingles

Lab ID-Version†: 22203770-1

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

Location: 12, Roof NW - 17783 Taylor Ave - Brown Asphalt Roof Shingles

Lab ID-Version†: 22203771-1

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

Location: 13, Roof North - 17783 Taylor Ave - Gray Asphalt Roof Shingles

Lab ID-Version†: 22203772-1

Sample Layers	Asbestos Content
Multicolored Roofing Shingle	ND
Composite Non-Asbestos Content:	15% 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.

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Client: Terracon Consultants, Inc. - Southern
California
C/O: Nik Potenza
Re: LA267070; Alder-Taylor Retail HazMat - 17783
Taylor Avenue Bloomington, CA

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Date of Sampling: 02-19-2026
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Date of Report: 02-24-2026

ASBESTOS PLM REPORT

Location: 14, Roof SE - 17783 Taylor Ave - Gray Asphalt Roof Shingles

Lab ID-Version†: 22203773-1

Sample Layers	Asbestos Content
Multicolored Roofing Shingle	ND
Composite Non-Asbestos Content:	15% Cellulose
Sample Composite Homogeneity:	Good

Location: 15, Roof NE - 17783 Taylor Ave - Gray Asphalt Roof Shingles

Lab ID-Version†: 22203774-1

Sample Layers	Asbestos Content
Multicolored Roofing Shingle	ND
Composite Non-Asbestos Content:	15% Cellulose
Sample Composite Homogeneity:	Good

Location: 16, Roof South - 17783 Taylor Ave - Silver Coating

Lab ID-Version†: 22203775-1

Sample Layers	Asbestos Content
Silver Coating	ND
Sample Composite Homogeneity:	Good

Comments: Only Silver Coating analyzed per client request; remaining layers not examined.

Location: 17, Roof South - 17783 Taylor Ave - Silver Coating

Lab ID-Version†: 22203776-1

Sample Layers	Asbestos Content
Silver Coating	ND
Sample Composite Homogeneity:	Good

Comments: Only Silver Coating analyzed per client request; remaining layers not examined.

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ASBESTOS PLM REPORT

Location: 18, Roof South - 17783 Taylor Ave - Silver Coating

Lab ID-Version†: 22203777-1

Sample Layers	Asbestos Content
Silver Coating	ND
Sample Composite Homogeneity: Good	

Comments: Only Silver Coating analyzed per client request; remaining layers not examined.

Location: 19, Site West - 17783 Taylor Ave - Concrete Debris

Lab ID-Version†: 22203778-1

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

Location: 20, Site West - 17783 Taylor Ave - Concrete Debris

Lab ID-Version†: 22203779-1

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

Location: 21, Site West - 17783 Taylor Ave - Concrete Debris

Lab ID-Version†: 22203780-1

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

Location: 22, Site North - 17783 Taylor Ave - Roof Debris

Lab ID-Version†: 22203781-1

Sample Layers	Asbestos Content
Multicolored Roofing Shingle	ND
Composite Non-Asbestos Content: 10% Cellulose	
Sample Composite Homogeneity: Good	

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ASBESTOS PLM REPORT

Location: 23, Site NW - 17783 Taylor Ave - Roof Debris

Lab ID-Version†: 22203782-1

Sample Layers	Asbestos Content
White Roofing Shingle	ND
Black Roofing Felt	ND
Composite Non-Asbestos Content:	10% Cellulose 10% Glass Fibers
Sample Composite Homogeneity:	Moderate

Location: 24, Site South - 17783 Taylor Ave - Roof Debris

Lab ID-Version†: 22203783-1

Sample Layers	Asbestos Content
Multicolored Roofing Shingle	ND
Composite Non-Asbestos Content:	10% Cellulose
Sample Composite Homogeneity:	Good

Location: 25, Site West - 17783 Taylor Ave - Asphalt Debris

Lab ID-Version†: 22203784-1

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

Location: 26, Site West - 17783 Taylor Ave - Asphalt Debris

Lab ID-Version†: 22203785-1

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

Location: 27, Site West - 17783 Taylor Ave - Asphalt Debris

Lab ID-Version†: 22203786-1

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

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ASBESTOS PLM REPORT

Location: 28, Exterior NW - 17783 Taylor Ave - Concrete

Lab ID-Version†: 22203787-1

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

Location: 29, Backroom - 17783 Taylor Ave - Concrete

Lab ID-Version†: 22203788-1

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

Location: 30, Exterior North - 17783 Taylor Ave - Concrete

Lab ID-Version†: 22203789-1

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

Location: 31, Exterior NW - 17783 Taylor Ave - Mortar around Stone

Lab ID-Version†: 22203790-1

Sample Layers	Asbestos Content
Gray Mortar with Paint	ND
Sample Composite Homogeneity:	Good

Location: 32, Exterior North - 17783 Taylor Ave - Mortar around Stone

Lab ID-Version†: 22203791-1

Sample Layers	Asbestos Content
Gray Mortar with Paint	ND
Sample Composite Homogeneity:	Good

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ASBESTOS PLM REPORT

Location: 33, Exterior SW - 17783 Taylor Ave - Mortar around Stone

Lab ID-Version†: 22203792-1

Sample Layers	Asbestos Content
Gray Mortar with Paint	ND
Sample Composite Homogeneity:	Good

Location: 34, Exterior SW - 17783 Taylor Ave - Concrete Window Sill

Lab ID-Version†: 22203793-1

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

Location: 35, Exterior NW - 17783 Taylor Ave - Concrete Window Sill

Lab ID-Version†: 22203794-1

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

Location: 36, Exterior North - 17783 Taylor Ave - Concrete Window Sill

Lab ID-Version†: 22203795-1

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

Location: 37, North Window - 17783 Taylor Ave - Window Putty

Lab ID-Version†: 22203796-1

Sample Layers	Asbestos Content
White Window Putty with Paint	ND
Sample Composite Homogeneity:	Good

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ASBESTOS PLM REPORT

Location: 38, NW Window -17783 Taylor Ave - Window Putty

Lab ID-Version†: 22203797-1

Sample Layers	Asbestos Content
Beige Window Putty	ND
Sample Composite Homogeneity:	Good

Location: 39, SW - 17783 Taylor Ave - Window Putty

Lab ID-Version†: 22203798-1

Sample Layers	Asbestos Content
Beige Window Putty with Paint	ND
Sample Composite Homogeneity:	Good

Location: 40, North - 17783 Taylor Ave - Moisture Barrier Paper

Lab ID-Version†: 22203799-1

Sample Layers	Asbestos Content
Black Semi-Fibrous Material	ND
Composite Non-Asbestos Content:	50% Cellulose
Sample Composite Homogeneity:	Good

Location: 41, North - 17783 Taylor Ave - Moisture Barrier Paper

Lab ID-Version†: 22203800-1

Sample Layers	Asbestos Content
Black Semi-Fibrous Material	ND
Composite Non-Asbestos Content:	50% Cellulose
Sample Composite Homogeneity:	Good

Location: 42, NW - 17783 Taylor Ave - Moisture Barrier Paper

Lab ID-Version†: 22203801-1

Sample Layers	Asbestos Content
Black Semi-Fibrous Material	ND
Composite Non-Asbestos Content:	50% Cellulose
Sample Composite Homogeneity:	Good

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ASBESTOS PLM REPORT

Location: 43, Bathroom - 17783 Taylor Ave - Yellow Mirror Mastic

Lab ID-Version†: 22203802-1

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

Comments: Only yellow mastic analyzed per client request; remaining layers not examined.

Location: 44, Bathroom - 17783 Taylor Ave - Yellow Mirror Mastic

Lab ID-Version†: 22203803-1

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

Comments: Only yellow mastic analyzed per client request; remaining layers not examined.

Location: 45, Bathroom - 17783 Taylor Ave - Yellow Mirror Mastic

Lab ID-Version†: 22203804-1

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

Comments: Only yellow mastic analyzed per client request; remaining layers not examined.

Location: 46, Kitchen Counter - 17783 Taylor Ave - Vinyl Sheet with Black Mastic

Lab ID-Version†: 22203805-1

Sample Layers	Asbestos Content
Tan Sheet Flooring with Fibrous Backing	ND
Dark Brown Mastic	ND
Composite Non-Asbestos Content:	15% Cellulose
Sample Composite Homogeneity:	Moderate

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ASBESTOS PLM REPORT

Location: 47, Kitchen Counter - 17783 Taylor Ave - Vinyl Sheet with Black Mastic Lab ID-Version†: 22203806-1

Sample Layers	Asbestos Content
Tan Sheet Flooring with Fibrous Backing	ND
Dark Brown Mastic	ND
Composite Non-Asbestos Content:	15% Cellulose
Sample Composite Homogeneity:	Moderate

Location: 48, Kitchen Counter - 17783 Taylor Ave - Vinyl Sheet with Black Mastic Lab ID-Version†: 22203807-1

Sample Layers	Asbestos Content
Tan Sheet Flooring with Fibrous Backing	ND
Dark Brown Mastic	ND
Composite Non-Asbestos Content:	15% Cellulose
Sample Composite Homogeneity:	Moderate

Location: 49, Master Bedroom - 17783 Taylor Ave - Flower Pattern Vinyl Sheet Floor with Black Mastic

Lab ID-Version†: 22203808-1

Sample Layers	Asbestos Content
Tan Sheet Flooring with Fibrous Backing	ND
Yellow Mastic	ND
Composite Non-Asbestos Content:	15% Cellulose
Sample Composite Homogeneity:	Moderate

Location: 50, Bedroom 1 - 17783 Taylor Ave - Flower Pattern Vinyl Sheet Floor with Black Mastic

Lab ID-Version†: 22203809-1

Sample Layers	Asbestos Content
Tan Sheet Flooring with Fibrous Backing	ND
Yellow Mastic	ND
Composite Non-Asbestos Content:	15% Cellulose
Sample Composite Homogeneity:	Moderate

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ASBESTOS PLM REPORT

**Location: 51, Hallway - 17783 Taylor Ave - Flower Pattern Vinyl Sheet Floor with Black
Mastic**

Lab ID-Version†: 22203810-1

Sample Layers	Asbestos Content
Tan Sheet Flooring with Fibrous Backing	ND
Yellow Mastic	ND
Composite Non-Asbestos Content:	15% Cellulose
Sample Composite Homogeneity:	Moderate

**Location: 52, Bathroom - 17783 Taylor Ave - Square Pattern Wall Panel with Black/
Yellow Mastic**

Lab ID-Version†: 22203811-1

Sample Layers	Asbestos Content
Tan Sheet Flooring with Fibrous Backing	ND
Yellow Mastic	ND
Composite Non-Asbestos Content:	15% Cellulose
Sample Composite Homogeneity:	Moderate

**Location: 53, Bathroom - 17783 Taylor Ave - Square Pattern Wall Panel with Black/
Yellow Mastic**

Lab ID-Version†: 22203812-1

Sample Layers	Asbestos Content
Tan Sheet Flooring with Fibrous Backing	ND
Yellow Mastic	ND
Composite Non-Asbestos Content:	15% Cellulose
Sample Composite Homogeneity:	Moderate

**Location: 54, Bathroom - 17783 Taylor Ave - Square Pattern Wall Panel with Black/
Yellow Mastic**

Lab ID-Version†: 22203813-1

Sample Layers	Asbestos Content
Tan Sheet Flooring with Fibrous Backing	ND
Yellow Mastic	ND
Composite Non-Asbestos Content:	15% Cellulose
Sample Composite Homogeneity:	Moderate

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ASBESTOS PLM REPORT

Location: 55, Living Room - 17783 Taylor Ave - Electrical Wire

Lab ID-Version†: 22203814-1

Sample Layers	Asbestos Content
Brown Insulation	ND
Composite Non-Asbestos Content:	70% Cellulose
Sample Composite Homogeneity:	Good

Location: 56, Living Room - 17783 Taylor Ave - Electrical Wire

Lab ID-Version†: 22203815-1

Sample Layers	Asbestos Content
Brown Insulation	ND
Composite Non-Asbestos Content:	70% Cellulose
Sample Composite Homogeneity:	Good

Location: 57, Back Room - 17783 Taylor Ave - Electrical Wire

Lab ID-Version†: 22203816-1

Sample Layers	Asbestos Content
Brown Insulation	ND
Composite Non-Asbestos Content:	70% Cellulose
Sample Composite Homogeneity:	Good

Location: 58, Living Room - 17783 Taylor Ave - Heater Insulation Wrap

Lab ID-Version†: 22203817-1

Sample Layers	Asbestos Content
White Wrap	35% Chrysotile
Sample Composite Homogeneity:	Good

Location: 59, Living Room - 17783 Taylor Ave - Heater Insulation Wrap

Lab ID-Version†: 22203818-1

Sample Layers	Asbestos Content
White Wrap	35% Chrysotile
Sample Composite Homogeneity:	Good

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ASBESTOS PLM REPORT

Location: 60, Back Room - 17783 Taylor Ave - Heater Insulation Wrap

Lab ID-Version†: 22203819-1

Sample Layers	Asbestos Content
White Wrap	35% Chrysotile
Sample Composite Homogeneity: Good	

Location: 61, Master Bedroom Floor - 17783 Taylor Ave - Foam Insulation with Black Mastic

Lab ID-Version†: 22203820-1

Sample Layers	Asbestos Content
White Foam	ND
Black Mastic	ND
Sample Composite Homogeneity: Moderate	

Location: 62, Master Bedroom Floor - 17783 Taylor Ave - Foam Insulation with Black Mastic

Lab ID-Version†: 22203821-1

Sample Layers	Asbestos Content
Yellow Foam	ND
Black Mastic	ND
Sample Composite Homogeneity: Moderate	

Location: 63, Master Bedroom Floor - 17783 Taylor Ave - Foam Insulation with Black Mastic

Lab ID-Version†: 22203822-1

Sample Layers	Asbestos Content
White Foam	ND
Black Mastic	ND
Sample Composite Homogeneity: Moderate	

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Client: Terracon Consultants, Inc. - Southern
California
C/O: Nik Potenza
Re: LA267070; Alder-Taylor Retail HazMat - 17783
Taylor Avenue Bloomington, CA

Eurofins Built Environment Testing West, LLC
9445 Farnham Street, Suite 103, San Diego, CA 92123
(833) 465-5857 www.eurofinsus.com/Built

Date of Sampling: 02-19-2026
Date of Receipt: 02-19-2026
Date of Report: 02-24-2026

ASBESTOS PLM REPORT

**Location: 64, Bathroom Floor - 17783 Taylor Ave - Vinyl Floor Tile with Black mastic
(Multiple Layers)**

Lab ID-Version†: 22203823-1

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

**Location: 65, Bathroom Floor - 17783 Taylor Ave - Vinyl Floor Tile with Black mastic
(Multiple Layers)**

Lab ID-Version†: 22203824-1

Sample Layers	Asbestos Content
Tan Floor Tile	ND
Black Mastic	ND
Beige Sheet Flooring with Fibrous Backing	ND
Dark Brown Mastic	ND
Composite Non-Asbestos Content:	10% Cellulose
Sample Composite Homogeneity:	Poor

**Location: 66, Bathroom Floor - 17783 Taylor Ave - Vinyl Floor Tile with Black mastic
(Multiple Layers)**

Lab ID-Version†: 22203825-1

Sample Layers	Asbestos Content
Tan Floor Tile	ND
Black Mastic	ND
Beige Sheet Flooring with Fibrous Backing	ND
Dark Brown Mastic	ND
Composite Non-Asbestos Content:	10% Cellulose
Sample Composite Homogeneity:	Poor

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C/O: Nik Potenza
Re: LA267070; Alder-Taylor Retail HazMat - 17783
Taylor Avenue Bloomington, CA

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Date of Report: 02-24-2026

ASBESTOS PLM REPORT

Location: 67, Master Bedroom Ceiling - 17783 Taylor Ave - Texture Coat on Wallboard

Lab ID-Version†: 22203826-1

Sample Layers	Asbestos Content
Beige Texture with Paint	ND
Sample Composite Homogeneity:	Good

Location: 68, Master Bedroom Ceiling - 17783 Taylor Ave - Texture Coat on Wallboard

Lab ID-Version†: 22203827-1

Sample Layers	Asbestos Content
Beige Texture with Paint	ND
Sample Composite Homogeneity:	Good

Location: 69, Master Bedroom Ceiling - 17783 Taylor Ave - Texture Coat on Wallboard

Lab ID-Version†: 22203828-1

Sample Layers	Asbestos Content
Beige Texture with Paint	ND
Sample Composite Homogeneity:	Good

Location: 70, Living Room Ceiling - 17783 Taylor Ave - Wallboard with Joint Compound

Lab ID-Version†: 22203829-1

Sample Layers	Asbestos Content
Beige Joint Compound with Paint	2% Chrysotile
White Drywall with Brown Paper	ND
Composite Asbestos Fibrous Content:	< 1% Asbestos
Composite Non-Asbestos Content:	10% Cellulose
Sample Composite Homogeneity:	Moderate

Comments: Composite asbestos content provided is only for Drywall/Joint Compound. Composite content provided for this analysis has been performed by following the NESHAP guidelines.

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Taylor Avenue Bloomington, CA

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Date of Receipt: 02-19-2026
Date of Report: 02-24-2026

ASBESTOS PLM REPORT

Location: 71, Master Bedroom Wall - 17783 Taylor Ave - Wallboard with Joint Compound

Lab ID-Version†: 22203830-1

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: 72, Bedroom 1 Wall - 17783 Taylor Ave - Wallboard with Joint Compound

Lab ID-Version†: 22203831-1

Sample Layers	Asbestos Content
Beige Joint Compound with Paint	2% Chrysotile
White Drywall with Brown Paper	ND
Composite Asbestos Fibrous Content:	< 1% Asbestos
Composite Non-Asbestos Content:	10% Cellulose
Sample Composite Homogeneity:	Moderate

Comments: Composite asbestos content provided is only for Drywall/Joint Compound. Composite content provided for this analysis has been performed by following the NESHAP guidelines.

Location: 73, Dining Room Floor - 17783 Taylor Ave - 9"x9" Red Vinyl Floor Tile with Black Mastic (Multiple Layers)

Lab ID-Version†: 22203832-1

Sample Layers	Asbestos Content
Red Floor Tile	3% Chrysotile
Black Mastic	ND
Beige Sheet Flooring with Fibrous Backing	ND
Dark Brown Mastic	ND
Composite Non-Asbestos Content:	15% Cellulose
Sample Composite Homogeneity:	Poor

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 C/O: Nik Potenza
 Re: LA267070; Alder-Taylor Retail HazMat - 17783 Taylor Avenue Bloomington, CA

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ASBESTOS PLM REPORT

Location: 74, Dining Room Floor - 17783 Taylor Ave - 9"x9" Red Vinyl Floor Tile with Black Mastic (Multiple Layers)

Lab ID-Version†: 22203833-1

Sample Layers	Asbestos Content
Red Floor Tile	3% Chrysotile
Black Mastic	ND
Beige Sheet Flooring with Fibrous Backing	ND
Dark Brown Mastic	ND
Composite Non-Asbestos Content:	15% Cellulose
Sample Composite Homogeneity:	Poor

Location: 75, Kitchen Floor - 17783 Taylor Ave - 9"x9" Red Vinyl Floor Tile with Black Mastic (Multiple Layers)

Lab ID-Version†: 22203834-1

Sample Layers	Asbestos Content
Red Floor Tile	3% Chrysotile
Black Mastic	ND
Beige Sheet Flooring with Fibrous Backing	ND
Dark Brown Mastic	ND
Composite Non-Asbestos Content:	15% Cellulose
Sample Composite Homogeneity:	Poor

Location: 76, Kitchen - 17783 Taylor Ave - Multicolor Vinyl Sheet Floor (Multiple Layers)

Lab ID-Version†: 22203835-1

Sample Layers	Asbestos Content
Multicolored Sheet Flooring with Fibrous Backing	ND
Composite Non-Asbestos Content:	15% Cellulose
Sample Composite Homogeneity:	Good

Location: 77, Kitchen - 17783 Taylor Ave - Multicolor Vinyl Sheet Floor (Multiple Layers)

Lab ID-Version†: 22203836-1

Sample Layers	Asbestos Content
Multicolored Sheet Flooring with Fibrous Backing	ND
Composite Non-Asbestos Content:	15% Cellulose
Sample Composite Homogeneity:	Good

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C/O: Nik Potenza
Re: LA267070; Alder-Taylor Retail HazMat - 17783
Taylor Avenue Bloomington, CA

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ASBESTOS PLM REPORT

Location: 78, Kitchen - 17783 Taylor Ave - Multicolor Vinyl Sheet Floor (Multiple Layers)

Lab ID-Version†: 22203837-1

Sample Layers	Asbestos Content
Multicolored Sheet Flooring with Fibrous Backing	ND
Composite Non-Asbestos Content:	15% Cellulose
Sample Composite Homogeneity:	Good

Location: 79, Backroom - 17783 Taylor Ave - Brick

Lab ID-Version†: 22203838-1

Sample Layers	Asbestos Content
Red Brick	ND
Sample Composite Homogeneity:	Good

Location: 80, Backroom - 17783 Taylor Ave - Brick

Lab ID-Version†: 22203839-1

Sample Layers	Asbestos Content
Red Brick	ND
Sample Composite Homogeneity:	Good

Location: 81, Backroom - 17783 Taylor Ave - Brick

Lab ID-Version†: 22203840-1

Sample Layers	Asbestos Content
Red Brick	ND
Sample Composite Homogeneity:	Good

Location: 82, Attic -17783 Taylor Ave - Insulated HVAC Ducts

Lab ID-Version†: 22203841-1

Sample Layers	Asbestos Content
Brown Fibrous Material	ND
Composite Non-Asbestos Content:	90% Cellulose
Sample Composite Homogeneity:	Good

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ASBESTOS PLM REPORT

Location: 83, Attic -17783 Taylor Ave - Insulated HVAC Ducts

Lab ID-Version†: 22203842-1

Sample Layers	Asbestos Content
Brown Fibrous Material	ND
Composite Non-Asbestos Content:	90% Cellulose
Sample Composite Homogeneity:	Good

Location: 84, Attic -17783 Taylor Ave - Insulated HVAC Ducts

Lab ID-Version†: 22203843-1

Sample Layers	Asbestos Content
Brown Fibrous Material	ND
Composite Non-Asbestos Content:	90% Cellulose
Sample Composite Homogeneity:	Good

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C/O: Nik Potenza
Re: LA267070; Alder-Taylor Retail HazMat - 17783
Taylor Avenue Bloomington, CA

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Date of Sampling: 02-19-2026
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ASBESTOS PLM REPORT

PROJECT ANALYST AND SIGNATORY REPORT

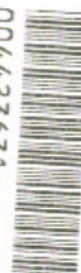
Project Analyst



Analyst: Ruby Schroeder

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004423631



ASBESTOS CHAIN OF CUSTODY

Alder-Taylor Retail HazMat
17783 Taylor Avenue
Bloomington, CA
Terracon Project No. LA267070

Analysis: PLM EPA 600/R-93/116
Laboratory: EMLab
Sampled By: Nik Potenza
Turnaround Time: 72 Hr
Inspection Date: February 19, 2026

HA	Sample Number	Sample Location	Building	Material Description	Condition	Estimated Quantity
1	1	Roof South	17783 Taylor Ave	Brown Asphalt Rolled Roof	Good	150 SF
1	2	Roof South	17783 Taylor Ave	Brown Asphalt Rolled Roof	Good	150 SF
1	3	Roof South	17783 Taylor Ave	Brown Asphalt Rolled Roof	Good	150 SF
2	4	Roof South	17783 Taylor Ave	Gray Asphalt Rolled Roofing	Good	1000 SF
2	5	Roof S/E	17783 Taylor Ave	Gray Asphalt Rolled Roofing	Good	1000 SF
2	6	Roof S/W	17783 Taylor Ave	Gray Asphalt Rolled Roofing	Good	1000 SF
3	7	Roof N/W	17783 Taylor Ave	Old Asphalt Rolled Roofing (Multiple Layers)	Significantly Damaged	400 SF
3	8	Roof West	17783 Taylor Ave	Old Asphalt Rolled Roofing (Multiple Layers)	Significantly Damaged	400 SF
3	9	Roof S/E	17783 Taylor Ave	Old Asphalt Rolled Roofing (Multiple Layers)	Significantly Damaged	400 SF
4	10	Roof N/W	17783 Taylor Ave	Brown Asphalt Roof Shingles	Good	100 SF
4	11	Roof N/W	17783 Taylor Ave	Brown Asphalt Roof Shingles	Good	100 SF
4	12	Roof N/W	17783 Taylor Ave	Brown Asphalt Roof Shingles	Good	100 SF
5	13	Roof North	17783 Taylor Ave	Gray Asphalt Roof Shingles	Significantly Damaged	650 SF
5	14	Roof S/E	17783 Taylor Ave	Gray Asphalt Roof Shingles	Significantly Damaged	650 SF
5	15	Roof N/E	17783 Taylor Ave	Gray Asphalt Roof Shingles	Significantly Damaged	650 SF
6	16	Roof South	17783 Taylor Ave	Silver Coating	Good	10 SF
6	17	Roof South	17783 Taylor Ave	Silver Coating	Good	10 SF
6	18	Roof South	17783 Taylor Ave	Silver Coating	Good	10 SF

Relinquished By: Nik Potenza

Signature:

Date: February 19, 2026

Time: 16:20:00

Received By:

Signature:

Date:

2/19/26

Time:

4:20pm

Relinquished By:

Signature:

Stephanie A. Gortchok

Date:

Time:

7	19	Site West	17783 Taylor Ave	Concrete Debris	Significantly Damaged	100 SF
7	20	Site West	17783 Taylor Ave	Concrete Debris	Significantly Damaged	100 SF
7	21	Site West	17783 Taylor Ave	Concrete Debris	Significantly Damaged	100 SF
8	22	Site North	17783 Taylor Ave	Roof Debris	Significantly Damaged	2000 SF
8	23	Site N/W	17783 Taylor Ave	Roof Debris	Significantly Damaged	2000 SF
8	24	Site South	17783 Taylor Ave	Roof Debris	Significantly Damaged	2000 SF
9	25	Site West	17783 Taylor Ave	Asphalt Debris	Significantly Damaged	300 SF
9	26	Site West	17783 Taylor Ave	Asphalt Debris	Significantly Damaged	300 SF
9	27	Site West	17783 Taylor Ave	Asphalt Debris	Significantly Damaged	300 SF
10	28	Exterior N/W	17783 Taylor Ave	Concrete	Good	150 SF
10	29	Backroom	17783 Taylor Ave	Concrete	Good	150 SF
10	30	Exterior North	17783 Taylor Ave	Concrete	Good	150 SF
11	31	Exterior N/W	17783 Taylor Ave	Mortar around Stone	Good	500 SF
11	32	Exterior North	17783 Taylor Ave	Mortar around Stone	Good	500 SF
11	33	Exterior S/W	17783 Taylor Ave	Mortar around Stone	Good	500 SF
12	34	Exterior S/W	17783 Taylor Ave	Concrete Window Sill	Good	80 SF
12	35	Exterior N/W	17783 Taylor Ave	Concrete Window Sill	Good	80 SF
12	36	Exterior North	17783 Taylor Ave	Concrete Window Sill	Good	80 SF
13	37	North Window	17783 Taylor Ave	Window Putty	Damaged	5 SF
13	38	N/W Window	17783 Taylor Ave	Window Putty	Damaged	5 SF
13	39	S/W Window	17783 Taylor Ave	Moisture Barrier Paper	Good	1700 SF
14	40	North	17783 Taylor Ave	Moisture Barrier Paper	Good	1700 SF
14	41	North	17783 Taylor Ave	Moisture Barrier Paper	Good	1700 SF
14	42	N/W	17783 Taylor Ave	Moisture Barrier Paper	Good	1700 SF
15	43	Bathroom	17783 Taylor Ave	Yellow Mirror Mastic	Good	1 SF

Relinquished By: Nik Potenza

Signature:



Date: February 19, 2026

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Stephanie A. Gonzalez

Date:

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15	44	Bathroom	17783 Taylor Ave	Yellow Mirror Mastic	Good	1 SF
15	45	Bathroom	17783 Taylor Ave	Yellow Mirror Mastic	Good	1 SF
16	46	Kitchen Counter	17783 Taylor Ave	Vinyl Sheet with Black Mastic	Damaged	100 SF
16	47	Kitchen Counter	17783 Taylor Ave	Vinyl Sheet with Black Mastic	Damaged	100 SF
16	48	Kitchen Counter	17783 Taylor Ave	Vinyl Sheet with Black Mastic	Damaged	100 SF
17	49	Master Bedroom	17783 Taylor Ave	Flower Pattern Vinyl Sheet Floor with Black Mastic	Damaged	400 SF
17	50	Bedroom 1	17783 Taylor Ave	Flower Pattern Vinyl Sheet Floor with Black Mastic	Damaged	400 SF
17	51	Hallway	17783 Taylor Ave	Flower Pattern Vinyl Sheet Floor with Black Mastic	Damaged	400 SF
18	52	Bathroom	17783 Taylor Ave	Square Pattern Wall Panel with Black/Yellow Mastic	Good	100 SF
18	53	Bathroom	17783 Taylor Ave	Square Pattern Wall Panel with Black/Yellow Mastic	Good	100 SF
18	54	Bathroom	17783 Taylor Ave	Square Pattern Wall Panel with Black/Yellow Mastic	Good	100 SF
19	55	Living Room	17783 Taylor Ave	Electrical Wire Insulation	Damaged	100 SF
19	56	Living Room	17783 Taylor Ave	Electrical Wire Insulation	Damaged	100 SF
19	57	Back Room	17783 Taylor Ave	Electrical Wire Insulation	Damaged	100 SF
20	58	Living Room	17783 Taylor Ave	Heater Insulation Wrap	Damaged	50 SF
20	59	Living Room	17783 Taylor Ave	Heater Insulation Wrap	Damaged	50 SF
20	60	Dining Room	17783 Taylor Ave	Heater Insulation Wrap	Damaged	50 SF
21	61	Master Bedroom Floor	17783 Taylor Ave	Foam Insulation with Black Mastic	Good	10 SF
21	62	Master Bedroom Floor	17783 Taylor Ave	Foam Insulation with Black Mastic	Good	10 SF
21	63	Master Bedroom Floor	17783 Taylor Ave	Foam Insulation with Black Mastic	Good	10 SF
22	64	Bathroom Floor	17783 Taylor Ave	Vinyl Floor Tile w/ Black Mastic (Multiple Layers)	Significantly Damaged	50 SF
22	65	Bathroom Floor	17783 Taylor Ave	Vinyl Floor Tile w/ Black Mastic (Multiple Layers)	Significantly Damaged	50 SF
22	66	Bathroom Floor	17783 Taylor Ave	Vinyl Floor Tile w/ Black Mastic (Multiple Layers)	Significantly Damaged	50 SF
23	67	Master Bedroom Ceiling	17783 Taylor Ave	Texture Coat on Wallboard	Significantly Damaged	200 SF
23	68	Master Bedroom Ceiling	17783 Taylor Ave	Texture Coat on Wallboard	Significantly Damaged	200 SF
23	69	Master Bedroom Ceiling	17783 Taylor Ave	Texture Coat on Wallboard	Significantly Damaged	200 SF
24	70	Living Room Ceiling	17783 Taylor Ave	Wallboard with Joint Compound	Significantly Damaged	2700 SF

Relinquished By: Nk Potenza

Signature:



Date: February 19, 2026

Time: 16:20:00

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Date:

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Signature:

Stephanie A. Gonzalez

Date:

Time:

004423631



24	71	Master Bedroom Wall	17783 Taylor Ave	Wallboard with Joint Compound	Significantly Damaged	2700 SF
24	72	Bedroom 1 Wall	17783 Taylor Ave	Wallboard with Joint Compound	Significantly Damaged	2700 SF
25	73	Dining Room Floor	17783 Taylor Ave	9"x9" Red Vinyl Floor Tile with Black Mastic (Multiple Layers)	Significantly Damaged	400 SF
25	74	Dining Room Floor	17783 Taylor Ave	9"x9" Red Vinyl Floor Tile with Black Mastic (Multiple Layers)	Significantly Damaged	400 SF
25	75	Kitchen Floor	17783 Taylor Ave	9"x9" Red Vinyl Floor Tile with Black Mastic (Multiple Layers)	Significantly Damaged	400 SF
26	76	Kitchen	17783 Taylor Ave	Multicolor Vinyl Sheet Floor (Multiple Layers)	Damaged	50 SF
26	77	Kitchen	17783 Taylor Ave	Multicolor Vinyl Sheet Floor (Multiple Layers)	Damaged	50 SF
26	78	Kitchen	17783 Taylor Ave	Multicolor Vinyl Sheet Floor (Multiple Layers)	Damaged	50 SF
27	79	Back room	17783 Taylor Ave	Brick	Good	30 SF
27	80	Backroom	17783 Taylor Ave	Brick	Good	30 SF
27	81	Backroom	17783 Taylor Ave	Brick	Good	30 SF
28	82	Attic	17783 Taylor Ave	Insulated HVAC Ducts	Good	20 LF
28	83	Attic	17783 Taylor Ave	Insulated HVAC Ducts	Good	20 LF
28	84	Attic	17783 Taylor Ave	Insulated HVAC Ducts	Good	20 LF

Relinquished By: Nik Potenza

Signature:

[Signature]

Date: February 19, 2026

Time: 16:20:00

Received By:

Signature:

Relinquished By:

Signature:

Steph A. Gonzalez
Stephanie A. Gonzalez

Date:

Time:

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Steph A. Gonzalez
Stephanie A. Gonzalez

Date:

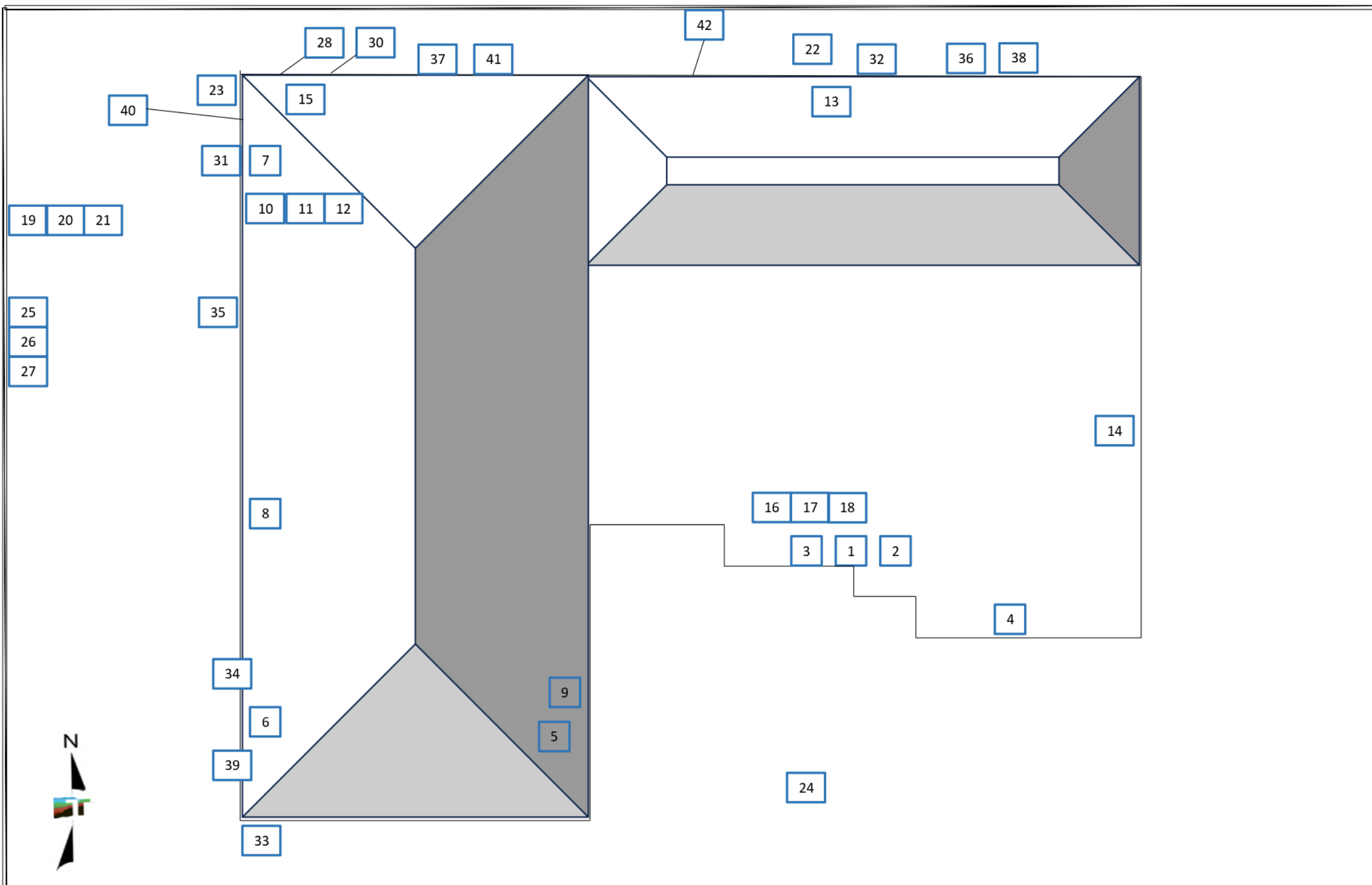
Time:



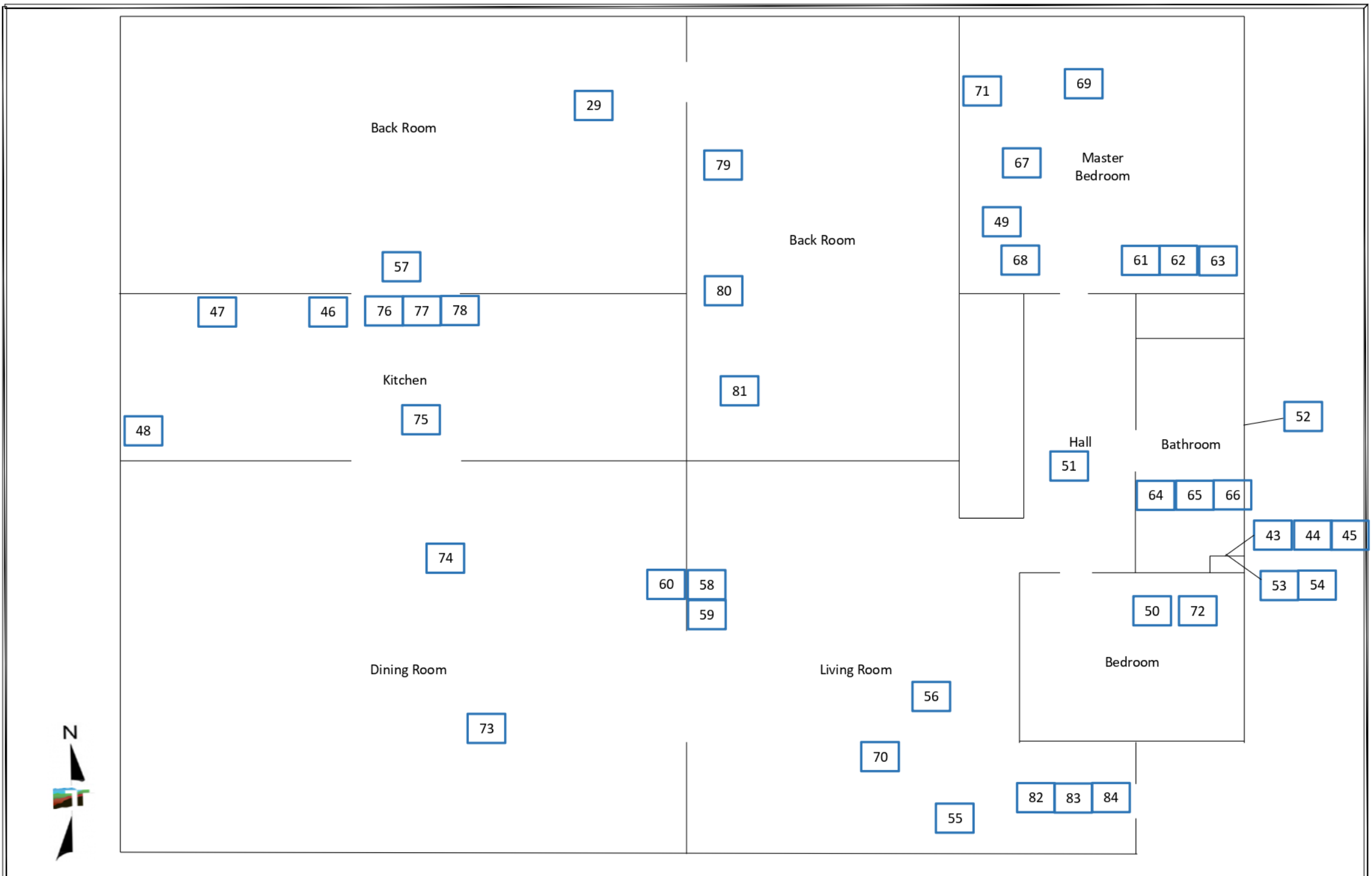
004423631

APPENDIX C

SAMPLE LOCATION DRAWINGS



Sample Location Drawing		Exterior & Roof	Legend	Exhibit
Prepared for: ATHSP LLC Project: Pre-Demolition Asbestos Survey Scale: Not to Scale Terracon Project Number: LA267070		Proposed Alder-Taylor Retail Project 17783 Taylor Avenue Bloomington, CA	<div style="border: 1px solid blue; padding: 2px; display: inline-block;">ACM Samples</div>	<div style="font-size: 2em; font-weight: bold; text-align: center;">1</div>



Sample Location Drawing		1st Floor - Interior	Legend	Exhibit
Prepared for: ATHSP LLC Project: Pre-Demolition Asbestos Survey Scale: Not to Scale Terracon Project Number: LA267070		Proposed Alder-Taylor Retail Project 17783 Taylor Avenue Bloomington, CA	<div data-bbox="1960 1690 2136 1742" style="border: 1px solid blue; padding: 2px;">ACM Samples</div>	<div data-bbox="2262 1700 2305 1757" style="font-size: 2em;">2</div>

APPENDIX D

LICENSES AND CERTIFICATIONS

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



Name

Certification No. **21-6930**

Expires on **11/19/2026**

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



State of California
Division of Occupational Safety and Health
Certified Asbestos Consultant
Christopher A Blake



Name

Certification No. **01-3027**

Expires on **11/09/2026**

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.

