

**SUBMITTAL TO THE BOARD OF COMMISSIONERS
HOUSING AUTHORITY
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**



**ITEM: 10.1
(ID # 21070)**

MEETING DATE:
Tuesday, June 13, 2023

FROM : HOUSING AUTHORITY:

SUBJECT: HOUSING AUTHORITY: Approval of the Form of Section 8 Project-Based Voucher Program Agreement to Enter into a Housing Assistance Payments (AHAP) Contract for Rehabilitation and Approve the Form of the Consent to Assignment of AHAP and HAP Contract as Security for Financing, between National Community Renaissance of California and the Housing Authority of the County of Riverside, for Corona Del Rey Apartments, Located in the City of Corona; District 2. [\$0]

RECOMMENDED MOTION: That the Board of Commissioners:

1. Approve the form of the Section 8 Project-Based Voucher Program Agreement to enter into a Housing Assistance Payments Contract for Rehabilitation by and between National Community Renaissance of California and the Housing Authority of the County of Riverside (AHAP Contract) for Corona Del Rey Apartments project located in the City of Corona;

Continued on Page 2

ACTION:Policy

Heidi Marshall, Director of Housing, Homelessness Prevention 3/13/2023

MINUTES OF THE BOARD OF COMMISSIONERS

On motion of Commissioner Washington, seconded by Commissioner Jeffries and duly carried, IT WAS ORDERED that the above matter is approved as recommended.

Ayes: Jeffries, Washington, and Gutierrez
Nays: None
Absent: Spiegel, Perez
Date: June 13, 2023
xc: Housing Authority

Kimberly A. Rector
Clerk of the Board
By:
Deputy

**SUBMITTAL TO THE BOARD OF COMMISSIONERS HOUSING AUTHORITY
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**

RECOMMENDED MOTION: That the Board of Commissioners:

2. Approve the form of Section 8 Project-Based Voucher Program Housing Assistance Payments Contract – Rehabilitation Part I and II (HAP Contract);
3. Approve the form of the Consent to Assignment of AHAP Contract and HAP Contract as Security for Financing (Consent to Assignment); and
4. Authorize the Executive Director of the Housing Authority of the County of Riverside, or designee, to execute a form of the attached AHAP Contract, a form of the attached HAP Contract, and a form of the attached Consent to Assignment, each substantially conforming in form and substance to the attached AHAP Contract, HAP Contract, and Consent to Assignment, subject to approval as to form by County Counsel; and to take all necessary steps to implement the AHAP Contract, HAP Contract, and the Consent to Assignment including, but not limited to, signing subsequent necessary and relevant documents, subject to approval as to form by County Counsel.

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost
COST	\$ 0	\$ 0	\$ 0	\$ 0
NET COUNTY COST	\$ 0	\$ 0	\$ 0	\$ 0
SOURCE OF FUNDS: N/A			Budget Adjustment:	No
			For Fiscal Year:	2022/23

C.E.O. RECOMMENDATION: Approve

BACKGROUND:

The Housing Authority of the County of Riverside (HACR) awarded National Community Renaissance of California, a nonprofit public benefit corporation (Developer), eight (8) Project Based Vouchers (PBVs) for the proposed Corona Del Rey Apartments project located in the City of Corona (Project). The PBVs has an estimated value of \$3,029,760 over the 20-year term of the agreement, and at the end of 20 years – subject to funding availability and Board approval – the PBV agreement can be extended for an additional 20 years. The PBVs were awarded pursuant to the Request for Proposal released by the HACR on April 9, 2021. The Board of Supervisors separately awarded the project \$5,000,000 of Riverside County ARPA funds on April 4, 2023 (Agenda Item 3.1).

The Project is located at 1148 D Street, near the southwest corner of D Street and South Lincoln Avenue in the City of Corona within Riverside County. Corona Del Rey is an existing townhome apartment community of 160 units within 40 two-story buildings of identical materials and including similar design on 9.96 acres identified as Assessor’s Parcel Numbers 14118-183-034 through 118-183-043, 118-0183-049-1; 118-183-051-2; 118-183-053-4; 118-171-019 to 118-171-046 through 118-171-046, 118-171-046; 118-171-054 to 118-171-056. The PBVs will provide rental subsidy upon rehabilitation of Corona Del Rey multi-family apartments, to be

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COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**

operated and owned by a limited partnership to be formed by Developer, consisting of 158 affordable multi-family units for low and very low-income families plus two (2) managers' units. PBVs will be reserved for households at or below 50% of the Area Median Income (AMI). All units are two bedrooms, 1.5-bathroom townhome units with a square footage of 1,118 per unit. Amenities will include a community center, laundry facility, playgrounds, covered parking, controlled access, and gated entrances.

Permanent Sources	Amounts
City of Corona Housing Affordable Housing	\$ 5,500,000
City of Corona Amend and Restated	\$ 7,900,000
Existing County HOME Loan	\$ 275,000
Southern California Housing Development Corp	\$ 7,450,000
County ARPA	\$ 5,000,000
National Community Renaissance of California	\$ 2,500,000
Total	\$28,625,000

An Environmental Assessment was completed and on March 24, 2022, it was determined that the project is Categorically Excluded Subject to Section 58.5 Pursuant to 24 CRF 58.35(a). The proposed Project and the Section 8 Project-Based Voucher Program Housing Assistance Payments Contract meet the conditions of categorical exclusion under Title 24 Code of Federal Regulations (CFR) Section 58.35 (a) in accordance with the provisions of the National Environmental Policy Act of 1969 (NEPA).

Impact on Residents and Businesses

The rental assistance that the PBVs are providing the Project will have a positive impact on the residents to stabilize housing and operation of the rehabilitation housing complex in addition to providing affordable housing to the City of Corona.

SUPPLEMENTAL:

Additional Fiscal Information

No impact upon the County's General Fund. The HACR's contribution to the Project includes the Section 8 Project-Based Vouchers which are fully funded by the United States Department of Housing and Urban Development.

Attachments:

- A. Form of AHAP Contract & Form of HAP Contract
- B. Consent to Assignment to the HAP Contract


Erianna Lontajo, Principal Management Analyst

6/6/2023


Kristine Bell-Valdez, Supervising Deputy County Counsel

5/31/2023

**U.S. Department of Housing and Urban Development (HUD)
Project-based Section 8 Contract Administration**

**CONSENT TO ASSIGNMENT
OF AGREEMENT TO ENTER
INTO HAP CONTRACT AND
HAP CONTRACT
AS SECURITY FOR FINANCING**

OMB Control #2502-0587

"Public reporting burden for this collection of information is estimated to average 1 hour. This includes the time for collecting, reviewing, and reporting the data. The information is being collected for obtaining a signature on legally binding documents and will be used to enforce contractual obligations. Response to this request for information is required in order to receive the benefits to be derived. This agency may not collect this information, and you are not required to complete this form unless it has a currently valid OMB control number. No confidentiality is assured."

Privacy Act Notice: The United States Department of Housing and Urban Development, Federal Housing Administration, is authorized to solicit the information requested in the form by virtue of Title 12, United States Code, Section 1701 et seq., and regulations promulgated thereunder at Title 12, Code of Federal Regulations. While no assurance of confidentiality is pledged to respondents, HUD generally discloses this data only in response to a Freedom of Information Act request.

I. IDENTIFICATION OF ACC AND HAP CONTRACT

Annual Contributions Contract Number: _____

Section 8 HAP Contract Number: _____

Section 8 Project Number: PBV2-21-002

Project Name: Corona Del Rey

Project Location: 1148 D Street (Business Address)
Corona, CA 92882

II. NAMES

Contract Administer

HOUSING AUTHORITY OF THE COUNTY OF RIVERSIDE

Contract administrator address:

5555 Arlington Ave

Riverside, CA 92504

Attention: Housing Project Manager

Owner: National Community Renaissance of California (NCRC)

Owner address:

9421 Haven Avenue, Rancho Cucamonga, CA 91730

Construction Lender:

To be determined Affiliate of NCRC

Construction Lender address:

TBD Affiliate c/o NCRC

9421 Haven Avenue, Rancho Cucamonga, CA 91730

Attention: Kevin Chin

Permanent Lender: Southern California Housing Development Corporation
of the Inland Empire

Permanent Lender address:

9692 Haven Ave. Suite 100, Rancho Cucamonga, CA 91730

III. DEFINITIONS

ACC. Annual Contributions Contract.

AHAP Contract. The Project Based Voucher Agreement to Enter into Housing Assistance Payments Contract entered into between Owner and the Housing Authority dated August 1, 2023 pursuant to which the Housing Authority agreed to enter into a HAP Contract, subject to the satisfaction of certain conditions precedent, pursuant to the terms and conditions set forth therein.

ASSIGNMENT AS SECURITY. The creation of a security interest in the owner's interest pursuant to the AHAP Contract, and/or HAP Contract once executed, and a transfer of such security interest to an assignee secured party.

CONSENT TO ASSIGNMENT. This Consent to Assignment of AHAP Contract and HAP Contract as Security for Financing executed by the Housing Authority of the County of Riverside and National Community Renaissance of California (NCRC)

CONTRACT ADMINISTRATOR. HUD or a PHA acting as contract administrator under an ACC with HUD.

FULL ASSIGNMENT. An assignment of the AHAP contract or the HAP Contract other than an assignment as security. "Full Assignment" includes a sale, conveyance or other transfer of the AHAP Contract or the HAP Contract, voluntary or involuntary, to an assignee or successor in interest.

HAP CONTRACT. The Housing Assistance Payments Contract for units in the Project. The HAP Contract shall be entered into between the Owner and the Contract Administrator pursuant to Section 8 of the United States Housing Act of 1937 (42 U.S.C. 1437f) and the terms and conditions set forth in the AHAP Contract.

HOUSING AUTHORITY. Housing Authority of the County of Riverside, a public entity, corporate and politic.

LENDER. Southern California Development Corp of the Inland Empire
9692 Haven Ave, Suite 100, Rancho Cucamonga, CA 91730

OWNER. National Community Renaissance of California

PHA. Public Housing Agency, the Housing Authority of the County of Riverside, a public entity corporate and politic.

PROJECT. The project identified in section I of this Consent to Assignment of AHAP Contract and HAP Contract as Security for Financing.

SECURED PARTY. A party approved by the Housing Authority that holds a security interest in the Owner's interest under the AHAP Contract and/or the HAP Contract, including the Lender.

IV. BACKGROUND

Pursuant to the terms of the AHAP Contract, neither the AHAP Contract nor the HAP Contract (including any interest in the HAP Contract or any payments under the HAP Contract) may be assigned without the prior written consent of the Housing Authority and HUD.

An assignment includes the creation of a security interest in the AHAP Contract and the HAP Contract, or any sale, conveyance or other transfer of the AHAP Contract and the HAP Contract, voluntary or involuntary, to any assignee, transferee or successor in interest.

The Owner has advised the Housing Authority that the Owner wants to grant the Lender a security interest in the AHAP Contract and the HAP Contract, as security for a loan by the Lender to the Owner with respect to the Project.

V. CONSENT TO ASSIGNMENT AS SECURITY

By execution of this Consent to Assignment as security, the Housing Authority conditionally consents to the assignment as security of the AHAP Contract and the HAP Contract, once executed, by the Owner to the Lender as security for a loan by the Lender to the Owner with respect to the Project; provided however, Lender shall not have any right to receive housing assistance payments that may be payable to the Owner under the HAP Contract until and unless the conditions precedent set forth in Section VII. below are satisfied, including, but not limited to,

Owner and Lender's execution of an Assignment and Assumption Agreement in a form first approved by the Housing Authority and County Counsel, wherein Lender, among other things, agrees to comply with all the terms of the AHAP Contract and the HAP Contract, and Lender agrees to assume all obligations of the Owner under the AHAP Contract and the HAP Contract. The Housing Authority's consent herein shall not be construed to relieve or release Owner from its duty to comply with any of its obligations under the AHAP Contract and the HAP Contract and any related agreements.

VI. EFFECT OF CONSENT TO ASSIGNMENT

Neither HUD nor the Housing Authority is a party to the Lender loan or the loan documents, nor to any assignment of the AHAP Contract or the HAP Contract by the Owner to the Lender as security for the loan, or to any transfer or assignment of the AHAP Contract or the HAP Contract or the loan by the Lender. Issuance of this consent to assignment by the Housing Authority does not signify that HUD or the Housing Authority has reviewed, approved or agreed to the terms of any financing or refinancing; to any term of the Lender loan documents; or to the terms of any assignment of the AHAP Contract or the HAP Contract by the Owner to the Lender as security for the Lender's loan, or by the Lender to any transferee of the loan.

This Consent to Assignment of the AHAP Contract and the HAP Contract, once executed, does not change the terms of the AHAP Contract or HAP Contract in any way, and does not change the rights or obligations of HUD, the Housing Authority or the Owner under the AHAP Contract or the HAP Contract. The creation or transfer of any security interest in the AHAP Contract to Lender and the HAP Contract, once executed, is limited to amounts payable under the HAP Contract in accordance with the terms of the HAP Contract.

Any assignment granted by Owner to Lender of Owner's rights under the AHAP Contract and/or HAP Contract shall be valid and effective until such time as Owner's obligations under the Lender loan documents are otherwise fulfilled or fully performed, after which time such assignment shall terminate.

The grant of consent by the Housing Authority to assignment of the HAP Contract and the AHAP Contract by the Owner to the Lender does not constitute consent to any further assignment or other transfer of the HAP Contract and/or AHAP Contract or of any interest in the Property, including any further assignment or transfer to any assignee, transferee or successor in interest.

**VII. EXERCISE OF SECURITY INTEREST - ASSIGNEE
ASSUMPTION OF HAP CONTRACT OBLIGATIONS**

Notwithstanding the Housing Authority's grant of consent to assignment by the Owner of a security interest in the HAP Contract and AHAP Contract to the Lender as security for the Lender loan, the Housing Authority's execution of this Consent to Assignment does not constitute consent to a full assignment of the AHAP Contract and HAP Contract to any entity, including the Lender or any successor Secured Party.

A Secured Party may not exercise any rights or remedies against the Housing Authority or HUD under the AHAP Contract and/or the HAP Contract and shall not have any right to receive housing assistance payments that may be payable to the Owner under the HAP Contract, until and unless the following conditions precedent are satisfied:

- The Housing Authority and HUD, if required, have approved in writing, in their sole discretion, the Secured Party as successor to the Owner pursuant to the AHAP contract and the HAP Contract, and
- The Secured Party seeking to exercise such rights or remedies, or to receive such payments, has executed and delivered, in a form first approved by the Housing Authority, County Counsel, and HUD, in accordance with HUD requirements, an agreement by the Secured Party to (i) comply with all the terms of the AHAP Contract and the HAP Contract, and (ii) assume all obligations of the Owner under the AHAP Contract and the HAP Contract.

VIII. PAYMENT TO SECURED PARTY

Subject to a Secured Party's satisfaction of the conditions precedent set forth in the second paragraph of Section VII. above, when a Secured Party notifies the Housing Authority in writing, that housing assistance payments payable pursuant to the HAP Contract should be directed to the Secured Party (in accordance with paragraph VII above), the Housing Authority may make such payments to the Secured Party instead of the Owner provided the Secured Party provides written evidence to the Housing Authority of Owner's default, after notice and opportunity to cure, under the Secured Party's loan documents. Any payments by the Housing Authority to the Secured Party shall be credited against amounts payable by the Housing Authority to the Owner pursuant to the AHAP Contract and the HAP Contract.

IX. WHEN ASSIGNMENT IS PROHIBITED

The consent to assignment as security shall be void ab initio if HUD determines that any assignee, or any principal or interested party of the assignee, is debarred, suspended or subject to a limited denial of participation under 24 CFR part 24, or is listed on the U.S. General Services Administration list of parties excluded from Federal procurement or nonprocurement programs.

CONTRACT ADMINISTRATOR

**HOUSING AUTHORITY OF THE COUNTY OF RIVERSIDE, a
public entity, corporate and politic**

Name of Contract Administrator (Print):


HOUSING AUTHORITY OF THE COUNTY OF RIVERSIDE

By: _____

Name: Heidi Marshall

Title: Executive Director

Date: _____

FORM APPROVED COUNTY COUNSEL
BY:  5/31/2023
AMRIT P. DHILLON DATE

FORM

OWNER AGREEMENT TO ASSIGNMENT AS SECURITY

The owner has read the terms of the contract administrator's consent to assignment by the owner of a security interest in the AHAP Contract and the HAP Contract to the lender as security for the loan, and to further transfer of such security interest to successor secured parties. In consideration for contract administrator's grant of such consent to assignment, the owner agrees to all the terms of the consent to assignment, and agrees that any assignment by the owner is subject to all such terms.

OWNER

Name of Owner (Print)

NATIONAL COMMUNITY RENAISSANCE OF CALIFORNIA

a California nonprofit public benefit corporation

By:

By: _____

Michael Finn, Chief Financial Officer

By:

Date _____

**U.S. Department of Housing and Urban Development
Office of Public and Indian Housing**

SECTION 8 PROJECT-BASED VOUCHER PROGRAM

**AGREEMENT TO ENTER INTO A
HOUSING ASSISTANCE PAYMENTS CONTRACT**

NEW CONSTRUCTION OR REHABILITATION

PART I

Public reporting burden for this collection of information is estimated to average 0.5 hours. This includes the time for collecting, reviewing and reporting the data. The information is being collected as required by 24 CFR 983.152, which requires the PHA to enter into an Agreement with the owner prior to execution of a HAP contract for PBV assistance as provided in §983.153. This agency may not conduct or sponsor, and a person is not required to respond to, a collection of information unless that collection displays a valid OMB control number. Assurances of confidentiality are not provided under this collection.

Privacy Act Statement. HUD is committed to protecting the privacy of individuals' information stored electronically or in paper form, in accordance with federal privacy laws, guidance, and best practices. HUD expects its third-party business partners, including Public Housing Authorities, who collect, use maintain, or disseminate HUD information to protect the privacy of that information in Accordance with applicable law.

1.1 Parties

This Agreement to Enter into Housing Assistance Payments Contract (“Agreement”) is between:

_____ (“PHA”) and

_____ (“owner”).

1.2 Purpose

The owner agrees to develop the Housing Assistance Payments Contract (“HAP Contract”) units to in accordance with Exhibit B and to comply with Housing Quality Standards (“HQS”), and the PHA agrees that, upon timely completion of such development in accordance with the terms of the Agreement, the PHA will enter into a HAP Contract with the owner of the Contract units.

1.3 Contents of Agreement

This Agreement consists of Part I, Part II, and the following Exhibits:

EXHIBIT A: The approved owner's PBV proposal. (Selection of proposals must be in accordance with 24 CFR 983.51.)

EXHIBIT B: Description of work to be performed under this Agreement, including:

- if the Agreement is for rehabilitation of units, this exhibit must include the rehabilitation work write-up and, where the PHA has determined necessary, specifications and plans.
- if the Agreement is for new construction of units, the work description must include the working drawings and specifications.
- any additional requirements beyond HQS relating to quality, design and architecture that the PHA requires.
- work items resulting from compliance with the design and construction requirements of the Fair Housing Act and implementing regulations at 24 CFR 100.205, the accessibility requirements under section 504 of the Rehabilitation Act of 1973 and implementing regulations at 24 CFR 8.22 and 8.23, and accessibility requirements under Titles II and III of the Americans with Disabilities Act at 28 CFR parts 35 and 36, as applicable.

EXHIBIT C: Description of housing, including:

- project site.
- total number of units in project covered by this Agreement.
- locations of contract units on site.
- number of contract units by area (size) and number of bedrooms and bathrooms.
- services, maintenance, or equipment to be supplied by the owner without charges in addition to the rent to owner.
- utilities available to the contract units, including a specification of utility services to be paid by the owner (without charges in addition to rent) and utility services to be paid by the tenant.

- estimated initial rent to owner for the contract units.

EXHIBIT D: The HAP contract.

1.4 Significant Dates

- A. **Effective Date of the Agreement:** The Agreement must be executed promptly after PHA notice of proposal selection to the owner has been given. The PHA may not enter this Agreement with the owner until a subsidy layering review has been performed and an environmental review has been satisfactorily completed in accordance with HUD requirements.
- B. A project may either be a single-stage or multi-stage project. A single-stage project will have the same Agreement effective date for all contract units. A multi-stage project will separate effective dates for each stage.

_____ Single-stage project

- i. Effective Date for all contract units: _____
- ii. Date of Commencement of the Work: The date for commencement of work is not later than _____ calendar days after the effective date of this Agreement.
- iii. Time for Completion of Work: The date for completion of the work is not later than _____ calendar days after the effective date of this Agreement.

_____ Multi-Stage Project

Enter the information for each stage upon execution of the Agreement for the corresponding stage.

STAGE	NUMBER OF UNITS	EFFECTIVE DATE	DATE OF COMMENCEMENT OF WORK	TIME FOR COMPLETION OF WORK

1.5 Nature of the Work

_____ This Agreement is for **New Construction** of units to be assisted by the project-based Voucher program.

_____ This Agreement is for **Rehabilitation** of units to be assisted by the project-based Voucher program.

1.6 Schedule of Completion

- A. Timely Performance of Work: The owner agrees to begin work no later than the date for commencement of work as stated in paragraph (d). In the event the work is not commenced, diligently continued and completed as required under this Agreement, the PHA may terminate this Agreement or take other appropriate action. The owner agrees to report promptly to the PHA the date work is commenced and furnish the PHA with progress reports as required by the PHA.
- B. Time for Completion: All work must be completed no later than the end of the period stated in paragraph (d). Where completion in stages is provided for, work related to units included in each stage shall be completed by the stage completion date and all work on all stages must be completed no later than the end of the period stated in paragraph (d).
- C. Delays: If there is a delay in the completion due to unforeseen factors beyond the owner’s control as determined by the PHA, the PHA agrees to extend the time for completion for an appropriate period as determined by the PHA in accordance with HUD requirements.

1.7 Changes in Work

- A. The owner must obtain prior PHA approval for any change from the work specific in Exhibit B which would alter the design or quality of the rehabilitation or construction. The PHA is not required to approve any changes requested by the owner. PHA approval of any change may be conditioned on establishment of a lower initial rent to owner at the amounts determined by PHA.

- B. If the owner makes any changes in the work without prior PHA approval, the PHA may establish lower initial rents to owner at the amounts determined by PHA in accordance with HUD requirements.
- C. The PHA (or HUD in the case of insured or coinsured mortgages) may inspect the work during rehabilitation or construction to ensure that work is proceeding on schedule, is being accomplished in accordance with the terms of the Agreement, meets the level of material described in Exhibit B and meets typical levels of workmanship for the area.

1.8 Work completion

- A. Conformance with Exhibit B: The work must be completed in accordance with Exhibit B. The owner is solely responsible for completion of the work.
- B. Evidence of Completion: When the work is completed, the owner must provide the PHA with the following:
 - 1. A certification by the owner that the work has been completed in accordance with the HQS and all requirements of this Agreement.
 - 2. A certification by the owner that the owner has complied with labor standards and equal opportunity requirements in the development of the housing. (See 24 CFR 983.155(b)(1)(ii).)
 - 3. Additional Evidence of Completion: At the discretion of the PHA, or as required by HUD, this Agreement may specify additional documentation that must be submitted by owner as evidence of completion of the housing. Check the following that apply:
 - _____ A certificate of occupancy or other evidence that the contract units comply with local requirements.
 - _____ An architect's or developer's certification that the housing complies with:
 - _____ the HQS;
 - _____ State, local, or other building codes;
 - _____ Zoning;
 - _____ The rehabilitation work write-up for rehabilitated housing;

_____ The work description for newly constructed housing; or

_____ Any additional design or quality requirements pursuant to this Agreement.

1.9 Inspection and Acceptance by the PHA of Completed Contract Units

- A. Completion of Contract Units: Upon receipt of owner notice of completion of Contract units, the PHA shall take the following steps:
 - 1. Review all evidence of completion submitted by owner.
 - 2. Inspect the units to determine if the housing has been completed in accordance with this Agreement, including compliance with the HQS and any additional requirements imposed by the PHA under this Agreement.
- B. Non-Acceptance: If the PHA determines the work has not been completed in accordance with this Agreement, including non-compliance with the HQS, the PHA shall promptly notify the owner of this decision and the reasons for the non-acceptance. The parties must not enter into the HAP contract.
- C. Acceptance: If the PHA determines housing has been completed in accordance with this Agreement, and that the owner has submitted all required evidence of completion, the PHA must submit the HAP contract for execution by the owner and must then execute the HAP contract.

1.10 Acceptance where defects or deficiencies are reported:

- A. If other defects or deficiencies exist, the PHA shall determine whether and to what extent the defects or deficiencies are correctable, whether the units will be accepted after correction of defects or deficiencies, and the requirements and procedures for such correction and acceptance.
- B. Completion in Stages: Where completion in stages is provided for, the procedures of this paragraph shall apply to each stage.

1.11. Execution of HAP Contract

- A. Time and Execution: Upon acceptance of the units by the PHA, the owner and the PHA execute the HAP contract.

- B. Completion in Stages: Where completion in stages is provided for the number and types of units in each stage, and the initial rents to owner for such units, shall be separately shown in Exhibit C of the contract for each stage. Upon acceptance of the first stage, the owner shall execute the contract and the signature block provided in the contract for that stage. Upon acceptance of each subsequent stage, the owner shall execute the signature block provided in the contract for such stage.
- C. Form of Contract: The terms of the contract shall be provided in Exhibit D of this Agreement. There shall be no change in the terms of the contract unless such change is approved by HUD headquarters. Prior to execution by the owner, all blank spaces in the contract shall be completed by the PHA.
- D. Survival of owner Obligations: Even after execution of the contract, the owner shall continue to be bound by all owner obligations under the Agreement.

1.12 Initial determination of rents

- A. The estimated amount of initial rent to owner shall be established in Exhibit C of this Agreement.
- B. The initial amount of rent to owner is established at the beginning of the HAP contract term.
- C. The estimated and initial contract rent for each units may in no event exceed the amount authorized in accordance with HUD regulations and requirements. Where the estimated initial rent to owner exceeds the amount authorized in accordance with HUD regulations, the PHA shall establish a lower initial rent tow owner, in accordance with HUD regulations and requirements.

1.13 Uniform Relocation Act

- A. A displaced person must be provided relocation assistance at the levels described in and in accordance with the requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (URA) (42 U.S.C. 4201-4655) and implementing regulations at 49 CFR part 24.
- B. The cost of required relocation assistance may be paid with funds provided by the owner, or with local public funds, or with funds available from other sources. Payment of relocation assistance must be paid in accordance with HUD requirements.

- C. The acquisition of real property for a project to be assisted under the program is subject to the URA and 49 CFR part 24, subpart B.
- D. The PHA must require the owner to comply with the URA and 49 CFR part 24.
- E. In computing a replacement housing payment to a residential tenant displaced as a direct result of privately undertaken rehabilitation or demolition of the real property, the term “initiation of negotiations” means the execution of the Agreement between the owner and the PHA.

1.14 Protection of In-Place Families

- A. In order to minimize displacement of in-place families, if a unit to be placed under Contract is occupied by an eligible family on the proposal selection date, the in-place family must be placed on the PHA’s waiting list (if they are not already on the list) and, once their continued eligibility is determined, given an absolute selection preference and referred to the project owner for an appropriately sized unit in the project.
- B. This protection does not apply to families that are not eligible to participate in the program on the proposal selection date.
- C. The term “in-place family” means an eligible family residing in a proposed contract unit on the proposal selection date.
- D. Assistance to in-place families may only be provided in accordance with the program regulations and other HUD requirements.

1.15 Termination of Agreement and Contract

The Agreement or HAP contract may be terminated upon at least 30 days notice to the owner by the PHA or HUD if the PHA or HUD determines that the contract units were not eligible for selection in conformity with HUD requirements.

1.16 Rights of HUD if PHA Defaults Under Agreement

If HUD determines that the PHA has failed to comply with this Agreement, or has failed to take appropriate action to HUD’s satisfaction or as directed by HUD, for enforcement of the PHA’s rights under this Agreement, HUD may assume the PHA’s rights and obligations under the Agreement, and may perform the obligations and enforce the rights of the PHA under the Agreement. HUD will, if it determines that the owner is not in default, pay Annual Contributions for the purpose of providing housing assistance payments with respect to the dwelling unit(s) under this Agreement for the duration of the HAP contract.

1.17 Owner Default and PHA Remedies

A. Owner Default

Any of the following is a default by the owner under the Agreement:

1. The owner has failed to comply with any obligation under the Agreement.
2. The owner has violated any obligation under any other housing assistance payments contract under Section 8 of the United States Housing Act of 1937 (42 U.S.C. 1437f).
3. The owner has committed any fraud or made any false statement to the PHA or HUD in connection with the Agreement.
4. The owner has committed fraud, bribery, or any other corrupt or criminal act in connection with any Federal housing assistance program.
5. If the property where the contract units are located is subject to a lien or security interest securing a HUD loan or mortgage insured by HUD and:
 - a. The owner has failed to comply with the regulations for the applicable HUD loan or mortgage insurance program, with the mortgage or mortgage note, or with the regulatory agreement; or
 - b. The owner has committed fraud, bribery, or any other corrupt or criminal act in connection with the HUD loan or HUD-insured mortgage.
6. The owner has engaged in any drug-related criminal activity or any violent criminal activity.

B. PHA Remedies

1. If the PHA determines that a breach has occurred, the PHA may exercise any of its rights or remedies under the Agreement.
2. The PHA must notify the owner in writing of such determination. The notice by the PHA to the owner may require the owner to take corrective action (as verified by the PHA) by a time prescribed in the notice.

3. The PHA's rights and remedies under the Agreement include, but are not limited to: (i) terminating the Agreement; and (ii) declining to execute the HAP contract for some or all of the units.

C. PHA Remedy is not Waived

The PHA's exercise or non-exercise of any remedy for owner breach of the Agreement is not a waiver of the right to exercise that remedy or any other right or remedy at any time.

1.18 PHA and Owner Relation to Third Parties

A. Selection and Performance of Contractor

1. The PHA has not assumed any responsibility or liability to the owner, or any other party for performance of any contractor, subcontractor or supplier, whether or not listed by the PHA as a qualified contractor or supplier under the program. The selection of a contractor, subcontractor or supplier is the sole responsibility of the owner and the PHA is not involved in any relationship between the owner and any contractor, subcontractor or supplier.
2. The owner must select a competent contractor to undertake rehabilitation or construction. The owner agrees to require from each prospective contractor a certification that neither the contractor nor its principals is presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from participation in contract by the Comptroller General or any federal Department or agency. The owner agrees not to award contracts to, otherwise engage in the service of, or fund any contractor that does not provide this certification.

B. Injury Resulting from Work under the Agreement: The PHA has not assumed any responsibility for or liability to any person, including a worker or a resident of the unit undergoing work pursuant to this Agreement, injured as a result of the work or as a result of any other action or failure to act by the owner, or any contractor, subcontractor or supplier.

C. Legal Relationship: The owner is not the agent of the PHA and this Agreement does not create or affect any relationship between the PHA and any lender to the owner or any suppliers, employees, contractor or subcontractors used by the owner in the implementation of the Agreement.

D. Exclusion of Third Party Claims: Nothing in this Agreement shall be construed as creating any right of any third party (other than HUD) to

enforce any provision of this Agreement or the Contract, or to assert any claim against HUD, the PHA or the owner under the Agreement or the Contract.

- E. Exclusion of owner Claims against HUD: Nothing in this Agreement shall be construed as creating any right of the owner to assert any claim against HUD.

1.19 PHA-Owned Units

Notwithstanding Section 1.18 of this Agreement, a PHA may own units assisted under the project-based voucher program, subject to the special requirements in 24 CFR 983.59 regarding PHA-owned units.

1.20 Conflict of Interest

- A. Interest of Members, Officers, or Employees of PHA, Members of Local Governing Body, or Other Public Officials
 - 1. No present or former member or officer of the PHA (except tenant-commissioners), no employee of the PHA who formulates policy or influences decisions with respect to the housing choice voucher program or project-based voucher program, and no public official or member of a governing body or State or local legislator who exercises functions or responsibilities with respect to these programs, shall have any direct or indirect interest, during his or her tenure or for one year thereafter, in the Agreement or HAP contract.
 - 2. HUD may waive this provision for good cause.
- B. Disclosure

The owner has disclosed to the PHA any interest that would be a violation of the Agreement or HAP contract. The owner must fully and promptly update such disclosures.

1.21 Interest of Member or Delegate to Congress

No member of or delegate to the Congress of the United States of America or resident-commissioner shall be admitted to any share or part of the Agreement or HAP contract or to any benefits arising from the Agreement or HAP contract.

1.22 Transfer of the Agreement, HAP Contract, or Property

A. PHA Consent to Transfer

The owner agrees that the owner has not made and will not make any transfer in any form, including any sale or assignment, of the Agreement, HAP contract, or the property without the prior written consent of the PHA. A change in ownership in the owner, such as a stock transfer or transfer of the interest of a limited partner, is not subject to the provisions of this section. Transfer of the interest of a general partner is subject to the provisions of this section.

B. Procedure for PHA Acceptance of Transferee

Where the owner requests the consent of the PHA for a transfer in any form, including any sale or assignment, of the Agreement, the HAP contract, or the property, the PHA must consent to a transfer of the Agreement or HAP contract if the transferee agrees in writing (in a form acceptable to the PHA) to comply with all the terms of the Agreement and HAP contract, and if the transferee is acceptable to the PHA. The PHA's criteria for acceptance of the transferee must be in accordance with HUD requirements.

C. When Transfer is Prohibited

The PHA will not consent to the transfer if any transferee, or any principal or interested party, is debarred, suspended, subject to a limited denial of participation, or otherwise excluded under 2 CFR part 2424, or is listed on the U.S. General Services Administration list of parties excluded from Federal procurement or nonprocurement programs.

1.23 Exclusion from Federal Programs

A. Federal Requirements

The owner must comply with and is subject to requirements of 2 CFR part 2424.

B. Disclosure

The owner certifies that:

1. The owner has disclosed to the PHA the identity of the owner and any principal or interested party.

2. Neither the owner nor any principal or interested party is listed on the U.S. General Services Administration list of parties excluded from Federal procurement and nonprocurement programs; and none of such parties are debarred, suspended, subject to a limited denial of participation, or otherwise excluded under 2 CFR part 2424.

1.24 Lobbying Certifications

- A. The owner certifies, to the best of the owner's knowledge and belief, that:
 1. No Federally appropriated funds have been paid or will be paid, by or on behalf of the owner, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of the Agreement or HAP contract, or the extension, continuation, renewal, amendment, or modification of the HAP contract.
 2. If any funds other than Federally appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the Agreement or HAP contract, the owner must complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions.
- B. This certification by the owner is a prerequisite for making or entering into this transaction imposed by 31 U.S.C. 1352.

1.25 Subsidy Layering

- A. Owner Disclosure

The owner must disclose to the PHA, in accordance with HUD requirements, information regarding any related assistance from the Federal government, a State, or a unit of general local government, or any agency or instrumentality thereof, that is made available or is expected to be made available with respect to the contract units. Such related assistance includes, but is not limited to, any loan, grant, guarantee, insurance, payment, rebate, subsidy, credit, tax benefit, or any other form of direct or indirect assistance.

B. Limit of Payments

Housing assistance payments under the HAP contract must not be more than is necessary, as determined in accordance with HUD requirements, to provide affordable housing after taking account of such related assistance. The PHA will adjust in accordance with HUD requirements the amount of the housing assistance payments to the owner to compensate in whole or in part for such related assistance.

1.26 Prohibition of Discrimination

- A. The owner may not refuse to lease contract units to, or otherwise discriminate against, any person or family in leasing of a contract unit, because of race, color, religion, sex, national origin, disability, age, or familial status.
- B. The owner must comply with the following requirements:
1. The Fair Housing Act (42 U.S.C. 3601–19) and implementing regulations at 24 CFR part 100 *et seq.*;
 2. Executive Order 11063, as amended by Executive Order 12259 (3 CFR 1959–1963 Comp., p. 652, and 3 CFR, 1980 Comp., p. 307) (Equal Opportunity in Housing Programs) and implementing regulations at 24 CFR part 107;
 3. Title VI of the Civil Rights Act of 1964 (42 U.S.C. 2000d–2000d–4) (Nondiscrimination in Federally Assisted Programs) and implementing regulations at 24 CFR part 1;
 4. The Age Discrimination Act of 1975 (42 U.S.C. 6101–6107) and implementing regulations at 24 CFR part 146;
 5. Section 504 of the Rehabilitation Act of 1973 (29 U.S.C. 794) and implementing regulations at part 8 of this title;
 6. Title II of the Americans with Disabilities Act, 42 U.S.C. 12101 *et seq.*;
 7. 24 CFR part 8;
 8. Section 3 of the Housing and Urban Development Act of 1968 (12 U.S.C. 1701u) and implementing regulations at 24 CFR part 135;

9. Executive Order 11246, as amended by Executive Orders 11375, 11478, 12086, and 12107 (3 CFR, 1964–1965 Comp., p. 339; 3 CFR, 1966–1970 Comp., p. 684; 3 CFR, 1966–1970 Comp., p. 803; 3 CFR, 1978 Comp., p. 230; and 3 CFR, 1978 Comp., p. 264, respectively) (Equal Employment Opportunity Programs) and implementing regulations at 41 CFR chapter 60;
10. Executive Order 11625, as amended by Executive Order 12007 (3 CFR, 1971–1975 Comp., p. 616 and 3 CFR, 1977 Comp., p. 139) (Minority Business Enterprise Development); and
11. Executive Order 12138, as amended by Executive Order 12608 (3 CFR, 1977 Comp., p. 393, and 3 CFR, 1987 Comp., p. 245) (Women’s Business Enterprise).
12. HUD’s Equal Access Rule at 24 CFR 5.105. [OGC- Nonconcurrency: This section failed to reference protections with respect to actual or perceived sexual orientation, gender identity, or marital status in accordance with HUD’s Equal Access Rule at 24 CFR 5.105(a). Revising as indicated above is sufficient to resolve this concern.

C. The PHA and the owner must cooperate with HUD in the conducting of compliance reviews and complaint investigations pursuant to all applicable civil rights statutes, Executive Orders, and all related rules and regulations.

1.27 Owner Duty to Provide Information and Access to HUD and PHA

- A. The owner must furnish any information pertinent to this Agreement as may be reasonably required from time to time by the PHA or HUD. The owner shall furnish such information in the form and manner required by the PHA or HUD.
- B. The owner must permit the PHA or HUD or any of their authorized representatives to have access to the premises during normal business hours and, for the purpose of audit and examination, to have access to any books, documents, papers, and records of the owner to the extent necessary to determine compliance with this Agreement.

1.28 Notices and Owner Certifications

- A. Where the owner is required to give any notice to the PHA pursuant to this Agreement, such notice shall be in writing and shall be given in the manner designated by the PHA.

- B. Any certification or warranty by the owner pursuant to the Agreement shall be deemed a material representation of fact upon which reliance was placed when this transaction was entered into.

1.29 HUD Requirements

- A. The Agreement and the HAP contract shall be interpreted and implemented in accordance with all statutory requirements, and will all HUD requirements, including amendments or changes in HUD requirements. The owner agrees to comply with all such laws and HUD requirements.
- B. HUD requirements are requirements that apply to the project-based voucher program. HUD requirements are issued by HUD Headquarters as regulations, *Federal Register* notices, or other binding program directives.

1.30 Applicability of Part II Provisions — Check All that Apply

- _____ Training, Employment, and Contracting Opportunities
Section 2.1 applies if the total of the contract rents for all units under the proposed HAP contract, over the maximum term of the contract, is more than \$200,000.
- _____ Equal Employment Opportunity
Section 2.2 applies only to construction contracts of more than \$10,000.
- _____ Labor Standards Requirements
Sections 2.4, 2.8, and 2.10 apply only when this Agreement covers nine or more units.
- _____ Flood Insurance
Section 2.11 applies if units are located in areas having special flood hazards and in which flood insurance is available under the National Flood Insurance Program.

EXECUTION OF THE AGREEMENT

FORM APPROVED COUNTY COUNSEL
BY: AMRPT P. DHILLON DATE: 5/31/2023

PUBLIC HOUSING AGENCY (PHA) Name of PHA (Print) Housing Authority of the County of Riverside
By: Signature of authorized representative
Heidi Marshall, Executive Director
Name and official title (Print)
Date
OWNER Name of Owner (Print) National Community Renaissance of California
By: Signature of authorized representative
Michael Finn, Chief Financial Officer
Name and official title (Print)
Date

FORM

Exhibit A

Approved PBV Proposal



HOUSING AUTHORITY of the County of Riverside

Main Office
5555 Arlington Avenue
Riverside, CA 92504-2506
(951) 351-0700
FAX (951)354-6324
TDD (951) 351-9844

May 20, 2021

Severin Quaranta
National CORE
9421 Haven Avenue
Rancho Cucamonga, CA 91730

Indio Office
44-199 Monroe, Ste. B
Indio, CA 92201
(760) 863-2828
(760) 863-2838 FAX
TDD (760) 863-2830

Website:harivco.org

RE: Las Coronas Apts, Corona, CA

Dear Severin Quaranta:

The Housing Authority of the County of Riverside (HACR) is pleased to inform you that the above referenced project proposal was selected to receive Project Based Vouchers (PBVs) pursuant to the Request for Proposal released by the HACR on April 9, 2021. The HACR is reserving funding for eight (8) PBVs for a twenty (20) year contract term.

Final commitment of the Project Based Vouchers is subject to the following items:

- Project's receipt of all necessary capital funding for the construction of the project, including but not limited to a tax credit allocation.
- Subsidy layering requirements as defined by the U.S. Department of Housing and Urban Development (HUD).
- National Environmental Policy Act Clearance.
- Approval of an Agreement to Enter into Housing Assistance Payments (AHAP) Contract by the HACR's Board of Commissioners.

This commitment is also contingent on continued funding from HUD. In the event of a budget decrease, HACR reserves the right to rescind the commitment up until the execution of an AHAP contract. This letter of commitment is valid until December 31, 2022, all financing must be secured by this deadline. Therefore, all evidence of secured financing must be provided on or before December 31, 2022.

If you have any questions, please feel free to contact Diana Acosta at (951) 343-5439 or via e-mail at Diacosta@rivco.org.

Thank you,


Michael Walsh
Deputy Director
Housing Authority of the County of Riverside



**U.S. Department of Housing and Urban Development
Office of Public Housing**

Los Angeles Field Office, Region IX
611 W. 6th Street, Suite 1040
Los Angeles, CA 90017

MEMORANDUM FOR: Housing Authority of the County of Riverside – CA027

FROM:  Meena Bavan, Director, Office of Public Housing, Los Angeles Field Office 9DPH

SUBJECT: Project Based Subsidy Layering Approval
Corona Del Rey
1148 D Street
Corona, CA 92882

The Housing Voucher Financial Management Division, Office of Housing Voucher Programs has completed a subsidy layering review for the project referenced above. Their review was based upon financial documentation submitted by the project owner and the Public Housing Authority (PHA), the Project-based Voucher regulations at 24 CFR part 983, and the Administrative Guidelines, Final Rule published in the Federal Register on February 28, 2020.

As a result of the review, US. Department of Housing and Urban Development (HUD) is authorizing the rents set by the housing authority, which are within the statutory limit. Should the total tenant payment for assisted families in the project result in housing assistance payments (HAP) that exceed the authorized per unit funding level, the PHA shall ensure that the appropriate adjustments are made in its voucher program so as not to exceed its available budget authority and program reserves (HUD-held and net restricted position) balance for the calendar year. Renewal funding will be pursuant to the PL 117-180 Continuing Appropriations and Ukraine Supplemental Appropriations Act, 2023. Approval of the subject property subsidy layering is contingent upon the Housing Authority of the County of Riverside meeting the Project-based Voucher regulatory requirements at 24 CFR 983, including the approval of any required waivers.

If you have any questions, please contact Jameel Hill, at (213) 534-2458 or Jameel.E.Hill@hud.gov.

Project Details	
Project Name:	Corona Del Ray Project
Project Address (city/state):	Corona, CA

Number of Project-Based Section 8 Units:	8	Total Number of Affordable Housing Units:	8
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Number of PBV RAD Vouchers:		Number of PBV VASH Vouchers:	
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Construction Type	
<input checked="" type="checkbox"/> Rehabilitation	<input type="checkbox"/> New Construction

Population Served			
<input type="checkbox"/> Homeless	<input checked="" type="checkbox"/> Low Income Family	<input type="checkbox"/> Veteran	
<input type="checkbox"/> Senior	<input type="checkbox"/> Non-Elderly Disabled	<input checked="" type="checkbox"/> Supportive Services	
<input type="checkbox"/> Disabled			

Initial Year Gross Rents				
BR Size	No of Units	Contract Rent	Utility Allow	Gross Rent
0				\$0
1				\$0
2	8	\$1,578	\$81	\$1,659
3				\$0
4				\$0
5				\$0
6				\$0

Total Project-based Units: 8



HOUSING AUTHORITY of the County of Riverside

Main Office
5555 Arlington Avenue
Riverside, CA 92504-2506
(951) 351-0700
FAX (951)354-6324
TDD (951) 351-9844

August 9, 2022

NATIONAL COMMUNITY RENAISSANCE OF CALIFORNIA
9421 HAVEN AVE.
RANCHO CUCAMONGA, CA 91730
ATTN. KEVIN CHIN

Indio Office
44-199 Monroe, Ste. B
Indio, CA 92201
(760) 863-2828
(760) 863-2838 FAX
TDD (760) 863-2830

Website: harivco.org

RE: Estimate of Initial Rents – HCV Project-Based Vouchers
CORONA DEL REY

Dear Mr. Chin:

The Housing Authority of the County of Riverside in accordance with the Code of Federal Regulation (CFR) 983.301 has completed a rent comparability analysis to determine the estimated initial rents for the Project-Based Vouchers that will be utilized for the Corona Del Rey Apartments. The estimated initial contract rent, current applicable utility allowance and gross contract rent are as follows:

PBV Contract Rent Determination

Bedroom Size	ZBR
Asking Rent	\$1810
Reasonable Rent	\$2008 per affordablehousing.com
110% of 2022 FMR	\$1659 (\$1509 + \$150)
less Utility Allowance eff 7/1/22	\$81
FMR Rent Cap	\$1578
Lower of Asking Rent, Reasonable Rent or FMR Rent Cap	\$1578

Actual rents will be determined prior to execution of the Project-Based Voucher Program Housing Assistance Payment (HAP) Contract. If you have any questions, please feel free to contact me at (951) 343-5437.

Sincerely,

Jennifer Graham
Principal Development Specialist

Utility Allowance Schedule

See Public Reporting and Instructions on back.

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing

OMB Approval
No. 25577-0169
exp.7/31/2022

The following allowances are used to determine the total cost of tenant-furnished utilities and appliances.

Date (mm/dd/yyyy): **7-1-2022**

Locality: **Housing Authority of the County of Riverside, CA** Unit Type: **Multi-Family (Apartment)**

Utility or Service: Standard	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR
	Monthly Dollar Allowances					

Heating						
a. Natural Gas	\$18.00	\$21.00	\$23.00	\$25.00	\$26.00	\$29.00
b. Bottle Gas/Propane	\$59.00	\$68.00	\$77.00	\$86.00	\$90.00	\$99.00
c. Electric (avg)	\$12.00	\$14.00	\$17.00	\$21.00	\$24.00	\$27.00
d. Oil						

Cooking						
a. Natural Gas	\$4.00	\$4.00	\$7.00	\$9.00	\$12.00	\$13.00
b. Bottle Gas/Propane	\$14.00	\$14.00	\$23.00	\$32.00	\$41.00	\$45.00
c. Electric (avg)	\$6.00	\$7.00	\$11.00	\$14.00	\$17.00	\$21.00

Other Electric & Cooling						
Other Electric Non-SCE (Lights & Appliances)(avg)	\$24.00	\$28.00	\$39.00	\$50.00	\$60.00	\$71.00
Other Electric SCE (Lights & Appliances, SCE Mthly Credit)	\$20.00	\$25.00	\$36.00	\$47.00	\$58.00	\$70.00
Air Conditioning	\$11.00	\$13.00	\$17.00	\$22.00	\$27.00	\$32.00

Water Heating						
a. Natural Gas	\$9.00	\$10.00	\$15.00	\$19.00	\$23.00	\$28.00
b. Bottle Gas/Propane	\$32.00	\$36.00	\$50.00	\$63.00	\$77.00	\$95.00
c. Electric (avg)	\$14.00	\$17.00	\$21.00	\$26.00	\$31.00	\$36.00
d. Oil						

Water, Sewer, Trash Collection						
Water (avg) (MF)	\$24.00	\$24.00	\$26.00	\$29.00	\$31.00	\$34.00
Sewer (avg) (MF)	\$33.00	\$33.00	\$33.00	\$33.00	\$33.00	\$33.00
Trash Collection (avg)	\$27.00	\$27.00	\$27.00	\$27.00	\$27.00	\$27.00

Tenant-supplied Appliances						
Range / Microwave Tenant-supplied	\$11.00	\$11.00	\$11.00	\$11.00	\$11.00	\$11.00
Refrigerator Tenant-supplied	\$12.00	\$12.00	\$12.00	\$12.00	\$12.00	\$12.00

Other--specify: Monthly Charges						
Non SCE/Non-Rev Public Monthly Electric Fee \$22.16	\$22.00	\$22.00	\$22.00	\$22.00	\$22.00	\$22.00
Natural Gas Charge \$5.10	\$5.00	\$5.00	\$5.00	\$5.00	\$5.00	\$5.00
Monthly Electric Fee (Riverside Public Utilities) \$34.45	\$34.00	\$34.00	\$34.00	\$34.00	\$34.00	\$34.00

Actual Family Allowances	Utility or Service	per month cost
To be used by the family to compute allowance. Complete below for the actual unit rented. Name of Family Corona Del Rey Address of Unit 1148 D St. Corona, CA 92882 Number of Bedrooms 2	Heating	\$
	Cooking	\$
	Other Electric	\$
	Air Conditioning	\$
	Water Heating	\$
	Water	\$
	Sewer	\$
	Trash Collection	\$
	Range / Microwave	\$
	Refrigerator	\$
	Other	\$
	Other	\$
	Total	\$ 81



Rent Reasonable Valuation

	Subject	Comparable 1	Comparable 2	Comparable 3
Address	1148 D St	1211 W 6th St	1255 W 10th St	1261 Ryan Ln
Model		2/2/0/817	2/1/1/975	2/2/0/1180
City	Corona 92882	Corona 92882	Corona 92882	Corona 92882
LOCATION				
Subdivision				
Proximity to Subject		0.24	0.51	0.42
Adjustment		Similar / Adj: \$0.00	Similar / Adj: \$0.00	Similar / Adj: \$0.00
Size				
Beds/Baths/Half Baths	2/1/1	2/2/0	2/1/1	2/2/0
Sq. Ft.	1118	817	975	1180
Adjustment		Inferior / Adj: \$39.18	Inferior / Adj: \$25.74	Superior / Adj: -\$15.00
TYPE				
Property Type	apartment	apartment	apartment	apartment
Adjustment		Similar / Adj: \$0.00	Similar / Adj: \$0.00	Similar / Adj: \$0.00
AGE				
Year Built	2022	1989		1988
Adjustment		Inferior / Adj: \$210.00	Similar / Adj: \$0.00	Inferior / Adj: \$179.00
CONDITION & QUALITY				
Rating	Above Average	Average	Average	Average
Adjustment		Inferior / Adj: \$105.00	Inferior / Adj: \$84.75	Inferior / Adj: \$89.50
UTILITIES				
Heat	Electric / Tenant	Electric / Tenant	Electric / Tenant	Natural Gas / Owner
Hot Water / Paid By	Electric / Owner	Natural Gas / Owner	Natural Gas / Owner	Natural Gas / Owner
Cooking / Paid By	Electric / Tenant	Electric / Tenant	Natural Gas / Tenant	Electric / Owner
Sewer Type / Paid By	Public Sewer / Owner	Public Sewer / Owner	Public Sewer / Owner	Septic Tank / Owner
Water Type / Paid By	City Water / Owner	City Water / Owner	City Water / Owner	City Water / Owner
Other Electric	Tenant	Tenant	Tenant	Tenant
Adjustment		Inferior / Adj: \$5.00	Inferior / Adj: \$5.00	Superior / Adj: -\$24.00
MAINTENANCE				
Maintenance	Lawn, Pest, Trash	Lawn, Pest, Trash	Lawn, Pest, Trash	Lawn, Pest, Trash
Adjustment		Similar / Adj: \$0.00	Similar / Adj: \$0.00	Similar / Adj: \$0.00
AMENITIES				
Amenities	Garbage Disposal, Onsite Laundry, Stove	Dishwasher, Garbage Disposal, W/D Hookups, Pool, Refrigerator, Stove, Gated Community	Washer, Dryer, Garbage Disposal, W/D Hookups, Refrigerator, Stove	Washer, Dryer, Dishwasher, Garbage Disposal, W/D Hookups, Microwave, Pool, Refrigerator, Stove
Central Air	Central	Central	Central	Central
Heat	Central	Central	Unknown	Unknown
Parking	Open	1 - Carport	None	Unknown
Interior Features				
Unit Size				
Adjustment		Superior / Adj: -\$90.00	Superior / Adj: -\$65.00	Superior / Adj: -\$110.00
RENT ADJUSTMENTS				
Data Source		Internet Listing	Internet Listing	Internet Listing
Date Listed		7/24/2022	12/20/2021	8/31/2021
Date Rented				
Leasing Status		Rented	Rented	Rented
Asking Rent	\$1,810.00	\$2,100.00	\$1,695.00	\$1,790.00
Actual Rent				
Adjustment		\$269.18	\$50.49	\$119.50
Adjusted Monthly Rent		\$2,369.18	\$1,745.49	\$1,909.50

COMPARABLE BREAKDOWN

638 Recent comparables in jurisdiction
 512 Similar 2 bedroom comparables in Riverside County
 194 Similar 2 bedroom comparables in the City of Corona
 26 Within 0.75 miles

CERTIFICATION

(we) estimate the monthly market rent of the subject as of 08/09/2022 to be \$2,008.06.

The adjusted reasonable rent range is \$1,745.49 to \$2,369.18.

Requested Rent Amount: \$1,810.00 Rent Approved: \$1,810.00.

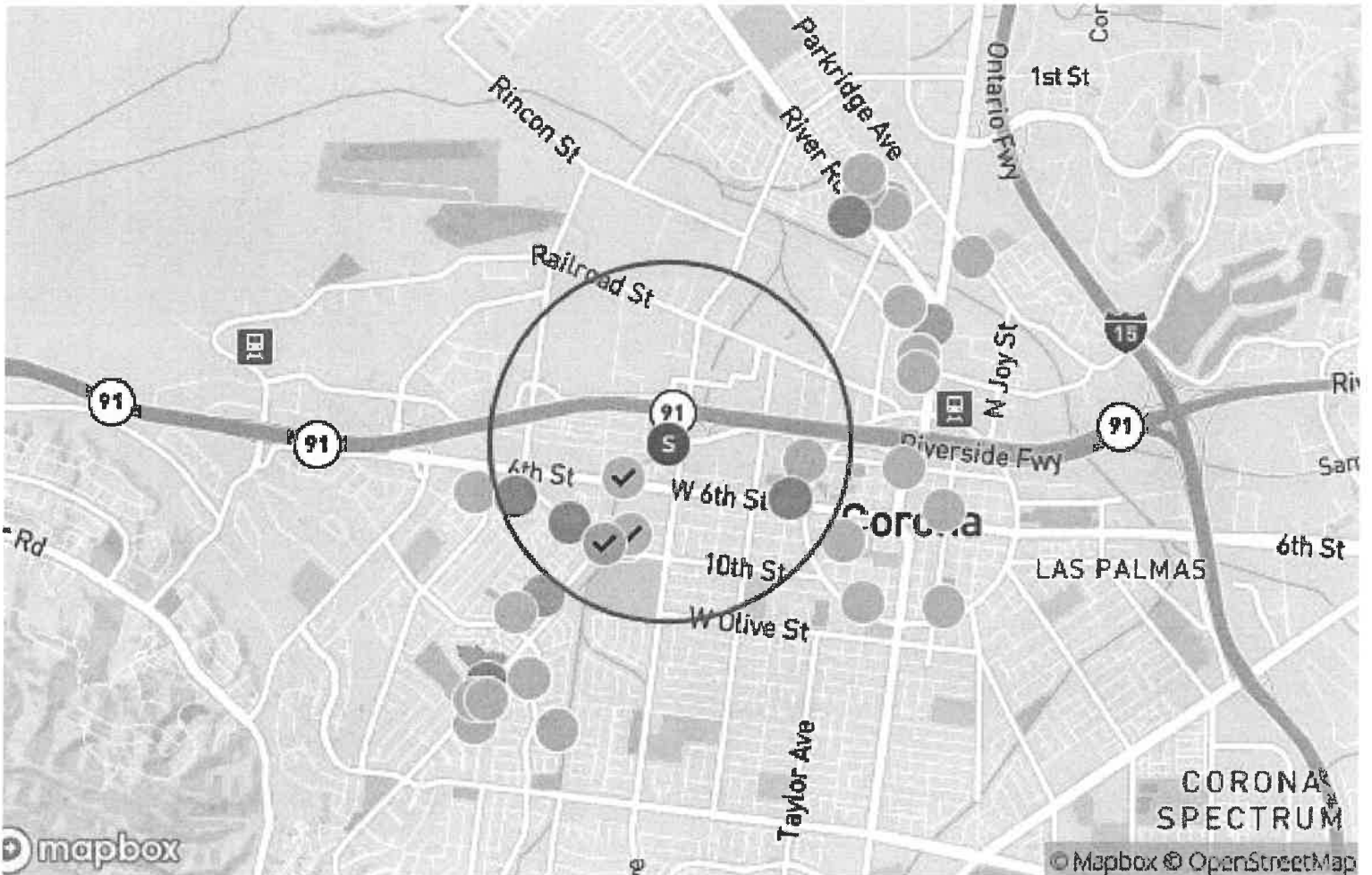
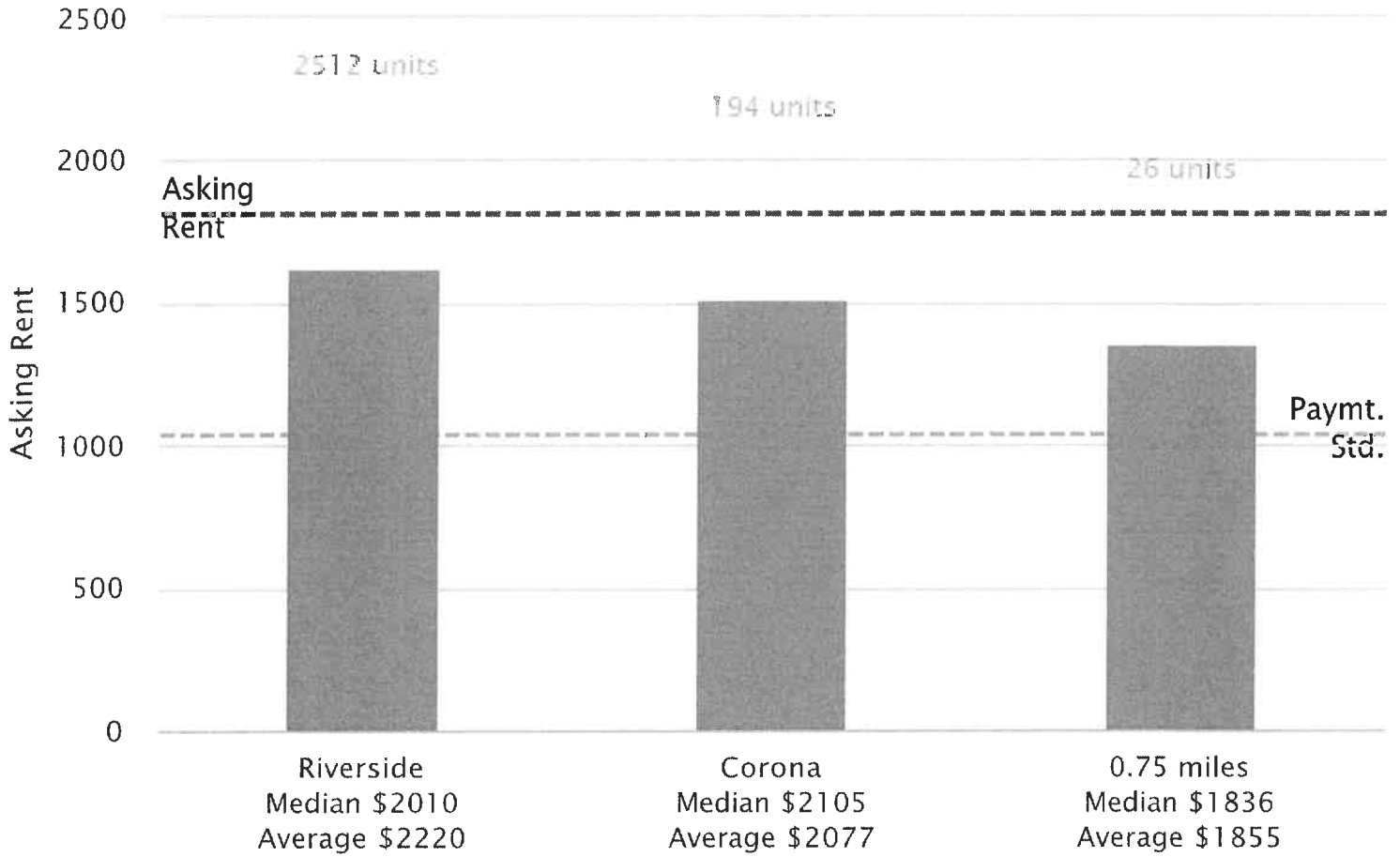
RR Certifier Signature: Jennifer Graham

QC Certifier Signature: _____

In accordance with 24 CFR 982.4, 982.54 (d) (15), 982.158(f)(7) and 982.507, I certify that based on the information provided to the Riverside County Housing Authority, the requested rent of \$1,810.00 IS reasonable, and the approved rent of \$1,810.00 IS reasonable.

Certification ID 1955DF45-0F35-4540-B8BE-134F6FB22909
 Certification Date 2022-8-9
 Version AVM 6.1, RRC 7.0, RW5
 Client Reference _____
 Voucher Bedroom 2
 Family Name Corona Del Rey
 Housing Authority Riverside County Housing Authority
 Certifier Jennifer Graham
 Utility Schedule 7-21 Riverside Multi-Family (Apartment) SCE
 Page 1 of 1 excluding appendices.

Local Market Analysis



The adjusted reasonable rent range is \$1,745.49 to \$2,369.18.

Comparable 1:	\$2,369.18	81.44% Somewhat Similar
Comparable 2:	\$1,745.49	94.07% Very Similar
Comparable 3:	\$1,909.50	84.52% Somewhat Similar

Comments on market data, property condition, recent improvements, general market conditions, final reconciliation of market rent, or any rent concessions:

Comparable 1:

Living area for comparable is inferior to subject (\$54.18 adjustment)
Condition for comparable is inferior to subject (\$210.00 adjustment)
Quality for comparable is inferior to subject (\$105.00 adjustment)
Full bath count for comparable is superior to subject (-\$45.00 adjustment)
Half bath count for comparable is inferior to subject (\$30.00 adjustment)
Refrigerator for comparable is superior to subject (-\$25.00 adjustment)
Dish washer for comparable is superior to subject (-\$15.00 adjustment)
Pool for comparable is superior to subject (-\$25.00 adjustment)
Gated community for comparable is superior to subject (-\$10.00 adjustment)
Parking for comparable is superior to subject (-\$15.00 adjustment)
Lot water utility for comparable is inferior to subject (\$5.00 adjustment)
Total adjustment for this property is (\$269.18)

Comparable 2:

Living area for comparable is inferior to subject (\$25.74 adjustment)
Quality for comparable is inferior to subject (\$84.75 adjustment)
Refrigerator for comparable is superior to subject (-\$25.00 adjustment)
Laundry for comparable is superior to subject (-\$40.00 adjustment)
Lot water utility for comparable is inferior to subject (\$5.00 adjustment)
Gated community for comparable is unknown (\$0 adjustment)
Pool for comparable is unknown (\$0 adjustment)
Total adjustment for this property is (\$50.49)

Comparable 3:

Condition for comparable is inferior to subject (\$179.00 adjustment)
Quality for comparable is inferior to subject (\$89.50 adjustment)
Full bath count for comparable is superior to subject (-\$45.00 adjustment)
Half bath count for comparable is inferior to subject (\$30.00 adjustment)
Microwave for comparable is superior to subject (-\$5.00 adjustment)
Refrigerator for comparable is superior to subject (-\$25.00 adjustment)
Dish washer for comparable is superior to subject (-\$15.00 adjustment)
Pool for comparable is superior to subject (-\$25.00 adjustment)
Laundry for comparable is superior to subject (-\$40.00 adjustment)
Heating utility for comparable is superior to subject (-\$20.00 adjustment)
Cooking utility for comparable is superior to subject (-\$9.00 adjustment)
Lot water utility for comparable is inferior to subject (\$5.00 adjustment)
Gated community for comparable is unknown (\$0 adjustment)
Total adjustment for this property is (\$119.50)

This rent reasonable certification is based on information provided by others and/or obtained from outside sources. No opinion, warranty, or guarantee of the reliability of the data relied upon is implied or expressed by the use of that data herein, and GOsection8.com does not warrant the correctness of the data. All Data should be verified by the RR Certifier for accuracy.

Exhibit B of AHAP

Project Description

**INTERIOR AND EXTERIOR REHABILITATION OF
CORONA DEL REY APARTMENTS
SCOPE OF WORK**

**National Community Renaissance of California
Corona del Rey, 1148 'D' Street, Corona CA 92882
12-03-2021, R1-011422, R2-012722, R3-081622**

The intent of this scope of work is to obtain bids from contractors for each of the trade's relative to the rehabilitation at Corona del Rey apartments. Corona del Rey consists of 160 2-bedroom, 1-1/2 bath apartments (built in 1960's to early 70's). Additional trade specific information can be found in the Materials spreadsheet made part of this scope (see *Exhibit A*) or included within this summary. Refer to matrix (*Exhibit C*) for cabinetry, countertops, flooring and other items planned during the rehabilitation.

Prevailing Wages

There will be State Prevailing Wages for this project. Should you need a wage determination to figure in for prevailing, please email Carol Godlewski at cgodlewski@nationalcore.org; however, understand that this will be subject to change until we close in late January 2023.

Energy Efficiency

Various rebates from LIWP, SoCalREN and TECH that will include but not be limited to the following:

- Low flow aerators and showerheads - 154000
- In unit LED lighting -161000
- Common Area and Exterior LED lighting - 161000
- HVAC upgrades (fuel switch) -157000
- Induction ranges (fuel switch) -114000 (equipment), 161000 (install)

Schedule

The rehabilitation work is to be accomplished as a phased rehab at the same time as Corona de Oro Apartments; however, the two projects will be kept separate when submitting payment draws and may be up to 56 units at each phase until complete. There will be a total of four phases and are as follows and is also attached as *Exhibit D - Schedule*.

Each phase will be approximately 3 - 4 months each, dependent upon the amount of work within each phase. Temporary fencing shall be provided to surround area(s) under rehabilitation to minimize residents entering these areas. Project is set to begin in January 2023 with a late-June 2024 completion of the work.

Plans and Specifications

Refer to *Exhibit A – Materials spreadsheet* for specific products and finishes, unless otherwise specified within this scope of work. A set of plans are available but have not been plan checked yet by the City and may change. Therefore, on your proposal, please incorporate "bid is based upon buyout dated September 12, 2022". Updated plans to be provided at a later date.

Mobility and Communication Units

There will be eight (8) partial mobility units and four (4) communication units at Corona del Rey (see separate scope of work).

Resident Temporary Relocation

The residents affected during each phase of construction will be temporarily relocated to allow the contractor to perform the scope. The Owner will arrange a contracted mover to move all resident furniture and boxes out of each apartment to accommodations off-site. After completion of the interior rehab work, the Owner will arrange for the mover to move each resident to their rehabilitated unit.

Trades

The following trades are to be performed by way of subcontracts by the Prime Contractor in accordance with all terms outlined in the Contract and the associated Exhibits including but not limited to the detailed sub-contractor scopes, project plans, project schedule, prevailing wages and all HUD Section 3 requirements.

Asbestos Abatement, Electrical, Plumbing, Mechanical, Rough Carpentry, Finish Carpentry, Cabinetry, Countertops, Painting, Drywall, Flooring, Appliances, Site Concrete and Cleanup.

CORONA DEL REY REHABILITATION:

INTERIOR SCOPE OF WORK (UNITS):

I. Abatement:

- A. **Asbestos**: Based on the Asbestos Survey Reports by Nova Consulting and Envirocheck indicating the following findings:
- Drywall Joint Compound (Nova Consulting, dated 01/17/2014; F13-7185)
 - Acoustic Texture (Nova Consulting, dated 01/17/2014; F13-7185)
 - Black Floor Tile Mastic (Nova Consulting, dated 9/8/2015; F15-4957)
 - Register Boot Insulation Wrap (Envirocheck, dated 5/25/2021)

Asbestos report is provided with this scope as **Exhibit B**. Asbestos removal and disposal shall be completed by a Licensed Abatement Contractor. Owner to be responsible for scheduling air clearances to be completed per building, subject to notification from Asbestos Contractor that unit is ready to schedule air clearance (per unit). Abatement will consist of items that will be directly touched during this rehabilitation. Units that are planned to be converted to mobility or communication units may require more locations to be removed. Refer to the plans in regard to the mobility units.

- B. **Mold/Mildew**: No large mold impacts exist within the units. Small areas of mold will be treated based on recognized best practices for mold/mildew.
- C. **Lead Based Paint**: Based on the Limited Lead Based Paint Report by Nova Consulting dated 02/28/2014, lead was **NOT** detected at Corona del Rey.

II. Partial Abatement Demolition: (02-0550)

- A. Refer to the matrix regarding unit specifics on what will be replaced during the rehabilitation (**Exhibit C**). Interior demolition includes but is not limited to following removal of all appliances, flooring, baseboards, cabinetry, counter tops, faucets, light fixtures, window coverings, door hardware, bathroom hardware, toilets, bathtubs and surrounds, wall mounted bathroom sinks, bathroom exhaust fans, PTAC units.
- B. Refer to separate 'abatement' plans showing wall and ceiling removals to gain access to the plumbing and electrical work (see plans indicating locations of openings) as this will **NOT** be a

full abatement.

III. Rough Carpentry (Interior): (06-1100)

- A. Allowance for the replacement of deteriorated/damaged wood frame exposed as a result of the partial abatement.
- B. Allowance for subflooring repairs.
- C. Allowance for soffit repairs.

IV. Drywall: (09-2500)

- A. Install new 5/8" type X drywall in areas removed during the abatement phase in each unit, tape, texture to match existing and prepare for paint.
- B. In addition, some units have more removed from previous work, that will need to have new 5/8" type X drywall, tape and texture – prepare for paint.
- C. In "wet areas" of potential water penetration use 5/8" Dens-Armor moisture resistant drywall (kitchens and bathrooms).

V. Electrical: (16-1000)

- A. Panel Upgrades in each unit (from 40A to 100A); in addition to a upgrade to the existing switchgear and/or transformers. Electrical Engineering has provided cut sheets for the panels, services and meters (part of buyout package), in addition to the plans.
- B. All interior light fixtures to be replaced with LED.
- C. All apartments to receive new combination 10-year tamper-resistant Lithium Battery Smoke / Carbon Monoxide detectors in existing locations within each unit and be hard-wired.
- D. All bathrooms will receive new exhaust fans with humidistats (only in bathrooms planned for remodel – see matrix).
- E. Fuel switch of ranges (Fridgidaire induction range or equal), and heat pump ductless mini splits systems.
- F. Install GFCI and AFCI if not yet installed in kitchens and bathrooms (verify by matrix – *Exhibit C*).

IV. Plumbing: (15-4000)

- A. See matrix (*Exhibit C*) to determine number of bathtubs and surrounds to be replaced with Fiber Care 2 piece (wall surround to be eternal tile) with integral grab bar backing or approved equal. All units where tubs and surrounds are replaced, shall have grab bar backing.
- B. Plumbing items and fixtures within identified apartments will be new including but not limited to all tubs, shower valves, faucets, sinks, toilets, stoppers, garbage disposals, wall sinks in bathrooms, traps, exposed supply lines, and piping. Fixtures to be Moen or approved equal. Prime Contractor/Subcontractor shall be responsible to track and report Moen products (this

information is used by our Purchasing Department for rebates) and provide to Owner. Finishes are to be Satin Nickel, unless otherwise indicated in the NCRC Standards Listing.

- C. See matrix for re-glazing of existing bathtubs.
 - D. All supply lines at all fixture locations to be replaced.
 - E. Domestic water supply piping to be fully replaced at each apartment building (each building contains 4 units).
 - F. Angle stops to be replaced.
 - G. Gas line to be closed off as the ranges will be fuel switched to electric (new induction ranges). – NCRC to arrange with Gas Company to remove meters outside each residential building.
 - H. Replace water main valve at all buildings.
 - I. Replacement of existing cast iron drains at tubs to ABS piping.
 - J. Remove and store toilets within unit, when re-install toilet, replace fill valve and flapper, wax rings and new toilet seat.
 - K. Cap off hose bibbs at units in patios. Each building to have one hose bibb that is lockable and used by maintenance only.
- V. Mechanical: (15-7000)
- A. Replacement of existing HVAC in each 2-bedroom apartment with new **Mitsubishi** ductless mini split (total of four each unit). Per California Title 24 complete CF-1R and CF-6R forms.
 - B. Existing ducting to be abandoned and closed off as the insulation wrap contains asbestos.
 - C. Owner to obtain HERS Rater to conduct HERS testing on the condensers at HVAC units only.
- VI. Mobility and Communication Units: (06-4100, 06-4150, 15-4000, 16-1000)
- A. A total of 8 units are planned to be converted to partial mobility, limited to kitchens and entries only; an additional 4 to be converted to communication units. See plans for unit locations.
- VII. Finish Carpentry: (06-2000)
- B. Replace all entry doors with a fiberglass six panel, jambs, casings and hardware to be Cal Royal or Kwikset Smart-key or Equal and thresholds. Accessible units to be compliant with upper and lower peep holes and hinged to close.
 - C. Replace bath hardware and mirrors per matrix (*Exhibit C*).
- VIII. Painting: (09-9100)
- A. Contractor to perform necessary caulking and prep work to address major imperfections in walls, ceilings, doors and trim. Walls to be prepared properly for painting by removing and patching areas containing nails, staples, tacks and/or tape.
 - C. All interior surfaces to be painted with Sherwin Williams eggshell in all rooms, except bathroom

and kitchens to be semi-gloss to full coverage. Color to be Swiss Coffee (use equivalent Sherwin Williams color to match as close as possible to Dunn Edwards' "Swiss Coffee").

VIII. Cabinetry: (06-4100)

- A. See matrix (*Exhibit C*) regarding which units to receive new kitchen cabinetry with Lincoln Brandy (Maple) stain or approved alternative. All cabinetry to include solid wood doors and drawer fronts. All end panels and filler panels to be veneer over plywood (no particle board or melamine). No bread boards. All drawer pulls to be Gallery Pull AHP13-BN, Brushed Nickel.

IX. Countertops: (06-4150)

- A. See matrix (*Exhibit C*) for bathroom and kitchen countertops and to be LG Hi-macs Group A or B selection, standard 1-1/4" square edge with 4" back and side splashes where needed. Top mount sink cut out included.

X. Flooring: (09-6100)

- A. See matrix (*Exhibit C*) of units/locations to replace flooring in apartments throughout with Mohawk 'Baldoria BALP2 Peppercorn 124 6 mil', 6" x 48" vinyl plank flooring, latest change on the Standardization of Materials or approved equal. Subcontractor shall be responsible to track and report Mohawk products (this information is used for rebate purposes) and provide to Owner.
- B. Bathtub strips (Homax) to be installed at each tub shower location.
- C. Product Specification minimum is 2mm thickness, 6 mil wear-layer with full adhesive installation. Adhesive to be green compliant.

XI. Appliances: (11-4000) – see matrix (*Exhibit C*)

- A. Range Hood: WVU37UC0FS (<https://www.whirlpool.com/kitchen/cooking/hoods/under-cabinet/p.30-range-hood-with-full-width-grease-filters.wvu37uc0fs.html>)
- B. Range: Frigidaire Induction Range (FGIH3047VF), Black Stainless Steel or approved equal.
- C. Refrigerator: Resident to provide (Owner to verify energy compliance).
- D. Dishwasher: WDF330PAHB (<https://www.whirlpool.com/kitchen/dishwasher-and-cleaning/dishwashers/built-in-visible-front-console/p.heavy-duty-dishwasher-with-1-hour-wash-cycle.wdf330pahb.html>)
- E. Mobility Units:
 - a. Range- ADA Unit and Common Area Kitchen
 - i. WEE510S0FB- 4.8 cu. Ft. Electric ADA compliant range
 - 1. <https://www.whirlpool.com/content/dam/global/documents/202001/specification-sheet-wee510s0fspecsheetv01.pdf>
 - b. Refrigerator- Standard unit, ADA unit, Common Area
 - i. WRT138FZDB- 18 cu. Ft.
 - 1. <https://www.whirlpool.com/content/dam/global/documents/202001/specification-sheet-wrt138fzdspecsheetv01.pdf>
 - c. Dishwasher- ADA unit and Warming Kitchen

- i. WDF550SAHB
 - 1. <https://www.whirlpool.com/kitchen/dishwasher-and-cleaning/dishwashers/built-in-visible-front-console/p.quiet-dishwasher-with-stainless-steel-tub.wdf550sahb.html>?
 - d. Hood Vent- Standard and ADA unit
 - i. WVU37UC0FS
 - 1. <https://www.whirlpool.com/kitchen/cooking/hoods/under-cabinet/p.30-range-hood-with-full-width-grease-filters.wvu37uc0fs.html>
- XII. Final Cleaning: (01-3570)
 - A. Provide move-in ready apartments including but will not limited to the cleaning of the following: Window tracks, windows and screens inside and out, doors, door hardware, floors, cabinets, cabinet interiors, baseboards, flooring, light fixtures, mirrors, and shelving.
 - A. JB Hunt to remove packing for all new appliances and deliver product information for appliances to onsite Superintendent segregated and labeled per unit.

EXTERIOR AND COMMON AREAS SCOPE OF WORK:

- I. Abatement:

Based on the Asbestos Survey by Nova Consulting (part of the buyout package) indicates the following findings on the exteriors:

 - Exterior Stucco (Nova Consulting, dated 01/17/2014; F13-7185)

Asbestos report is provided with this scope as *Exhibit B*. Please review report for specifics. Asbestos removal and disposal shall be completed by a Licensed Abatement Contractor. Owner to be responsible for scheduling air clearances (Envirocheck) to be completed per building, subject to notification from Asbestos Contractor that unit is ready to schedule air clearance (per unit). At this time, repairs only to existing damaged stucco on all buildings.

NOTE: ALTERNATE for repairs to damaged stucco close to landscape areas. Also, provide cost for re-stucco areas.
- II. Roofing:
 - A. *Selected roofing may be completed through Sun Run under separate contract possibly; but PV Solar may be done at same time as Rehabilitation Project. ****
- III. Rough Carpentry: (06-1100)
 - A. Once framing members are exposed in areas scheduled for abatement, treat and repair any dry rot or termite damage that may be present. For bidding purposes, indicate a per building allowance. – repairs to areas opened on the exterior for stucco related work.
- IV. Site Concrete and Asphalt Pavement: (02-7500)
 - A. Paths of travel (POT) from accessible units to all amenities (laundry building and Leasing Office/Community Building) on the site.

- B. Grinding of trip hazards on walkaways throughout the site.
 - C. Asphalt pavement repairs at POT's.
 - D. Concrete at mobility parking spaces.
- V. Exterior Painting:
- A. Elastomeric Paint – all surfaces get 1 coat primer, 2 coats of paint finish. Sherwin Williams or approved equal.
 - B. All wood surfaces to be prepped, primed and painted.
 - C. Gutters and downspouts.
 - D. Fencing (wood patios) and Concrete walls
- VI. Mobility/Communication modifications to Amenities on site – Laundry Building and Leasing/Community Building: (13-0210)
- A. Manager's office modifications for accessibility – See plans
 - B. Restroom modifications for accessibility – See plans
 - C. Community Room Kitchen modifications for accessibility – See plans
 - D. Additional door into the Community Room (see plans)
 - E. Community Room area to incorporate Assistive Listening devices (NCRC to obtain)
 - F. Laundry Room modifications for accessibility to accommodate for front loading washers and dryers. See plans for further details.

Contractor shall be required to meet all the following requirements:

- A. Contractor shall comply with applicable laws, codes, and ordinances as they pertain to this project.
- B. Contractor shall make the application in a neat and workmanlike manner and be responsible for leaving the area free of debris at the completion of each and every workday and completely cleaned upon completion of Contractor's work.
- C. Application of all materials shall be in accordance with the applicable manufacturer's recommendations.
- D. Special precautions must be taken at all times to ensure public safety.
- E. Equipment and storage areas should be scheduled and approved by the NCRC's Construction Superintendent at the site.
- F. It shall be the Contractor's responsibility to ensure that the work covered by this contract be in strict compliance with all applicable building code requirements.
- G. Buildings and their contents must be protected during the process of this work.
- H. Contractor shall obtain and pay for all permits, licenses, etc. required for this work.
- I. All areas around and on the buildings must be well policed on a continuing basis as the work proceeds. Deposit all trash and debris into trucks and containers no less than once daily. All materials removed shall be disposed of away from site.
- J. All materials shall be delivered to the site in their original containers with seals unbroken and manufacturer's label and product information clearly legible on each package.
- K. All un-containerized materials stored at the site shall be covered and maintained in a dry condition until ready for use.

Installation:

- G. All workmanship shall be first class in every respect - PROFESSIONAL AND HIGH-QUALITY INSTALLATIONS by skilled technicians to manufacturer's specifications and the complete and total satisfaction of NCRC.
- H. Contractor's employees shall carefully protect all other trades work this includes but is not limited to: glass, woodwork, floors, concrete, automobiles and all landscaping materials and grass to preclude any damage. Any of these items, or other similar items, that have been damaged as a result of the installation process including landscape shrubs, trees, and/or groundcover will be replaced at Contractor's expense.
- I. The Contractor's workmen shall wear clearly marked uniforms while working on the community.

- J. Contractor warrants that all tradesmen involved in the work of this project possess all credentials required to work in the City, County, State, and Country where the work is located.
- K. Contractor is required to provide his own storage container(s) for his material and shall remove container(s) immediately following the job completion.
- L. This contract shall provide for a “complete job.” Contractor acknowledges that he has done his own “take off” and therefore any and all items necessary to complete the work but not specifically shown or implied on the drawings or in the specifications but necessary to complete all phases of the specified work shall be included in this contract, and the cost of such items shall be assumed to be prorated among the costs proposed.
- M. Prices proposed shall include all taxes, insurance, benefits, permits, fees, and licenses required by Local, State, and Federal governments. Prices quoted shall be valid through completion of this project.

Guarantee:

- A. Contractor shall be obligated to a complete one (1) year contractor warranty unless otherwise specified in the individual scopes, including all labor and materials that takes effect at the completion of all work.

Phased Schedule:

- A. The Contractor agrees to complete their work in strict compliance with NCRC’s schedule, including all periodic updates. There will be a total of four phases on this project and are as follows:

Phase I	204, 205, 216, 217, 228, 229, 241, 253, 265, 277 Isabella; CdO = 205, 225, 245, 265
Phase II	240, 252, 264, 276, 310, 320, 330, 340 Isabella; 335, 345 Magdalena; CdO = 285, 775, 785, 795
Phase III	204, 205, 216, 217, 228, 229, 241, 253, 265, 277 Magdalena; CdO = 660, 670, 755, 765
Phase IV	240, 252, 264, 276, 310, 315, 320, 325, 330, 340 Magdalena; CdO = 725, 735, 745, 630, 640, 650
- B. Within the phases, the units are to be phased in as Demolition and Asbestos/LBP Related Work will commence first, other trades to follow - at least 8 units (2 buildings) will be available prior to start of other trades.
- C. Contractor shall provide all RFI’s, Submittals, and any mill certifications within (2) weeks from notice from NCRC.

NOTE: As additional drawings become available, all subcontractors will update their scopes as necessary. Full scopes for each trade are being written for inclusion into a contract once awarded but are subject to the final budget.

**Rehabilitation Scope of Work – Coronas – Corona del Rey
END**



Standard Materials & Finishes Package

Owner:

Construction Department

Contacts:

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Revision Date:

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Version Control

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1/31/22	Travis Haskin	Various, See yellow highlights
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9/1/22	Travis Haskin	Various, See Yellow highlights
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SECTION 1: OBJECTIVE

The standard materials and finishes package incorporate the goals and objectives of National Community Renaissance of California (“NCRC” or “CORE” or “National CORE”) relating to the selected materials and finishes - for both new and rehab construction projects – with the stated intent to:

- Mirror the requirements of our standard basis of design.
- Provide standard materials and finishes, that are readily available to our operations staff via Ferguson and/or HD Supply, throughout our portfolio.
- Meet or exceed the requirements established through the material vetting process with our trade partners
- Meet the strictest requirements of all funding sources.
- Provide apartment homes to our residents that are healthy, comfortable, durable, energy efficient and environmentally responsible.
- Allow for cost containment and cost control to meet established construction and operations budgets.
- Meet and exceed the requirement of the California Energy Code (Title 24), maximizing the deployment of renewable energy systems to the maximum extent.
- Reduce, wherever possible, the cost to operate and maintain the building during occupancy.
- Reduce, wherever possible, utility costs for our residents.
- Meet the strictest requirements for ADA 2010, CBC 11B, Fair Housing, CBC 11A, and Section 504 of the Rehab Act of 1973 (where this applies)
- Accessibility: National CORE recognizes that our senior populations are aging in place and will need an environment that responds more readily to their physical needs. Senior projects will have a greater number of units that meet the requirements of CBC 11B and ADA 2010 and will have other enhancements specifically identified to make it easier to navigate through the unit. Special needs projects, especially housing for the formerly homeless may also have enhanced accessibility requirements (these will be project specific). Family projects are generally designed to meet the accessibility requirements identified by the funding sources.

Unless specifically stated otherwise, all design criteria within this Basis of Design apply to low-income family projects only. Projects for seniors, special needs or extremely low income will be specified when applicable.

SECTION 2: OWNER REVIEW AND APPROVAL OF SUBSTITUTIONS

Requests for substitutions of products or materials must be clearly identified as “Substitution” on the contractor’s proposal during the bidding phase of each project. Substitutions will be considered after the contractor has identified, in writing, the following to the owner:

- Demonstrated the substitution is an improved or equal quality
- Identified the cost savings or neutral costs associated with the substitution.
- Identified the time savings or no time added to the project schedule.
- Demonstrated that the product or material substitution will not affect other trades, means and methods, or installation of other standard finishes and materials.
- Demonstrated the product or material is readily available through Ferguson and/or HD Supply or can be easily replaced and/or is compatible with the NCRC specified standard material or finish.
- Demonstrated the substitution will not result in excessive or more expensive maintenance than the specified NCRC standard finish material or product.

The final decision on any substitution shall be the owners. The contractor shall be solely and directly responsible for any costs associated with any fitment, warranty, or excessive maintenance issues that fall outside of the demonstrated criteria, that were initially presented to the owner.

SECTION 3: SPECIFICATIONS

02-9100 LANDSCAPING

1) General Notes

- a) Hunter irrigation controller shall be placed near community space/leasing office for Wi-Fi access.
- b) When possible, locally source all plant material.
- c) Hose bibs shall be distributed throughout the site to allow for service by maintenance and shall be placed at community gardens. Hose bibs should be placed on a dedicated line, fully charged at all times and should not be connected to any irrigation lines connected to a timer or moisture meter. (See scope for quantity and locations)
- d) Seal hardscape and Masonry at all BBQ areas with Thompson Water seal to prevent staining.
- e) Provide all Gas BBQs with code required timer and shut off valve, see plans for spec.
- f) Provide all BBQs with required venting, see plans for spec.

2) Materials

- a) Irrigation controller
 - i) Hunter ACC2. With Wi-Fi capability.
 - (1) <https://www.hunterindustries.com/irrigation-product/controllers/acc2>
- b) Flow Sensor
 - i) Hunter Flow-Sync Sensor for use with ACC2 Controller, Part #HFS
 - (1) <https://www.hunterindustries.com/irrigation-product/sensors/flow-syncr>
- c) Vegetable gardens
 - i) Raised Bed Wood Planters
 - (1) <https://www.planetnatural.com/raised-bed-gardening/>
- d) BBQ's Grills and Accessories
 - i) Bull - Outlaw Series
 - (1) Natural Gas - Model #26039 NG
 - (a) <https://bullbbq.com/product/outlaw/>
 - (2) Propane – Model #26038 LP
 - (a) <https://bullbbq.com/product/outlaw/>
 - ii) Charcoal BBQ's
 - (1) Bull Bison Series – Model #88787
 - (a) <https://bullbbq.com/product/bison-premium-charcoal-grill-head/>
 - (2) Charcoal BBQ Hot Coal Container – Model # HCB/B-1 - Black Finish
 - (a) <https://www.pilotrock.com/series/charcoal-grills/hot-coal-bin/>
 - iii) BBQ area Hardscape and CMU sealant
 - (1) Thompson's WaterSeal
 - (a) <https://www.thompsonswaterseal.com/waterproofing-products/multisurface-waterproofers/clear-multi-surface-waterproofer>
 - iv) Flags and Poles
 - (1) Eder Flagpole - 25'
 - (a) http://catalog.ederflag.com/images/shop_drawings/architectural/EC25-single-halyard-revolving-truck-template.pdf
 - (2) Eder Flag – 6x4
 - (a) <https://hdsupplysolutions.com/p/flags-poles-00-135-45/american-flag-6-x-4-ft-heavy-nylon-made-in-the-usa-p735619>

03-5400 GYPSUM UNDERLAYMENT

- 1) General Notes
 - a) At a minimum, provide 1" of Gypcrete underlayment with ¼" sound mat, depending on the sound attenuation and fire rating of the building. See plans for confirmation on thickness and underlayment requirements.
 - b) Install with foam isolator strips.
- 2) Materials
 - a) Gypsum Underlayment
 - i) Maxxon Gyp-crete
 - (1) <http://www.maxxon.com/gyp-crete/data>
 - ii) USG LevelRock
 - (1) <https://www.usg.com/content/usgcom/en/products/floors-tile/floor-underlayment-prep/underlayments-toppings/levelrock-2500-series-floor-underlayments.html>
 - b) Sound Mat
 - i) Maxxon Acoustimat
 - (1) http://www.maxxon.com/acousti-mat_1-4/data
 - ii) Keene Quiet Qurl
 - (1) <https://www.keenebuilding.com/products/noise-control/multi-family-residential-products/quiet-qurl-55-025-mc>

06-2000 FINISH CARPENTRY

- 1) General Notes
 - a) Fire and STC ratings per plans
 - b) All door heights should be 6'-8", unless noted otherwise on plans at exteriors.
 - c) Front doors, and balcony doors, shall be fiberglass 6 panel. Balcony doors may be upgraded to French doors in some instances.
 - d) Along the ADA Path of Travel, semi-recessed cabinets maximum projection from wall shall not exceed 4".

- 2) Door and Frame Materials
 - a) Unit Exterior Doors
 - i) Unit Entry and Unit Patio
 - (1) Masonite 6 panel
 - (a) <https://residential.masonite.com/products/door/exterior/6-panel-traditional/eAXdMA>
 - ii) Unit Patio Option
 - (1) Masonite French Door – Vista Grande Series Full Lite
 - (a) <https://residential.masonite.com/products/door/exterior/vistagrande-full-lite/KALVOj>
 - b) Unit Interior Doors
 - i) Slab, Hollow Core
 - (1) 2 panel
 - (a) https://residential.masonite.com/products/interior-doors/Hollow-Core/2-Panel/F-LDOOR_CORE137LDOOR_PANEL_COUNT36
 - (2) 6 panel
 - (a) <https://residential.masonite.com/products/door/interior/6-panel/L8QGxE>
 - (3) Shaker style – Heritage Series
 - (a) https://residential.masonite.com/products/interior-doors/Hollow-Core/Heritage/F-LDOOR_CORE137LDOOR_COLLECTION134
 - c) Common area Doors and Frames
 - i) Interior and Exterior Hollow Metal doors and Frames
 - (1) DKS Doors and Frames
 - (a) <https://www.dksdoors.com/index.php>
 - ii) Laundry, Exercise, Reading Room – Half Lite
 - (1) DKS Doors and Frames
 - (a) <https://www.dksdoors.com/index.php>
 - iii) Interior and Exterior Wood frames with fiberglass flush door
 - (1) El & El Wood products
 - (a) <https://www.elandelwoodproducts.com/categories/doors?utf8=%E2%9C%93&subs%5B%5D=Exterior&fams%5B%5D=Belleville&pnl%5B%5D=Flush>
 - iv) Interior Aluminum Doors and Frames
 - (1) Western Integrated Materials – 300 Series
 - (a) <https://www.aluminumdoorframes.com/aluminum-door-frames>

 - 3) Door Hardware
 - a) Unit Door Hardware
 - i) Unit Entry Door Closer
 - (1) Cal Royal 300-PBFCOV – Aluminum Finish
 - (a) <https://www.cal-royal.com/products/door-closers/grade-1-door-closers/p-231-300-series>

- ii) Unit Entry Single Action
 - (1) Kwikset Smart Key – Satin Nickel Finish
 - (a) <https://www.kwikset.com/products/category/light-commercial?type=Interconnected%20Products&feature=SmartKey>
 - iii) Unit Passage Doors
 - (1) Cal Royal Legacy Series Napa Lever Sets – Satin Nickel Finish
 - (a) <https://www.cal-royal.com/products/locksets/grade-3/grade-3-locksets/p-256-legacy-series>
 - iv) Unit Privacy Doors
 - (1) Cal Royal Legacy Series Napa Lever Sets – Satin Nickel Finish
 - (a) <https://www.cal-royal.com/products/locksets/grade-3/grade-3-locksets/p-256-legacy-series>
 - v) ADA Unit Entry (where applicable) – Swing clear door hinge
 - (1) Cal Royal BB Series
 - (a) <https://www.cal-royal.com/products/hinges/c-257-swing-clear-hinges/p-210-swing-clear-hinges>
- b) Common Area Door Hardware
- i) Common Area Door Closer
 - (1) Cal Royal N900PBF – Aluminum Finish
 - (a) <https://www.cal-royal.com/products/door-closers/grade-1-door-closers/p-228-900-series>
 - ii) Common Area Lever Sets
 - (1) PHG E Series Cylindrical Leverset – Satin Nickel Finish
 - (a) <https://philadelphiahardware.com/e-series-cylindrical-leverset-clutch/>
 - iii) Common Area Electronic Lever Sets- (pedestrian gates, laundry, Stairwells, Fitness Rooms, Etc.)
 - (1) Schlage Allegion InSync Lock Series – SatinChrome Finish
 - (a) <https://us.allegion.com/en/home/products/categories/electronic-locks.html>
 - iv) Electronic Strike – Compatible with Allegion (Storefront door panic hardware)
 - (1) HES 9600 Electric Strike – Satin Stainless Steel Finish
 - (a) <https://www.assaabloyesh.com/en/products/electric-strikes/9600-series/>
 - v) Pedestrian gate door closers
 - (1) Locinox “mammoth” hydraulic 180-degree gate closer – Silver Finish
 - (a) <https://www.locinoxusa.com/locinoxusa/usa/gate-closers/mammoth180!?returnurl=%2flocinoxusa%2fusa%2fgate-closers%2f%23mammoth180-&ParentId=MAMMOTH180-&CanAddToBasket=True&Perfion%3aFFColour=Silver>
- c) Trim
- i) Standard Baseboard and casing
 - (1) El & El products Streamline Base, 3/8”X2-1/4”, 304MUL, MDF Ultralight
 - (a) <https://www.elandelwoodproducts.com/products/304MUL>
 - (2) El & El products Beveled/Streamline Casing, 1/2”X1-5/8”, 101MUL, MDF Ultralight
 - (a) <https://www.elandelwoodproducts.com/products/101MUL>
 - ii) Upgraded Base and Casing
 - (1) El & El products #711 Base, 3/8”X2-1/2”, 310MUL, MDF Ultralight
 - (a) <https://www.elandelwoodproducts.com/products/310MUL>
 - (2) El & El products #711 Casing, 9/16”X1-5/8”, 107MUL, MDF Ultralight
 - (a) <https://www.elandelwoodproducts.com/products/107MUL>
 - iii) Base Shoe (at cabinets only)
 - (1) Supplied by cabinet manufacturer- install by finish carpenter

d) Bath Accessories

i) Unit Bath

- (1) Dbl Robe Hooks- Pamex Estes Collection– Model #BC4-22 – Satin Nickel Finish (2) per bath
 - (a) <http://www.pamexinc.com/hospitality-bath-accessories-lines/estes-double-robe-hook>
- (2) Moen 5' Curved Shower Rod – Model: CSR2165BN- Brushed Nickel
 - (a) <https://www.moen.com/products/Curved-Shower-Rods/Curved-Shower-Rods-Brushed-nickel-5-Curved-Shower-Rod/CSR2165BN>
- (3) European-Style Toilet paper holder- Pamex Estes Collection - Model: BC4-43 – Satin Nickel
 - (a) <http://www.pamexinc.com/hospitality-bath-accessories-lines/estes-european-style-paper-holder>
- (4) ADA grab bars- Bobrick- B-6806 – Satin Finish (size per location)
 - (a) <https://www.bobrick.com/products/washroom-accessories/washroom-accessories-catalog/product/b-6806-series/>

ii) Common Area Bath

- (1) Bathroom Partitions- Bobrick 1040 Series – Finish TBD
 - (a) <https://www.bobrick.com/products/toilet-partitions-cubicle-systems/traditional-partitions/designerseries-hpl/>
- (2) ADA grab bars- Bobrick- B-6806 – Satin Finish (size per location)
 - (a) <https://www.bobrick.com/products/washroom-accessories/washroom-accessories-catalog/product/b-6806-series/>
- (3) Commercial toilet paper holder- Bobrick B-4388, Satin Nickel Finish
 - (a) <https://www.bobrick.com/products/washroom-accessories/toilet-compartment-accessories/toilet-compartment-catalog/toilet-tissue-dispensers/product/b-4388/?>
- (4) Commercial toilet seat cover- Bobrick B-221 – Satin Nickel Finish
 - (a) <https://www.bobrick.com/products/washroom-accessories/toilet-compartment-accessories/toilet-compartment-catalog/toilet-seat-cover-dispensers/product/b-221/?>
- (5) Trash Receptacle- Bobrick Semi-recessed B-43644
 - (a) <https://www.bobrick.com/products/washroom-accessories/restroom-accessories-catalog/waste-receptacles/product/b-43644/?>
- (6) Soap Dispenser- Bobrick B-2111 – Satin Nickel Finish
 - (a) <https://www.bobrick.com/products/washroom-accessories/restroom-accessories-catalog/soap-dispensers-wall-mounted/product/b-2111/?>
- (7) Towel Dispenser- Bobrick B-262- Satin Nickel Finish
 - (a) <https://www.bobrick.com/products/washroom-accessories/restroom-accessories-catalog/paper-towel-dispensers/product/b-262/?>

06-4100 CABINETS

- 1) General Notes
 - a) Provide accurate and detailed shop drawings, field verify all dimensions prior to fabrication.

- 2) Cabinet Materials
 - a) Warming Kitchen and Units
 - i) PCS Cabinets, Material- Maple, Style- Lincoln, Color- Brandy
(1) <http://www.pcscabinetry.com/door-styles-2-2/>
 - ii) Cabinet 2000, Material- Maple, Style- C2105, Color- Noche 1860
(1) <https://www.cabinets2000.com/recessed.html>
 - b) Drawer Pulls
 - i) PCS Cabinets Gallery Pull AHP13-BN, Brushed Nickel

06-4150 COUNTERTOPS

- 1) General Notes
 - a) Provide accurate and detailed shop drawings, field verify all dimensions prior to fabrication.
 - b) Countertop height TBD.

- 2) Countertop Material
 - a) Solid Surface – Standard
 - i) Solid Surface LG Hi-MAC, Color- Desert Sand, 2cm Slab, eased edge with 4” backsplash
(1) <https://www.lghausysusa.com/hi-macs/color/view.do?pid=2020011314315100904>
 - b) Solid Surface – Upgrade
 - i) Solid Surface Quartz – Color TBD

07-1810 PEDESTRIAN TRAFFIC COATING

- 1) General Notes
 - a) Provide at all elevated balconies, exterior corridor locations, and exterior concrete podium areas.
 - b) Color TBD on a per project basis. Dark Gray, Mud Pie, Adobe, Exec Gray.

- 2) Traffic Coating Material
 - a) Exterior Plywood Areas
 - i) PLI-DEK system
 - (1) <https://plidek.com/waterproof-deck-coatings/pli-dek-system-over-plywood/>
(a) Sand Texture at all exterior corridors and courtyards
 - b) Exterior Concrete Areas
 - i) CON-DEK system
 - (1) <https://plidek.com/waterproof-deck-coatings/con-dek-system-over-concrete/>

08-4100 ENTRANCES & STOREFRONTS

- 1) General Notes
 - a) Avoid use of NFRC rated glazing systems
 - b) Temper where required by code, see plans.
 - c) Coordinate power requirements for openers with NCRC superintendent and electrical/low voltage contractors

- 2) Storefront Materials
 - a) Exterior Aluminum Frames
 - i) Arcadia ASL-451, Center Glazed, 1" Glazing system, Color TBD
 - b) Interior Aluminum Frames
 - i) Arcadia ASL-450, Center Glazed, ¼" Glazing, Color TBD
 - c) Glazing
 - i) Exterior- 1" insulated glass unit, outer pane ¼" PPG Solarban 90, ½" airspace, inner pane ¼" clear
 - ii) Interior- ¼" clear glass

- 3) Storefront Opener
 - a) Door Operator
 - i) NABCO GT8500
 - (1) <https://www.nabcoentrances.com/product/fire-door-operator-gt600/>
 - b) Door activation switch
 - i) NABCO Hotron Clear Wave Touchless Activator
 - (1) <https://www.nabcoentrances.com/product/hotron-clear-wave-touchless-activator/>

08-5300 PLASTIC WINDOWS

- 1) General Notes
 - a) Energy efficiency requirements as defined in the project's Title 24 (CF-1R or PERF-01) shall be met but shall not be less than the prescriptive minimum ($U=0.32$, $SHGC = 0.25$) unless specifically called for in the Title 24 report.
 - b) Window operations varies by location within the building:
 - i) For residential units, use sliding windows with a window stop wherever possible.
 - ii) For offices, windows are to be fixed.
 - iii) For community spaces, windows can be operable, but subject to owner approval.
 - c) Manufacturer, Style, Size, and Color TBD on a per project basis.

- 2) Window Material
 - a) Milgard
 - i) <https://www.milgard.com/>
 - b) Jeld-Wen
 - i) <https://www.jeld-wen.com/en-us/products/windows>
 - c) Andersen
 - i) <https://www.andersenwindows.com/windows-and-doors/materials/vinyl-windows-doors/>
 - d) Ply Gem
 - i) <https://www.plygem.com/windows-doors/>

09-2100 PLASTER/STUCCO

1) General Notes

- a) **At a minimum provide Fiber 47 Basecoat or equivalent**

09-6100 FLOORING TREATMENT

- 1) General Notes
 - a) Provide adhesives per manufacturers spec's.
 - b) Provide acoustical underlayment per manufacturers spec's, as needed, see project plans.
 - c) Provide transition strips at flooring transitions.
 - d) See project plans for specific locations.

- 2) Flooring Materials
 - a) Unit Flooring
 - i) Glue Down LVP – Mohawk Dealer Solutions, Peppercorn 124
(1) <https://mohawkbuild.com/products/vinyl/dealer-solutions-6mil-db>
 - ii) Tub Strips, Homax- 1.25", color- White
(1) <https://www.homaxproducts.com/kitchen-bath/caulk-strips/caulk-strip-floor-tub-white-1-25-x-5>
 - b) Interior Corridors
 - i) Glue Down LVP – Mohawk Dealer Solutions 6 MIL DB, Peppercorn 124
(1) <https://mohawkbuild.com/products/vinyl/dealer-solutions-6mil-db>
 - ii) Senior Option Only- Aladdin Commercial Carpet Tiles, Visual Edge, Authentic Format placed on 1/4 turns
(1) <https://www.aladdincommercial.com/carpet/detail/18440-195274/Authentic-Format-Tile-Visual-Edge>
 - c) Exterior Corridors
 - i) Exterior Plywood Areas, PLI-DEK system
(1) <https://plidek.com/waterproof-deck-coatings/pli-dek-system-over-plywood/>
 - ii) Exterior Concrete Areas, CON-DEK system
(1) <https://plidek.com/waterproof-deck-coatings/con-dek-system-over-concrete/>
 - d) Common Area- Community Room, Leasing Office, Gym, Reading Rooms, etc
 - i) Glue Down LVP – Mohawk Dealer Solutions 6 MIL DB, Peppercorn 124
(1) <https://mohawkbuild.com/products/vinyl/dealer-solutions-6mil-db>
 - e) Common Area Bathrooms- Floor Tile and Wainscot
 - i) Dal Tile – Color TBD, Include Daltile trim at Wainscot
(1) <https://www.daltile.com/>
 - ii) Schluter System – Dilex-HK, Color TBD
(1) https://www.schluter.com/schluter-us/en_US/Profiles/Cove-shaped-Profiles/Schluter%C2%AE-DILEX-HK/p/DILEX_HK
 - iii) Moisture Barrier - Redgard
(1) <https://www.custombuildingproducts.com/products/surface-preparation/waterproofing-membranes-underlayments.aspx>
 - f) Common Laundry
 - i) Sheet Vinyl with integrated cove base
(1) Spec pending, email thaskin@nationalcore.org
 - ii) Moisture Barrier-
(1) Spec pending, email thaskin@nationalcore.org

09-9100 PAINTING

- 1) General Notes
 - a) Unit Interiors to be Swiss Coffee semi-gloss throughout.
 - b) Common Area and Exterior colors TBD per project, see plans.

- 2) Paint Material
 - a) Sherwin-Williams
 - i) <https://www.sherwin-williams.com/>

10-4300 SIGNAGE

1) General Notes

a) Contact NCRC Marketing Team for signage package coordination.

i) Jill Van Balen, Senior Director Marketing, jvanbalen@nationalcore.org , (909) 204-3434

11-4000 APPLIANCES

- 1) General Notes
 - a) All appliances to be Whirlpool
 - b) All appliances to be black finish unless noted otherwise.

- 2) Standard Unit Appliances
 - a) Range- Standard Unit
 - i) WFC150M0JB – 4.8 cu. Ft. electric range
 - (1) <https://www.whirlpool.com/kitchen/cooking/ranges/single-oven-freestanding/p.4.8-cu.-ft.-whirlpool%C2%A0electric-range-with-keep-warm-setting.wfc150m0jb.html>
 - b) Refrigerator- Standard unit, ADA unit, Common Area
 - i) WRT138FZDB- 18 cu. Ft
 - (1) <https://www.whirlpool.com/content/dam/global/documents/202001/specification-sheet-wrt138fzdspecsheetv01.pdf>
 - c) Dishwasher- Standard Unit
 - i) WDF330PAHB
 - (1) <https://www.whirlpool.com/kitchen/dishwasher-and-cleaning/dishwashers/built-in-visible-front-console/p.heavy-duty-dishwasher-with-1-hour-wash-cycle.wdf330pahb.html?>
 - d) Hood Vent- Standard and ADA unit
 - i) WVU37UC0FS
 - (1) <https://www.whirlpool.com/kitchen/cooking/hoods/under-cabinet/p.30-range-hood-with-full-width-grease-filters.wvu37uc0fs.html>
 - e) Microwave Hood Vent – UPGRADE
 - i) WHM31017HB –
 - (1) <https://www.whirlpool.com/kitchen/cooking/microwaves/over-the-range/p.1.7-cu.-ft.-microwave-hood-combination-with-electronic-touch-controls.wmh31017hb.html>
 - f) Stackable Washer and Dryer
 - i) WFW75HEFW- Washer - White Finish, provide with stackable bracket
 - (1) <https://www.whirlpool.com/content/dam/global/documents/201711/InstallationInstructions-W10631155-RevA.pdf>
 - ii) WED75HEFW- Electric Dryer – White Finish, provide with stackable bracket
 - (1) <https://www.whirlpool.com/content/dam/global/documents/201511/installation-instructions-W10775223-RevB.pdf>

- 3) ADA Unit and Warming Kitchen Appliances
 - a) Range- ADA Unit and Warming Kitchen
 - i) WEE510S0FB- 4.8 cu. Ft. Electric ADA compliant range
 - (1) <https://www.whirlpool.com/content/dam/global/documents/202001/specification-sheet-wee510s0fspecsheetv01.pdf>
 - b) Refrigerator- Standard unit, ADA unit, Common Area
 - i) WRT138FZDB- 18 cu. Ft
 - (1) <https://www.whirlpool.com/content/dam/global/documents/202001/specification-sheet-wrt138fzdspecsheetv01.pdf>
 - c) Dishwasher- ADA unit and Warming Kitchen
 - i) WDF550SAHB
 - (1) <https://www.whirlpool.com/kitchen/dishwasher-and-cleaning/dishwashers/built-in-visible-front-console/p.quiet-dishwasher-with-stainless-steel-tub.wdf550sahb.html?>
 - d) Hood Vent- Standard and ADA unit

- i) WVU37UC0FS
 - (1) <https://www.whirlpool.com/kitchen/cooking/hoods/under-cabinet/p.30-range-hood-with-full-width-grease-filters.wvu37uc0fs.html>
- e) Microwave- Countertop (UPGRADE)
 - i) WMC10007AB
 - (1) <https://www.whirlpool.com/kitchen/cooking/microwaves/countertop/p.0.7-cu.-ft.-countertop-microwave-with-electronic-touch-controls.wmc10007ab.html?>
- f) Washing Machine- ADA unit (UPGRADE) and Managers Unit- White Finish
 - i) WFW75HEFW
 - (1) <https://www.whirlpool.com/content/dam/global/documents/201711/InstallationInstructions-W10631155-RevA.pdf>
- g) Ventless All in One Washer/Dryer- ADA unit (UPGRADE) and Managers Unit- White Finish (utilize when closet cannot be expanded to use side by side front loads)
 - i) WFC682CLW
 - (1) <https://www.whirlpool.com/laundry/laundry-sets/washer-dryer-combination/p.4.5-cu.-ft.-ventless-all-in-one-washer-dryer.wfc682clw.html>
- h) ADA Washer and Dryer Pedestal- White Finish
 - i) XPH1000XW
 - (1) <https://www.whirlpool.com/laundry/laundry-organizers/pedestals/p.10-pedestal-for-front-load-washer-and-dryer.xhp1000xw.html>

12-2000 BLINDS / SHADES / SHUTTERS

- 1) General Notes
 - a) Field Measure prior to installation

- 2) Blind Material
 - a) Units
 - i) 2 inch Faux Wood Blinds- White Finish
 - (1) <https://www.blinds.com/p/blindscom-2-inch-faux-wood-blinds/524032> (Example of desired finish only)

 - b) Common Area
 - i) Roller Blinds – Color TBD
 - (1) <https://www.blinds.com/p/blindscom-economy-blackout-vinyl-roller-shades/503433> (Example of desired finish only)

13-1500 SWIMMING POOLS

- 1) General Notes
 - a) No spas or heaters on Family projects.
 - b) No pools greater than 5' deep.
 - c) Deck draining to be at 1% away from pool, and incorporate concrete curb and gutter sloped into area drains. Design to avoid trench drains, and multiple area drains in the middle of the deck.
 - d) All pools and Jacuzzis shall include an ADA compliant lift permanently installed.

- 2) ADA Lifts
 - a) Battery Powered
 - i) Spectrum Products- Motion Trek BP 350 Deluxe, 153121-DLX
(1) <https://www.spectrumproducts.com/motion-trek-bp-350-deluxe-153121-dlx/>
 - b) Water Powered
 - i) Aquatic Access- Pool Lift, IGAT-180
(1) <https://www.aquaticaccess.com/igat180.htm>

15-4000 PLUMBING

1) General Notes

- a) NCRC prefers Pex and CPVC for domestic water system with shutoff valves(ball) at each unit (hot and cold). Angle stops shall be ¼-Turn chrome (no PVC or Pex Shutoffs), Brasscraft or equal. Angle stops shall connect only to brass or copper transition fittings, firmly connected to framing.
- b) NCRC prefers ABS/PVC for all waste and vent, where allowed by code and municipality. For buildings above 2 stories, but below 4 stories, request for an exception from Cast Iron.
- c) Required Delivery time of hot water (at 110 degrees F): 15 seconds whether using individual hot water heaters or central boilers. NeoPerl pressure regulating aerators shall be specified as standard for all faucets.
- d) All Units will be provided with Moen Flo spacer for future install of Moen Flo Sensor. Spacer's to be provided by NCRC, Flo Sensor to be installed if budget allows. Coordinate location of power receptacle with Electrical Contractor. Projects with individual HPWH's will require (1) spacer at HPWH closet, Projects with centralized HPWH's will require (2) spacers at corridor ceiling for hot and cold inlets.
 - i) <https://assets.moen.com/shared/docs/product-specifications/900-001sp.pdf>
- e) Water Heating
 - i) Individual heat pump water heaters, Rheem Gen-5 or Prestige Series, EF=3.5 or higher
(1) Provide with outlet duct, duct to exterior
 - ii) Central heat pump water heaters, Sanden or equal

2) Unit Fixtures

- a) Unit Kitchen Fixtures
 - i) Kitchen sink
 - (1) Elkay, Dayton GE12521, stainless Steel Finish
 - (a) <https://www.elkay.com/products/ge12521.html>
 - ii) Kitchen Faucet
 - (1) CFG, Cleveland Faucet Group, Model #CA40512, Cornerstone Chrome
 - (a) https://www.cfgonline.com/products/Cornerstone/Cornerstone_Chrome_onehandle_kitchen_faucet/CA40512
 - (2) NeoPerl Cascade Aerator, .35 or .5 GPM per plans
 - (a) <https://www.neoperl.net/oem/products/aerators/productlines/cascade.html>
 - iii) Garbage Disposal
 - (1) Maintenance Warehouse ½ HP, HDS #113743
 - (a) <https://hdsupplysolutions.com/p/maintenance-warehouse-1-2-hp-garbage-disposal-w-power-cord-p113743>
 - (2) InSinkErator Badger ½ HP, Garbage Disposal w/ Power Cord, HDS # 405301
 - (a) <https://hdsupplysolutions.com/p/insinkerator-badger-5-1-2-hp-garbage-disposal-w-power-cord-p405301>
- b) Unit Bathrooms
 - i) Bathroom Sink
 - (1) Standard Units- Seasons oval drop in Sink, HDS #404678, 20"x17", Color- White
 - (a) <https://hdsupplysolutions.com/p/sinks-repair-00-95-60/seasons-17-x-20-oval-lavatory-sink-white-china-p404678>
 - (2) ADA Units- American Standard Wall Hung, Model: 9024004EC.020, 4" centers, Color- White
 - (a) <https://www.americanstandard-us.com/Commercial-Wall-Hung-Sinks/Decorum%C2%AE-Wall-Hung-EverClean%C2%AE-Sink-With-4-Inch-Centerset/WHITE-9024004EC020>

- (b) Wall Hung Lav Support: JR Smith Support Set, 0720
 - (i) <https://www.jrsmith.com/support-set-wall-mounted-0720>
 - (3) Bathroom Faucet- CFG- Model # CA47711L, Chrome Finish
 - (a) https://www.cfgonline.com/products/Flagstone/Flagstone_Chrome_onehandle_bathroom_faucet/CA47711L
 - (4) NeoPerl Cascade Aerator, .35 or .5 GPM per plans
 - (a) <https://www.neoperl.net/oem/products/aerators/productlines/cascade.html>
 - ii) Shower
 - (1) Standard Showers- Fibercare ET60-30HC L/R
 - (a) <http://fibercarebaths.com/products/handicapped-baths/item/9-et60-30hc-l-r>
 - (2) Standard Tub Spout and Shower Head- CFG 40311CGR, Chrome Finish
 - (a) https://www.cfgonline.com/products/Cornerstone/Cornerstone_Chrome_cycling_tubshower/40311CGR
 - (3) Shower Valve- CFG Capstone Tub-Shower, Model 45311
 - (a) https://www.cfgonline.com/products/CFG_Valves/CFG_Valves_Cycling_12_CC_male_IPS_connection_includes_stops/45311
 - (4) ADA Showers- Fibercare ET60-30HC AFP L/R ADA Equipped
 - (a) <http://fibercarebaths.com/products/handicapped-baths/item/284-et60-30hc-afp-l-r-ada>
 - (5) ADA Shower Head- Moen # 3868EP, Brushed Nickel Finish
 - (a) <https://www.moen.com/products/Moen/Moen-Chrome-Eco-Performance-Handheld-Shower/3868EP>
 - iii) Toilets
 - (1) Standard Unit Toilet- Seasons Keating 1.0 GPF, Elongated bowl #710695, Tank #189880
 - (a) Bowl- <https://hdsuppliesolutions.com/p/seasons-keating-10-gpf-elongated-toilet-bowl-ada-p710695>
 - (b) Tank- <https://hdsuppliesolutions.com/p/seasons-keating-10-gpf-toilet-tank-12-rough-in-p189880>
 - (2) ADA Toilet- Niagara Stealth, Bowl #N7717, Tank #N7714
 - (a) Bowl- <https://hdsuppliesolutions.com/p/niagara-stealth-elongated-toilet-bowl-ada-p772048>
 - (b) Tank- <https://hdsuppliesolutions.com/p/niagara-stealth-elongated-toilet-bowl-ada-p772048>
 - (c) ADA Push Button Extension- https://hdsuppliesolutions.com/p/niagara-conservation-stealth-toilet-flush-button-p749454?ef_id=CjwKCAjw2P-KBhByEiwADBYWCmhSgN2GSUC7igyeCEzNOFrnDAXKraNWJFLi8OFz9KRt30-jnxfrdxoC4c8QAvD_BwE:G:s&cid=ppc_all_gl_pfd_Shop|HDSS|US|Hardware&s_kwid=AL!10728!3!438192857428!!g!934500349114!!10160878296!110261934468!&gclid=CjwKCAjw2P-KBhByEiwADBYWCmhSgN2GSUC7igyeCEzNOFrnDAXKraNWJFLi8OFz9KRt30-jnxfrdxoC4c8QAvD_BwE
 - iv) Managers Unit Washer
 - (1) Washing Machine Auto Shut Off
 - (a) Watts A2C-SC IntelliFlow, Smart Water Shut Off
 - (i) <https://www.watts.com/products/plumbing-flow-control-solutions/shutoff-valves/washing-machine-shutoffs/a2c-sc>
- 3) Common Area Fixtures
- a) Pool Shower Push Button
 - i) Watts Powers Series P-447P

- (1) <http://media3.wattswater.com/ES-P-447P.pdf>
- b) Common Area Bathroom
- i) Common Area Bathroom Sink
- (1) Sink- American Standard Wall Hung, Model: 9024004EC.020, 4" centers, Color- White
- (a) <https://www.americanstandard-us.com/Commercial-Wall-Hung-Sinks/Decorum%C2%AE-Wall-Hung-EverClean%C2%AE-Sink-With-4-Inch-Centerset/WHITE-9024004EC020>
- (b) Wall Hung Lav Support: JR Smith Support Set, 0720
- (i) <https://www.jrsmith.com/support-set-wall-mounted-0720>
- (2) Faucet- American Standard Innsbrook touchless 0.5gpm, Model # 6055205.002, chrome
- (a) <https://www.americanstandard-us.com/Sensor-Commercial-Faucets/Innsbrook-Selectronic-Touchless-Faucet-Battery-Powered-05-gpm-19-Lpm/CHROME-6055205002>
- (3) NeoPerl Cascade Aerator, .35 or .5 GPM per plans
- (a) <https://www.neoperl.net/oem/products/aerators/productlines/cascade.html>
- ii) Common Area Urinal
- (1) Urinal
- (a) TBD per project, see plans
- (2) Sloan Sensor Flushometer, 0.5 GPF Model #8186-0.5
- (a) <https://www.sloan.com/spec-sheet/3790068>
- iii) Common Area Toilet (same as ADA unit)
- (1) ADA Toilet- Niagara Stealth, Bowl #N7717, Tank #N7714
- (a) Bowl- <https://hdsupplysolutions.com/p/niagara-stealth-elongated-toilet-bowl-ada-p772048>
- (b) Tank- <https://hdsupplysolutions.com/p/niagara-stealth-elongated-toilet-bowl-ada-p772048>
- (c) ADA Push Button Extension- https://hdsupplysolutions.com/p/niagara-conservation-stealth-toilet-flush-button-p749454?ef_id=CjwKCAjw2P-KBhByEiwADBYWCmhSgN2GSUC7igyCEzNOFrnDAXKraNWJFLi8OFz9KRt30-jnxfrdxoC4c8QAvD_BwE:G:s&cid=ppc_all_gl_pfd_Shop|HDSS|US|Hardware&s_kwid=AL110728!3!438192857428!!g!934500349114!!10160878296!110261934468!&gclid=CjwKCAjw2P-KBhByEiwADBYWCmhSgN2GSUC7igyCEzNOFrnDAXKraNWJFLi8OFz9KRt30-jnxfrdxoC4c8QAvD_BwE
- c) Community Spaces
- i) Kitchen sink- Warming Kitchen
- (1) Elkay, Dayton GE12521, stainless Steel Finish
- (a) <https://www.elkay.com/products/ge12521.html>
- ii) Kitchen Faucet- Warming Kitchen
- (1) CFG, Cleveland Faucet Group, Model #CA40512, Cornerstone Chrome
- (a) https://www.cfgonline.com/products/Cornerstone/Cornerstone_Chrome_onehandle_kitchen_faucet/CA40512
- (2) NeoPerl Cascade Aerator, .35 or .5 GPM per plans
- (a) <https://www.neoperl.net/oem/products/aerators/productlines/cascade.html>
- iii) Garbage Disposal
- (1) Maintenance Warehouse ½ HP, HDS #113743
- (a) <https://hdsupplysolutions.com/p/maintenance-warehouse-1-2-hp-garbage-disposal-w-power-cord-p113743>
- iv) Drinking Fountain

- (1) Elkay ezH2O Bottle filling station & Bi-Level ADA cooler, #EMABFTL8WSLK, Light Gray
 - (a) <https://www.elkay.com/products/details/EMABFTL8WSLK>

- d) Maintenance Fixtures
 - i) Utility Sink- required at all maintenance shops/rooms
 - (1) Floorstone Utility Sink, Model # FM Utility Sink
 - (a) https://www.florestone.com/utility_sinks/utility_sinks_fm.html
 - ii) Mop Sink- required at all maintenance shops/rooms and Janitor closets
 - (1) Fiat Products, Molded Stone Mop Basin, # MSB3624
 - (a) <https://www.fiatproducts.com/products/mop-service-basins/36x24-molded-stone-mop-basin-msb3624/>
 - iii) Utility Faucet- required at ever maintenance shop/room and janitor's closet
 - (1) Delta Teck, Service Sink Faucet, 4.7 GPM, Model #28T9
 - (a) <https://hdsupplysolutions.com/p/specialty-commercial-faucets-00-95-25-20/delta-teck-service-sink-faucet-47-gpm-55-to-105-center-rough-chrome-2-handles-p415990>
 - iv) Eye Wash Station
 - (1) Haws AXION Eye/Face Wash, Model # 7610
 - (a) <https://www.hawesco.com/products/7610-axion-msr-sink-mount-eye-face-wash/>
 - v) Hose Bibs- required throughout project, all levels including roof
 - (1) Grainger ½" lockable hose bib, #6GXC7
 - (a) https://www.grainger.com/product/6GXC7?gclid=CjwKCAiAx_DwBRAfEiwA3vwZYrHIqT_7W9PZMpgO-936LjA- jsFGjQaPT4uJjYgtsODCTfnKStIbdhoC4hMQAvD_BwE&cm_mmc=PPC:+Google+PLA&ef_id=CjwKCAiAx_DwBRAfEiwA3vwZYrHIqT_7W9PZMpgO-936LjA- jsFGjQaPT4uJjYgtsODCTfnKStIbdhoC4hMQAvD_BwE:G:s&s_kwid=AL!2966!3!342928362619!!!g!678484082107!

15-7000 HVAC

1) General Notes

- a) NCRC's preference is ducted minisplits for all family projects (Mitsubishi – keeping in mind that the 2019 Energy Code requires MERV 13 filters, and that External Static Pressure of indoor Fancoils needs to account for the increased pressure drop). Ductless minisplits packaged through-wall heat pumps, or PTACs (as dictated by the owner's budget) shall be used at one-bedrooms and studio units. See project plans for equipment selections.
- b) Bathroom fans shall be dual speed, to meet ASHRAE 62 and the CA Mechanical Code. Low speed fan shall be continuously operating. High speed fan shall be humidistat controlled and shall include specific instructions on the plans to configure the time of high-speed operation (10 min. Preferred). Wiring of bathroom fan should be coordinated with the electrical engineer but should be wired to a dedicated breaker on the unit breaker panel. Under no circumstance shall wall mounted pole switches turn off the continuously operating fan, or the high-speed fan when humidity levels trigger the humidistat.

2) HVAC Equipment

a) Unit Bathroom Fans

- i) Panasonic Whisper Green Select, Multi Speed, FV-0511VKS2
 - (1) <https://na.panasonic.com/us/home-and-building-solutions/ventilation-indoor-air-quality/ventilation-fans/whispergreen-selecttm-fan-50-80-110-cfm-multi-speed>
- ii) Condensation Sensor
 - (1) FV-CSVK1
 - (a) <https://na.panasonic.com/us/home-and-building-solutions/ventilation-indoor-air-quality/ventilation-fans/whispergreen-selecttm-fan-50-80-110-cfm-multi-speed>

b) Unit HVAC equipment

- i) 1/2/3 Bedroom Units- Mitsubishi ducted mini splits- Ceiling Mounted
 - (1) MID static Horizontal-Ducted Indoor Unit, PEAD models
 - (a) <https://www.mitsubishicomfort.com/residential/products/horizontal-ducted-hvac#scrolled?modelID=PEAD>
 - (2) Thermostat – Touch MA Controller, PAR-CT01MAU-SB
 - (a) <https://www.mitsubishicomfort.com/controls?modelID=PAR-CT01MAU-SB>
- ii) Studio/1 Bedroom Units- Mitsubishi Ductless Mini Splits – Wall mounted
 - (1) Wall-Mounted Indoor Unit, MSZ-GL
 - (a) <https://www.mitsubishicomfort.com/residential/products/wall-mounted-heating-and-cooling#scrolled?modelID=MSZ-GL>
 - (2) Thermostat – Touch MA Controller, PAR-CT01MAU-SB with MAC-334IF-E for ductless units
 - (a) <https://www.mitsubishicomfort.com/residential/products/wall-mounted-heating-and-cooling#scrolled?modelID=MSZ-GL>
- iii) Studio Units- Innova Ephoca HPAC's
 - (1) Wall-Mounted HPAC
 - (a) <https://ephoca.com/aio-wall-mounted-standard/>

16-1000 ELECTRICAL

1) General Notes:

- a) ADA-M units-
 - i) Shall include extension boxes at all kitchen counter receptacles and shall include a receptacle in the face of the corner cabinet at L-Shape or U-Shape kitchens, unless deemed by the project's CASp consultant not to be necessary.
 - ii) Range hoods in ADA-M units shall be wired to a wall switch placed directly in front of the 30" work surface.
- b) ADA Audio Visual Units shall include hard-wired strobe doorbells, strobe smoke detectors, strobe CO detectors, and strobe fire alarms installed in the vicinity of each smoke detector, or places as required by code.
- c) Common area lighting should be wired to occupancy sensors to satisfy the electrical code. Where double loaded corridors are provided, configure hallway lighting to meet IESNA requirements for minimum illuminance, circuiting lighting in A-B configuration to allow for dimming when corridor is uninhabited. All lighting adjacent to outdoor spaces (next to windows or openings, or in courtyards) should be wired to separate circuits and shall be controlled by photo-sensors.
- d) Electrical switchgear
 - i) Configure to allow for immediate or future installation of photovoltaic energy systems. Additionally, a room (min. Size 7' wide x 10' deep) shall be provided adjacent to the electrical room to allow for the future installation of battery storage.
 - ii) Configure with a blank meter socket, which will be used for immediate or future EV charging. Adjacent to the meter socket, an electrical panel shall be provided with 40A breakers required by CalGREEN. Space shall be provided adjacent to this breaker panel allowing for the installation of an EV load management system (Evercharge or equal"). Conduit and/or raceways shall be provided to allow for immediate or future installation of EV charging stations.
- e) Bathroom fans
 - i) Fan shall be dual speed, to meet ASHRAE 62 and the CA Mechanical Code. Low speed fan shall be continuously operating. High speed operation shall be humidistat controlled and set to 10-minute operation time, verify on project plans.
 - ii) Wiring of bathroom fan (and accompanying balanced ventilation fan where applicable) should be coordinated with the Mechanical Contractor but should be wired to a dedicated breaker on the unit breaker panel.
 - iii) Electrical Contractor is responsible to label in 12-point font: *Circuit breaker (identify breaker) controls the continuously operating bathroom fan, which is continually operating to ensure healthy indoor air quality is maintained. In the event of a severe outdoor contamination event (I.e. a wildfire), turn this breaker off until outdoor air quality levels return to normal).*
 - iv) Under no circumstance shall wall mounted pole switches turn off the continuously operating bath fan, or the high-speed fan when humidity levels trigger the humidistat.
- f) All switches and receptacles to be Decora, in a white finish, throughout the unit.

2) Electrical Materials

- a) Handy Trac Key Management System- Install at Leasing Office, provide data and power.
 - i) HandyTrac, Economy Touch
 - (1) <https://www.handytrac.com/economy/>
 - (a) Contact Eric Overhage, eoverhage@gmail.com
- b) Smoke Detectors

- i) Kidde Hardwired Interconnect smoke alarm with sealed lithium battery backup- i12010S
 - (1) <https://www.kidde.com/home-safety/en/us/products/fire-safety/smoke-alarms/i12010s/>
 - ii) Kidde Hardwired Interconnect combination smoke alarm & Carbon Monoxide with sealed lithium battery backup- i12010SCO
 - (1) <https://www.kidde.com/home-safety/en/us/products/fire-safety/smoke-alarms/i12010sco/>
- c) Lighting
- i) Hall/Kitchen/Bath/Dining
 - (1) Downlight- Acuity Brands Contractor select JSBT Tapered Surface Mount 6" Disk Light, model # per electrical engineer.
 - (a) <https://www.acuitybrands.com/products/detail/1638714/juno/contractor-select-jsbt-tapered-surface-mount-disk-light/slimbasicst-jsbt-static-led-switchable-led-and-switchable-motion-sensor>
 - (2) Downlight- Acuity Brands JSF Series (Juno Slim Form) LED Surface Mount 5" Downlight- JSF5IN, white finish **(USE ONLY IF 6" JSBT NOT AVAILABLE)**
 - (a) <https://www.acuitybrands.com/products/detail/761536/juno/jsf-downlight/juno-slimformt-led-round-surface-mount-downlight>
 - ii) Bathroom Vanity
 - (1) Lithonia Lighting, Contractor Select Vanity LED, Serie FMVCSLS
 - (a) <https://lithonia.acuitybrands.com/products/detail/1588533/lithonia-lighting/contractor-select-contemporary-square-led-vanity/2-decorative-led-vanities>
 - iii) Lighting Upgrades
 - (1) Bedroom and Family room
 - (a) Access Lighting 13" LED surface mount, Cobalt collection #20625-BS/OPL, Brushed Steel
 - (i) <https://www.accesslightinglights.com/product/access-lighting-cobalt-flush-mount-20625-bs-opl.html>
 - (b) Seasons 42" Hugger-Mount Ceiling Fan W/ Light (Brushed Nickel)
 - (i) <https://hdsupplysolutions.com/p/seasons-42-in-hugger-mount-ceiling-fan-w-light-%28brushed-nickel%29-p269726>

16-4000 Low VOLTAGE AND CCTV

- 1) General Notes
 - a) Design specific low voltage systems for unit and common areas.
 - b) Units to have a smart box with homeruns back to MPOE; (2) CAT6 and (2) RG6, and Fiber when available.
 - c) Provide design for vehicle and pedestrian call entry systems. Work with owner to design Security Camera System, and layout camera locations.
 - d) Contractor is responsible for Wi-Fi infrastructure (pre-wire) for future resident and operations use. Coordinate locations of power receptacles with electrical contractor. Coordinate heat map with NCRC IT department.

- 2) Low Voltage Materials
 - a) 28" structured wire media box
 - b) Windshield tag for vehicle entry gate

Purpose

As technology continues to evolve, it's important to have a flexible infrastructure to support it. This document should be used to help plan future developments as well as provide a foundation of what may be needed as improvements for existing developments. This document identifies the infrastructure that is necessary to provide cost effective solutions with strong reliability.

Pre-Development Infrastructure Needs

Internet Service Providers

All discussions with internet service providers for potential internet services should include the Senior Vice President of Information Technology. The Information Technology team needs to be included to ensure the proper speeds, pricing, connections, and other needs are within our standards. For each location, the goal is to find two diverse ISP's at to provide redundant data services.

Minimum Point of Entry (MPOE)

The MPOE is the point at which a telecommunication provider's wiring crosses or enters a building. This often occurs in a box on the outside of the building. This is the point at which the carrier's responsibility ends and customer's responsibility begins.

All MPOEs should be equipped with electrical outlets with surge protectors to help protect wiring and connected equipment from damage as well as lightning arrester to ground the equipment. The MPOE should be connected to the MDF (see Main Distribution Frame section below for details) to extend services throughout the property.

Connectivity Between Buildings

For new developments, adding multiple 2-inch conduit with nylon pull line, between buildings provides the flexibility to interconnect the buildings to utilize technology, such as centrally managed security cameras, WIFI, phones, etc. This conduit should be tied into a main location (a spoke and hub configuration), usually near the leasing office, as this is usually the location of the management of these services. The conduit between buildings provides the flexibility to accommodate these services and make changes in the future as technologies change. Follow the NEC code to limit the number of bends between pull box, to not exceed 360 degrees or four 90 degrees bends. For distances over 100 meters, Single mode fiber runs with LC terminations will be required. Minimum 6 stands per run. This design concept known as spoke and hub design is shown in Figure 1.

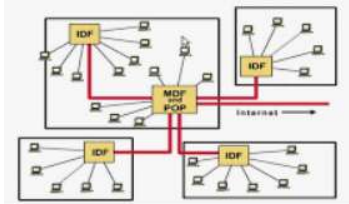


Figure 1 Example of spoke and hub design

Connection Between Floors

In addition to connectivity between buildings, connectivity from floor to floor is also necessary when providing WIFI to entire facilities for monitoring Internet-of-Things (IoT) devices such as solar panels, water heaters, toilets, etc. Connectivity between floors should be established and connected by Intermediate Distribution Frames (IDFs) on each floor. If a floor is over 100 meters, an IDF should be established every 100 meters to ensure stable connectivity. *See IDFs section below for more information on requirements.* For distances over 100 meters, Single mode fiber runs with LC terminations will be required. Minimum 6 stands per run.

Other Connectivity Considerations

If there are parking structures, or other non-residential spaces, at the property, WIFI connectivity may also be needed to support IoT devices (such as solar panels), connectivity to these spaces should be provided following the same standards as listed in the Connectivity Between Buildings section above.

Main Distribution Frame (MDF)

The hub of the technology infrastructure is often referred to as the MDF. Location considerations:

- Should be in a separate air-conditioned room as the equipment located in the room often generates a lot of heat.
- Should not be in a storage room as it could limit necessary ventilation and equipment can be bumped which can lead to outages.
- Should not be visible by residents as this poses a security risk.
- Should not be in a room with access to water, equipment that may condense and create moisture or humidity, and should not be below a room or equipment that has access to water or condensation.

The technology conduit that connects to the different buildings should end at the MDF, since the MDF is the hub. MDFs should have the following installed in preparation for IT to install necessary hardware:

- Fire retardant 8'x8' at minimum, plywood backboard on multiple walls. Property size will determine needs of equipment and size of the backboard.
- 24x24 enclosed swingout lockable wall mount equipment rack with rack screws (see Figure 2). Our preference is the Cyber Power 12U 24" wall mount rack (MFG.PART: CR12U51001 CDW PART: 4451951) to ensure compatibility.



Figure 2 12U 24" Enclosure

- c. Ground equipment rack per CEC and NESC specifications.
- d. All data lines are to be terminated, labeled, and certified to patch panel by the electrical vendor. Including Fiber paths and terminations.
- e. CAT 6E Patch Panel.
- f. If needed, single mode Fiber distribution Panel with LC connectors. Minimum 6 strands.
- g. Dedicated 5-20 NEMA outlet with 4 receptacles inside enclosure location. See Figure 3
- h. Room with dedicated air conditioning only, no heating.
- i. Extended both telco and cable DMARC to MDF. Minimum of 2-inch conduit with nylon pull string, connecting each DMARC to MDF.

Intermediate Distribution Frame (IDF)

Providing an IDF in each building, and often each floor, in a development, provides the flexibility of extending technology to that location. The IDF is a location where a 2-inch conduit with a nylon pull screen connects to the MDF, allowing for a reliable, centralized management of technology such as security camera, environmental controls, and other technology. All connected services should be hardwired in IDF or MDF and not connected to WIFI.

Location considerations:

- a. Should be in a separate air-conditioned room as the equipment located in the room often generates a lot of heat.
- b. Should not be in a storage room as it could limit necessary ventilation and equipment can be bumped which can lead to outages.
- c. Should not be visible by residents as this poses a security risk.
- d. Should not be in a room with access to water, equipment that may condense and create moisture or humidity, and should not be below a room or equipment that has access to water or condensation.

IDFs should have the following installed in preparation for IT to install necessary hardware:

- a. Fire retardant 8'x8' plywood backboard.
- b. Dedicated 5-20 NEMA outlet with 2 receptacles inside enclosure location. See Figure 3
- c. Room with dedicated air conditioning only, no heating.
- d. On a case by case basis an enclosed lockable wall mounted cabinet with rack screws (see Figure 2). Size and orientation of rack will vary.

- e. All data lines are to be terminated, labeled, and certified to patch panel by the Low Voltage / electrical vendor.



Figure 3 Patch Panels in Cabinet

- f. CAT 6E Patch Panel.
- g. If needed, single mode Fiber distribution Panel with LC connectors. Minimum 6 strands.
- h. Ground equipment rack per CEC and NESC Specifications (*optional*).

Cable Management

In the MPOE, MDF and any IDFs, Velcro should be used to secure and bundle cables. The use of Velcro provides the ease of management for add and removal for redirection when cables are bundled. Zip ties should never be used.



Leasing Office / Service Provider Spaces

All CAT 6E cables should be home run to the MDF location and terminated and certified on the CAT 6E Patch Panel. No CAT 6E shall be over 100 Meters in length.

- a. Each wall should have two CAT 6E (RJ45 Keystone jack terminated, as shown in Figure 3) outlet next to a power outlet. Adding drops to multiple walls allows the flexibility to move desk without re-wiring. For room centered desks and Conference tables, floor data and power receptacles will need to be considered.



Figure 4: CAT 6E RJ45 Keystone jack.

- b. CAT 6E cables running in a drop-down ceiling shall be supported by J-Hooks every 6 feet.
- c. Wireless Access Point drops should have CAT 6E cable, RJ45 Keystone jack terminated, located in the ceiling terminated in at least a 2"x4" junction box. Consideration of surrounding materials is important as they may affect the performance of the wireless, therefore data cables should not run parallel with electrical.

Community/Conference Room Spaces

These rooms are generally used for multiple computers and other hardware. All CAT 6E cables should be home run to the MDF or IDF location and terminated, labeled, and certified on the CAT 6E Patch Panel. No CAT 6E shall be over 100 Meters in length. For room centered desks and Conference tables, floor data and power receptacles will need to be considered.

CAT 6E cables running in a drop-down ceiling shall be supported by J-Hooks every 6 feet.

Wireless Access Point drops should have CAT 6E cable, RJ45 Keystone jack terminated, located in the ceiling terminated in at least a 2"x4" junction box. Consideration of surrounding materials is important as they may affect the performance of the wireless, therefore data cables should not run parallel with electrical.

Community Rooms

Multiple power outlets on each wall, preferably split on multiple dedicated circuits. If there are wall-mounted TVs, each TV location should have two CAT 6E (RJ45 Keystone jack terminated) outlet next to a power outlet.

Computer Rooms/Areas

If a designated room or area is outfitted with a permanent worksurface specifically for computers, two CAT 6E (RJ45 Keystone jack terminated) outlet and a power outlet should be installed every 5-6 feet to support the necessary hardware. Numbers to be verified during site IT review.

Conference Rooms

- a. Power outlet and CAT 6E with RJ45 connection in floor.
- b. Wireless drop(s) should have Cat 6e cable, RJ45 Keystone jack terminated, located in the ceiling terminated in at least a 2"x4" junction box. Consideration of surrounding materials is important as they may affect the performance of the wireless, therefore data cables should not run parallel with electrical.
- c. Power outlet and CAT 6E with RJ45 connection for TV, if applicable.

Network and Desktop Equipment

National CORE IT will be responsible for outfitting each property with the following. *This list is provided for information only.*

- a. Firewall/SDWan
- b. Switch(es) – example of how these fits into MDF rack shown in Figure 4.
- c. Wireless Access Points – Locations to be verified on site IT review.
- d. UPS with Management cards.
- e. Data and Fiber Patch cables.
- f. Computers bundles – upon request by regional manager via National CORE IT service desk.
- g. Printers/Fax with Voip ATA adapter – upon request by regional manager via National CORE IT service desk.
- h. Phones – upon request by regional manager via National CORE IT service desk.
- i. Zoom Room Kits - upon request by regional manager via National CORE IT service desk.

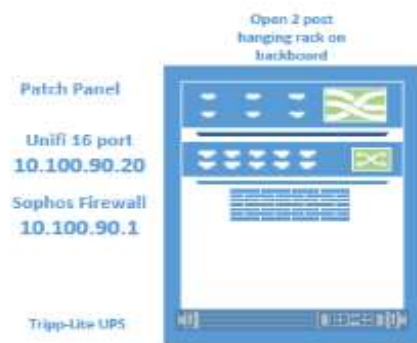


Figure 5: General MDF Equipment layout.

ASBESTOS BUILDING SURVEY REPORT

CORONA DEL REY APARTMENTS 1148 "D" STREET CORONA, CA 92882

PROJECT NO.: F15-4957

SEPTEMBER 8, 2015

PREPARED FOR:

**NATIONAL COMMUNITY RENAISSANCE
9421 HAVEN AVENUE
RANCHO CUCAMONGA, CA 91730**

PREPARED BY:

**NOVA CONSULTING GROUP, INC.
530 JACKSON STREET, 2ND FLOOR
SAN FRANCISCO, CA 94133
TELEPHONE: 415.377.2431**

**GREG MURPHY
VICE PRESIDENT**



Leaders in Environmental and Engineering Services

EXECUTIVE SUMMARY

Nova Consulting Group, Inc. (Nova) was retained to sample the various flooring materials located in 39 units of the Corona Del Ray Apartment complex, located at 1148 “D” Street, Corona, California. The suspect materials were analyzed for asbestos content. The purpose of this inspection was to identify suspect friable and non-friable Asbestos Containing Materials (ACM) in the flooring materials. Materials that were inaccessible or would require intrusive or destructive sampling were not sampled as part of this project.

Nova observed beige sheet flooring, white sheet flooring, 12”x 12” white floor tile, and 9”x 9” white floor tile located in the entries, bathrooms, closets and kitchens of the units sampled. In some units, the carpets have been removed and replaced with sheet flooring. In most of the areas there are multiple layers sheet flooring on top of floor tile or on concrete and wood. Samples were collected from all the layers of flooring and associated mastic in several of the units. The only layer identified as containing asbestos was the black floor tile mastic located in Unit 277 D in a Main Floor closet and Unit 241 C in the Main Floor bathroom.

ASBESTOS-CONTAINING MATERIALS AT THE SITE:

The survey was conducted on August 27, 2015 by California Site Surveillance Technician Kevin C. Orr No. 02-3240 under the supervision of California Asbestos Consultant (CAC) #01-3067 Charles E. Easley. Nova collected 63 samples with 115 layers of friable and non-friable flooring materials in the 39 units specified by the Client.

The following types of material were determined to contain asbestos (includes presumed/assumed positive materials):

| | | |
|--|---|--------------|
| Black floor tile mastic- Unit 277 D-MF Closet | 2% Chrysotile Asbestos Containing Material (ACM) | 10 SF |
| Black floor tile mastic- Unit 241 C-MF bathroom | <1% Chrysotile Asbestos Containing Construction Material (ACCM) | 50 SF |

No asbestos was detected in the following sampled materials:

- Beige sheet flooring and mastic
- White sheet flooring and mastic
- 12”x 12” White floor tile mastic
- 9”x 9” White floor tile and mastic

It is important to note that this inspection report is based on the findings of a LIMITED visual inspection and sampling of suspect asbestos containing materials conducted in units selected by the Client and not all potential ACM, ACCM, and PACM's may have been identified at the site. Nova Consulting Group, Inc. (Nova) recommends that all previously untested suspect materials be assumed to contain asbestos until appropriate testing dictates otherwise.

CONCLUSIONS:

An estimated total of 10 square feet of ACM and 50 square feet of ACCM was found during this inspection. The Environmental Protection Agency's (EPA) National Emission Standard for Hazardous Air Pollutants (NESHAP) requires removal of regulated friable and non-friable damaged ACM prior to significant disturbance or demolition. The EPA also requires the removal of regulated friable ACM and non-friable ACM that may become friable during renovation.

A material is considered by the State of California to be asbestos-containing construction material (ACCM) if at least one sample collected from the area shows asbestos present in an amount greater than one tenth of one tenth of one percent (0.1 %). Further, all thermal system insulation (TSI), surfacing material, and asphalt/vinyl flooring that are present in a building constructed no later than 1980 and have not been appropriately tested, MUST be considered presumed asbestos-containing material (PACM), and managed accordingly, until appropriate testing dictates otherwise.

RECOMMENDATIONS:

Based on the results of this investigation, Nova recommends the following:

- The facility owners should notify employees, tenants, contractors, and vendors working in the building of the presence, quantity, and location of identified or assumed ACM.
- All friable ACM, damaged non-friable ACM, and all non-friable ACM that may become friable during renovation or demolition should be removed from the affected areas of the building prior to these activities.
- The owners should submit completed Notifications of Intent to Perform Asbestos Abatement or Demolition forms to the appropriate regulatory agencies.
- The areas of the building not inspected during this investigation should be inspected and sampled for asbestos prior to any renovation, demolition, or disturbance of potential ACM.
- The owner should maintain an Operations and Maintenance (O&M) Program for ACM remaining in the facility.

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1.0 INTRODUCTION

The EPA's NESHAP (40 CFR Part 61) requires building owners to inspect for ACM in areas of a building where renovation or demolition will take place.

Prior to renovation or demolition of a building, all regulated friable ACM must be removed from the affected area. In addition, non-friable materials that are in a damaged condition or are likely to become friable during the process of renovation or demolition also require removal. Non-friable materials that are in good condition at the time of inspection and most likely will not become friable during demolition may, under certain circumstances, remain in place prior to demolition. EPA and OSHA define any building material that contains greater than one percent asbestos to be asbestos-containing material.

Nova observed beige sheet flooring, white sheet flooring, 12"x 12" white floor tile, and 9"x 9" white floor tile located in the entries, bathrooms, closets and kitchens of the units sampled. In some units, the carpets have been removed and replaced with sheet flooring. In most of the areas there are multiple layers sheet flooring on top of floor tile or on concrete and wood. Samples were collected from all the layers of flooring and associated mastic in several of the units. The only layer identified as asbestos was the black floor tile mastic located in Unit 277 D in a Main Floor closet and Unit 241 C in the Main Floor bathroom.

1.1 PROJECT DESCRIPTION

The Corona Del Rey Apartment complex located at:

**1148 "D" Street
Corona, California, 92882**

The Property was inspected by US EPA certified building inspector California Site Surveillance Technician Kevin C. Orr No. 02-3240 under the supervision of California Asbestos Consultant (CAC) #01-3067 Charles E. Easley. A total of 63 bulk samples (115 layers) were collected and analyzed. Samples were analyzed by EMSL, a NVLAP accredited laboratory.

2.0 RESULTS

2.1 ASBESTOS-CONTAINING MATERIAL

The following types of material were found to contain asbestos. The area-by-area inventory is presented in Section 5.0 as Table 1: Material Identification Inventory. The laboratory analytical results are presented in Section 5.0 as Table 2: Material Sample Analysis.

Asbestos was found in the following materials (includes presumed/assumed positive materials):

| | |
|---|---|
| Black floor tile mastic- Unit 277 D- MF Closet | 2% Chrysotile
Asbestos Containing Material (ACM) |
| Black floor tile mastic- Unit 241 C- MF bathroom | <1% Chrysotile
Asbestos Containing Construction Material (ACCM) |

No asbestos was detected in the following sampled materials:

- Beige sheet flooring and mastic
- White sheet flooring and mastic
- 12"x 12" White floor tile mastic
- 9"x 9" White floor tile and mastic

All suspect materials observed by Nova were tested, and no observed materials remain untested.

It is important to note that this inspection report is based on the findings of a LIMITED visual inspection and sampling of suspect asbestos containing materials conducted in units selected by the Client and not all potential ACM, ACCM, and PACM's may have been identified at the site. Nova Consulting Group, Inc. (Nova) recommends that all previously untested suspect materials be assumed to contain asbestos until appropriate testing dictates otherwise.

3.0 CONCLUSIONS AND RECOMMENDATIONS

3.1 CONCLUSIONS

Nova conducted an asbestos inspection of the Corona Del Rey Apartment complex located at 1148 “D” Street, Corona, California, on August 27, 2015. Laboratory analysis of 63 bulk samples detected asbestos (includes presumed/assumed positive materials) in:

| | |
|---|---|
| Black floor tile mastic- Unit 277 D- MF Closet | 2% Chrysotile
Asbestos Containing Material (ACM) |
| Black floor tile mastic- Unit 241 C- MF bathroom | <1% Chrysotile
Asbestos Containing Construction Material (ACCM) |

An estimated total of 10 square feet of ACM and 50 square feet of ACCM was found during this inspection. The Environmental Protection Agency’s (EPA) National Emission Standard for Hazardous Air Pollutants (NESHAP) requires removal of regulated friable and non-friable damaged ACM prior to significant disturbance or demolition. The EPA also requires the removal of regulated friable ACM and non-friable ACM that may become friable during renovation.

A material is considered by the State of California to be asbestos-containing construction material (ACCM) if at least one sample collected from the area shows asbestos present in an amount greater than one tenth of one tenth of one percent (0.1 %). Further, all thermal system insulation (TSI), surfacing material, and asphalt/vinyl flooring that are present in a building constructed no later than 1980 and have not been appropriately tested, MUST be considered presumed asbestos-containing material (PACM), and managed accordingly, until appropriate testing dictates otherwise.

3.2 RECOMMENDATIONS

- The facility owners should notify employees, tenants, contractors, and vendors working in the building of the presence, quantity, and location of identified or assumed ACM.
- All friable ACM, damaged non-friable ACM, and all non-friable ACM that may become friable during renovation or demolition should be removed from the affected areas of the building prior to these activities.
- The areas of the building not inspected during this investigation should be inspected and sampled for asbestos prior to any renovation, demolition, or disturbance of potential ACM.
- The owner should maintain an Operations and Maintenance (O&M) Program for ACM remaining in the facility.

4.0 STANDARD OF CARE

The services performed by Nova Consulting Group, Inc. (Nova) on this project have been conducted with that level of care of skill ordinarily exercised by reputable members of the profession, practicing in the same locality under similar budget and time constraints. No other warranty is expressed or implied.

Prepared By:

NOVA CONSULTING GROUP, INC.



Kevin C. Orr
Site Surveillance Technician No.02-3240



Charles Easley
Certified Asbestos Consultant, #01-3067

TABLES

TABLE 1

MATERIAL IDENTIFICATION INVENTORY

| Area/Location | Material Code | Material Identification | Asbestos Content | Ref. Sample No. | Estimated Quantity | Physical Assessment | Condition Rating |
|-------------------------|---------------|------------------------------------|-----------------------------------|-----------------|--------------------|---|------------------|
| Unit 277 D- Entry | BSF | Beige sheet flooring and mastic | Non-detected (ND) | CDR-1 | 10 sf | NF
Low potential for damage

Highly accessible | Good |
| Unit 277 D- Closet | WSF | White sheet flooring and mastic | Flooring-ND, Mastic-2% Chrysotile | CDR-2 | 10 sf | NF
Low potential for damage

Highly accessible | Good |
| Unit 265 A- Entry | BSF | Beige sheet flooring and mastic | ND | CDR-3 | 10 sf | NF
Low potential for damage

Highly accessible | Good |
| Unit 265 A- MF Bathroom | WFT | 9"x 9" White floor tile and mastic | ND | CDR-4 | 50 sf | NF
Low potential for damage

Highly accessible | Good |
| Unit 265 A- SF Bathroom | WFT | 9"x 9" White floor tile and mastic | ND | CDR-5 | 50 sf | NF
Low potential for damage

Highly accessible | Good |
| Unit 265 A- Entry | BSF | Beige sheet flooring and mastic | ND | CDR-6 | 10 sf | NF
Low potential for damage

Highly accessible | Good |
| Unit 265 A- SF | BSF | Beige sheet | ND | CDR-7 | 10 sf | NF | Good |

| Area/Location | Material Code | Material Identification | Asbestos Content | Ref. Sample No. | Estimated Quantity | Physical Assessment | Condition Rating |
|-------------------------|---------------|------------------------------------|------------------------------------|-----------------|--------------------|---|------------------|
| Bathroom | | flooring and mastic | | | | Low potential for damage
Highly accessible | |
| Unit 265 A- SF Bathroom | WSF | White sheet flooring and mastic | ND | CDR-8 | 50 sf | NF
Low potential for damage
Highly accessible | Good |
| Unit 253 C- Entry | WDSF | Wood sheet flooring and mastic | ND | CDR-9 | 10 sf | NF
Low potential for damage
Highly accessible | Good |
| Unit 253 C- Entry | BSF | Beige sheet flooring and mastic | ND | CDR-10 | 10 sf | NF
Low potential for damage
Highly accessible | Good |
| Unit 241 C- Entry | BSF | Beige sheet flooring and mastic | ND | CDR-11 | 10 sf | NF
Low potential for damage
Highly accessible | Good |
| Unit 241 C- MF Bathroom | BSF | Beige sheet flooring and mastic | Flooring-ND, Mastic <1% Chrysotile | CDR-12 | 50 sf | NF
Low potential for damage
Highly accessible | Good |
| Unit 241 C- MF Bathroom | WFT | 9"x 9" White floor tile and mastic | ND | CDR-13 | 50 sf | NF
Low potential | Good |

| Area/Location | Material Code | Material Identification | Asbestos Content | Ref. Sample No. | Estimated Quantity | Physical Assessment | Condition Rating |
|-------------------------|---------------|------------------------------------|------------------|-----------------|--------------------|---|------------------|
| | | | | | | for damage
Highly accessible | |
| Unit 241 C- MF Bathroom | WFT | 9"x 9" White floor tile and mastic | ND | CDR-14 | 50 sf | NF
Low potential for damage
Highly accessible | Good |
| Unit 229 C- Entry | BSF | Beige sheet flooring and mastic | ND | CDR-15 | 10 sf | NF
Low potential for damage
Highly accessible | Good |
| Unit 229 C- Entry | WFT | 9"x 9" White floor tile and mastic | ND | CDR-16 | 10 sf | NF
Low potential for damage
Highly accessible | Good |
| Unit 217 D- Entry | BSF | Beige sheet flooring and mastic | ND | CDR-17 | 10 sf | NF
Low potential for damage
Highly accessible | Good |
| Unit 205 C- Entry | BSF | Beige sheet flooring and mastic | ND | CDR-18 | 10 sf | NF
Low potential for damage
Highly accessible | Good |
| Unit 204 B- Entry | BSF | Beige sheet flooring and mastic | ND | CDR-19 | 10 sf | NF
Low potential for damage | Good |

| Area/Location | Material Code | Material Identification | Asbestos Content | Ref. Sample No. | Estimated Quantity | Physical Assessment | Condition Rating |
|-------------------------|---------------|---------------------------------|------------------|-----------------|--------------------|---|------------------|
| | | | | | | Highly accessible | |
| Unit 204 B- Entry | BSF | Beige sheet flooring and mastic | ND | CDR-20 | 10 sf | NF
Low potential for damage

Highly accessible | Good |
| Unit 204 B- Kitchen | BSF | Beige sheet flooring and mastic | ND | CDR-21 | 10 sf | NF
Low potential for damage

Highly accessible | Good |
| Unit 204 B- SF Bathroom | BSF | Beige sheet flooring and mastic | ND | CDR-22 | 10 sf | NF
Low potential for damage

Highly accessible | Good |
| Unit 228 B- SF Bathroom | BSF | Beige sheet flooring and mastic | ND | CDR-23 | 10 sf | NF
Low potential for damage

Highly accessible | Good |
| Unit 228 B- SF Bathroom | BSF | Beige sheet flooring and mastic | ND | CDR-24 | 10 sf | NF
Low potential for damage

Highly accessible | Good |
| Unit 240 A- Entry | BSF | Beige sheet flooring and mastic | ND | CDR-25 | 10 sf | NF
Low potential for damage | Good |

| Area/Location | Material Code | Material Identification | Asbestos Content | Ref. Sample No. | Estimated Quantity | Physical Assessment | Condition Rating |
|-------------------------|---------------|--------------------------------------|------------------|-----------------|--------------------|---|------------------|
| | | | | | | Highly accessible | |
| Unit 240 A- Kitchen | BSF | Beige sheet flooring and mastic | ND | CDR-26 | 50 sf | NF
Low potential for damage

Highly accessible | Good |
| Unit 264 A- Kitchen | BSF | Beige sheet flooring and mastic | ND | CDR-27 | 10 sf | NF
Low potential for damage

Highly accessible | Good |
| Unit 276 A- MF Bathroom | WFT | 12"x 12" White floor tile and mastic | ND | CDR-28 | 50 sf | NF
Low potential for damage

Highly accessible | Good |
| Unit 276 A- SF Bathroom | WDSF | Wood sheet flooring and mastic | ND | CDR-29 | 50 sf | NF
Low potential for damage

Highly accessible | Good |
| Unit 277 B- SF Bathroom | BSF | Beige sheet flooring and mastic | ND | CDR-30 | 50 sf | NF
Low potential for damage

Highly accessible | Good |
| Unit 265 B- Kitchen | WFT | 12"x 12" White floor tile and mastic | ND | CDR-31 | 50 sf | NF
Low potential for damage

Highly | Good |

| Area/Location | Material Code | Material Identification | Asbestos Content | Ref. Sample No. | Estimated Quantity | Physical Assessment | Condition Rating |
|-------------------------|---------------|--------------------------------------|------------------|-----------------|--------------------|---|------------------|
| | | | | | | accessible | |
| Unit 265 B- SF Bathroom | BSF | Beige sheet flooring and mastic | ND | CDR-32 | 50 sf | NF
Low potential for damage

Highly accessible | Good |
| Unit 253 C- Entry | BSF | Beige sheet flooring and mastic | ND | CDR-33 | 10 sf | NF
Low potential for damage

Highly accessible | Good |
| Unit 253 C- MF Bathroom | WFT | 12"x 12" White floor tile and mastic | ND | CDR-34 | 50 sf | NF
Low potential for damage

Highly accessible | Good |
| Unit 241 B- SF Bathroom | WFT | Beige sheet flooring and mastic | ND | CDR-35 | 50 sf | NF
Low potential for damage

Highly accessible | Good |
| Unit 229 B- Entry | BSF | Beige sheet flooring and mastic | ND | CDR-36 | 50 sf | NF
Low potential for damage

Highly accessible | Good |
| Unit 217 C- Entry | BSF | Beige sheet flooring and mastic | ND | CDR-37 | 10 sf | NF
Low potential for damage

Highly accessible | Good |

| Area/Location | Material Code | Material Identification | Asbestos Content | Ref. Sample No. | Estimated Quantity | Physical Assessment | Condition Rating |
|-------------------------|---------------|---------------------------------|------------------|-----------------|--------------------|---|------------------|
| Unit 217 C- Kitchen | BSF | Beige sheet flooring and mastic | ND | CDR-38 | 50 sf | NF
Low potential for damage

Highly accessible | Good |
| Unit 204 C- Throughout | BSF | Beige sheet flooring and mastic | ND | CDR-39 | 250 sf | NF
Low potential for damage

Highly accessible | Good |
| Unit 204 C- SF Bathroom | BSF | Beige sheet flooring and mastic | ND | CDR-40 | 50 sf | NF
Low potential for damage

Highly accessible | Good |
| Unit 216 B- Entry | BSF | Beige sheet flooring and mastic | ND | CDR-41 | 10 sf | NF
Low potential for damage

Highly accessible | Good |
| Unit 216 B- SF Bathroom | BSF | Beige sheet flooring and mastic | ND | CDR-42 | 50 sf | NF
Low potential for damage

Highly accessible | Good |
| Unit 228 B- Throughout | WDSF | Wood sheet flooring and mastic | ND | CDR-43 | 50 sf | NF
Low potential for damage

Highly accessible | Good |
| Unit 228 B- Kitchen | WFL | White floor | ND | CDR-44 | 10 sf | NF | Good |

| Area/Location | Material Code | Material Identification | Asbestos Content | Ref. Sample No. | Estimated Quantity | Physical Assessment | Condition Rating |
|-------------------------|---------------|--------------------------------------|------------------|-----------------|--------------------|---|------------------|
| | | leveler | | | | Low potential for damage
Highly accessible | |
| Unit 228 B- SF Bathroom | BSF | Beige sheet flooring and mastic | ND | CDR-45 | 50 sf | NF
Low potential for damage
Highly accessible | Good |
| Unit 228 B- SF Bathroom | BSF | Beige sheet flooring and mastic | ND | CDR-46 | 50 sf | NF
Low potential for damage
Highly accessible | Good |
| Unit 240 B- MF Bathroom | BSF | Beige sheet flooring and mastic | ND | CDR-47 | 50 sf | NF
Low potential for damage
Highly accessible | Good |
| Unit 240 B- SF Bathroom | BSF | Beige sheet flooring and mastic | ND | CDR-48 | 50 sf | NF
Low potential for damage
Highly accessible | Good |
| Unit 264 C- Kitchen | WFT | 12"x 12" White floor tile and mastic | ND | CDR-49 | 50 sf | NF
Low potential for damage
Highly accessible | Good |
| Unit 276 D- Entry | BSF | Beige sheet flooring and | ND | CDR-50 | 10 sf | NF
Low potential | Good |

| Area/Location | Material Code | Material Identification | Asbestos Content | Ref. Sample No. | Estimated Quantity | Physical Assessment | Condition Rating |
|-------------------------|---------------|------------------------------------|------------------|-----------------|--------------------|---|------------------|
| | | mastic | | | | for damage
Highly accessible | |
| Unit 276 D- Kitchen | WFT | 9"x 9" White floor tile and mastic | ND | CDR-51 | 50 sf | NF
Low potential for damage
Highly accessible | Good |
| Unit 320 B- SF Bathroom | WDSF | Wood sheet flooring and mastic | ND | CDR-52 | 50 sf | NF
Low potential for damage
Highly accessible | Good |
| Unit 320 B- SF Bathroom | BSF | Beige sheet flooring and mastic | ND | CDR-53 | 50 sf | NF
Low potential for damage
Highly accessible | Good |
| Unit 340 D- MF Bathroom | BSF | Beige sheet flooring and mastic | ND | CDR-54 | 50 sf | NF
Low potential for damage
Highly accessible | Good |
| Unit 345 D- MF Bathroom | BSF | Beige sheet flooring and mastic | ND | CDR-55 | 50 sf | NF
Low potential for damage
Highly accessible | Good |
| Unit 345 D- MF Bathroom | BSF | Beige sheet flooring and mastic | ND | CDR-56 | 50 sf | NF
Low potential for damage | Good |

| Area/Location | Material Code | Material Identification | Asbestos Content | Ref. Sample No. | Estimated Quantity | Physical Assessment | Condition Rating |
|-------------------------|---------------|---------------------------------|------------------|-----------------|--------------------|---|------------------|
| | | | | | | Highly accessible | |
| Unit 335 D- Entry | BSF | Beige sheet flooring and mastic | ND | CDR-57 | 50 sf | NF
Low potential for damage

Highly accessible | Good |
| Unit 335 D- Kitchen | BSF | Beige sheet flooring and mastic | ND | CDR-58 | 50 sf | NF
Low potential for damage

Highly accessible | Good |
| Unit 335 D- SF Bathroom | BSF | Beige sheet flooring and mastic | ND | CDR-59 | 50 sf | NF
Low potential for damage

Highly accessible | Good |
| Unit 315 A- Kitchen | BSF | Beige sheet flooring and mastic | ND | CDR-60 | 50 sf | NF
Low potential for damage

Highly accessible | Good |
| Unit 320 B- SF Bathroom | BSF | Beige sheet flooring and mastic | ND | CDR-61 | 50 sf | NF
Low potential for damage

Highly accessible | Good |
| Unit 320 B- SF Bathroom | BSF | Beige sheet flooring and mastic | ND | CDR-62 | 50 sf | NF
Low potential for damage | Good |

| Area/Location | Material Code | Material Identification | Asbestos Content | Ref. Sample No. | Estimated Quantity | Physical Assessment | Condition Rating |
|-------------------------|---------------|---------------------------------|------------------|-----------------|--------------------|---|------------------|
| | | | | | | Highly accessible | |
| Unit 340 D- SF Bathroom | BSF | Beige sheet flooring and mastic | ND | CDR-63 | 50 sf | NF
Low potential for damage

Highly accessible | Good |

TABLE 2

MATERIAL SAMPLE ANALYSIS



EMSL Analytical, Inc.

200 Route 130 North, Cinnaminson, NJ 08077

Phone/Fax: (800) 220-3675 / (856) 786-5974

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cinnaslab@EMSL.com

| | |
|-------------|-----------|
| EMSL Order: | 041526344 |
| CustomerID: | NOVA52B |
| CustomerPO: | |
| ProjectID: | |

Attn: **Melina Hollis**
Nova Consulting Group, Inc.
27349 Jefferson Ave., Suite 201
Temecula, CA 92590

Phone: (951) 587-6190
 Fax: (951) 296-3759
 Received: 08/31/15 9:00 AM
 Analysis Date: 9/1/2015
 Collected:

Project: F15-4957 / Corona Del Rey Apartments / 1148 D Street Cornna, CA 92882

Test Report: Asbestos Analysis of Bulk Materials via EPA 600/R-93/116 Method using Polarized Light Microscopy

| Sample | Description | Appearance | Non-Asbestos | | Asbestos |
|--|---|------------------------------------|---------------|--------------------------|---------------|
| | | | % Fibrous | % Non-Fibrous | % Type |
| CDR-1-Sheet Flooring
041526344-0001 | 277 Unit D Entry - Beige Sheet Flooring & Mastic | Beige | 15% Cellulose | 80% Non-fibrous (other) | None Detected |
| | | Fibrous | 5% Glass | | |
| | | Homogeneous | | | |
| CDR-1-Mastic
041526344-0001A | 277 Unit D Entry - Beige Sheet Flooring & Mastic | Yellow Non-Fibrous Homogeneous | | 100% Non-fibrous (other) | None Detected |
| CDR-2-Sheet Flooring
041526344-0002 | 277 Unit D Closet - White Sheet Flooring & Mastic | White Non-Fibrous Homogeneous | | 100% Non-fibrous (other) | None Detected |
| CDR-2-Mastic
041526344-0002A | 277 Unit D Closet - White Sheet Flooring & Mastic | Black Non-Fibrous Homogeneous | | 98% Non-fibrous (other) | 2% Chrysotile |
| CDR-3-Sheet Flooring
041526344-0003 | 265 Unit A Entry - Beige Sheet Flooring | Beige | 15% Cellulose | 80% Non-fibrous (other) | None Detected |
| | | Fibrous | 5% Glass | | |
| | | Homogeneous | | | |
| CDR-3-Mastic
041526344-0003A | 265 Unit A Entry - Beige Sheet Flooring | Yellow Non-Fibrous Homogeneous | | 100% Non-fibrous (other) | None Detected |
| CDR-4-Floor Tile
041526344-0004 | 265 Unit A Bath - 9"x9" White Floor Tile | Gray/White Non-Fibrous Homogeneous | | 100% Non-fibrous (other) | None Detected |
| CDR-4-Mastic
041526344-0004A | 265 Unit A Bath - 9"x9" White Floor Tile | Yellow Non-Fibrous Homogeneous | | 100% Non-fibrous (other) | None Detected |

Analyst(s)

Amy Johnson (26)
Nancy Stalter (35)

Samantha Rundstorm (54)

Benjamin Ellis, Laboratory Manager
or other approved signatory

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 Samples analyzed by EMSL Analytical, Inc. Cinnaminson, NJ NVLAP Lab Code 101048-0, AIHA-LAP, LLC-IHLAP Lab 100194, NYS ELAP 10872, NJ DEP 03036, PA ID# 68-00367

Initial report from 09/01/2015 07:51:02

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| | |
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| EMSL Order: | 041526344 |
| CustomerID: | NOVA52B |
| CustomerPO: | |
| ProjectID: | |

Attn: **Melina Hollis**
Nova Consulting Group, Inc.
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Temecula, CA 92590

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Project: **F15-4957 / Corona Del Rey Apartments / 1148 D Street Cornna, CA 92882**

Test Report: Asbestos Analysis of Bulk Materials via EPA 600/R-93/116 Method using Polarized Light Microscopy

| Sample | Description | Appearance | Non-Asbestos | | Asbestos |
|--|--|--------------------------------------|---------------|--------------------------|---------------|
| | | | % Fibrous | % Non-Fibrous | % Type |
| CDR-5-Floor Tile
041526344-0005 | 265 Unit A Bath - 9"x9" White Floor Tile | White
Non-Fibrous
Homogeneous | | 100% Non-fibrous (other) | None Detected |
| CDR-5-Mastic
041526344-0005A | 265 Unit A Bath - 9"x9" White Floor Tile | Tan
Non-Fibrous
Homogeneous | | 100% Non-fibrous (other) | None Detected |
| CDR-6-Sheet Flooring
041526344-0006 | 265 Unit A Entry - Beige Sheet Flooring | Beige
Fibrous
Homogeneous | 15% Cellulose | 85% Non-fibrous (other) | None Detected |
| CDR-6-Mastic
041526344-0006A | 265 Unit A Entry - Beige Sheet Flooring | Yellow
Non-Fibrous
Homogeneous | | 100% Non-fibrous (other) | None Detected |
| CDR-7-Beige Sheet Flooring
041526344-0007 | 265 Unit A SFRR - Beige Sheet Flooring | Beige
Fibrous
Homogeneous | 15% Cellulose | 85% Non-fibrous (other) | None Detected |
| CDR-7-Mastic
041526344-0007A | 265 Unit A SFRR - Beige Sheet Flooring | Tan
Non-Fibrous
Homogeneous | | 100% Non-fibrous (other) | None Detected |
| CDR-7-Yellow Sheet Flooring
041526344-0007B | 265 Unit A SFRR - Beige Sheet Flooring | Yellow
Fibrous
Homogeneous | 15% Cellulose | 85% Non-fibrous (other) | None Detected |
| CDR-8-White Sheet Flooring
041526344-0008 | 265 Unit A SFRR - White Sheet Flooring | White
Non-Fibrous
Homogeneous | 15% Cellulose | 85% Non-fibrous (other) | None Detected |

Analyst(s) _____

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Samantha Rundstorm (54)

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Benjamin Ellis, Laboratory Manager
or other approved signatory

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 Samples analyzed by EMSL Analytical, Inc. Cinnaminson, NJ NVLAP Lab Code 101048-0, AIHA-LAP, LLC-IHLAP Lab 100194, NYS ELAP 10872, NJ DEP 03036, PA ID# 68-00367

Initial report from 09/01/2015 07:51:02

**EMSL Analytical, Inc.**

200 Route 130 North, Cinnaminson, NJ 08077

Phone/Fax: (800) 220-3675 / (856) 786-5974

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| | |
|-------------|-----------|
| EMSL Order: | 041526344 |
| CustomerID: | NOVA52B |
| CustomerPO: | |
| ProjectID: | |

Attn: **Melina Hollis**
Nova Consulting Group, Inc.
27349 Jefferson Ave., Suite 201
Temecula, CA 92590

Phone: (951) 587-6190
 Fax: (951) 296-3759
 Received: 08/31/15 9:00 AM
 Analysis Date: 9/1/2015
 Collected:

Project: **F15-4957 / Corona Del Rey Apartments / 1148 D Street Cornna, CA 92882**

Test Report: Asbestos Analysis of Bulk Materials via EPA 600/R-93/116 Method using Polarized Light Microscopy

| Sample | Description | Appearance | Non-Asbestos | | Asbestos |
|---|---|--|---------------|--------------------------|----------------|
| | | | % Fibrous | % Non-Fibrous | % Type |
| CDR-8-Mastic
<i>041526344-0008A</i> | 265 Unit A
SFRR - White
Sheet Flooring | Yellow
Non-Fibrous
Homogeneous | | 100% Non-fibrous (other) | None Detected |
| CDR-9-Sheet
Flooring
<i>041526344-0009</i> | 253 C Entry -
Wood Sheet
Flooring | Brown
Non-Fibrous
Homogeneous | | 100% Non-fibrous (other) | None Detected |
| CDR-9-Mastic
<i>041526344-0009A</i> | 253 C Entry -
Wood Sheet
Flooring | Yellow
Non-Fibrous
Homogeneous | | 100% Non-fibrous (other) | None Detected |
| CDR-10-Sheet
Flooring
<i>041526344-0010</i> | 253 C Entry
SFRR - Beige
Sheet Flooring | Beige
Fibrous
Homogeneous | 15% Cellulose | 85% Non-fibrous (other) | None Detected |
| CDR-10-Mastic
<i>041526344-0010A</i> | 253 C Entry
SFRR - Beige
Sheet Flooring | Tan
Non-Fibrous
Homogeneous | | 100% Non-fibrous (other) | None Detected |
| CDR-11
<i>041526344-0011</i> | 241C SFRR -
Beige Sheet
Flooring | Beige
Fibrous
Homogeneous | 15% Cellulose | 85% Non-fibrous (other) | None Detected |
| Sample does not contain any mastic | | | | | |
| CDR-12-Floor Tile
<i>041526344-0012</i> | 241C MF RR -
Beige Sheet
Flooring | White
Non-Fibrous
Homogeneous | | 100% Non-fibrous (other) | None Detected |
| CDR-12-Mastic
<i>041526344-0012A</i> | 241C MF RR -
Beige Sheet
Flooring | Black/Yellow
Non-Fibrous
Heterogeneous | | 100% Non-fibrous (other) | <1% Chrysotile |
| Sample contains inseparable black and yellow mastic | | | | | |

Analyst(s)

Amy Johnson (26)

Samantha Rundstorm (54)

Nancy Stalter (35)

Benjamin Ellis, Laboratory Manager
or other approved signatory

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Samples analyzed by EMSL Analytical, Inc. Cinnaminson, NJ NVLAP Lab Code 101048-0, AIHA-LAP, LLC-IHLAP Lab 100194, NYS ELAP 10872, NJ DEP 03036, PA ID# 68-00367

Initial report from 09/01/2015 07:51:02



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 Project: **F15-4957 / Corona Del Rey Apartments / 1148 D Street Cornna, CA 92882**


Test Report: Asbestos Analysis of Bulk Materials via EPA 600/R-93/116 Method using Polarized Light Microscopy

| Sample | Description | Appearance | Non-Asbestos | | Asbestos |
|--|--------------------------------------|-----------------------------------|---------------|--------------------------|---------------|
| | | | % Fibrous | % Non-Fibrous | % Type |
| CDR-13-Sheet Flooring
<i>041526344-0013</i> | 241C MF RR - 9"x9" WFT | Beige Fibrous

Homogeneous | 15% Cellulose | 85% Non-fibrous (other) | None Detected |
| CDR-13-Mastic
<i>041526344-0013A</i> | 241C MF RR - 9"x9" WFT | Yellow Non-Fibrous
Homogeneous | | 100% Non-fibrous (other) | None Detected |
| CDR-14-Floor Tile
<i>041526344-0014</i> | 241C MF RR - 9"x9" WFT | White Non-Fibrous
Homogeneous | | 100% Non-fibrous (other) | None Detected |
| CDR-14-Mastic
<i>041526344-0014A</i> | 241C MF RR - 9"x9" WFT | Yellow Non-Fibrous
Homogeneous | | 100% Non-fibrous (other) | None Detected |
| CDR-15
<i>041526344-0015</i> | 229C MF Entry - Beige Sheet Flooring | Gray Fibrous
Homogeneous | 15% Cellulose | 85% Non-fibrous (other) | None Detected |
| Sample does not contain any mastic | | | | | |
| CDR-16-Floor Tile
<i>041526344-0016</i> | 229C MF Entry - 9"x9" WFT | White Non-Fibrous
Homogeneous | | 100% Non-fibrous (other) | None Detected |
| CDR-16-Mastic
<i>041526344-0016A</i> | 229C MF Entry - 9"x9" WFT | Yellow Non-Fibrous
Homogeneous | | 100% Non-fibrous (other) | None Detected |
| CDR-17-Sheet Flooring
<i>041526344-0017</i> | 217D MF Entry - Beige Sheet Flooring | Beige Fibrous

Homogeneous | 15% Cellulose | 85% Non-fibrous (other) | None Detected |

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Project: **F15-4957 / Corona Del Rey Apartments / 1148 D Street Cornna, CA 92882**

Test Report: Asbestos Analysis of Bulk Materials via EPA 600/R-93/116 Method using Polarized Light Microscopy

| Sample | Description | Appearance | Non-Asbestos | | Asbestos |
|--|--|--------------------------------------|---------------|--------------------------|---------------|
| | | | % Fibrous | % Non-Fibrous | % Type |
| CDR-17-Mastic
041526344-0017A | 217D MF Entry -
Beige Sheet
Flooring | Yellow
Non-Fibrous
Homogeneous | | 100% Non-fibrous (other) | None Detected |
| CDR-18-Sheet
Flooring
041526344-0018 | 205C MF Entry -
Wood SF | Brown
Non-Fibrous
Homogeneous | | 100% Non-fibrous (other) | None Detected |
| CDR-18-Mastic
041526344-0018A | 205C MF Entry -
Wood SF | Yellow
Non-Fibrous
Homogeneous | | 100% Non-fibrous (other) | None Detected |
| CDR-19-Sheet
Flooring
041526344-0019 | 204B Entry -
Beige SF | Beige
Non-Fibrous
Homogeneous | 15% Cellulose | 85% Non-fibrous (other) | None Detected |
| CDR-19-Mastic
041526344-0019A | 204B Entry -
Beige SF | Yellow
Non-Fibrous
Homogeneous | | 100% Non-fibrous (other) | None Detected |
| CDR-20-Sheet
Flooring
041526344-0020 | 204B Entry -
Beige SF | Beige
Non-Fibrous
Homogeneous | 15% Cellulose | 85% Non-fibrous (other) | None Detected |
| CDR-20-Mastic
041526344-0020A | 204B Entry -
Beige SF | Yellow
Non-Fibrous
Homogeneous | | 100% Non-fibrous (other) | None Detected |
| CDR-21-Sheet
Flooring
041526344-0021 | 204B Kitchen -
Beige SF | Beige
Fibrous
Homogeneous | 15% Cellulose | 85% Non-fibrous (other) | None Detected |

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Test Report: Asbestos Analysis of Bulk Materials via EPA 600/R-93/116 Method using Polarized Light Microscopy

| Sample | Description | Appearance | Non-Asbestos | | Asbestos |
|---|-------------------------|--------------------------------------|---------------|--------------------------|---------------|
| | | | % Fibrous | % Non-Fibrous | % Type |
| CDR-21-Mastic
041526344-0021A | 204B Kitchen - Beige SF | Yellow
Non-Fibrous
Homogeneous | | 100% Non-fibrous (other) | None Detected |
| CDR-22-Sheet Flooring
041526344-0022 | 204B SF RR - Beige SF | Beige
Fibrous
Homogeneous | 15% Cellulose | 85% Non-fibrous (other) | None Detected |
| CDR-22-Mastic
041526344-0022A | 204B SF RR - Beige SF | Tan
Non-Fibrous
Homogeneous | | 100% Non-fibrous (other) | None Detected |
| CDR-23-Sheet Flooring
041526344-0023 | 228B SF RR - Beige SF | Beige
Fibrous
Homogeneous | 15% Cellulose | 85% Non-fibrous (other) | None Detected |
| CDR-23-Mastic
041526344-0023A | 228B SF RR - Beige SF | Yellow
Non-Fibrous
Homogeneous | | 100% Non-fibrous (other) | None Detected |
| CDR-24-Sheet Flooring
041526344-0024 | 228B SF RR - Beige SF | Beige
Non-Fibrous
Homogeneous | 15% Cellulose | 85% Non-fibrous (other) | None Detected |
| CDR-24-Mastic
041526344-0024A | 228B SF RR - Beige SF | Yellow
Non-Fibrous
Homogeneous | | 100% Non-fibrous (other) | None Detected |
| CDR-25-Sheet Flooring
041526344-0025 | 240A MF Entry - Wood SF | Brown
Fibrous
Homogeneous | 15% Cellulose | 85% Non-fibrous (other) | None Detected |

Analyst(s) _____

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Test Report: Asbestos Analysis of Bulk Materials via EPA 600/R-93/116 Method using Polarized Light Microscopy

| Sample | Description | Appearance | Non-Asbestos | | Asbestos |
|--|--------------------------|--------------------------------------|---------------|--------------------------|---------------|
| | | | % Fibrous | % Non-Fibrous | % Type |
| CDR-25-Mastic
041526344-0025A | 240A MF Entry - Wood SF | Yellow
Non-Fibrous
Homogeneous | | 100% Non-fibrous (other) | None Detected |
| CDR-26
041526344-0026 | 240A Kitchen - Beige SF | Tan
Fibrous
Homogeneous | 15% Cellulose | 85% Non-fibrous (other) | None Detected |
| Sample does not contain mastic | | | | | |
| CDR-27
041526344-0027 | 264A Kitchen - Beige SF | Yellow
Fibrous
Homogeneous | 15% Cellulose | 85% Non-fibrous (other) | None Detected |
| Sample does not contain mastic | | | | | |
| CDR-28-Floor Tile
041526344-0028 | 276A MF RR - 12"x12" WFT | White
Non-Fibrous
Homogeneous | | 100% Non-fibrous (other) | None Detected |
| CDR-28-Mastic
041526344-0028A | 276A MF RR - 12"x12" WFT | Tan
Non-Fibrous
Homogeneous | | 100% Non-fibrous (other) | None Detected |
| CDR-29-Sheet Flooring
041526344-0029 | 276A SF RR - Wood SF | Brown
Non-Fibrous
Homogeneous | | 100% Non-fibrous (other) | None Detected |
| CDR-29-Mastic
041526344-0029A | 276A SF RR - Wood SF | Yellow
Non-Fibrous
Homogeneous | | 100% Non-fibrous (other) | None Detected |
| CDR-30-Mastic
041526344-0030 | 277B SF RR - Beige SF | Yellow
Non-Fibrous
Homogeneous | | 100% Non-fibrous (other) | None Detected |
| Sample does not contain any sheet flooring | | | | | |

Analyst(s)
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 Benjamin Ellis, Laboratory Manager
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Test Report: Asbestos Analysis of Bulk Materials via EPA 600/R-93/116 Method using Polarized Light Microscopy

| Sample | Description | Appearance | Non-Asbestos | | Asbestos |
|--|-------------------------------|--------------------------------------|---------------|--------------------------|---------------|
| | | | % Fibrous | % Non-Fibrous | % Type |
| CDR-30-Leveler
041526344-0030A | 277B SF RR -
Beige SF | White
Non-Fibrous
Homogeneous | | 100% Non-fibrous (other) | None Detected |
| CDR-31-Floor Tile
041526344-0031 | 265B Kitchen -
12"x12" WFT | Gray
Non-Fibrous
Homogeneous | | 100% Non-fibrous (other) | None Detected |
| CDR-31-Mastic
041526344-0031A | 265B Kitchen -
12"x12" WFT | Yellow
Non-Fibrous
Homogeneous | | 100% Non-fibrous (other) | None Detected |
| CDR-32-Sheet
Flooring
041526344-0032 | 265B SF RR -
Beige SF | Beige
Fibrous

Homogeneous | 15% Cellulose | 85% Non-fibrous (other) | None Detected |
| CDR-32-Mastic
041526344-0032A | 265B SF RR -
Beige SF | Yellow
Non-Fibrous
Homogeneous | | 100% Non-fibrous (other) | None Detected |
| CDR-33-Sheet
Flooring
041526344-0033 | 253C Entry -
Beige SF | Beige
Fibrous

Homogeneous | 15% Cellulose | 85% Non-fibrous (other) | None Detected |
| CDR-33-Mastic
041526344-0033A | 253C Entry -
Beige SF | Yellow
Non-Fibrous
Homogeneous | | 100% Non-fibrous (other) | None Detected |
| CDR-34
041526344-0034 | 253C MF RR -
12"x12" WFT | White
Non-Fibrous
Homogeneous | | 100% Non-fibrous (other) | None Detected |

Sample does not contain mastic

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| Sample | Description | Appearance | Non-Asbestos | | Asbestos |
|--|----------------------------|-----------------------------------|---------------|--------------------------|---------------|
| | | | % Fibrous | % Non-Fibrous | % Type |
| CDR-35-Sheet Flooring
<i>041526344-0035</i> | 241R SF RR - Beige SF | Beige Fibrous


Homogeneous | 15% Cellulose | 85% Non-fibrous (other) | None Detected |
| CDR-35-Mastic
<i>041526344-0035A</i> | 241R SF RR - Beige SF | Yellow Non-Fibrous
Homogeneous | | 100% Non-fibrous (other) | None Detected |
| CDR-36-Sheet Flooring
<i>041526344-0036</i> | 229B SF Entry - Beige SF | Beige Fibrous

Homogeneous | 15% Cellulose | 85% Non-fibrous (other) | None Detected |
| CDR-36-Mastic
<i>041526344-0036A</i> | 229B SF Entry - Beige SF | Yellow Non-Fibrous
Homogeneous | | 100% Non-fibrous (other) | None Detected |
| CDR-37-Sheet Flooring
<i>041526344-0037</i> | 217C MF Entry - Beige SF | Beige Fibrous

Homogeneous | 15% Cellulose | 85% Non-fibrous (other) | None Detected |
| CDR-37-Mastic
<i>041526344-0037A</i> | 217C MF Entry - Beige SF | Yellow Non-Fibrous
Homogeneous | | 100% Non-fibrous (other) | None Detected |
| CDR-38
<i>041526344-0038</i> | 217C MF Kitchen - Beige SF | Beige Fibrous
Homogeneous | 15% Cellulose | 85% Non-fibrous (other) | None Detected |

Sample does not contain mastic

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| Attn: Melina Hollis
Nova Consulting Group, Inc.
27349 Jefferson Ave., Suite 201
Temecula, CA 92590 | Phone: (951) 587-6190
Fax: (951) 296-3759
Received: 08/31/15 9:00 AM
Analysis Date: 9/1/2015
Collected: |
| Project: F15-4957 / Corona Del Rey Apartments / 1148 D Street Cornna, CA 92882 | |

Test Report: Asbestos Analysis of Bulk Materials via EPA 600/R-93/116 Method using Polarized Light Microscopy

| Sample | Description | Appearance | Non-Asbestos | | Asbestos |
|---|----------------------------------|--------------------------------------|---------------|--------------------------|---------------|
| | | | % Fibrous | % Non-Fibrous | % Type |
| CDR-39
<i>041526344-0039</i> | 204C
Throughout -
Beige SF | Beige
Non-Fibrous
Homogeneous | 15% Cellulose | 85% Non-fibrous (other) | None Detected |
| Sample does not contain mastic | | | | | |
| CDR-40-Sheet
Flooring
<i>041526344-0040</i> | 204C SF RR -
Beige SF | Beige
Fibrous
Homogeneous | 15% Cellulose | 85% Non-fibrous (other) | None Detected |
| CDR-40-Mastic
<i>041526344-0040A</i> | 204C SF RR -
Beige SF | Yellow
Non-Fibrous
Homogeneous | | 100% Non-fibrous (other) | None Detected |
| CDR-41-Sheet
Flooring
<i>041526344-0041</i> | 216B Entry -
Beige SF | Beige
Fibrous
Homogeneous | 15% Cellulose | 85% Non-fibrous (other) | None Detected |
| CDR-41-Mastic
<i>041526344-0041A</i> | 216B Entry -
Beige SF | Yellow
Non-Fibrous
Homogeneous | | 100% Non-fibrous (other) | None Detected |
| CDR-42-Sheet
Flooring
<i>041526344-0042</i> | 216B SF RR -
Beige SF | Beige
Non-Fibrous
Homogeneous | 15% Cellulose | 85% Non-fibrous (other) | None Detected |
| CDR-42-Mastic
<i>041526344-0042A</i> | 216B SF RR -
Beige SF | Yellow
Non-Fibrous
Homogeneous | | 100% Non-fibrous (other) | None Detected |

Analyst(s)
 Amy Johnson (26) Samantha Rundstorm (54)
 Nancy Stalter (35)


 Benjamin Ellis, Laboratory Manager
 or other approved signatory

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 Samples analyzed by EMSL Analytical, Inc. Cinnaminson, NJ NVLAP Lab Code 101048-0, AIHA-LAP, LLC-IHLAP Lab 100194, NYS ELAP 10872, NJ DEP 03036, PA ID# 68-00367

Initial report from 09/01/2015 07:51:02

**EMSL Analytical, Inc.**

200 Route 130 North, Cinnaminson, NJ 08077

Phone/Fax: (800) 220-3675 / (856) 786-5974

<http://www.EMSL.com>cinnaslab@EMSL.com

| | |
|-------------|-----------|
| EMSL Order: | 041526344 |
| CustomerID: | NOVA52B |
| CustomerPO: | |
| ProjectID: | |

Attn: **Melina Hollis**
Nova Consulting Group, Inc.
27349 Jefferson Ave., Suite 201
Temecula, CA 92590

Phone: (951) 587-6190
 Fax: (951) 296-3759
 Received: 08/31/15 9:00 AM
 Analysis Date: 9/1/2015
 Collected:

Project: **F15-4957 / Corona Del Rey Apartments / 1148 D Street Cornna, CA 92882**

Test Report: Asbestos Analysis of Bulk Materials via EPA 600/R-93/116 Method using Polarized Light Microscopy

| Sample | Description | Appearance | Non-Asbestos | | Asbestos |
|---|------------------------------|-----------------------------------|---------------|--------------------------|---------------|
| | | | % Fibrous | % Non-Fibrous | % Type |
| CDR-43-Sheet Flooring
041526344-0043 | 228B Throughout MF - Wood SF | Brown Non-Fibrous
Homogeneous | 10% Cellulose | 90% Non-fibrous (other) | None Detected |
| CDR-43-Mastic
041526344-0043A | 228B Throughout MF - Wood SF | White Non-Fibrous
Homogeneous | | 100% Non-fibrous (other) | None Detected |
| CDR-44
041526344-0044 | 228B Kitchen - Floor Leveler | White Non-Fibrous
Homogeneous | 5% Cellulose | 95% Non-fibrous (other) | None Detected |
| CDR-45-Sheet Flooring
041526344-0045 | 228B SE RR - Beige SF | Beige Fibrous
Homogeneous | 15% Cellulose | 85% Non-fibrous (other) | None Detected |
| CDR-45-Mastic
041526344-0045A | 228B SE RR - Beige SF | Yellow Non-Fibrous
Homogeneous | | 100% Non-fibrous (other) | None Detected |
| CDR-46-Sheet Flooring
041526344-0046 | 228B SF RR - Beige SF | Beige Fibrous
Homogeneous | 15% Cellulose | 85% Non-fibrous (other) | None Detected |
| CDR-46-Mastic
041526344-0046A | 228B SF RR - Beige SF | Yellow Non-Fibrous
Homogeneous | | 100% Non-fibrous (other) | None Detected |
| CDR-47-Sheet Flooring
041526344-0047 | 240B MF RR - Beige SF | Beige Fibrous
Homogeneous | 15% Cellulose | 85% Non-fibrous (other) | None Detected |

Analyst(s) _____

Amy Johnson (26)

Samantha Rundstorm (54)

Nancy Stalter (35)

Benjamin Ellis, Laboratory Manager
or other approved signatory

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| EMSL Order: | 041526344 |
| CustomerID: | NOVA52B |
| CustomerPO: | |
| ProjectID: | |

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Temecula, CA 92590

Phone: (951) 587-6190
 Fax: (951) 296-3759
 Received: 08/31/15 9:00 AM
 Analysis Date: 9/1/2015
 Collected:

Project: **F15-4957 / Corona Del Rey Apartments / 1148 D Street Cornna, CA 92882**

Test Report: Asbestos Analysis of Bulk Materials via EPA 600/R-93/116 Method using Polarized Light Microscopy

| Sample | Description | Appearance | Non-Asbestos | | Asbestos |
|--|---|--------------------------------------|---------------|--------------------------|---------------|
| | | | % Fibrous | % Non-Fibrous | % Type |
| CDR-47-Mastic
041526344-0047A | 240B MF RR -
Beige SF | Yellow
Non-Fibrous
Homogeneous | | 100% Non-fibrous (other) | None Detected |
| CDR-48-Sheet
Flooring
041526344-0048 | 240B SF RR -
Beige SF | Beige
Fibrous
Homogeneous | 15% Cellulose | 85% Non-fibrous (other) | None Detected |
| CDR-48-Mastic
041526344-0048A | 240B SF RR -
Beige SF | Yellow
Non-Fibrous
Homogeneous | | 100% Non-fibrous (other) | None Detected |
| CDR-49-Floor Tile
041526344-0049 | 264C MF
Kitchen - 12"x12"
FT Mastic | White
Non-Fibrous
Homogeneous | | 100% Non-fibrous (other) | None Detected |
| CDR-49-Mastic
041526344-0049A | 264C MF
Kitchen - 12"x12"
FT Mastic | Yellow
Non-Fibrous
Homogeneous | | 100% Non-fibrous (other) | None Detected |
| CDR-50
041526344-0050 | 276D Entry -
Beige SF | Beige
Fibrous
Homogeneous | 10% Cellulose | 90% Non-fibrous (other) | None Detected |
| CDR-51-Floor Tile
041526344-0051 | 276D Kitchen -
9"x9" WFT | White
Non-Fibrous
Homogeneous | | 100% Non-fibrous (other) | None Detected |
| CDR-51-Mastic
041526344-0051A | 276D Kitchen -
9"x9" WFT | Yellow
Non-Fibrous
Homogeneous | | 100% Non-fibrous (other) | None Detected |

Analyst(s)

Amy Johnson (26)

Samantha Rundstorm (54)

Nancy Stalter (35)

Benjamin Ellis, Laboratory Manager
or other approved signatory

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Project: **F15-4957 / Corona Del Rey Apartments / 1148 D Street Cornna, CA 92882**

Test Report: Asbestos Analysis of Bulk Materials via EPA 600/R-93/116 Method using Polarized Light Microscopy

| Sample | Description | Appearance | Non-Asbestos | | Asbestos |
|--|-----------------------|-----------------------------------|---------------|--------------------------|---------------|
| | | | % Fibrous | % Non-Fibrous | % Type |
| CDR-52-Sheet Flooring
<i>041526344-0052</i> | 320B SF RR - Wood SF | Brown Fibrous

Homogeneous | 15% Cellulose | 85% Non-fibrous (other) | None Detected |
| CDR-52-Mastic
<i>041526344-0052A</i> | 320B SF RR - Wood SF | Yellow Non-Fibrous
Homogeneous | | 100% Non-fibrous (other) | None Detected |
| CDR-53-Sheet Flooring
<i>041526344-0053</i> | 320B SF RR - Beige SF | Beige Fibrous

Homogeneous | 20% Cellulose | 80% Non-fibrous (other) | None Detected |
| CDR-53-Mastic
<i>041526344-0053A</i> | 320B SF RR - Beige SF | Yellow Non-Fibrous
Homogeneous | | 100% Non-fibrous (other) | None Detected |
| CDR-54-Sheet Flooring
<i>041526344-0054</i> | 340D MF RR - Wood SF | Brown Fibrous

Homogeneous | 15% Cellulose | 85% Non-fibrous (other) | None Detected |
| CDR-54-Mastic
<i>041526344-0054A</i> | 340D MF RR - Wood SF | Yellow Non-Fibrous
Homogeneous | | 100% Non-fibrous (other) | None Detected |
| CDR-55
<i>041526344-0055</i> | 345D MF RR - Beige SF | Beige Fibrous
Homogeneous | 15% Cellulose | 85% Non-fibrous (other) | None Detected |
| CDR-56-Sheet Flooring
<i>041526344-0056</i> | 345D MF RR - Beige SF | Beige Fibrous

Homogeneous | 20% Cellulose | 80% Non-fibrous (other) | None Detected |

Analyst(s)

Amy Johnson (26)

Samantha Rundstorm (54)

Nancy Stalter (35)

Benjamin Ellis, Laboratory Manager
or other approved signatory

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Test Report: Asbestos Analysis of Bulk Materials via EPA 600/R-93/116 Method using Polarized Light Microscopy

| Sample | Description | Appearance | Non-Asbestos | | Asbestos |
|--|-------------------------------|--------------------------------------|---------------|--------------------------|---------------|
| | | | % Fibrous | % Non-Fibrous | % Type |
| CDR-56-Mastic
041526344-0056A | 345D MF RR -
Beige SF | Yellow
Non-Fibrous
Homogeneous | | 100% Non-fibrous (other) | None Detected |
| CDR-57-Sheet
Flooring
041526344-0057 | 335D MF Entry -
Beige SF | Beige
Fibrous

Homogeneous | 15% Cellulose | 85% Non-fibrous (other) | None Detected |
| CDR-57-Mastic
041526344-0057A | 335D MF Entry -
Beige SF | Yellow
Non-Fibrous
Homogeneous | | 100% Non-fibrous (other) | None Detected |
| CDR-58
041526344-0058 | 335D MF
Kitchen - Beige SF | Beige
Fibrous
Homogeneous | 20% Cellulose | 80% Non-fibrous (other) | None Detected |
| CDR-59-Sheet
Flooring
041526344-0059 | 335D SF RR -
Beige SF | Beige
Fibrous

Homogeneous | 15% Cellulose | 85% Non-fibrous (other) | None Detected |
| CDR-59-Mastic
041526344-0059A | 335D SF RR -
Beige SF | Yellow
Non-Fibrous
Homogeneous | | 100% Non-fibrous (other) | None Detected |
| CDR-60
041526344-0060 | 315A Kitchen -
Beige SF | Beige
Fibrous
Homogeneous | 20% Cellulose | 80% Non-fibrous (other) | None Detected |
| CDR-61-Sheet
Flooring
041526344-0061 | 320B SF RR -
Beige SF | Beige
Fibrous

Homogeneous | 15% Cellulose | 85% Non-fibrous (other) | None Detected |

Analyst(s) _____

Amy Johnson (26)

Samantha Rundstorm (54)

Nancy Stalter (35)

Benjamin Ellis, Laboratory Manager
or other approved signatory

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| ProjectID: | |

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 Received: 08/31/15 9:00 AM
 Analysis Date: 9/1/2015
 Collected:

Project: **F15-4957 / Corona Del Rey Apartments / 1148 D Street Cornna, CA 92882**

Test Report: Asbestos Analysis of Bulk Materials via EPA 600/R-93/116 Method using Polarized Light Microscopy

| Sample | Description | Appearance | Non-Asbestos | | Asbestos |
|--|--------------------------|--------------------------------------|---------------|--------------------------|---------------|
| | | | % Fibrous | % Non-Fibrous | % Type |
| CDR-61-Mastic
041526344-0061A | 320B SF RR -
Beige SF | Yellow
Non-Fibrous
Homogeneous | | 100% Non-fibrous (other) | None Detected |
| CDR-62-Sheet
Flooring
041526344-0062 | 320B SF RR -
Beige SF | Beige
Fibrous
Homogeneous | 20% Cellulose | 80% Non-fibrous (other) | None Detected |
| CDR-62-Mastic
041526344-0062A | 320B SF RR -
Beige SF | Yellow
Non-Fibrous
Homogeneous | | 100% Non-fibrous (other) | None Detected |
| CDR-63-Sheet
Flooring
041526344-0063 | 340D SF RR -
Beige SF | Beige
Fibrous
Homogeneous | 15% Cellulose | 85% Non-fibrous (other) | None Detected |
| CDR-63-Mastic
041526344-0063A | 340D SF RR -
Beige SF | Yellow
Non-Fibrous
Homogeneous | | 100% Non-fibrous (other) | None Detected |

Analyst(s) _____

Amy Johnson (26)

Samantha Rundstorm (54)

Nancy Stalter (35)

Benjamin Ellis, Laboratory Manager
or other approved signatory

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041526344



CHAIN OF CUSTODY ASBESTOS LAB SERVICES

EMSL Analytical, Inc.
520 Mission Street
South Pasadena, CA 91030
PHONE: (800) 303-0047
FAX: (323) 254-9982
<http://www.emsl.com>

Please print all information legibly

| | | | |
|-----------------|-----------------------------------|-------------|-----------------------------|
| Company | Nova Consulting Group, Inc. | Bill to | Nova Consulting Group, Inc. |
| Address1 | 27349 Jefferson Ave | Address1 | 1107 Hazeltine Blvd |
| Address2 | Suite 201 | Address2 | Suite 400 |
| City, State | Temecula, CA | City, State | Chaska MN |
| Zip | 92590 | Zip | 55318 |
| Contact Name | Melina Hollis | Attn | Same |
| Phone | 951.296.0498 | Phone | 952.448.9393 |
| Fax | 951.296.3759 | Fax | 952.448.9572 |
| Email | melina.hollis@novaconsulting.com | Email | Jill Simons |
| FM Email | kevin.orr@novaconsulting.com | Tracking # | |
| Project Name | Corona Del Rey Apartments | PO Number | Not Applicable |
| Project Address | 1148 D Street
Corona, CA 92882 | EMSL Rep. | |
| Project No. | F15-4957 | | |

| MATRIX | | | TURNAROUND
(Nova Standard TAT is 72 hours) | | | |
|-------------------------------|---|------------------------------------|--|---|--|--|
| <input type="checkbox"/> Air | <input type="checkbox"/> Soil | <input type="checkbox"/> Micro-Vac | <input type="checkbox"/> 3 Hours | <input type="checkbox"/> 6 Hours | <input type="checkbox"/> Same Day or 12 Hours* | <input checked="" type="checkbox"/> 24 Hours (1 day) |
| <input type="checkbox"/> Bulk | <input type="checkbox"/> Drinking Water | | <input type="checkbox"/> 48 Hours (2 days) | <input checked="" type="checkbox"/> 72 Hours (3 days) | <input type="checkbox"/> 96 Hours (4 days) | <input type="checkbox"/> 120 Hours (5 Days) |
| <input type="checkbox"/> Wipe | <input type="checkbox"/> Waste Water | | <input type="checkbox"/> 144 + Hours (6-10 days) | | | |

TEM AIR, 3 hours, 6 hours Please call ahead to schedule There is a premium charge for 3-hour TAT, please call 800-3675 for price prior to sending samples. You will be asked to sign an authorization for this service.
*12 Hours (must arrive by 11 00 am Mon-Fri) Please refer to Price Quote

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EMSL
CINNAMINSON, NJ
15 AUG 31 AM 9:37

| | | |
|--|--|---|
| <p>PCM-AIR</p> <p><input type="checkbox"/> NIOSH 7400(A) Issue 2 Aug 1994</p> <p><input type="checkbox"/> OSHA w/ TWA</p> <p><input type="checkbox"/> Other</p> <p>PLM BULK</p> <p><input checked="" type="checkbox"/> EPA 600/R-93/116</p> <p><input type="checkbox"/> EPA Point Count</p> <p><input type="checkbox"/> NY Stratified Point Count</p> <p><input type="checkbox"/> PLM NOB (Gravimetric) NYS 198 1</p> <p><input type="checkbox"/> NIOSH 9002</p> <p><input type="checkbox"/> EMSL Standard Addition</p> <p>SEM AIR OR BULK</p> <p><input type="checkbox"/> Qualitative</p> <p><input type="checkbox"/> Quantitative</p> | <p>TEM AIR</p> <p><input type="checkbox"/> AHERA 40 CRF, Part 763 Subpart E</p> <p><input type="checkbox"/> NIOSH 7402</p> <p><input type="checkbox"/> EPA LEVEL II</p> <p>TEM BULK</p> <p><input type="checkbox"/> Drop Mount (Qualitative)</p> <p><input type="checkbox"/> Chatfield SOP-1988-02</p> <p><input type="checkbox"/> TEM NOB (Gravimetric) NYD 198.4</p> <p><input type="checkbox"/> EMSL Standard Addition PLM SOIL</p> <p><input type="checkbox"/> EPA Protocol Qualitative</p> <p><input type="checkbox"/> EPS Protocol Quantitative</p> <p><input type="checkbox"/> EMSL MSD 9000 Method fibers/gram</p> | <p>TEM WATER</p> <p><input type="checkbox"/> EPA 100.1</p> <p><input type="checkbox"/> EPA 100.2</p> <p><input type="checkbox"/> NYS 198.2</p> <p>TEM MIRCROVAC/WIPE</p> <p><input type="checkbox"/> ASTM D 5755-95 (quantative method)</p> <p><input type="checkbox"/> Wipe Qualitative</p> <p>XRD</p> <p><input type="checkbox"/> Asbestos</p> <p><input type="checkbox"/> Silica NIOSH 7500</p> <p>OTHER</p> <p><input type="checkbox"/> _____</p> |
|--|--|---|

V3

041526344
**CHAIN OF CUSTODY
 ASBESTOS LAB SERVICES**



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 520 Mission Street
 South Pasadena, CA 91030
 PHONE: (800) 303-0047
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<http://www.emsl.com>

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| | | | |
|--------------------|-----------|------------------|------------------|
| Client Sample #(s) | | Total Samples # | Nova Project No. |
| | | 63 | F15-4957 |
| Project Address | | City State Zip | |
| 1148 D Street | | Corona, CA 92882 | |
| Relinquished: | Date: | Time | |
| <i>[Signature]</i> | 8/28/15 | 3:30 PM | |
| Received | Date: | Time | |
| <i>RD EMSL PA</i> | 8-31-2015 | 9:00 AM | |
| Relinquished: | Date: | Time | |
| | | | |
| Received: | Date: | Time | |
| | | | |

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 EMSL
 CINCINNATI, OH
 15 AUG 31 AM 9:37

| SAMPLE NUMBER | SAMPLE DESCRIPTION/LOCATION | VOLUME (if applicable) |
|---------------|---|------------------------|
| CDR-1 | 277 Unit D - Beige sheet flooring | 3 mastic - Entry |
| CDR-2 | " " - White sheet flooring | 3 mastic - Closet |
| CDR-3 | 265 Unit A - Beige sheet flooring | 3 mastic - Entry |
| CDR-4 | " " " - 9" x 9" white flexible tile | Bath |
| CDR-5 | " " " - 9" x 9" white flexible tile | Bath |
| CDR-6 | " " " - Beige sheet flooring | Entry |
| CDR-7 | 265 Unit A - SF RR - Beige sheet flooring | |
| CDR-8 | " " " " - White sheet flooring | |
| CDR-9 | 253 C - Wood SF sheet flooring | Entry |
| CDR-10 | " " Beige SF - SF RR | |
| CDR-11 | 241 C Beige SF - MF RR | |
| CDR-12 | " " - 9" x 9" WFT - MF RR | |
| CDR-13 | " " - Beige SF - SF RR | |
| CDR-14 | " " - 9" x 9" WFT - SF RR | |

** Include mastic analysis on all of the samples.*

041526344



CHAIN OF CUSTODY ASBESTOS LAB SERVICES

EMSL Analytical, Inc.
520 Mission Street
South Pasadena, CA 91030
PHONE: (800) 303-0047
FAX: (323) 254-9982
<http://www.emsl.com>

Please print all information legibly

| | | | |
|--------------------|-------|------------------|------------------|
| Client Sample #(s) | | Total Samples # | Nova Project No. |
| | | 62 | F15-4957 |
| Project Address | | City State Zip | |
| 1148 D Street | | Corona, CA 92882 | |
| Relinquished: | Date: | | Time |
| Received | Date: | | Time |
| Relinquished: | Date: | | Time |
| Received: | Date: | | Time |

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| SAMPLE NUMBER | SAMPLE DESCRIPTION/LOCATION | VOLUME (if applicable) |
|---------------|-----------------------------|------------------------|
| CDR- 15 | 229 C-Beige SF- MF- Entry | |
| CDR- 16 | 11 n. 9" x 9" WFT- MF RR | |
| CDR- 17 | 217 D-Beige SF- MF- Entry | |
| CDR- 18 | 205 C-Wood SF- MF- Entry | |
| CDR- 19 | 204 B-Beige SF- Entry | |
| CDR- 20 | 204 B-Beige SF- Entry | |
| CDR- 21 | 204 B-Beige SF- Kitchen | |
| CDR- 22 | 204 B-Beige SF- SF- RR | |
| CDR- 23 | 228 B-Beige SF- SF- RR | |
| CDR- 24 | 228 B-Beige SF- SF- RR | |
| CDR- 25 | 240 A-Wood SF- MF- Entry | |
| CDR- 26 | 240 A-Beige SF- Kitchen | |
| CDR- 27 | 244 A-Beige SF- Kitchen | |
| CDR- 28 | 276 A 12" x 12" WFT- MF- RR | |

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| | | | |
|--------------------|-------|------------------|--|
| Client Sample #(s) | | Total Samples # | Nova Project No. |
| | | 63 | F15-4957 |
| Project Address | | City State Zip | |
| 1148 D Street | | Corona, CA 92882 | |
| Relinquished: | Date: | Time | RECEIVED
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| Relinquished: | Date: | Time | |
| Received: | Date: | Time | |

| SAMPLE NUMBER | SAMPLE DESCRIPTION/LOCATION | VOLUME (if applicable) |
|---------------|-------------------------------|------------------------|
| CDR- 29 | 276A - Wood sf. SF. RR | |
| CDR- 30 | 277B - Beige sf. SF. RR | |
| CDR- 31 | 265B - 12" x 12" WFT. Kitchen | |
| CDR- 32 | 265B - Beige sf. SF. RR | |
| CDR- 33 | 253C - Beige sf. Entry | |
| CDR- 34 | 253C - 12" x 12" WFT. MF RR | |
| CDR- 35 | 241B - Beige sf. SF. RR | |
| CDR- 36 | 229B - Beige sf. SF. Entry | |
| CDR- 37 | 217C - Beige sf. MF Entry | |
| CDR- 38 | 217C - Beige sf. Kitchen | |
| CDR- 39 | 204C Beige sf. Throughout | |
| CDR- 40 | 204C - Beige sf. SF. RR | |
| CDR- 41 | 216B - Beige sf. Entry | |
| CDR- 42 | 216B - Beige sf. SF. RR | |

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Please print all information legibly

| | | | |
|--------------------|-------|------------------|------------------|
| Client Sample #(s) | | Total Samples # | Nova Project No. |
| | | 63 | F15-495 |
| Project Address | | City State Zip | |
| 1148 D Street | | Corona, CA 92882 | |
| Relinquished: | Date: | | Time |
| Received | Date: | | Time |
| Relinquished: | Date: | | Time |
| Received: | Date: | | Time |

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| SAMPLE NUMBER | SAMPLE DESCRIPTION/LOCATION | VOLUME (if applicable) |
|---------------|---|------------------------|
| CDR-43 | 228B- Wood SF. Throughout MF | |
| CDR-44 | 228B- Floor leveler - Kitchen | |
| CDR-45 | 228B- Beige SF- SF RR | |
| CDR-46 | 228B- Beige SF- SF RR | |
| CDR-47 | 240B- Beige SF- MF RR | |
| CDR-48 | 240B- Beige SF- SF RR | |
| CDR-49 | 264 C- 12" x 12" white FT mast - MF Kitchen | |
| CDR-50 | 276 D- Beige SF- Entry | |
| CDR-51 | 276 D- 9" x 9" WFT - Kitchen | |
| CDR-52 | 320B- Wood SF- SF RR | |
| CDR-53 | 320B- Beige SF- SF- RR | |
| CDR-54 | 340D- Wood SF- MF RR | |
| CDR-55 | 345D- Beige SF- MF RR | |
| CDR-56 | 345D- Beige SF- MF RR | |

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FAX: (323) 254-9982
<http://www.emsl.com>

Please print all information legibly

| | | | |
|---|--------------|---|-------------------------------------|
| Client Sample #(s) | | Total Samples #
63 | Nova Project No.
F15-4957 |
| Project Address
1148 D Street | | City State Zip
Corona, CA 92882 | |
| Relinquished: | Date: | | Time |
| Received | Date: | | Time |
| Relinquished: | Date: | | Time |
| Received: | Date: | | Time |

| SAMPLE NUMBER | SAMPLE DESCRIPTION/LOCATION | VOLUME (if applicable) |
|---------------|-------------------------------|------------------------|
| CDR-57 | 335 D - Beige sf - MF Entry | |
| CPR-58 | 335 D - Beige sf - MF Kitchen | |
| CPR-59 | 335 D - Beige sf - SF RR | |
| CDR-60 | 315 A - Beige sf - Kitchen | |
| CDR-61 | 320 B - Beige sf - SF RR | |
| CDR-62 | 320 B - Beige sf - SF RR | |
| CDR-63 | 340 D - Beige sf - SF RR | |
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APPENDIX A

TABLE FORMAT EXPLANATION

TABLE FORMAT EXPLANATION

The field data and the laboratory results are presented in the following tabular format:

Table 1: Material Identification Inventory

- A room-by-room inventory of material types, quantity, conditions and potential for future disturbance.

Table 2: Material Sample Analysis

- Indicates the location of bulk sample collection, material description and approximate percentage and type of fibers present.

MATERIAL IDENTIFICATION INVENTORY KEY

Area, Location, Room Number – The area, location, and room number refers to where the material was located.

Material Code (Mat'l Code) - Asbestos-containing materials are categorized into three main types:

- 1) **Surfacing Material (S)**: Material in a building that is sprayed-on, troweled-on, or otherwise applied to surfaces.
- 2) **Thermal System Insulation (T)**: Material applied to pipes, fittings, tanks, ducts, etc., to prevent heat loss or gain or serve as condensation control.
- 3) **Miscellaneous Material (M)**: Material on interior structural components, structural members or fixtures, but not including surfacing materials and thermal insulators (e.g., floor and ceiling tiles).

Material Identification/Material Sub-Category - Description of the material found in the location. (NOTE: Pipe diameters are approximate, outside diameters of the insulating materials).

Asbestos Content - This column specifies whether or not the bulk sample, or referenced bulk sample, for the described material tested contains >1% asbestos. ND means "No Asbestos Detected", NS means "Material Is Not Suspect", PRE means "Presumed Asbestos-Containing Material"; NT means "Not Tested"; TR means "Trace" (trace = <1%).

Reference Sample Number - The sample number refers to the number assigned to the set of samples collected for the homogeneous material described (refer to Table 2).

Quantity - The amount of material present

Unit - The parameters of each quantity are expressed as follows:

- 1) Square Feet (SF)
- 2) Linear Feet (LF)
- 3) Each (EA)

Physical Assessment - This column is divided into two sections describing the condition of the material at the time of the survey.

The first column expressed the friability of the material as follows:

- 1) Friable (F) - The material can be pulverized and reduced to a powder by manual pressure when dry; this could include damaged non-friable materials.
- 2) Non-Friable (N) - The material cannot be crumbled using hand pressure.

The second column expresses the conditions of the material at the time of the survey as follows:

N - Not Damaged

D - Damaged - The material has deteriorated or sustained physical injury such that it is not intact, less than 25% localized damage or less than 10% overall damage.

S - Significantly Damaged - The damage is extensive and severe, the asbestos-containing material has sustained greater than 25% localized damage or greater than 10% overall damage.

Damage Potential - This is a group of four columns that address the potential for the material to be disturbed/damaged in the future as follows:

L - Low potential for damage

M - Moderate potential for damage

H - High potential for damage or significant damage

- 1) Water Damage (Water): This is determined by function of the system that is insulated, the presence of leaking pipes, roofs, etc. in the vicinity of the material.
- 2) Air Erosion (Air): The potential for air erosion to a material is determined by the movement of air in the area of the material and the relationship between the friability of the material and its location in respect to air plenums and air streams.

- 3) Vibrational Damage (Vib): This type of damage potential is determined by the presence of sounds, motors, mechanical equipment or other vibrational disturbances.
- 4) Accessibility (Acc): This column indicates the general use patterns of the area and the potential for contact with the material abbreviated as follows:

L - Accessed less than once per month

M - Routine access by Operations and Maintenance Workers, between once per week to once per month

H - Generally accessible, routine contact by any building occupant, access more than once per week

Condition Rating: This is a 0-4 number assigned to summarize the data across the line. The condition ratings are primarily used in conjunction with a phased abatement program where the highest priority materials (Condition rating 4) are removed first and materials with lower condition ratings are managed under an Operations and Maintenance Plan. An explanation of each condition rating is as follows:

- 0 NON-ASBESTOS-CONTAINING MATERIAL: The material does not contain detectable levels (1%) of asbestos and requires no further action.
- 1 ASBESTOS-CONTAINING MATERIAL (NON-FRIABLE): The material contains asbestos and is non-friable. Avoid cutting, sanding, drilling or otherwise abrading the material. The material should be monitored under an O&M program.
- 2 ASBESTOS-CONTAINING MATERIAL (FRIABLE): The material contains asbestos and is friable. No damage was observed. The material should be monitored under an O&M program.
- 3 ASBESTOS-CONTAINING MATERIAL (FRIABLE, DAMAGED): The material contains asbestos and is friable. Localized damage and the potential for disturbance were observed. Repair (encapsulation, enclosure, and encasement) or removal of the material is recommended. Repaired materials should be monitored under an O&M program.
- 4 ASBESTOS-CONTAINING MATERIAL (FRIABLE, SIGNIFICANTLY DAMAGED): The material contains asbestos and is friable. Extensive damage and significant potential for disturbance was observed. Immediate removal of the material is recommended.

AHERA category numbers also are inserted as follows:

1. Damaged or significantly damaged friable thermal system materials.
2. Damaged friable surfacing ACM.
3. Significantly damaged friable surfacing ACM.
4. Damaged or significantly damaged friable miscellaneous ACM.
5. Friable ACM with potential for significant damage.
6. Friable ACM with potential for damage.
7. Any remaining friable ACM or friable suspected ACM.

Reinspection Detail:

Reinspection and Periodic Surveillance details will appear only if reinspection or periodic surveillance is present. The reinspection, periodic surveillance, and response action details will be listed. Within the reinspection or periodic surveillance detail, information relating to changes in material condition appears.

The word “changed?” indicates a change in material condition or potential for future disturbance. New assessment information is also included in the reinspection or periodic surveillance detail. If “no change” appears, all assessment information remains the same as the previous inspection. AHERA category numbers also are inserted as follows:

1. Damaged or significantly damaged friable thermal system materials.
2. Damaged friable surfacing ACM.
3. Significantly damaged friable surfacing ACM.
4. Damaged or significantly damaged friable miscellaneous ACM.
5. Friable ACM with potential for significant damage.
6. Friable ACM with potential for damage.
7. Any remaining friable ACM or friable suspected ACM.

Non-friable and negative materials are not assigned an AHERA category number.

Abbreviations for friability, condition, condition rating, and potential for damage have been outlined in previous sections.

Response Action Detail:

Response action details will appear if removal, encapsulation, enclosure, or repair information exists.

This detail outlines removal, encapsulation, enclosure, and repair dates, and quantities for the specific material type. A total removal quantity and an adjusted ACM remaining quantity are provided. The asbestos contractor and consultant may also be identified here.

MATERIAL SAMPLE ANALYSIS KEY

Material Identification/Sub-Category/Letter: The sample number refers to the number assigned to the set of samples taken from a single homogeneous material. The letter following the number identifies samples individually within a homogeneous sample series (e.g. "A", "B", and "C" for three samples of one floor tile type).

Area, Location, Room Number: The area, location, and room number refers to where the sample was collected.

Material Identification/Material Sub-Category: This column is a written description of the material that was sampled.

Percent and Type Asbestos: This is a detailed breakdown of approximate percentage and mineral species of asbestos found during bulk sample analysis.

Percent and Type Non-Asbestos and Percent Non-Fibrous Constituents: Listing of approximate percentage of the remaining.

Samples collected during a reinspection are highlighted with an asterisk and the reinspection date.

APPENDIX B

SURVEY METHODS

ASBESTOS BUILDING SURVEY METHODS

The asbestos survey was conducted in accordance with 29CFR1926.1101, 40 CFR Part 61 and state or local requirements. All surveys are conducted by accredited inspectors.

The asbestos survey included identifying friable and non-friable, asbestos-containing building materials (ACBM), on an area-by-area basis, assessment of friability, current condition and potential for future disturbance of the material, an estimate of the amount of ACBM, and an overall condition rating of the material. Nova inspectors completed this survey utilizing Nova's interactive database system, which provides a computerized, updateable data management system.

Nova identified and categorized suspect materials into three groups: 1) thermal system insulation (T) including pipe, HVAC insulation and fitting insulation; 2) sprayed-on or troweled-on surfacing material (S) including acoustical plaster, soundproofing, fireproofing, and decorative materials; and 3) miscellaneous materials (M) including ceiling tile and floor tile.

The inspector performed a visual estimation of the quantity of asbestos-containing materials and the current condition of these materials in all accessible areas. Factors included in the condition assessment are adhesion of the material to the underlying substrate, deterioration of the outer covering, delamination, contact damage, and materials disintegration.

Friability and potential for future damage of asbestos materials was also assessed by the inspector. Damage potential was evaluated by observation of conditions most likely to result in disturbance of asbestos-containing materials. These conditions are:

Air Erosion - A direct air stream moving across the material erodes the material, thereby creating airborne fibers. The potential for air erosion is determined by the relationship between the friability of the material and its location in respect to air plenums and air streams.

Vibrational Damage - Determined by the presence of noise, physical movement and mechanical vibrations, which can create ambient fiber release.

Accessibility - If the material can be reached, it is accessible and subject to accidental or intentional contact damage.

Water Damage - Determined by the presence of water leaks or evidence of previous water leaks by water stains, delamination, etc.

Based on the assessment of asbestos-containing materials, priority ratings were generated to assist in the planning and implementation of a phased abatement and/or an Operations and Maintenance Program. High priority ratings indicate materials that are significantly damaged and exposed to continual disturbance. Lower priority ratings represent materials with decreasingly lower exposure potentials.

Bulk samples of suspect materials were collected in a random and unbiased manner. Representative bulk samples of suspect materials were collected to determine the extent of ACBM present throughout the building. Sampling was completed in accordance with 40CFR763 (ASHERA).

Sampling procedures utilized by the accredited inspector minimized fiber dispersal and conformed to applicable regulations. Suspect asbestos-containing materials were analyzed by a NVLAP accredited laboratory using the Environmental Protection Agency (EPA) recommended polarized light microscopy (PLM) with dispersion staining analytical technique.

The Environmental Protection Agency (EPA) requires that any sample with an asbestos content estimated to be less than 10 percent by a method other than point counting, such as visual estimation, shall be repeated using the point counting technique with PLM. However, if the laboratory detects asbestos in the samples and estimates the amount by visual estimation to be less than 10 percent, the owner or operator of the building may elect to treat the material as asbestos-containing. A sample in which no asbestos is detected does not require repeat analysis using point counting techniques with PLM. Samples analyzed for this survey with values less than 10 percent have not been point counted and have been assumed to contain asbestos greater than 1 percent.

APPENDIX C

LABORATORY CREDENTIALS



AIHA Laboratory Accreditation Programs, LLC

acknowledges that

EMSL Analytical, Inc.

200 Route 130 North, Cinnaminson, NJ 08077

Laboratory ID: 100194

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 17025:2005 international standard, *General Requirements for the Competence of Testing and Calibration Laboratories* in the following:

LABORATORY ACCREDITATION PROGRAMS

- | | |
|---|-----------------------------------|
| <input checked="" type="checkbox"/> INDUSTRIAL HYGIENE | Accreditation Expires: 09/01/2016 |
| <input checked="" type="checkbox"/> ENVIRONMENTAL LEAD | Accreditation Expires: 09/01/2016 |
| <input checked="" type="checkbox"/> ENVIRONMENTAL MICROBIOLOGY | Accreditation Expires: 09/01/2016 |
| <input type="checkbox"/> FOOD | Accreditation Expires: |
| <input type="checkbox"/> 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 17025:2005 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.

Gerald Schultz, CIH
Chairperson, Analytical Accreditation Board

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

Revision 14: 03/26/2014

Date Issued: 10/31/2014



AIHA Laboratory Accreditation Programs, LLC SCOPE OF ACCREDITATION

EMSL Analytical, Inc.
200 Route 130 North, Cinnaminson, NJ 08077

Laboratory ID: **100194**
Issue Date: 10/31/2014

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.

Industrial Hygiene Laboratory Accreditation Program (IHLAP)

Initial Accreditation Date: 02/01/1989

| IHLAP Scope Category | Field of Testing (FoT) | Technology sub-type/
Detector | Published Reference Method/
Title of In-house Method | Method Description or Analyte
<i>(for internal methods only)</i> |
|----------------------------|--------------------------------|--|---|---|
| Chromatography Core | Gas Chromatography | GC/FID | NIOSH 1003 Modified | |
| | | | NIOSH 1005 | |
| | | | NIOSH 1400 | |
| | | | NIOSH 1500 Modified | |
| | | | NIOSH 1501 Modified | |
| | | | NIOSH 1550 Modified | |
| | | | NIOSH 1603 Modified | |
| | | | NIOSH 2000 Modified | |
| | | GC/ECD | NIOSH 5502 Modified | |
| | | | NIOSH 5503 Modified | |
| | GC/MS | Gas Chromatography (Diffusive Samplers) | NIOSH 5510 Modified | |
| | | | OSHA 1010 Modified | |
| | | | EPA TO-15 | |
| | | | NIOSH 1501 Modified | |
| | Ion Chromatography (IC) | Ion Chromatography (IC) | NIOSH 6004 Modified | |
| NIOSH 6011 | | | | |
| NIOSH 7903 | | | | |
| OSHA ID-214 | | | | |
| | | OSHA ID-215 Modified | | |



| IHLAP Scope Category | Field of Testing (FoT) | Technology sub-type/ Detector | Published Reference Method/Title of In-house Method | Method Description or Analyte
(for internal methods only) |
|---------------------------------------|---|--------------------------------------|--|--|
| Chromatography Core | Liquid Chromatography | HPLC/FL | NIOSH 5506 Modified | |
| | | HPLC/UV | NIOSH 2016 | |
| Spectrometry Core | Atomic Absorption | CVAA | NIOSH 6009 Modified | |
| | | | OSHA ID-140 Modified | |
| | | | OSHA ID-145 | |
| | | FAA | NIOSH 7082 | |
| | | GFAA | NIOSH 7105 | |
| | Inductively-Coupled Plasma | ICP/MS | NIOSH 7300 Modified | |
| | | ICP/AES | NIOSH 7300 Modified | |
| | X-ray Diffraction (XRD) | | NIOSH 7500 Modified | |
| | | OSHA ID-142 Modified | | |
| UV/VIS (Colorimetric) | | NIOSH 6010 Modified | | |
| Asbestos/Fiber Microscopy Core | Polarized Light Microscopy (PLM) | | EPA 600/R-93/116 | |
| | Phase Contrast Microscopy (PCM) | | NIOSH 7400 | |
| | Transmission Electron Microscopy (TEM) | | EPA AHERA - 40 CFR Part 763 | EPA AHERA Method (40 CFR 763, Subpart E, Appendix A, Mandatory Method) |
| Miscellaneous Core | Gravimetric | | NIOSH 0500 | |
| | | | NIOSH 0600 | |
| | | | NIOSH 5524 | |
| | Thermo-optical Analysis (TOA) | | NIOSH 5040 | |

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

APPENDIX D

CERTIFICATIONS

KEVIN C. ORR
SENIOR PROJECT MANAGER/ENVIRONMENTAL PROFESSIONAL

PROFESSIONAL EDUCATION

High School Diploma- Granger High School- Graduated 1983

CERTIFICATIONS/QUALIFICATIONS

- State of Utah Asbestos Inspector
- State of Utah Asbestos Contractor/Supervisor
- State of Utah Asbestos Project Designer
- State of Utah Lead Inspector/Risk Assessor
- Salt Lake County Pre-demolition Inspector
- State of California Site Surveillance Technician
- State of Nevada Asbestos Inspector
- State of Montana Asbestos Inspector
- HAZWOPER 40-hour training
- Phase II ESA Training- Chaska, MN
- Phase I Training- Chaska, MN
- Property Condition Assessment Training- Chaska, MN
- Environmental Professional
- Termite Training- Chaska, MN
- Mold Training, Chaska, MN
- HUD PCNA Training Addressing Accessibility in Capital Needs Assessments - Identifying Accessibility Problems and Remedies, US Department of Housing and Urban Development, Washington, DC

SELECTED EXPERIENCE

Mr. Orr is a Senior Project Manager with Nova. He has over 20 years experience in the environmental consulting field. He has extensive project management experience in a wide range of areas including Phase I and Phase II Environmental Assessments, Underground Storage Tank (UST) Projects, National Environmental Policy Act (NEPA) studies, Asbestos Consulting, Lead Paint Consulting and Indoor Air Quality assessments.

Mr. Orr has worked on and managed all aspects of environmental consulting projects. Selected project profiles are presented below:

ASBESTOS CONSULTING

Large Refinery - Idaho

Mr. Orr managed and assisted in the field studies of a comprehensive asbestos survey of a 15-acre refinery in Idaho. The survey included collection and analysis of bulk samples, labeling sampling locations, providing drafting to the client, quantification and air condition assessments. In addition, a comprehensive report, including a computer-based asbestos program was delivered to the client.

Large Banking Institution- Utah and Idaho

Mr. Orr managed and assisted in the field studies of a comprehensive asbestos survey of numerous banking institutions located in Utah and Idaho. The survey included collection and analysis of bulk samples, labeling sampling locations, providing drafting to the client, quantification and air

condition assessments. In addition, a comprehensive report, including a computer-based asbestos program was delivered to the client.

LEAD BASED PAINT CONSULTING

USDA Forest Services - Utah

Mr. Orr managed and conducted various lead-based paint (LBP) consulting for a large commercial building located in Huntington, Utah. Mr. Orr managed the abatement project and conducted on site air and wipe sampling, including clearance sampling. Mr. Orr also inspected various commercial and industrial structures prior to demolition for suspect LBP. Housing and Urban Development (HUD) Guidelines were used to determine where LBP was present. Mr. Orr developed reports which included assessments and quantities of identified LBP.

Housing and Urban Development (HUD)- Utah

Mr. Orr managed and conducted various lead-based paint (LBP) consulting for HUD owned properties. Housing and Urban Development (HUD) Guidelines were used to determine where LBP was present. Mr. Orr developed reports which included assessments and quantities of identified LBP.

INDOOR AIR QUALITY (IAQ) ASSESSMENTS

Occupied School Building – Logan, Utah

Mr. Orr conducted an indoor air quality (IAQ) investigation at an occupied school and dormitory in Logan, Utah. The occupants of the building complained of reoccurring sewer-gas like odors. Sampling for hydrogen sulfide, methane, and carbon dioxide was conducted using direct read instrumentation. It was determined that that the interior plumbing was causing a back up of sewer gas in the building. Recommendations were made to redo the interior piping system to alleviate the odors present in the building.

Large Banking Institution– Utah and Idaho

Mr. Orr conducted indoor air quality (IAQ) investigation at numerous banking institutions located in Utah and Idaho.

PHASE I ESA

Mr. Orr has provided hundreds of environmental site assessments in accordance with ASTM E1527, the USEPA All Appropriate Inquiry rules, Fannie Mae Delegated Underwriting Standards, Freddie Mac guidelines, HUD guidelines, and other client specific scopes of work. His environmental background includes a detailed understanding of the risks associated with hazardous and regulated materials storage, use generation and disposal, above ground and underground storage tanks, polychlorinated biphenyls (PCBs), asbestos-containing materials (ACM), lead-based paint (LBP), mold and radon. Mr. Orr has managed numerous subsurface investigations to assess the horizontal and vertical extent of soil and groundwater contamination and has provided oversight services to environmental remediation projects.

CHARLES E. EASLEY, CHMM CORPORATE MANAGER

PROFESSIONAL EDUCATION

Bachelor of Science Degree, 1989, Saint John's University, Collegeville, Minnesota

CERTIFICATIONS/QUALIFICATIONS

- Certified Hazardous Materials Manager, CHMM #012485
- California Asbestos Consultant, CAC 01-3067
- California Registered Environmental Assessor I - REA I #30001
- EPA Environmental Professional
- EPA Certified Asbestos Inspector, Management Planner, Project Designer, Contractor/Supervisor
- NIOSH 582E, AIHA AAT AAR Approved Analyst
- 40 Hour HAZWOPER
- Mold Training
- Termite and Wood Destroying Pests Training
- NEHA Radon Certification – 106566RT
- *HUD PCNA Training* - Addressing Accessibility in Capital Needs Assessments
- Certified Home Inspector, International Association of Certified Home Inspectors (InterNACHI)

SELECTED EXPERIENCE

Mr. Easley is the Corporate Manager in Nova's Chaska, Minnesota office with over 23 years of experience relating to asbestos inspections and management, environmental assessments, property condition assessments, and physical needs assessments. Mr. Easley is also proficient in indoor air quality, lead, and radon testing investigations.

As Corporate Manager, Mr. Easley's responsibilities include: project scheduling, quality control, and project management of environmental site assessments, property condition assessments, and asbestos building surveys and air monitoring projects; operations and maintenance program development; hazard assessments; report preparation; health and safety training; and interpretation of state and federal regulations. He has completed projects for industry, schools, hospitals, and state and local government agencies.

Mr. Easley has completed all aspects of environmental assessments, property condition assessments, and physical needs assessments of properties including industrial, commercial, and residential real estate properties. Mr. Easley has a working knowledge of ASTM, AAI, HUD, Fannie Mae and Freddie Mac as well as individual client's due diligence requirements.

Mr. Easley has conducted asbestos inspection, supervised asbestos abatement projects, provided asbestos abatement monitoring, and designed asbestos abatement projects for a variety of municipalities, school districts, commercial, and industrial clients throughout the country.

PRESENTATIONS

Lecturer, Asbestos Awareness, Contractor/Supervisor Training Courses, Contractor/Supervisor Refresher Training, O&M Training, Building Inspector/Management Planner Training, Project Designer Training, NIOSH 582E Training, Bloodborne Pathogens, ERTK, HAZWOPER, and Lead and Cadmium Awareness.

APPENDIX G

PHOTOGRAPHS



1. Black flooring mastic located in Unit 277-D Closet

2.



January 4, 2023

Client: National Community Renaissance of California (NCRC)
Subject: Limited Asbestos Survey Report
Corona Del Rey Apartments – 1148 D Street, Corona, CA 92882
WO No.: DYNAMIC-NCRC-002

Introduction

This letter report presents the results of the limited asbestos-containing material (ACM) survey conducted by Dynamic Environmental Services, Inc., (DES) for the abatement at the above referenced site. The survey was conducted by personnel accredited as an asbestos inspector under the federal Environmental Protection Agency (EPA) Asbestos Hazard Emergency Response Act and certified by the California Division of Industrial Relations, Department of Occupational Safety and Health Administration (Cal/OSHA) as a Certified Asbestos Consultant (CAC). The survey was conducted on December 15,16,19,20,21 2022, by Jorge Canales, under the supervision of Gerar Jamal (CAC Cert. No. 01-3035).

Methods

The asbestos survey was restricted to the materials to be disturbed by possible abatement. Other areas or materials at the site were not surveyed.

- 1. Exterior:* Gravel Roofing, Rolled-Roofing, Roof Felt, Roof Tar, Caulking, AC Platform Mastic, Roof Penetration Mastic, Flashing Mastic, Flashing Mastic/Tape, Stucco, Insulation, Wood Support Mastic, Roof Coating, and Exhaust Mastic.

Materials suspected of containing asbestos and scheduled to be disturbed by possible abatement appear in the attached Limited Asbestos Survey Summary Table. Since the asbestos survey was restricted based upon the possible abatement, if revisions to the anticipated abatement are made that impact additional materials or areas, it is important that DES be contacted to review the changes and/or conduct additional asbestos survey work to address potential impacts to untested materials.

Materials to be disturbed by possible repairs and suspected of containing asbestos were sampled in accordance with the federal EPA AHERA protocols. Suspect materials were grouped and classified as homogeneous materials based on their color, texture and time of construction (i.e., similar appearing materials in different construction phases of a building are classified as separate materials) and samples representative of the materials were collected. Materials determined by the inspector to be non-suspect, such as wood, metal, glass, and fiberglass insulation, were not sampled. Because destructive investigation was not conducted, additional untested materials may be present behind walls, column enclosures or similar areas, or in inaccessible areas such as locked rooms.

Asbestos samples were collected in such a manner as to minimize release of the material into the surroundings. Material type, sample number, sample location and other pertinent information were recorded at the time of sampling. Each sample was placed in an airtight polyethylene bag labeled with a unique sample number and submitted to a NVLAP-accredited laboratory for analysis. Samples were analyzed in accordance with EPA Method 600/R-93-116, using polarized light microscopy (PLM) with dispersion staining and using visual area estimation to determine percent asbestos content. This method allows for the identification of the primary types of asbestos used in building materials. The lower limit of detection for this method is one percent. Samples containing less than one percent asbestos by PLM with visual area estimation are reported as Trace.

Findings

Asbestos **was** identified in the materials and units and/or areas outlined below. Detailed laboratory reports and completed Sampling Data Forms are contained in Attachment A.

Testing 12/15:

- RPPM(Roof Penetration Mastic) (#217)(gray/black): carpet roof
- RPPM(Roof Penetration Mastic) (#205)(gray/black): carpet roof
- RPPM(Roof Penetration Mastic) (#217)(black): carpet roof
- RPPM(Roof Penetration Mastic) (#205)(black): carpet roof

Testing 12/16:

- RPPM (Roof Penetration Mastic-gray/black & black)(Building 229, Isabella): carport
- RPPM (Roof Penetration Mastic-black)(Building 265, Isabella): carport
- RPPM (Roof Penetration Mastic-gray/black)(Building 277, Isabella): carport
- RPPM (Roof Penetration Mastic-gray/black)(Building 277, Isabella): apartment roof
- RPPM (Roof Penetration Mastic-gray/black & black)(Building 276, Isabella): carport
- RPPM (Roof Penetration Mastic-gray/black & black)(Building 252, Isabella): carport, and wood support
- Flashing Mastic (Building 229, Isabella): carport
- Flashing Mastic (Building 241, Isabella): carport
- Flashing Mastic (Building 277, Isabella): carport
- Flashing Mastic (Building 276, Isabella): carport
- Flashing Mastic (Building 264, Isabella): carport, wood pipe support
- Flashing Mastic (Building 252, Isabella): carport
- Stucco finish coat (Building 276, Isabella): stucco finish on flashing

Testing 12/19/, 12/20, 12/21:

- RPPM (Roof Penetration Mastic)(gray/black): #240 Isabella Carport
- Wood Support Mastic (gray/black): #240 Isabella Carport
- RPPM (Roof Penetration Mastic)(black): #240 Isabella Carport
- Flashing Mastic (black): #228 Isabella Carport
- Wood Support Mastic (gray/black): #216 Isabella Carport
- Flashing Mastic (black): #216 Isabella Carport
- Flashing Tar Mastic (black): #204 Isabella Carport
- RPPM (Roof Penetration Mastic)(gray/black): #204 Isabella Carport
- RPPM (Roof Penetration Mastic)(black): #204 Isabella Carport
- RPPM (Roof Penetration Mastic)(gray/black): #204 Isabella Carport
- RPPM (Roof Penetration Mastic)(silver/black): #204 Isabella Apartment
- RPPM (Roof Penetration Mastic)(gray/black): #204 Isabella Apartment
- RPPM (Roof Penetration Mastic)(gray/black): #205 Magdalena Carport
- RPPM (Roof Penetration Mastic)(black): #205 Magdalena Carport
- RPPM (Roof Penetration Mastic)(gray/black): #217 Magdalena Carport
- Roof Coating/RPPM (Roof Penetration Mastic)(white/black): #217 Magdalena Apartment
- Flashing Mastic (black): #229 Magdalena Carport
- RPPM (Roof Penetration Mastic)(gray/black): #229 Magdalena Carport
- RPPM (Roof Penetration Mastic)(black): #229 Magdalena Carport
- RPPM (Roof Penetration Mastic)(gray/black): #241 Magdalena Carport
- Flashing Mastic (black): #241 Magdalena Carport
- RPPM (Roof Penetration Mastic)(black): #241 Magdalena Carport
- RPPM (Roof Penetration Mastic)(gray/black): #253 Magdalena Carport
- Flashing Mastic (black): #253 Magdalena Carport
- RPPM (Roof Penetration Mastic)(black): #253 Magdalena Carport
- Flashing Mastic (black): #253 Magdalena Apartment
- RPPM (Roof Penetration Mastic)(gray/black): #265 Magdalena Carport
- Flashing Mastic (black): #265 Magdalena Carport
- RPPM (Roof Penetration Mastic)(black): #265 Magdalena Carport
- Flashing Mastic (brown painted black mastic): #265 Magdalena Carport
- Flashing Mastic (black): #277 Magdalena Carport
- RPPM (Roof Penetration Mastic)(black): #277 Magdalena Carport
- RPPM (Roof Penetration Mastic)(black): #277 Magdalena Apartment
- Exhaust Mastic (black): #276 Magdalena Apartment
- Flashing Mastic (black): #252 Magdalena Carport
- Flashing Mastic (black): #240 Magdalena Carport
- RPPM (Roof Penetration Mastic)(black): #240 Magdalena Apartment
- Flashing Mastic (black): #228 Magdalena Carport
- Flashing Mastic (black): #216 Magdalena Carport
- RPPM (Roof Penetration Mastic)(gray/black): #216 Magdalena Carport
- RPPM (Roof Penetration Mastic)(gray/black): #204 Magdalena Carport
- Flashing Mastic (black): #204 Magdalena Carport
- Flashing Mastic (black): #310 Magdalena Carport
- RPPM (Roof Penetration Mastic)(gray/black): #310 Magdalena Apartment
- Exhaust Vent Cover (black): #310 Magdalena Apartment
- Flashing Mastic (black): #320 Magdalena Carport
- RPPM (Roof Penetration Mastic)(dark gray/black): #320 Magdalena Carport
- Exhaust Mastic (silver/black): #320 Magdalena Apartment
- Flashing Mastic (black): #330 Magdalena Carport
- RPPM (Roof Penetration Mastic)(dark gray/black): #330 Magdalena Carport

- RPPM (Roof Penetration Mastic)(black): #330 Magdalena Carport
- Flashing Mastic (gray/black): #330 Magdalena Apartment
- Flashing Mastic (black): #340 Magdalena Carport
- Flashing Mastic (black): #345 Magdalena Carport
- RPPM (Roof Penetration Mastic)(gray/black): #345 Magdalena Carport
- Flashing Mastic (black): #335 Magdalena Carport
- RPPM (Roof Penetration Mastic)(gray/black): #335 Magdalena Apartment
- RPPM (Roof Penetration Mastic)(black): #335 Magdalena Carport
- Flashing Mastic (black): #325 Magdalena Carport
- RPPM (Roof Penetration Mastic)(gray/black): #325 Magdalena Carport
- Flashing Mastic (black): #315 Magdalena Carport
- RPPM (Roof Penetration Mastic)(gray/black): #315 Magdalena Carport
- RPPM (Roof Penetration Mastic)(black): #315 Magdalena Carport
- Stucco/Flashing (gray): #315 Magdalena Carport
- Flashing Mastic (black): #310 Isabella Carport
- RPPM (Roof Penetration Mastic)(gray/black): #310 Isabella Carport
- Exhaust Vent (black tar): #310 Isabella Apartment
- Flashing Mastic (black): #320 Isabella Carport
- RPPM (Roof Penetration Mastic)(gray/black): #320 Isabella Carport
- Flashing Mastic (black): #330 Isabella Carport
- RPPM (Roof Penetration Mastic)(black): #330 Isabella Carport
- Stucco/Finish Coat (gray): #330 Isabella Apartment
- Flashing Mastic (black): #340 Isabella Carport
- Stucco/Flashing (gray): #340 Isabella Carport
- RPPM (Roof Penetration Mastic)(gray/black): #340 Isabella Carport
- Flashing (black): #340 Isabella Carport

Conclusions

Materials for which sample analysis by PLM resulted in greater than one percent asbestos (for any one sample collected from a homogeneous material) are classified as ACM under regulations promulgated by (but not limited to) the following agencies: federal EPA, South Coast Air Quality Management District (SCAQMD) California EPA (Cal-EPA), federal OSHA and Cal/OSHA. These materials are also classified as asbestos-containing construction material (ACCM) under Cal/OSHA and California Contractor Licensing Board (CCLB) regulations.

Materials shown in the table as containing more than one percent asbestos are regulated materials under the South Coast Air Quality Management District (SCAQMD) Rule 1403, Cal/OSHA regulations, and numerous additional regulations. Some of the regulatory requirements with significant logistical impacts on building owners and contractors include, but are certainly not limited to, those appearing below. Materials containing more than one-tenth of one percent asbestos also require licensing for asbestos with the CCLB and registration with Cal/OSHA. Certain Cal/OSHA requirements apply to materials containing any level of asbestos, including exposure assessments and wet work methods.

SCAQMD Rule 1403 requires (with limited exceptions) that both friable and non-friable ACM in buildings be removed prior to maintenance, repairs, renovation or demolition that would disturb the material. Work involving the disturbance of asbestos-containing material also requires ten working days prior notification to SCAQMD and notification to Cal/OSHA (exemption for less than 100 SF). These materials should not be disturbed, except by a licensed asbestos abatement contractor who complies with all applicable regulations.

Limitations

DES did not disassemble building equipment; such as fans, ducts, and electrical equipment. Consequently, equipment may contain untested gaskets, packings, internal components, overspray of building materials and the like. If the aforementioned materials or any other untested suspect materials are encountered during abatement, they should be treated as ACM and not disturbed, unless sampling and analysis of the materials proves otherwise. If revisions to the renovation project are made that impact additional materials or areas, it is important that DES be contacted to review the changes and/or conduct additional asbestos survey work to address potential impacts to untested materials.

DES has performed this asbestos sampling in a substantial and workmanlike manner, in accordance with generally accepted methods and practices of the profession, and consistent with that level of care and skill ordinarily exercised by reputable environmental consultants under similar conditions and circumstances. No other representation, guarantee or warranty, express or implied, is included or intended in the asbestos survey report.

Respectfully,
Dynamic Environmental Services, Inc.



Gerar Jamal, Environmental Engineer

American Indoor Air Quality Council Certified Microbial Consultant (CMC Cert. No. 0708036)
State of California Department of Occupational Safety and Health Administration (CAC Cert No. 01-3035)
State of California Department of Toxic Substances Control Registered Environmental Assessor (REA I #08328)

ATTACHMENTS

Attachment A: Laboratory reports and sampling data forms

ATTACHMENT A

LABORATORY REPORTS AND SAMPLING DATA FORMS



LA Testing

4335 E. Airport Dr. Unit 110 Ontario, CA 91761
 Tel/Fax: (909) 295-6825 / (909) 295-6826
<http://www.LATesting.com> / InlandEmpireLab@latesting.com

LA Testing Order: 712202855
Customer ID: 32DYEN78
Customer PO:
Project ID:

Attention: Results
 Dynamic Environmental Services, Inc
 P.O. Box 27430
 Santa Ana, CA 92799

Phone: (714) 550-4757
Fax:
Received Date: 12/16/2022 10:00 AM
Analysis Date: 12/16/2022
Collected Date: 12/15/2022

Project: CORONA DEL REY (APARTMENTS) BLDG. 217 & 205 / 1148 D ST., CORONA, CA 928882

Test Report: Asbestos Analysis of Bulk Materials via EPA 600/R-93/116 Method using Polarized Light Microscopy

| Sample | Description | Appearance | Non-Asbestos | | Asbestos |
|---|--|---|---------------------------|--------------------------|---------------|
| | | | % Fibrous | % Non-Fibrous | % Type |
| 121522-1A-Shingle
<small>712202855-0001</small> | BLDG. 217,
CARPORT ROOF (S)
- GRAVEL ROLLED
ROOFING W/ BLACK
TAR & FELT
LAYERED | White/Black
Fibrous
Heterogeneous | 10% Synthetic | 90% Non-fibrous (Other) | None Detected |
| 121522-1A-Felt 1
<small>712202855-0001A</small> | BLDG. 217,
CARPORT ROOF (S)
- GRAVEL ROLLED
ROOFING W/ BLACK
TAR & FELT
LAYERED | Black
Fibrous
Homogeneous | 15% Glass | 85% Non-fibrous (Other) | None Detected |
| 121522-1A-Felt 2
<small>712202855-0001B</small> | BLDG. 217,
CARPORT ROOF (S)
- GRAVEL ROLLED
ROOFING W/ BLACK
TAR & FELT
LAYERED | Black
Fibrous
Homogeneous | 15% Glass | 85% Non-fibrous (Other) | None Detected |
| 121522-1A-Felt 3
<small>712202855-0001C</small> | BLDG. 217,
CARPORT ROOF (S)
- GRAVEL ROLLED
ROOFING W/ BLACK
TAR & FELT
LAYERED | Black
Fibrous
Homogeneous | 15% Glass | 85% Non-fibrous (Other) | None Detected |
| 121522-1A-Felt 4
<small>712202855-0001D</small> | BLDG. 217,
CARPORT ROOF (S)
- GRAVEL ROLLED
ROOFING W/ BLACK
TAR & FELT
LAYERED | Black
Non-Fibrous
Homogeneous | 15% Glass | 85% Non-fibrous (Other) | None Detected |
| 121522-1A-Felt 5
<small>712202855-0001E</small> | BLDG. 217,
CARPORT ROOF (S)
- GRAVEL ROLLED
ROOFING W/ BLACK
TAR & FELT
LAYERED | Black
Fibrous
Homogeneous | 15% Glass | 85% Non-fibrous (Other) | None Detected |
| 121522-1A-Tar
<small>712202855-0001F</small> | BLDG. 217,
CARPORT ROOF (S)
- GRAVEL ROLLED
ROOFING W/ BLACK
TAR & FELT
LAYERED | Black
Non-Fibrous
Homogeneous | | 100% Non-fibrous (Other) | None Detected |
| 121522-1A-Composite
<small>712202855-0001G</small> | BLDG. 217,
CARPORT ROOF (S)
- GRAVEL ROLLED
ROOFING W/ BLACK
TAR & FELT
LAYERED | White/Black
Fibrous
Heterogeneous | 7% Synthetic
10% Glass | 83% Non-fibrous (Other) | None Detected |

Initial report from: 12/16/2022 18:13:48



LA Testing

4335 E. Airport Dr. Unit 110 Ontario, CA 91761

Tel/Fax: (909) 295-6825 / (909) 295-6826

<http://www.LATesting.com / InlandEmpireLab@latesting.com>

LA Testing Order: 712202855

Customer ID: 32DYEN78

Customer PO:

Project ID:

Test Report: Asbestos Analysis of Bulk Materials via EPA 600/R-93/116 Method using Polarized Light Microscopy

| Sample | Description | Appearance | Non-Asbestos | | Asbestos |
|--|--|--|--------------|--------------------------|---------------|
| | | | % Fibrous | % Non-Fibrous | % Type |
| 121522-1B-Shingle
712202855-0002 | BLDG. 217,
CARPORT ROOF (S)
- GRAVEL ROLLED
ROOFING W/ BLACK
TAR & FELT
LAYERED | Gray/Black
Non-Fibrous
Heterogeneous | 10% Glass | 90% Non-fibrous (Other) | None Detected |
| 121522-1B-Felt 1
712202855-0002A | BLDG. 217,
CARPORT ROOF (S)
- GRAVEL ROLLED
ROOFING W/ BLACK
TAR & FELT
LAYERED | Black
Fibrous
Homogeneous | 15% Glass | 85% Non-fibrous (Other) | None Detected |
| 121522-1B-Felt 2
712202855-0002B | BLDG. 217,
CARPORT ROOF (S)
- GRAVEL ROLLED
ROOFING W/ BLACK
TAR & FELT
LAYERED | Black
Fibrous
Homogeneous | 15% Glass | 85% Non-fibrous (Other) | None Detected |
| 121522-1B-Felt 3
712202855-0002C | BLDG. 217,
CARPORT ROOF (S)
- GRAVEL ROLLED
ROOFING W/ BLACK
TAR & FELT
LAYERED | Black
Fibrous
Homogeneous | 15% Glass | 85% Non-fibrous (Other) | None Detected |
| 121522-1B-Felt 4
712202855-0002D | BLDG. 217,
CARPORT ROOF (S)
- GRAVEL ROLLED
ROOFING W/ BLACK
TAR & FELT
LAYERED | Black
Fibrous
Homogeneous | 15% Glass | 85% Non-fibrous (Other) | None Detected |
| 121522-1B-Tar
712202855-0002E | BLDG. 217,
CARPORT ROOF (S)
- GRAVEL ROLLED
ROOFING W/ BLACK
TAR & FELT
LAYERED | Black
Non-Fibrous
Homogeneous | | 100% Non-fibrous (Other) | None Detected |
| 121522-1B-Composite
712202855-0002F | BLDG. 217,
CARPORT ROOF (S)
- GRAVEL ROLLED
ROOFING W/ BLACK
TAR & FELT
LAYERED | Gray/Black
Fibrous
Heterogeneous | 10% Glass | 90% Non-fibrous (Other) | None Detected |
| 121522-1C-Shingle
712202855-0003 | BLDG. 217,
CARPORT ROOF (N)
- GRAVEL ROLLED
ROOFING W/ BLACK
TAR & FELT
LAYERED | Gray/Black
Fibrous
Heterogeneous | 10% Glass | 90% Non-fibrous (Other) | None Detected |
| 121522-1C-Felt 1
712202855-0003A | BLDG. 217,
CARPORT ROOF (N)
- GRAVEL ROLLED
ROOFING W/ BLACK
TAR & FELT
LAYERED | Black
Fibrous
Homogeneous | 15% Glass | 85% Non-fibrous (Other) | None Detected |
| 121522-1C-Felt 2
712202855-0003B | BLDG. 217,
CARPORT ROOF (N)
- GRAVEL ROLLED
ROOFING W/ BLACK
TAR & FELT
LAYERED | Black
Fibrous
Homogeneous | 15% Glass | 85% Non-fibrous (Other) | None Detected |

Initial report from: 12/16/2022 18:13:48



LA Testing

4335 E. Airport Dr. Unit 110 Ontario, CA 91761

Tel/Fax: (909) 295-6825 / (909) 295-6826

<http://www.LATesting.com / InlandEmpireLab@latesting.com>

LA Testing Order: 712202855

Customer ID: 32DYEN78

Customer PO:

Project ID:

Test Report: Asbestos Analysis of Bulk Materials via EPA 600/R-93/116 Method using Polarized Light Microscopy

| Sample | Description | Appearance | Non-Asbestos | | Asbestos |
|--|--|---|--------------|--------------------------|---------------|
| | | | % Fibrous | % Non-Fibrous | % Type |
| 121522-1C-Felt 3
712202855-0003C | BLDG. 217,
CARPORT ROOF (N)
- GRAVEL ROLLED
ROOFING W/ BLACK
TAR & FELT
LAYERED | Black
Fibrous
Homogeneous | 15% Glass | 85% Non-fibrous (Other) | None Detected |
| 121522-1C-Tar
712202855-0003D | BLDG. 217,
CARPORT ROOF (N)
- GRAVEL ROLLED
ROOFING W/ BLACK
TAR & FELT
LAYERED | Black
Non-Fibrous
Homogeneous | | 100% Non-fibrous (Other) | None Detected |
| 121522-1C-Composite
712202855-0003E | BLDG. 217,
CARPORT ROOF (N)
- GRAVEL ROLLED
ROOFING W/ BLACK
TAR & FELT
LAYERED | Gray/Black
Fibrous
Heterogeneous | 10% Glass | 90% Non-fibrous (Other) | None Detected |
| 121522-1D-Shingle
712202855-0004 | BLDG. 205,
CARPORT ROOF (S)
- GRAVEL ROLLED
ROOFING W/ BLACK
TAR & FELT
LAYERED | White/Black
Fibrous
Heterogeneous | 10% Glass | 90% Non-fibrous (Other) | None Detected |
| 121522-1D-Felt 1
712202855-0004A | BLDG. 205,
CARPORT ROOF (S)
- GRAVEL ROLLED
ROOFING W/ BLACK
TAR & FELT
LAYERED | Black
Fibrous
Homogeneous | 10% Glass | 90% Non-fibrous (Other) | None Detected |
| 121522-1D-Felt 2
712202855-0004B | BLDG. 205,
CARPORT ROOF (S)
- GRAVEL ROLLED
ROOFING W/ BLACK
TAR & FELT
LAYERED | Black
Fibrous
Homogeneous | 15% Glass | 85% Non-fibrous (Other) | None Detected |
| 121522-1D-Felt 3
712202855-0004C | BLDG. 205,
CARPORT ROOF (S)
- GRAVEL ROLLED
ROOFING W/ BLACK
TAR & FELT
LAYERED | Black
Fibrous
Homogeneous | 15% Glass | 85% Non-fibrous (Other) | None Detected |
| 121522-1D-Tar
712202855-0004D | BLDG. 205,
CARPORT ROOF (S)
- GRAVEL ROLLED
ROOFING W/ BLACK
TAR & FELT
LAYERED | Black
Non-Fibrous
Homogeneous | | 100% Non-fibrous (Other) | None Detected |
| 121522-1D-Composite
712202855-0004E | BLDG. 205,
CARPORT ROOF (S)
- GRAVEL ROLLED
ROOFING W/ BLACK
TAR & FELT
LAYERED | White/Black
Fibrous
Heterogeneous | 10% Glass | 90% Non-fibrous (Other) | None Detected |
| 121522-1E-Shingle
712202855-0005 | BLDG. 205,
CARPORT ROOF (N)
- GRAVEL ROLLED
ROOFING W/ BLACK
TAR & FELT
LAYERED | White/Black
Fibrous
Heterogeneous | 7% Synthetic | 93% Non-fibrous (Other) | None Detected |

Initial report from: 12/16/2022 18:13:48



LA Testing

4335 E. Airport Dr. Unit 110 Ontario, CA 91761

Tel/Fax: (909) 295-6825 / (909) 295-6826

<http://www.LATesting.com / InlandEmpireLab@latesting.com>

LA Testing Order: 712202855

Customer ID: 32DYEN78

Customer PO:

Project ID:

Test Report: Asbestos Analysis of Bulk Materials via EPA 600/R-93/116 Method using Polarized Light Microscopy

| Sample | Description | Appearance | Non-Asbestos | | Asbestos |
|--|--|---|---------------------------|--------------------------|---------------|
| | | | % Fibrous | % Non-Fibrous | % Type |
| 121522-1E-Felt 1
712202855-0005A | BLDG. 205,
CARPORT ROOF (N)
- GRAVEL ROLLED
ROOFING W/ BLACK
TAR & FELT
LAYERED | Black
Fibrous
Homogeneous | 10% Glass | 90% Non-fibrous (Other) | None Detected |
| 121522-1E-Felt 2
712202855-0005B | BLDG. 205,
CARPORT ROOF (N)
- GRAVEL ROLLED
ROOFING W/ BLACK
TAR & FELT
LAYERED | Black
Fibrous
Homogeneous | 15% Glass | 85% Non-fibrous (Other) | None Detected |
| 121522-1E-Felt 3
712202855-0005C | BLDG. 205,
CARPORT ROOF (N)
- GRAVEL ROLLED
ROOFING W/ BLACK
TAR & FELT
LAYERED | Black
Fibrous
Homogeneous | 15% Glass | 85% Non-fibrous (Other) | None Detected |
| 121522-1E-Felt 4
712202855-0005D | BLDG. 205,
CARPORT ROOF (N)
- GRAVEL ROLLED
ROOFING W/ BLACK
TAR & FELT
LAYERED | Black
Non-Fibrous
Homogeneous | 15% Glass | 85% Non-fibrous (Other) | None Detected |
| 121522-1E-Tar
712202855-0005E | BLDG. 205,
CARPORT ROOF (N)
- GRAVEL ROLLED
ROOFING W/ BLACK
TAR & FELT
LAYERED | Black
Non-Fibrous
Homogeneous | | 100% Non-fibrous (Other) | None Detected |
| 121522-1E-Composite
712202855-0005F | BLDG. 205,
CARPORT ROOF (N)
- GRAVEL ROLLED
ROOFING W/ BLACK
TAR & FELT
LAYERED | White/Black
Fibrous
Heterogeneous | 5% Synthetic
10% Glass | 85% Non-fibrous (Other) | None Detected |
| 121522-2A
712202855-0006 | BLDG. 217,
CARPORT ROOF
(SE) - GREY / BLK,
R.P.M | Gray/Black
Non-Fibrous
Homogeneous | | 95% Non-fibrous (Other) | 5% Chrysotile |
| 121522-2B
712202855-0007 | BLDG. 205,
CARPORT ROOF
(SW) - GREY / BLK,
R.P.M | Gray/Black
Non-Fibrous
Homogeneous | | 95% Non-fibrous (Other) | 5% Chrysotile |
| 121522-3A-Coating
712202855-0008 | BLDG. 217,
CARPORT ROOF
(W) - BLACK,
FLASHING MASTIC | White
Non-Fibrous
Homogeneous | | 100% Non-fibrous (Other) | None Detected |
| 121522-3A-Tar
712202855-0008A | BLDG. 217,
CARPORT ROOF
(W) - BLACK,
FLASHING MASTIC | Black
Non-Fibrous
Homogeneous | | 100% Non-fibrous (Other) | None Detected |
| 121522-3A-Composite
712202855-0008B | BLDG. 217,
CARPORT ROOF
(W) - BLACK,
FLASHING MASTIC | White/Black
Non-Fibrous
Heterogeneous | | 100% Non-fibrous (Other) | None Detected |
| 121522-3B-Coating
712202855-0009 | BLDG. 205,
CARPORT ROOF
(W) - BLACK,
FLASHING MASTIC | White
Non-Fibrous
Homogeneous | | 100% Non-fibrous (Other) | None Detected |

Initial report from: 12/16/2022 18:13:48



LA Testing

4335 E. Airport Dr. Unit 110 Ontario, CA 91761

Tel/Fax: (909) 295-6825 / (909) 295-6826

<http://www.LATesting.com> / InlandEmpireLab@latesting.com

LA Testing Order: 712202855

Customer ID: 32DYEN78

Customer PO:

Project ID:

Test Report: Asbestos Analysis of Bulk Materials via EPA 600/R-93/116 Method using Polarized Light Microscopy

| Sample | Description | Appearance | Non-Asbestos | | Asbestos |
|--|---|--|--------------|--------------------------|---------------|
| | | | % Fibrous | % Non-Fibrous | % Type |
| 121522-3B-Tar
712202855-0009A | BLDG. 205,
CARPORT ROOF
(W) - BLACK,
FLASHING MASTIC | Black
Non-Fibrous
Homogeneous | | 100% Non-fibrous (Other) | None Detected |
| 121522-3B-Composite
712202855-0009B | BLDG. 205,
CARPORT ROOF
(W) - BLACK,
FLASHING MASTIC | White/Black
Non-Fibrous
Heterogeneous | | 100% Non-fibrous (Other) | None Detected |
| 121522-4A
712202855-0010 | BLDG. 217,
CARPORT ROOF
(NW) - BLACK R.P.M | Black
Non-Fibrous
Homogeneous | | 96% Non-fibrous (Other) | 4% Chrysotile |
| 121522-4B
712202855-0011 | BLDG. 205,
CARPORT ROOF
(W) - BLACK R.P.M | Gray/Black/Beige
Non-Fibrous
Homogeneous | 3% Cellulose | 93% Non-fibrous (Other) | 4% Chrysotile |
| 121522-5A
712202855-0012 | BLDG. 217,
APARTMENT'S
ROOF (NW) - GREY /
BLK, FLASHING
MASTIC | Black
Non-Fibrous
Homogeneous | 7% Cellulose | 93% Non-fibrous (Other) | None Detected |
| 121522-6A
712202855-0013 | BLDG. 217,
APARTMENT'S
ROOF (W) - GREY
CAULKING ON
FLASHING | Gray
Non-Fibrous
Homogeneous | | 100% Non-fibrous (Other) | None Detected |
| 121522-7A-Coating
712202855-0014 | BLDG. 217,
APARTMENT'S
ROOF (W) - BLACK,
FLASHING MASTIC | White
Non-Fibrous
Homogeneous | | 100% Non-fibrous (Other) | None Detected |
| 121522-7A-Mastic
712202855-0014A | BLDG. 217,
APARTMENT'S
ROOF (W) - BLACK,
FLASHING MASTIC | Black
Non-Fibrous
Homogeneous | 3% Cellulose | 97% Non-fibrous (Other) | None Detected |
| 121522-7A-Composite
712202855-0014B | BLDG. 217,
APARTMENT'S
ROOF (W) - BLACK,
FLASHING MASTIC | White/Black
Non-Fibrous
Heterogeneous | 2% Cellulose | 98% Non-fibrous (Other) | None Detected |
| 121522-8A-Coating
712202855-0015 | BLDG. 217,
APARTMENT'S
ROOF (CENTER) -
WHITE ROOF
COATING W/ BLACK
PEN. MASTIC | White
Non-Fibrous
Homogeneous | | 100% Non-fibrous (Other) | None Detected |
| 121522-8A-Tar
712202855-0015A | BLDG. 217,
APARTMENT'S
ROOF (CENTER) -
WHITE ROOF
COATING W/ BLACK
PEN. MASTIC | Black
Non-Fibrous
Homogeneous | | 100% Non-fibrous (Other) | None Detected |
| 121522-8A-Composite
712202855-0015B | BLDG. 217,
APARTMENT'S
ROOF (CENTER) -
WHITE ROOF
COATING W/ BLACK
PEN. MASTIC | White/Black
Non-Fibrous
Heterogeneous | | 100% Non-fibrous (Other) | None Detected |
| 121522-9A
712202855-0016 | BLDG. 217,
APARTMENT'S
ROOF (NW) - BLACK
ROOF TAPE MASTIC | Black
Non-Fibrous
Homogeneous | | 100% Non-fibrous (Other) | None Detected |

Initial report from: 12/16/2022 18:13:48



LA Testing

4335 E. Airport Dr. Unit 110 Ontario, CA 91761

Tel/Fax: (909) 295-6825 / (909) 295-6826

<http://www.LATesting.com> / InlandEmpireLab@latesting.com

LA Testing Order: 712202855

Customer ID: 32DYEN78

Customer PO:

Project ID:

Analyst(s)

Andrea Pedraza (31)

Humberto Espinoza Bajo (22)

Carolynn Tom, 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. The above analyses were performed in general compliance with Appendix E to Subpart E of 40 CFR (previously EPA 600/M4-82-020 "Interim Method") but augmented with procedures outlined in the 1993 ("final") version of the method. This 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. Non-friable organically bound materials present a problem matrix and therefore LA Testing recommends gravimetric reduction prior to analysis. Unless requested by the client, building materials manufactured with multiple layers (i.e. linoleum, wallboard, etc.) are reported as a single sample. Estimation of uncertainty is available on request.

Samples analyzed by LA Testing Ontario, CA NVLAP Lab Code 600239-0; CA ELAP 3053

Initial report from: 12/16/2022 18:13:48

Asbestos Chain of Custody (Air, Bulk, Soil)



California Customers

EMSL Analytical, Inc.
4335 E. Airport Dr. Suite 110
Ontario, CA 91761

LA Testing Order Number / Lab Use Only
#712202855

PHONE: 909-295-6825
EMAIL: InlandEmpireLab@lating.com

If Bill-To is the same as Report-To leave this section blank. Third-party billing requires written authorization.

| | | | |
|--|---------------------------------|-----------------------|----------------------------|
| Customer Information | Customer ID: <u>Dynamic Env</u> | Billing Information | Billing ID: |
| | Company Name: | | Company Name: |
| | Contact Name: | | Billing Contact: |
| | Street Address: | | Street Address: |
| | City, State, Zip: Country: | | City, State, Zip: Country: |
| | Phone: | | Phone: |
| Email(s) for Report: <u>dynamic-enviro@gmail.com</u> | | Email(s) for Invoice: | |

| | | |
|---|-----------------------------------|---|
| Project Information | | |
| Project Name/No: <u>Corona Del Rey (Apartments) Bldg 217, 205</u> | Purchase Order: | |
| LAT LIMS Project ID: <u>1148 Dst, Corona, CA 92882</u> | US State where samples collected: | State of Connecticut (CT) must select project location:
<input type="checkbox"/> Commercial (Taxable) <input type="checkbox"/> Residential (Non-Taxable) |
| Sampled By Name: | Sampled By Signature: | No. of Samples in Shipment: |

Turn-Around-Time (TAT)

4-5 Hour AHERA ONLY 16 Hour 24 Hour 32 Hour 48 Hour 72 Hour 96 Hour 1 Week 2 Week

TEM Air 3-6 Hours please call ahead to schedule. 32 Hour TAT available for select tests only; samples must be submitted by 11:30 am.

| | | |
|--|---|---|
| <p>PCM Air</p> <p><input type="checkbox"/> NIOSH 7400</p> <p><input type="checkbox"/> NIOSH 7400 w/ 8hr. TWA</p> <p>PLM - Bulk (reporting limit)</p> <p><input checked="" type="checkbox"/> PLM EPA 600/R-93/116 (<1%)</p> <p><input type="checkbox"/> PLM EPA NOB (<1%)</p> <p><input type="checkbox"/> POINT COUNT</p> <p><input type="checkbox"/> 400 (<0.25%) <input type="checkbox"/> 1,000 (<0.1%) <input type="checkbox"/> 1,200 (<0.08%)</p> <p>POINT COUNT w/ GRAVIMETRIC</p> <p><input type="checkbox"/> 400 (<0.25%) <input type="checkbox"/> 1,000 (<0.1%) <input type="checkbox"/> 1,200 (<0.08%)</p> | <p>Test Selection</p> <p>TEM - Air</p> <p><input type="checkbox"/> AHERA 40 CFR, Part 763</p> <p><input type="checkbox"/> CARB Modified AHERA</p> <p><input type="checkbox"/> NIOSH 7402</p> <p><input type="checkbox"/> EPA Level II</p> <p><input type="checkbox"/> ISO 10312*</p> <p>TEM - Bulk</p> <p><input type="checkbox"/> TEM EPA NOB</p> <p><input type="checkbox"/> TEM EPA 600/R-93/116 w Milling Prep (0.1%)</p> <p>TEM - Settled Dust</p> <p><input type="checkbox"/> Microvac - ASTM D5755</p> <p><input type="checkbox"/> Wipe - ASTM D6480</p> <p><input type="checkbox"/> Qualitative via Filtration Prep</p> <p><input type="checkbox"/> Qualitative via Drop Mount Prep</p> | <p>Soil - Rock - Vermiculite (reporting limit)*</p> <p><input type="checkbox"/> PLM CARB 435 - Level A (<0.25%)</p> <p><input type="checkbox"/> PLM CARB 435 - Level B (<0.1%)</p> <p><input type="checkbox"/> TEM CARB 435 - Level B (<0.1%)</p> <p><input type="checkbox"/> TEM CARB 435 - Level C (<0.01%)</p> <p><input type="checkbox"/> CARB Guidance Compliance Prep</p> <p><input type="checkbox"/> PLM EPA 600/R-93/116 with milling prep (<0.25%)</p> <p><input type="checkbox"/> PLM EPA 600/R-93/116 with milling prep (<0.1%)</p> <p><input type="checkbox"/> TEM EPA 600/R-93/116 with milling prep (<0.1%)</p> <p>Other</p> |
|--|---|---|

*Please call with your project-specific requirements.

Positive Stop - Clearly Identified Homogeneous Areas (HA) Filter Pore Size (Air Samples) 0.8um 0.45um

| Sample Number | Sample Location / Description | Volume, Area or Homogeneous Area | Date / Time Sampled (Air Monitoring Only) |
|---------------|--|----------------------------------|---|
| 121522-1A | Bldg 217, Airport Road, w/ gravel rolled (roofing w/ black tar & felt layered) | | |
| B | (S) | | |
| C | (N) | | |
| D | 205 (S) | | |
| E | (N) | | |
| 2A | 217 (SE) grey/BLK, R.P.M | | |
| B | 205 (SW) | | |

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

| | |
|-------------------------------------|-------------------------------------|
| Method of Shipment: | Sample Condition Upon Receipt: |
| Relinquished by: <u>[Signature]</u> | Received by: <u>MKS (WT)</u> |
| Date/Time: <u>12/10/22</u> | Date/Time: <u>12/10/22 10:00 AM</u> |
| Relinquished by: | Received by: |

Controlled Document - COC-51 LAT Asbestos CA Clients: LA Testing R3 03/24/2021 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.



Asbestos Chain of Custody (Air, Bulk, Soil)
California Customers
 LA Testing Order Number / Lab Use Only

EMSL Analytical, Inc.
 4335 E. Airport Dr. Suite 110
 Ontario, CA 91761

#712202855

PHONE: 909-295-6825
 EMAIL: InlandEmpireLab@lating.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 / Description | Volume, Area or Homogeneous Area | Date / Time Sampled (Air Monitoring Only) |
|---------------|---|----------------------------------|---|
| 121522-3A | Bldg 217, Carport (roof SW), Black, Flashing Mastic | | 5/18 |
| ↓ N3 | ↓ 205 ↓ ↓ (W) ↓ ↓ ↓ ↓ | | ↓ |
| 4A | ↓ 217 ↓ ↓ (NW) Black R.P.M | | |
| ↓ B3 | ↓ 205 ↓ ↓ (W) ↓ ↓ ↓ ↓ | | |
| 5A | ↓ 217, Apartment's Roof (NW) grey/Blk. Flashing Mastic | | |
| 6A | ↓ ↓ ↓ ↓ (W) grey caulking on Flashing | | |
| 7A | ↓ ↓ ↓ ↓ ↓ Black, Flashing Mastic | | |
| 8A | ↓ ↓ ↓ ↓ (Center), white Roof Coating w/ Black Pen. Mastic | | |
| 9A | ↓ ↓ ↓ ↓ (NW), Black Roof tap Mastic | | |

| | | | |
|---------------------|------------|--------------------------------|------------|
| Method of Shipment: | | Sample Condition Upon Receipt: | |
| Relinquished by: | Date/Time: | Received by: | Date/Time: |
| Relinquished by: | Date/Time: | Received by: | Date/Time: |

Controlled Document - COC-51 LAT Asbestos CA
 Clients: LA Testing R3 03/24/2021

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

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Micron Environmental Labs, Inc.

3565 Lexington Ave • El Monte, California 91731 • Phone (626) 454-4782 • Fax (626) 602-9661

Report Date: December 20, 2022

Dynamic Environmental Services, Inc.

Attn: Gerar Jamal
P.O. Box 24730
Santa Ana, CA 92799

Subject: PLM Report for Analysis of Bulk Samples
Laboratory Report #: 122221141
Client Reference: Corona Del Rey (Apartments)
1148 D St., Corona, CA 92882

Dear Dynamic Environmental Services, Inc.,

This report is a summary of the analytical results for 79 bulk sample(s) received by the laboratory on 12/19/2022.

The analyses were conducted using polarized light microscopy (PLM) in accordance with EPA Interim Test Method 600/M4-82-020 as presented in 40 CFR Appendix E to Subpart E of Part 763 (7-01-07 Edition) and EPA Test Method 600/R-93/116 (July 1993). Quantification of percent content is by Calibrated Visual Estimation (CVES) expressed in units of percent area. Samples that contain distinct separable layers are analyzed by layer unless a composite has been requested. The laboratory analyzes samples submitted according to the customer submitted sample log and will analyze additional layers (when observed) upon request. CVES are calibrated using standard reference materials as part of the laboratory's internal and external quality control and proficiency programs. Micron Environmental recommends the use of Transmission Electron Microscopy (TEM) for samples comprised of non-friable organic binder when asbestos is not detected by PLM, as fibers may exist in these matrices but below the resolution capability of the polarized light microscope.

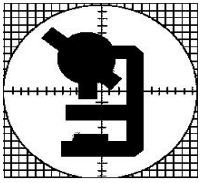
Micron Environmental labs, Inc. is accredited by the NIST National Voluntary Laboratory Accreditation Program (NVLAP), laboratory code 200294-0 and California's Environmental Laboratory Accreditation Program (Waterboards), laboratory code 2297, for this analysis. Micron Environmental Labs, Inc. is responsible for the accuracy in this report, but is not liable for the accuracy of sample information supplied to us by the customer or for the interpretation of this report. Samples are tested in as-received condition and may be affected by external factors and/or handling prior to submittal to Micron. Unless otherwise noted, samples were received in acceptable condition. Samples are retained for a period of thirty days unless otherwise specified or requested by the customer.

This report must not be used to claim product certification, approval, or endorsement by NVLAP, NIST, or any agency of the US Government. Micron Environmental Laboratories, Inc. is committed to customer confidentiality and will not share information regarding this report or related affiliations to a third party without express approval from the customer, unless required to do so by law. In the event we are legally required to share confidential information, the customer will be notified of the specific information that was shared.

Should you have any questions regarding the reported results or analytical methods used to derive them, please feel free to contact the laboratory at (626) 454-4782. Thank you for choosing Micron Environmental Labs, Inc. for your testing needs.

Sincerely,

Daniel Gamez
Laboratory Director



Micron Environmental Labs, Inc.

3565 Lexington Ave. TEL: 626-454-4782
El Monte, CA 91731 FAX: 626-602-9661

Reference Analytical Methods: 40CFR763 App E to Subpart E
EPA 600/R-93/116
NIST-NVLAP Lab Code No. 200294-0
California ELAP Waterboards Cert. No. 2297

Test Report Bulk Asbestos by PLM

Micron Report No. 122221141

Report Date: December 20, 2022

Cust. Project: Corona Del Rey (Apartments)
1148 D St., Corona, CA 92882

Microscopist: Rasha Abdelmalak

Customer: Gerar Jamal
Dynamic Environmental Services, Inc.
P.O. Box 24730
Santa Ana, CA 92799

Date Collected: 12/16/2022
Date Received: 12/19/2022
Date Analyzed: 12/19/2022
No. of Samples: 79

| Cust ID No.
Micron ID No. | Sample Description and Location | Asbestos
Detected? | Analytical Results | QC'd? |
|---|--|-----------------------|--|-------|
| 1A
1003879
Layer#: 1
Sample Color: black

Comments: | Black Gravel Roofing
Bldg. (229, Isabella) Carport Roof (W) | No | 5% Cellulose
10% Fibrous Glass
30% Mineral Filler
55% Organic Binders | X |
| 1A
1003879
Layer#: 2
Sample Color: black

Comments: | Black Tar
Bldg. (229, Isabella) Carport Roof (W) | No | 20% Cellulose
80% Organic Binders | |
| 2A
1003880
Layer#: 1
Sample Color: grey/black

Comments: | Grey/Black R.P.M
Bldg. (229, Isabella) Carport Roof (S) | Yes | 2% Chrysotile
98% Organic Binders | |
| 3A
1003881
Layer#: 1
Sample Color: beige/brown

Comments: | Black Flashing Mastic
Bldg. (229, Isabella) Carport Roof (NW) | Yes | 4% Chrysotile
10% Cellulose
86% Organic Binders | |
| 4A
1003882
Layer#: 1
Sample Color: black

Comments: | Black R.P.M
Bldg. (229, Isabella) Carport Roof (W) | Yes | 2% Chrysotile
98% Organic Binders | |

Test Report Bulk Asbestos by PLM

Report Date: Dec 20, 2022

Micron Report No.: 122221141

Microscopist: Rasha Abdelmalak

| Cust ID No.
Micron ID No. | Sample Description and Location | Asbestos
Detected? | Analytical Results | QC'd? |
|------------------------------------|--|-----------------------|---|-------|
| 5A
1003883 | Black R.P.M
Bldg. (229, Isabella) Apartment Roof (Center) | No | 100% Organic Binders | |
| Layer#: | | | | |
| Sample Color: black | | | | |
| Comments: | | | | |
| 6A
1003884 | Black Flashing Mastic
Bldg. (229, Isabella) Apartment Roof (W) | No | 100% Organic Binders | |
| Layer#: | | | | |
| Sample Color: black | | | | |
| Comments: | | | | |
| 7A
1003885 | Tan/Brown Flashing Caulking
Bldg. (229, Isabella) Apartment Roof (NW) | No | 100% Organic Binders | |
| Layer#: | | | | |
| Sample Color: tan/brown | | | | |
| Comments: As per COC no #8 sample. | | | | |
| 9A
1003886 | (Grey) Rolled Roofing
Bldg. (241, Isabella) Carport Roof (Center) | No | 5% Fibrous Glass
40% Mineral Filler
55% Organic Binders | |
| Layer#: 1 | | | | |
| Sample Color: white/black | | | | |
| Comments: | | | | |
| 9A
1003886 | (Black) Felt & Tar
Bldg. (241, Isabella) Carport Roof (Center) | No | 30% Cellulose
70% Organic Binders | X |
| Layer#: 2 | | | | |
| Sample Color: black | | | | |
| Comments: | | | | |
| 10A
1003887 | Black R.P.M
Bldg. (241, Isabella) Carport Roof (W) | No | 100% Organic Binders | |
| Layer#: | | | | |
| Sample Color: black | | | | |
| Comments: | | | | |
| 11A
1003888 | Black Flashing Mastic
Bldg. (241, Isabella) Carport Roof (W) | Yes | 2% Chrysotile
98% Organic Binders | |
| Layer#: | | | | |
| Sample Color: offwhite/black | | | | |
| Comments: | | | | |

Test Report

Bulk Asbestos by PLM

Report Date: Dec 20, 2022
 Micron Report No.: 122221141

Microscopist: Rasha Abdelmalak

| Cust ID No.
Micron ID No. | Sample Description and Location | Asbestos
Detected? | Analytical Results | QC'd? |
|------------------------------|---|-----------------------|---|-------|
| 12A
1003889 | White Roof Coating on 2'x4' Wood Support
Bldg. (241, Isabella) Carport Roof (Center) | No | 10% Mineral Filler
90% Organic Binders | |
| Layer#: | | | | |
| Sample Color: brown/white | | | | |
| Comments: | | | | |
| 13A
1003890 | Tape w/Black Flashing Mastic
Bldg. (241, Isabella) Apartment Roof (E) | No | 100% Organic Binders | |
| Layer#: | | | | |
| Sample Color: black | | | | |
| Comments: | | | | |
| 14A
1003891 | Black R.P.M
Bldg. (241, Isabella) Apartment Roof (W) | No | 100% Organic Binders | |
| Layer#: | | | | |
| Sample Color: black | | | | |
| Comments: | | | | |
| 15A
1003892 | Black Flashing Mastic
Bldg. (241, Isabella) Apartment Roof (W) | No | 100% Organic Binders | |
| Layer#: | | | | |
| Sample Color: black | | | | |
| Comments: | | | | |
| 16A
1003893 | White Roof Coating
Bldg. (241, Isabella) Apartment Roof (Center) | No | 100% Organic Binders | |
| Layer#: 1 | | | | |
| Sample Color: white | | | | |
| Comments: | | | | |
| 16A
1003893 | Black Pen Mastic
Bldg. (241, Isabella) Apartment Roof (Center) | No | 100% Organic Binders | |
| Layer#: 2 | | | | |
| Sample Color: brown | | | | |
| Comments: | | | | |
| 17A
1003894 | Grey/Black Flashing Mastic
Bldg. (241, Isabella) Carport Roof (N) | No | 100% Organic Binders | X |
| Layer#: | | | | |
| Sample Color: black | | | | |
| Comments: | | | | |

Test Report

Bulk Asbestos by PLM

Report Date: Dec 20, 2022
 Micron Report No.: 122221141

Microscopist: Rasha Abdelmalak

| Cust ID No.
Micron ID No. | Sample Description and Location | Asbestos
Detected? | Analytical Results | QC'd? |
|------------------------------|--|-----------------------|---|-------|
| 18A
1003895 | Black Gravel Roofing
Bldg. (253, Isabella) Carport Roof (Center) | No | 5% Cellulose
5% Fibrous Glass
20% Mineral Filler
70% Organic Binders | |
| Layer#: | | | | |
| Sample Color: beige/black | | | | |
| Comments: | | | | |
| 19A
1003896 | Black R.P.M
Bldg. (253, Isabella) Carport Roof (S) | No | 100% Organic Binders | |
| Layer#: | | | | |
| Sample Color: black | | | | |
| Comments: | | | | |
| 20A
1003897 | Black Flashing Mastic
Bldg. (253, Isabella) Carport Roof (W) | No | 100% Organic Binders | |
| Layer#: | | | | |
| Sample Color: white/black | | | | |
| Comments: | | | | |
| 21A
1003898 | Grey/Black R.P.M
Bldg. (253, Isabella) Carport Roof (SW) | No | 100% Organic Binders | |
| Layer#: | | | | |
| Sample Color: grey/brown | | | | |
| Comments: | | | | |
| 22A
1003899 | Grey/Black Flashing Mastic
Bldg. (253, Isabella) Apartment's Roof (E) | No | 100% Organic Binders | |
| Layer#: | | | | |
| Sample Color: grey/brown | | | | |
| Comments: | | | | |
| 23A
1003900 | Black R.P.M
Bldg. (253, Isabella) Apartment's Roof (Center) | No | 100% Organic Binders | |
| Layer#: | | | | |
| Sample Color: brown | | | | |
| Comments: | | | | |
| 24A
1003901 | Brown Painted, Grey Flashing Caulking
Bldg. (253, Isabella) Apartment's Roof (SW) | No | 100% Organic Binders | |
| Layer#: | | | | |
| Sample Color: grey/brown | | | | |
| Comments: | | | | |

Test Report

Bulk Asbestos by PLM

Report Date: Dec 20, 2022
 Micron Report No.: 122221141

Microscopist: Rasha Abdelmalak

| Cust ID No.
Micron ID No. | Sample Description and Location | Asbestos
Detected? | Analytical Results | QC'd? |
|------------------------------|---|-----------------------|--|-------|
| 25A
1003902 | Black Gravel Roofing
Bldg. 265, Isabella, Carport Roof (Center) | No | 15% Cellulose
5% Fibrous Glass
30% Mineral Filler
50% Organic Binders | |
| Layer#: | | | | |
| Sample Color: brown | | | | |
| Comments: | | | | |
| 26A
1003903 | Black R.P.M
Bldg. 265, Isabella, Carport Roof (SW) | Yes | 3% Chrysotile
97% Organic Binders | X |
| Layer#: | | | | |
| Sample Color: black | | | | |
| Comments: | | | | |
| 27A
1003904 | Grey/Black R.P.M
Bldg. 265, Isabella, Carport Roof (SW) | Yes | 3% Chrysotile
97% Organic Binders | |
| Layer#: | | | | |
| Sample Color: grey/black | | | | |
| Comments: | | | | |
| 28A
1003905 | Black Flashing Mastic
Bldg. 265, Isabella, Carport Roof (W) | No | 100% Organic Binders | |
| Layer#: | | | | |
| Sample Color: black/white | | | | |
| Comments: | | | | |
| 29A
1003906 | Black R.P.M
Bldg. 265, Isabella, Apartment's Roof (Center) | No | 100% Organic Binders | |
| Layer#: | | | | |
| Sample Color: black | | | | |
| Comments: | | | | |
| 30A
1003907 | (Black) Exhaust Vent Roofing Tar
Bldg. 265, Isabella, Apartment's Roof (W) | No | 100% Organic Binders | |
| Layer#: | | | | |
| Sample Color: brown | | | | |
| Comments: | | | | |
| 31A
1003908 | Black Flashing Mastic
Bldg. 265, Isabella, Apartment's Roof (NW) | No | 100% Organic Binders | |
| Layer#: | | | | |
| Sample Color: black | | | | |
| Comments: | | | | |

Test Report Bulk Asbestos by PLM

Report Date: Dec 20, 2022

Micron Report No.: 122221141

Microscopist: Rasha Abdelmalak

| Cust ID No.
Micron ID No. | Sample Description and Location | Asbestos
Detected? | Analytical Results | QC'd? |
|------------------------------|--|-----------------------|---|-------|
| 32A
1003909 | Brown Painted, White Flashing Caulking
Bldg. 265, Isabella, Apartment's Roof (SW) | No | 100% Organic Binders | |
| Layer#: | | | | |
| Sample Color: white | | | | |
| Comments: | | | | |
| 33A
1003910 | Grey Rolled Roofing
Bldg. 277, Isabella, Carport Roof (Center) | No | 10% Cellulose
10% Fibrous Glass
40% Mineral Filler
40% Organic Binders | |
| Layer#: 1 | | | | |
| Sample Color: grey/black | | | | |
| Comments: | | | | |
| 33A
1003910 | Black Tar
Bldg. 277, Isabella, Carport Roof (Center) | No | 60% Cellulose
40% Vermiculite | |
| Layer#: 2 | | | | |
| Sample Color: brown | | | | |
| Comments: | | | | |
| 34A
1003911 | Grey Flashing Caulking
Bldg. 277, Isabella, Carport Roof (S) | No | 100% Organic Binders | X |
| Layer#: | | | | |
| Sample Color: grey | | | | |
| Comments: | | | | |
| 35A
1003912 | Grey/Black R.P.M
Bldg. 277, Isabella, Carport Roof (W) | Yes | 3% Chrysotile
97% Organic Binders | |
| Layer#: | | | | |
| Sample Color: grey/black | | | | |
| Comments: | | | | |
| 36A
1003913 | Tape w/Black Flashing Mastic
Bldg. 277, Isabella, Carport Roof (W) | Yes | 2% Chrysotile
98% Organic Binders | |
| Layer#: | | | | |
| Sample Color: beige/brown | | | | |
| Comments: | | | | |
| 37A
1003914 | Grey/Black Flashing Mastic
Bldg. 277, Isabella, Carport Roof (S) | No | 100% Organic Binders | |
| Layer#: | | | | |
| Sample Color: black/grey | | | | |
| Comments: | | | | |

Test Report

Bulk Asbestos by PLM

Report Date: Dec 20, 2022
 Micron Report No.: 122221141

Microscopist: Rasha Abdelmalak

| Cust ID No.
Micron ID No. | Sample Description and Location | Asbestos
Detected? | Analytical Results | QC'd? |
|--|---|-----------------------|--|-------|
| 38A
1003915 | Grey/Black R.P.M
Bldg. 277, Isabella, Apartment's Roof (Center) | Yes | 2% Chrysotile
98% Organic Binders | |
| Layer#:
Sample Color: grey/brown

Comments: | | | | |
| 39A
1003916 | Black (Henry's) Roof Patch Mastic
Bldg. 277, Isabella, Apartment's Roof (Center) | No | 100% Organic Binders | |
| Layer#:
Sample Color: black

Comments: | | | | |
| 40A
1003917 | Black Roof Tar Mastic
Bldg. 277, Isabella, Apartment's Roof (W) | No | 100% Organic Binders | |
| Layer#:
Sample Color: black

Comments: | | | | |
| 41A
1003918 | Dark Grey / Black Flashing Mastic
Bldg. (277, Isabella) Apartment's Roof (W) | No | 15% Cellulose
5% Fibrous Glass
80% Organic Binders | X |
| Layer#:
Sample Color: grey/black

Comments: | | | | |
| 42A
1003919 | Black Gravel Roofing
Bldg. (276, Isabella) Carport Roof (Center) | No | 25% Fibrous Glass
10% Mineral Filler
65% Organic Binders | |
| Layer#: 1
Sample Color: grey/black

Comments: | | | | |
| 42A
1003919 | Black Tar
Bldg. (276, Isabella) Carport Roof (Center) | No | 100% Organic Binders | |
| Layer#: 2
Sample Color: black

Comments: | | | | |
| 43A
1003920 | Black Flashing Mastic
Bldg. (276, Isabella) Carport Roof (E) | Yes | 2% Chrysotile
5% Synthetic
93% Organic Binders | |
| Layer#:
Sample Color: white/black

Comments: | | | | |

Test Report

Bulk Asbestos by PLM

Report Date: Dec 20, 2022
 Micron Report No.: 122221141

Microscopist: Rasha Abdelmalak

| Cust ID No.
Micron ID No. | Sample Description and Location | Asbestos
Detected? | Analytical Results | QC'd? |
|------------------------------|---|-----------------------|--------------------------------------|-------|
| 44A
1003921 | Grey/Black R.P.M
Bldg. (276, Isabella) Carport Roof (NE) | Yes | 2% Chrysotile
98% Organic Binders | |
| Layer#: | | | | |
| Sample Color: grey/black | | | | |
| Comments: | | | | |
| 45A
1003922 | Black R.P.M
Bldg. (276, Isabella) Carport Roof (E) | Yes | 3% Chrysotile
97% Organic Binders | |
| Layer#: | | | | |
| Sample Color: black | | | | |
| Comments: | | | | |
| 46A
1003923 | White Roof Coating
Bldg. (276, Isabella) Apartment's Roof (Center) | No | 100% Organic Binders | |
| Layer#: 1 | | | | |
| Sample Color: white | | | | |
| Comments: | | | | |
| 46A
1003923 | Black Pen Mastic
Bldg. (276, Isabella) Apartment's Roof (Center) | No | 100% Organic Binders | |
| Layer#: 2 | | | | |
| Sample Color: black | | | | |
| Comments: | | | | |
| 47A
1003924 | Black w/Grey Coating
Bldg. (276, Isabella) Apartment's Roof (E) | No | 100% Organic Binders | |
| Layer#: 1 | | | | |
| Sample Color: grey | | | | |
| Comments: | | | | |
| 47A
1003924 | Roofing Tar on Exhaust Vent Cover
Bldg. (276, Isabella) Apartment's Roof (E) | No | 100% Organic Binders | X |
| Layer#: 2 | | | | |
| Sample Color: black | | | | |
| Comments: | | | | |
| 48A
1003925 | Grey Stucco Finish
Bldg. (276, Isabella) Apartment's Roof (SE) | Yes | <1% Chrysotile
99% Mineral Filler | |
| Layer#: 1 | | | | |
| Sample Color: grey | | | | |
| Comments: | | | | |

Test Report

Bulk Asbestos by PLM

Report Date: Dec 20, 2022
 Micron Report No.: 122221141

Microscopist: Rasha Abdelmalak

| Cust ID No.
Micron ID No. | Sample Description and Location | Asbestos
Detected? | Analytical Results | QC'd? |
|---|--|-----------------------|--|-------|
| 48A
1003925
Layer#: 2
Sample Color: white | Flashing
Bldg. (276, Isabella) Apartment's Roof (SE) | No | 100% Organic Binders | |
| Comments: | | | | |
| 49A
1003926
Layer#: 1
Sample Color: white/black | White Roof Coating w/Black Mastic
Bldg. (276, Isabella) Apartment's Roof (SE) | No | 100% Organic Binders | |
| Comments: | | | | |
| 49A
1003926
Layer#: 2
Sample Color: black | Flashing
Bldg. (276, Isabella) Apartment's Roof (SE) | No | 100% Organic Binders | |
| Comments: | | | | |
| 50A
1003927
Layer#: 1
Sample Color: grey/black | Black Gravel Roofing
Bldg. (264, Isabella) Carport Roof (Center) | No | 25% Fibrous Glass
10% Mineral Filler
65% Organic Binders | |
| Comments: | | | | |
| 50A
1003927
Layer#: 2
Sample Color: black | Black Tar
Bldg. (264, Isabella) Carport Roof (Center) | No | 100% Organic Binders | |
| Comments: | | | | |
| 51A
1003928
Layer#: 1
Sample Color: black | Grey/Black R.P.M
Bldg. (264, Isabella) Carport Roof (E) | No | 3% Fibrous Glass
2% Mineral Filler
95% Organic Binders | |
| Comments: | | | | |
| 52A
1003929
Layer#: 1
Sample Color: white/black | Black Flashing Mastic
Bldg. (264, Isabella) Carport Roof (E) | Yes | 2% Chrysotile
5% Synthetic
93% Organic Binders | |
| Comments: | | | | |

Test Report

Bulk Asbestos by PLM

Report Date: Dec 20, 2022
 Micron Report No.: 122221141

Microscopist: Rasha Abdelmalak

| Cust ID No.
Micron ID No. | Sample Description and Location | Asbestos
Detected? | Analytical Results | QC'd? |
|------------------------------|---|-----------------------|--------------------------------------|-------|
| 53A
1003930 | Black R.P.M
Bldg. (264, Isabella) Carport Roof (S) | No | 15% Synthetic
85% Organic Binders | X |
| Layer#: | | | | |
| Sample Color: black | | | | |
| Comments: | | | | |
| 54A
1003931 | Grey/Black Pen Mastic on 2'x4' Wood Pipe Support
Bldg. (264, Isabella) Carport Roof (SE) | Yes | 4% Chrysotile
96% Organic Binders | |
| Layer#: | | | | |
| Sample Color: grey/black | | | | |
| Comments: | | | | |
| 55A
1003932 | Beige Caulking on Plastic Conduit
Bldg. (264, Isabella) Carport Roof (SE) | No | 100% Organic Binders | |
| Layer#: | | | | |
| Sample Color: beige | | | | |
| Comments: | | | | |
| 56A
1003933 | Black R.P.M
Bldg. (264, Isabella) Apartment's Roof (Center) | No | 15% Synthetic
85% Organic Binders | |
| Layer#: | | | | |
| Sample Color: grey/black | | | | |
| Comments: | | | | |
| 57A
1003934 | Grey Caulking on Exhaust Vent Cover
Bldg. (264, Isabella) Apartment's Roof (E) | No | 100% Organic Binders | |
| Layer#: | | | | |
| Sample Color: grey | | | | |
| Comments: | | | | |
| 58A
1003935 | (Black) Flashing Mastic
Bldg. (264, Isabella) Apartment's Roof (E) | No | 100% Organic Binders | |
| Layer#: | | | | |
| Sample Color: black | | | | |
| Comments: | | | | |
| 59A
1003936 | Grey/Black R.P.M
Bldg. (264, Isabella) Apartment's Roof (W) | No | 15% Synthetic
85% Organic Binders | |
| Layer#: | | | | |
| Sample Color: black | | | | |
| Comments: | | | | |

Test Report

Bulk Asbestos by PLM

Report Date: Dec 20, 2022
 Micron Report No.: 122221141

Microscopist: Rasha Abdelmalak

| Cust ID No.
Micron ID No. | Sample Description and Location | Asbestos
Detected? | Analytical Results | QC'd? |
|--|--|-----------------------|--|-------|
| 60A
1003937
Layer#: 1
Sample Color: black

Comments: | Black Gravel Roofing
Bldg. (252, Isabella) Carport Roof (Center) | No | 25% Fibrous Glass
10% Mineral Filler
65% Organic Binders | |
| 60A
1003937
Layer#: 2
Sample Color: black

Comments: | Black Tar
Bldg. (252, Isabella) Carport Roof (Center) | No | 100% Organic Binders | |
| 61A
1003938
Layer#:
Sample Color: white/black

Comments: | Black Flashing Mastic
Bldg. (252, Isabella) Carport Roof (E) | Yes | 2% Chrysotile
5% Synthetic
93% Organic Binders | X |
| 62A
1003939
Layer#:
Sample Color: grey/black

Comments: | Grey/Black R.P.M
Bldg. (252, Isabella) Carport Roof (NE) | Yes | 2% Chrysotile
98% Organic Binders | |
| 63A
1003940
Layer#:
Sample Color: black

Comments: | grey/Black Pen Mastic on 2'x4' Wood Support
Bldg. (252, Isabella) Carport Roof (E) | Yes | 4% Chrysotile
96% Organic Binders | |
| 64A
1003941
Layer#:
Sample Color: black

Comments: | Black R.P.M
Bldg. (252, Isabella) Carport Roof (E) | Yes | 2% Chrysotile
98% Organic Binders | |
| 65A
1003942
Layer#:
Sample Color: white/black

Comments: | White Roof Coating w/Black Pen Mastic
Bldg. (252, Isabella) Apartment's Roof (Center) | No | 100% Organic Binders | |


Test Report Bulk Asbestos by PLM

Report Date: Dec 20, 2022

Micron Report No.: 122221141

Microscopist: Rasha Abdelmalak

| Cust ID No.
Micron ID No. | Sample Description and Location | Asbestos
Detected? | Analytical Results | QC'd? |
|------------------------------|--|-----------------------|--------------------------------------|-------|
| 66A
1003943 | Black Tar Mastic on Exhaust Vent Cover
Bldg. (252, Isabella) Apartment's Roof (E)
Layer#:
Sample Color: black | No | 100% Organic Binders | |
| Comments: | | | | |
| 67A
1003944 | Black Flashing Mastic
Bldg. (252, Isabella) Apartment's Roof (E)
Layer#:
Sample Color: black | No | 100% Organic Binders | |
| Comments: | | | | |
| 68A
1003945 | Grey Stucco on Flashing
Bldg. (252, Isabella) Apartment's Roof (E)
Layer#:
Sample Color: grey | No | 95% Mineral Filler
5% Vermiculite | |
| Comments: | | | | |
| 69A
1003946 | (Dark Grey) R.P.M
Bldg. (252, Isabella) Apartment's Roof (NE)
Layer#:
Sample Color: dark grey | No | 15% Synthetic
85% Organic Binders | |
| Comments: | | | | |

Microscopist: 

The limit of detection for this test method is less than one percent (<1%) asbestos by calibrated visual area estimate.

Bulk Sample Log

Micron Environmental Labs, Inc.
El Monte, California



Company Dynamic env

No. of Samples

69

For Lab Use Only

Client Project No. Corona Del Rey (Apartments)

Micron Job No.

Client Project Ref. 1148 D St Corona, CA 92882

122221141

Turnaround Time Normal Next Day Rush

Analyze All Stop 1st Positive

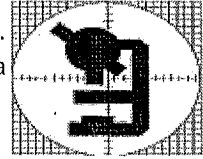
Sample Data Log

| | Date Collected | Client Sample ID | Sample Location | Sample Description | Analytical Result |
|----|---------------------|------------------|----------------------------------|--------------------|---|
| 1 | 12/14/22 | 121622-1A | Bldg. (229, isabella), Carport | Roof, Black gravel | Black Roofing w/ TAP ~ 4,446 |
| 2 | | 2A | ↓ ↓ ↓ | ↓ ↓ ↓ | (S) grey/Black R.p.M ~ 300 |
| 3 | | 3A | ↓ ↓ ↓ | ↓ ↓ ↓ | (NW) Black Flashing Mastic ~ 50 |
| 4 | | 4A | ↓ ↓ ↓ | ↓ ↓ ↓ | (W) ↓, R.p.M ~ 40 |
| 5 | | 5A | ↓ ↓ ↓, Apartment, Roof, (center) | ↓ ↓ ↓ | Black R.p.M ~ 100 |
| 6 | | 6A | ↓ ↓ ↓ | ↓ ↓ ↓ | (W) Black Flashing Mastic ~ 40 |
| 7 | | 7A | ↓ ↓ ↓ | ↓ ↓ ↓ | (NW) tan/Brown Flashing caulking ~ 10 |
| 8 | | 8A | NO (8A) SAMPLE (S) | | |
| 9 | | 9 | Bldg (249, isabella), Carport | Roof, (center) | (grey) Rolled Roofing w/ Felt & TAP (Black) ~ 7419 |
| 10 | | 10 | ↓ ↓ ↓ | ↓ ↓ ↓ | (W), Black R.p.M ~ 40 |
| 11 | | 11 | ↓ ↓ ↓ | ↓ ↓ ↓ | Flashing Mastic ~ 50 |
| 12 | | 12 | ↓ ↓ ↓ | ↓ ↓ ↓ | (center) white Roof coating on 2x4 wood support ~ 20 |
| 13 | | 13 | ↓ ↓ ↓, Apartment, Roof (E) | ↓ ↓ ↓ | tape w/ (Black) Flashing Mastic ~ 50 |
| 14 | | 14 | ↓ ↓ ↓ | ↓ ↓ ↓ | (W), Black R.p.M ~ 100 |
| 15 | | 15 | ↓ ↓ ↓ | ↓ ↓ ↓ | Flashing Mastic ~ 40 |
| 16 | | 16 | ↓ ↓ ↓ | ↓ ↓ ↓ | (center) white Roof coating w/ Black pen. mastic ~ 10 |
| 17 | | 17 | ↓ ↓ ↓, Carport Roof, (N) | ↓ ↓ ↓ | grey/Black Flashing Mastic ~ 40 |
| 18 | | 18 | Bldg (253, isabella), Carport | Roof, (center) | Black gravel Roofing ~ 4416 |
| 19 | | 19 | ↓ ↓ ↓ | ↓ ↓ ↓ | (S), Black R.p.M ~ 50 |
| 20 | | 20 | ↓ ↓ ↓ | ↓ ↓ ↓ | (W) ↓, Flashing Mastic ~ 50 |

| | | |
|--|----------------------|-----------------|
| Relinquished by [Signature] | Date <u>12/17/22</u> | Time |
| Received by <u>Orlando Mendez</u> | Date <u>12/19/22</u> | Time <u>Jan</u> |

Bulk Sample Log

Micron Environmental Labs, Inc.
El Monte, California



Company Dynamic Env

No. of Samples 69

For Lab Use Only

Client Project No. Corona Del Rey

Micron Job No.

Client Project Ref. 1148 D St. Corona, CA

12221141

Turnaround Time Normal Next Day Rush

Analyze All Stop 1st Positive

Sample Data Log

| | Date Collected | Client Sample ID | Sample Location | Sample Description | Analytical Result |
|----|----------------|------------------|-----------------------------------|--|-------------------|
| 1 | 12/16/22 | 121622-2(14) | Bldg 253, isabella, Carport | Roof, (SW), grey/Black R.P.M | ~300 |
| 2 | | 22 | | Apartment's (E) grey/Black Flashing | Mastic ~400 |
| 3 | | 23 | | (Center), Black. R.P.M | ~1000 |
| 4 | | 24 | | (SW) ^{Brown} Painted, grey, Flashing | Caulking ~100 |
| 5 | | 25 | Bldg 265, isabella, Carport, Roof | (Center) ^{Black} gravel roofing | ~4,446 |
| 6 | | 26 | | (SW), Black. R.P.M | ~400 |
| 7 | | 27 | | ↓, grey/Black. R.P.M | ~300 |
| 8 | | 28 | | ↓(W), Black, Flashing Mastic | ~400 |
| 9 | | 29 | | Apartment's, Roof, (Center) Black R.P.M | ~1000 |
| 10 | | 30 | | (W) ^(Black) Exhaust, vent (roofing | tape ~200 |
| 11 | | 31 | | (NW) Black Flashing Mastic | ~300 |
| 12 | | 32 | | (SW) ^{Brown} Painted, white Flashing | Caulking ~2100 |
| 13 | | 33 | Bldg 277, isabella, Carport, Roof | (Center) ^{grey} Rolled Roofing & Black | Mastic ~74100 |
| 14 | | 34 | | (S), grey Flashing Caulking | ~2100 |
| 15 | | 35 | | (W) grey/Black R.P.M | ~300 |
| 16 | | 36 | | ↓ tape w/Black Flashing Mastic | ~400 |
| 17 | | 37 | | ↓(S) grey/Black, ↓ | ↓ |
| 18 | | 38 | | Apartment's, Roof, (Center), grey/black. R.P.M | ~1000 |
| 19 | | 39 | | ↓, ^(Henry's) Black (roof patch Mastic | ~1000 |
| 20 | | 40 | | ↓(W), ↓, Roof-Tape Mastic | ~500 |

Relinquished by [Signature]

Date 12/17/22

Time

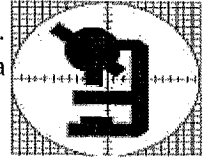
Received by ORISTEE MENDOZA

Date 12/19/22

Time 8am

Bulk Sample Log

Micron Environmental Labs, Inc.
El Monte, California



Company Dynamic Env

No. of Samples 69

For Lab Use Only

Client Project No. Corona Del Rey

Micron Job No.

Client Project Ref. 148 D St. Corona, CA

222114

Turnaround Time Normal Next Day Rush
 Analyze All Stop 1st Positive

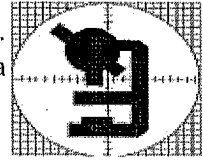
Sample Data Log

| | Date Collected | Client Sample ID | Sample Location | Sample Description | Analytical Result |
|----|----------------|------------------|---------------------------------|---|-------------------|
| 1 | 12/16/22 | 221622-41A | Bldg(277, isabella), Apartments | (roof, w) - Dark grey/black flashing mastic | ~ 400 |
| 2 | | 42 | Bldg 276 isabella), carport, | (roof, center) Black gravel roofing w/Black tar | ~ 4,440 |
| 3 | | 43 | | (E) Black Flashing Mastic | ~ 400 |
| 4 | | 44 | | (NE) grey/black R.P.M | ~ 100 |
| 5 | | 45 | | (E) Black R.P.M | ~ 100 |
| 6 | | 46 | Apartment's, (roof, center) | White Roof coating w/Black Pen. mastic | ~ 100 |
| 7 | | 47 | | (E) Black w/grey coating on Roofing tar on exhaust vent cover | ~ 200 |
| 8 | | 48 | | (SE) grey stucco finish on Flashing | ~ 100 |
| 9 | | 49 | | White Roof coating w/Black mastic on Flashing. | ~ 200 |
| 10 | | 50 | Bldg(264, isabella), carport | (roof, center) Black gravel roofing w/Black tar | ~ 4,440 |
| 11 | | 51 | | (E) grey/black R.P.M | ~ 300 |
| 12 | | 52 | | Black Flashing Mastic | ~ 400 |
| 13 | | 53 | | (S) R.P.M | ~ 400 |
| 14 | | 54 | | (SE) grey/black pen. mastic on 2x4 pipe support. | ~ 200 |
| 15 | | 55 | | Beige caulking on plastic conduit | ~ 200 |
| 16 | | 56 | Apartment's, (roof, center) | Black R.P.M | ~ 100 |
| 17 | | 57 | | (E) grey, caulking on exhaust vent cover | ~ 200 |
| 18 | | 58 | | (Black) Flashing Mastic | ~ 400 |
| 19 | | 59 | | (w) grey/black R.P.M | ~ 100 |
| 20 | | 60 | Bldg(252 isabella), carport | (roof, center) Black gravel roofing w/Black tar | ~ 4,440 |

Relinquished by [Signature] Date 12/17/22 Time _____
Received by CRISTINA MENDOZA Date 12/19/22 Time gn

Bulk Sample Log

Micron Environmental Labs, Inc.
El Monte, California



Company Dynamic env

No. of Samples 609

For Lab Use Only

Client Project No. Coroner Del Rey

Micron Job No.

Client Project Ref. 1148 Dst. Coroner, CA

22221111

Turnaround Time Normal Next Day Rush

Analyze All Stop 1st Positive

Sample Data Log

| | Date Collected | Client Sample ID | Sample Location | Sample Description | Analytical Result |
|----|----------------|------------------|----------------------------|--|-------------------|
| 1 | 12/16/22 | 121622-61A | Bldg 252, Isabella | carport (roof, E) black Flashing Mastic | ~4 th |
| 2 | | 62 | | (NE) grey/black R.P.M | ~3 rd |
| 3 | | 63 | | (E) ↓ Pen-Mastic on 2x4 wood support | ~1 st |
| 4 | | 64 | | ↓ ↓ Black R.P.M | ~4 th |
| 5 | | 65 | Apartment's (roof, center) | white Roof coating - w/ black pen mastic | ~10 th |
| 6 | | 66 | | (E) Black Tar mastic on exhaust vent cover | ~2 nd |
| 7 | | 67 | | ↓ ↓ Flashing Mastic | ~4 th |
| 8 | | 68 | | ↓ (grey) stucco finish on Flashing | ~2 nd |
| 9 | | 69 | | (NE) DARK grey R.P.M | ~5 th |
| 10 | | | | | |
| 11 | | | | | |
| 12 | | | | | |
| 13 | | | | | |
| 14 | | | | | |
| 15 | | | | | |
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| 19 | | | | | |
| 20 | | | | | |

Relinquished by

Date 12/17/22

Time

Received by Dr. Gerardo Mendez

Date 12/19/22

Time 3:00



Micron Environmental Labs, Inc.

3565 Lexington Ave • El Monte, California 91731 • Phone (626) 454-4782 • Fax (626) 602-9661

Report Date: December 29, 2022

Dynamic Environmental Services, Inc.

Attn: Gerar Jamal

P.O. Box 24730

Santa Ana, CA 92799

Subject: PLM Report for Analysis of Bulk Samples
Laboratory Report #: 122221154
Client Reference: Corona Del Rey
1148 D St., Corona, CA 92882

Dear Dynamic Environmental Services, Inc.,

This report is a summary of the analytical results for 277 bulk sample(s) received by the laboratory on 12/22/2022.

The analyses were conducted using polarized light microscopy (PLM) in accordance with EPA Interim Test Method 600/M4-82-020 as presented in 40 CFR Appendix E to Subpart E of Part 763 (7-01-07 Edition) and EPA Test Method 600/R-93/116 (July 1993). Quantification of percent content is by Calibrated Visual Estimation (CVES) expressed in units of percent area. Samples that contain distinct separable layers are analyzed by layer unless a composite has been requested. The laboratory analyzes samples submitted according to the customer submitted sample log and will analyze additional layers (when observed) upon request. CVES are calibrated using standard reference materials as part of the laboratory's internal and external quality control and proficiency programs. Micron Environmental recommends the use of Transmission Electron Microscopy (TEM) for samples comprised of non friable organic binder when asbestos is not detected by PLM, as fibers may exist in these matrices but below the resolution capability of the polarized light microscope.

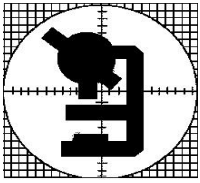
Micron Environmental labs, Inc. is accredited by the NIST National Voluntary Laboratory Accreditation Program (NVLAP), laboratory code 200294-0 and California's Environmental Laboratory Accreditation Program (Waterboards), laboratory code 2297, for this analysis. Micron Environmental Labs, Inc. is responsible for the accuracy in this report, but is not liable for the accuracy of sample information supplied to us by the customer or for the interpretation of this report. Samples are tested in as-received condition and may be affected by external factors and/or handling prior to submittal to Micron. Unless otherwise noted, samples were received in acceptable condition. Samples are retained for a period of thirty days unless otherwise specified or requested by the customer.

This report must not be used to claim product certification, approval, or endorsement by NVLAP, NIST, or any agency of the US Government. Micron Environmental Laboratories, Inc. is committed to customer confidentiality and will not share information regarding this report or related affiliations to a third party without express approval from the customer, unless required to do so by law. In the event we are legally required to share confidential information, the customer will be notified of the specific information that was shared.

Should you have any questions regarding the reported results or analytical methods used to derive them, please feel free to contact the laboratory at (626) 454-4782. Thank you for choosing Micron Environmental Labs, Inc. for your testing needs.

Sincerely,

Daniel Gamez
Laboratory Director



Micron Environmental Labs, Inc.

3565 Lexington Ave. TEL: 626-454-4782
El Monte, CA 91731 FAX: 626-602-9661

Reference Analytical Methods: 40CFR763 App E to Subpart E
EPA 600/R-93/116
NIST-NVLAP Lab Code No. 200294-0
California ELAP Waterboards Cert. No. 2297

Test Report Bulk Asbestos by PLM

Micron Report No. 122221154

Report Date: December 29, 2022

Cust. Project: *Corona Del Rey*
1148 D St., Corona, CA 92882

Microscopist: *Daniel Gamez*

Customer: Gerar Jamal
Dynamic Environmental Services, Inc.
P.O. Box 24730
Santa Ana, CA 92799

Date Collected: 12/19/2022
Date Received: 12/22/2022
Date Analyzed: 12/23/2022
No. of Samples: 277

| Cust ID No.
Micron ID No. | Sample Description and Location | Asbestos
Detected? | Analytical Results | QC'd? |
|---|---|-----------------------|--|-------|
| 1A
1004547
Layer#: 1
Sample Color: black
Comments: | Gravel Roofing
Bldg. 240, Isabella Carport Roof Center | No | 10% Fibrous Glass
40% Mineral Filler
50% Organic Binders | |
| 1A
1004547
Layer#: 2
Sample Color: black
Comments: | Felt
Bldg. 240, Isabella Carport Roof Center | No | 20% Fibrous Glass
20% Mineral Filler
60% Organic Binders | |
| 1A
1004547
Layer#: 3
Sample Color: black
Comments: | Black Tar
Bldg. 240, Isabella Carport Roof Center | No | 10% Mineral Filler
90% Organic Binders | |
| 2A
1004548
Layer#:
Sample Color: black
Comments: | Grey/Black R.P.M
Bldg. 240, Isabella Carport Roof (E) | Yes | 3% Chrysotile
47% Mineral Filler
50% Organic Binders | X |
| 3A
1004549
Layer#:
Sample Color: black
Comments: | Grey/Black 2'x4' Wood Support Mastic
Bldg. 240, Isabella Carport Roof (NE) | Yes | 3% Chrysotile
47% Mineral Filler
50% Organic Binders | |

Test Report Bulk Asbestos by PLM

Report Date: Dec 29, 2022

Micron Report No.: 122221154

Microscopist: Daniel Gamez

| Cust ID No.
Micron ID No. | Sample Description and Location | Asbestos
Detected? | Analytical Results | QC'd? |
|------------------------------|---|-----------------------|--|-------|
| 4A
1004550 | Black Flashing Mastic
Bldg. 240, Isabella Carport Roof (E) | No | 20% Mineral Filler
80% Organic Binders | |
| Layer#: | | | | |
| Sample Color: black | | | | |
| Comments: | | | | |
| 5A
1004551 | Black R.P.M
Bldg. 240, Isabella Carport Roof (S) | Yes | 3% Chrysotile
47% Mineral Filler
50% Organic Binders | |
| Layer#: | | | | |
| Sample Color: black | | | | |
| Comments: | | | | |
| 6A
1004552 | Black R.P.M
Bldg. 240, Isabella Apartment Roof Center | No | 5% Mineral Filler
95% Organic Binders | |
| Layer#: | | | | |
| Sample Color: black | | | | |
| Comments: | | | | |
| 7A
1004553 | Black Roof Tar Top of Exhaust Vent Cover
Bldg. 240, Isabella Apartment Roof (E) | No | 100% Organic Binders | |
| Layer#: | | | | |
| Sample Color: black | | | | |
| Comments: | | | | |
| 8A
1004554 | Black Flashing Mastic
Bldg. 240, Isabella Apartment Roof (E) | No | 100% Organic Binders | |
| Layer#: | | | | |
| Sample Color: black | | | | |
| Comments: | | | | |
| 9A
1004555 | Brown Painted White Caulking on Flashing
Bldg. 240, Isabella Apartment Roof (NE) | No | 100% Organic Binders | |
| Layer#: | | | | |
| Sample Color: black | | | | |
| Comments: | | | | |
| 10A
1004556 | Grey Rolled Roofing w/ Gravel & Tar
Bldg. 228 Isabella Carport Roof (E) | No | 10% Fibrous Glass
40% Mineral Filler
50% Organic Binders | X |
| Layer#: 1 | | | | |
| Sample Color: black | | | | |
| Comments: | | | | |

Test Report

Bulk Asbestos by PLM

Report Date: Dec 29, 2022
 Micron Report No.: 122221154

Microscopist: Daniel Gamez

| Cust ID No.
Micron ID No. | Sample Description and Location | Asbestos
Detected? | Analytical Results | QC'd? |
|---|---|-----------------------|--|-------|
| 10A
1004556
Layer#: 2
Sample Color: black | Felt
Bldg. 228 Isabella Carport Roof (E) | No | 20% Fibrous Glass
40% Mineral Filler
40% Organic Binders | |
| Comments: | | | | |
| 10A
1004556
Layer#: 3
Sample Color: brown | Brown Insulation
Bldg. 228 Isabella Carport Roof (E) | No | 5% Cellulose
95% Mineral Filler | |
| Comments: | | | | |
| 11A
1004557
Layer#: 1
Sample Color: black | Black Flashing Mastic
Bldg. 228 Isabella Carport Roof (E) | Yes | 2% Chrysotile
48% Mineral Filler
50% Organic Binders | |
| Comments: | | | | |
| 12A
1004558
Layer#: 1
Sample Color: black | Grey/Black R.P.M
Bldg. 228 Isabella Carport Roof (E) | No | 2% Cellulose
98% Organic Binders | |
| Comments: | | | | |
| 13A
1004559
Layer#: 1
Sample Color: black | Black R.P.M
Bldg. 228 Isabella Apartment Roof (Center) | No | 20% Cellulose
30% Mineral Filler
50% Organic Binders | |
| Comments: | | | | |
| 14A
1004560
Layer#: 1
Sample Color: black | Grey/Black R.P.M
Bldg. 228 Isabella Apartment Roof (Center) | No | 10% Cellulose
90% Organic Binders | |
| Comments: | | | | |
| 15A
1004561
Layer#: 1
Sample Color: black | Black/Grey AC Stand Mastic
Bldg. 228 Isabella Apartment Roof (E) | No | 20% Cellulose
30% Mineral Filler
50% Organic Binders | |
| Comments: | | | | |

Test Report

Bulk Asbestos by PLM

Report Date: Dec 29, 2022

Micron Report No.: 122221154

Microscopist: Daniel Gamez

| Cust ID No.
Micron ID No. | Sample Description and Location | Asbestos
Detected? | Analytical Results | QC'd? |
|------------------------------|--|-----------------------|--|-------|
| 16A
1004562 | Black Flashing Mastic
Bldg. 228 Isabella Apartment Roof (E) | No | 20% Cellulose
30% Mineral Filler
50% Organic Binders | |
| Layer#: | | | | |
| Sample Color: black | | | | |
| Comments: | | | | |
| 17A
1004563 | Brown Flashing Caulking
Bldg. 228 Isabella Apartment Roof (SE) | No | 100% Organic Binders | |
| Layer#: | | | | |
| Sample Color: brown | | | | |
| Comments: | | | | |
| 18A
1004564 | Grey Rolled Roofing w/ Gravel & Black Tar
Bldg. 216 (Isabella) Carport Roof (E) | No | 10% Fibrous Glass
40% Mineral Filler
50% Organic Binders | |
| Layer#: 1 | | | | |
| Sample Color: black | | | | |
| Comments: | | | | |
| 18A
1004564 | Felt
Bldg. 216 (Isabella) Carport Roof (E) | No | 20% Fibrous Glass
20% Mineral Filler
60% Organic Binders | |
| Layer#: 2 | | | | |
| Sample Color: black | | | | |
| Comments: | | | | |
| 18A
1004564 | Mastic
Bldg. 216 (Isabella) Carport Roof (E) | No | 5% Mineral Filler
95% Organic Binders | |
| Layer#: 3 | | | | |
| Sample Color: black | | | | |
| Comments: | | | | |
| 19A
1004565 | Grey/Black 2'x4' Wood Support Mastic
Bldg 216, Isabella Carport Roof (E) | Yes | 3% Chrysotile
47% Mineral Filler
50% Organic Binders | X |
| Layer#: | | | | |
| Sample Color: black | | | | |
| Comments: | | | | |
| 20A
1004566 | Black R.P.M
Bldg 216, Isabella Carport Roof (E) | No | 20% Cellulose
20% Mineral Filler
60% Organic Binders | |
| Layer#: | | | | |
| Sample Color: black | | | | |
| Comments: | | | | |

Test Report

Bulk Asbestos by PLM

Report Date: Dec 29, 2022
 Micron Report No.: 122221154

Microscopist: Daniel Gamez

| Cust ID No.
Micron ID No. | Sample Description and Location | Asbestos
Detected? | Analytical Results | QC'd? |
|------------------------------|---|-----------------------|--|-------|
| 21A
1004567 | Black Flashing Mastic
Bldg 216, Isabella Carport Roof (E) | Yes | 5% Chrysotile
45% Mineral Filler
50% Organic Binders | |
| Layer#: | | | | |
| Sample Color: black | | | | |
| Comments: | | | | |
| 22A
1004568 | White Roof Coat w/ Black Pen Mastic
Bldg 216, Isabella Apartment Roof (Center) | No | 20% Mineral Filler
80% Organic Binders | |
| Layer#: | | | | |
| Sample Color: white/black | | | | |
| Comments: One material only. | | | | |
| 23A
1004569 | Grey/Black Flashing Mastic
Bldg 216, Isabella Apartment Roof (E) | No | 20% Mineral Filler
80% Organic Binders | |
| Layer#: | | | | |
| Sample Color: black | | | | |
| Comments: | | | | |
| 24A
1004570 | Black Roof Tar on Exhaust Vent Cover
Bldg 216, Isabella Apartment Roof (W) | No | 5% Mineral Filler
95% Organic Binders | |
| Layer#: | | | | |
| Sample Color: black | | | | |
| Comments: | | | | |
| 25A
1004571 | Black R.P.M
Bldg 216, Isabella Apartment Roof (NE) | No | 20% Cellulose
40% Mineral Filler
40% Organic Binders | |
| Layer#: | | | | |
| Sample Color: black | | | | |
| Comments: | | | | |
| 26A
1004572 | Grey Caulking Roof Floor
Bldg 216, Isabella Apartment Roof (SW) | No | 100% Organic Binders | |
| Layer#: | | | | |
| Sample Color: black | | | | |
| Comments: | | | | |
| 27A
1004573 | Black Flashing Tar Mastic
Bldg. 204, Isabella Carport Roof (SE) | Yes | 2% Chrysotile
20% Mineral Filler
78% Organic Binders | X |
| Layer#: | | | | |
| Sample Color: grey | | | | |
| Comments: | | | | |

Test Report

Bulk Asbestos by PLM

Report Date: Dec 29, 2022

Micron Report No.: 122221154

Microscopist: Daniel Gamez

| Cust ID No.
Micron ID No. | Sample Description and Location | Asbestos
Detected? | Analytical Results | QC'd? |
|---|--|-----------------------|--|-------|
| 28A
1004574
Layer#: 1
Sample Color: black | Black Gravel Roofing
Bldg. 204, Isabella Carport Roof (SE) | No | 10% Fibrous Glass
40% Mineral Filler
50% Organic Binders | |
| Comments: | | | | |
| 28A
1004574
Layer#: 2
Sample Color: black | Felt
Bldg. 204, Isabella Carport Roof (SE) | No | 20% Fibrous Glass
40% Mineral Filler
40% Organic Binders | |
| Comments: | | | | |
| 29A
1004575
Layer#: 1
Sample Color: black | Grey/Black R.P.M
Bldg. 204, Isabella Carport Roof (N) | Yes | 3% Chrysotile
47% Mineral Filler
50% Organic Binders | |
| Comments: | | | | |
| 30A
1004576
Layer#: 1
Sample Color: black | Black R.P.M
Bldg. 204, Isabella Carport Roof (E) | Yes | 3% Chrysotile
47% Mineral Filler
50% Organic Binders | |
| Comments: | | | | |
| 31A
1004577
Layer#: 1
Sample Color: black | Grey/Black 2'x4' Wood Support Mastic
Bldg. 204, Isabella Carport Roof (E) | Yes | 3% Chrysotile
47% Mineral Filler
50% Organic Binders | |
| Comments: | | | | |
| 32A
1004578
Layer#: 1
Sample Color: black | Silver/Black R.P.M
Bldg. 204, Isabella Apartment Roof (Center) | Yes | 3% Chrysotile
47% Mineral Filler
50% Organic Binders | |
| Comments: | | | | |
| 33A
1004579
Layer#: 1
Sample Color: black | Grey/Black R.P.M
Bldg. 204, Isabella Apartment Roof (W) | Yes | 3% Chrysotile
47% Mineral Filler
50% Organic Binders | |
| Comments: | | | | |

Test Report

Bulk Asbestos by PLM

Report Date: Dec 29, 2022

Micron Report No.: 122221154

Microscopist: Daniel Gamez

| Cust ID No.
Micron ID No. | Sample Description and Location | Asbestos
Detected? | Analytical Results | QC'd? |
|------------------------------|---|-----------------------|--|-------|
| 34A
1004580 | Black R.P.M
Bldg. 204, Isabella Apartment Roof (W) | No | 20% Cellulose
40% Mineral Filler
40% Organic Binders | X |
| Layer#: | | | | |
| Sample Color: black | | | | |
| Comments: | | | | |
| 35A
1004581 | Black Tar on Exhaust Vent Cover
Bldg. 204, Isabella Apartment Roof (W) | No | 10% Mineral Filler
90% Organic Binders | |
| Layer#: | | | | |
| Sample Color: black | | | | |
| Comments: | | | | |
| 36A
1004582 | Black Flashing Mastic
Bldg. 204, Isabella Apartment Roof (E) | No | 100% Organic Binders | |
| Layer#: | | | | |
| Sample Color: black | | | | |
| Comments: | | | | |
| 37A
1004583 | Silver/Black AC Platform Mastic
Bldg. 204, Isabella Apartment Roof (W) | No | 10% Mineral Filler
90% Organic Binders | |
| Layer#: | | | | |
| Sample Color: black | | | | |
| Comments: | | | | |
| 38A
1004584 | Black Gravel Roofing
Bldg. 205, Magdalena Carport Roof (W) | No | 10% Fibrous Glass
40% Mineral Filler
50% Organic Binders | |
| Layer#: 1 | | | | |
| Sample Color: black | | | | |
| Comments: | | | | |
| 38A
1004584 | Felt
Bldg. 205, Magdalena Carport Roof (W) | No | 20% Fibrous Glass
40% Mineral Filler
40% Organic Binders | |
| Layer#: 2 | | | | |
| Sample Color: black | | | | |
| Comments: | | | | |
| 38A
1004584 | Tar
Bldg. 205, Magdalena Carport Roof (W) | No | 20% Mineral Filler
80% Organic Binders | |
| Layer#: 3 | | | | |
| Sample Color: black | | | | |
| Comments: | | | | |

Test Report

Bulk Asbestos by PLM

Report Date: Dec 29, 2022
 Micron Report No.: 122221154

Microscopist: Daniel Gamez

| Cust ID No.
Micron ID No. | Sample Description and Location | Asbestos
Detected? | Analytical Results | QC'd? |
|---|---|-----------------------|--|-------|
| 39A
1004585 | Grey/Black R.P.M
Bldg. 205, Magdalena Carport Roof (N) | Yes | 3% Chrysotile
47% Mineral Filler
50% Organic Binders | X |
| Layer#:
Sample Color: black

Comments: | | | | |
| 40A
1004586 | Black Flashing Mastic
Bldg. 205, Magdalena Carport Roof (W) | No | 10% Mineral Filler
90% Organic Binders | |
| Layer#:
Sample Color: black

Comments: | | | | |
| 41A
1004587 | Black R.P.M
Bldg. 205, Magdalena Carport Roof (W) | Yes | 3% Chrysotile
47% Mineral Filler
50% Organic Binders | |
| Layer#:
Sample Color: black

Comments: | | | | |
| 42A
1004588 | White Roof Coating w/ Black Pen Mastic
Bldg. 205, Magdalena Apartment Roof (E) | No | 10% Mineral Filler
90% Organic Binders | |
| Layer#:
Sample Color: white/black

Comments: | | | | |
| 43A
1004589 | Black Roof Tar on Exhaust Vent Cover
Bldg. 205, Magdalena Apartment (W) Roof | No | 5% Mineral Filler
95% Organic Binders | |
| Layer#:
Sample Color: black

Comments: | | | | |
| 44A
1004590 | Black Flashing Mastic
Bldg. 205, Magdalena Apartment (W) Roof | No | 10% Mineral Filler
90% Organic Binders | |
| Layer#:
Sample Color: black

Comments: | | | | |
| 45A
1004591 | Finish on Flashing
Bldg. 205, Magdalena Apartment (W) Roof | No | 100% Mineral Filler | |
| Layer#:
Sample Color: grey

Comments: No Grey Stucco Available for Analysis. | | | | |

Test Report Bulk Asbestos by PLM

Report Date: Dec 29, 2022

Micron Report No.: 122221154

Microscopist: Daniel Gamez

| Cust ID No.
Micron ID No. | Sample Description and Location | Asbestos
Detected? | Analytical Results | QC'd? |
|------------------------------|---|-----------------------|--|-------|
| 46A
1004592 | Grey Flashing Caulking
Bldg. 205, Magdalena Apartment (W) Roof
Layer#:
Sample Color: grey | No | 100% Organic Binders | |
| Comments: | | | | |
| 47A
1004593 | Black Gravel Roofing
Bldg. 217, Magdalena Carport Roof (NE)
Layer#: 1
Sample Color: black | No | 10% Fibrous Glass
40% Mineral Filler
50% Organic Binders | |
| Comments: | | | | |
| 47A
1004593 | Felt
Bldg. 217, Magdalena Carport Roof (NE)
Layer#: 2
Sample Color: black | No | 20% Fibrous Glass
40% Mineral Filler
40% Organic Binders | |
| Comments: | | | | |
| 47A
1004593 | Black Tar
Bldg. 217, Magdalena Carport Roof (NE)
Layer#: 3
Sample Color: black | No | 10% Mineral Filler
90% Organic Binders | |
| Comments: | | | | |
| 48A
1004594 | Black Flashing Mastic
Bldg. 217, Magdalena Carport Roof (W)
Layer#:
Sample Color: black | No | 20% Cellulose
20% Mineral Filler
60% Organic Binders | |
| Comments: | | | | |
| 49A
1004595 | Grey/Black R.P.M
Bldg. 217, Magdalena Carport Roof (W)
Layer#:
Sample Color: black | Yes | 3% Chrysotile
47% Mineral Filler
50% Organic Binders | X |
| Comments: | | | | |
| 50A
1004596 | White Roof Coating w/ Black Pen Mastic
Bldg. 217, Magdalena Apartment Roof (W)
Layer#:
Sample Color: black | Yes | 3% Chrysotile
47% Mineral Filler
50% Organic Binders | |
| Comments: | | | | |

Test Report

Bulk Asbestos by PLM

Report Date: Dec 29, 2022
 Micron Report No.: 122221154

Microscopist: Daniel Gamez

| Cust ID No.
Micron ID No. | Sample Description and Location | Asbestos
Detected? | Analytical Results | QC'd? |
|------------------------------|---|-----------------------|--|-------|
| 51A
1004597 | Grey Flashing Caulking
Bldg. 217, Magdalena Apartment Roof (W) | No | 100% Organic Binders | |
| Layer#: | | | | |
| Sample Color: grey | | | | |
| Comments: | | | | |
| 52A
1004598 | Black Flashing Mastic
Bldg. 217, Magdalena Apartment Roof (NW) | No | 20% Cellulose
20% Mineral Filler
60% Organic Binders | |
| Layer#: | | | | |
| Sample Color: black | | | | |
| Comments: | | | | |
| 53A
1004599 | Black Gravel Roofing
Bldg. 229, Magdalena Carport Roof (S) | No | 10% Fibrous Glass
40% Mineral Filler
50% Organic Binders | |
| Layer#: 1 | | | | |
| Sample Color: black | | | | |
| Comments: | | | | |
| 53A
1004599 | Felt
Bldg. 229, Magdalena Carport Roof (S) | No | 20% Fibrous Glass
40% Mineral Filler
40% Organic Binders | |
| Layer#: 2 | | | | |
| Sample Color: black | | | | |
| Comments: | | | | |
| 53A
1004599 | Black Tar
Bldg. 229, Magdalena Carport Roof (S) | No | 100% Organic Binders | |
| Layer#: 3 | | | | |
| Sample Color: black | | | | |
| Comments: | | | | |
| 54A
1004600 | Black Flashing Mastic
Bldg. 229, Magdalena Carport Roof (W) | Yes | 2% Chrysotile
38% Mineral Filler
60% Organic Binders | |
| Layer#: | | | | |
| Sample Color: black | | | | |
| Comments: | | | | |
| 55A
1004601 | Grey/Black R.P.M
Bldg. 229, Magdalena Carport Roof (S) | Yes | 3% Chrysotile
47% Mineral Filler
50% Organic Binders | |
| Layer#: | | | | |
| Sample Color: black | | | | |
| Comments: | | | | |

Test Report

Bulk Asbestos by PLM

Report Date: Dec 29, 2022
 Micron Report No.: 122221154

Microscopist: Daniel Gamez

| Cust ID No.
Micron ID No. | Sample Description and Location | Asbestos
Detected? | Analytical Results | QC'd? |
|------------------------------|---|-----------------------|--|-------|
| 56A
1004602 | Black R.P.M
Bldg. 229, Magdalena Carport Roof (S) | Yes | 3% Chrysotile
47% Mineral Filler
50% Organic Binders | |
| Layer#: | | | | |
| Sample Color: black | | | | |
| Comments: | | | | |
| 57A
1004603 | White Roof Coating w/ Black Pen Mastic
Bldg. 229, Magdalena Apartment Roof (E) | No | 10% Cellulose
40% Mineral Filler
50% Organic Binders | |
| Layer#: | | | | |
| Sample Color: black | | | | |
| Comments: | | | | |
| 58A
1004604 | Black Flashing Mastic
Bldg. 229, Magdalena Apartment Roof (W) | No | 100% Organic Binders | |
| Layer#: | | | | |
| Sample Color: black | | | | |
| Comments: | | | | |
| 59A
1004605 | White Roof Coating on Flashing
Bldg. 229, Magdalena Apartment Roof (NW) | No | 100% Organic Binders | |
| Layer#: | | | | |
| Sample Color: grey | | | | |
| Comments: | | | | |
| 60A
1004606 | Black Gravel Roofing
Bldg. 241, Magdalena Carport Roof (S) | No | 30% Fibrous Glass
10% Mineral Filler
60% Organic Binders | |
| Layer#: 1 | | | | |
| Sample Color: black | | | | |
| Comments: | | | | |
| 60A
1004606 | Felt
Bldg. 241, Magdalena Carport Roof (S) | No | 50% Fibrous Glass
50% Organic Binders | |
| Layer#: 2 | | | | |
| Sample Color: black | | | | |
| Comments: | | | | |
| 60A
1004606 | Black Tar
Bldg. 241, Magdalena Carport Roof (S) | No | 100% Organic Binders | |
| Layer#: 3 | | | | |
| Sample Color: black | | | | |
| Comments: | | | | |

Test Report

Bulk Asbestos by PLM

Report Date: *Dec 29, 2022*
 Micron Report No.: *122221154*

Microscopist: *Daniel Gamez*

| Cust ID No.
Micron ID No. | Sample Description and Location | Asbestos
Detected? | Analytical Results | QC'd? |
|---|---|-----------------------|--|-------|
| 61A
1004607 | Grey/Black R.P.M
Bldg. 241, Magdalena Carport Roof (S) | Yes | 3% Chrysotile
97% Organic Binders | X |
| Layer#:
Sample Color: grey/black

Comments: | | | | |
| 62A
1004608 | Black Flashing Mastic
Bldg. 241, Magdalena Carport Roof (W) | Yes | 2% Chrysotile
2% Synthetic
96% Organic Binders | |
| Layer#:
Sample Color: white/black

Comments: | | | | |
| 63A
1004609 | Black R.P.M
Bldg. 241, Magdalena Carport Roof (S) | Yes | 2% Chrysotile
8% Fibrous Glass
90% Organic Binders | |
| Layer#:
Sample Color: black

Comments: | | | | |
| 64A
1004610 | White Roof Coating
Bldg. 241, Magdalena Apartment Roof (W) | No | 100% Organic Binders | |
| Layer#: 1
Sample Color: white

Comments: | | | | |
| 64A
1004610 | Black Pen Mastic
Bldg. 241, Magdalena Apartment Roof (W) | No | 3% Synthetic
97% Organic Binders | |
| Layer#: 2
Sample Color: black

Comments: | | | | |
| 65A
1004611 | Black Flashing Mastic
Bldg. 241, Magdalena Apartment Roof (W) | No | 100% Organic Binders | |
| Layer#:
Sample Color: black

Comments: | | | | |
| 66A
1004612 | Black Roof Tar on Exhaust Vent Cover
Bldg. 241, Magdalena Apartment Roof (W) | No | 100% Organic Binders | |
| Layer#:
Sample Color: black

Comments: | | | | |

Test Report Bulk Asbestos by PLM

Report Date: Dec 29, 2022
Micron Report No.: 122221154

Microscopist: Daniel Gamez

| Cust ID No.
Micron ID No. | Sample Description and Location | Asbestos
Detected? | Analytical Results | QC'd? |
|------------------------------|--|-----------------------|--|-------|
| 67A
1004613 | Grey/Black R.P.M
Bldg. 253, Magdalena Carport Roof (W) | Yes | 3% Chrysotile
97% Organic Binders | |
| Layer#: | | | | |
| Sample Color: grey/black | | | | |
| Comments: | | | | |
| 68A
1004614 | Black Gravel Roofing
Bldg. 253, Magdalena Carport Roof (W) | No | 30% Fibrous Glass
10% Mineral Filler
60% Organic Binders | |
| Layer#: 1 | | | | |
| Sample Color: black | | | | |
| Comments: | | | | |
| 68A
1004614 | Felt
Bldg. 253, Magdalena Carport Roof (W) | No | 50% Fibrous Glass
50% Organic Binders | |
| Layer#: 2 | | | | |
| Sample Color: black | | | | |
| Comments: | | | | |
| 68A
1004614 | Black Tar
Bldg. 253, Magdalena Carport Roof (W) | No | 100% Organic Binders | X |
| Layer#: 3 | | | | |
| Sample Color: black | | | | |
| Comments: | | | | |
| 69A
1004615 | Black Flashing Mastic
Bldg. 253, Magdalena Carport Roof (W) | Yes | 2% Chrysotile
8% Synthetic
90% Organic Binders | |
| Layer#: | | | | |
| Sample Color: black | | | | |
| Comments: | | | | |
| 70A
1004616 | Black R.P.M
Bldg. 253, Magdalena Carport Roof (S) | Yes | 3% Chrysotile
97% Organic Binders | |
| Layer#: | | | | |
| Sample Color: black | | | | |
| Comments: | | | | |
| 71A
1004617 | Black Flashing Mastic
Bldg. 253, Magdalena Apartment Roof (W) | No | 100% Organic Binders | |
| Layer#: | | | | |
| Sample Color: black | | | | |
| Comments: | | | | |

Test Report

Bulk Asbestos by PLM

Report Date: Dec 29, 2022
 Micron Report No.: 122221154

Microscopist: Daniel Gamez

| Cust ID No.
Micron ID No. | Sample Description and Location | Asbestos
Detected? | Analytical Results | QC'd? |
|---|---|-----------------------|--|-------|
| 72A
1004618
Layer#: 1
Sample Color: white | White Roof Coating
Bldg. 253, Magdalena Apartment Roof (W) | No | 100% Organic Binders | |
| Comments: | | | | |
| 72A
1004618
Layer#: 2
Sample Color: black | Black Pen Mastic
Bldg. 253, Magdalena Apartment Roof (W) | No | 100% Organic Binders | |
| Comments: | | | | |
| 73A
1004619
Layer#: 1
Sample Color: black | Black Roof Tar on Exhaust Vent Cover
Bldg. 253, Magdalena Apartment Roof (W) | No | 100% Organic Binders | |
| Comments: | | | | |
| 74A
1004620
Layer#: 1
Sample Color: white | White Roof Coating
Bldg. 253, Magdalena Apartment Roof (SW) | No | 100% Organic Binders | |
| Comments: | | | | |
| 74A
1004620
Layer#: 2
Sample Color: black | Black Mastic on Flashing
Bldg. 253, Magdalena Apartment Roof (SW) | Yes | 2% Chrysotile
98% Organic Binders | X |
| Comments: | | | | |
| 75A
1004621
Layer#: 1
Sample Color: black | Black Gravel Roofing
Bldg. 265, Magdalena Carport Roof (Center) | No | 30% Fibrous Glass
10% Mineral Filler
60% Organic Binders | |
| Comments: | | | | |
| 75A
1004621
Layer#: 2
Sample Color: black | Felt
Bldg. 265, Magdalena Carport Roof (Center) | No | 50% Fibrous Glass
50% Organic Binders | |
| Comments: | | | | |

Test Report Bulk Asbestos by PLM

Report Date: Dec 29, 2022
Micron Report No.: 122221154

Microscopist: Daniel Gamez

| Cust ID No.
Micron ID No. | Sample Description and Location | Asbestos
Detected? | Analytical Results | QC'd? |
|--|--|-----------------------|--|-------|
| 75A
1004621
Layer#: 3
Sample Color: black | Black Tar
Bldg. 265, Magdalena Carport Roof (Center) | No | 100% Organic Binders | |
| Comments: | | | | |
| 76A
1004622
Layer#:
Sample Color: grey/black | Grey/Black R.P.M
Bldg. 265, Magdalena Carport Roof (S) | Yes | 2% Chrysotile
98% Organic Binders | |
| Comments: | | | | |
| 77A
1004623
Layer#:
Sample Color: black | Black Flashing Mastic
Bldg. 265, Magdalena Carport Roof (W) | Yes | 2% Chrysotile
8% Synthetic
90% Organic Binders | |
| Comments: | | | | |
| 78A
1004624
Layer#:
Sample Color: black | Black R.P.M
Bldg. 265, Magdalena Carport Roof (S) | Yes | 4% Chrysotile
96% Organic Binders | |
| Comments: | | | | |
| 79A
1004625
Layer#: 1
Sample Color: white | White Roof Coating
Bldg. 265, Magdalena Apartment Roof (E) | No | 100% Organic Binders | |
| Comments: | | | | |
| 79A
1004625
Layer#: 2
Sample Color: black | Black Pen Mastic
Bldg. 265, Magdalena Apartment Roof (E) | Yes | 2% Chrysotile
98% Organic Binders | |
| Comments: | | | | |
| 80A
1004626
Layer#: 1
Sample Color: white | White Roof Coating
Bldg. 265, Magdalena Apartment Roof (W) | No | 100% Organic Binders | |
| Comments: | | | | |

Test Report Bulk Asbestos by PLM

Report Date: Dec 29, 2022
Micron Report No.: 122221154

Microscopist: Daniel Gamez

| Cust ID No.
Micron ID No. | Sample Description and Location | Asbestos
Detected? | Analytical Results | QC'd? |
|---|--|-----------------------|--|-------|
| 80A
1004626
Layer#: 2
Sample Color: black | Black Mastic on Flashing
Bldg. 265, Magdalena Apartment Roof (W) | No | 100% Organic Binders | X |
| Comments: | | | | |
| 81A
1004627
Layer#:
Sample Color: brown/black | Brown Painted Black Mastic on Flashing
Bldg. 265, Magdalena Apartment Roof (SW) | Yes | 3% Chrysotile
97% Organic Binders | |
| Comments: | | | | |
| 82A
1004628
Layer#: 1
Sample Color: black | Black Gravel Roofing
Bldg. 277, (Magdalena) Carport Roof (W) | No | 30% Fibrous Glass
10% Mineral Filler
60% Organic Binders | |
| Comments: | | | | |
| 82A
1004628
Layer#: 2
Sample Color: black | Felt
Bldg. 277, (Magdalena) Carport Roof (W) | No | 50% Fibrous Glass
50% Organic Binders | |
| Comments: | | | | |
| 82A
1004628
Layer#: 3
Sample Color: black | Tar
Bldg. 277, (Magdalena) Carport Roof (W) | No | 100% Organic Binders | |
| Comments: | | | | |
| 83A
1004629
Layer#:
Sample Color: black | Black Flashing Mastic
Bldg. 277, (Magdalena) Carport Roof (W) | Yes | 2% Chrysotile
8% Synthetic
90% Organic Binders | |
| Comments: | | | | |
| 84A
1004630
Layer#:
Sample Color: black | Black R.P.M
Bldg. 277, (Magdalena) Carport Roof (W) | Yes | 2% Chrysotile
98% Organic Binders | |
| Comments: | | | | |

Test Report

Bulk Asbestos by PLM

Report Date: Dec 29, 2022
 Micron Report No.: 122221154

Microscopist: Daniel Gamez

| Cust ID No.
Micron ID No. | Sample Description and Location | Asbestos
Detected? | Analytical Results | QC'd? |
|--|--|-----------------------|--|-------|
| 85A
1004631
Layer#: 1
Sample Color: white

Comments: | White Roof Coating
Bldg. 277, (Magdalena) Apartment Roof (Center) | No | 100% Organic Binders | X |
| 85A
1004631
Layer#: 2
Sample Color: black

Comments: | Black Pen Mastic
Bldg. 277, (Magdalena) Apartment Roof (Center) | Yes | 2% Chrysotile
98% Organic Binders | |
| 86A
1004632
Layer#: 1
Sample Color: white

Comments: | Black w/ White Roof Coat
Bldg. 277, (Magdalena) Apartment Roof (SW) | No | 100% Organic Binders | |
| 86A
1004632
Layer#: 2
Sample Color: black

Comments: | Flashing Mastic
Bldg. 277, (Magdalena) Apartment Roof (SW) | No | 100% Organic Binders | |
| 87A
1004633
Layer#: 1
Sample Color: black

Comments: | Black Gravel Roofing
Bldg. 276, (Magdalena) Carport Roof (E) | No | 30% Fibrous Glass
10% Mineral Filler
60% Organic Binders | |
| 87A
1004633
Layer#: 2
Sample Color: black

Comments: | Felt
Bldg. 276, (Magdalena) Carport Roof (E) | No | 50% Fibrous Glass
50% Organic Binders | |
| 87A
1004633
Layer#: 3
Sample Color: black

Comments: | Black Tar
Bldg. 276, (Magdalena) Carport Roof (E) | No | 100% Organic Binders | |

Test Report

Bulk Asbestos by PLM

Report Date: Dec 29, 2022
 Micron Report No.: 122221154

Microscopist: Daniel Gamez

| Cust ID No.
Micron ID No. | Sample Description and Location | Asbestos
Detected? | Analytical Results | QC'd? |
|------------------------------|--|-----------------------|--------------------------------------|-------|
| 88A
1004634 | Black Flashing Mastic w/ Tape
Bldg. 276, (Magdalena) Carport Roof (E) | No | 10% Synthetic
90% Organic Binders | |
| Layer#: | | | | |
| Sample Color: black | | | | |
| Comments: | | | | |
| 89A
1004635 | Grey/Black R.P.M
Bldg. 276, (Magdalena) Carport Roof (NE) | No | 100% Organic Binders | |
| Layer#: | | | | |
| Sample Color: grey/black | | | | |
| Comments: | | | | |
| 90A
1004636 | Black R.P.M
Bldg. 276, (Magdalena) Carport Roof (N) | No | 100% Organic Binders | |
| Layer#: | | | | |
| Sample Color: black | | | | |
| Comments: | | | | |
| 91A
1004637 | White Roof Coating
Bldg. 276, (Magdalena) Apartment Roof (E) | No | 100% Organic Binders | |
| Layer#: 1 | | | | |
| Sample Color: white | | | | |
| Comments: | | | | |
| 91A
1004637 | Black Pen Mastic
Bldg. 276, (Magdalena) Apartment Roof (E) | No | 3% Synthetic
97% Organic Binders | |
| Layer#: 2 | | | | |
| Sample Color: black | | | | |
| Comments: | | | | |
| 92A
1004638 | White Coating
Bldg. 276, (Magdalena) Apartment Roof (SE) | No | 100% Organic Binders | |
| Layer#: 1 | | | | |
| Sample Color: white | | | | |
| Comments: | | | | |
| 92A
1004638 | Black Tar
Bldg. 276, (Magdalena) Apartment Roof (SE) | No | 100% Organic Binders | |
| Layer#: 2 | | | | |
| Sample Color: black | | | | |
| Comments: | | | | |

Test Report

Bulk Asbestos by PLM

Report Date: Dec 29, 2022
 Micron Report No.: 122221154

Microscopist: Daniel Gamez

| Cust ID No.
Micron ID No. | Sample Description and Location | Asbestos
Detected? | Analytical Results | QC'd? |
|---|--|-----------------------|--|-------|
| 92A
1004638
Layer#: 3
Sample Color: black | Flashing
Bldg. 276, (Magdalena) Apartment Roof (SE) | No | 10% Synthetic
90% Organic Binders | X |
| Comments: | | | | |
| 93A
1004639
Layer#: 1
Sample Color: black | Black Exhaust Vent Cover Mastic
Bldg. 276, (Magdalena) Apartment Roof (E) | Yes | 3% Chrysotile
97% Organic Binders | |
| Comments: | | | | |
| 94A
1004640
Layer#: 1
Sample Color: black | Black Gravel Roofing
Bldg. 264, Magdalena Carport Roof (S) | No | 30% Fibrous Glass
10% Mineral Filler
60% Organic Binders | |
| Comments: | | | | |
| 94A
1004640
Layer#: 2
Sample Color: black | Felt
Bldg. 264, Magdalena Carport Roof (S) | No | 50% Fibrous Glass
50% Organic Binders | |
| Comments: | | | | |
| 94A
1004640
Layer#: 3
Sample Color: black | Black Tar
Bldg. 264, Magdalena Carport Roof (S) | No | 100% Organic Binders | |
| Comments: | | | | |
| 95A
1004641
Layer#: 1
Sample Color: black | Black Flashing Mastic
Bldg. 264, Magdalena Carport Roof (E) | No | 100% Organic Binders | |
| Comments: | | | | |
| 96A
1004642
Layer#: 1
Sample Color: black | Grey/Black R.P.M
Bldg. 264, Magdalena Carport Roof (S) | No | 100% Organic Binders | |
| Comments: | | | | |

Test Report

Bulk Asbestos by PLM

Report Date: Dec 29, 2022

Micron Report No.: 122221154

Microscopist: Daniel Gamez

| Cust ID No.
Micron ID No. | Sample Description and Location | Asbestos
Detected? | Analytical Results | QC'd? |
|--|---|-----------------------|--|-------|
| 97A
1004643
Layer#: 1
Sample Color: white | White Roof Coating
Bldg. 264, Magdalena Apartment Roof (E) | No | 100% Organic Binders | |
| Comments: | | | | |
| 97A
1004643
Layer#: 2
Sample Color: black | Black Pen Mastic
Bldg. 264, Magdalena Apartment Roof (E) | No | 3% Synthetic
97% Organic Binders | X |
| Comments: | | | | |
| 98A
1004644
Layer#: 1
Sample Color: black | Black Flashing Mastic
Bldg. 264, Magdalena Apartment Roof (E) | No | 100% Organic Binders | |
| Comments: | | | | |
| 99A
1004645
Layer#: 1
Sample Color: white | White w/ Black Mastic on Flashing
Bldg. 264, Magdalena Apartment Roof (SE) | No | 100% Organic Binders | |
| Comments: | | | | |
| 100A
1004646
Layer#: 1
Sample Color: black | Black Gravel Roofing
Bldg. 252, Magdalena Carport Roof (Center) | No | 30% Fibrous Glass
10% Mineral Filler
60% Organic Binders | |
| Comments: | | | | |
| 100A
1004646
Layer#: 2
Sample Color: black | Felt
Bldg. 252, Magdalena Carport Roof (Center) | No | 50% Fibrous Glass
50% Organic Binders | |
| Comments: | | | | |
| 100A
1004646
Layer#: 3
Sample Color: black | Black Tar
Bldg. 252, Magdalena Carport Roof (Center) | No | 100% Organic Binders | |
| Comments: | | | | |

Test Report

Bulk Asbestos by PLM

Report Date: Dec 29, 2022
 Micron Report No.: 122221154

Microscopist: Daniel Gamez

| Cust ID No.
Micron ID No. | Sample Description and Location | Asbestos
Detected? | Analytical Results | QC'd? |
|------------------------------|---|-----------------------|--|-------|
| 101A
1004647 | Grey/Black R.P.M
Bldg. 252, Magdalena Carport Roof (E) | No | 100% Organic Binders | |
| Layer#: | | | | |
| Sample Color: grey/black | | | | |
| Comments: | | | | |
| 102A
1004648 | Black Flashing Mastic
Bldg. 252, Magdalena Carport Roof (E) | Yes | 2% Chrysotile
8% Synthetic
90% Organic Binders | X |
| Layer#: | | | | |
| Sample Color: black | | | | |
| Comments: | | | | |
| 103A
1004649 | Black R.P.M
Bldg. 252, Magdalena Carport Roof (S) | No | 10% Cellulose
90% Organic Binders | |
| Layer#: | | | | |
| Sample Color: black | | | | |
| Comments: | | | | |
| 104A
1004650 | White Roof Coating
Bldg. 252, Magdalena Apartment Roof (W) | No | 100% Organic Binders | |
| Layer#: 1 | | | | |
| Sample Color: white | | | | |
| Comments: | | | | |
| 104A
1004650 | Black Pen Mastic
Bldg. 252, Magdalena Apartment Roof (W) | No | 3% Synthetic
97% Organic Binders | |
| Layer#: 2 | | | | |
| Sample Color: black | | | | |
| Comments: | | | | |
| 105A
1004651 | Black Roof Tar on Exhaust Vent Cover
Bldg. 252, Magdalena Apartment Roof (E) | No | 100% Organic Binders | |
| Layer#: | | | | |
| Sample Color: black | | | | |
| Comments: | | | | |
| 106A
1004652 | Yellow w/ Black Flashing Mastic
Bldg. 252, Magdalena Apartment Roof (E) | No | 100% Organic Binders | X |
| Layer#: | | | | |
| Sample Color: yellow | | | | |
| Comments: | | | | |

Test Report

Bulk Asbestos by PLM

Report Date: Dec 29, 2022

Micron Report No.: 122221154

Microscopist: Daniel Gamez

| Cust ID No.
Micron ID No. | Sample Description and Location | Asbestos
Detected? | Analytical Results | QC'd? |
|---|---|-----------------------|--|-------|
| 107A
1004653
Layer#: 1
Sample Color: black | Black Gravel Roof
Bldg. 240, Magdalena Carport Roof (Center) | No | 30% Fibrous Glass
10% Mineral Filler
60% Organic Binders | |
| Comments: | | | | |
| 107A
1004653
Layer#: 2
Sample Color: black | Felt
Bldg. 240, Magdalena Carport Roof (Center) | No | 50% Fibrous Glass
50% Organic Binders | |
| Comments: | | | | |
| 107A
1004653
Layer#: 3
Sample Color: black | Black Tar
Bldg. 240, Magdalena Carport Roof (Center) | No | 100% Organic Binders | |
| Comments: | | | | |
| 108A
1004654
Layer#: 1
Sample Color: grey/black | Grey/Black R.P.M
Bldg. 240, Magdalena Carport Roof (S) | No | 100% Organic Binders | |
| Comments: | | | | |
| 109A
1004655
Layer#: 1
Sample Color: black | Black Flashing Mastic
Bldg. 240, Magdalena Carport Roof (E) | Yes | 2% Chrysotile
98% Organic Binders | |
| Comments: | | | | |
| 110A
1004656
Layer#: 1
Sample Color: white | White Roof Coat
Bldg. 240, Magdalena Apartment Roof (E) | No | 100% Organic Binders | |
| Comments: | | | | |
| 110A
1004656
Layer#: 2
Sample Color: black | Black Pen Mastic
Bldg. 240, Magdalena Apartment Roof (E) | Yes | 2% Chrysotile
98% Organic Binders | |
| Comments: | | | | |

Test Report Bulk Asbestos by PLM

Report Date: Dec 29, 2022

Micron Report No.: 122221154

Microscopist: Daniel Gamez

| Cust ID No.
Micron ID No. | Sample Description and Location | Asbestos
Detected? | Analytical Results | QC'd? |
|---|--|-----------------------|--|-------|
| 111A
1004657
Layer#: 1
Sample Color: white

Comments: | White Roof Coat
Bldg. 240, Magdalena Apartment Roof (E) | No | 100% Organic Binders | |
| 111A
1004657
Layer#: 2
Sample Color: black

Comments: | Flashing Mastic
Bldg. 240, Magdalena Apartment Roof (E) | No | 100% Organic Binders | |
| 112A
1004658
Layer#: 1
Sample Color: black

Comments: | Black Gravel Roof
Bldg. 228, Magdalena Carport Roof (E) | No | 30% Fibrous Glass
10% Mineral Filler
60% Organic Binders | |
| 112A
1004658
Layer#: 2
Sample Color: black

Comments: | Felt
Bldg. 228, Magdalena Carport Roof (E) | No | 50% Fibrous Glass
50% Organic Binders | |
| 112A
1004658
Layer#: 3
Sample Color: black

Comments: | Black Tar
Bldg. 228, Magdalena Carport Roof (E) | No | 100% Organic Binders | |
| 113A
1004659
Layer#: 1
Sample Color: grey/black

Comments: | Grey/Black R.P.M
Bldg. 228, Magdalena Carport Roof (S) | No | 10% Synthetic
90% Organic Binders | |
| 114A
1004660
Layer#: 1
Sample Color: black

Comments: | Black Flashing Mastic
Bldg. 228, Magdalena Carport Roof (E) | Yes | 2% Chrysotile
98% Organic Binders | |

Test Report

Bulk Asbestos by PLM

Report Date: Dec 29, 2022
 Micron Report No.: 122221154

Microscopist: Daniel Gamez

| Cust ID No.
Micron ID No. | Sample Description and Location | Asbestos
Detected? | Analytical Results | QC'd? |
|--|--|-----------------------|--|-------|
| 115A
1004661
Layer#: 1
Sample Color: grey
Comments: | Grey Stucco
Bldg. 228, Magdalena Apartment Roof (E) | No | 95% Mineral Filler
5% Vermiculite | |
| 115A
1004661
Layer#: 2
Sample Color: white
Comments: | Finish on Flashing
Bldg. 228, Magdalena Apartment Roof (E) | No | 100% Mineral Filler | |
| 116A
1004662
Layer#: 1
Sample Color: white
Comments: | White Roof Coat
Bldg. 228, Magdalena Apartment Roof (E) | No | 100% Organic Binders | |
| 116A
1004662
Layer#: 2
Sample Color: yellow
Comments: | Yellow Caulking on Flashing
Bldg. 228, Magdalena Apartment Roof (E) | No | 100% Organic Binders | |
| 117A
1004663
Layer#: 1
Sample Color: white
Comments: | White Roof Coat
Bldg. 228, Magdalena Apartment Roof (Center) | No | 100% Organic Binders | |
| 117A
1004663
Layer#: 2
Sample Color: black
Comments: | Black Pen Mastic
Bldg. 228, Magdalena Apartment Roof (Center) | No | 3% Synthetic
97% Organic Binders | |
| 118A
1004664
Layer#: 1
Sample Color: black
Comments: | Grey Gravel Roof
Bldg. 216, Magdalena Carport Roof (NE) | No | 30% Fibrous Glass
10% Mineral Filler
60% Organic Binders | |

Test Report Bulk Asbestos by PLM

Report Date: Dec 29, 2022

Micron Report No.: 122221154

Microscopist: Daniel Gamez

| Cust ID No.
Micron ID No. | Sample Description and Location | Asbestos
Detected? | Analytical Results | QC'd? |
|------------------------------|---|-----------------------|--|-------|
| 118A
1004664 | Felt
Bldg. 216, Magdalena Carport Roof (NE) | No | 50% Fibrous Glass
50% Organic Binders | |
| Layer#: 2 | | | | |
| Sample Color: black | | | | |
| Comments: | | | | |
| 118A
1004664 | Black Tar
Bldg. 216, Magdalena Carport Roof (NE) | No | 100% Organic Binders | |
| Layer#: 3 | | | | |
| Sample Color: black | | | | |
| Comments: | | | | |
| 119A
1004665 | Black Flashing Mastic
Bldg. 216, Magdalena Carport Roof (E) | Yes | 2% Chrysotile
8% Synthetic
90% Organic Binders | |
| Layer#: | | | | |
| Sample Color: black | | | | |
| Comments: | | | | |
| 120A
1004666 | Grey/Black R.P.M
Bldg. 216, Magdalena Carport Roof (N) | Yes | 3% Chrysotile
97% Organic Binders | |
| Layer#: | | | | |
| Sample Color: black | | | | |
| Comments: | | | | |
| 121A
1004667 | White Roof Coat
Bldg. 216, Magdalena Apartment Roof (SW) | No | 100% Organic Binders | X |
| Layer#: 1 | | | | |
| Sample Color: white | | | | |
| Comments: | | | | |
| 121A
1004667 | Black Pen Mastic
Bldg. 216, Magdalena Apartment Roof (SW) | No | 100% Organic Binders | |
| Layer#: 2 | | | | |
| Sample Color: black | | | | |
| Comments: | | | | |
| 122A
1004668 | Black Roof Tar on Exhaust Vent Cover
Bldg. 216, Magdalena Apartment Roof (W) | No | 100% Organic Binders | |
| Layer#: 1 | | | | |
| Sample Color: black | | | | |
| Comments: | | | | |

Test Report Bulk Asbestos by PLM

Report Date: Dec 29, 2022

Micron Report No.: 122221154

Microscopist: Daniel Gamez

| Cust ID No.
Micron ID No. | Sample Description and Location | Asbestos
Detected? | Analytical Results | QC'd? |
|--|--|-----------------------|----------------------|-------|
| 122A
1004668
Layer#: 2
Sample Color: white | White Roof Coat
Bldg. 216, Magdalena Apartment Roof (W) | No | 100% Organic Binders | |
| Comments: | | | | |
| 123A
1004669
Layer#: 1
Sample Color: white | White Roof Coat
Bldg. 216, Magdalena Apartment Roof (SE) | No | 100% Organic Binders | |
| Comments: | | | | |
| 123A
1004669
Layer#: 2
Sample Color: black | Black Mastic on Flashing
Bldg. 216, Magdalena Apartment Roof (SE) | No | 100% Organic Binders | |
| Comments: | | | | |
| 124A
1004670
Layer#: 1
Sample Color: grey | Grey Stucco
Bldg. 216, Magdalena Apartment Roof (E) | No | 100% Mineral Filler | |
| Comments: | | | | |
| 124A
1004670
Layer#: 2
Sample Color: grey | Finish on Flashing
Bldg. 216, Magdalena Apartment Roof (E) | No | 100% Mineral Filler | |
| Comments: | | | | |
| 125A
1004671
Layer#: 1
Sample Color: black | Black R.P.M
Bldg. 216, Magdalena Apartment Roof (W) | No | 100% Organic Binders | |
| Comments: | | | | |
| 126A
1004672
Layer#: 1
Sample Color: grey | Grey Stucco
Bldg. 204, Magdalena Carport Roof (S) | No | 100% Mineral Filler | |
| Comments: | | | | |

Test Report

Bulk Asbestos by PLM

Report Date: Dec 29, 2022
 Micron Report No.: 122221154

Microscopist: Daniel Gamez

| Cust ID No.
Micron ID No. | Sample Description and Location | Asbestos
Detected? | Analytical Results | QC'd? |
|---|--|-----------------------|--|-------|
| 126A
1004672
Layer#: 2
Sample Color: white

Comments: | Finish on Flashing
Bldg. 204, Magdalena Carport Roof (S) | No | 100% Mineral Filler | |
| 127A
1004673
Layer#:
Sample Color: black

Comments: | Black Gravel Roofing
Bldg. 204, Magdalena Carport Roof (NW) | No | 20% Cellulose
5% Fibrous Glass
30% Mineral Filler
45% Organic Binders | |
| 128A
1004674
Layer#:
Sample Color: black/grey

Comments: | Grey/Black R.P.M
Bldg. 204, Magdalena Carport Roof (SE) | Yes | 4% Chrysotile
96% Organic Binders | X |
| 129A
1004675
Layer#:
Sample Color: black/white

Comments: | Black Flashing Mastic
Bldg. 204, Magdalena Carport Roof (E) | Yes | 4% Chrysotile
96% Organic Binders | |
| 130A
1004676
Layer#: 1
Sample Color: white

Comments: | White Roof Coat
Bldg. 204, Magdalena Apartment Roof (E) | No | 100% Organic Binders | |
| 130A
1004676
Layer#: 2
Sample Color: black

Comments: | Black Pen Mastic
Bldg. 204, Magdalena Apartment Roof (E) | No | 100% Organic Binders | |
| 131A
1004677
Layer#: 1
Sample Color: grey

Comments: | Grey Stucco
Bldg. 204, Magdalena Apartment Roof (E) | No | 100% Mineral Filler | |

Test Report Bulk Asbestos by PLM

Report Date: Dec 29, 2022

Micron Report No.: 122221154

Microscopist: Daniel Gamez

| Cust ID No.
Micron ID No. | Sample Description and Location | Asbestos
Detected? | Analytical Results | QC'd? |
|--|--|-----------------------|--------------------------------------|-------|
| 131A
1004677
Layer#: 2
Sample Color: white | Finish on Flashing
Bldg. 204, Magdalena Apartment Roof (E) | No | 100% Mineral Filler | |
| Comments: | | | | |
| 132A
1004678
Layer#:
Sample Color: black/white | Black Flashing Mastic
Bldg. 204, Magdalena Apartment Roof (E) | No | 100% Organic Binders | |
| Comments: | | | | |
| 133A
1004679
Layer#:
Sample Color: black/white | Black R.P.M
Bldg. 204, Magdalena Apartment Roof (W) | No | 100% Organic Binders | |
| Comments: | | | | |
| 1A
1004680
Layer#:
Sample Color: black/white | Black Flashing Mastic
Bldg. 310, Magdalena Carport Roof (E) | Yes | 2% Chrysotile
98% Organic Binders | |
| Comments: | | | | |
| 2A
1004681
Layer#:
Sample Color: grey/black | Grey/Black R.P.M
Bldg. 310, Magdalena Apartment Roof (W) | Yes | 4% Chrysotile
96% Organic Binders | |
| Comments: | | | | |
| 3A
1004682
Layer#: 1
Sample Color: grey | Grey Stucco
Bldg. 310, Magdalena Apartment Roof (W) | No | 100% Mineral Filler | |
| Comments: | | | | |
| 3A
1004682
Layer#: 2
Sample Color: white | Finish on Flashing
Bldg. 310, Magdalena Apartment Roof (W) | No | 100% Mineral Filler | |
| Comments: | | | | |

Test Report

Bulk Asbestos by PLM

Report Date: Dec 29, 2022
 Micron Report No.: 122221154

Microscopist: Daniel Gamez

| Cust ID No.
Micron ID No. | Sample Description and Location | Asbestos
Detected? | Analytical Results | QC'd? |
|------------------------------|--|-----------------------|--|-------|
| 4A
1004683 | Black Flashing Tar
Bldg. 310, Magdalena Apartment Roof (W) | No | 100% Organic Binders | |
| Layer#: | | | | |
| Sample Color: black | | | | |
| Comments: | | | | |
| 5A
1004684 | Black Tar on Exhaust Vent Cover
Bldg. 310, Magdalena Apartment Roof (E) | Yes | 3% Chrysotile
97% Organic Binders | X |
| Layer#: | | | | |
| Sample Color: black | | | | |
| Comments: | | | | |
| 6A
1004685 | Black Flashing Mastic
Bldg. 320, Magdalena Carport Roof (N) | Yes | 4% Chrysotile
96% Organic Binders | |
| Layer#: | | | | |
| Sample Color: black | | | | |
| Comments: | | | | |
| 7A
1004686 | Grey Stucco on Flashing
Bldg. 320, Magdalena Carport Roof (N) | No | 100% Mineral Filler | |
| Layer#: 1 | | | | |
| Sample Color: grey | | | | |
| Comments: | | | | |
| 7A
1004686 | Finish Coat
Bldg. 320, Magdalena Carport Roof (N) | No | 100% Mineral Filler | |
| Layer#: 2 | | | | |
| Sample Color: white | | | | |
| Comments: | | | | |
| 8A
1004687 | Dark Grey R.P.M
Bldg. 320, Magdalena Carport Roof (E) | Yes | 3% Chrysotile
97% Organic Binders | |
| Layer#: | | | | |
| Sample Color: grey | | | | |
| Comments: | | | | |
| 9A
1004688 | Black Gravel Roofing
Bldg. 320, Magdalena Carport Roof (E) | No | 20% Cellulose
5% Fibrous Glass
30% Mineral Filler
45% Organic Binders | X |
| Layer#: | | | | |
| Sample Color: black | | | | |
| Comments: | | | | |

Test Report

Bulk Asbestos by PLM

Report Date: Dec 29, 2022
 Micron Report No.: 122221154

Microscopist: Daniel Gamez

| Cust ID No.
Micron ID No. | Sample Description and Location | Asbestos
Detected? | Analytical Results | QC'd? |
|---|---|-----------------------|---|-------|
| 10A
1004689 | Silver/Black Exhaust Vent Cover Mastic
Bldg. 320, Magdalena Apartment Roof | Yes | 2% Chrysotile
98% Organic Binders | |
| Layer#: | | | | |
| Sample Color: silver/black | | | | |
| Comments: | | | | |
| 11A
1004690 | Dark Grey R.P.M
Bldg. 320, Magdalena Apartment Roof (E) | No | 100% Organic Binders | |
| Layer#: | | | | |
| Sample Color: grey | | | | |
| Comments: | | | | |
| 12A
1004691 | Black Tar
Bldg. 320, Magdalena Apartment Roof (E) | No | 100% Organic Binders | |
| Layer#: | | | | |
| Sample Color: black | | | | |
| Comments: No Pen Flashing Mastic for Testing. | | | | |
| 13A
1004692 | Black Gravel Roofing
Bldg. 330, Magdalena Carport Roof (N) | No | 10% Cellulose
10% Fibrous Glass
30% Mineral Filler
50% Organic Binders | |
| Layer#: | | | | |
| Sample Color: black | | | | |
| Comments: | | | | |
| 14A
1004693 | Black Flashing Mastic
Bldg. 330, Magdalena Carport Roof (E) | Yes | 4% Chrysotile
96% Organic Binders | |
| Layer#: | | | | |
| Sample Color: black/white | | | | |
| Comments: | | | | |
| 15A
1004694 | Dark Grey R.P.M
Bldg. 330, Magdalena Carport Roof (N) | Yes | 3% Chrysotile
97% Organic Binders | |
| Layer#: | | | | |
| Sample Color: grey | | | | |
| Comments: | | | | |
| 16A
1004695 | Black R.P.M
Bldg. 330, Magdalena Carport Roof (N) | Yes | 3% Chrysotile
97% Organic Binders | |
| Layer#: | | | | |
| Sample Color: black | | | | |
| Comments: | | | | |

Test Report Bulk Asbestos by PLM

Report Date: Dec 29, 2022
Micron Report No.: 122221154

Microscopist: Daniel Gamez

| Cust ID No.
Micron ID No. | Sample Description and Location | Asbestos
Detected? | Analytical Results | QC'd? |
|------------------------------|--|-----------------------|--------------------------------------|-------|
| 17A
1004696 | Black R.P.M
Bldg. 330, Magdalena Apartment Roof (W) | No | 100% Organic Binders | |
| Layer#: | | | | |
| Sample Color: black | | | | |
| Comments: | | | | |
| 18A
1004697 | Black Exhaust Vent Roof Tar
Bldg. 330, Magdalena Apartment Roof (W) | No | 100% Organic Binders | |
| Layer#: | | | | |
| Sample Color: black | | | | |
| Comments: | | | | |
| 19A
1004698 | Black Flashing Mastic
Bldg. 330, Magdalena Apartment Roof | No | 100% Organic Binders | |
| Layer#: | | | | |
| Sample Color: black | | | | |
| Comments: | | | | |
| 20A
1004699 | Grey w/ Black Grey Flashing Mastic
Bldg. 330, Magdalena Apartment Roof NE | Yes | 4% Chrysotile
96% Organic Binders | X |
| Layer#: | | | | |
| Sample Color: black/grey | | | | |
| Comments: | | | | |
| 21A
1004700 | Black Flashing Mastic
Bldg. 340, Magdalena Carport Roof (E) | Yes | 2% Chrysotile
98% Organic Binders | |
| Layer#: | | | | |
| Sample Color: black | | | | |
| Comments: | | | | |
| 22A
1004701 | Dark Grey R.P.M
Bldg. 340, Magdalena Apartment Roof (W) | No | 100% Organic Binders | |
| Layer#: | | | | |
| Sample Color: black | | | | |
| Comments: | | | | |
| 23A
1004702 | Black Flashing Mastic
Bldg. 340, Magdalena Apartment Roof (NW) | No | 100% Organic Binders | |
| Layer#: | | | | |
| Sample Color: black | | | | |
| Comments: | | | | |

Test Report

Bulk Asbestos by PLM

Report Date: Dec 29, 2022
 Micron Report No.: 122221154

Microscopist: Daniel Gamez

| Cust ID No.
Micron ID No. | Sample Description and Location | Asbestos
Detected? | Analytical Results | QC'd? |
|------------------------------|--|-----------------------|--|-------|
| 24A
1004703 | Silver Black Roof Tar on Exhaust Vent
Bldg. 340, Magdalena Apartment Roof (W) | No | 100% Organic Binders | |
| Layer#: | | | | |
| Sample Color: silver/black | | | | |
| Comments: | | | | |
| 25A
1004704 | White Caulking on Flashing
Bldg. 340, Magdalena Apartment Roof (NE) | No | 100% Organic Binders | |
| Layer#: | | | | |
| Sample Color: white | | | | |
| Comments: | | | | |
| 26A
1004705 | Black Flashing Mastic w/ Tape
Bldg. 345, Magdalena Carport Roof (W) | Yes | 4% Chrysotile
96% Organic Binders | |
| Layer#: | | | | |
| Sample Color: black/white | | | | |
| Comments: | | | | |
| 27A
1004706 | Black Gravel Roofing
Bldg. 345, Magdalena Carport Roof (W) | No | 20% Cellulose
5% Fibrous Glass
30% Mineral Filler
45% Organic Binders | |
| Layer#: | | | | |
| Sample Color: black | | | | |
| Comments: | | | | |
| 28A
1004707 | Black Grey R.P.M
Bldg. 345, Magdalena Carport Roof (N) | Yes | 4% Chrysotile
96% Organic Binders | |
| Layer#: | | | | |
| Sample Color: black/grey | | | | |
| Comments: | | | | |
| 29A
1004708 | Grey Black Gravel Roofing
Bldg. 335, Magdalena Carport Roof (W) | No | 10% Fibrous Glass
40% Mineral Filler
50% Organic Binders | X |
| Layer#: | | | | |
| Sample Color: black/brown | | | | |
| Comments: | | | | |
| 30A
1004709 | Black Flashing Mastic
Bldg. 335, Magdalena Carport Roof (W) | Yes | 3% Chrysotile
97% Organic Binders | |
| Layer#: | | | | |
| Sample Color: white/black | | | | |
| Comments: | | | | |

Test Report

Bulk Asbestos by PLM

Report Date: Dec 29, 2022
 Micron Report No.: 122221154

Microscopist: Daniel Gamez

| Cust ID No.
Micron ID No. | Sample Description and Location | Asbestos
Detected? | Analytical Results | QC'd? |
|------------------------------|--|-----------------------|--------------------------------------|-------|
| 31A
1004710 | Grey/Black R.P.M
Bldg. 335, Magdalena Carport Roof (N) | Yes | 5% Chrysotile
95% Organic Binders | |
| Layer#: | | | | |
| Sample Color: grey/black | | | | |
| Comments: | | | | |
| 32A
1004711 | White Roof Coating
Bldg. 335, Magdalena Apartment Roof (Center) | No | 100% Organic Binders | |
| Layer#: 1 | | | | |
| Sample Color: white | | | | |
| Comments: | | | | |
| 32A
1004711 | Black Pen Mastic
Bldg. 335, Magdalena Apartment Roof (Center) | Yes | 3% Chrysotile
97% Organic Binders | |
| Layer#: 2 | | | | |
| Sample Color: grey/black | | | | |
| Comments: | | | | |
| 33A
1004712 | Grey Caulking
Bldg. 335, Magdalena Apartment Roof (W) | No | 100% Organic Binders | |
| Layer#: 1 | | | | |
| Sample Color: grey | | | | |
| Comments: | | | | |
| 33A
1004712 | White Coating on Flashing
Bldg. 335, Magdalena Apartment Roof (W) | No | 100% Organic Binders | |
| Layer#: 2 | | | | |
| Sample Color: white | | | | |
| Comments: | | | | |
| 34A
1004713 | Black Roof Tar
Bldg. 335, Magdalena Apartment Roof (E) | No | 100% Organic Binders | |
| Layer#: | | | | |
| Sample Color: black | | | | |
| Comments: | | | | |
| 35A
1004714 | Green Flashing Caulking
Bldg. 325, Magdalena Carport Roof (S) | No | 100% Organic Binders | |
| Layer#: | | | | |
| Sample Color: green | | | | |
| Comments: | | | | |

Test Report Bulk Asbestos by PLM

Report Date: Dec 29, 2022
Micron Report No.: 122221154

Microscopist: Daniel Gamez

| Cust ID No.
Micron ID No. | Sample Description and Location | Asbestos
Detected? | Analytical Results | QC'd? |
|---|---|-----------------------|---|-------|
| 36A
1004715 | Black Flashing Mastic
Bldg. 325, Magdalena Carport Roof (W) | Yes | 3% Chrysotile
97% Organic Binders | X |
| Layer#:
Sample Color: white/black

Comments: No Tape Available for Analysis. | | | | |
| 37A
1004716 | Grey/Black Pen Mastic
Bldg. 325, Magdalena Carport Roof (W) | Yes | 3% Chrysotile
97% Organic Binders | |
| Layer#:
Sample Color: grey/black

Comments: | | | | |
| 38A
1004717 | Grey/Black Gravel Rolled Roofing
Bldg. 325, Magdalena Carport Roof (W) | No | 5% Cellulose
5% Fibrous Glass
40% Mineral Filler
50% Organic Binders | |
| Layer#: 1
Sample Color: brown/black

Comments: | | | | |
| 38A
1004717 | Black Tar
Bldg. 325, Magdalena Carport Roof (W) | No | 100% Organic Binders | |
| Layer#: 2
Sample Color: black

Comments: | | | | |
| 39A
1004718 | Black Gravel Roofing
Bldg. 315, (Magdalena) Carport Roof (N) | No | 10% Fibrous Glass
20% Mineral Filler
70% Organic Binders | |
| Layer#:
Sample Color: brown/black

Comments: | | | | |
| 40A
1004719 | Black Flashing Mastic
Bldg. 315, (Magdalena) Carport Roof (W) | Yes | 3% Chrysotile
5% Cellulose
92% Organic Binders | |
| Layer#:
Sample Color: grey/black

Comments: | | | | |
| 41A
1004720 | Grey/Black R.P.M
Bldg. 315, (Magdalena) Carport Roof (SW) | Yes | 3% Chrysotile
97% Organic Binders | |
| Layer#:
Sample Color: grey/black

Comments: | | | | |

Test Report

Bulk Asbestos by PLM

Report Date: Dec 29, 2022
 Micron Report No.: 122221154

Microscopist: Daniel Gamez

| Cust ID No.
Micron ID No. | Sample Description and Location | Asbestos
Detected? | Analytical Results | QC'd? |
|---|--|-----------------------|--|-------|
| 42A
1004721 | Black R.P.M
Bldg. 315, (Magdalena) Carport Roof (W) | Yes | 2% Chrysotile
13% Mineral Filler
85% Organic Binders | |
| Layer#:
Sample Color: grey/black

Comments: | | | | |
| 43A
1004722 | Grey Stucco
Bldg. 315, (Magdalena) Carport Roof (W) | Yes | <1% Chrysotile
99% Mineral Filler | |
| Layer#: 1
Sample Color: grey

Comments: | | | | |
| 43A
1004722 | Finish on Flashing
Bldg. 315, (Magdalena) Carport Roof (W) | Yes | <1% Chrysotile
99% Mineral Filler | X |
| Layer#: 2
Sample Color: white

Comments: | | | | |
| 44A
1004723 | Grey/Black Rolled Gravel Roofing
Bldg. 310, Isabella Carport Roof (E) | No | 10% Fibrous Glass
30% Mineral Filler
60% Organic Binders | |
| Layer#: 1
Sample Color: brown/black

Comments: | | | | |
| 44A
1004723 | Brown Insulation
Bldg. 310, Isabella Carport Roof (E) | No | 100% Cellulose | |
| Layer#: 2
Sample Color: brown

Comments: | | | | |
| 45A
1004724 | Grey Stucco
Bldg. 310, Isabella Carport Roof (E) | No | 100% Mineral Filler | |
| Layer#: 1
Sample Color: white

Comments: | | | | |
| 45A
1004724 | Finish on Flashing
Bldg. 310, Isabella Carport Roof (E) | No | 100% Mineral Filler | |
| Layer#: 2
Sample Color: offwhite

Comments: | | | | |

Test Report

Bulk Asbestos by PLM

Report Date: Dec 29, 2022
 Micron Report No.: 122221154

Microscopist: Daniel Gamez

| Cust ID No.
Micron ID No. | Sample Description and Location | Asbestos
Detected? | Analytical Results | QC'd? |
|---|---|-----------------------|--|-------|
| 46A
1004725 | Black Flashing Mastic
Bldg. 310, Isabella Carport Roof (E) | Yes | 3% Chrysotile
97% Organic Binders | |
| Layer#: | | | | |
| Sample Color: black/brown | | | | |
| Comments: No Tape Available for Analysis. | | | | |
| 47A
1004726 | Grey/Black R.P.M
Bldg. 310, Isabella Carport Roof (NW) | Yes | 4% Chrysotile
96% Organic Binders | |
| Layer#: | | | | |
| Sample Color: grey/black | | | | |
| Comments: | | | | |
| 48A
1004727 | Black Gravel Roofing
Bldg. 310, Isabella Apartment Roof (NE) | No | 10% Fibrous Glass
50% Mineral Filler
40% Organic Binders | |
| Layer#: | | | | |
| Sample Color: brown/black | | | | |
| Comments: | | | | |
| 49A
1004728 | Grey/Black R.P.M
Bldg. 310, Isabella Apartment Roof (E) | No | 5% Cellulose
95% Organic Binders | |
| Layer#: | | | | |
| Sample Color: grey/black | | | | |
| Comments: | | | | |
| 50A
1004729 | Black R.P.M
Bldg. 310, Isabella Apartment Roof (W) | No | 100% Organic Binders | |
| Layer#: | | | | |
| Sample Color: black | | | | |
| Comments: | | | | |
| 51A
1004730 | Black Tar on Exhaust Vent
Bldg. 310, Isabella Apartment Roof (E) | Yes | 3% Chrysotile
97% Organic Binders | |
| Layer#: | | | | |
| Sample Color: black | | | | |
| Comments: | | | | |
| 52A
1004731 | Black Flashing Mastic
Bldg. 310, Isabella Apartment Roof (NE) | No | 100% Organic Binders | X |
| Layer#: | | | | |
| Sample Color: black | | | | |
| Comments: | | | | |

Test Report Bulk Asbestos by PLM

Report Date: Dec 29, 2022
 Micron Report No.: 122221154

Microscopist: Daniel Gamez

| Cust ID No.
Micron ID No. | Sample Description and Location | Asbestos
Detected? | Analytical Results | QC'd? |
|--|--|-----------------------|---|-------|
| 53A
1004732 | Black Flashing Mastic
Bldg. 320, Isabella Carport Roof (E) | Yes | 4% Chrysotile
96% Organic Binders | |
| Layer#:
Sample Color: black

Comments: | | | | |
| 54A
1004733 | White Roof Coat
Bldg. 320, Isabella Apartment Roof (W) | No | 100% Organic Binders | |
| Layer#: 1
Sample Color: white

Comments: | | | | |
| 54A
1004733 | Black Pen Mastic
Bldg. 320, Isabella Apartment Roof (W) | No | 100% Organic Binders | |
| Layer#: 2
Sample Color: black

Comments: | | | | |
| 55A
1004734 | White Roof Coat
Bldg. 320, Isabella Apartment Roof (E) | No | 100% Organic Binders | |
| Layer#: 1
Sample Color: white

Comments: | | | | |
| 55A
1004734 | Black Mastic on Flashing
Bldg. 320, Isabella Apartment Roof (E) | No | 100% Organic Binders | |
| Layer#: 2
Sample Color: black

Comments: | | | | |
| 56A
1004735 | Grey Black Gravel Roofing
Bldg. 330, Isabella Carport Roof (E) | No | 10% Cellulose
10% Fibrous Glass
20% Mineral Filler
60% Organic Binders | |
| Layer#: 1
Sample Color: black/grey

Comments: | | | | |
| 56A
1004735 | Brown Insulation
Bldg. 330, Isabella Carport Roof (E) | No | 98% Cellulose
2% Mineral Filler | |
| Layer#: 2
Sample Color: brown

Comments: | | | | |

Test Report

Bulk Asbestos by PLM

Report Date: Dec 29, 2022
 Micron Report No.: 122221154

Microscopist: Daniel Gamez

| Cust ID No.
Micron ID No. | Sample Description and Location | Asbestos
Detected? | Analytical Results | QC'd? |
|------------------------------|---|-----------------------|--------------------------------------|-------|
| 57A
1004736 | Grey/Black R.P.M
Bldg. 330, Isabella Carport Roof (N) | Yes | 3% Chrysotile
97% Organic Binders | |
| Layer#: | | | | |
| Sample Color: black/grey | | | | |
| Comments: | | | | |
| 58A
1004737 | Black Flashing Mastic
Bldg. 330, Isabella Carport Roof (E) | Yes | 3% Chrysotile
97% Organic Binders | |
| Layer#: | | | | |
| Sample Color: black | | | | |
| Comments: | | | | |
| 59A
1004738 | Black R.P.M
Bldg. 330, Isabella Carport Roof (W) | Yes | 2% Chrysotile
98% Organic Binders | |
| Layer#: | | | | |
| Sample Color: black | | | | |
| Comments: | | | | |
| 60A
1004739 | Grey Stucco on Flashing
Bldg. 330, Isabella Apartment Roof (E) | Yes | <1% Chrysotile
99% Mineral Filler | X |
| Layer#: 1 | | | | |
| Sample Color: grey/white | | | | |
| Comments: | | | | |
| 60A
1004739 | Finish Coat
Bldg. 330, Isabella Apartment Roof (E) | Yes | 2% Chrysotile
98% Mineral Filler | |
| Layer#: 2 | | | | |
| Sample Color: black | | | | |
| Comments: | | | | |
| 61A
1004740 | Black R.P.M
Bldg. 330, Isabella Apartment Roof (E) | No | 100% Organic Binders | |
| Layer#: | | | | |
| Sample Color: black | | | | |
| Comments: | | | | |
| 62A
1004741 | Black Flashing Mastic
Bldg. 330, Isabella Apartment Roof (E) | No | 100% Organic Binders | |
| Layer#: | | | | |
| Sample Color: black | | | | |
| Comments: | | | | |

Test Report

Bulk Asbestos by PLM

Report Date: Dec 29, 2022
 Micron Report No.: 122221154

Microscopist: Daniel Gamez

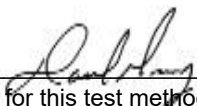
| Cust ID No.
Micron ID No. | Sample Description and Location | Asbestos
Detected? | Analytical Results | QC'd? |
|------------------------------|--|-----------------------|--|-------|
| 63A
1004742 | Black Roof Tar on Exhaust Vent
Bldg. 330, Isabella Apartment Roof (E) | No | 100% Organic Binders | |
| Layer#: | | | | |
| Sample Color: black | | | | |
| Comments: | | | | |
| 64A
1004743 | Grey/Black Gravel Roofing
Bldg. 340, Isabella Carport Roof (E) | No | 10% Cellulose
5% Fibrous Glass
30% Mineral Filler
55% Organic Binders | |
| Layer#: 1 | | | | |
| Sample Color: black/grey | | | | |
| Comments: | | | | |
| 64A
1004743 | Brown Insulation
Bldg. 340, Isabella Carport Roof (E) | No | 98% Cellulose
2% Mineral Filler | |
| Layer#: 2 | | | | |
| Sample Color: brown | | | | |
| Comments: | | | | |
| 65A
1004744 | Black Flashing Mastic
Bldg. 340, Isabella Carport Roof (E) | Yes | 4% Chrysotile
96% Organic Binders | |
| Layer#: | | | | |
| Sample Color: black/white | | | | |
| Comments: | | | | |
| 66A
1004745 | Grey Stucco
Bldg. 340, Isabella Carport Roof (E) | Yes | <1% Chrysotile
99% Mineral Filler | X |
| Layer#: 1 | | | | |
| Sample Color: grey/white | | | | |
| Comments: | | | | |
| 66A
1004745 | Flashing
Bldg. 340, Isabella Carport Roof (E) | Yes | 2% Chrysotile
98% Organic Binders | |
| Layer#: 2 | | | | |
| Sample Color: black | | | | |
| Comments: | | | | |
| 67A
1004746 | Grey/Black R.P.M
Bldg. 340, Isabella Carport Roof (N) | Yes | 3% Chrysotile
97% Organic Binders | |
| Layer#: | | | | |
| Sample Color: grey/black | | | | |
| Comments: | | | | |

Test Report Bulk Asbestos by PLM

Report Date: Dec 29, 2022
 Micron Report No.: 122221154

Microscopist: Daniel Gamez

| Cust ID No.
Micron ID No. | Sample Description and Location | Asbestos
Detected? | Analytical Results | QC'd? |
|-------------------------------------|--|-----------------------|---|-------|
| 68A
1004747 | Black Flashing Mastic
Bldg. 340, Isabella Apartment Roof (W) | No | 100% Organic Binders | |
| Layer#:
Sample Color: black | | | | |
| Comments: | | | | |
| 69A
1004748 | White Caulking
Bldg. 340, Isabella Apartment Roof (SE) | No | 100% Organic Binders | |
| Layer#: 1
Sample Color: white | | | | |
| Comments: | | | | |
| 69A
1004748 | Flashing
Bldg. 340, Isabella Apartment Roof (SE) | Yes | 2% Chrysotile
98% Organic Binders | |
| Layer#: 2
Sample Color: black | | | | |
| Comments: | | | | |
| 70A
1004749 | Black Roof Patch w/ Grey Granules
Bldg. 340, Isabella Apartment Roof (SE) | No | 20% Mineral Filler
80% Organic Binders | |
| Layer#:
Sample Color: black/grey | | | | |
| Comments: | | | | |
| 71A
1004750 | Black R.P.M
Bldg. 340, Isabella Apartment Roof (Center) | No | 100% Organic Binders | |
| Layer#:
Sample Color: black | | | | |
| Comments: | | | | |
| 72A
1004751 | Black Roof Tar on Exhaust Vent
Bldg. 340, Isabella Apartment Roof (W) | No | 100% Organic Binders | |
| Layer#:
Sample Color: black | | | | |
| Comments: | | | | |

Microscopist: 

The limit of detection for this test method is less than one percent (<1%) asbestos by calibrated visual area estimate.

Bulk Sample Log

Micron Environmental Labs, Inc.
El Monte, California



Company Dynamic env

No. of Samples 205

For Lab Use Only

Client Project No. Corona Del Rey

Micron Job No. 2222154

Client Project Ref. 1148 D St. Corona, CA 92882

Turnaround Time Normal Next Day Rush

Analyze All Stop 1st Positive

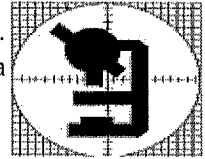
Sample Data Log

| | Date Collected | Client Sample ID | Sample Location | Sample Description | Analytical Result |
|----|----------------|------------------|--|--|-------------------|
| 1 | 12/19/22 | 121922-1A | Bldg. 240, Isabella Carport (roof, center) | gravel Roofing w/ Blk Tar | |
| 2 | | 2 | Bldg 240, Isabella, carport (roof, E) | grey/Blk, R.P.M | |
| 3 | | 3 | ↓ ↓ ↓ | ↓ ↓ NE) ↓ ↓ 2x4 wood support mastic | |
| 4 | | 4 | ↓ ↓ ↓ | ↓ ↓ E) Blk, Flashing Mastic | |
| 5 | | 5 | ↓ ↓ ↓ | ↓ ↓ S) ↓, R.P.M | |
| 6 | | 6 | ↓ ↓ ↓ | ↓ ↓ Apartment, (roof, center, Blk. R.P.M | |
| 7 | | 7 | ↓ ↓ ↓ | ↓ ↓ E), Blk, Roof tar, top of exhaust vent cover. | |
| 8 | | 8 | ↓ ↓ ↓ | ↓ ↓ Flashing Mastic | |
| 9 | | 9 | ↓ ↓ ↓ | ↓ ↓ NE) Brown painted - white caulking on flashing | |
| 10 | | 10 | 228, carport (roof, E) | grey/Blk Roofing w/ gravel & Brown insulation | |
| 11 | | 11 | ↓ ↓ ↓ | ↓ ↓ (E) Blk, Flashing Mastic | |
| 12 | | 12 | ↓ ↓ ↓ | ↓ ↓ grey/Blk, R.P.M | |
| 13 | | 13 | ↓ ↓ ↓ | ↓ ↓ Apartment (roof, center) Blk. R.P.M | |
| 14 | | 14 | ↓ ↓ ↓ | ↓ ↓ grey/Blk, R.P.M | |
| 15 | | 15 | ↓ ↓ ↓ | ↓ ↓ (E) Blk/grey Ac stand mastic | |
| 16 | | 16 | ↓ ↓ ↓ | ↓ ↓ Blk Flashing mastic | |
| 17 | | 17 | ↓ ↓ ↓ | ↓ ↓ SE) Brown Flashing caulking | |
| 18 | | 18 | Bldg. 216, Isabella, Carport (roof, E) | grey/Blk Roofing w/ gravel, Blk tar | |
| 19 | | 19 | Bldg. 216, Isabella, Carport, (roof, E) | grey/Blk 2x4 wood support mastic | |
| 20 | | 20 | ↓ ↓ ↓ | ↓ ↓ E) Blk. R.P.M | |
| 21 | | 21A | ↓ ↓ ↓ | ↓ ↓ ↓ Flashing Mastic | |

Relinquished by: [Signature] Date: _____ Time: _____
 Received by: Diego Mendez Date: 12/22/22 Time: 2:40pm

Bulk Sample Log

Micron Environmental Labs, Inc.
El Monte, California



Company Dynamic Env

No. of Samples 205

For Lab Use Only

Client Project No. Corona Del Rey

Micron Job No. 122221154

Client Project Ref. 1148 Dst Corona, CA 92882

Turnaround Time Normal Next Day Rush

Analyze All Stop 1st Positive

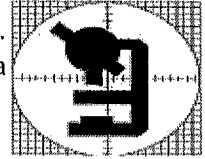
Sample Data Log

| | Date Collected | Client Sample ID | Sample Location | Sample Description | Analytical Result |
|----|----------------|------------------|----------------------|--------------------------|---|
| 1 | 12/19/22 | 121922-22A | Bldg. 216, Isabella | Apartment (roof, center) | White roof coat w/ -
BLK pen mastic |
| 2 | | 23 | | | E) grey/BLK Flashing mastic |
| 3 | | 24 | | | w) BLK. Roof tar on exhaust vent cover |
| 4 | | 25 | | | NE) ↓ R.P.M |
| 5 | | 26 | | | SW) grey caulking, roof floor. |
| 6 | | 27 | Bldg. 204 | Carport (roof, SE) | Black Flashing tar mastic |
| 7 | | 28 | | | (SE) BLK gravel roofing |
| 8 | | 29 | | | (N) grey/BLK R.P.M |
| 9 | | 30 | | | E) BLK. R.P.M |
| 10 | | 31 | | | ↓ grey/BLK 2x4 wood support mastic |
| 11 | | 32 | | | Apartment (roof, center) Silver/BLK R.P.M |
| 12 | | 33 | | | (w) grey/BLK R.P.M |
| 13 | | 34 | | | ↓ BLK. R.P.M |
| 14 | | 35 | | | ↓, ↓, tar on exhaust vent cover |
| 15 | | 36 | | | E) ↓, Flashing mastic |
| 16 | | 37 | | | (w) Silver/BLK, Ac platform mastic |
| 17 | | 38 | Bldg. 205, Magdalena | Carport (roof, w) | BLK gravel roofing w/tar |
| 18 | | 39 | | | (N) grey/BLK. R.P.M |
| 19 | | 40 | | | (w) BLK. Flashing Mastic |
| 20 | | 41 | | | ↓ ↓ ↓. R.P.M |

Relinquished by [Signature] Date _____ Time _____
 Received by [Signature] Date 12/22/22 Time 2:48 pm

Bulk Sample Log

Micron Environmental Labs, Inc.
El Monte, California



Company Dynamic en

No. of Samples 205

For Lab Use Only

Client Project No. Corona Del Rey

Micron Job No. 2222154

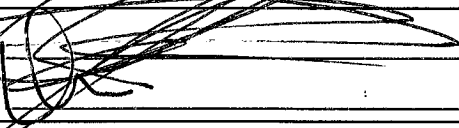
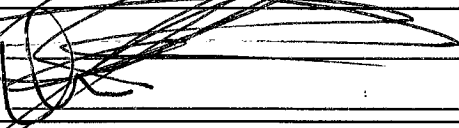
Client Project Ref. 1148 Dst Corona, CA 92882

Turnaround Time Normal Next Day Rush

Analyze All Stop 1st Positive

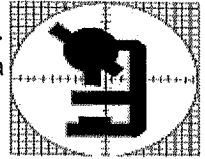
Sample Data Log

| | Date Collected | Client Sample ID | Sample Location | Sample Description | Analytical Result |
|----|----------------|------------------|---|---|-------------------|
| 1 | 12/19/22 | 121922-42A | BLDG. 205, Magdalena, Apartment (Roof, E) | White Root Coating w/ BLK Pen Mastic | |
| 2 | | 43 | | (w) Black Root TAP on exhaust vent cover | |
| 3 | | 44 | | ↓ Flashing Mastic | |
| 4 | | 45 | | ↓ beige painted gray Stucco w/ Finish on Flashing | |
| 5 | | 46 | | ↓ ↓ grey Flashing Caulking | |
| 6 | | 47 | 217, Magdalena, Carport (Roof, NE) | BLK gravel Roofing w/ BLK TAP | |
| 7 | | 48 | | ↓ (w) BLK Flashing Mastic | |
| 8 | | 49 | | ↓ ↓ grey/BLK R.P.M | |
| 9 | | 50 | Apartment (Roof, W) | White Root Coating w/ BLK Pen mastic | |
| 10 | | 51 | | ↓ (w) grey Flashing Caulking | |
| 11 | | 52 | | ↓ (NW) BLK Flashing Mastic | |
| 12 | | 53 | 229, Magdalena, Carport (Roof, S) | Black gravel Roofing w/ Black TAP | |
| 13 | | 54 | | ↓ (w) BLK Flashing Mastic | |
| 14 | | 55 | | ↓ (S) grey/BLK R.P.M | |
| 15 | | 56 | | ↓ ↓ BLK R.P.M | |
| 16 | | 57 | Apartment (Roof, E) | White Root Coating w/ Black Pen mastic | |
| 17 | | 58 | | ↓ (w) BLK Flashing Mastic | |
| 18 | | 59 | | ↓ (NW) White Root Coating w/ Flashing | |
| 19 | | | | | |
| 20 | | | | | |

| | | |
|---|----------------------|---------------------|
| Relinquished by  | Date | Time |
| Received by  | Date <u>12/20/22</u> | Time <u>2:10 PM</u> |

Bulk Sample Log

Micron Environmental Labs, Inc.
El Monte, California



Company Dynamic - en

No. of Samples 205

For Lab Use Only

Client Project No. Corona Del Mar

Micron Job No. 12222/154



Client Project Ref. 1148 Dst. Corona, CA 92882

Turnaround Time Normal Next Day Rush

Analyze All Stop 1st Positive

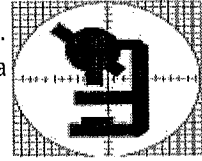
Sample Data Log

| | Date Collected | Client Sample ID | Sample Location | Sample Description | Analytical Result |
|----|----------------|------------------|--|--|-------------------|
| 1 | 12/19/22 | 121922-601A | BLDG. 241, Magdalena, Carport Roof, s) | BLK gravel Roofing | BLK w/ tan |
| 2 | | 61 | | ↓ gray/BLK R.P.M | |
| 3 | | 62 | | w) BLK Flashing Mastic | |
| 4 | | 63 | ✓ ↓ ↓ ↓ | ↓ s) ↓ R.P.M | |
| 5 | | 64 | | Apartment (roof, w) white roof coating w/- BLK pen. Mastic | |
| 6 | | 65 | | ↓, BLK Flashing Mastic | |
| 7 | | 66 | ↓ ↓ ↓ | ↓ w) BLK Roof TAR on exhaust vent cover | |
| 8 | | 67 | | 253, Magdalena, Carport (roof, w) gray/BLK R.P.M | |
| 9 | | 68 | | w) BLK gravel Roofing | BLK w/ tan |
| 10 | | 69 | | ↓ ↓, Flashing Mastic | |
| 11 | | 70 | ↓ ↓ ↓ | ↓ s) ↓ R.P.M | |
| 12 | | 71 | | Apartment (roof, w) BLK Flashing Mastic | |
| 13 | | 72 | | (w) white roof coating w/BLK pen. Mastic | |
| 14 | | 73 | | ↓ BLK ↓ TAR on exhaust vent cover | |
| 15 | | 74 | ↓ ↓ ↓ | ↓ sw) white roof coating w/BLK mastic on Flashing | |
| 16 | | 75 | BLDG. 265, Magdalena, Carport (roof, center) | BLK gravel Roofing | BLK w/ tan |
| 17 | | 76 | | s) gray/BLK R.P.M | |
| 18 | | 77 | | w) BLK Flashing Mastic | |
| 19 | | 78 | ↓ ↓ ↓ | ↓ s) ↓ R.P.M | |
| 20 | | | | | |

| | | |
|--|----------------------|------------------|
| Relinquished by:  | Date | Time |
| Received by:  | Date <u>12/22/22</u> | Time <u>248p</u> |

Bulk Sample Log

Micron Environmental Labs, Inc.
El Monte, California



Company Dynamic En

No. of Samples 105

For Lab Use Only

Client Project No. Corona Del Rey

Micron Job No. 20221154

Client Project Ref. 1148 D St, Corona, CA 92882

Turnaround Time Normal Next Day Rush

Analyze All Stop 1st Positive

Sample Data Log

| | Date Collected | Client Sample ID | Sample Location | Sample Description | Analytical Result |
|----|----------------|------------------|--|---|-------------------|
| 1 | 12/19/22 | 121922-79A | Bldg. 265, Magdalena, Apartment Roof, E) | white roof coating w/ -
- BLK Pen. Mastic | |
| 2 | | 80 | | w) white roof coating w.
w) BLK mastic on flashing | |
| 3 | | 81 | | sw) Brown Painted
- BLK Mastic on flashing | |
| 4 | | 82 | (Magdalena)
Bldg. 277, Carport Roof, w) | BLK gravel Roofing w/ tran | |
| 5 | | 83 | | flashing mastic | |
| 6 | | 84 | | R.P.M | |
| 7 | | 85 | (Magdalena)
Apartment Roof, center) | white roof coating w/ BLK
Pen. mastic | |
| 8 | | 86 | | sw) BLK w/ white roof coat on flashing | |
| 9 | | 87 | (Magdalena)
Bldg. 276, Carport Roof, E) | BLK gravel Roofing w/ BLK
tran | |
| 10 | | 88 | | E) BLK flashing Mastic w/ tape | |
| 11 | | 89 | | NE) grey/BLK R.P.M | |
| 12 | | 90 | | N) BLK R.P.M | |
| 13 | | 91 | (Magdalena)
Apartment Roof, E) | white roof coating w/ BLK
Pen. mastic | |
| 14 | | 92 | | SE) white coating w/ BLK tape on flashing | |
| 15 | | 93 | | E) BLK exhaust vent cover mastic | |
| 16 | | 94 | Bldg. 264, Magdalena, Carport (Roof, S) | BLK gravel Roofing w/ BLK
tran | |
| 17 | | 95 | | E) BLK. Flashing Mastic | |
| 18 | | 96 | | S) grey/BLK R.P.M | |
| 19 | | 97 | Apartment Roof, E) | white roof coating w/ BLK
Pen. mastic | |
| 20 | | 98 | | E) BLK Flashing Mastic | |
| 21 | | 99A | | SE) white w/ BLK mastic on flashing | |

Relinquished by

Date

Time

Received by

Date

Time

12/22/22 2:48

Bulk Sample Log

Micron Environmental Labs, Inc.
El Monte, California



Company Dynamic en

No. of Samples 205

For Lab Use Only

Client Project No. Corona Del Rey

Micron Job No.

Client Project Ref. 1148 D St. Corona, CA 92882

20221154

Turnaround Time Normal Next Day Rush

Analyze All Stop 1st Positive

Sample Data Log

| | Date Collected | Client Sample ID | Sample Location | Sample Description | Analytical Result |
|----|----------------|------------------|---|--|-------------------|
| 1 | 12/19/22 | 121922-100 A | BLDG. 252, Magdalena, Carport Roof (center) | BLK gravel roofing w/ tan | BLK |
| 2 | | 101 | | (E) grey/BLK R.P.M | |
| 3 | | 102 | | (E) BLK Flashing Mastic | |
| 4 | | 103 | | ↓ R.P.M | |
| 5 | | 104 | | Apartment (roof, w) white roof coating w/ BLK pen mastic | |
| 6 | | 105 | | (E) BLK Roof TAR on exhaust vent cover | |
| 7 | | 106 | | ↓ yellow w/ BLK Flashing mastic | |
| 8 | 12/20/22 | 12/20/22 107A | BLDG. 240, Magdalena, Carport Roof (center) | BLK gravel roof w/ BLK tan | BLK |
| 9 | | 108 | | (S) grey/BLK R.P.M | |
| 10 | | 109 | | (E) BLK Flashing Mastic | |
| 11 | | 110 | | Apartment (roof, E) white roof coat w/ BLK pen mastic | |
| 12 | | 111 | | ↓ (E) ↓ ↓ ↓ ↓ Flashing mastic | |
| 13 | | 112 | BLDG. 228 | Carport (roof, E) BLK gravel roof w/ tan | BLK |
| 14 | | 113 | | (S) grey/BLK R.P.M | |
| 15 | | 114 | | (E) BLK Flashing Mastic | |
| 16 | | 115 | | Apartment (roof, E) grey/stucco w/ finish on flashing | |
| 17 | | 116 | | ↓ white roof coat w/ yellow caulking on flashing | |
| 18 | | 117 | | ↓ center) ↓ ↓ ↓ ↓ BLK pen. mastic | |
| 19 | | 118 | 210 | Carport (roof, NE) grey/gravel roof w/ tan | BLK |
| 20 | | 119 | | (E) BLK Flashing Mastic | |
| 21 | | 120 | | (N) grey/BLK R.P.M | |

Relinquished by

Date

Time

Received by

Date

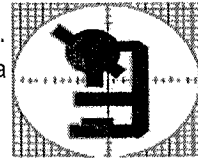
2/22/22

Time

2:48

Bulk Sample Log

Micron Environmental Labs, Inc.
El Monte, California



Company Dynamic en

No. of Samples 205

For Lab Use Only

Client Project No. Corona Del Rey

Micron Job No. 222154

Client Project Ref. 1148 0st. Corona, CA 92652

Turnaround Time Normal Next Day Rush

Analyze All Stop 1st Positive

Sample Data Log

| | Date Collected | Client Sample ID | Sample Location | Sample Description | Analytical Result |
|----|----------------|------------------|---------------------------------|---|-------------------|
| 1 | 12/20/22 | 122022-121A | BLDG. 216, Magdalena, Apartment | (Roof, SW) white roof coat w/ Blk Pen mastic | |
| 2 | | 122 | | (W) Blk roof mastic on exhaust vent cover | |
| 3 | | 123 | | (SE) white roof coat w/ Blk mastic on flashing | |
| 4 | | 124 | | (E) grey stucco w/ finish on flashing | |
| 5 | | 125 | | (W) Blk R.P.M | |
| 6 | | 126 | 204 | Carport (Roof, S) grey stucco w/ finish on flashing | |
| 7 | | 127 | | (NW) Blk gravel Roofing | |
| 8 | | 128 | | (SE) grey/Blk R.P.M | |
| 9 | | 129 | | (E) Blk flashing mastic | |
| 10 | | 130 | Apartment (Roof, E) | white roof coat w/ Blk Pen mastic | |
| 11 | | 131 | | (E) grey stucco w/ finish on flashing | |
| 12 | | 132 | | Blk flashing mastic | |
| 13 | | 133 | | (W) R.P.M | |
| 14 | 12/21/22 | 122122-1A | BLDG. 310 | Carport (Roof, E) Blk Flashing Mastic | |
| 15 | | 2 | | Apartment Roof (W) grey/Blk R.P.M | |
| 16 | | 3 | | (W) grey stucco w/ finish on flashing | |
| 17 | | 4 | | Blk flashing tar | |
| 18 | | 5 | | (E) tan on exhaust vent cover | |
| 19 | | 6 | 320 | Carport (Roof, W) Blk flashing mastic | |
| 20 | | 7 | | grey stucco on flashing | |

Relinquished by [Signature] Date _____ Time _____
 Received by [Signature] Date 12/22/22 Time 2:48

Bulk Sample Log

Micron Environmental Labs, Inc.
El Monte, California



Company Dynamic env

No. of Samples 205

For Lab Use Only

Client Project No. Corona Del Rey

Micron Job No. 20221154

Client Project Ref. 1148 Dst Corona, CA 92882

Turnaround Time Normal Next Day Rush
 Analyze All Stop 1st Positive

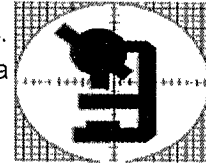
Sample Data Log

| | Date Collected | Client Sample ID | Sample Location | Sample Description | Analytical Result |
|----|----------------|------------------|--|---|---|
| 1 | 12/21/22 | 12222 8 A | Bldg 320, Magdalena, Carport (roof, #) | Dark grey R.P.M | |
| 2 | | 9 | ↓ ↓ | ↓ ↓ | Blk gravel Roofing |
| 3 | | 10 | ↓ ↓ | Apartment (roof, silver/blk exhaust vent cover) | MASTIC |
| 4 | | 11 | ↓ ↓ | ↓ ↓ | E) Dark grey R.P.M |
| 5 | | 12 | ↓ ↓ | ↓ ↓ | Blk rain & Den Flashing mastic |
| 6 | | 13 | 330 | carport (roof, w) | Blk gravel Roofing |
| 7 | | 14 | ↓ ↓ | ↓ ↓ | E) Blk Flashing mastic |
| 8 | | 15 | ↓ ↓ | ↓ ↓ | N) Dark grey R.p.m |
| 9 | | 16 | ↓ ↓ | ↓ ↓ | Blk. R. P. M |
| 10 | | 17 | ↓ ↓ | Apartment (roof, w) | Blk R.P.M |
| 11 | | 18 | ↓ ↓ | ↓ ↓ | w) Blk exhaust vent roof rain |
| 12 | | 19 | ↓ ↓ | ↓ ↓ | Flashing mastic |
| 13 | | 20 | ↓ ↓ | ↓ ↓ | NE grey w/blk grey Flashing mastic |
| 14 | | 21 | 340 | Carport (roof, #) | Blk Flashing mastic |
| 15 | | 22 | ↓ ↓ | ↓ ↓ | Apartment (roof, w) Dark grey R.p.m |
| 16 | | 23 | ↓ ↓ | ↓ ↓ | nw) Blk Flashing mastic |
| 17 | | 24 | ↓ ↓ | ↓ ↓ | w) silver Blk Roof-MAN on exhaust vent. |
| 18 | | 25 | ↓ ↓ | ↓ ↓ | NE) white Caulking on Flashing |
| 19 | | 26 | 345 | carport (roof, w) | Blk Flashing mastic w/ tape |
| 20 | | 27 | ↓ ↓ | ↓ ↓ | w) Blk gravel Roofing |
| 21 | | 28A | ↓ ↓ | ↓ ↓ | N) grey R.P.M |

Relinquished by [Signature] Date 12/22/22 Time 2:48
Received by [Signature] Date 12/22/22 Time 2:48

Bulk Sample Log

Micron Environmental Labs, Inc.
El Monte, California



Company Dynamic en

No. of Samples 205

For Lab Use Only

Client Project No. Corona Del Rey

Micron Job No. 12221154

Client Project Ref. 1148 D St, Corona, CA 92882

Turnaround Time Normal Next Day Rush
 Analyze All Stop 1st Positive

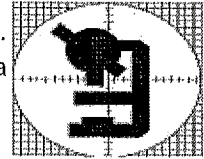
Sample Data Log

| | Date Collected | Client Sample ID | Sample Location | Sample Description | Analytical Result |
|----|----------------|------------------|-----------------------------|--------------------------|--|
| 1 | 12/21/22 | 122122-29 A | Bldg. 335, Magdalena | Carport (roof, w) | grey blk gravel Roofing |
| 2 | | 30 | | | w) blk flashing mastic |
| 3 | | 31 | | | n) grey/blk R.P.M |
| 4 | | 32 | | Apartment (roof, center) | white roof coating w/ blk pen mastic |
| 5 | | 33 | | | w) grey caulking w/ white coating on flashing |
| 6 | | 34 | | | e) blk roof tar |
| 7 | | 35 | 325 | Carport (roof, s) | green flashing caulking |
| 8 | | 36 | | | w) black flashing mastic w/ tape |
| 9 | | 37 | | | grey/blk pen. mastic |
| 10 | | 38 | | | w) grey ↓ gravel (rolled roofing w/ blk rain |
| 11 | | 39 | (Magdalena)
315, Carport | (roof, n) | blk gravel Roofing |
| 12 | | 40 | | | w) blk flashing mastic |
| 13 | | 41 | | | sw) grey/blk R.P.M |
| 14 | | 42 | | | w) blk R.P.M |
| 15 | | 43 | | | grey stucco/finish on flashing |
| 16 | | 44 | 310, isabella, | Carport (roof, e) | grey/blk Rolled gravel Roofing w/ brown insulation |
| 17 | | 45 | | | e) grey stucco/finish on flashing |
| 18 | | 46 | | | blk flashing mastic w/ tape |
| 19 | | 47 | | | nw) grey/blk R.P.M |
| 20 | | 48 | | Apartment (roof, NE) | blk gravel Roofing |
| 21 | | 49 | | | e) grey/blk R.P.M |

Relinquished by [Signature] Date 12/22/22 Time 2:46 pm
Received by [Signature] Date 12/22/22 Time 2:46 pm

Bulk Sample Log

Micron Environmental Labs, Inc.
El Monte, California



Company Dynamic env

No. of Samples 205

For Lab Use Only

Client Project No. Corona Del Rey
Client Project Ref. 1148 N St Corona, CA 92882

Micron Job No. 100001154

Turnaround Time Normal Next Day Rush
 Analyze All Stop 1st Positive

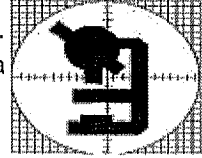
Sample Data Log

| | Date Collected | Client Sample ID | Sample Location | Sample Description | Analytical Result |
|----|----------------|------------------|---------------------|--|-------------------|
| 1 | 12/21/22 | 122/22-50 A | Bldg. 310, Isabella | Apartment Roof, w) Blk R.P.M | |
| 2 | | 51 | | E) Blk Tar on Exhaust vent | |
| 3 | | 52 | | NE) Flashing mastic | |
| 4 | | 53 | 320 | Carport Roof, E) | |
| 5 | | 54 | | Apartment Roof w) white roof coat w/ Blk pen mastic | |
| 6 | | 55 | | E) E L L L mastic on flashing | |
| 7 | | 56 | 330 | Carport Roof, E) Blk gravel Roofing w/ ^{grey} insulation | |
| 8 | | 57 | | N) grey/blk R.P.M | |
| 9 | | 58 | | E) Blk flashing mastic | |
| 10 | | 59 | | w) R.P.M | |
| 11 | | 60 | | Apartment Roof, E) grey Stucco on Flashing | |
| 12 | | 61 | | E) Blk R.P.M | |
| 13 | | 62 | | Flashing mastic | |
| 14 | | 63 | | Root tar on exh. vent | |
| 15 | | 64 | 340 | Carport Roof, E) grey/blk gravel Roofing w/ ^{grey} insulation | |
| 16 | | 65 | | E) Blk Flashing mastic | |
| 17 | | 66 | | Stucco on Flashing | |
| 18 | | 67 | | N) grey/blk R.P.M | |
| 19 | | 68 | | Apartment Roof w) Blk Flashing mastic | |
| 20 | | 69 | | SE) white Caulking on Flashing | |

Relinquished by: [Signature] Date: 12/22/22 Time: 2400
Received by: Crystal Mendez Date: 12/22/22 Time: 2400

Bulk Sample Log

Micron Environmental Labs, Inc.
El Monte, California



Company Dynamic

No. of Samples 205

For Lab Use Only

Client Project No. Coroner Del Rey

Micron Job No. 1200021154

Client Project Ref. 1198 D st Corona CA 92882

Turnaround Time Normal Next Day Rush

Analyze All Stop 1st Positive

Sample Data Log

| | Date Collected | Client Sample ID | Sample Location | Sample Description | Analytical Result |
|----|----------------|------------------|--|-------------------------------------|-------------------|
| 1 | 12/21/22 | 122122-70A | Bldg 340, Isabella, Apartment (roof, SE) | Bulk Roof Patch w/ grey granules | |
| 2 | ↓ | 71 | ↓ ↓ ↓ | (center) Bulk R.P.M | |
| 3 | ↓ | 72 | ↓ ↓ ↓ | ↓ w) Bulk Roof tar on exhaust vent. | |
| 4 | | | | | |
| 5 | | | | | |
| 6 | | | | | |
| 7 | | | | | |
| 8 | | | | | |
| 9 | | | | | |
| 10 | | | | | |
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| 16 | | | | | |
| 17 | | | | | |
| 18 | | | | | |
| 19 | | | | | |
| 20 | | | | | |

Relinquished by 

Date

Received by 

Date 12/22/22 Time 2:48 PM

ASBESTOS BUILDING SURVEY REPORT

CORONA DEL REY APARTMENTS 1148 "D" STREET CORONA, CA 92882

PROJECT NO.: F13-7185

JANUARY 17, 2014

PREPARED FOR:

**NATIONAL COMMUNITY RENAISSANCE
9421 HAVEN AVENUE
RANCHO CUCAMONGA, CA 91730**

PREPARED BY:

**NOVA CONSULTING GROUP, INC.
530 JACKSON STREET, 2ND FLOOR
SAN FRANCISCO, CA 94133
TELEPHONE: 415.377.2431**

**GREG MURPHY
VICE PRESIDENT**

EXECUTIVE SUMMARY

Nova Consulting Group, Inc. (Nova) was retained to inspect and sample materials at the Corona Del Ray Apartment complex located at 1148 “D” Street, Corona, California, for asbestos-containing materials (ACM). The purpose of this inspection was to identify suspect friable and non-friable ACM. Materials that were inaccessible or would require intrusive or destructive sampling were not sampled as part of this project.

ASBESTOS-CONTAINING MATERIALS AT THE SITE:

The survey was conducted on January 2, 3, and 6, 2014 by certified inspector Andrew Hoyer, Cal/OSHA Certified Asbestos Consultant No. 05-3837. Nova collected 131 samples of friable and non-friable ACM in a random and unbiased manner.

The following types of material were determined to contain asbestos (includes presumed/assumed positive materials):

| | |
|--|--|
| Exterior Spray applied plaster | 2% Chrysotile |
| Drywall/joint compound | 2% Chrysotile in joint compound |
| Furnace closet – acoustic texture | 2% Chrysotile |

The following materials do not contain asbestos:

- All vinyl flooring materials and associated mastics.

No materials proved to contain asbestos in concentrations less than 1% (trace amount).

All suspect materials observed by Nova were tested, and no observed materials remain untested.

CONCLUSIONS:

An estimated total of 1,172,000 square feet of ACM was found during this inspection. The Environmental Protection Agency’s (EPA) National Emission Standard for Hazardous Air Pollutants (NESHAP) requires removal of regulated friable and non-friable damaged ACM prior to significant disturbance or demolition. The EPA also requires the removal of regulated friable ACM and non-friable ACM that may become friable during renovation.

The Occupational Safety and Health Administration (OSHA) construction and general industry standards also regulate ACM during removal and maintenance activities. In 1995, OSHA adopted asbestos regulations that, for the first time, may extend to many previously unregulated commercial and industrial buildings. The regulations lower the permissible

asbestos exposure level in the workplace. OSHA also considers a number of technical changes both in the way various regulated activities are classified and in the practices required when asbestos is used, removed, managed, or disturbed. The biggest change, however, is to afford regulatory protection to more workers in more workplaces.

RECOMMENDATIONS:

Based on the results of this investigation, Nova recommends the following:

- The facility owners should notify employees, tenants, contractors, and vendors working in the building of the presence, quantity, and location of identified or assumed ACM.
- All friable ACM, damaged non-friable ACM, and all non-friable ACM that may become friable during renovation or demolition should be removed from the affected areas of the building prior to these activities.
- The owners should submit completed Notifications of Intent to Perform Asbestos Abatement or Demolition forms to the appropriate regulatory agencies.
- The areas of the building not inspected during this investigation should be inspected and sampled for asbestos prior to any renovation, demolition, or disturbance of potential ACM.
- The owner should maintain an Operations and Maintenance (O&M) Program for ACM remaining in the facility.

TABLE OF CONTENTS

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| 3.0 CONCLUSIONS AND RECOMMENDATIONS | 2 |
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APPENDICES

- A: Table Format Explanation
- B: Methods
- C: Laboratory Credentials
- D: Certifications

1.0 INTRODUCTION

The EPA's NESHAP (40 CFR Part 61) requires building owners to inspect for ACM in areas of a building where renovation or demolition will take place.

Prior to renovation or demolition of a building, all regulated friable ACM must be removed from the affected area. In addition, non-friable materials that are in a damaged condition or are likely to become friable during the process of renovation or demolition also require removal. Non-friable materials that are in good condition at the time of inspection and most likely will not become friable during demolition may, under certain circumstances, remain in place prior to demolition. EPA and OSHA define any building material that contains greater than one percent asbestos to be asbestos-containing material.

1.1 Project Description

The Corona Del Rey Apartment complex located at:

**1148 "D" Street
Corona, California, 92882**

The Property was inspected by US EPA certified building inspector Andrew Hoyer, Cal/OSHA Certified Asbestos Consultant No. 05-3837. A total of 131 bulk samples were collected and analyzed. Samples were analyzed by a NVLAP accredited laboratory.

2.0 RESULTS

2.1 Asbestos-Containing Material

The following types of material were found to contain asbestos. The area-by-area inventory is presented in Section 5.0 as Table 1: Material Identification Inventory. The laboratory analytical results are presented in Section 5.0 as Table 2: Material Sample Analysis.

Asbestos was found in the following materials (includes presumed/assumed positive materials):

| | |
|--|--|
| Exterior Spray applied plaster | 2% Chrysotile |
| Drywall/joint compound | 2% Chrysotile in joint compound |
| Furnace closet - acoustic texture | 2% Chrysotile |

The following materials do not contain asbestos:

- All vinyl flooring materials and associated mastics.

No materials proved to contain asbestos in concentrations less than 1% (trace amount).

All suspect materials observed by Nova were tested, and no observed materials remain untested.

3.0 CONCLUSIONS AND RECOMMENDATIONS

3.1 Conclusions

Nova conducted an asbestos survey of the Corona Del Rey Apartment complex located at 1148 "D" Street, Corona, California, on January 2, 3, and 6, 2014. Laboratory analysis of 131 bulk samples detected asbestos (includes presumed/assumed positive materials) in:

| | |
|--|--|
| Exterior Spray applied plaster | 2% Chrysotile |
| Drywall/joint compound | 2% Chrysotile in joint compound |
| Furnace closet - acoustic texture | 2% Chrysotile |

An estimated total of 1,172,000 square feet, of asbestos-containing materials were identified.

Nova did not inspect any areas of the buildings such as areas behind walls that were not readily accessible without intrusive or destructive testing.

The survey was limited to visible and accessible suspect asbestos-containing materials. All identified suspect materials were included in the survey.

3.2 Recommendations

- The facility owners should notify employees, tenants, contractors, and vendors working in the building of the presence, quantity, and location of identified or assumed ACM.
- All friable ACM, damaged non-friable ACM, and all non-friable ACM that may become friable during renovation or demolition should be removed from the affected areas of the building prior to these activities.
- The areas of the building not inspected during this investigation should be inspected and sampled for asbestos prior to any renovation, demolition, or disturbance of potential ACM.
- The owner should maintain an Operations and Maintenance (O&M) Program for ACM remaining in the facility.

4.0 STANDARD OF CARE

The services performed by Nova Consulting Group, Inc. (Nova) on this project have been conducted with that level of care of skill ordinarily exercised by reputable members of the profession, practicing in the same locality under similar budget and time constraints. No other warranty is expressed or implied.

Prepared By:

NOVA CONSULTING GROUP, INC.

A handwritten signature in black ink that reads "Tiffany Darvell".

Tiffany Darvell
Project Manager

5.0 tables and drawings

TABLE 1

MATERIAL IDENTIFICATION INVENTORY

| Area/Location/Room No. | Material Code | Material Identification | Asbestos Content | Ref. Sample No. | Estimated Quantity | Physical Assessment | Condition Rating |
|--|---------------|-------------------------------------|--|-----------------|--------------------|--|------------------|
| Magdalena 204
205, 216, 217
228, 229, 240
241, 252, 253
264, 265, 276
277, 310, 315
320, 325, 330
335, 340, 345
Isabelle 204, 205,
216, 217
228, 229, 240
241, 252, 253
264, 265, 276
277, 310, 320
330, 340 | Surfacing | Exterior sprayed
applied plaster | 2%
Chrysotile | 01
01-81 | 200,000 sf | NF
Moderate
potential for
damage

Highly
accessible

1 | Good |
| Magdalena 204,C,
205C, 216C, 217B,
228C, 229B 240B,
241D, 252B, 253A,
264B, 265B, 276D,
277D, 310C, 315D,
320C, 325B, 330A,
335B, 340D, 345A,
Isabella 204B,
205D, 216A, 217A,
228B, 229A, 240D,
241B, 252C, 253D,
264B, 265B, 276C,
277C, 310B, 320C,
330C, 340A, | Misc. | Drywall/joint
compound | 2%
Chrysotile
in joint
compound | 02
41-80 | 960,000 | NF
Moderate
potential for
damage

Highly
accessible

1 | Good |

| Area/Location/Room No. | Material Code | Material Identification | Asbestos Content | Ref. Sample No. | Estimated Quantity | Physical Assessment | Condition Rating |
|--|---------------|---|------------------|-----------------|--------------------|--|------------------|
| Magdalena 204B, 205B, 216B, 217A, 228A, 229A, 240C, 241B, 252A, 253B, 264A, 265C, 276A, 277A, 310B, 315A, 320A, 325C, 330C, 335A, 340B, 345D, Isabella 204A, 205B, 217B, 228C, 229C, 240A, 241A, 252A, 253A, 264A, 265D, 276A, 27A, 310D, 320A, 320B, 340C | Surfacing | Acoustic texture – furnace closet | 2% Chrysotile | 03 81-119 | 12,000 | F
Moderate potential for damage

Low access

2

AHERA 6 | Good |
| Isabella 205A Upstairs bath | Misc. | 12" x 12" white vinyl floor tile w/ mastic – top layer | ND | 04/120 | | 0 | |
| Isabella 205A Upstairs bath | Misc. | 12" x 12" white vinyl floor tile w/ mastic – bottom layer | ND | 05/121 | | 0 | |
| Isabella 205A – kitchen | Misc. | 12" x 12" patterned tan VSF | ND | 06/122 | | 0 | |
| Isabella 205A – kitchen | Misc. | White VFT | ND | 07/123 | | 0 | |
| Isabella 217C – kitchen | Misc. | 8" x 8" patterned tan VSF | ND | 08/124 | | 0 | |
| Isabella 217C – kitchen | Misc. | 12" x 12" white VFT | ND | 09/125 | | 0 | |
| Isabella 228C – kitchen | Misc. | Stone pattern VSF | ND | 10/126 | | 0 | |
| Isabella 241B – kitchen | Misc. | 12" x 12" white VFT | ND | 11/127 | | 0 | |
| Isabella 253D bathroom | Misc. | Vein pattern tan VSF | ND | 12/128 | | 0 | |

| Area/Location/Room No. | Material Code | Material Identification | Asbestos Content | Ref. Sample No. | Estimated Quantity | Physical Assessment | Condition Rating |
|----------------------------------|----------------------|--------------------------------|-------------------------|------------------------|---------------------------|----------------------------|-------------------------|
| Isabella 253D
- kitchen | Misc. | 12" x 12" white
VFT | ND | 13/129 | | 0 | |
| Isabella 204C
- kitchen | Misc. | 12" x 12" white
VFT | ND | 14/130 | | 0 | |
| Magdalena 325A
-upstairs bath | Misc. | 4" pattern white
VSF | ND | 15/131 | | 0 | |

TABLE 2

MATERIAL SAMPLE ANALYSIS

**EMSL Analytical, Inc.**

200 Route 130 North, Cinnaminson, NJ 08077

Phone/Fax: (800) 220-3675 / (856) 786-5974

<http://www.EMSL.com>cinnaslab@EMSL.com

| | |
|-------------|-----------|
| EMSL Order: | 041400506 |
| CustomerID: | NOVA52 |
| CustomerPO: | |
| ProjectID: | |

Attn: **Greg Murphy**
Nova Consulting Group
1107 Hazeltine Blvd. Suite 400
Chaska, MN 55318

Phone: (952) 448-9393
 Fax: (952) 448-9572
 Received: 01/09/14 2:00 PM
 Analysis Date: 1/10/2014
 Collected: 1/6/2014

Project: **CI13142**

Test Report: Asbestos Analysis of Bulk Materials via EPA 600/R-93/116 Method using Polarized Light Microscopy

| Sample | Description | Appearance | Non-Asbestos | | Asbestos |
|--------------------------------|--|-------------------------------------|--------------|--------------------------|------------------------------|
| | | | % Fibrous | % Non-Fibrous | % Type |
| 01-01
<i>041400506-0001</i> | Magdalena 204 - Exterior spray applied plaster | White
Non-Fibrous
Homogeneous | | 100% Non-fibrous (other) | None Detected |
| 01-02
<i>041400506-0002</i> | Magdalena 205 - Exterior spray applied plaster | White
Non-Fibrous
Homogeneous | | 100% Non-fibrous (other) | None Detected |
| 01-03
<i>041400506-0003</i> | Magdalena 216 - Exterior spray applied plaster | White
Non-Fibrous
Homogeneous | | 98% Non-fibrous (other) | 2% Chrysotile |
| 01-04
<i>041400506-0004</i> | Magdalena 217 - Exterior spray applied plaster | | | | Stop Positive (Not Analyzed) |
| 01-05
<i>041400506-0005</i> | Magdalena 228 - Exterior spray applied plaster | | | | Stop Positive (Not Analyzed) |
| 01-06
<i>041400506-0006</i> | Magdalena 229 - Exterior spray applied plaster | | | | Stop Positive (Not Analyzed) |
| 01-07
<i>041400506-0007</i> | Magdalena 240 - Exterior spray applied plaster | | | | Stop Positive (Not Analyzed) |
| 01-08
<i>041400506-0008</i> | Magdalena 241 - Exterior spray applied plaster | | | | Stop Positive (Not Analyzed) |
| 01-09
<i>041400506-0009</i> | Magdalena 252 - Exterior spray applied plaster | | | | Stop Positive (Not Analyzed) |

Analyst(s) _____

Erica Valent (26)

Matthew Carralero (3)

Juli Patel (16)

Patrick Carr (25)

Stephen Siegel, CIH, Laboratory Manager
or other approved signatory

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Samples analyzed by EMSL Analytical, Inc. Cinnaminson, NJ NVLAP Lab Code 101048-0, AIHA-LAP, LLC-IHLAP Lab 100194, NYS ELAP 10872, NJ DEP 03036, PA ID# 68-00367

Initial report from 01/10/2014 13:51:16



EMSL Analytical, Inc.

200 Route 130 North, Cinnaminson, NJ 08077

Phone/Fax: (800) 220-3675 / (856) 786-5974

<http://www.EMSL.com>

cinnaslab@EMSL.com

| | |
|-------------|-----------|
| EMSL Order: | 041400506 |
| CustomerID: | NOVA52 |
| CustomerPO: | |
| ProjectID: | |

Attn: **Greg Murphy**
Nova Consulting Group
1107 Hazeltine Blvd. Suite 400
Chaska, MN 55318

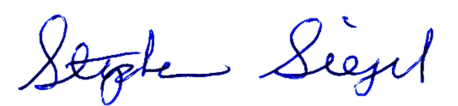
Phone: (952) 448-9393
 Fax: (952) 448-9572
 Received: 01/09/14 2:00 PM
 Analysis Date: 1/10/2014
 Collected: 1/6/2014

Project: **CI13142**

Test Report: Asbestos Analysis of Bulk Materials via EPA 600/R-93/116 Method using Polarized Light Microscopy

| Sample | Description | Appearance | Non-Asbestos | | Asbestos |
|-------------------------|--|------------|--------------|---------------|------------------------------|
| | | | % Fibrous | % Non-Fibrous | % Type |
| 01-10
041400506-0010 | Magdalena 253 - Exterior spray applied plaster | | | | Stop Positive (Not Analyzed) |
| 01-11
041400506-0011 | Magdalena 264 - Exterior spray applied plaster | | | | Stop Positive (Not Analyzed) |
| 01-12
041400506-0012 | Magdalena 265 - Exterior spray applied plaster | | | | Stop Positive (Not Analyzed) |
| 01-13
041400506-0013 | Magdalena 276 - Exterior spray applied plaster | | | | Stop Positive (Not Analyzed) |
| 01-14
041400506-0014 | Magdalena 277 - Exterior spray applied plaster | | | | Stop Positive (Not Analyzed) |
| 01-15
041400506-0015 | Magdalena 310 - Exterior spray applied plaster | | | | Stop Positive (Not Analyzed) |
| 01-16
041400506-0016 | Magdalena 315 - Exterior spray applied plaster | | | | Stop Positive (Not Analyzed) |
| 01-17
041400506-0017 | Magdalena 320 - Exterior spray applied plaster | | | | Stop Positive (Not Analyzed) |
| 01-18
041400506-0018 | Magdalena 325 - Exterior spray applied plaster | | | | Stop Positive (Not Analyzed) |

Analyst(s)
 Erica Valent (26) Matthew Carralero (3)
 Juli Patel (16) Patrick Carr (25)


 Stephen Siegel, CIH, Laboratory Manager
 or other approved signatory

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 Samples analyzed by EMSL Analytical, Inc. Cinnaminson, NJ NVLAP Lab Code 101048-0, AIHA-LAP, LLC-IHLAP Lab 100194, NYS ELAP 10872, NJ DEP 03036, PA ID# 68-00367

Initial report from 01/10/2014 13:51:16



EMSL Analytical, Inc.

200 Route 130 North, Cinnaminson, NJ 08077

Phone/Fax: (800) 220-3675 / (856) 786-5974

<http://www.EMSL.com>

cinnaslab@EMSL.com

| | |
|-------------|-----------|
| EMSL Order: | 041400506 |
| CustomerID: | NOVA52 |
| CustomerPO: | |
| ProjectID: | |

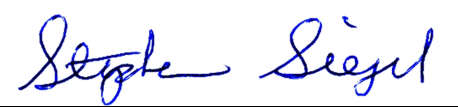
| | |
|--|---|
| Attn: Greg Murphy
Nova Consulting Group
1107 Hazeltine Blvd. Suite 400
Chaska, MN 55318 | Phone: (952) 448-9393
Fax: (952) 448-9572
Received: 01/09/14 2:00 PM
Analysis Date: 1/10/2014
Collected: 1/6/2014 |
| Project: CI13142 | |

Test Report: Asbestos Analysis of Bulk Materials via EPA 600/R-93/116 Method using Polarized Light Microscopy

| Sample | Description | Appearance | Non-Asbestos | | Asbestos |
|-------------------------|--|------------|--------------|---------------|------------------------------|
| | | | % Fibrous | % Non-Fibrous | % Type |
| 01-19
041400506-0019 | Magdalena 330 - Exterior spray applied plaster | | | | Stop Positive (Not Analyzed) |
| 01-20
041400506-0020 | Magdalena 335 - Exterior spray applied plaster | | | | Stop Positive (Not Analyzed) |
| 01-21
041400506-0021 | Magdalena 340 - Exterior spray applied plaster | | | | Stop Positive (Not Analyzed) |
| 01-22
041400506-0022 | Magdalena 345 - Exterior spray applied plaster | | | | Stop Positive (Not Analyzed) |
| 01-23
041400506-0023 | Isabella 204 - Exterior spray applied plaster | | | | Stop Positive (Not Analyzed) |
| 01-24
041400506-0024 | Isabella 205 - Exterior spray applied plaster | | | | Stop Positive (Not Analyzed) |
| 01-25
041400506-0025 | Isabella 216 - Exterior spray applied plaster | | | | Stop Positive (Not Analyzed) |
| 01-26
041400506-0026 | Isabella 217 - Exterior spray applied plaster | | | | Stop Positive (Not Analyzed) |
| 01-27
041400506-0027 | Isabella 228 - Exterior spray applied plaster | | | | Stop Positive (Not Analyzed) |

Analyst(s)

| | |
|--------------------------|------------------------------|
| <i>Erica Valent (26)</i> | <i>Matthew Carralero (3)</i> |
| <i>Juli Patel (16)</i> | <i>Patrick Carr (25)</i> |


Stephen Siegel, CIH, Laboratory Manager
or other approved signatory

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Initial report from 01/10/2014 13:51:16

**EMSL Analytical, Inc.**

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| EMSL Order: | 041400506 |
| CustomerID: | NOVA52 |
| CustomerPO: | |
| ProjectID: | |

Attn: **Greg Murphy**
Nova Consulting Group
1107 Hazeltine Blvd. Suite 400
Chaska, MN 55318

Phone: (952) 448-9393
 Fax: (952) 448-9572
 Received: 01/09/14 2:00 PM
 Analysis Date: 1/10/2014
 Collected: 1/6/2014

Project: **CI13142**

Test Report: Asbestos Analysis of Bulk Materials via EPA 600/R-93/116 Method using Polarized Light Microscopy

| Sample | Description | Appearance | Non-Asbestos | | Asbestos |
|-------------------------|---|------------|--------------|---------------|------------------------------|
| | | | % Fibrous | % Non-Fibrous | % Type |
| 01-28
041400506-0028 | Isabella 229 - Exterior spray applied plaster | | | | Stop Positive (Not Analyzed) |
| 01-29
041400506-0029 | Isabella 240 - Exterior spray applied plaster | | | | Stop Positive (Not Analyzed) |
| 01-30
041400506-0030 | Isabella 241 - Exterior spray applied plaster | | | | Stop Positive (Not Analyzed) |
| 01-31
041400506-0031 | Isabella 252 - Exterior spray applied plaster | | | | Stop Positive (Not Analyzed) |
| 01-32
041400506-0032 | Isabella 253 - Exterior spray applied plaster | | | | Stop Positive (Not Analyzed) |
| 01-33
041400506-0033 | Isabella 264 - Exterior spray applied plaster | | | | Stop Positive (Not Analyzed) |
| 01-34
041400506-0034 | Isabella 265 - Exterior spray applied plaster | | | | Stop Positive (Not Analyzed) |
| 01-35
041400506-0035 | Isabella 276 - Exterior spray applied plaster | | | | Stop Positive (Not Analyzed) |
| 01-36
041400506-0036 | Isabella 277 - Exterior spray applied plaster | | | | Stop Positive (Not Analyzed) |

Analyst(s)

Erica Valent (26)

Matthew Carralero (3)

Juli Patel (16)

Patrick Carr (25)

Stephen Siegel, CIH, Laboratory Manager
or other approved signatory

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Fax: (952) 448-9572
Received: 01/09/14 2:00 PM
Analysis Date: 1/10/2014
Collected: 1/6/2014 |
| Project: CI13142 | |

Test Report: Asbestos Analysis of Bulk Materials via EPA 600/R-93/116 Method using Polarized Light Microscopy

| Sample | Description | Appearance | Non-Asbestos | | Asbestos |
|---|---|-------------------------------------|---------------|-------------------------|------------------------------|
| | | | % Fibrous | % Non-Fibrous | % Type |
| 01-37
041400506-0037 | Isabella 310 - Exterior spray applied plaster | | | | Stop Positive (Not Analyzed) |
| 01-38
041400506-0038 | Isabella 320 - Exterior spray applied plaster | | | | Stop Positive (Not Analyzed) |
| 01-39
041400506-0039 | Isabella 330 - Exterior spray applied plaster | | | | Stop Positive (Not Analyzed) |
| 01-40
041400506-0040 | Isabella 340 - Exterior spray applied plaster | | | | Stop Positive (Not Analyzed) |
| 02-41-Drywall
041400506-0041 | Magdalena 204 - Drywall/joint compound | White Fibrous Homogeneous | 8% Cellulose | 92% Non-fibrous (other) | None Detected |
| 02-41-Joint Compound
041400506-0041A | Magdalena 204 - Drywall/joint compound | White/Cream Non-Fibrous Homogeneous | | 98% Non-fibrous (other) | 2% Chrysotile |
| 02-42-Drywall
041400506-0042 | Magdalena 205C - Drywall/joint compound | White Fibrous Homogeneous | 15% Cellulose | 85% Non-fibrous (other) | None Detected |
| 02-42-Joint Compound
041400506-0042A | Magdalena 205C - Drywall/joint compound | | | | Stop Positive (Not Analyzed) |

Analyst(s) _____

Erica Valent (26)

Matthew Carralero (3)

Juli Patel (16)

Patrick Carr (25)

Stephen Siegel, CIH, Laboratory Manager or other approved signatory

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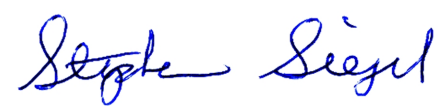
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Collected: 1/6/2014

Project: **CI13142**

Test Report: Asbestos Analysis of Bulk Materials via EPA 600/R-93/116 Method using Polarized Light Microscopy

| Sample | Description | Appearance | Non-Asbestos | | Asbestos |
|--|---|---------------------------|---------------|-------------------------|------------------------------|
| | | | % Fibrous | % Non-Fibrous | % Type |
| 02-43-Drywall
<i>041400506-0043</i> | Magdalena 216C - Drywall/joint compound | White Fibrous Homogeneous | 15% Cellulose | 85% Non-fibrous (other) | None Detected |
| 02-43-Joint Compound
<i>041400506-0043A</i> | Magdalena 216C - Drywall/joint compound | | | | Stop Positive (Not Analyzed) |
| 02-44-Drywall
<i>041400506-0044</i> | Magdalena 217B - Drywall/joint compound | White Fibrous Homogeneous | 15% Cellulose | 85% Non-fibrous (other) | None Detected |
| 02-44-Joint Compound
<i>041400506-0044A</i> | Magdalena 217B - Drywall/joint compound | | | | Stop Positive (Not Analyzed) |
| 02-45-Drywall
<i>041400506-0045</i> | Magdalena 228C - Drywall/joint compound | White Fibrous Homogeneous | 15% Cellulose | 85% Non-fibrous (other) | None Detected |
| 02-45-Joint Compound
<i>041400506-0045A</i> | Magdalena 228C - Drywall/joint compound | | | | Stop Positive (Not Analyzed) |
| 02-46-Drywall
<i>041400506-0046</i> | Magdalena 229B - Drywall/joint compound | White Fibrous Homogeneous | 15% Cellulose | 85% Non-fibrous (other) | None Detected |

Analyst(s)
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Juli Patel (16) Patrick Carr (25)


Stephen Siegel, CIH, Laboratory Manager
or other approved signatory

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Phone: (952) 448-9393
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 Received: 01/09/14 2:00 PM
 Analysis Date: 1/10/2014
 Collected: 1/6/2014

Project: **CI13142**

Test Report: Asbestos Analysis of Bulk Materials via EPA 600/R-93/116 Method using Polarized Light Microscopy

| Sample | Description | Appearance | Non-Asbestos | | Asbestos |
|--|---|---------------------------|---------------|-------------------------|------------------------------|
| | | | % Fibrous | % Non-Fibrous | % Type |
| 02-46-Joint Compound
<i>041400506-0046A</i> | Magdalena 229B - Drywall/joint compound | | | | Stop Positive (Not Analyzed) |
| 02-47-Drywall
<i>041400506-0047</i> | Magdalena 240B - Drywall/joint compound | White Fibrous Homogeneous | 15% Cellulose | 85% Non-fibrous (other) | None Detected |
| 02-47-Joint Compound
<i>041400506-0047A</i> | Magdalena 240B - Drywall/joint compound | | | | Stop Positive (Not Analyzed) |
| 02-48-Drywall
<i>041400506-0048</i> | Magdalena 241D - Drywall/joint compound | White Fibrous Homogeneous | 15% Cellulose | 85% Non-fibrous (other) | None Detected |
| 02-48-Joint Compound
<i>041400506-0048A</i> | Magdalena 241D - Drywall/joint compound | | | | Stop Positive (Not Analyzed) |
| 02-49-Drywall
<i>041400506-0049</i> | Magdalena 252B - Drywall/joint compound | White Fibrous Homogeneous | 15% Cellulose | 85% Non-fibrous (other) | None Detected |
| 02-49-Joint Compound
<i>041400506-0049A</i> | Magdalena 252B - Drywall/joint compound | | | | Stop Positive (Not Analyzed) |

Analyst(s) _____

Erica Valent (26)

Matthew Carralero (3)

Juli Patel (16)

Patrick Carr (25)

Stephen Siegel, CIH, Laboratory Manager
or other approved signatory

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Phone: (952) 448-9393
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 Received: 01/09/14 2:00 PM
 Analysis Date: 1/10/2014
 Collected: 1/6/2014

Project: **CI13142**

Test Report: Asbestos Analysis of Bulk Materials via EPA 600/R-93/116 Method using Polarized Light Microscopy

| Sample | Description | Appearance | Non-Asbestos | | Asbestos |
|--|---|---------------------------------|--------------------------|-------------------------|------------------------------|
| | | | % Fibrous | % Non-Fibrous | % Type |
| 02-50-Drywall
<i>041400506-0050</i> | Magdalena 253A - Drywall/joint compound | White Non-Fibrous Homogeneous | 2% Cellulose
2% Glass | 96% Non-fibrous (other) | None Detected |
| 02-50-Joint Compound
<i>041400506-0050A</i> | Magdalena 253A - Drywall/joint compound | | | | Stop Positive (Not Analyzed) |
| 02-51-Drywall
<i>041400506-0051</i> | Magdalena 264B - Drywall/joint compound | White Non-Fibrous Homogeneous | 5% Cellulose | 95% Non-fibrous (other) | None Detected |
| 02-51-Joint Compound
<i>041400506-0051A</i> | Magdalena 264B - Drywall/joint compound | | | | Stop Positive (Not Analyzed) |
| 02-52-Drywall
<i>041400506-0052</i> | Magdalena 265B - Drywall/joint compound | White Fibrous Homogeneous | 5% Cellulose | 95% Non-fibrous (other) | None Detected |
| 02-52-Joint Compound
<i>041400506-0052A</i> | Magdalena 265B - Drywall/joint compound | | | | Stop Positive (Not Analyzed) |
| 02-53-Drywall
<i>041400506-0053</i> | Magdalena 276D - Drywall/joint compound | Brown/White Fibrous Homogeneous | 15% Cellulose | 85% Non-fibrous (other) | None Detected |

Analyst(s)

Erica Valent (26)

Matthew Carralero (3)

Juli Patel (16)

Patrick Carr (25)

Stephen Siegel, CIH, Laboratory Manager
or other approved signatory

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 Analysis Date: 1/10/2014
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Project: **CI13142**

Test Report: Asbestos Analysis of Bulk Materials via EPA 600/R-93/116 Method using Polarized Light Microscopy

| Sample | Description | Appearance | Non-Asbestos | | Asbestos |
|--|---|---------------------------------|---------------|-------------------------|------------------------------|
| | | | % Fibrous | % Non-Fibrous | % Type |
| 02-53-Joint Compound
<i>041400506-0053A</i> | Magdalena 276D - Drywall/joint compound | | | | Stop Positive (Not Analyzed) |
| 02-54-Drywall
<i>041400506-0054</i> | Magdalena 277D - Drywall/joint compound | White Fibrous Homogeneous | 8% Cellulose | 92% Non-fibrous (other) | None Detected |
| 02-54-Joint Compound
<i>041400506-0054A</i> | Magdalena 277D - Drywall/joint compound | | | | Stop Positive (Not Analyzed) |
| 02-55-Drywall
<i>041400506-0055</i> | Magdalena 310C - Drywall/joint compound | Brown/White Fibrous Homogeneous | 15% Cellulose | 85% Non-fibrous (other) | None Detected |
| 02-55-Joint Compound
<i>041400506-0055A</i> | Magdalena 310C - Drywall/joint compound | | | | Stop Positive (Not Analyzed) |
| 02-56-Drywall
<i>041400506-0056</i> | Magdalena 315D - Drywall/joint compound | Brown/White Fibrous Homogeneous | 12% Cellulose | 88% Non-fibrous (other) | None Detected |
| 02-56-Joint Compound
<i>041400506-0056A</i> | Magdalena 315D - Drywall/joint compound | | | | Stop Positive (Not Analyzed) |

Analyst(s)

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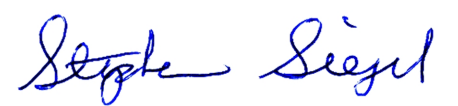
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Test Report: Asbestos Analysis of Bulk Materials via EPA 600/R-93/116 Method using Polarized Light Microscopy

| Sample | Description | Appearance | Non-Asbestos | | Asbestos |
|--|---|---------------------------------|---------------|-------------------------|------------------------------|
| | | | % Fibrous | % Non-Fibrous | % Type |
| 02-57-Drywall
<i>041400506-0057</i> | Magdalena 320C - Drywall/joint compound | Brown/White Fibrous Homogeneous | 10% Cellulose | 90% Non-fibrous (other) | None Detected |
| 02-57-Joint Compound
<i>041400506-0057A</i> | Magdalena 320C - Drywall/joint compound | | | | Stop Positive (Not Analyzed) |
| 02-58-Drywall
<i>041400506-0058</i> | Magdalena 325B - Drywall/joint compound | Brown/White Fibrous Homogeneous | 15% Cellulose | 85% Non-fibrous (other) | None Detected |
| 02-58-Joint Compound
<i>041400506-0058A</i> | Magdalena 325B - Drywall/joint compound | | | | Stop Positive (Not Analyzed) |
| 02-59-Drywall
<i>041400506-0059</i> | Magdalena 330A - Drywall/joint compound | Brown/White Fibrous Homogeneous | 10% Cellulose | 90% Non-fibrous (other) | None Detected |
| 02-59-Joint Compound
<i>041400506-0059A</i> | Magdalena 330A - Drywall/joint compound | | | | Stop Positive (Not Analyzed) |
| 02-60-Drywall
<i>041400506-0060</i> | Magdalena 335B - Drywall/joint compound | Brown/White Fibrous Homogeneous | 15% Cellulose | 85% Non-fibrous (other) | None Detected |

Analyst(s)
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 Juli Patel (16) Patrick Carr (25)


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 Fax: (952) 448-9572
 Received: 01/09/14 2:00 PM
 Analysis Date: 1/10/2014
 Collected: 1/6/2014

Project: **CI13142**

Test Report: Asbestos Analysis of Bulk Materials via EPA 600/R-93/116 Method using Polarized Light Microscopy

| Sample | Description | Appearance | Non-Asbestos | | Asbestos |
|--|---|---------------------------------|---------------|-------------------------|-------------------------------------|
| | | | % Fibrous | % Non-Fibrous | % Type |
| 02-60-Joint Compound
<i>041400506-0060A</i> | Magdalena 335B - Drywall/joint compound | | | | Stop Positive (Not Analyzed) |
| 02-61-Drywall
<i>041400506-0061</i> | Magdalena 340D - Drywall/joint compound | Brown/White Fibrous Homogeneous | 20% Cellulose | 80% Non-fibrous (other) | None Detected |
| 02-61-Joint Compound
<i>041400506-0061A</i> | Magdalena 340D - Drywall/joint compound | | | | Stop Positive (Not Analyzed) |
| 02-62-Drywall
<i>041400506-0062</i> | Magdalena 345A - Drywall/joint compound | White Non-Fibrous Homogeneous | 10% Cellulose | 90% Non-fibrous (other) | None Detected |
| 02-62-Joint Compound
<i>041400506-0062A</i> | Magdalena 345A - Drywall/joint compound | | | | Stop Positive (Not Analyzed) |
| 02-63-Drywall
<i>041400506-0063</i> | Isabella 204B - Drywall/joint compound | | | | Insufficient Material |
| 02-63-Joint Compound
<i>041400506-0063A</i> | Isabella 204B - Drywall/joint compound | | | | Stop Positive (Not Analyzed) |

Analyst(s)

Erica Valent (26)

Matthew Carralero (3)

Juli Patel (16)

Patrick Carr (25)

Stephen Siegel, CIH, Laboratory Manager
or other approved signatory

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Samples analyzed by EMSL Analytical, Inc. Cinnaminson, NJ NVLAP Lab Code 101048-0, AIHA-LAP, LLC-IHLAP Lab 100194, NYS ELAP 10872, NJ DEP 03036, PA ID# 68-00367

Initial report from 01/10/2014 13:51:16

**EMSL Analytical, Inc.**

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|-------------|-----------|
| EMSL Order: | 041400506 |
| CustomerID: | NOVA52 |
| CustomerPO: | |
| ProjectID: | |

Attn: **Greg Murphy**
Nova Consulting Group
1107 Hazeltine Blvd. Suite 400
Chaska, MN 55318

Phone: (952) 448-9393
 Fax: (952) 448-9572
 Received: 01/09/14 2:00 PM
 Analysis Date: 1/10/2014
 Collected: 1/6/2014

Project: **CI13142**

Test Report: Asbestos Analysis of Bulk Materials via EPA 600/R-93/116 Method using Polarized Light Microscopy

| Sample | Description | Appearance | Non-Asbestos | | Asbestos |
|--|--|---------------------------------|---------------|-------------------------|------------------------------|
| | | | % Fibrous | % Non-Fibrous | % Type |
| 02-64-Drywall
<i>041400506-0064</i> | Isabella 205D - Drywall/joint compound | Brown/White Fibrous Homogeneous | 15% Cellulose | 85% Non-fibrous (other) | None Detected |
| 02-64-Joint Compound
<i>041400506-0064A</i> | Isabella 205D - Drywall/joint compound | | | | Stop Positive (Not Analyzed) |
| 02-65-Drywall
<i>041400506-0065</i> | Isabella 216A - Drywall/joint compound | White Fibrous Homogeneous | 15% Cellulose | 85% Non-fibrous (other) | None Detected |
| 02-65-Joint Compound
<i>041400506-0065A</i> | Isabella 216A - Drywall/joint compound | | | | Stop Positive (Not Analyzed) |
| 02-66-Drywall
<i>041400506-0066</i> | Isabella 217A - Drywall/joint compound | White Fibrous Homogeneous | 15% Cellulose | 85% Non-fibrous (other) | None Detected |
| 02-66-Joint Compound
<i>041400506-0066A</i> | Isabella 217A - Drywall/joint compound | | | | Stop Positive (Not Analyzed) |
| 02-67-Drywall
<i>041400506-0067</i> | Isabella 228B - Drywall/joint compound | White Fibrous Homogeneous | 15% Cellulose | 85% Non-fibrous (other) | None Detected |
| 02-67-Joint Compound
<i>041400506-0067A</i> | Isabella 228B - Drywall/joint compound | | | | Stop Positive (Not Analyzed) |

Analyst(s)

Erica Valent (26)

Matthew Carralero (3)

Juli Patel (16)

Patrick Carr (25)

Stephen Siegel, CIH, Laboratory Manager
or other approved signatory

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Project: **CI13142**

Test Report: Asbestos Analysis of Bulk Materials via EPA 600/R-93/116 Method using Polarized Light Microscopy

| Sample | Description | Appearance | Non-Asbestos | | Asbestos |
|--|--|---------------------------|---------------|-------------------------|------------------------------|
| | | | % Fibrous | % Non-Fibrous | % Type |
| 02-68-Drywall
<i>041400506-0068</i> | Isabella 229A - Drywall/joint compound | White Fibrous Homogeneous | 15% Cellulose | 85% Non-fibrous (other) | None Detected |
| 02-68-Joint Compound
<i>041400506-0068A</i> | Isabella 229A - Drywall/joint compound | | | | Stop Positive (Not Analyzed) |
| 02-69-Drywall
<i>041400506-0069</i> | Isabella 240D - Drywall/joint compound | White Fibrous Homogeneous | 15% Cellulose | 85% Non-fibrous (other) | None Detected |
| 02-69-Joint Compound
<i>041400506-0069A</i> | Isabella 240D - Drywall/joint compound | | | | Stop Positive (Not Analyzed) |
| 02-70-Drywall
<i>041400506-0070</i> | Isabella 241B - Drywall/joint compound | White Fibrous Homogeneous | 15% Cellulose | 85% Non-fibrous (other) | None Detected |
| 02-70-Joint Compound
<i>041400506-0070A</i> | Isabella 241B - Drywall/joint compound | | | | Stop Positive (Not Analyzed) |
| 02-71-Drywall
<i>041400506-0071</i> | Isabella 252C - Drywall/joint compound | White Fibrous Homogeneous | 15% Cellulose | 85% Non-fibrous (other) | None Detected |
| 02-71-Joint Compound
<i>041400506-0071A</i> | Isabella 252C - Drywall/joint compound | | | | Stop Positive (Not Analyzed) |

Analyst(s)

Erica Valent (26)

Matthew Carralero (3)

Juli Patel (16)

Patrick Carr (25)

Stephen Siegel, CIH, Laboratory Manager
or other approved signatory

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 Collected: 1/6/2014

Project: **CI13142**

Test Report: Asbestos Analysis of Bulk Materials via EPA 600/R-93/116 Method using Polarized Light Microscopy

| Sample | Description | Appearance | Non-Asbestos | | Asbestos |
|---|--|---------------------------|---------------|-------------------------|------------------------------|
| | | | % Fibrous | % Non-Fibrous | % Type |
| 02-72-Drywall
041400506-0072 | Isabella 253D - Drywall/joint compound | White Fibrous Homogeneous | 15% Cellulose | 85% Non-fibrous (other) | None Detected |
| 02-72-Joint Compound
041400506-0072A | Isabella 253D - Drywall/joint compound | | | | Stop Positive (Not Analyzed) |
| 02-73-Drywall
041400506-0073 | Isabella 264B - Drywall/joint compound | White Fibrous Homogeneous | 15% Cellulose | 85% Non-fibrous (other) | None Detected |
| 02-73-Joint Compound
041400506-0073A | Isabella 264B - Drywall/joint compound | | | | Stop Positive (Not Analyzed) |
| 02-74-Drywall
041400506-0074 | Isabella 265B - Drywall/joint compound | White Fibrous Homogeneous | 15% Cellulose | 85% Non-fibrous (other) | None Detected |
| 02-74-Joint Compound
041400506-0074A | Isabella 265B - Drywall/joint compound | | | | Stop Positive (Not Analyzed) |
| 02-75-Drywall
041400506-0075 | Isabella 276C - Drywall/joint compound | White Fibrous Homogeneous | 15% Cellulose | 85% Non-fibrous (other) | None Detected |
| 02-75-Joint Compound
041400506-0075A | Isabella 276C - Drywall/joint compound | | | | Stop Positive (Not Analyzed) |

Analyst(s)

Erica Valent (26)

Matthew Carralero (3)

Juli Patel (16)

Patrick Carr (25)

Stephen Siegel, CIH, Laboratory Manager
or other approved signatory

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Project: **CI13142**

Test Report: Asbestos Analysis of Bulk Materials via EPA 600/R-93/116 Method using Polarized Light Microscopy

| Sample | Description | Appearance | Non-Asbestos | | Asbestos |
|--|--|---------------------------|---------------|-------------------------|------------------------------|
| | | | % Fibrous | % Non-Fibrous | % Type |
| 02-76-Drywall
<i>041400506-0076</i> | Isabella 277C - Drywall/joint compound | White Fibrous Homogeneous | 15% Cellulose | 85% Non-fibrous (other) | None Detected |
| 02-76-Joint Compound
<i>041400506-0076A</i> | Isabella 277C - Drywall/joint compound | | | | Stop Positive (Not Analyzed) |
| 02-77-Drywall
<i>041400506-0077</i> | Isabella 310B - Drywall/joint compound | White Fibrous Homogeneous | 15% Cellulose | 85% Non-fibrous (other) | None Detected |
| 02-77-Joint Compound
<i>041400506-0077A</i> | Isabella 310B - Drywall/joint compound | | | | Stop Positive (Not Analyzed) |
| 02-78-Drywall
<i>041400506-0078</i> | Isabella 320C - Drywall/joint compound | White Fibrous Homogeneous | 15% Cellulose | 85% Non-fibrous (other) | None Detected |
| 02-78-Joint Compound
<i>041400506-0078A</i> | Isabella 320C - Drywall/joint compound | | | | Stop Positive (Not Analyzed) |
| 02-79-Drywall
<i>041400506-0079</i> | Isabella 330C - Drywall/joint compound | White Fibrous Homogeneous | 15% Cellulose | 85% Non-fibrous (other) | None Detected |
| 02-79-Joint Compound
<i>041400506-0079A</i> | Isabella 330C - Drywall/joint compound | | | | Stop Positive (Not Analyzed) |

Analyst(s) _____

Erica Valent (26)

Matthew Carralero (3)

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or other approved signatory

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 Fax: (952) 448-9572
 Received: 01/09/14 2:00 PM
 Analysis Date: 1/10/2014
 Collected: 1/6/2014

Project: **CI13142**

Test Report: Asbestos Analysis of Bulk Materials via EPA 600/R-93/116 Method using Polarized Light Microscopy

| Sample | Description | Appearance | Non-Asbestos | | Asbestos |
|--|--|---------------------------|---------------|-------------------------|------------------------------|
| | | | % Fibrous | % Non-Fibrous | % Type |
| 02-80-Drywall
<i>041400506-0080</i> | Isabella 340A - Drywall/joint compound | White Fibrous Homogeneous | 15% Cellulose | 85% Non-fibrous (other) | None Detected |
| 02-80-Joint Compound
<i>041400506-0080A</i> | Isabella 340A - Drywall/joint compound | | | | Stop Positive (Not Analyzed) |
| 03-81
<i>041400506-0081</i> | Magdalena 204B - Furnace acoustic closet texture | Cream Fibrous Homogeneous | | 98% Non-fibrous (other) | 2% Chrysotile |
| Sample contains vermiculite | | | | | |
| 03-82
<i>041400506-0082</i> | Magdalena 205B - Furnace acoustic closet texture | | | | Stop Positive (Not Analyzed) |
| 03-83
<i>041400506-0083</i> | Magdalena 216B - Furnace acoustic closet texture | | | | Stop Positive (Not Analyzed) |
| 03-84
<i>041400506-0084</i> | Magdalena 217A - Furnace acoustic closet texture | | | | Stop Positive (Not Analyzed) |
| 03-85
<i>041400506-0085</i> | Magdalena 228A - Furnace acoustic closet texture | | | | Stop Positive (Not Analyzed) |

Analyst(s)

Erica Valent (26)

Matthew Carralero (3)

Juli Patel (16)

Patrick Carr (25)

Stephen Siegel, CIH, Laboratory Manager
or other approved signatory

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Project: **CI13142**

Test Report: Asbestos Analysis of Bulk Materials via EPA 600/R-93/116 Method using Polarized Light Microscopy

| Sample | Description | Appearance | Non-Asbestos | | Asbestos |
|--------------------------------|---|------------|--------------|---------------|------------------------------|
| | | | % Fibrous | % Non-Fibrous | % Type |
| 03-86
<i>041400506-0086</i> | Magdalena
229A - Furnace
acoustic closet
texture | | | | Stop Positive (Not Analyzed) |
| 03-87
<i>041400506-0087</i> | Magdalena
240C - Furnace
acoustic closet
texture | | | | Stop Positive (Not Analyzed) |
| 03-88
<i>041400506-0088</i> | Magdalena
241B - Furnace
acoustic closet
texture | | | | Stop Positive (Not Analyzed) |
| 03-89
<i>041400506-0089</i> | Magdalena
252A - Furnace
acoustic closet
texture | | | | Stop Positive (Not Analyzed) |
| 03-90
<i>041400506-0090</i> | Magdalena
253B - Furnace
acoustic closet
texture | | | | Stop Positive (Not Analyzed) |
| 03-91
<i>041400506-0091</i> | Magdalena
264A - Furnace
acoustic closet
texture | | | | Stop Positive (Not Analyzed) |
| 03-92
<i>041400506-0092</i> | Magdalena
265C - Furnace
acoustic closet
texture | | | | Stop Positive (Not Analyzed) |

Analyst(s)

*Erica Valent (26)**Matthew Carralero (3)**Juli Patel (16)**Patrick Carr (25)*Stephen Siegel, CIH, Laboratory Manager
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Test Report: Asbestos Analysis of Bulk Materials via EPA 600/R-93/116 Method using Polarized Light Microscopy

| Sample | Description | Appearance | Non-Asbestos | | Asbestos |
|-------------------------|---|------------|--------------|---------------|------------------------------|
| | | | % Fibrous | % Non-Fibrous | % Type |
| 03-93
041400506-0093 | Magdalena
276A - Furnace
acoustic closet
texture | | | | Stop Positive (Not Analyzed) |
| 03-94
041400506-0094 | Magdalena
277A - Furnace
acoustic closet
texture | | | | Stop Positive (Not Analyzed) |
| 03-95
041400506-0095 | Magdalena
310B - Furnace
acoustic closet
texture | | | | Stop Positive (Not Analyzed) |
| 03-96
041400506-0096 | Magdalena
315A - Furnace
acoustic closet
texture | | | | Stop Positive (Not Analyzed) |
| 03-97
041400506-0097 | Magdalena
320A - Furnace
acoustic closet
texture | | | | Stop Positive (Not Analyzed) |
| 03-98
041400506-0098 | Magdalena
325C - Furnace
acoustic closet
texture | | | | Stop Positive (Not Analyzed) |
| 03-99
041400506-0099 | Magdalena
330C - Furnace
acoustic closet
texture | | | | Stop Positive (Not Analyzed) |

Analyst(s)

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Phone: (952) 448-9393
 Fax: (952) 448-9572
 Received: 01/09/14 2:00 PM
 Analysis Date: 1/10/2014
 Collected: 1/6/2014

Project: **CI13142**

Test Report: Asbestos Analysis of Bulk Materials via EPA 600/R-93/116 Method using Polarized Light Microscopy

| Sample | Description | Appearance | Non-Asbestos | | Asbestos |
|---------------------------------|---|------------|--------------|---------------|------------------------------|
| | | | % Fibrous | % Non-Fibrous | % Type |
| 03-100
<i>041400506-0100</i> | Magdalena
335A - Furnace
acoustic closet
texture | | | | Stop Positive (Not Analyzed) |
| 03-101
<i>041400506-0101</i> | Magdalena
340B - Furnace
acoustic closet
texture | | | | Stop Positive (Not Analyzed) |
| 03-102
<i>041400506-0102</i> | Magdalena
345D - Furnace
acoustic closet
texture | | | | Stop Positive (Not Analyzed) |
| 03-103
<i>041400506-0103</i> | Isabella 204A -
Furnace acoustic
closet texture | | | | Stop Positive (Not Analyzed) |
| 03-104
<i>041400506-0104</i> | Isabella 205B -
Furnace acoustic
closet texture | | | | Stop Positive (Not Analyzed) |
| 03-105
<i>041400506-0105</i> | Isabella 217B -
Furnace acoustic
closet texture | | | | Stop Positive (Not Analyzed) |
| 03-106
<i>041400506-0106</i> | Isabella 228C -
Furnace acoustic
closet texture | | | | Stop Positive (Not Analyzed) |
| 03-107
<i>041400506-0107</i> | Isabella 229C -
Furnace acoustic
closet texture | | | | Stop Positive (Not Analyzed) |

Analyst(s)

*Erica Valent (26)**Matthew Carralero (3)**Juli Patel (16)**Patrick Carr (25)*Stephen Siegel, CIH, Laboratory Manager
or other approved signatory

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Samples analyzed by EMSL Analytical, Inc. Cinnaminson, NJ NVLAP Lab Code 101048-0, AIHA-LAP, LLC-IHLAP Lab 100194, NYS ELAP 10872, NJ DEP 03036, PA ID# 68-00367

Initial report from 01/10/2014 13:51:16



EMSL Analytical, Inc.

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cinnaslab@EMSL.com

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|-------------|-----------|
| EMSL Order: | 041400506 |
| CustomerID: | NOVA52 |
| CustomerPO: | |
| ProjectID: | |

Attn: **Greg Murphy**
Nova Consulting Group
1107 Hazeltine Blvd. Suite 400
Chaska, MN 55318

Phone: (952) 448-9393
 Fax: (952) 448-9572
 Received: 01/09/14 2:00 PM
 Analysis Date: 1/10/2014
 Collected: 1/6/2014

Project: **CI13142**

Test Report: Asbestos Analysis of Bulk Materials via EPA 600/R-93/116 Method using Polarized Light Microscopy

| Sample | Description | Appearance | Non-Asbestos | | Asbestos |
|--------------------------|---|------------|--------------|---------------|------------------------------|
| | | | % Fibrous | % Non-Fibrous | % Type |
| 03-108
041400506-0108 | Isabella 240A -
Furnace acoustic
closet texture | | | | Stop Positive (Not Analyzed) |
| 03-109
041400506-0109 | Isabella 241A -
Furnace acoustic
closet texture | | | | Stop Positive (Not Analyzed) |
| 03-110
041400506-0110 | Isabella 252A -
Furnace acoustic
closet texture | | | | Stop Positive (Not Analyzed) |
| 03-111
041400506-0111 | Isabella 253A -
Furnace acoustic
closet texture | | | | Stop Positive (Not Analyzed) |
| 03-112
041400506-0112 | Isabella 264A -
Furnace acoustic
closet texture | | | | Stop Positive (Not Analyzed) |
| 03-113
041400506-0113 | Isabella 265D -
Furnace acoustic
closet texture | | | | Stop Positive (Not Analyzed) |
| 03-114
041400506-0114 | Isabella 276A -
Furnace acoustic
closet texture | | | | Stop Positive (Not Analyzed) |
| 03-115
041400506-0115 | Isabella 277A -
Furnace acoustic
closet texture | | | | Stop Positive (Not Analyzed) |
| 03-116
041400506-0116 | Isabella 310D -
Furnace acoustic
closet texture | | | | Stop Positive (Not Analyzed) |

Analyst(s)

Erica Valent (26)

Matthew Carralero (3)

Juli Patel (16)

Patrick Carr (25)

Stephen Siegel, CIH, Laboratory Manager
or other approved signatory

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Samples analyzed by EMSL Analytical, Inc. Cinnaminson, NJ NVLAP Lab Code 101048-0, AIHA-LAP, LLC-IHLAP Lab 100194, NYS ELAP 10872, NJ DEP 03036, PA ID# 68-00367

Initial report from 01/10/2014 13:51:16



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|-------------|-----------|
| EMSL Order: | 041400506 |
| CustomerID: | NOVA52 |
| CustomerPO: | |
| ProjectID: | |

Attn: **Greg Murphy**
Nova Consulting Group
1107 Hazeltine Blvd. Suite 400
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Phone: (952) 448-9393
 Fax: (952) 448-9572
 Received: 01/09/14 2:00 PM
 Analysis Date: 1/10/2014
 Collected: 1/6/2014

Project: **CI13142**

Test Report: Asbestos Analysis of Bulk Materials via EPA 600/R-93/116 Method using Polarized Light Microscopy

| Sample | Description | Appearance | Non-Asbestos | | Asbestos |
|-------------------------------------|--|--------------------------------------|--------------|--------------------------|------------------------------|
| | | | % Fibrous | % Non-Fibrous | % Type |
| 03-117
041400506-0117 | Isabella 320A -
Furnace acoustic
closet texture | | | | Stop Positive (Not Analyzed) |
| 03-118
041400506-0118 | Isabella 330B -
Furnace acoustic
closet texture | | | | Stop Positive (Not Analyzed) |
| 03-119
041400506-0119 | Isabella 340C -
Furnace acoustic
closet texture | | | | Stop Positive (Not Analyzed) |
| 04-120-Floor Tile
041400506-0120 | Isabella 205A
upstairs bath -
White 12" floor
tile/glue-top layer | White
Non-Fibrous
Homogeneous | | 100% Non-fibrous (other) | None Detected |
| 04-120-Glue
041400506-0120A | Isabella 205A
upstairs bath -
White 12" floor
tile/glue-top layer | Yellow
Non-Fibrous
Homogeneous | | 100% Non-fibrous (other) | None Detected |
| 05-121-Floor Tile
041400506-0121 | Isabella 205A
upstairs bath -
White 12" floor
tile/glue-bottom
layer | White
Non-Fibrous
Homogeneous | | 100% Non-fibrous (other) | None Detected |
| 05-121-Glue
041400506-0121A | Isabella 205A
upstairs bath -
White 12" floor
tile/glue-bottom
layer | Black
Non-Fibrous
Homogeneous | | 100% Non-fibrous (other) | None Detected |

Analyst(s)

Erica Valent (26) Matthew Carralero (3)
Juli Patel (16) Patrick Carr (25)

Stephen Siegel, CIH, Laboratory Manager
or other approved signatory

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 Samples analyzed by EMSL Analytical, Inc. Cinnaminson, NJ NVLAP Lab Code 101048-0, AIHA-LAP, LLC-IHLAP Lab 100194, NYS ELAP 10872, NJ DEP 03036, PA ID# 68-00367

Initial report from 01/10/2014 13:51:16

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| EMSL Order: | 041400506 |
| CustomerID: | NOVA52 |
| CustomerPO: | |
| ProjectID: | |

Attn: **Greg Murphy**
Nova Consulting Group
1107 Hazeltine Blvd. Suite 400
Chaska, MN 55318

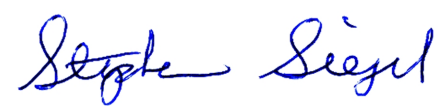
Phone: (952) 448-9393
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 Received: 01/09/14 2:00 PM
 Analysis Date: 1/10/2014
 Collected: 1/6/2014

Project: **CI13142**

Test Report: Asbestos Analysis of Bulk Materials via EPA 600/R-93/116 Method using Polarized Light Microscopy

| Sample | Description | Appearance | Non-Asbestos | | Asbestos |
|--|---|--------------------------------|---------------|--------------------------|----------------------|
| | | | % Fibrous | % Non-Fibrous | % Type |
| 06-122-Sheet Flooring
<i>041400506-0122</i> | Isabella 217B kitchen - 12" pattern tan sheet flooring/glue-top layer | Gray/Tan | 15% Cellulose | 70% Non-fibrous (other) | None Detected |
| | | Fibrous | 15% Glass | | |
| | | Homogeneous | | | |
| 06-122-Glue
<i>041400506-0122A</i> | Isabella 217B kitchen - 12" pattern tan sheet flooring/glue-top layer | Yellow Non-Fibrous Homogeneous | | 100% Non-fibrous (other) | None Detected |
| 07-123-Floor Tile
<i>041400506-0123</i> | Isabella 217B kitchen - White floor tile/glue-bottom layer | White Non-Fibrous Homogeneous | | 100% Non-fibrous (other) | None Detected |
| 07-123-Glue
<i>041400506-0123A</i> | Isabella 217B kitchen - White floor tile/glue-bottom layer | Yellow Non-Fibrous Homogeneous | | 100% Non-fibrous (other) | None Detected |
| 08-124-Sheet Flooring
<i>041400506-0124</i> | Isabella 217C kitchen - 8" pattern tan sheet flooring/glue | Gray/Tan | 30% Cellulose | 60% Non-fibrous (other) | None Detected |
| | | Fibrous | 10% Glass | | |
| | | Homogeneous | | | |
| 08-124-Glue
<i>041400506-0124A</i> | Isabella 217C kitchen - 8" pattern tan sheet flooring/glue | Yellow Non-Fibrous Homogeneous | | 100% Non-fibrous (other) | None Detected |
| 09-125-Floor Tile
<i>041400506-0125</i> | Isabella 217C kitchen - White 12" floor tile/glue-bottom layer | White Non-Fibrous Homogeneous | | 100% Non-fibrous (other) | None Detected |

Analyst(s)
 Erica Valent (26) Matthew Carralero (3)
 Juli Patel (16) Patrick Carr (25)


 Stephen Siegel, CIH, Laboratory Manager
 or other approved signatory

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| CustomerPO: | |
| ProjectID: | |

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1107 Hazeltine Blvd. Suite 400
Chaska, MN 55318

Phone: (952) 448-9393
 Fax: (952) 448-9572
 Received: 01/09/14 2:00 PM
 Analysis Date: 1/10/2014
 Collected: 1/6/2014

Project: **CI13142**

Test Report: Asbestos Analysis of Bulk Materials via EPA 600/R-93/116 Method using Polarized Light Microscopy

| Sample | Description | Appearance | Non-Asbestos | | Asbestos |
|--|--|---|----------------------------|--------------------------|---------------|
| | | | % Fibrous | % Non-Fibrous | % Type |
| 09-125-Glue
<i>041400506-0125A</i> | Isabella 217C kitchen - White 12" floor tile/glue-bottom layer | Yellow
Non-Fibrous
Homogeneous | | 100% Non-fibrous (other) | None Detected |
| 10-126-Sheet Flooring
<i>041400506-0126</i> | Isabella 228C kitchen - Stone pattern sheet flooring/glue | Gray/White/Silver
Non-Fibrous
Homogeneous | | 100% Non-fibrous (other) | None Detected |
| 10-126-Glue
<i>041400506-0126A</i> | Isabella 228C kitchen - Stone pattern sheet flooring/glue | Yellow/Clear
Non-Fibrous
Homogeneous | | 100% Non-fibrous (other) | None Detected |
| 11-127-Floor Tile
<i>041400506-0127</i> | Isabella 241B upstairs bath - White 12" floor tile/glue-bottom layer | White
Non-Fibrous
Homogeneous | | 100% Non-fibrous (other) | None Detected |
| 11-127-Glue
<i>041400506-0127A</i> | Isabella 241B upstairs bath - White 12" floor tile/glue-bottom layer | Yellow
Non-Fibrous
Homogeneous | | 100% Non-fibrous (other) | None Detected |
| 12-128-Sheet Flooring
<i>041400506-0128</i> | Isabella 253D kitchen - Vein pattern tan sheet flooring/glue-top layer | Tan
Fibrous
Homogeneous | 30% Cellulose
10% Glass | 60% Non-fibrous (other) | None Detected |

Sample bag contained two different sheet floorings

Analyst(s)

Erica Valent (26)

Matthew Carralero (3)

Juli Patel (16)

Patrick Carr (25)

Stephen Siegel, CIH, Laboratory Manager
or other approved signatory

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Initial report from 01/10/2014 13:51:16

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| EMSL Order: | 041400506 |
| CustomerID: | NOVA52 |
| CustomerPO: | |
| ProjectID: | |

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 Fax: (952) 448-9572
 Received: 01/09/14 2:00 PM
 Analysis Date: 1/10/2014
 Collected: 1/6/2014

Project: **CI13142**

Test Report: Asbestos Analysis of Bulk Materials via EPA 600/R-93/116 Method using Polarized Light Microscopy

| Sample | Description | Appearance | Non-Asbestos | | Asbestos |
|---|--|--------------------------------------|---------------------------|--------------------------|---------------|
| | | | % Fibrous | % Non-Fibrous | % Type |
| 12-128-Glue
<i>041400506-0128A</i> | Isabella 253D kitchen - Vein pattern tan sheet flooring/glue-top layer | Yellow
Non-Fibrous
Homogeneous | | 100% Non-fibrous (other) | None Detected |
| 12-128-Sheet Flooring
<i>041400506-0128B</i> | Isabella 253D kitchen - Vein pattern tan sheet flooring/glue-top layer | White
Fibrous
Homogeneous | 25% Cellulose
5% Glass | 70% Non-fibrous (other) | None Detected |
| 12-128-Glue
<i>041400506-0128C</i> | Isabella 253D kitchen - Vein pattern tan sheet flooring/glue-top layer | Yellow
Non-Fibrous
Homogeneous | | 100% Non-fibrous (other) | None Detected |
| 13-129-Floor Tile
<i>041400506-0129</i> | Isabella 253D kitchen - White 12" floor tile/glue-bottom layer | White
Non-Fibrous
Homogeneous | | 100% Non-fibrous (other) | None Detected |
| 13-129-Glue
<i>041400506-0129A</i> | Isabella 253D kitchen - White 12" floor tile/glue-bottom layer | Yellow
Non-Fibrous
Homogeneous | | 100% Non-fibrous (other) | None Detected |
| 14-130-Floor Tile
<i>041400506-0130</i> | Isabella 204C - White 12" floor tile w/tan specks/glue | White
Non-Fibrous
Homogeneous | | 100% Non-fibrous (other) | None Detected |

Analyst(s)

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Juli Patel (16)

Patrick Carr (25)

Stephen Siegel, CIH, Laboratory Manager
or other approved signatory

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 Analysis Date: 1/10/2014
 Collected: 1/6/2014

Project: **CI13142**

Test Report: Asbestos Analysis of Bulk Materials via EPA 600/R-93/116 Method using Polarized Light Microscopy

| Sample | Description | Appearance | Non-Asbestos | | Asbestos |
|--|---|--------------------------------------|---------------------------|--------------------------|---------------|
| | | | % Fibrous | % Non-Fibrous | % Type |
| 14-130-Glue
<i>041400506-0130A</i> | Isabella 204C - White 12" floor tile w/tan specks/glue | Yellow
Non-Fibrous
Homogeneous | | 100% Non-fibrous (other) | None Detected |
| 15-131-Sheet Flooring
<i>041400506-0131</i> | Magdalena 325A Upstairs bath - 4" pattern white sheet flooring/glue | White
Fibrous
Homogeneous | 25% Cellulose
5% Glass | 70% Non-fibrous (other) | None Detected |
| 15-131-Glue
<i>041400506-0131A</i> | Magdalena 325A Upstairs bath - 4" pattern white sheet flooring/glue | Yellow
Non-Fibrous
Homogeneous | | 100% Non-fibrous (other) | None Detected |

Analyst(s)

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Initial report from 01/10/2014 13:51:16



Asbestos Chain of Custody

LA Testing Order Number (Lab Use Only):

LA TESTING
520 MISSION STREET
S. PASADENA, CA 91030
PHONE: (323) 254-9960
FAX: (323) 254-9982

041400506

| | | | |
|--|--------------------|---|--------------|
| Company : Nova Consulting Group | | LA Testing-Bill to: <input checked="" type="checkbox"/> Same <input type="checkbox"/> Different
<small>If Bill to is Different note instructions in Comments**</small> | |
| Street: 1107 Hazeltine Blvd, Suite 400 | | <i>Third Party Billing requires written authorization from third party</i> | |
| City: Chaska | State/Province: MN | Zip/Postal Code: 55318 | Country: USA |
| Report To (Name): Greg Murphy; Joanie Keiser | | Fax #: (952) 448-9572 | |
| Telephone #: (952) 488-9393 | | Email Address: greg.murphy@novaconsulting.com;
jkeiser@galejordan.com | |
| Project Name/Number: C113142 | | U.S. State Samples Taken: CALIFORNIA | |
| Please Provide Results: <input type="checkbox"/> Fax <input checked="" type="checkbox"/> Email | | Purchase Order: | |

Turnaround Time (TAT) Options* - Please Check

3 Hour
 6 Hour
 24 Hour
 48 Hour
 72 Hour
 96 Hour
 1 Week
 2 Week

*For TEM Air 3 hours through 6 hours, please call ahead to schedule. *There is a premium charge for 3 Hour TEM AHERA or EPA Level II TAT. You will be asked to sign an authorization form for this service. Analysis completed in accordance with LA Testing's Terms and Conditions located in the Analytical Price Guide.

| | | |
|---|--|--|
| PCM - Air
<input type="checkbox"/> NIOSH 7400
<input type="checkbox"/> w/ OSHA 8hr. TWA
PLM - Bulk (reporting limit)
<input checked="" type="checkbox"/> PLM EPA 600/R-93/116 (<1%)
<input type="checkbox"/> PLM EPA NOB (<1%)
Point Count
<input type="checkbox"/> 400 (<0.25%) <input type="checkbox"/> 1000 (<0.1%)
Point Count w/Gravimetric
<input type="checkbox"/> 400 (<0.25%) <input type="checkbox"/> 1000 (<0.1%)
<input type="checkbox"/> NYS 198.1 (friable in NY)
<input type="checkbox"/> NYS 198.6 NOB (non-friable-NY)
<input type="checkbox"/> NIOSH 9002 (<1%) | TEM - Air <input type="checkbox"/> 4-4.5hr TAT (AHERA only)
<input type="checkbox"/> AHERA 40 CFR, Part 763
<input type="checkbox"/> NIOSH 7402
<input type="checkbox"/> EPA Level II
<input type="checkbox"/> ISO 10312
TEM - Bulk
<input type="checkbox"/> TEM EPA NOB
<input type="checkbox"/> NYS NOB 198.4 (non-friable-NY)
<input type="checkbox"/> Chatfield SOP
<input type="checkbox"/> TEM Mass Analysis-EPA 600 sec. 2.5
TEM - Water: EPA 100.2
Fibers >10µm <input type="checkbox"/> Waste <input type="checkbox"/> Drinking
All Fiber Sizes <input type="checkbox"/> Waste <input type="checkbox"/> Drinking | TEM- Dust
<input type="checkbox"/> Microvac - ASTM D 5755
<input type="checkbox"/> Wipe - ASTM D6480
<input type="checkbox"/> Carpet Sonication (EPA 600/J-93/167)
Soil/Rock/Vermiculite
<input type="checkbox"/> PLM CARB 435 - A (0.25% sensitivity)
<input type="checkbox"/> PLM CARB 435 - B (0.1% sensitivity)
<input type="checkbox"/> TEM CARB 435 - B (0.1% sensitivity)
<input type="checkbox"/> TEM CARB 435 - C (0.01% sensitivity)
<input type="checkbox"/> EPA Protocol (Semi-Quantitative)
<input type="checkbox"/> EPA Protocol (Quantitative)
Other:
<input type="checkbox"/> |
|---|--|--|

Check For Positive Stop - Clearly Identify Homogenous Group Filter Pore Size (Air Samples): 0.8µm 0.45µm

Samplers Name: Andrew Hoyer Samplers Signature: Andrew B. Hoyer

| Sample # | Sample Description | Magdalena | Volume/Area (Air)
HA # (Bulk) | Date/Time
Sampled |
|----------|--------------------------------|-----------|----------------------------------|----------------------|
| 01-01 | Exterior Spray Applied Plaster | 204 | 200,000φ | 1/16/14 |
| 02 | ↓ | 205 | ↓ | ↓ |
| 03 | ↓ | 216 | ↓ | ↓ |
| 04 | ↓ | 217 | ↓ | ↓ |
| 05 | ↓ | 228 | ↓ | ↓ |
| 06 | ↓ | 229 | ↓ | ↓ |
| 07 | ↓ | 240 | ↓ | ↓ |
| 08 | ↓ | 241 | ↓ | ↓ |

Client Sample # (s): _____ Total # of Samples: _____

Relinquished (Client): Andrew B. Hoyer Date: 1-17-14 Time: _____

Received (Lab): [Signature] (FX) Date: 1/19/14 Time: 11:00 AM

Comments/Special Instructions: _____



Asbestos Chain of Custody
EMSL Order Number (Lab Use Only):

041400506

LATesting
 Unit F5
 11652 Knott Avenue
 Garden Grove, CA 92841
 PHONE: (714) 828-4999
 FAX: (714) 828-4944

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

| Sample # | Sample Description | Magdalena | Volume/Area (Air)
HA # (Bulk) | Date/Time
Sampled |
|----------|---------------------------|--------------|----------------------------------|----------------------|
| 01 - 09 | Ext Spray Applied Plaster | 252 | | 1-7-14 |
| -10 | | 253 | | |
| -11 | | 264 | | |
| -12 | | 265 | | |
| -13 | | 276 | | |
| -14 | | 277 | | |
| -15 | | 310 | | |
| -16 | | 315 | | |
| -17 | | 320 | | |
| -18 | | 325 | | |
| -19 | | 330 | | |
| -20 | | 335 | | |
| -21 | | 340 | | |
| -22 | | 345 ✓ | | |
| -23 | | 204 Isabella | | |
| -24 | | 205 | | |
| -25 | | 216 | | |
| -26 | | 217 | | |
| -27 | | 228 | | |
| -28 | | 229 | | |
| -29 | | 240 | | |
| -30 | | 241 | | |
| -31 | | 252 | | |
| -32 | | 253 | | |

*Comments/Special Instructions:

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Asbestos Chain of Custody
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 FAX: (714) 828-4944

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

| Sample # | Sample Description | Volume/Area (Air)
HA # (Bulk) | Date/Time
Sampled |
|----------|---|----------------------------------|---------------------------------------|
| 01 -33 | Ext Spray Applied Plaster 264 Isabella | | 1-7-14 |
| -34 | | 265 | |
| -35 | | 276 | |
| -36 | | 277 | |
| -37 | | 310 | |
| -38 | | 320 | |
| -39 | | 330 | |
| -40 | | 340 | |
| 02 -41 | Drywall/Joint Compound 204 Magdalena 960,0009 | | 1-3-7-14 |
| -42 | | 205C | |
| -43 | | 216C | |
| -44 | | 217B | |
| -45 | | 228C | |
| -46 | | 229B | |
| -47 | | 240B | |
| -48 | | 241D | |
| -49 | | 252B | 2014 JAN 10 A 10:34 |
| -50 | | 253A | RECEIVED
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| -51 | | 264B | |
| -52 | | 265B | |
| -53 | | 276D | |
| -54 | | 277D | |
| -55 | | 310C | |
| -56 | | 315D | |

*Comments/Special Instructions:



Asbestos Chain of Custody

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 11652 Knott Avenue
 Garden Grove, CA 92841
 PHONE: (714) 828-4999
 FAX: (714) 828-4944

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

| Sample # | Sample Description | Volume/Area (Air)
HA # (Bulk) | Date/Time
Sampled |
|----------|---------------------------------------|----------------------------------|----------------------|
| 02 -57 | Drywall/Joint Compound 320C Magdalena | | 1-3-14 |
| -58 | 325B | | |
| -59 | 330A | | |
| -60 | 335B | | |
| -61 | 340A | | |
| -62 | 345A | | |
| -63 | 204B Isabella | | |
| -64 | 205D | | |
| -65 | 210A | | |
| -66 | 217A | | |
| -67 | 228B | | |
| -68 | 229A | | |
| -69 | 240D | | |
| -70 | 247B | | |
| -71 | 252C | | |
| -72 | 253D | | |
| -73 | 264B | | 2011 JAN 10 A 10:34 |
| -74 | 265B | | |
| -75 | 276C | | |
| -76 | 277C | | |
| -77 | 310B | | |
| -78 | 320C | | |
| -79 | 330C | | |
| -80 | 340A | | |

*Comments/Special Instructions:



Asbestos Chain of Custody

EMSL Order Number (Lab Use Only):

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 FAX: (714) 828-4944

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

| Sample # | Sample Description | Volume/Area (Air)
HA # (Bulk) | Date/Time
Sampled |
|----------|----------------------------------|----------------------------------|----------------------|
| 03 -81 | Furnace Acoustic 204 B Magdalena | 12,000 ^φ | 1-3-14 |
| -82 | closet texture 205 B | | |
| -83 | | 216 A ⁺ B | |
| -84 | | 217 A | |
| -85 | | 228 A | |
| -86 | | 229 A | |
| -87 | | 240 C | |
| -88 | | 241 B | |
| -89 | | 252 A | |
| -90 | | 253 B | |
| -91 | | 264 A | |
| -92 | | 265 C | |
| -93 | | 276 A | |
| -94 | | 277 A | |
| -95 | | 310 B | |
| -96 | | 315 A | |
| -97 | | 320 A | 2014 JAN 10 A 10:34 |
| -98 | | 325 C | |
| -99 | | 330 C | |
| -100 | | 335 A | |
| -101 | | 340 B | |
| -102 | | 345 D | |
| -103 | 204 A Isabella | | |
| -104 | 205 B | | |

*Comments/Special Instructions:


Asbestos Chain of Custody
EMSL Order Number (Lab Use Only):

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 LATesting
 Unit F5
 11652 Knott Avenue
 Garden Grove, CA 92841
 PHONE: (714) 828-4999
 FAX: (714) 828-4944

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

| Sample # | Sample Description | Volume/Area (Air)
HA # (Bulk) | Date/Time
Sampled |
|---|--|----------------------------------|----------------------|
| 03 -105 | Furnace Acoustic 217B Isabella | | 1-3-14 |
| | closet texture 228C | | |
| | -107 229C | | |
| | -108 240A | | |
| | -109 241A | | |
| | -110 252A | | |
| | -111 253A | | |
| | -112 264A | | |
| | -113 265D | | |
| | -114 276A | | |
| | -115 277A | | |
| | -116 310D | | |
| | -117 320A | | |
| | -118 330B | | |
| | -119 340C | | |
| 04 -120 | Wh+12" Floor Tile/Glue 205A Isabella
top layer upstairs Bath | See Notes | |
| 05 -121 | Wh+12" Floor Tile/Glue 205A Isabella
Bottom layer upstairs Bath | | |
| 06 -122 | 12" Pattern Tan Sheet Flooring/Glue
top layer Kitchen 217B Isabella | | |
| 07 -123 | Wh+ Floor Tile/Glue 217B Isabella
Bottom layer Kitchen | | |
| *Comments/Special Instructions:
No Acoustic texture observed in 216 Isabella | | | |

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Asbestos Chain of Custody
EMSL Order Number (Lab Use Only):

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 Garden Grove, CA 92841
 PHONE: (714) 828-4999
 FAX: (714) 828-4944

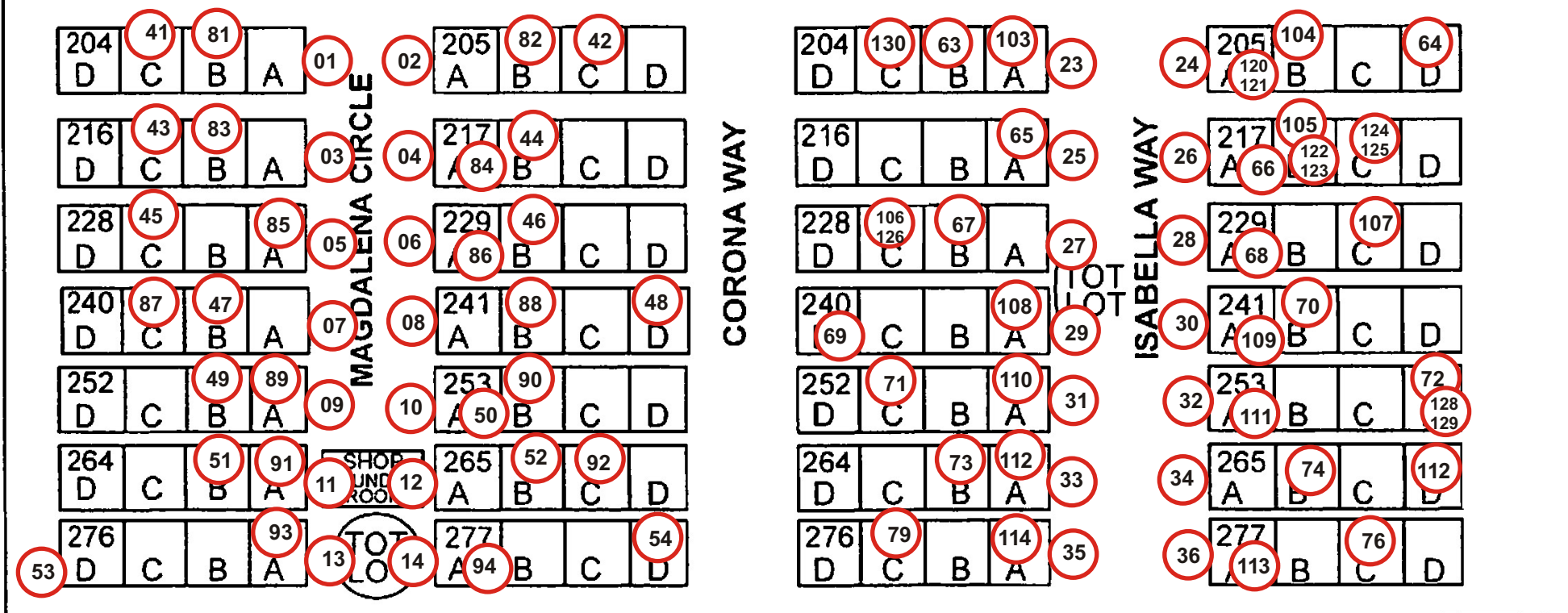
Additional Pages of the Chain of Custody are only necessary if needed for additional sample information

| Sample # | Sample Description | Volume/Area (Air)
HA # (Bulk) | Date/Time
Sampled |
|---------------------------------|---|----------------------------------|---------------------------------------|
| 08 -124 | 8" Pattern Tan Sheet Flooring / Glue
TOP layer Kitchen 217C Isabella | See Notes | 1-3+7-14 |
| 09 -125 | Whit 12" Floor Tile / Glue
Bottom layer Kitchen 217C Isabella | | |
| 10 -126 | Stone Pattern Sheet Flooring / Glue
Kitchen 228C Isabella | | |
| 11 -127 | Whit 12" Floor Tile / Glue 241B Isabella
Bottom layer upstairs bath | | |
| 12 -128 | Vein Pattern Tan Sheet Flooring / Glue
TOP layer Kitchen 253D Isabella | | |
| 13 -129 | Whit 12" Floor Tile / Glue
Bottom layer Kitchen 253D Isabella | | |
| 14 -130 | Whit 12" Floor Tile w/ Tan Specks / Glue
Kitchen 204C Isabella | | |
| 15 -131 | 4" Pattern White Sheet Flooring / Glue
Upstairs Bath 325A Magdalena | | |
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| *Comments/Special Instructions: | | | |

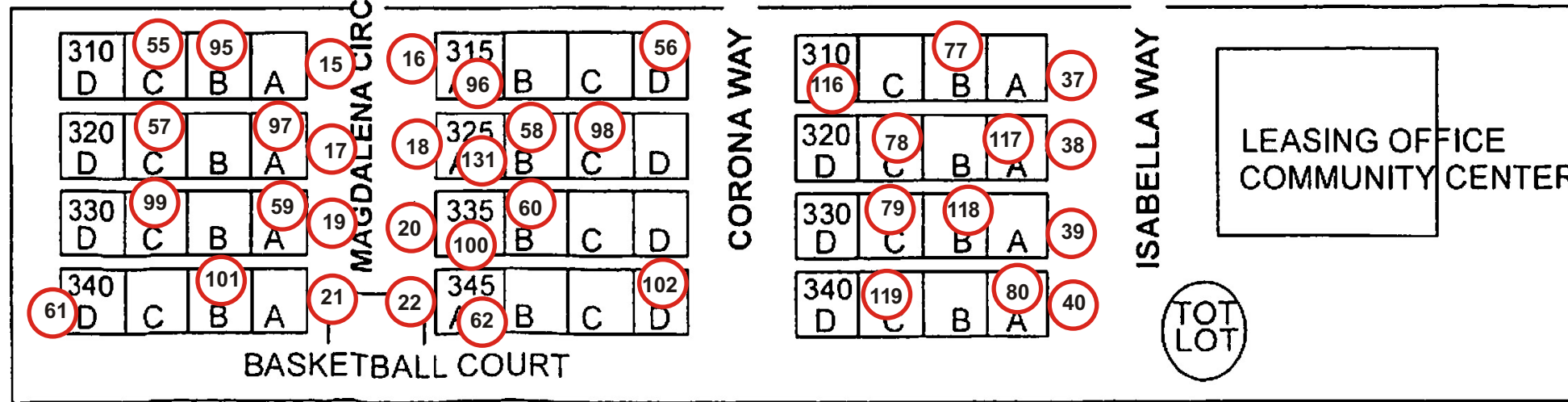
DRAWINGS

RIVERSIDE (91) FREEWAY

SOFIA STREET



D STREET



APPENDIX A

TABLE FORMAT EXPLANATION

TABLE FORMAT EXPLANATION

The field data and the laboratory results are presented in the following tabular format:

Table 1: Material Identification Inventory

- A room-by-room inventory of material types, quantity, conditions and potential for future disturbance.

Table 2: Material Sample Analysis

- Indicates the location of bulk sample collection, material description and approximate percentage and type of fibers present.

MATERIAL IDENTIFICATION INVENTORY KEY

Area, Location, Room Number – The area, location, and room number refers to where the material was located.

Material Code (Mat'l Code) - Asbestos-containing materials are categorized into three main types:

- 1) **Surfacing Material (S)**: Material in a building that is sprayed-on, troweled-on, or otherwise applied to surfaces.
- 2) **Thermal System Insulation (T)**: Material applied to pipes, fittings, tanks, ducts, etc., to prevent heat loss or gain or serve as condensation control.
- 3) **Miscellaneous Material (M)**: Material on interior structural components, structural members or fixtures, but not including surfacing materials and thermal insulators (e.g., floor and ceiling tiles).

Material Identification/Material Sub-Category - Description of the material found in the location. (NOTE: Pipe diameters are approximate, outside diameters of the insulating materials).

Asbestos Content - This column specifies whether or not the bulk sample, or referenced bulk sample, for the described material tested contains >1% asbestos. ND means "No Asbestos Detected", NS means "Material Is Not Suspect", PRE means "Presumed Asbestos-Containing Material"; NT means "Not Tested"; TR means "Trace" (trace = <1%).

Reference Sample Number - The sample number refers to the number assigned to the set of samples collected for the homogeneous material described (refer to Table 2).

Quantity - The amount of material present

Unit - The parameters of each quantity are expressed as follows:

- 1) Square Feet (SF)
- 2) Linear Feet (LF)
- 3) Each (EA)

Physical Assessment - This column is divided into two sections describing the condition of the material at the time of the survey.

The first column expressed the friability of the material as follows:

- 1) Friable (F) - The material can be pulverized and reduced to a powder by manual pressure when dry; this could include damaged non-friable materials.
- 2) Non-Friable (N) - The material cannot be crumbled using hand pressure.

The second column expresses the conditions of the material at the time of the survey as follows:

N - Not Damaged

D - Damaged - The material has deteriorated or sustained physical injury such that it is not intact, less than 25% localized damage or less than 10% overall damage.

S - Significantly Damaged - The damage is extensive and severe, the asbestos-containing material has sustained greater than 25% localized damage or greater than 10% overall damage.

Damage Potential - This is a group of four columns that address the potential for the material to be disturbed/damaged in the future as follows:

L - Low potential for damage

M - Moderate potential for damage

H - High potential for damage or significant damage

- 1) Water Damage (Water): This is determined by function of the system that is insulated, the presence of leaking pipes, roofs, etc. in the vicinity of the material.
- 2) Air Erosion (Air): The potential for air erosion to a material is determined by the movement of air in the area of the material and the relationship between the friability of the material and its location in respect to air plenums and air streams.

- 3) Vibrational Damage (Vib): This type of damage potential is determined by the presence of sounds, motors, mechanical equipment or other vibrational disturbances.
- 4) Accessibility (Acc): This column indicates the general use patterns of the area and the potential for contact with the material abbreviated as follows:

L - Accessed less than once per month

M - Routine access by Operations and Maintenance Workers, between once per week to once per month

H - Generally accessible, routine contact by any building occupant, access more than once per week

Condition Rating: This is a 0-4 number assigned to summarize the data across the line. The condition ratings are primarily used in conjunction with a phased abatement program where the highest priority materials (Condition rating 4) are removed first and materials with lower condition ratings are managed under an Operations and Maintenance Plan. An explanation of each condition rating is as follows:

- 0 NON-ASBESTOS-CONTAINING MATERIAL: The material does not contain detectable levels (1%) of asbestos and requires no further action.
- 1 ASBESTOS-CONTAINING MATERIAL (NON-FRIABLE): The material contains asbestos and is non-friable. Avoid cutting, sanding, drilling or otherwise abrading the material. The material should be monitored under an O&M program.
- 2 ASBESTOS-CONTAINING MATERIAL (FRIABLE): The material contains asbestos and is friable. No damage was observed. The material should be monitored under an O&M program.
- 3 ASBESTOS-CONTAINING MATERIAL (FRIABLE, DAMAGED): The material contains asbestos and is friable. Localized damage and the potential for disturbance were observed. Repair (encapsulation, enclosure, and encasement) or removal of the material is recommended. Repaired materials should be monitored under an O&M program.
- 4 ASBESTOS-CONTAINING MATERIAL (FRIABLE, SIGNIFICANTLY DAMAGED): The material contains asbestos and is friable. Extensive damage and significant potential for disturbance was observed. Immediate removal of the material is recommended.

AHERA category numbers also are inserted as follows:

1. Damaged or significantly damaged friable thermal system materials.
2. Damaged friable surfacing ACM.
3. Significantly damaged friable surfacing ACM.
4. Damaged or significantly damaged friable miscellaneous ACM.
5. Friable ACM with potential for significant damage.
6. Friable ACM with potential for damage.
7. Any remaining friable ACM or friable suspected ACM.

Reinspection Detail:

Reinspection and Periodic Surveillance details will appear only if reinspection or periodic surveillance is present. The reinspection, periodic surveillance, and response action details will be listed. Within the reinspection or periodic surveillance detail, information relating to changes in material condition appears.

The word “changed?” indicates a change in material condition or potential for future disturbance. New assessment information is also included in the reinspection or periodic surveillance detail. If “no change” appears, all assessment information remains the same as the previous inspection. AHERA category numbers also are inserted as follows:

1. Damaged or significantly damaged friable thermal system materials.
2. Damaged friable surfacing ACM.
3. Significantly damaged friable surfacing ACM.
4. Damaged or significantly damaged friable miscellaneous ACM.
5. Friable ACM with potential for significant damage.
6. Friable ACM with potential for damage.
7. Any remaining friable ACM or friable suspected ACM.

Non-friable and negative materials are not assigned an AHERA category number.

Abbreviations for friability, condition, condition rating, and potential for damage have been outlined in previous sections.

Response Action Detail:

Response action details will appear if removal, encapsulation, enclosure, or repair information exists.

This detail outlines removal, encapsulation, enclosure, and repair dates, and quantities for the specific material type. A total removal quantity and an adjusted ACM remaining quantity are provided. The asbestos contractor and consultant may also be identified here.

MATERIAL SAMPLE ANALYSIS KEY

Material Identification/Sub-Category/Letter: The sample number refers to the number assigned to the set of samples taken from a single homogeneous material. The letter following the number identifies samples individually within a homogeneous sample series (e.g. "A", "B", and "C" for three samples of one floor tile type).

Area, Location, Room Number: The area, location, and room number refers to where the sample was collected.

Material Identification/Material Sub-Category: This column is a written description of the material that was sampled.

Percent and Type Asbestos: This is a detailed breakdown of approximate percentage and mineral species of asbestos found during bulk sample analysis.

Percent and Type Non-Asbestos and Percent Non-Fibrous Constituents: Listing of approximate percentage of the remaining.

Samples collected during a reinspection are highlighted with an asterisk and the reinspection date.

APPENDIX B

SURVEY METHODS

ASBESTOS BUILDING SURVEY METHODS

The asbestos survey was conducted in accordance with 29CFR1926.1101, 40 CFR Part 61 and state or local requirements. All surveys are conducted by accredited inspectors.

The asbestos survey included identifying friable and non-friable, asbestos-containing building materials (ACBM), on an area-by-area basis, assessment of friability, current condition and potential for future disturbance of the material, an estimate of the amount of ACBM, and an overall condition rating of the material. Nova inspectors completed this survey utilizing Nova's interactive database system, which provides a computerized, updateable data management system.

Nova identified and categorized suspect materials into three groups: 1) thermal system insulation (T) including pipe, HVAC insulation and fitting insulation; 2) sprayed-on or troweled-on surfacing material (S) including acoustical plaster, soundproofing, fireproofing, and decorative materials; and 3) miscellaneous materials (M) including ceiling tile and floor tile.

The inspector performed a visual estimation of the quantity of asbestos-containing materials and the current condition of these materials in all accessible areas. Factors included in the condition assessment are adhesion of the material to the underlying substrate, deterioration of the outer covering, delamination, contact damage, and materials disintegration.

Friability and potential for future damage of asbestos materials was also assessed by the inspector. Damage potential was evaluated by observation of conditions most likely to result in disturbance of asbestos-containing materials. These conditions are:

Air Erosion - A direct air stream moving across the material erodes the material, thereby creating airborne fibers. The potential for air erosion is determined by the relationship between the friability of the material and its location in respect to air plenums and air streams.

Vibrational Damage - Determined by the presence of noise, physical movement and mechanical vibrations, which can create ambient fiber release.

Accessibility - If the material can be reached, it is accessible and subject to accidental or intentional contact damage.

Water Damage - Determined by the presence of water leaks or evidence of previous water leaks by water stains, delamination, etc.

Based on the assessment of asbestos-containing materials, priority ratings were generated to assist in the planning and implementation of a phased abatement and/or an Operations and Maintenance Program. High priority ratings indicate materials that are significantly damaged and exposed to continual disturbance. Lower priority ratings represent materials with decreasingly lower exposure potentials.

Bulk samples of suspect materials were collected in a random and unbiased manner. Representative bulk samples of suspect materials were collected to determine the extent of ACM present throughout the building. Sampling was completed in accordance with 40CFR763 (AHERA).

Sampling procedures utilized by the accredited inspector minimized fiber dispersal and conformed to applicable regulations. Suspect asbestos-containing materials were analyzed by a NVLAP accredited laboratory using the Environmental Protection Agency (EPA) recommended polarized light microscopy (PLM) with dispersion staining analytical technique.

The Environmental Protection Agency (EPA) requires that any sample with an asbestos content estimated to be less than 10 percent by a method other than point counting, such as visual estimation, shall be repeated using the point counting technique with PLM. However, if the laboratory detects asbestos in the samples and estimates the amount by visual estimation to be less than 10 percent, the owner or operator of the building may elect to treat the material as asbestos-containing. A sample in which no asbestos is detected does not require repeat analysis using point counting techniques with PLM. Samples analyzed for this survey with values less than 10 percent have not been point counted and have been assumed to contain asbestos greater than 1 percent.

APPENDIX D

CERTIFICATIONS

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

Andrew B Hoyer



Name

Certification No. 05-3837

Expires on 07/21/14

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.



Inspection Date: 5/17/2021

Report Date: 5/25/2021

Limited Asbestos Survey

Customer: National CORE
9421 Haven Avenue
Rancho Cucamonga, CA 91730

Job Location: Corona del Rey Apartments
265 & 217 Magdalena Circle
Corona, CA 92882

1.0 Introduction/ Laboratory Summary:

This report presents the analytical results of the Limited Asbestos Survey performed on the subject property listed above by Envirocheck, Inc. If suspect asbestos materials are uncovered and/or discovered during the demolition, suspend all activities until the suspect materials are tested. Unless noted, this survey excludes sampling of the concrete slab/foundation.

Please read entire report prior to initiating any action.

The sampled materials that exceeded the EPA definition of Asbestos Containing Material (ACM) of >1% and/or the Cal-OSHA definition of Asbestos Containing Construction Material (ACCM) of >0.1% and/or found as Trace for asbestos content were:

- Register Boot Insulation Wrap

Positive Results:

| # | Location | Material | Notes | Total % Asbestos | Types of Asbestos Present | Friable Condition | Sq. Ft.* |
|---|---------------------------------|-------------------------------|-------|------------------|---------------------------|-------------------|----------|
| 1 | Building 265 Unit D Living Room | Register Boot Insulation Wrap | N/A | 40% | 40% Chrysotile | No | Good ~4 |
| 2 | Building 265 Unit D Living Room | Register Boot Insulation Wrap | N/A | 45% | 45% Chrysotile | No | Good ~4 |
| 3 | Building 265 Unit D Living Room | Register Boot Insulation Wrap | N/A | 40% | 40% Chrysotile | No | Good ~4 |

*Square footage is the estimated quantity of the homogeneous material. **Various sample locations combined for composite purposes. ***Not covered by NVLAP accreditation.

Negative Results:

| # | Location | Material | Notes |
|---|---------------------------------|--------------|-------|
| 4 | Building 217 Unit A HVAC Closet | Ducting Tape | N/A |
| 5 | Building 217 Unit A HVAC Closet | Ducting Tape | N/A |
| 6 | Building 217 Unit A HVAC Closet | Ducting Tape | N/A |
| 7 | Building 265 Unit D Living Room | Ducting Tape | N/A |
| 8 | Building 265 Unit D HVAC Closet | Ducting Tape | N/A |
| 9 | Building 265 Unit D HVAC Closet | Ducting Tape | N/A |

2.0 Background, Sampling Protocol, and Test Methods

Testing by: Connor Olivia, CSST# 10-6784

Engaged by Representative: National CORE

Survey by: Michael Powers, CAC# 11-4750

Purpose of inspection:

Purpose of inspection was to test certain building materials that will be impacted due to planned renovation.

Structure: Apartment

Exterior: Stucco

Roof: RRM

Occupied?: No

Exterior Condition: Good

Roof Condition: Good

Year Built: 1964

Exterior Debris Pile(s): No

No. of Stories: 2/unit

Debris Pile Location(s): N/A

Approx. SQ FT: 1,100/unit

Debris Pile Size: N/A

Foundation: Slab

Debris Pile Contents: N/A

Air Handling: HVAC

- Envirocheck personnel identified all accessible and recognizable types of suspect ACM and PACM that were anticipated to be impacted by the renovation or demolition. Suspect materials which were not anticipated to be impacted were not sampled.
- The samples were submitted to Envirocheck's in-house laboratory, located at 2211 W. Orangewood Avenue, Orange, CA 92868
- The inspector performed an inspection for suspect asbestos containing materials listed above following the provisions of 40 CFR Part 763.86.
- The inspector is Cal/OSHA certified and conformed to procedures outlined in the EPA Building Inspector Course.
- Modified AHERA (Asbestos Hazard Emergency Response Act) sampling methods and protocols were used.
- Each asbestos sample collected was analyzed utilizing the methods specified in EPA – Appendix E to Subpart E of 40 CFR Part 763: "Interim Method of the Determination of Asbestos in Bulk Insulation Samples" and EPA/600/R-93/116: "Method for the Determination of Asbestos in Bulk Building Materials", by a NVLAP-accredited laboratory.
- When Non-Friable Asbestos Containing Material (ACM) has suffered Damage and/or Disturbance, the Debris that is the result of the damage and/or disturbed ACM will be considered to be Friable ACM and shall be disposed of as Asbestos Containing Waste Material (ACWM).
- Asbestos testing and inspection was performed by Connor Olivia, CSST# 10-6784, of Envirocheck, on 5/17/2021, under the direction of Michael Powers, CAC# 11-4750.

3.0 General Recommendations:

- Periodic surveillance for materials found in Good Condition
- As applicable, materials found to be in Good Condition can be left and managed in place under a proper Operations and Maintenance (O & M) Plan
- Repair or removal for materials found in Damaged Condition
- Removal for materials found in Significant Damage
- Removal prior to renovation or demolition activities that may cause disturbance
- Prior to any renovation or planned disturbance of any ACM, the contractor should be furnished with a copy of this survey report

Notice 1: According to AHERA, 40 CFR, 763.87 (c)(1),(2) - A homogeneous area is considered not to be Asbestos Containing Material (ACM) only when all required samples collected from a homogeneous area indicate levels below regulated limits and a homogeneous area is considered ACM when at least one of the required samples collected indicates levels above regulated limits.

Notice 2: Cal-OSHA (DOSH) defines asbestos containing construction materials (ACCM) as manufactured materials containing asbestos in amounts greater than 0.1% by weight. Cal-OSHA requires that contractors be registered with DOSH when disturbing ACCM. Note that if "any level" of asbestos is detected, Cal-OSHA still requires applicable worker protections, training, communication, notification and engineering controls in accordance with CCR Title 8 Section 1529, even if it is determined to be less than or equal to 0.1% asbestos by weight, however the contractor would not be required to be "registered" with DOSH if the level is at or below 0.1% asbestos by weight. The EPA defines asbestos containing materials (ACM) as materials containing asbestos in amounts greater than 1%. Polarized Light Microscopy (PLM) analysis has a limit of quantification of <1%. PLM samples determined to contain levels of less than or equal to 1% can be presumed to contain levels greater than 1% or can be submitted for 400 point count for a more accurate result (Limited to a qualified <1%). In order to determine if materials are less than or equal to 0.1%, the 1000 point count method and/or Transmission Electron Microscopy (TEM) method will be needed to determine levels with quantification limits of a minimum of 0.1% in accordance with EPA/600/R-93/116. The 400 point counting method assists in determining proper waste handling and appropriate jurisdiction of regulatory agencies (such as: EPA, NESHAP, APCD, AQMD) and cannot be used to determine DOSH registration requirements (where a combination of 1000 point counting and/or TEM analysis will be required as per EPA 600/93-R/116 Method). Request for additional types of analysis must be made by the client and additional analytical costs will apply.

Notice 3: Asbestos NESHAP Requirement to Perform Point Counting (May 8, 1991) – This applies to all regulated asbestos containing materials (RACM) as defined in 40 CFR Section 61.141.

- "First, a sample in which no asbestos is detected by polarized light microscopy (PLM) does not have to be pointed counted. However, a minimum of three slide mounts should be prepared and examined in their entirety by PLM to determine if asbestos is present. This process should be carefully documented by the laboratory."
- "Second, if the analyst detects asbestos in the sample and estimates the amount by visual estimation to be less than 10%, the owner or operator of the building may (1) elect to assume the amount be greater than 1% and treat the material as asbestos-containing material or (2) require verification of the amount by point counting." If no election is made, then the materials shall be presumed to be ACM.
- "Third, if a result obtained by point count is different from a result obtained by visual estimation, the point count result will be used."
- It is the responsibility of the building owner, operator, and/or owner representative to determine the desired course of action and communicate the information to the relevant parties and request the laboratory to perform additional point count analysis as applicable. Point count laboratory analysis is not part of the standard procedure of PLM analysis and is considered an additional service.

Note: Interpretations of the regulatory language regarding wall system (i.e., drywall, gypsum board, wallboard, plaster and stucco) multi-layer composite sampling vary; therefore, it is important to be familiar with the local NESHAP (South Coast AQMD) enforcement and local OSHA enforcement agencies' individual interpretations of the standards to avoid citation and fines.

3.1 Removal Procedure

Applies when asbestos material is greater than 1%

In the United States, building materials containing more than one percent (1%) asbestos by weight are considered by the Environmental Protection Agency (EPA) to be asbestos containing materials (ACM). All asbestos containing materials (ACM) and Class II asbestos-containing materials shall be removed from a facility prior to any demolition activity, or materials to be impacted by renovation activities as promulgated by National Emissions Standards for Hazardous Air Pollutants (NESHAP). A State Licensed Asbestos Abatement Contractor must perform all work relating to the disturbance of the asbestos containing materials and must follow Cal-OSHA and local NESHAP (South Coast AQMD) regulations as well as other applicable local regulations. Furthermore, ACM greater than 1% asbestos by weight that is removed shall be disposed of as asbestos containing hazardous waste.

The following South Coast AQMD procedure(s) shall be used when removing or stripping ACM that is greater than 1%. This procedure recommendation is noted as a courtesy only and the ultimate procedure will be determined by the current site conditions and the selected removal technique(s) or other pertinent information. This procedure is subject to change.

Procedure 1 - HEPA Filtration

Refer to the most current version of Rule 1403 for procedure descriptions. (<http://www.aqmd.gov/docs/default-source/rule-book/reg-xiv/rule-1403.pdf>, as of 10/5/2007)

4.0 Asbestos-Related Terms

AHERA – Asbestos Hazard Emergency Response Act (Regulates school facilities)

ASHARA – Asbestos School Hazard Reauthorization Act (Includes public and commercial buildings under AHERA regulation)

ACM – Asbestos Containing Materials (Materials containing greater than one (1) percent by weight)

ACCM – Asbestos Containing Construction Materials (CAL-OSHA’s term for materials containing greater than one tenth of one (0.1) percent by weight)

PACM – Presumed Asbestos Containing Materials (Materials considered asbestos containing without laboratory analysis)

CAC – Certified Asbestos Consultant (State of California certified individual allowed to perform all aspects of asbestos related inspection, management, planning, and design work and to direct CSST(s) and review and execute asbestos reports under state law)

CSST – Certified Site Surveillance Technician (Allowed to perform all aspects of asbestos related inspection, management, and work under the direction of a CAC)

CAL-OSHA a.k.a. (**DOSH**) Division of Occupational Safety and Health (California governing body regulating worker protection)

OSHA – Occupational Health and Safety Administration

NIOSH – National Institute of Occupational Safety and Health

EPA – Environmental Protection Agency (Regulates environment and waste stream)

DOT – Department of Transportation

NESHAP – National Emissions Standards for Hazardous Air Pollutants

AQMD – Air Quality Management District (Local division of NESHAP)

NVLAP – National Voluntary Laboratory Accreditation Program

AIHA – American Industrial Hygiene Association

CFR – Code of Federal Regulations

CCR –California Code of Regulations

PLM – Polarized Light Microscopy (also known as “Bulk” sample)

PCM – Phase Contrast Microscopy

TEM – Transmission Electron Microscopy

APCD – Air Pollution Control District (Local division of NESHAP)

4.1 Laboratory Report Terms

ND – None Detected

A – Area Sample (Air monitoring)

AA – Area After (Clearance type sample)

P – Personal Sample (Employee monitoring type sample)

EX – Excursion (Employee monitoring type of sample during peak activities)

BK – Blank (Used for quality assurance)

Trace – Asbestos was detected in the PLM analysis, but not in the point count.

Negative – No asbestos detected, however it doesn't mean that there isn't any asbestos.

4.2 Laboratory Accreditation

NIST/NVLAP

National Institute of Standards and Technology

National Voluntary Laboratory Accreditation Program

NVLAP Lab Code: 200548-0

California Water Boards ELAP Certificate 2723



NVLAP Lab Code: 200548-0

For a detailed explanation of our accreditations and quality assurance program, contact Envirocheck.

5.0 Limitations

The findings set forth in this report are strictly limited to the time, date and scope of the investigation. The results presented in this report are based on the analytical testing performed by the certified laboratory. The results from the sampled locations are representative of the entire homogeneous material/areas and not just the locations sampled. According to AHERA, 40 CFR, 763.87 (c)(1),(2) - A homogeneous area is considered not to be Asbestos Containing Material (ACM) only when all required samples collected from a homogeneous area indicate levels below regulated limits and a homogeneous area is considered ACM when at least one of the required samples collected indicates levels above regulated limits. This report does not guarantee that all inaccessible, hidden, or indistinguishable materials will be identified or sampled. Samples were limited to the materials and locations listed on the chain of custody. Materials/areas that were not sampled shall be presumed to be asbestos containing until proven otherwise by appropriate sampling procedures. Square footages are estimates only and should not be used for bidding purposes.

6.0 Certified Asbestos Consultant Signature

Any individual performing services as an asbestos consultant or site surveillance technician as referenced and defined in section 1529(b) of Title 8 of the California Code of Regulations must be certified by the State of California, Division of Occupational Safety and Health (DOSH). Asbestos consultant shall maintain copies of AHERA training certificates for management planner, abatement project designer, abatement contractor and supervisor, and all subsequent annual refresher courses. The complete abatement project designer course certificate is only required for certifications provided after July 1, 1994. Site surveillance technician applicants shall maintain copies of AHERA training completion certificates for inspector, and abatement contractor and supervisor, and all subsequent annual refresher courses. Certificates for abatement worker and abatement project designer may be utilized in lieu of the abatement contractor and supervisor certificate. Specific qualifications are required pursuant to section 1529(o) of Title 8 of the California Code of Regulations for certification. The educational qualifications, (diploma, official transcript, or other proof), and qualifying work experience as specified in Business and Professions Code sections 7184 and 7185 have been met by the individual(s) performing asbestos related consulting activities or activities. Qualifying work experience includes technical work associated with asbestos consulting activities. Written site surveillance technician references attesting to the applicant's qualifying work experience which are certified under the penalty of perjury as required.



Michael Powers, CAC# 11-4750

mike@envirocheck.com





Asbestos Laboratory Report, Page 1 of 1

Customer: National CORE
9421 Haven Avenue
Rancho Cucamonga, CA 91730

Job Location: Corona del Rey Apartments
265 & 217 Magdalena Circle
Corona, CA 92882

| | 1121051959 | 1121051960 | 1121051961 | 1121051962 | 1121051963 | 1121051964 | 1121051965 | 1121051966 | 1121051967 |
|----------|---------------------------------------|---------------------------------------|---------------------------------------|---------------------------------------|---------------------------------------|---------------------------------------|---------------------------------------|---------------------------------------|---------------------------------------|
| Sample # | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 |
| Asbestos | Yes | Yes | Yes | No | No | No | No | No | No |
| Total | 40% | 45% | 40% | N.D. | N.D. | N.D. | N.D. | N.D. | N.D. |
| 1° Type | 40% | 45% | 40% | | | | | | |
| 2° Type | Chrysotile | Chrysotile | Chrysotile | | | | | | |
| 3° Type | | | | | | | | | |
| Location | Building 265
Unit D
Living Room | Building 265
Unit D
Living Room | Building 265
Unit D
Living Room | Building 217
Unit A
HVAC Closet | Building 217
Unit A
HVAC Closet | Building 217
Unit A
HVAC Closet | Building 265
Unit D
Living Room | Building 265
Unit D
HVAC Closet | Building 265
Unit D
HVAC Closet |
| Material | Register Boot
Insulation
Wrap | Register Boot
Insulation
Wrap | Register Boot
Insulation
Wrap | Ducting Tape | Ducting Tape | Ducting Tape | Ducting Tape | Ducting Tape | Ducting Tape |

| Notes | | | | | | | | | | |
|-----------------------------------|------------|------------|------------|----------------|----------------|---------------|---------------|------------------------|---------------|------|
| Color | Light-Gray | Light-Gray | Light-Gray | Silver, Orange | Silver, Yellow | Silver, Amber | Silver, Clear | Silver, Light
Amber | Silver, Clear | |
| Homogeneous | Yes | Yes | No | Yes | Yes | Yes | Yes | Yes | Yes | |
| Materials: | | | | | | | | | | |
| Minerals | x | x | x | x | x | x | x | x | x | |
| Calcite | x | x | x | | | | | | | |
| Gypsum | | | | | | | | | | |
| Mica | | | | | | | | | | |
| Perlite | | | | | | | | | | |
| Plastic | | | | | | | | | | |
| Paint | | | | | | | | | | |
| Tar | | | | | | | | | | |
| Cellulose | 45% | 40% | 45% | | | | | | | |
| Fiberglass | | | | | | | | | | |
| Synthetic Fib. | | | | | | | | | | |
| Other 1 | | Soot | Adhesive | Metallic Foil | Metallic Foil | Metallic Foil | Metallic Foil | Metallic Foil | Metallic Foil | |
| Other 2 | | | | Adhesive | Adhesive | Adhesive | Adhesive | Adhesive | Adhesive | |
| Comments/
Method
Departures | None | None | None | None | None | None | None | None | None | None |

Reception Date: 05/17/2021

Analysis Date: 05/17/2021

Report Date: 05/17/2021

Analyst: *Jeffrey W. Scherer*
Jeffrey Scherer

Admin QC: DD
Lab QC: EE

Samples were analyzed in accordance with EPA - Appendix E to Subpart E of 40 CFR Part 763: "Interim Method of the Determination of Asbestos in Bulk Insulation Samples" and EPA/600/R-93/116: "Test Method for the Determination of Asbestos in Bulk Building Materials". The limit of detection for asbestos is <1%, and the limit of quantification is 1.0% or greater. The State of California defines an asbestos-containing construction material as having more than 0.1% asbestos. All samples are disposed of after 30 days unless the customer requests otherwise. This report shall not be reproduced except in full, without the written approval of the laboratory. This report must not be used by the client to claim product certification, approval, or endorsement by NVLAP, NIST, or any agency of the U.S. Government. Test results relate only to the items tested. Asbestos percentage obtained through calibrated visual estimate. Components of inhomogeneous samples not analyzed separately unless listed as a sub-sample.

Various sample locations combined for composite purposes. *Not covered by NVLAP accreditation. Standard Deviation is ± 45.5% of asbestos concentration (1 Standard Deviation).



2211 West Orangewood Avenue
Orange, CA 92868
Tel: 800.665.7588 Fax: 714.937.0755 envirocheck.com

Client: National Care
Contact Name: _____
Address: _____
City, State, Zip: _____
Ph: _____

Chain of Custody - Asbestos & Lead

Date Sampled: 5/17/21
Sampled By: Conner

P.O. # _____
Project Name: _____
Contact: _____

Job Address: 217 E 265 Magdalena Circle
City, State, Zip: Corona, CA 92832

Inspection: Residential Commercial
Type of Loss: Fire Water Other
Possible PRO-57: YES (Consult with CAC) RENO/DEM NO

| ID | Lab ID | Location | Material | Friable | Condition | Sq/FT |
|----|------------|-----------------------------|----------|----------|-----------|-------|
| 1 | 1121051959 | Bldg 265 Unit D Lobby | PCI | YES (NO) | G D SD | 4 |
| 2 | 1960 | ↓ | ↓ | YES NO | G D SD | ↓ |
| 3 | 1961 | ↓ | ↓ | YES NO | G D SD | ↓ |
| 4 | 1962 | Bldg 217 Unit A HVAC Closet | PCI | YES NO | G D SD | 17 |
| 5 | 1963 | ↓ | ↓ | YES NO | G D SD | ↓ |
| 6 | 1964 | ↓ | ↓ | YES NO | G D SD | ↓ |
| 7 | 1965 | Bldg 265 Unit D Lobby | ↓ | YES NO | G D SD | ↓ |
| 8 | 1966 | ↓ | ↓ | YES NO | G D SD | ↓ |
| 9 | 1967 | Bldg 265 Unit A HVAC Closet | ↓ | YES (NO) | G D SD | ↓ |
| | | | | YES NO | G D SD | |
| | | | | YES NO | G D SD | |
| | | | | YES NO | G D SD | |
| | | | | YES NO | G D SD | |
| | | | | YES NO | G D SD | |
| | | | | YES NO | G D SD | |
| | | | | YES NO | G D SD | |
| | | | | YES NO | G D SD | |
| | | | | YES NO | G D SD | |
| | | | | YES NO | G D SD | |

| Date | Time | *Samples Relinquished By | Samples Received By |
|---------|---------|--------------------------|---------------------|
| 5/17/21 | 4:20 PM | [Signature] | Feban 5/17/21 4:34p |

Turnaround Time (T.A.T.)
Please see Key below

Same Day Next Day
 2 Days 3-5 Days
 6-10 Days Other: _____

Procedure Requested

Asbestos Bulk

NVLAP-accredited:
EPA - Appendix E to Subpart E of 40 CFR Part 763: Interim Method of the Determination of Asbestos in Bulk Insulation Samples
EPA/800/R-93/116: Method for the Determination of Asbestos in Bulk Building Materials

NOT NVLAP-accredited:
Not building materials, e.g. soil, debris, dust wipe, paint, etc.

Asbestos by TEM
Method: _____

Lead

Air Soil Paint Dust
 Waste Profile Chip Wipe
(Circle applicable) TTLC / STLC / TCLP

Please provide 1/2 lb of sample for complete waste profile

Rotameter Calibration

Other: _____

Turnaround Time (T.A.T.) Key & Definitions:

Same Day: Samples received and acceptance of samples by the laboratory
Next Day: Results provided by end of next business day
2 Days: Results provided by end of 2nd business day (e.g. received Mon, results by Wed)
3-5 Days: Results provided by end of 5th business day or sooner
6-10 Days: Results provided by end of 10th business day or sooner

*By signing above, Client acknowledges that he/she/it has read the terms and conditions on the reverse side hereof, and agrees to be bound thereby.

Field Datasheet

Client: National Core Job Site: 265 & 217 DATE: 5/17/21
Magdalena Circle, TIME: 9:00AM
Carroll, CA 92382 Inspector: Connor

Purpose of Inspec. Fire Water Reno/Demo Clearance Contam. Assess Other _____ Occupied? Yes No
 Children: Yes No Unknown

Structure: SFH Condo Commercial School Day Care Church Other _____

Year Built: 1964 Approx. SQ. FT.: ^{unit} 1100 No. of Stories: ^{unit} 2 Foundation: Raised Slab

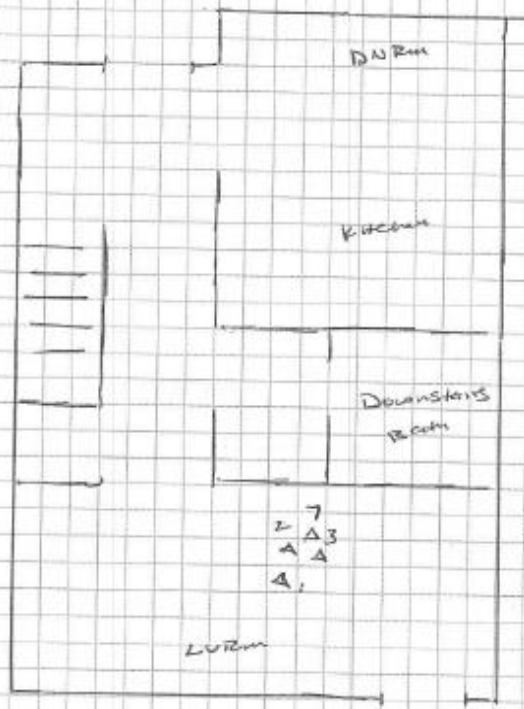
EXT D SD Type: Metal Concrete Tilt-up Concrete Block Brick Siding Wood/Transite Other: _____

ROOF: D SD Type: Comp. Shingle Tile Wood Shake Rock-Tar Transite Shingle Other: _____

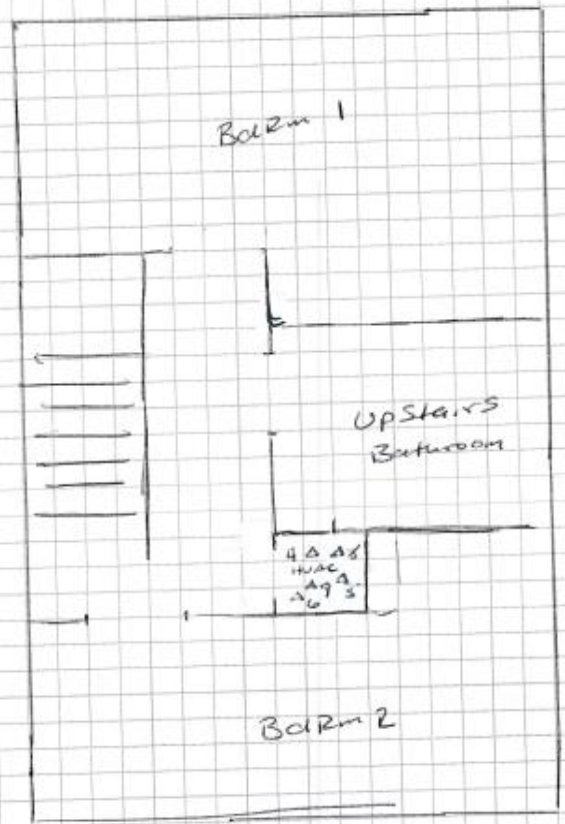
Exterior Debris Pile(s): Yes No If Yes or Damage Submit Notes) Air Handling: HVAC Wall/Floor Frnce Wndw AC Other: _____

XRF: Heuresis, Viken, or NITON Cal Readings _____ End Cal Readings _____ A/L _____

Diagram Legend : Δ = Asbestos Bulk Samples \circ = Positive Lead Reading \square = Other _____



Downstairs



Upstairs

DEPARTMENT OF INDUSTRIAL RELATIONS
Division of Occupational Safety and Health
Asbestos Certification & Training Unit

1750 Howe Avenue, Suite 460

Sacramento, CA 95825

(916) 574-2993 Office <http://www.dir.ca.gov/dosh/asbestos.html> acru@dir.ca.gov



002126784T

456.2

457.2

Envirocheck, Inc.
Connor E Oliva
2211 W. Orangewood Avenue
Orange CA 92868

November 18, 2020

Dear Certified Asbestos Consultant or Technician:

Congratulations, you have passed your certification examination!

Enclosed is your certification card. **To maintain your certification, please 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 in accordance with Title 8, California Code of Regulations, Division 1, Chapter 3.2, Article 2.6, Section 341.15(h) (1).

Please keep and do not send copies of your required AHERA refresher renewal certificates to the Division until you apply for renewal of your certification.

Please submit via U.S. Postal Service or other carrier, of any changes in your mailing or work address within 15 days of the change.

Sincerely,

Jeff Ferrell
Senior Safety Engineer

Attachment: Certification Card

cc: File



DEPARTMENT OF INDUSTRIAL RELATIONS
Division of Occupational Safety and Health
Asbestos Certification & Training Unit
2424 Arden Way, Suite 495
Sacramento, CA 95825-2417
(916) 574-2993 Office <http://www.dir.ca.gov/dosh/asbestos.html> acru@dir.ca.gov



104224750C

352

Envirocheck, Inc
Michael P Powers
2211 W Orangewood Avenue
Orange CA 92868

June 11, 2020

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 notify our office via U.S. Postal Service or other carrier of any changes in your mailing or work address within 15 days of the change.

Sincerely,

Jeff Ferrell
Senior Safety Engineer

Attachment: Certification Card

cc: File

Renewal – Card Attached 08/2019

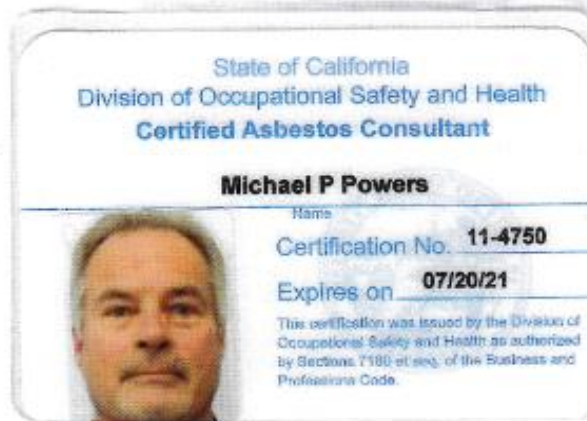


EXHIBIT "C" - UNIT MATRIX - CORONA DEL REY

Matrix Conducted: 5/4/2022

| LOCATION | UNIT NO. | KITCHEN CAB/COUNTER | | APPLIANCES | | | BATHROOM 1 | | 1st Floor Flooring | 2nd Floor Flooring | BATHROOM 2 | | | Misc |
|--------------|----------|---------------------|---------------------|------------|-------|------------|-------------------|---------------|--------------------|--------------------|----------------|-------------------|---------------|-----------|
| | | Kitchen Cabinetry | Kitchen Countertops | Dishwasher | Range | Range Hood | Bathroom 1 Vanity | Bathroom 1 WC | | | Bathroom 2 Tub | Bathroom 2 Vanity | Bathroom 2 WC | D/S/Dr/HR |
| 204 Isabella | A | X | X | X | X | X | | | X | X | | X | | |
| | B | X | X | X | | X | X | | X | X | | X | | |
| | C | X | X | X | X | X | X | | | X | | | | |
| | D | X | X | | | | X | X | X | | | X | | |
| 205 Isabella | A | X | X | | | | | | X | X | | X | | |
| | B | | | | | | | | | | | | | |
| | C | X | X | X | X | | | | | | | | | |
| | D | | | | | | | | | X | | X | | |
| 216 Isabella | A | X | X | X | | | X | | | X | | X | | |
| | B | X | X | X | | X | X | | | X | | X | | |
| | C | X | X | X | X | | X | | X | X | | X | | |
| | D | X | X | X | | X | X | | | X | | X | | |
| 217 Isabella | A | | | X | | | | | | X | | X | | |
| | B | | | X | X | | | | | X | | X | | |
| | C | X | X | X | X | | | | | X | | X | | |
| | D | X | X | X | X | X | X | X | X | X | | X | | |
| 228 Isabella | A | X | X | | | | X | | | X | | X | | |
| | B | X | X | X | | X | X | | X | X | | X | | |
| | C | | | | | | X | | X | X | | X | | |
| | D | | | | X | X | X | | X | X | X | X | X | |
| 229 Isabella | A | X | X | X | | | X | | X | X | | X | | |
| | B | X | X | X | | | X | | X | X | | X | | |
| | C | X | X | X | | X | X | | X | X | | X | | |
| | D | X | X | X | | X | X | | X | X | | X | | |
| 240 Isabella | A | X | X | X | X | X | X | X | X | X | X | X | X | |
| | B | X | X | | | | X | X | X | X | | X | X | |
| | C | X | X | X | | X | X | | X | X | | X | | |
| | D | X | X | | | | X | | | X | | X | | |

NOTES: X = NEEDS TO BE REPLACED; 204 C upstairs bedroom ceiling repair; 216 A toilet leaking 1st floor

| LOCATION | UNIT NO. | KITCHEN CAB/COUNTER | | APPLIANCES | | | BATHROOM 1 | | 1st Floor Flooring | 2nd Floor Flooring | BATHROOM 2 | | | Misc |
|--------------|----------|---------------------|---------------------|------------|-------|------------|-------------------|---------------|--------------------|--------------------|----------------|-------------------|---------------|-----------|
| | | Kitchen Cabinetry | Kitchen Countertops | Dishwasher | Range | Range Hood | Bathroom 1 Vanity | Bathroom 1 WC | | | Bathroom 2 Tub | Bathroom 2 Vanity | Bathroom 2 WC | D/S/Dr/HR |
| 241 Isabella | A | X | X | X | X | X | X | X | X | X | X | X | | |
| | B | X | X | X | | | X | X | X | X | X | X | X | |
| | C | X | X | X | | | X | | X | X | | X | | |
| | D | X | X | X | X | X | X | X | X | X | | X | | |
| 252 Isabella | A | X | X | X | X | X | X | X | X | X | X | X | X | |
| | B | X | X | | | | X | | X | X | | X | | |
| | C | | | | | | | | | | | | | |
| | D | X | X | X | | | | | | X | | X | | |
| 253 Isabella | A | X | X | X | | | | | X | X | X | X | X | |
| | B | X | X | X | X | X | | X | X | X | | X | X | D |
| | C | | | X | | | | | | X | | X | | |
| | D | X | X | X | | | X | | X | X | X | X | X | D |
| 264 Isabella | A | | | | | | | | X | X | | X | | D |
| | B | | | | | | | | | X | | X | | |
| | C | X | X | X | | | X | | X | X | X | X | | HR |
| | D | X | X | X | X | X | X | X | | X | | X | | |
| 265 Isabella | A | X | X | X | | | X | | X | X | | | | |
| | B | X | X | X | | | X | | | X | X | X | | D |
| | C | X | X | X | | | | | | X | X | X | | |
| | D | X | X | | | | | | X | X | | X | | |
| 276 Isabella | A | X | X | X | X | X | X | N/A | X | X | RG | X | N/A | D |
| | B | X | X | | | X | X | N/A | X | | RG | X | N/A | D |
| | C | X | X | | | X | X | N/A | | | | X | N/A | |
| | D | X | X | X | X | X | X | | X | X | | X | | |
| 277 Isabella | A | | | | | | | | | | | | | |
| | B | X | X | | | | | | | | RG | X | | D |
| | C | | | | | | | | | | | | | |
| | D | | | | | | | | | | RG | X | | D |

NOTES: X = needs to be replaced; 265 C drywall damage kitchen, sink damage; 265 C toilet running; 265 D pest management, mildew

| LOCATION | UNIT NO. | KITCHEN CAB/COUNTER | | APPLIANCES | | | BATHROOM 1 | | 1st Floor Flooring | 2nd Floor Flooring | BATHROOM 2 | | | Misc |
|----------|-----------|---------------------|---------------------|------------|-------|------------|-------------------|---------------|--------------------|--------------------|----------------|-------------------|---------------|-----------|
| | | Kitchen Cabinetry | Kitchen Countertops | Dishwasher | Range | Range Hood | Bathroom 1 Vanity | Bathroom 1 WC | | | Bathroom 2 Tub | Bathroom 2 Vanity | Bathroom 2 WC | D/S/Dr/HR |
| 204 | Magdalena | A | X | X | X | X | X | | X | X | RG | X | | D |
| | | B | | | | | | | | | | | | |
| | | C | X | X | X | X | X | X | | X | | | | D |
| | | D | | | | | | | | | | | | |
| 205 | Magdalena | A | | | X | X | X | | | | | | | S |
| | | B | | | X | | | | | | | | | |
| | | C | X | X | X | X | X | X | | | RG | X | | |
| | | D | X | X | | | | X | | | RG | X | | D |
| 216 | Magdalena | A | X | X | X | X | X | | X | X | RG | X | | |
| | | B | X | X | X | X | X | | | X | RG | X | | |
| | | C | | | X | | X | | X | X | RG | X | | D |
| | | D | | | | | | | | X | RG | | | |
| 217 | Magdalena | A | X | X | X | X | X | | X | X | RG | X | | |
| | | B | X | X | X | X | X | | X | X | RG | X | | |
| | | C | | | | | | | | | | | | |
| | | D | X | X | X | X | X | X | | X | X | RG | X | |
| 228 | Magdalena | A | | | X | X | X | | X | X | X | X | | |
| | | B | X | X | X | X | X | X | | X | X | X | X | |
| | | C | X | X | | | X | X | | | X | X | | |
| | | D | X | X | X | X | X | X | | | X | X | | |
| 229 | Magdalena | A | X | X | X | | | X | | X | X | X | | |
| | | B | X | X | | | | X | | X | X | X | | |
| | | C | | | | | | | | X | X | X | | |
| | | D | X | X | X | | | | | | X | X | | |
| 240 | Magdalena | A | X | X | X | X | X | | X | X | X | X | | |
| | | B | X | X | X | | | X | | | X | X | | |
| | | C | X | X | X | | X | X | | | X | X | | |
| | | D | X | X | | | | X | | | X | X | | |

NOTES: X = needs to be replaced; 216 M and 217 M both A & B are vacant.

| LOCATION | UNIT NO. | KITCHEN CAB/COUNTER | | APPLIANCES | | | BATHROOM 1 | | 1st Floor
Flooring | 2nd Floor
Flooring | BATHROOM 2 | | | Misc |
|---------------|----------|----------------------|------------------------|------------|-------|---------------|----------------------|------------------|-----------------------|-----------------------|-------------------|----------------------|------------------|-----------|
| | | Kitchen
Cabinetry | Kitchen
Countertops | Dishwasher | Range | Range
Hood | Bathroom
1 Vanity | Bathroom
1 WC | | | Bathroom
2 Tub | Bathroom
2 Vanity | Bathroom
2 WC | D/S/Dr/HR |
| 241 Magdalena | A | X | X | X | | | X | | | X | X | X | | |
| | B | X | X | X | | | X | | | X | X | X | | |
| | C | | | X | X | X | | | X | X | X | | | |
| | D | | | | | | | | X | X | | | | |
| 252 Magdalena | A | X | X | X | X | X | X | | X | X | X | X | | |
| | B | | | | | | | | | | | | | |
| | C | X | X | X | | | X | | | | X | X | | |
| | D | X | X | X | | X | X | | X | X | X | X | | |
| 253 Magdalena | A | X | X | X | | | X | | | X | X | X | | |
| | B | X | X | X | | | X | | X | X | X | X | | |
| | C | X | X | X | X | X | X | | X | X | X | X | | |
| | D | X | X | X | | | X | | | X | X | X | | |
| 264 Magdalena | A | | | X | X | X | | | | X | | | | |
| | B | | | X | | | X | X | | X | RG | X | X | |
| | C | X | X | | | | X | X | | X | X | X | X | |
| | D | X | X | X | X | X | X | X | X | X | RG | X | X | |
| 265 Magdalena | A | X | X | X | X | X | X | X | X | X | RG | X | X | |
| | B | X | X | X | X | X | X | X | X | X | RG | X | X | |
| | C | X | X | X | X | X | X | X | X | X | RG | X | X | |
| | D | X | X | X | X | X | | | X | X | X | X | X | |
| 276 Magdalena | A | | | | | | | | | X | RG | | | |
| | B | | | X | X | | | | | X | X | | | |
| | C | X | X | X | X | X | X | X | N/A | X | RG | X | X | |
| | D | X | X | X | X | X | X | X | N/A | X | RG | X | X | |
| 277 Magdalena | A | | | | | | X | X | | X | | X | | |
| | B | | | X | X | X | X | X | X | X | X | X | X | |
| | C | X | X | X | X | X | X | X | X | | RG | X | X | |
| | D | X | X | X | X | X | X | X | X | X | X | X | X | |

NOTES: X = needs to be replaced; Gutted units due to plumbing issues (been abated, but not fully as necessary for rehab), missing appliances in vacant and gutted units

| LOCATION | UNIT NO. | KITCHEN CAB/COUNTER | | APPLIANCES | | | BATHROOM 1 | | 1st Floor
Flooring | 2nd Floor
Flooring | BATHROOM 2 | | | Misc |
|---------------|----------|----------------------|------------------------|------------|-------|---------------|----------------------|------------------|-----------------------|-----------------------|-------------------|----------------------|------------------|-----------|
| | | Kitchen
Cabinetry | Kitchen
Countertops | Dishwasher | Range | Range
Hood | Bathroom
1 Vanity | Bathroom
1 WC | | | Bathroom
2 Tub | Bathroom
2 Vanity | Bathroom
2 WC | D/S/Dr/HR |
| 310 Isabella | A | X | X | X | X | | X | X | | X | | X | X | |
| | B | X | X | X | | | X | X | X | X | RG | X | X | |
| | C | X | X | X | | X | X | X | | X | RG | X | X | |
| | D | X | X | X | X | X | X | X | | X | RG | X | X | |
| 315 Magdalena | A | X | X | X | X | X | X | X | | X | RG | X | X | |
| | B | X | X | X | | | X | X | | X | RG | X | X | |
| | C | | | | | | | | X | X | | | | S |
| | D | | | | | | | | | X | RG | X | X | |
| 320 Isabella | A | | | X | X | X | | | | X | | X | | |
| | B | | | X | | | | | | X | | X | | |
| | C | | | | | | | | | | | | | |
| | D | X | X | | | | X | | X | X | | X | | |
| 325 Magdalena | A | X | X | X | | | X | | X | X | | X | | |
| | B | X | X | X | X | X | X | X | X | X | X | X | X | Dr |
| | C | X | X | X | | | X | | X | X | | X | | |
| | D | | | | | | | | X | X | | | | Dr |
| 330 Isabella | A | | | | | | | | | X | X | X | | |
| | B | | | | | | | | | X | | X | | |
| | C | X | X | X | X | X | X | | X | X | | X | | HR |
| | D | | | | | | | | | | | | | |
| 335 Magdalena | A | X | X | X | | | X | X | X | X | X | X | | D |
| | B | X | X | X | | X | X | | X | X | X | X | Mildew | D |
| | C | | | X | | | | | X | X | | X | | |
| | D | X | X | | | | X | | X | X | X | X | | D |
| 340 Isabella | A | | | | | | | | | | | | | |
| | B | X | X | X | X | X | X | | X | X | X | X | | |
| | C | | | X | | | | | | X | | X | | |
| | D | X | X | X | | X | X | | X | X | X | X | X | |

| LOCATION | UNIT NO. | KITCHEN CAB/COUNTER | | APPLIANCES | | | BATHROOM 1 | | 1st Floor
Flooring | 2nd Floor
Flooring | BATHROOM 2 | | | Misc | |
|----------------|----------|----------------------|------------------------|------------|---|---------------------------------------|-------------------------|------------------|---------------------------|---------------------------|------------------------------|----------------------|-------------------------|------------------|---|
| | | Kitchen
Cabinetry | Kitchen
Countertops | Dishwasher | Range | Range
Hood | Bathroom
1 Vanity | Bathroom
1 WC | | | Bathroom
2 Tub | Bathroom
2 Vanity | Bathroom
2 WC | D/S/Dr/HR | |
| 345 Magdalena | A | | | | | | | | | | | | | | |
| | B | X | X | X | X | X | X | | X | X | X | X | | | |
| | C | | | | | | | | | | | | | | |
| | D | | | | | | | | | | | | | | |
| 310 Magdalena | A | X | X | X | X | X | X | X | X | X | X | X | X | | |
| | B | X | X | | | | | | | X | RG | X | X | | |
| | C | X | X | | | | X | X | | X | RG | X | X | | |
| | D | X | X | | | | X | X | X | X | RG | X | X | | |
| 320 Magdalena | A | X | X | | | | X | X | | | RG | X | X | | |
| | B | X | X | X | X | X | X | X | X | X | RG | X | X | | |
| | C | X | X | | | | X | X | X | X | RG | X | X | | |
| | D | X | X | X | X | X | X | X | | X | RG | X | X | | |
| 340 Magdalena | A | | | | X | X | | | X | X | RG | X | X | | |
| | B | X | X | X | | X | | | X | X | RG | X | X | | |
| | C | X | X | X | X | X | X | X | X | X | RG | X | X | | |
| | D | X | X | | | X | X | X | X | X | RG | X | X | | |
| 345 Magdalena | A | | | | | | | | | X | RG | X | X | | |
| | B | | | | | | | | X | X | | | | | |
| | C | | | | | X | X | | | X | RG | X | X | | |
| | D | X | X | X | | X | X | X | | X | RG | X | X | | |
| TOTALS: | | 110 | 110 | 103 | 57 | 71 | 101 | 43 | 83 | 133 | 89 | 131 | 49 | D=Drywall | |
| | | | | | * Planning
to convert
to Electric | * if change
to elec, diff
hood? | B 1 -
Vanity | B 1 - WC | B 1 -
Flooring | B 2 -
Flooring | 43 - RG;
46 - NEW | B 2 - Tub | B 2 -
Vanity | B 2 - WC | S=Subfloor;
Dr = Door;
HR=handrail |

**All Ranges and Range
Hoods must be
replaced - fuel change**

Flooring

RG = Reglaze

NEW = Replace Tub & Surround

CORONA DEL REY APARTMENTS REHABILITATION PROJECT 2023 - 2024

| ID | Task Mode | Task Name | Duration | Start | Finish | 23 | Mar 5, '23 | Apr 23, '23 | Jun 11, '23 | Ju | | | | |
|----|-----------|--------------------------------|----------------|-------------------|--------------------|----|------------|-------------|-------------|----|---|---|---|----|
| | | | | | | F | S | S | M | T | W | T | F | Ju |
| 1 | | PHASE 1 - CdR Units | 95 days | Mon 3/6/23 | Fri 7/14/23 | | | | | | | | | |
| 2 | | Demolition / Abatement | 20 days | Mon 3/6/23 | Fri 3/31/23 | | | | | | | | | |
| 3 | | Demo Plumbing | 15 days | Thu 3/16/23 | Wed 4/5/23 | | | | | | | | | |
| 4 | | Demo Electrical | 12 days | Tue 3/21/23 | Wed 4/5/23 | | | | | | | | | |
| 5 | | Rough Framing | 12 days | Thu 3/23/23 | Fri 4/7/23 | | | | | | | | | |
| 6 | | Rough HVAC | 15 days | Thu 3/23/23 | Wed 4/12/23 | | | | | | | | | |
| 7 | | Rough Plumbing | 15 days | Tue 3/28/23 | Mon 4/17/23 | | | | | | | | | |
| 8 | | Rough Electric | 15 days | Tue 3/28/23 | Mon 4/17/23 | | | | | | | | | |
| 9 | | Stock Drywall | 3 days | Thu 4/13/23 | Mon 4/17/23 | | | | | | | | | |
| 10 | | Hang Drywall | 10 days | Tue 4/18/23 | Mon 5/1/23 | | | | | | | | | |
| 11 | | Mud and Tape | 8 days | Fri 4/21/23 | Tue 5/2/23 | | | | | | | | | |
| 12 | | Texture | 8 days | Thu 4/27/23 | Mon 5/8/23 | | | | | | | | | |
| 13 | | Muck Scrape and Caulk | 2 days | Tue 5/9/23 | Wed 5/10/23 | | | | | | | | | |
| 14 | | Deliver Exterior Doors | 1 day | Tue 5/9/23 | Tue 5/9/23 | | | | | | | | | |
| 15 | | Finish Carpentry Ext Doors | 8 days | Wed 5/10/23 | Fri 5/19/23 | | | | | | | | | |
| 16 | | Interior Paint | 10 days | Thu 5/11/23 | Wed 5/24/23 | | | | | | | | | |
| 17 | | Deliver Cabinets | 5 days | Tue 5/23/23 | Mon 5/29/23 | | | | | | | | | |
| 18 | | Install Cabinets | 12 days | Thu 5/25/23 | Fri 6/9/23 | | | | | | | | | |
| 19 | | Flooring | 8 days | Wed 5/31/23 | Fri 6/9/23 | | | | | | | | | |
| 20 | | Install Baseboard and base sho | 8 days | Tue 6/6/23 | Thu 6/15/23 | | | | | | | | | |
| 21 | | Finish Electric | 10 days | Tue 5/30/23 | Mon 6/12/23 | | | | | | | | | |
| 22 | | Finish HVAC | 8 days | Thu 6/1/23 | Mon 6/12/23 | | | | | | | | | |
| 23 | | Install Countertops | 7 days | Thu 6/1/23 | Fri 6/9/23 | | | | | | | | | |
| 24 | | Finish Plumbing | 10 days | Tue 6/6/23 | Mon 6/19/23 | | | | | | | | | |
| 25 | | Door Hardware and Thresholds | 3 days | Thu 6/8/23 | Mon 6/12/23 | | | | | | | | | |
| 26 | | Deliver Appliances | 1 day | Tue 6/13/23 | Tue 6/13/23 | | | | | | | | | |
| 27 | | Install Appliances | 1 day | Wed 6/14/23 | Wed 6/14/23 | | | | | | | | | |
| 28 | | Connect Hood vent | 3 days | Wed 6/14/23 | Fri 6/16/23 | | | | | | | | | |
| 29 | | Pre-clean | 3 days | Mon 6/19/23 | Wed 6/21/23 | | | | | | | | | |
| 30 | | Final Building Inspection | 1 day | Thu 6/22/23 | Thu 6/22/23 | | | | | | | | | |
| 31 | | Touchup Drywall | 3 days | Fri 6/23/23 | Tue 6/27/23 | | | | | | | | | |
| 32 | | Touchup Paint | 3 days | Tue 6/27/23 | Thu 6/29/23 | | | | | | | | | |

CORONA DEL REY APARTMENTS REHABILITATION PROJECT 2023 - 2024

| ID | Task Mode | Task Name | Duration | Start | Finish | 2023 | | | | | | | | | | | | | |
|----|-----------|---------------------------------------|-----------------|--------------------|--------------------|------|---|---|---|---|---|---|---|--|--|--|--|--|--|
| | | | | | | F | S | S | M | T | W | T | F | | | | | | |
| 33 | | Final Clean | 3 days | Fri 6/30/23 | Tue 7/4/23 | | | | | | | | | | | | | | |
| 34 | | Property Management Walk | 1 day | Wed 7/5/23 | Wed 7/5/23 | | | | | | | | | | | | | | |
| 35 | | Resident Move-ins | 7 days | Thu 7/6/23 | Fri 7/14/23 | | | | | | | | | | | | | | |
| 36 | | | | | | | | | | | | | | | | | | | |
| 37 | | PHASE 1 - CdR Flatwork | 349 days | Tue 5/9/23 | Fri 9/6/24 | | | | | | | | | | | | | | |
| 38 | | Demo existing flatwork and fine grade | 8 days | Tue 5/9/23 | Thu 5/18/23 | | | | | | | | | | | | | | |
| 39 | | Install new flatwork | 15 days | Fri 5/19/23 | Thu 6/8/23 | | | | | | | | | | | | | | |
| 40 | | | | | | | | | | | | | | | | | | | |
| 41 | | PHASE 2 - CdR Units | 95 days | Mon 7/24/23 | Fri 12/1/23 | | | | | | | | | | | | | | |
| 42 | | Demolition / Abatement | 20 days | Mon 7/24/23 | Fri 8/18/23 | | | | | | | | | | | | | | |
| 43 | | Demo Plumbing | 15 days | Thu 8/3/23 | Wed 8/23/23 | | | | | | | | | | | | | | |
| 44 | | Demo Electrical | 12 days | Tue 8/8/23 | Wed 8/23/23 | | | | | | | | | | | | | | |
| 45 | | Rough Framing | 12 days | Thu 8/10/23 | Fri 8/25/23 | | | | | | | | | | | | | | |
| 46 | | Rough HVAC | 15 days | Thu 8/10/23 | Wed 8/30/23 | | | | | | | | | | | | | | |
| 47 | | Rough Plumbing | 15 days | Tue 8/15/23 | Mon 9/4/23 | | | | | | | | | | | | | | |
| 48 | | Rough Electric | 15 days | Tue 8/15/23 | Mon 9/4/23 | | | | | | | | | | | | | | |
| 49 | | Stock Drywall | 3 days | Thu 8/31/23 | Mon 9/4/23 | | | | | | | | | | | | | | |
| 50 | | Hang Drywall | 10 days | Tue 9/5/23 | Mon 9/18/23 | | | | | | | | | | | | | | |
| 51 | | Mud and Tape | 8 days | Fri 9/8/23 | Tue 9/19/23 | | | | | | | | | | | | | | |
| 52 | | Texture | 8 days | Thu 9/14/23 | Mon 9/25/23 | | | | | | | | | | | | | | |
| 53 | | Muck Scrape and Caulk | 2 days | Tue 9/26/23 | Wed 9/27/23 | | | | | | | | | | | | | | |
| 54 | | Deliver Exterior Doors | 1 day | Tue 9/26/23 | Tue 9/26/23 | | | | | | | | | | | | | | |
| 55 | | Finish Carpentry Ext Doors | 8 days | Wed 9/27/23 | Fri 10/6/23 | | | | | | | | | | | | | | |
| 56 | | Interior Paint | 10 days | Thu 9/28/23 | Wed 10/11/23 | | | | | | | | | | | | | | |
| 57 | | Deliver Cabinets | 5 days | Tue 10/10/23 | Mon 10/16/23 | | | | | | | | | | | | | | |
| 58 | | Install Cabinets | 12 days | Thu 10/12/23 | Fri 10/27/23 | | | | | | | | | | | | | | |
| 59 | | Flooring | 8 days | Wed 10/18/23 | Fri 10/27/23 | | | | | | | | | | | | | | |
| 60 | | Install Baseboard and base shoe | 8 days | Tue 10/24/23 | Thu 11/2/23 | | | | | | | | | | | | | | |
| 61 | | Finish Electric | 10 days | Tue 10/17/23 | Mon 10/30/23 | | | | | | | | | | | | | | |
| 62 | | Finish HVAC | 8 days | Thu 10/19/23 | Mon 10/30/23 | | | | | | | | | | | | | | |

CORONA DEL REY APARTMENTS REHABILITATION PROJECT 2023 - 2024

| ID | Task Mode | Task Name | Duration | Start | Finish | 2023 | | | | | | | 2024 | |
|----|-----------|---------------------------------------|-----------------|---------------------|--------------------|------|---|---|---|---|---|---|------|---|
| | | | | | | F | S | S | M | T | W | T | | F |
| 63 | | Install Countertops | 7 days | Thu 10/19/23 | Fri 10/27/23 | | | | | | | | | |
| 64 | | Finish Plumbing | 10 days | Tue 10/24/23 | Mon 11/6/23 | | | | | | | | | |
| 65 | | Door Hardware and Thresho | 3 days | Thu 10/26/23 | Mon 10/30/23 | | | | | | | | | |
| 66 | | Deliver Appliances | 1 day | Tue 10/31/23 | Tue 10/31/23 | | | | | | | | | |
| 67 | | Install Appliances | 1 day | Wed 11/1/23 | Wed 11/1/23 | | | | | | | | | |
| 68 | | Connect Hood vent | 3 days | Wed 11/1/23 | Fri 11/3/23 | | | | | | | | | |
| 69 | | Pre-clean | 3 days | Mon 11/6/23 | Wed 11/8/23 | | | | | | | | | |
| 70 | | Final Building Inspection | 1 day | Thu 11/9/23 | Thu 11/9/23 | | | | | | | | | |
| 71 | | Touchup Drywall | 3 days | Fri 11/10/23 | Tue 11/14/23 | | | | | | | | | |
| 72 | | Touchup Paint | 3 days | Tue 11/14/23 | Thu 11/16/23 | | | | | | | | | |
| 73 | | Final Clean | 3 days | Fri 11/17/23 | Tue 11/21/23 | | | | | | | | | |
| 74 | | Property Management Walk | 1 day | Wed 11/22/23 | Wed 11/22/23 | | | | | | | | | |
| 75 | | Resident Move-ins | 7 days | Thu 11/23/23 | Fri 12/1/23 | | | | | | | | | |
| 76 | | | | | | | | | | | | | | |
| 77 | | PHASE 2 - CdR Flatwork | 249 days | Tue 9/26/23 | Fri 9/6/24 | | | | | | | | | |
| 78 | | Demo existing flatwork and fine grade | 8 days | Tue 9/26/23 | Thu 10/5/23 | | | | | | | | | |
| 79 | | Install new flatwork | 15 days | Fri 10/6/23 | Thu 10/26/23 | | | | | | | | | |
| 80 | | | | | | | | | | | | | | |
| 81 | | | | | | | | | | | | | | |
| 82 | | PHASE 3 - CdR Units | 95 days | Mon 12/11/23 | Fri 4/19/24 | | | | | | | | | |
| 83 | | Demolition / Abatement | 20 days | Mon 12/11/23 | Fri 1/5/24 | | | | | | | | | |
| 84 | | Demo Plumbing | 15 days | Thu 12/21/23 | Wed 1/10/24 | | | | | | | | | |
| 85 | | Demo Electrical | 12 days | Tue 12/26/23 | Wed 1/10/24 | | | | | | | | | |
| 86 | | Rough Framing | 12 days | Thu 12/28/23 | Fri 1/12/24 | | | | | | | | | |
| 87 | | Rough HVAC | 15 days | Thu 12/28/23 | Wed 1/17/24 | | | | | | | | | |
| 88 | | Rough Plumbing | 15 days | Tue 1/2/24 | Mon 1/22/24 | | | | | | | | | |
| 89 | | Rough Electric | 15 days | Tue 1/2/24 | Mon 1/22/24 | | | | | | | | | |
| 90 | | Stock Drywall | 3 days | Thu 1/18/24 | Mon 1/22/24 | | | | | | | | | |
| 91 | | Hang Drywall | 10 days | Tue 1/23/24 | Mon 2/5/24 | | | | | | | | | |
| 92 | | Mud and Tape | 8 days | Fri 1/26/24 | Tue 2/6/24 | | | | | | | | | |
| 93 | | Texture | 8 days | Thu 2/1/24 | Mon 2/12/24 | | | | | | | | | |

CORONA DEL REY APARTMENTS REHABILITATION PROJECT 2023 - 2024

| ID | Task Mode | Task Name | Duration | Start | Finish | 2023 | | | | | | | Jun 11, '23 | Ju |
|-----|-----------|---------------------------------------|-----------------|--------------------|-------------------|------|---|---|---|---|---|---|-------------|----|
| | | | | | | F | S | S | M | T | W | T | | |
| 94 | | Muck Scrape and Caulk | 2 days | Tue 2/13/24 | Wed 2/14/24 | | | | | | | | | |
| 95 | | Deliver Exterior Doors | 1 day | Tue 2/13/24 | Tue 2/13/24 | | | | | | | | | |
| 96 | | Finish Carpentry Ext Door | 8 days | Wed 2/14/24 | Fri 2/23/24 | | | | | | | | | |
| 97 | | Interior Paint | 10 days | Thu 2/15/24 | Wed 2/28/24 | | | | | | | | | |
| 98 | | Deliver Cabinets | 5 days | Tue 2/27/24 | Mon 3/4/24 | | | | | | | | | |
| 99 | | Install Cabinets | 12 days | Thu 2/29/24 | Fri 3/15/24 | | | | | | | | | |
| 100 | | Flooring | 8 days | Wed 3/6/24 | Fri 3/15/24 | | | | | | | | | |
| 101 | | Install Baseboard and base shoe | 8 days | Tue 3/12/24 | Thu 3/21/24 | | | | | | | | | |
| 102 | | Finish Electric | 10 days | Tue 3/5/24 | Mon 3/18/24 | | | | | | | | | |
| 103 | | Finish HVAC | 8 days | Thu 3/7/24 | Mon 3/18/24 | | | | | | | | | |
| 104 | | Install Countertops | 7 days | Thu 3/7/24 | Fri 3/15/24 | | | | | | | | | |
| 105 | | Finish Plumbing | 10 days | Tue 3/12/24 | Mon 3/25/24 | | | | | | | | | |
| 106 | | Door Hardware and Thres | 3 days | Thu 3/14/24 | Mon 3/18/24 | | | | | | | | | |
| 107 | | Deliver Appliances | 1 day | Tue 3/19/24 | Tue 3/19/24 | | | | | | | | | |
| 108 | | Install Appliances | 1 day | Wed 3/20/24 | Wed 3/20/24 | | | | | | | | | |
| 109 | | Connect Hood vent | 3 days | Wed 3/20/24 | Fri 3/22/24 | | | | | | | | | |
| 110 | | Pre-clean | 3 days | Mon 3/25/24 | Wed 3/27/24 | | | | | | | | | |
| 111 | | Final Building Inspection | 1 day | Thu 3/28/24 | Thu 3/28/24 | | | | | | | | | |
| 112 | | Touchup Drywall | 3 days | Fri 3/29/24 | Tue 4/2/24 | | | | | | | | | |
| 113 | | Touchup Paint | 3 days | Tue 4/2/24 | Thu 4/4/24 | | | | | | | | | |
| 114 | | Final Clean | 3 days | Fri 4/5/24 | Tue 4/9/24 | | | | | | | | | |
| 115 | | Property Management W | 1 day | Wed 4/10/24 | Wed 4/10/24 | | | | | | | | | |
| 116 | | Resident Move-ins | 7 days | Thu 4/11/24 | Fri 4/19/24 | | | | | | | | | |
| 117 | | | | | | | | | | | | | | |
| 118 | | PHASE 3 - CdR Flatwork | 149 days | Tue 2/13/24 | Fri 9/6/24 | | | | | | | | | |
| 119 | | Demo existing flatwork and fine grade | 8 days | Tue 2/13/24 | Thu 2/22/24 | | | | | | | | | |
| 120 | | Install new flatwork | 15 days | Fri 2/23/24 | Thu 3/14/24 | | | | | | | | | |
| 121 | | | | | | | | | | | | | | |
| 122 | | PHASE 4 - CdR Units | 95 days | Mon 4/29/24 | Fri 9/6/24 | | | | | | | | | |
| 123 | | Demolition / Abatemen | 20 days | Mon 4/29/24 | Fri 5/24/24 | | | | | | | | | |

CORONA DEL REY APARTMENTS REHABILITATION PROJECT 2023 - 2024

| ID | Task Mode | Task Name | Duration | Start | Finish | 2023 | | | | | | | | |
|-----|-----------|---------------------------------|----------|-------------|-------------|------|---|---|---|---|---|---|---|--|
| | | | | | | F | S | S | M | T | W | T | F | |
| 124 | | Demo Plumbing | 15 days | Thu 5/9/24 | Wed 5/29/24 | | | | | | | | | |
| 125 | | Demo Electrical | 12 days | Tue 5/14/24 | Wed 5/29/24 | | | | | | | | | |
| 126 | | Rough Framing | 12 days | Thu 5/16/24 | Fri 5/31/24 | | | | | | | | | |
| 127 | | Rough HVAC | 15 days | Thu 5/16/24 | Wed 6/5/24 | | | | | | | | | |
| 128 | | Rough Plumbing | 15 days | Tue 5/21/24 | Mon 6/10/24 | | | | | | | | | |
| 129 | | Rough Electric | 15 days | Tue 5/21/24 | Mon 6/10/24 | | | | | | | | | |
| 130 | | Stock Drywall | 3 days | Thu 6/6/24 | Mon 6/10/24 | | | | | | | | | |
| 131 | | Hang Drywall | 10 days | Tue 6/11/24 | Mon 6/24/24 | | | | | | | | | |
| 132 | | Mud and Tape | 8 days | Fri 6/14/24 | Tue 6/25/24 | | | | | | | | | |
| 133 | | Texture | 8 days | Thu 6/20/24 | Mon 7/1/24 | | | | | | | | | |
| 134 | | Muck Scrape and Caulk | 2 days | Tue 7/2/24 | Wed 7/3/24 | | | | | | | | | |
| 135 | | Deliver Exterior Doors | 1 day | Tue 7/2/24 | Tue 7/2/24 | | | | | | | | | |
| 136 | | Finish Carpentry Ext Do | 8 days | Wed 7/3/24 | Fri 7/12/24 | | | | | | | | | |
| 137 | | Interior Paint | 10 days | Thu 7/4/24 | Wed 7/17/24 | | | | | | | | | |
| 138 | | Deliver Cabinets | 5 days | Tue 7/16/24 | Mon 7/22/24 | | | | | | | | | |
| 139 | | Install Cabinets | 12 days | Thu 7/18/24 | Fri 8/2/24 | | | | | | | | | |
| 140 | | Flooring | 8 days | Wed 7/24/24 | Fri 8/2/24 | | | | | | | | | |
| 141 | | Install Baseboard and base shoe | 8 days | Tue 7/30/24 | Thu 8/8/24 | | | | | | | | | |
| 142 | | Finish Electric | 10 days | Tue 7/23/24 | Mon 8/5/24 | | | | | | | | | |
| 143 | | Finish HVAC | 8 days | Thu 7/25/24 | Mon 8/5/24 | | | | | | | | | |
| 144 | | Install Countertops | 7 days | Thu 7/25/24 | Fri 8/2/24 | | | | | | | | | |
| 145 | | Finish Plumbing | 10 days | Tue 7/30/24 | Mon 8/12/24 | | | | | | | | | |
| 146 | | Door Hardware and Thr | 3 days | Thu 8/1/24 | Mon 8/5/24 | | | | | | | | | |
| 147 | | Deliver Appliances | 1 day | Tue 8/6/24 | Tue 8/6/24 | | | | | | | | | |
| 148 | | Install Appliances | 1 day | Wed 8/7/24 | Wed 8/7/24 | | | | | | | | | |
| 149 | | Connect Hood vent | 3 days | Wed 8/7/24 | Fri 8/9/24 | | | | | | | | | |
| 150 | | Pre-clean | 3 days | Mon 8/12/24 | Wed 8/14/24 | | | | | | | | | |
| 151 | | Final Building Inspection | 1 day | Thu 8/15/24 | Thu 8/15/24 | | | | | | | | | |
| 152 | | Touchup Drywall | 3 days | Fri 8/16/24 | Tue 8/20/24 | | | | | | | | | |
| 153 | | Touchup Paint | 3 days | Tue 8/20/24 | Thu 8/22/24 | | | | | | | | | |
| 154 | | Final Clean | 3 days | Fri 8/23/24 | Tue 8/27/24 | | | | | | | | | |

CORONA DEL REY APARTMENTS REHABILITATION PROJECT 2023 - 2024

| ID | Task Mode | Task Name | Duration | Start | Finish | 2023 | | | | | | | | |
|-----|-----------|---------------------------------------|----------------|-------------------|-------------------|------|---|---|---|---|---|---|---|--|
| | | | | | | F | S | S | M | T | W | T | F | |
| 155 | | Property Management | 1 day | Wed 8/28/24 | Wed 8/28/24 | | | | | | | | | |
| 156 | | Resident Move-ins | 7 days | Thu 8/29/24 | Fri 9/6/24 | | | | | | | | | |
| 157 | | | | | | | | | | | | | | |
| 158 | | PHASE 4 - CdR Flatwork | 23 days | Tue 7/2/24 | Thu 8/1/24 | | | | | | | | | |
| 159 | | Demo existing flatwork and fine grade | 8 days | Tue 7/2/24 | Thu 7/11/24 | | | | | | | | | |
| 160 | | Install new flatwork | 15 days | Fri 7/12/24 | Thu 8/1/24 | | | | | | | | | |

CORONA DEL REY APARTMENTS REHABILITATION PROJECT 2023 - 2024

| | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|-------------|---|---|-------------|---|---|------------|---|---|---|-------------|---|---|-------------|---|---|-------------|---|---|-------------|---|---|---|------------|---|---|-------------|---|---|
| Jul 30, '23 | S | S | Sep 17, '23 | M | T | Nov 5, '23 | W | T | F | Dec 24, '23 | S | S | Feb 11, '24 | M | T | Mar 31, '24 | W | T | May 19, '24 | F | S | S | Jul 7, '24 | M | T | Aug 25, '24 | W | T |
|-------------|---|---|-------------|---|---|------------|---|---|---|-------------|---|---|-------------|---|---|-------------|---|---|-------------|---|---|---|------------|---|---|-------------|---|---|

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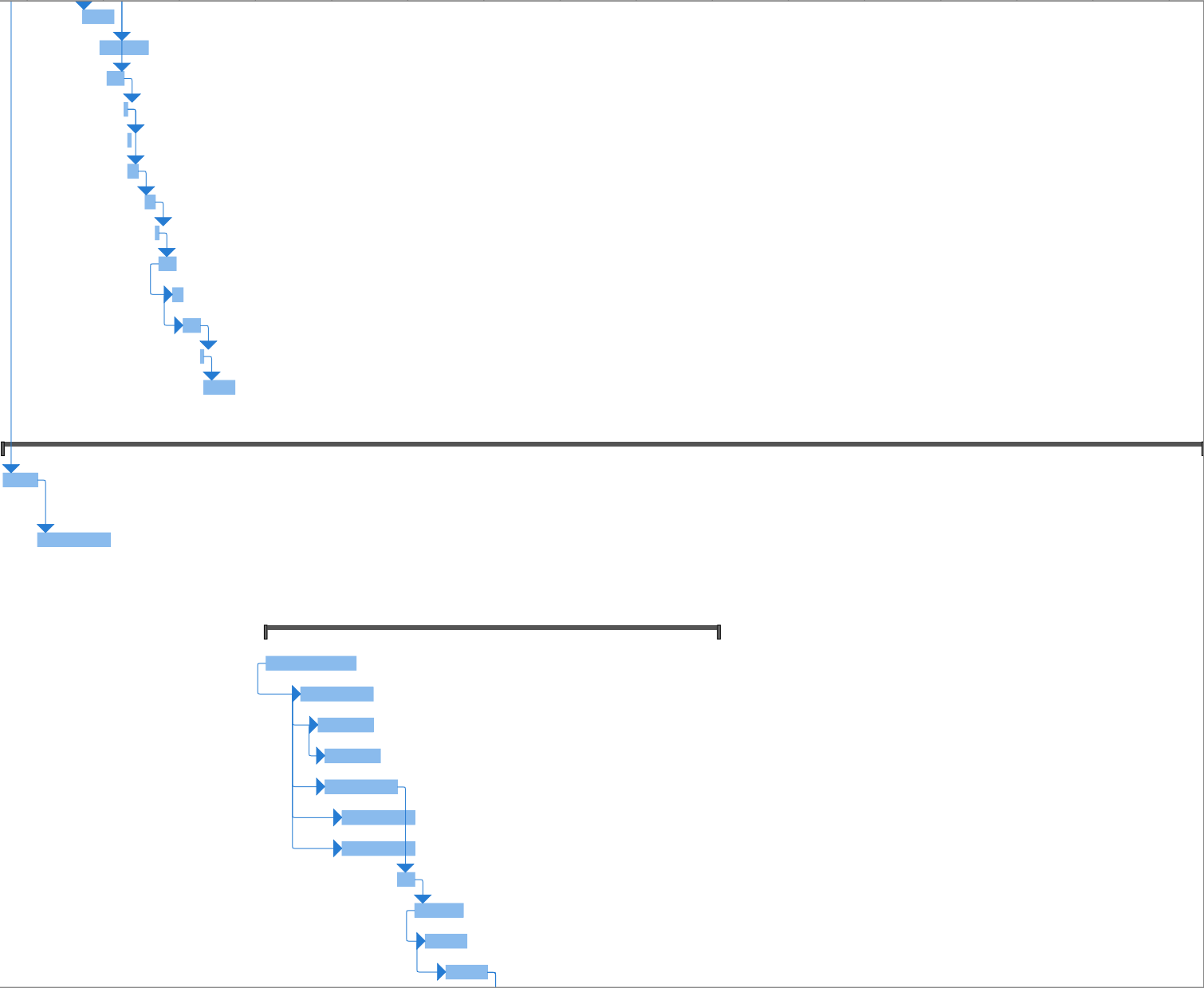
CORONA DEL REY APARTMENTS REHABILITATION PROJECT 2023 - 2024

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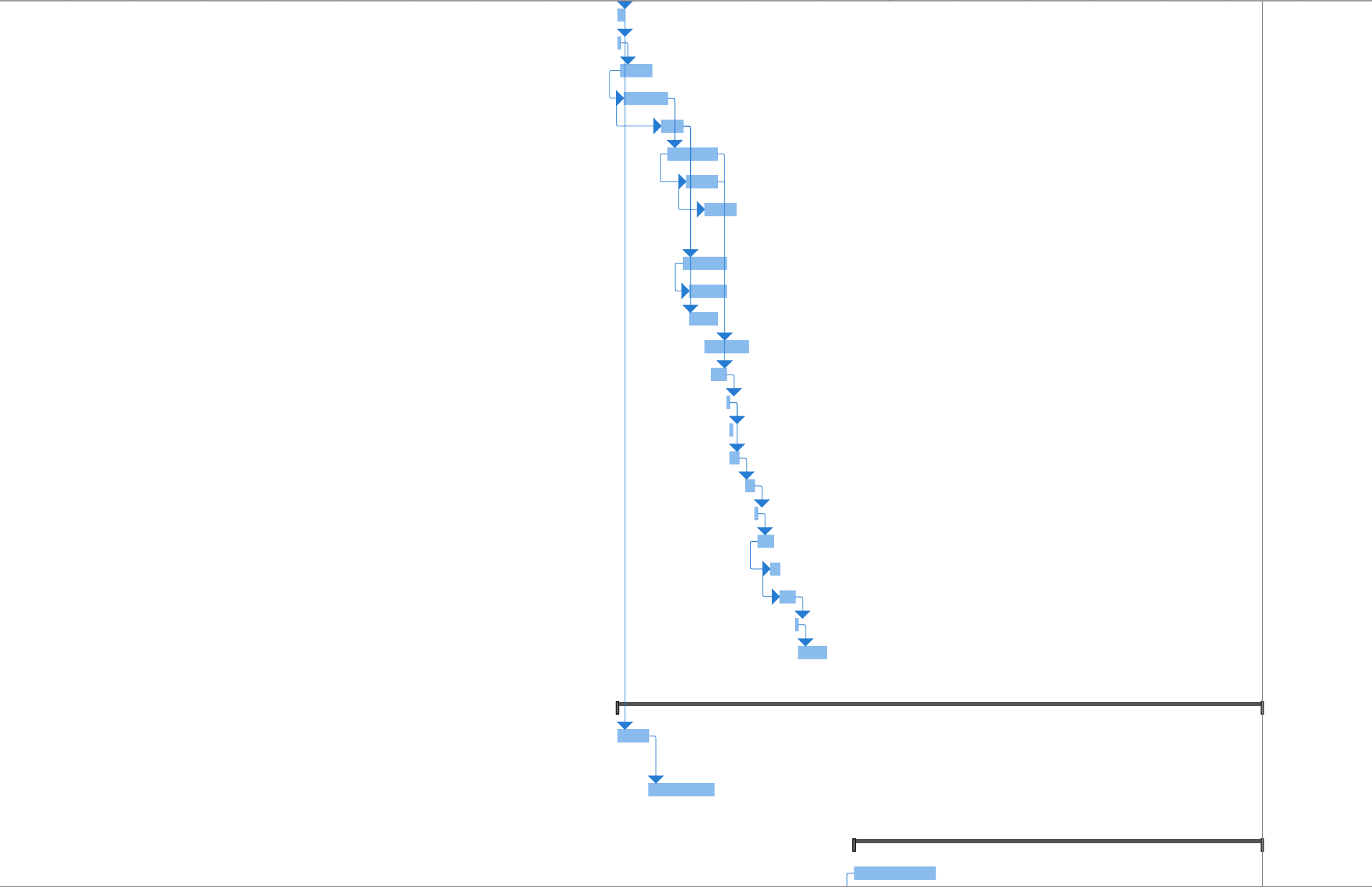
CORONA DEL REY APARTMENTS REHABILITATION PROJECT 2023 - 2024

Jul 30, '23 Sep 17, '23 Nov 5, '23 Dec 24, '23 Feb 11, '24 Mar 31, '24 May 19, '24 Jul 7, '24 Aug 25, '24
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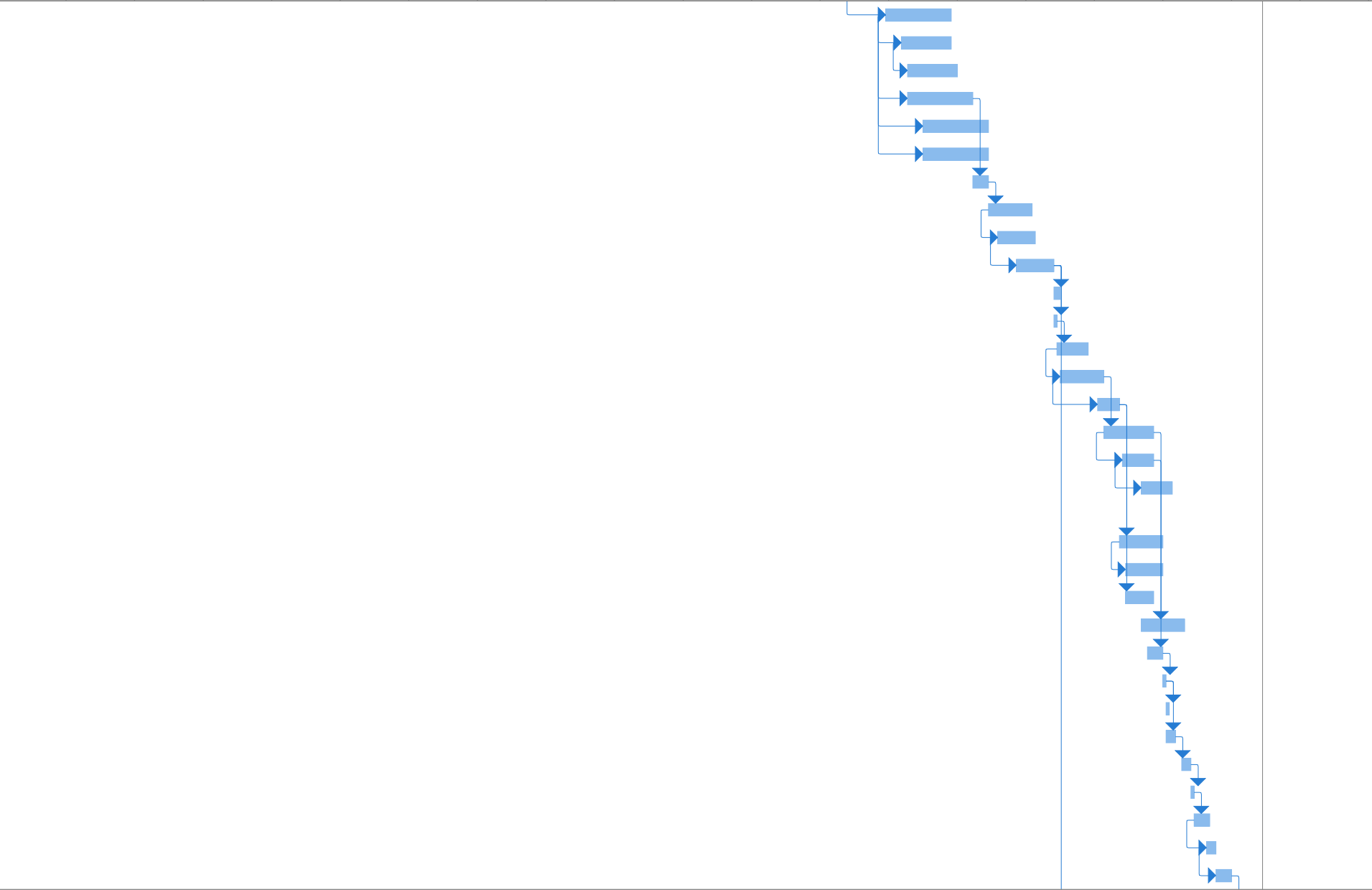
CORONA DEL REY APARTMENTS REHABILITATION PROJECT 2023 - 2024

Jul 30, '23 Sep 17, '23 Nov 5, '23 Dec 24, '23 Feb 11, '24 Mar 31, '24 May 19, '24 Jul 7, '24 Aug 25, '24
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CORONA DEL REY APARTMENTS REHABILITATION PROJECT 2023 - 2024

Jul 30, '23 Sep 17, '23 Nov 5, '23 Dec 24, '23 Feb 11, '24 Mar 31, '24 May 19, '24 Jul 7, '24 Aug 25, '24
S S M T W T F S S M T W T F S S M T W T



CORONA DEL REY APARTMENTS REHABILITATION PROJECT 2023 - 2024

| | | | | | | | | |
|-------------|-------------|------------|-------------|-------------|-------------|-------------|------------|-------------|
| Jul 30, '23 | Sep 17, '23 | Nov 5, '23 | Dec 24, '23 | Feb 11, '24 | Mar 31, '24 | May 19, '24 | Jul 7, '24 | Aug 25, '24 |
| S | M | T | F | S | T | F | S | W |
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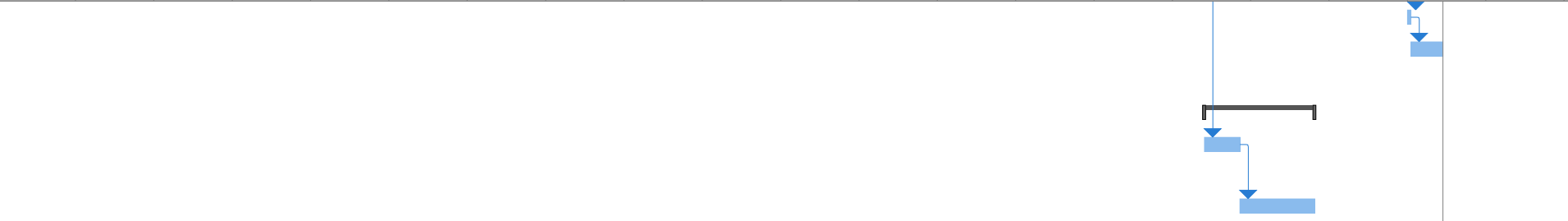


Exhibit C of AHAP

Project Name: Corona Del Rey

Address: 1148 D Street (Business Address); 204, 205, 216, 217, 228, 229, 240, 241, 253, 254, 264, 265, 276, 277, 310, 315, 320, 325, 330, 335, 340, 345 Magdalena Circle; 204, 205, 216, 217, 228, 229, 240, 241, 252, 253, 264, 265, 276, 277, 310, 320, 330, 340 Isabella Way.
Corona, CA 92882

APN: 118-183-034 THROUGH 118-183-043, INCLUSIVE; 118-183-049-1; 118-183-051-2; 118-183-053-4; 118-171-019 to 118-171-046

THROUGH 118-171-046, INCLUSIVE; 118-171-054 to 118-171-056;

Total Number of Project Based Voucher (PBV) Units in Project Covered by HAP Contract: Eight (8) PBV Units

Total Number Units in the Project: 160 Total Units

Description and Quantity in Project:

PBV units: 8 - 2 bedroom

Total units: 160 -2 bedroom

Project Based Section 8 Voucher: *Accessible with mobility feature **Accessible with communication feature

Project Based Voucher: *Accessible with mobility feature **Accessible with communication feature

| Bedroom/Bathroom | AMI | Quantity | Unit #s and Accessible Features |
|------------------------------|--------------|-----------------|--|
| One Bedroom/
One Bathroom | % | | |
| Two Bedroom/
Two Bathroom | 50% | 8 | 205-MB; 240-ID; 315-MC;
229-MC; 205-MC; 204-IA;
330-MA; 252-IB |
| | | | |
| | Total | 8 Units | |

Initial Rent to Owner for Contract Units (net of HACR utility allowance):

- Contract rent for
 - 2br \$1659.00 - \$81.00 (Utility Allowance) = \$1578.00 Contract Rent

Exhibit D of AHAP

Form of The HAP Contract

**U.S. Department of Housing and Urban Development
Office of Public and Indian Housing**

**SECTION 8 PROJECT-BASED VOUCHER PROGRAM
HOUSING ASSISTANCE PAYMENTS CONTRACT**

NEW CONSTRUCTION OR REHABILITATION

PART 1 OF HAP CONTRACT

Public reporting burden for this collection of information is estimated to average 2 hours. This includes the time for collecting, reviewing and reporting the data. The information is being collected as required by 24 CFR 983.202, which requires the PHA to enter into a HAP contract with the owner to provide housing assistance payments for eligible families. This agency may not conduct or sponsor, and a person is not required to respond to, a collection of information unless that collection displays a valid OMB control number. Assurances of confidentiality are not provided under this collection.

Privacy Act Statement. HUD is committed to protecting the privacy of individuals' information stored electronically or in paper form, in accordance with federal privacy laws, guidance, and best practices. HUD expects its third-party business partners, including Public Housing Authorities, who collect, use maintain, or disseminate HUD information to protect the privacy of that information in Accordance with applicable law.

1. CONTRACT INFORMATION

a. Parties

This housing assistance payments (HAP) contract is entered into between:

_____ (PHA) and
_____ (owner).

b. Contents of contract

The HAP contract consists of Part 1, Part 2, and the contract exhibits listed in paragraph c.

c. Contract exhibits

The HAP contract includes the following exhibits:

EXHIBIT A: TOTAL NUMBER OF UNITS IN PROJECT COVERED BY

THIS HAP CONTRACT; INITIAL RENT TO OWNER; AND DESCRIPTION OF THE CONTRACT UNITS. (See 24 CFR 983.203 for required items.) If this is a multi-stage project, this exhibit must include a description of the units in each completed phase.

EXHIBIT B: SERVICES, MAINTENANCE AND EQUIPMENT TO BE PROVIDED BY THE OWNER WITHOUT CHARGES IN ADDITION TO RENT TO OWNER

EXHIBIT C: UTILITIES AVAILABLE IN THE CONTRACT UNITS, INCLUDING A LISTING OF UTILITY SERVICES TO BE PAID BY THE OWNER (WITHOUT CHARGES IN ADDITION TO RENT TO OWNER) AND UTILITIES TO BE PAID BY THE TENANTS

EXHIBIT D: FEATURES PROVIDED TO COMPLY WITH PROGRAM ACCESSIBILITY FEATURES OF SECTION 504 OF THE REHABILITATION ACT OF 1973

ADDITIONAL EXHIBITS

d. Single-Stage and Multi-Stage Contracts (place a check mark in front of the applicable project description).

Single-Stage Project

This is a single-stage project. For all contract units, the effective date of the HAP contract is: _____ .

Multi-Stage Project

This is a multi-stage project. The units in each completed stage are designated in Exhibit A.

The PHA enters the effective date for each stage after completion and PHA acceptance of all units in that stage. The PHA enters the effective date for each stage in the "Execution of HAP contract for contract units completed and accepted in stages" (starting on page 10).

The annual anniversary date of the HAP contract for all contract units in this multi-stage project is the anniversary of the effective date of the HAP

contract for the contract units included in the first stage. The expiration date of the HAP contract for all of the contract units completed in stages must be concurrent with the end of the HAP contract term for the units included in the first stage (see 24 CFR 983.206(c)).

e. Term of the HAP contract

1. Beginning of term

The PHA may not enter into a HAP contract for any contract unit until the PHA (or an independent entity, as applicable) has determined that the unit meets PBV inspection requirements. The term of the HAP contract for any unit begins on the effective date of the HAP contract.

2. Length of initial term

- a. Subject to paragraph 2.b, the initial term of the HAP contract for any contract units is: _____.
- b. The initial term of the HAP contract for any unit may not be less than one year, nor more than twenty years.

3. Extension of term

The PHA and owner may agree to enter into an extension of the HAP contract at the time of initial HAP contract execution, or any time prior to expiration of the contract. Any extension, including the term of such extension, must be in accordance with HUD requirements. A PHA must determine that any extension is appropriate to achieve long-term affordability of the housing or expand housing opportunities.

4. Requirement for sufficient appropriated funding

- a. The length of the initial term and any extension term shall be subject to availability, as determined by HUD, or by the PHA in accordance with HUD requirements, of sufficient appropriated funding (budget authority), as provided in appropriations acts and in the PHA's annual contributions contract (ACC) with HUD, to make full payment of housing assistance payments due to the owner for any contract year in accordance with the HAP contract.

- b. The availability of sufficient funding must be determined by HUD or by the PHA in accordance with HUD requirements. If it is determined that there may not be sufficient funding to continue housing assistance payments for all contract units and for the full term of the HAP contract, the PHA has the right to terminate the HAP contract by notice to the owner for all or any of the contract units. Such action by the PHA shall be implemented in accordance with HUD requirements.

f. Occupancy and payment

1. Payment for occupied unit

During the term of the HAP contract, the PHA shall make housing assistance payments to the owner for the months during which a contract unit is leased to and occupied by an eligible family. If an assisted family moves out of a contract unit, the owner may keep the housing assistance payment for the calendar month when the family moves out (“move-out month”). However, the owner may not keep the payment if the PHA determines that the vacancy is the owner’s fault.

2. Vacancy payment

THE PHA HAS DISCRETION WHETHER TO INCLUDE THE VACANCY PAYMENT PROVISION (PARAGRAPH e.2), OR TO STRIKE THIS PROVISION FROM THE HAP CONTRACT FORM.

- a. If an assisted family moves out of a contract unit, the PHA may provide vacancy payments to the owner for a PHA-determined vacancy period extending from the beginning of the first calendar month after the move-out month for a period not exceeding two full months following the move-out month.
- b. The vacancy payment to the owner for each month of the maximum two-month period will be determined by the PHA, and cannot exceed the monthly rent to owner under the assisted lease, minus any portion of the rental payment received by the owner (including amounts available from the tenant’s security deposit). Any vacancy payment may cover only the period the unit remains vacant.

- c. The PHA may make vacancy payments to the owner only if:
 - 1. The owner gives the PHA prompt, written notice certifying that the family has vacated the unit and the date when the family moved out (to the best of the owner's knowledge and belief);
 - 2. The owner certifies that the vacancy is not the fault of the owner and that the unit was vacant during the period for which payment is claimed;
 - 3. The owner certifies that it has taken every reasonable action to minimize the likelihood and length of vacancy; and
 - 4. The owner provides any additional information required and requested by the PHA to verify that the owner is entitled to the vacancy payment.
- d. The PHA must take every reasonable action to minimize the likelihood and length of vacancy.
- e. The owner may refer families to the PHA and recommend selection of such families from the PHA waiting list for occupancy of vacant units.
- f. The owner must submit a request for vacancy payments in the form and manner required by the PHA and must provide any information or substantiation required by the PHA to determine the amount of any vacancy payments.

3. PHA is not responsible for family damage or debt to owner

Except as provided in this paragraph e (Occupancy and Payment), the PHA will not make any other payment to the owner under the HAP contract. The PHA will not make any payment to the owner for any damages to the unit, or for any other amounts owed by a family under the family's lease.

g. Income-mixing requirement

- 1. Except as provided in paragraphs f.2 through f.5 below, the PHA will not

make housing assistance payments under the HAP contract for more than the greater of 25 units or 25 percent of the total number of dwelling units (assisted or unassisted) in any project. The term “project” means a single building, multiple contiguous buildings, or multiple buildings on contiguous parcels of land assisted under this HAP contract.

2. The limitation in paragraph f.1 does not apply to single-family buildings.
3. In referring eligible families to the owner for admission to the number of contract units in any project exceeding the 25 unit or 25 percent limitation under paragraph f.1, the PHA shall give preference to elderly families or to families eligible for supportive services, for the number of contract units designated for occupancy by such families. The owner shall rent the designated number of contract units to such families referred by the PHA from the PHA waiting list.
4. Up to the greater of 25 units or 40 percent of units (instead of the greater of 25 units or 25 percent of units) in a project may be project-based if the project is located in a census tract with a poverty rate of 20 percent or less.
5. Units that were previously subject to certain federal rent restrictions or receiving another type of long-term housing subsidy provided by HUD do not count toward the income-mixing requirement if, in the five years prior to issuance of the Request for Proposal or notice of owner selection (for projects selected based on a prior competition or without competition), the unit received one of the forms of HUD assistance or was under a federal rent restriction as described in f.6 and f.7, below.
6. The following specifies the number of contract units (if any) that received one of the following forms of HUD assistance (enter the number of contract units in front of the applicable form of assistance):
 - ___ Public Housing or Operating Funds;
 - ___ Project-Based Rental Assistance (including Mod Rehab and Mod Rehab Single-Room Occupancy);
 - ___ Housing for the Elderly (Section 202 or the Housing Act of 1959);
 - ___ Housing for Persons with Disabilities (Section 811 of the Cranston-Gonzalez Affordable Housing Act);

- Rent Supplement Program;
- Rental Assistance Program;
- Flexible Subsidy Program.

The following total number of contract units received a form of HUD assistance listed above: _____. If all of the units in the project received such assistance, you may skip sections g.7 and g.8, below.

7. The following specifies the number of contract units (if any) that were under any of the following federal rent restrictions (enter the number of contract units in front of the applicable type of federal rent restriction):

- Section 236;
- Section 221(d)(3) or (d)(4) BMIR (below-market interest rate);
- Housing for the Elderly (Section 202 or the Housing Act of 1959);
- Housing for Persons with Disabilities (Section 811 of the Cranston-Gonzalez Affordable Housing Act);
- Flexible Subsidy Program.

The following total number of contract units were subject to a federal rent restriction listed above: _____. If all of the units in the project were subject to a federal rent restriction, you may skip section g.8, below.

8. The following specifies the number of contract units (if any) designated for occupancy by elderly families or by families eligible for supportive services:

a Place a check mark here if any contract units are designated for occupancy by elderly families; The following number of contract units shall be rented to elderly families:

_____.

b Place a check mark here if any contract units are designated for occupancy by families eligible for supportive services. The

following number of contract units shall be rented to families
eligible for supportive services:

_____.

9. The PHA and owner must comply with all HUD requirements regarding income mixing.

FORM APPROVED COUNTY COUNSEL
BY: AMIRAH PHILLON DATE: 5/31/2022

EXECUTION OF HAP CONTRACT FOR SINGLE-STAGE PROJECT

| |
|--|
| PUBLIC HOUSING AGENCY (PHA)
Name of PHA (Print)

Housing Authority of the County of Riverside |
| By:
Signature of authorized representative |
| Heidi Marshall, Executive Director |
| Name and official title (Print) |
| Date |
| OWNER
Name of Owner (Print)

National Community Renaissance of California |
| By:
Signature of authorized representative |
| Michael Finn, Chief Financial Officer |
| Name and official title (Print) |
| Date |

FORM

EXECUTION OF HAP CONTRACT FOR CONTRACT UNITS COMPLETED AND ACCEPTED IN STAGES

(For multi-stage projects, at acceptance of each stage, the PHA and the owner sign the HAP contract execution for the completed stage.)

| |
|---|
| STAGE NO. 1: The Contract is hereby executed for the contract units in this stage. |
| STAGE EFFECTIVE DATE: The effective date of the Contract for this stage is: |
| Date |
| PUBLIC HOUSING AGENCY (PHA) |
| Name of PHA (Print) |
| By: |
| Signature of authorized representative |
| Name and official title (Print) |
| Date |
| OWNER |
| Name of Owner (Print) |
| By: |
| Signature of authorized representative |
| Name and official title (Print) |
| Date |

STAGE NO. 2: The Contract is hereby executed for the contract units in this stage.

STAGE EFFECTIVE DATE: The effective date of the Contract for this stage is:

Date

PUBLIC HOUSING AGENCY (PHA)

Name of PHA (Print)

By:

Signature of authorized representative

Name and official title (Print)

Date

OWNER

Name of Owner (Print)

By:

Signature of authorized representative

Name and official title (Print)

Date

STAGE NO. 3: The Contract is hereby executed for the contract units in this stage.

STAGE EFFECTIVE DATE: The effective date of the Contract for this stage is:

Date

PUBLIC HOUSING AGENCY (PHA)

Name of PHA (Print)

By:

Signature of authorized representative

Name and official title (Print)

Date

OWNER

Name of Owner (Print)

By:

Signature of authorized representative

Name and official title (Print)

Date

| |
|--|
| STAGE NO. __: The Contract is hereby executed for the contract units in this stage.
STAGE EFFECTIVE DATE: The effective date of the Contract for this stage is: |
| Date |
| PUBLIC HOUSING AGENCY (PHA)
Name of PHA (Print) |
| By:
Signature of authorized representative |
| Name and official title (Print) |
| Date |
| OWNER
Name of Owner (Print) |
| By:
Signature of authorized representative |
| Name and official title (Print) |
| Date |

Exhibit A of HAP

EXHIBIT A

Project Name: Corona Del Rey

Address: 1148 D Street (Business Address); 204, 205, 216, 217, 228, 229, 240, 241, 253, 254, 264, 265, 276, 277, 310, 315, 320, 325, 330, 335, 340, 345 Magdalena Circle; 204, 205, 216, 217, 228, 229, 240, 241, 252, 253, 264, 265, 276, 277, 310, 320, 330, 340 Isabella Way.
Corona, CA 92882

APN: 118-183-034 THROUGH 118-183-043, INCLUSIVE; 118-183-049-1; 118-183-051-2; 118-183-053-4; 118-171-019 to 118-171-046

THROUGH 118-171-046, INCLUSIVE; 118-171-054 to 118-171-056;

Total Number of Project Based Voucher (PBV) Units in Project Covered by HAP Contract: Eight (8) PBV Units

Total Number Units in the Project: 160 Total Units

Description and Quantity in Project:

PBV units: 8 - 2 bedroom

Total units: 160 -2 bedroom

Project Based Section 8 Voucher: *Accessible with mobility feature **Accessible with communication feature

Project Based Voucher: *Accessible with mobility feature **Accessible with communication feature

| Bedroom/Bathroom | AMI | Quantity | Unit #s and Accessible Features |
|------------------------------|--------------|----------------|--|
| One Bedroom/
One Bathroom | % | | |
| Two Bedroom/
Two Bathroom | 50% | 8 | 205-MB; 240-ID; 315-MC;
229-MC; 205-MC; 204-IA;
330-MA; 252-IB |
| | | | |
| | Total | 8 Units | |

Initial Rent to Owner for Contract Units (net of HACR utility allowance):

- Contract rent for
 - 2br \$1659.00 - \$81.00 (Utility Allowance) = \$1578.00 Contract Rent

Exhibit B of HAP

Services, maintenance, and equipment to be provided by the Owner without charges in addition to rent to the Owner:

- Maintenance of building exterior, interior, and site areas
- Utilities paid by Owner (water, sewer, trash, electric powered hot water only)
- Common area recreational space (interior, and exterior)
- Common laundry machines; machines purchased and maintained by Owner. Residents pay to use laundry machines

EXHIBIT C of HAP

Utilities

- Sewer
- Electric (lighting, heating/cooling, cooking, hot water)
- Water
- Trash
- Telephone/Cable
- Internet
- Rehab includes fuel conversion to All-Electric (Gas meters removed)

Utilities paid by Owner:

water, sewer, trash, electric (hot water)

Utilities paid by Residents:

Telephone/cable, internet, electric (lighting, heating/cooling, cooking)

EXHIBIT D of HAP

Features Provided to Comply with Program Accessibility Features of Section 504 of the Rehabilitation Act of 1973

At Section 504 Accessible Units

Building A: 106, 109, 111

- Ground floor units
- Accessible path to unit entrance
- Accessible path within the unit to all rooms
- Kitchens - countertops at 34" height
- Kitchens - upper cabinets at 46" max to lower shelf
- Kitchens – 30" long accessible work counter space
- Kitchens - Adaptable cabinets (removable base and doors)
- Kitchens - sink depth 6" or less
- Bathrooms - appropriate toilet clearances, grab bars; vanity height and faucet clearances; grab bars as required
- Bathrooms – appropriate tub/shower clearances

At Units for Visually or Hearing Impaired

Sample Building A: 123, 124

- Ground Floor Units
- Visual/flashing doorbell
- Additional audible/visual fire alarms

**U.S. Department of Housing and Urban Development
Office of Public and Indian Housing**

SECTION 8 PROJECT-BASED VOUCHER PROGRAM

**AGREEMENT TO ENTER INTO A
HOUSING ASSISTANCE PAYMENTS CONTRACT**

NEW CONSTRUCTION OR REHABILITATION

PART II

Public reporting burden for this collection of information is estimated to average 0.5 hours. This includes the time for collecting, reviewing and reporting the data. The information is being collected as required by 24 CFR 983.152, which requires the PHA to enter into an Agreement with the owner prior to execution of a HAP contract for PBV assistance as provided in §983.153. This agency may not conduct or sponsor, and a person is not required to respond to, a collection of information unless that collection displays a valid OMB control number. Assurances of confidentiality are not provided under this collection.

Privacy Act Statement. HUD is committed to protecting the privacy of individuals' information stored electronically or in paper form, in accordance with federal privacy laws, guidance, and best practices. HUD expects its third-party business partners, including Public Housing Authorities, who collect, use maintain, or disseminate HUD information to protect the privacy of that information in Accordance with applicable law.

2.1 Training, Employment, and Contracting Opportunities

- A. The project assisted under this Agreement is subject to the requirements of section 3 of the Housing Urban Development Act of 1968, as amended, 12 U.S.C. 1701u. The owner shall carry out the provisions of section 3 and the regulations issued by HUD as set forth in 24 CFR part 135 and all applicable rules and orders of HUD issued thereunder prior to the execution of this Agreement. This shall be a condition of the Federal financial assistance provided to the project, binding upon the owner, the owner's contractors and subcontractors, successors and assigns. Failure to fulfill these requirements shall subject the owner, the owner's contractors and subcontractors, successors and assigns to the sanctions specified by this Agreement, and to such sanctions as are specified by 24 CFR part 135.
- B. The owner shall incorporate or cause to be incorporated into any contract or subcontract for work pursuant to this Agreement in excess of \$100,000 the following clause:

1. The work to be performed under this contract is subject to the requirements of section 3 of the Housing Urban Development Act of 1968, as amended, 12 U.S.C. 1701u. The purpose of section 3 is to ensure that employment and other economic opportunities generated by HUD assistance or HUD-assisted projects covered by section 3 shall, to the greatest extent feasible, be directed to low- and very low-income persons, particularly persons who are recipients of HUD assistance for housing.
2. The parties to this Agreement agree to comply with HUD's regulations in 24 CFR part 135, which implement section 3. As evidenced by their execution of this Agreement, the parties to this Agreement certify that they are under no contractual or other impediment that would prevent them from complying with the part 135 regulations.
3. The contractor agrees to send to each labor organization or representative of workers with which the contractor has a collective bargaining agreement or other understanding, if any, a notice advising the labor organization or workers' representative of the contractor's commitments under this section 3 clause, and will post copies of the notice in conspicuous places at the work site where both employees and applicants for training and employment positions can see the notice. The notice shall describe the section 3 preference, and shall set forth minimum number and job titles subject to hire, availability of apprenticeship and training positions, the qualifications for each; the name and location of the person(s) taking applications for each of the positions; and the anticipated date the work shall begin.
4. The contractor agrees to include this section 3 clause in every subcontract subject to compliance with regulations in 24 CFR part 135, and agrees to take appropriate action, as provided in an applicable provision of the subcontract or in this section 3 clause, upon a finding that the subcontractor is in violation of the regulations in 24 CFR part 135. The contractor will not subcontract with any subcontractor where the contractor has notice or knowledge that the subcontractor has been found in violation of the regulations in 24 CFR part 135.
5. The contractor will certify that any vacant employment positions, including training positions, that are filled (1) after the contractor is selected but before the contract is executed, and (2) with persons other than those to whom the regulations of 24 CFR part 135

require employment opportunities to be directed, were not filled to circumvent the contractor's obligations under 24 CFR part 135.

6. Pursuant to 24 CFR §135.90, recipients of HUD financial assistance that is subject to Part 135 requirements, are required to submit Section 3 Annual Reports on Form HUD-60002 to the Office of Fair Housing and Equal Opportunity (FHEO). This form must be submitted electronically and can be found at www.hud.gov/section3.
7. Noncompliance with HUD's regulations in 24 CFR part 135 may result in sanctions, termination of this Agreement for default, and debarment or suspension from future HUD assisted contracts.
8. With respect to work performed in connection with section 3 covered Indian housing assistance, section 7(b) of the Indian Self-Determination and Education Assistance Act (25 U.S.C. 405e) also applies to the work to be performed under this contract. Section 7(b) requires that to the greatest extent feasible: (i) preference and opportunities for training and employment shall be given to Indians, and (ii) preference in the award of contracts and subcontracts shall be given to Indian organizations and Indian-owned Economic Enterprise. Parties to this contract that are subject to the provisions of section 3 and section 7(b) agree to comply with section 3 to the maximum extent feasible, but not in derogation of compliance with section 7(b).

2.2 Equal Employment Opportunity

- A. The owner shall incorporate or cause to be incorporated into any contract in excess of \$10,000 for construction work, or modification thereof, as defined in the regulations of the Secretary of Labor at 41 CFR chapter 60, which is to be performed pursuant to this Agreement, the following nondiscrimination clause:

During the performance of this contract, the contractor agrees as follows:

1. The contractor will not discriminate against any employee or applicant for employment because of race, color, creed, religion, sex, or national origin. The contractor will take affirmative action to ensure that applicants are employed, and that employees are treated during employment, without regard to their race, color, religion, creed, sex, or national origin. Such action shall include, but not be limited to, the following: employment, upgrading, demotion, or transfer; recruitment or recruitment advertising;

layoffs or termination; rates of pay or other forms of compensation; and selection for training, including apprenticeship. The contractor agrees to post in conspicuous places, available to employees and applicants for employment, notices to be provided by the contracting officer setting forth the provisions of this nondiscrimination clause.

2. The contractor will, in all solicitations or advertisements for employees placed by or on behalf of the contractor, state that all qualified applicants will receive consideration for employment without regard to race, color, religion, creed, sex, or national origin.
3. The contractor will send to each labor union or representative of workers with which the contractor has a collective bargaining agreement or other contract or understanding, a notice to be provided by or at the direction of the Government advising the labor union or workers representative of the contractor's commitments under this section, and shall post copies of the notice in conspicuous places available to employees and applicants for employment.
4. The contractor of will comply with all provisions of Executive Order No. 11246 of September 24, 1965, and with the rules, regulations, and relevant orders of the Secretary of Labor.
5. The contractor will furnish all information and reports required by Executive Order No. 11246 of September 24, 1965, and by the rules, regulations, and orders of the Secretary of Labor, or pursuant thereto, and will permit access to its books, records, and accounts by HUD and the Secretary of Labor for purposes of investigation to ascertain compliance with such rules, regulations and orders.
6. In the event of the contractor's noncompliance with the nondiscrimination clauses of this contract or with any of the rules, regulations, or orders, the contract may be canceled, terminated, or suspended in whole or in part and the contractor may be declared ineligible for further contracts in accordance with procedures authorized in Executive Order No. 11246 of September 24, 1965, and such other sanctions as may be imported and remedies invoked as provided in Executive Order No. 11246 of September 24, 1965, or by rule, regulation, or order of the Secretary of Labor or as otherwise provided by law.

7. The contractor will include the provisions of paragraphs (1) through (7) in every subcontract or purchase order unless exempted by the rules, regulations, or orders of the Secretary of Labor issued pursuant to section 204 of Executive Order No. 11246 of September 24, 1965, so that such provisions will be binding upon each subcontractor or vendor. The contractor will take such action with respect to any subcontract or purchase order as the Government may direct as a means of enforcing such provisions including sanctions for noncompliance; provided, however, that in the event a contractor becomes involved in, or is threatened with, litigation with a subcontractor or vendor as a result of such direction by the Government, the contractor may request the United States to enter into such litigation to protect the interest of the United States.

- B. The owner agrees to be bound by the above nondiscrimination clause with respect to his or her own employment practices when participating in federally assisted construction work.

- C. The owner agrees to assist and cooperate actively with HUD and the Secretary of Labor in obtaining the compliance of contractors and subcontractors with the nondiscrimination clause and the rules, regulations, and relevant orders of the Secretary of Labor, to furnish HUD and the Secretary of Labor such information as they may require for the supervision of such compliance, and to otherwise assist HUD in the discharge of HUD's primary responsibility for securing compliance.

- D. The owner further agrees to refrain from entering into any contract or contract modification subject to Executive Order No. 11246 of September 24, 1965, with a contractor debarred from, or who has not demonstrated eligibility for, Government contracts and federally assisted construction contracts pursuant to the Executive Order and will carry out such sanctions and penalties for violation of the nondiscrimination clause as may be imposed upon contractors and subcontractors by HUD or the Secretary of Labor pursuant to the Executive Order. In addition, if the owner fails or refuses to comply with these undertakings, HUD may take any or all of the following actions; cancel, terminate, or suspend in whole or in part this Agreement; refrain from extending any further assistance to the owner under the program with respect to which the failure or refusal occurred until satisfactory assurance of future compliance has been received from the owner, and refer the case to the Department of Justice for appropriate legal proceedings.

2.3 Reserved

2.4 HUD—Federal Labor Standards Provisions

The owner is responsible for inserting the entire text of section 2.4 of this Agreement in all construction contracts and, if the owner performs any rehabilitation work on the project, the owner must comply with all provisions of section 2.4. (Note: Sections 2.4(b) and (c) apply only when the amount of the prime contract exceeds \$100,000.)

(a)(1) Minimum Wages. (i) All laborers and mechanics employed or working upon the site of the work (or under the United States Housing Act of 1937 or under the Housing Act of 1949 in the construction or development of the project) will be paid unconditionally and not less often than once a week, and without subsequent deduction or rebate on any account (except such payroll deductions as are permitted by regulations issued by the Secretary of Labor under the Copeland Act (29 CFR part 3)), the full amount of wages and bona fide fringe benefits (or cash equivalents thereof) due at time of payment computed at rates not less than those contained in the wage determination of the Secretary of Labor which is attached hereto and made part hereof regardless of any contractual relationship which may be alleged to exist between the contractor and such laborers and mechanics. Contributions made or costs reasonably anticipated for bona fide fringe benefits under section l(b)(2) of the Davis-Bacon Act on behalf of laborers or mechanics are considered wages paid to such laborers or mechanics, subject to the provisions of 29 CFR 5.5(a)(1)(iv); also, regular contributions made or costs incurred for more than a weekly period (but not less often than quarterly) under plans, funds, or programs, which cover the particular weekly period, are deemed to be constructively made or incurred during such weekly period.

Such laborers and mechanics shall be paid the appropriate wage rate and fringe benefits on the wage determination for the classification of work actually performed, without regard to skill, except as provided in 29 CFR 5.5(a)(4). Laborers or mechanics performing work in more than one classification may be compensated at the rate specified for each classification for the time actually worked therein: Provided, That the employer's payroll records accurately set forth the time spent in each classification in which work is performed. The wage determination (including any additional classification and wage rates conformed under 29 CFR 5.5(a)(1)(ii) and the Davis-Bacon poster (WH-

1321)) shall be posted at all times by the contractor and its subcontractors at the site of the work in a prominent and accessible place where it can be easily seen by the workers.

(ii)(A) Any class of laborers or mechanics, including helpers, which is not listed in the wage determination and which is to be employed under the contract shall be classified in conformance with the wage determination. HUD shall approve an additional classification and wage rate and fringe benefits therefore only when the following criteria have been met:

(1) The work to be performed by the classification requested is not performed by a classification in the wage determination;

(2) The classification is utilized in the area by the construction industry; and

(3) The proposed wage rate, including any bona fide fringe benefits, bears a reasonable relationship to the wage rates contained in the wage determination.

(B) If the contractor and the laborers and mechanics to be employed in the classification (if known), or their representatives, and HUD or its designee agree on the classification and wage rate (including the amount designated for fringe benefits where appropriate), a report of the action taken shall be sent by HUD or its designee to the Administrator of the Wage and Hour Division, U.S. Department of Labor, Washington, D. C. 20210. The Administrator, or an authorized representative, will approve, modify, or disapprove every additional classification action within 30 days of receipt and so advise HUD or its designee or will notify HUD or its designee within the 30-day period that additional time is necessary.

(C) In the event the contractor, the laborers or mechanics to be employed in the classification or their representatives, and HUD or its designee do not agree on the proposed classification and wage rate (including the amount designated for fringe benefits, where appropriate), HUD or its designee shall refer the questions, including the views of all interested parties and the recommendation of HUD or its designee, to the Administrator for determination. The Administrator, or an authorized representative, will issue a determination within 30 days of receipt and so advise HUD or its designee or will notify HUD or its designee within the 30-day period that additional time is necessary.

(D) The wage rate (including fringe benefits where appropriate) determined pursuant to subparagraphs (1)(B) or (C) of this paragraph, shall be paid to all workers performing work in the classification under this contract from the first day on which work is performed in the classification.

(iii) Whenever the minimum wage rate prescribed in the contract for a class of laborers or mechanics includes a fringe benefit which is not expressed as an hourly rate, the contractor shall either pay the benefit as stated in the wage determinations or shall pay another bona fide fringe benefit or an hourly cash equivalent thereof.

(iv) If the contractor does not make payments to a trustee or other third person, the contractor may consider as part of the wages of any laborer or mechanic the amount of any costs reasonably anticipated in providing bona fide fringe benefits under a plan or program: Provided, That the Secretary of Labor has found, upon the written request of the contractor, that the applicable standards of the Davis-Bacon Act have been met. The Secretary of Labor may require the contractor to set aside in a separate account assets for the meeting of obligations under the plan or program.

(2) Withholding. HUD or its designee shall upon its own action or upon written request of an authorized representative of the Department of Labor withhold or cause to be withheld from the contractors under this contract or any other Federal contract with the same prime contractor, or any other Federally-assisted contract subject to Davis-Bacon prevailing wage requirements, which is held by the same prime contractor so much of the accrued payments or advances as may be considered necessary to pay laborers and mechanics, including apprentices, trainees and helpers, employed by the contractor or any subcontractor the full amount of wages required by the contract. In the event of failure to pay any laborer or mechanic, including any apprentice, trainee or helper, employed or working on the site of the work (or under the United States Housing Act of 1937 or under the Housing Act of 1949 in the construction or development of the project), all or part of the wages required by the contract, HUD or its designee may, after written notice to the contractor, sponsor, applicant, or owner, take such action as may be necessary to cause the suspension of any further payment, advance, or guarantee of funds until such violations have ceased. HUD or its designee may, after written notice to the contractor, disburse such amounts withheld for and

on account of the contractor or subcontractor to the respective employees to whom they are due.

(3)(i) Payrolls and Basic Records. Payrolls and basic records relating thereto shall be maintained by the contractor during the course of the work and preserved for a period of three years thereafter for all laborers and mechanics working at the site of the work (or under the United States Housing Act of 1937, or under the Housing Act of 1949, in the construction or development of the project). Such records shall contain the name, address, and social security number of each such worker, his or her correct classification, hourly rates of wages paid (including rates of contributions or costs anticipated for bona fide fringe benefits or cash equivalents thereof of the types described in section 1(b)(2)(B) of the Davis-Bacon Act), daily and weekly number of hours worked, deductions made and actual wages paid. Whenever the Secretary of Labor has found under 29 CFR 5.5 (a)(1)(iv) that the wages of any laborer or mechanic include the amount of any costs reasonably anticipated in providing benefits under a plan or program described in section 1(b)(2)(B) of the Davis-Bacon Act, the contractor shall maintain records which show that the commitment to provide such benefits is enforceable, that the plan or program is financially responsible, and that the plan or program has been communicated in writing to the laborers or mechanics affected, and records which show the costs anticipated or the actual cost incurred in providing such benefits. Contractors employing apprentices or trainees under approved programs shall maintain written evidence of the registration of apprenticeship programs and certification of trainee programs, the registration of the apprentices and trainees, and the ratios and wage rates prescribed in the applicable programs.

*(ii)(A) The contractor shall submit weekly for each week in which any contract work is performed a copy of all payrolls to HUD the PHA. The payrolls submitted shall set out accurately and completely all of the information required to be maintained under 29 CFR 5.5(a)(3)(i), except that full social security numbers and home addresses shall not be included in weekly transmittals. Instead the payrolls shall only need to include an individually identifying number for each employee (e.g. the last four digits of the employee's social security number). The required weekly payroll information may be submitted in any form desired. Optional Form WH-347 is available for this purpose from the Wage and Hour Division Web site at:
<http://www.dol.gov/esa/whd/forms/wh347instr.htm> or its successor*

site. The prime contractor is responsible for the submission of copies of payrolls by all subcontractors. Contractors and subcontractors shall maintain the full social security number and current address of each covered worker, and shall provide them upon request to HUD or its designee if the agency is a party to the contract, but if the agency is not such a party, the contractor will submit them to the applicant, sponsor, or owner, as the case may be, for transmission to HUD, the contractor, or the Wage and Hour Division of the Department of Labor for purposes of an investigation or audit of compliance with prevailing wage requirements. It is not a violation of this section for a prime contractor to require a subcontractor to provide addresses and social security numbers to the prime contractor for its own records, without weekly submission to the sponsoring government agency (or the applicant, sponsor, or owner).

(B) Each payroll submitted shall be accompanied by a “Statement of Compliance,” signed by the contractor or subcontractor or his or her agent who pays or supervises the payment of the persons employed under the contract and shall certify the following:

(1) That the payroll for the payroll period contains the information required to be provided under 29 CFR 5.5(a)(3)(ii), the appropriate information is being maintained under 29 CFR 5.5(a)(3)(i) and that such information is correct and complete;

(2) That each laborer or mechanic (including each helper, apprentice, and trainee) employed on the contract during the payroll period has been paid the full weekly wages earned, without rebate, either directly or indirectly, and that no deductions have been made either directly or indirectly from the full wages earned, other than permissible deductions as set forth in 29 CFR part 3;

(3) That each laborer or mechanic has been paid not less than the applicable wage rates and fringe benefits or cash equivalents for the classification of work performed, as specified in the applicable wage determination incorporated into the contract.

(C) The weekly submission of a properly executed certification set forth on the reverse side of Optional Form WH-347 shall satisfy the requirement for submission of the “Statement of Compliance” required by paragraph (a)(3)(ii)(B) of this section.

(D) The falsification of any of the above certifications may subject the contractor or subcontractor to civil or criminal prosecution

under section 1001 of Title 18 and section 231 of Title 31 of the United States Code.

(iii) The contractor or subcontractor shall make the records required under paragraph (a)(3)(i) of this section available for inspection, copying, or transcription by authorized representatives of HUD or its designee or the Department of Labor, and shall permit such representatives to interview employees during working hours on the job. If the contractor or subcontractor fails to submit the required records or to make them available, HUD or its designee may, after written notice to the contractor, sponsor, applicant, or owner, take such action as may be necessary to cause the suspension of any further payment, advance, or guarantee of funds. Furthermore, failure to submit the required records upon request or to make such records available may be grounds for debarment action pursuant to 29 CFR 5.12.

(4) Apprentices and Trainees.(i) Apprentices. Apprentices will be permitted to work at less than the predetermined rate for the work they performed when they are employed pursuant to and individually registered in a bona fide apprenticeship program registered with the U.S. Department of Labor, Employment and Training Administration, Office of Apprenticeship Training, Employer and Labor Services, or with a State Apprenticeship Agency recognized by the Office, or if a person is employed in his or her first 90 days of probationary employment as an apprentice in such an apprenticeship program, who is not individually registered in the program, but who has been certified by the Office of Apprenticeship Training, Employer and Labor Services, or a State Apprenticeship Agency (where appropriate) to be eligible for probationary employment as an apprentice. The allowable ratio of apprentices to journeymen on the job site in any craft classification shall not be greater than the ratio permitted to the contractor as to the entire work force under the registered program. Any worker listed on a payroll at an apprentice wage rate, who is not registered or otherwise employed as stated above, shall be paid not less than the applicable wage rate on the wage determination for the classification of work actually performed. In addition, any apprentice performing work on the job site in excess of the ratio permitted under the registered program shall be paid not less than the applicable wage rate on the wage determination for the work actually performed. Where a contractor is performing construction on a project in a locality other than that in which its program is registered, the ratios and wage rates (expressed in percentages of the journeyman's hourly rate) specified in the

contractor's or subcontractor's registered program shall be observed. Every apprentice must be paid at not less than the rate specified in the registered program for the apprentice's level of progress, expressed as a percentage of the journeymen hourly rate specified in the applicable wage determination. Apprentices shall be paid fringe benefits in accordance with the provisions of the apprenticeship program. If the apprenticeship program does not specify fringe benefits, apprentices must be paid the full amount of fringe benefits listed on the wage determination for the applicable classification. If the Administrator determines that a different practice prevails for the applicable apprentice classification, fringes shall be paid in accordance with that determination. In the event the Office of Apprenticeship Training, Employee and Labor Services, or a State Apprenticeship Agency recognized by the Office, withdraws approval of an apprenticeship program, the contractor will no longer be permitted to utilize apprentices at less than the applicable predetermined rate for the work performed until an acceptable program is approved.

(ii) Trainees. Except as provided in 29 CFR 5.16, trainees will not be permitted to work at less than the predetermined rate for the work performed unless they are employed pursuant to and individually registered in a program which has received prior approval, evidenced by formal certification by the U.S. Department of Labor, Employment and Training Administration. The ratio of trainees to journeymen on the job site shall not be greater than permitted under the plan approved by the Employment and Training Administration. Every trainee must be paid at not less than the rate specified in the approved program for the trainee's level of progress, expressed as a percentage of the journeyman hourly rate specified in the applicable wage determination. Trainees shall be paid fringe benefits in accordance with the provisions of the trainee program. If the trainee program does not mention fringe benefits, trainees shall be paid the full amount of fringe benefits listed on the wage determination unless the Administrator of the Wage and Hour Division determines that there is an apprenticeship program associated with the corresponding journeyman wage rate on the wage determination which provides for less than full fringe benefits for apprentices. Any employee listed on the payroll at a trainee rate who is not registered and participating in a training plan approved by the Employment and Training Administration shall be paid not less than the applicable wage rate on the wage determination for the classification of work actually performed. In addition, any trainee performing work on the job site in excess of the ratio permitted

under the registered program shall be paid not less than the applicable wage rate on the wage determination for the work actually performed. In the event the Employment and Training Administration withdraws approval of a training program, the contractor will no longer be permitted to utilize trainees at less than the applicable predetermined rate for the work performed until an acceptable program is approved.

(iii) Equal Employment Opportunity. The utilization of apprentices, trainees and journeymen under this part shall be in conformity with the equal employment opportunity requirements of Executive Order 11246, as amended, and 29 CFR part 30.

(5) Compliance with Copeland Act Requirements. The contractor shall comply with the requirements of 29 CFR part 3 which are incorporated by reference in this Agreement.

(6) Subcontracts. The contractor or subcontractor will insert in any subcontracts the clauses contained in section 2.4(a)(1) through (11) and such other clauses as HUD or its designee may by appropriate instructions require, and also a clause requiring the subcontractors to include these clauses in any lower tier subcontracts. The prime contractor shall be responsible for the compliance by any subcontractor or lower tier subcontractor with all the contract clauses in this section 2.4(a).

(7) Contract Terminations; Debarment. A breach of the contract clauses in 29 CFR 5.5 may be grounds for termination of the contract, and for debarment as a contractor and a subcontractor as provided in 29 CFR 5.12.

(8) Compliance with Davis-Bacon and Related Act Requirements. All rulings and interpretations of the Davis-Bacon and related Acts contained in 29 CFR parts 1, 3, and 5 are herein incorporated by reference in this contract.

(9) Disputes Concerning Labor Standards. Disputes arising out of the labor standards provisions of this contract shall not be subject to the general disputes clause of this contract. Such disputes shall be resolved in accordance with the procedures of the Department of Labor set forth in 29 CFR parts 5, 6, and 7. Disputes within the meaning of this clause include disputes between the contractor (or any of its subcontractors) and the PHA, HUD, the U. S. Department of Labor, or the employees or their representatives.

(10) Certification of Eligibility. (i) By entering into this Agreement, the contractor certifies that neither it (nor he or she) nor any person or firm who has an interest in the contractor's firm is a person or firm ineligible to be awarded Government contracts by virtue of section 3(a) of the Davis-Bacon Act or 29 CFR 5.12(a)(1) or to be awarded HUD contracts or participate in HUD programs pursuant to 24 CFR part 24.

(ii) No part of this Agreement shall be subcontracted to any person or firm ineligible for award of a Government contract by virtue of section 3(a) of the Davis-Bacon Act or 29 CFR 5.12(a)(1) or to be awarded HUD contracts or participate in HUD programs pursuant to 24 CFR part 24.

(iii) The penalty for making false statements is prescribed in the U.S. Criminal Code, 18 U.S.C. 1001. Additionally, U.S. Criminal Code, section 1010, Title 18, U.S.C., "Federal Housing Administration transactions, provides in part: "Whoever, for the purpose of ...influencing in any way the action of such Administration...makes, utters or publishes any statement, knowing the same to be false... shall be fined not more than \$5,000 or imprisoned not more than two years, or both."

11. Complaints, Proceedings, or Testimony by Employees. No laborer or mechanic to whom the wage, salary, or other labor standards provisions of this Agreement are applicable shall be discharged or in any other manner discriminated against by the Contractor or any subcontractor because such employee has filed any complaint or instituted or caused to be instituted any proceeding or has testified or is about to testify in any proceeding under or relating to the labor standards applicable under this Agreement to his employer.

(b) Contract Work Hours and Safety Standards Act. The provisions of this paragraph (b) are applicable only where the amount of the prime contract exceeds \$100,000. As used in this paragraph, the terms "laborers" and "mechanics" include watchmen and guards.

(1) Overtime Requirements. No contractor or subcontractor contracting for any part of the contract work which may require or involve the employment of laborers or mechanics shall require or permit any such laborer or mechanic in any workweek in which he or she is employed on such work to work in excess of forty hours in such workweek unless such laborer or mechanic receives compensation at a rate not less than one and one-half times the

basic rate of pay for all hours worked in excess of forty hours in such workweek.

(2) Violation; Liability for Unpaid Wages; Liquidated Damages. In the event of any violation of the clause set forth in subparagraph (1) of this paragraph, the contractor and any subcontractor responsible therefore shall be liable for the unpaid wages. In addition, such contractor and subcontractor shall be liable to the United States (in the case of work done under contract for the District of Columbia or a territory, to such District or to such territory), for liquidated damages. Such liquidated damages shall be computed with respect to each individual laborer or mechanic, including watchmen and guards, employed in violation of the clause set forth in subparagraph (1) of this paragraph, in the sum of \$25 for each calendar day on which such individual was required or permitted to work in excess of the standard workweek of forty hours without payment of the overtime wages required by the clause set forth in subparagraph (1) of this paragraph.

(3) Withholding for Unpaid Wages and Liquidated Damages. HUD or its designee shall upon its own action or upon written request of an authorized representative of the Department of Labor withhold or cause to be withheld, from any monies payable on account of work performed by the contractor or subcontractor under any such contract or any other Federal contract with the same prime contractor, or any other Federally-assisted contract subject to the Contract Work Hours and Safety Standards Act, which is held by the same prime contractor such sums as may be determined to be necessary to satisfy any liabilities of such contractor or subcontractor for unpaid wages and liquidated damages as provided in the clause set forth in subparagraph (2) of this paragraph.

(4) Subcontractors. The contractor or subcontractor shall insert in any subcontracts the clauses set forth in subparagraph (1) through (4) of this paragraph and also a clause requiring the subcontractors to include these clauses in any lower tier subcontracts. The prime contractor shall be responsible for compliance by any subcontractor or lower tier subcontractor with the clauses set forth in subparagraphs (1) through (4) of this paragraph.

(c) Health and Safety. The provisions of this paragraph (c) are applicable only where the amount of the prime contract exceeds \$100,000.

- (1) No laborer or mechanic shall be required to work in surroundings or under working conditions which are unsanitary, hazardous or dangerous to his health and safety as established under construction safety and health standards promulgated by the Secretary of Labor by regulation.*
- (2) The contractor shall comply with all regulations issue by the Secretary of Labor pursuant to Title 29 part 1926 and failure to comply may result in imposition of sanctions pursuant to the Contract Work Hours and Safety Standards Act, 40 USC 3701 et seq.*
- (3) The contractor shall include the provisions of this paragraph in every subcontract so that such provisions will be binding on each subcontractor. The contractor shall take such action with respect to any subcontract as the Secretary of Housing and Urban Development or the Secretary of Labor shall direct as a means of enforcing such provisions.*

2.5 Reserved

2.6 Reserved

2.7 Reserved

2.8 Wage and Claims Adjustments

The owner shall be responsible for the correction of all violations under section 2.4, including violations committed by other contractors. In cases where there is evidence of underpayment of salaries or wages to any laborers or mechanics (including apprentices and trainees) by the owner or other contractor or a failure by the owner or other contractor to submit payrolls and related reports, the owner shall be required to place an amount in escrow, as determined by HUD sufficient to pay persons employed on the work covered by the Agreement the difference between the salaries or wages actually paid such employees for the total number of hours worked and the full amount of wages required under this Agreement, as well as an amount determined by HUD to be sufficient to satisfy any liability of the owner or other contractor for liquidated damages pursuant to section 2.4. The amounts withheld may be disbursed by HUD for and on account of the owner or other contractor to the respective employees to whom they are due, and to the Federal Government in satisfaction of liquidated damages under section 2.4.

2.9 Reserved

2.10 Evidence of Unit(s) Completion; Escrow

- A. The owner shall evidence the completion of the unit(s) by furnishing the PHA, in addition to the requirements listed in Part I of this Agreement, a certification of compliance with the provisions of sections 2.4 and 2.8 of this Agreement, and that to the best of the owner's knowledge and belief there are no claims of underpayment to laborers or mechanics in alleged violation of these provisions of the Agreement. In the event there are any such pending claims to the knowledge of the owner, the PHA, or HUD, the owner will place a sufficient amount in escrow, as directed by the PHA or HUD, to assure such payments.
- B. The escrows required under this section and section 2.8 of shall be paid to HUD, as escrowee, or to an escrowee designated by HUD, and the conditions and manner of releasing such escrows shall be designated and approved by HUD.

2.11 Flood Insurance

If the project is located in an area that has been identified by the Federal Emergency Management Agency as an area having special flood hazards and if the sale of flood insurance has been made available under the National Flood Insurance Program, the owner agrees that: (1) the project will be covered, during the life of the property, by flood insurance in an amount at least equal to its development or project cost (less estimated land cost) or to the limit of coverage made available with respect to the particular type of property under the National Flood Insurance Act of 1968, whichever is less; and (2) that it will advise any prospective purchaser or transferee of the property in writing of the continuing statutory requirement to maintain such flood insurance during the life of the property.

**Tenancy Addendum
Section 8 Project-Based
Voucher Program**

(to be attached to the lease)

**U.S. Department of Housing
and Urban Development**
Office of Public and Indian Housing

OMB Approval No. 2577-0169
(exp. 07/31/2022)

Public reporting burden for this collection of information is estimated to average 0.25 hours. This includes the time for collecting, reviewing and reporting the data. The information is being collected as required by 24 CFR 983.256(b)(3), under which the lease between the owner and the tenant must include a HUD-required tenancy addendum. This agency may not conduct or sponsor, and a person is not required to respond to, a collection of information unless that collection displays a valid OMB control number. Assurances of confidentiality are not provided under this collection.

Privacy Act Statement. The Department of Housing and Urban Development (HUD) is authorized to collect the information required on this form by Section 8 of the U.S. Housing Act of 1937 (42 U.S.C. 1437f). Collection of the family members' names, unit address, and owner name is mandatory. The information is used to provide Section 8 PBV assistance in the form of housing assistance payments. The information also specifies what utilities and appliances are to be supplied by the owner and the tenant. HUD may disclose this information to Federal, State, and local agencies when relevant to civil, criminal, or regulatory investigations and prosecutions. It will not be otherwise disclosed or released outside of HUD, except as permitted or required by law. Failure to provide any of the information may result in delay or rejection of family or owner participation in the PBV program.

Instructions for use of Tenancy Addendum:

This tenancy addendum is used in the Section 8 project-based voucher (PBV) program. Under the program, HUD provides funds to a public housing agency (PHA) for rent subsidy on behalf of eligible families. The main regulation for this program is 24 Code of Federal Regulations Part 983.

The tenancy addendum has two parts:

Part A: Tenancy Addendum Information (fill-ins). See section by section instructions.

Part B: Tenancy addendum (no information is entered in this part).

How to fill in Part A - Section by Section Instructions:

Section 2: Tenant

Enter full name of tenant.

Section 3. Contract Unit

Enter address of unit, including apartment number, if any.

Section 4. Household Members

Enter full names of all PHA-approved household members. Specify if any such person is a live-in aide, which is a person approved by the PHA to reside in the unit to provide supportive services for a family member who is a person with disabilities.

Section 5. Initial Lease Term

Enter first date and last date of initial lease term. The initial lease term must be for at least one year. 24 CFR § 983.256(f).

Section 6. Initial Rent to Owner

Enter the amount of the monthly rent to owner during the initial lease term.

Section 7. Initial Tenant Rent

Enter the initial monthly amount of tenant rent.

Section 8. Housing Assistance Payment

Enter the initial amount of the monthly housing assistance payment.

Section 9. Utilities and Appliances

The lease must specify what utilities and appliances are to be supplied by the owner, and what utilities and appliances are to be supplied by the tenant. Fill in section 9 to show who is responsible to provide or pay for utilities and appliances.

Part A of the Tenancy Addendum

(Fill out all of the information in Part A.)

1. **Contents of Tenancy Addendum**

This Tenancy Addendum has two parts:

Part A: Tenancy Addendum Information

Part B: Tenancy Addendum

2. **Tenant**

3. **Contract Unit**

4. **Household**

The following persons may reside in the unit. Other persons may not be added to the household without prior written approval of the owner and the PHA.

5. **Initial Lease Term**

The initial lease term begins on (mm/dd/yyyy): _____

The initial lease term ends on (mm/dd/yyyy): _____

6. **Initial Rent to Owner**

The initial rent to owner is: \$ _____

7. **Initial Tenant Rent**

The initial tenant rent is: \$ _____ per month. The amount of the tenant rent is subject to change by the PHA during the term of the lease in accordance with HUD requirements.

8. **Initial Housing Assistance Payment**

At the beginning of the Housing Assistance Payments (HAP) contract term, the amount of the housing assistance payment by the PHA to the owner is \$ _____ per month. The amount of the monthly housing assistance payment by the PHA to the owner is subject to change during the HAP contract term in accordance with HUD requirements.

9. Utilities and Appliances

The owner shall provide or pay for the utilities and appliances indicated below by an “O”. The tenant shall provide or pay for the utilities and appliances indicated below by a “T”. Unless otherwise specified below, the owner shall pay for all utilities and appliances provided by the owner.

| Item | Specify fuel type | | | Provided by | Paid by | |
|------------------|--------------------------------------|--|--|-------------|---------|-------------|
| Heating | <input type="checkbox"/> Natural gas | <input type="checkbox"/> Bottle gas <input type="checkbox"/> Oil or Electric | <input type="checkbox"/> Coal or Other | | | |
| Cooking | <input type="checkbox"/> Natural gas | <input type="checkbox"/> Bottle gas <input type="checkbox"/> Oil or Electric | <input type="checkbox"/> Coal or Other | | | |
| Water Heating | <input type="checkbox"/> Natural gas | <input type="checkbox"/> Bottle gas <input type="checkbox"/> Oil or Electric | <input type="checkbox"/> Coal or Other | | | |
| Other Electric | | | | | | |
| Water | | | | | | |
| Sewer | | | | | | |
| Trash Collection | | | | | | |
| Air Conditioning | | | | | | |
| | | | | | | Provided by |
| Refrigerator | | | | | | |
| Range/Microwave | | | | | | |
| Other (specify) | | | | | | |

**Signatures:
Owner**

Tenant

Print or Type Name of Owner

Print or Type Name of Family Representative

Signature

Signature

Print or Type Name and Title of Signatory

Print or Type Name of Family Representative

Date

Date

Part B of the Tenancy Addendum

1. Section 8 Project-Based Voucher (PBV) Program

- a. The owner is leasing the contract unit to the tenant for occupancy by the tenant's family with assistance for a tenancy under the Section 8 PBV program of the United States Department of Housing and Urban Development (HUD).
- b. The owner has entered into a Housing Assistance Payments Contract (HAP contract) with the public housing agency (PHA) under the PBV program. Under the HAP contract, the PHA will make housing assistance payments to the owner to assist the tenant in leasing the unit from the owner.

2. Lease

- a. The owner has given the PHA a copy of the lease, including any revisions agreed to by the owner and the tenant. The owner certifies that the terms of the lease are in accordance with HUD requirements and the lease includes the tenancy addendum.
- b. The tenant shall have the right to enforce the tenancy addendum against the owner. If there is any conflict between the tenancy addendum and any other provisions of the lease, the language of the tenancy addendum shall control.

3. Use of Contract Unit

- a. During the lease term, the family will reside in the contract unit with assistance under the PBV program.
- b. The composition of the household must be approved by the PHA. The family must promptly inform the PHA of the birth, adoption or court-awarded custody of a child. Other persons may not be added to the household without prior written approval of the owner and the PHA.
- c. The contract unit may be used for residence only by the PHA-approved household members. The unit must be the family's only residence. Members of the household may engage in legal profit-making activities incidental to primary use of the unit for residence by members of the family.
- d. The tenant may not sublease or let the unit.
- e. The tenant may not assign the lease or transfer the unit.

4. Rent to Owner

- a. The initial and redetermined rent to owner are established in accordance with HUD requirements.
- b. During the term of the lease (including the initial term of the lease and any extension term), the rent to owner may at no time exceed:
 - (1) The reasonable rent for the unit as most recently determined or redetermined by the PHA in accordance with HUD requirements, or
 - (2) Rent charged by the owner for comparable unassisted units in the premises.

5. Family Payment to Owner

- a. The tenant rent is the portion of the monthly rent to owner paid by the family. The PHA determines the tenant rent in accordance with HUD requirements. Any changes in the amount of the tenant rent will be effective on the date stated in a notice by the PHA to the family and the owner.
- b. Each month, the PHA will make a housing assistance payment to the owner on behalf of the family in accordance with the HAP contract. The amount of the monthly housing assistance payment will be determined by the PHA in accordance with HUD requirements for a tenancy under the Section 8 PBV program.
- c. The monthly housing assistance payment shall be credited against the monthly rent to owner for the contract unit.
- d. The tenant is not responsible for paying the portion of rent to owner covered by the PHA housing assistance payment under the HAP contract between the owner and the PHA. A PHA failure to pay the housing assistance payment to the owner is not a violation of the lease. The owner may not terminate the tenancy for nonpayment of the PHA housing assistance payment.
- e. The owner may not charge or accept, from the family or from any other source, any payment for rent of the unit in addition to the rent to owner. The rent to owner includes all housing services, maintenance, utilities and appliances to be provided and paid by the owner in accordance with the lease. The rent to owner does not include charges for non-housing services such as food, furniture or supportive services provided by the owner.
- f. The owner must immediately return any excess rent payment to the tenant.

6. Other Fees and Charges

- a. With the exception of families receiving PBV assistance in assisted living developments (see paragraph b. below), the owner may not require the tenant or family members to pay charges for any meals or supportive services which may be provided by the owner. Nonpayment of any such charges is not grounds for termination of tenancy.
- b. In assisted living developments receiving project-based assistance, the owner may charge tenants, family members, or both for meals or supportive services. Any such charges must be specified in the lease. These charges may not be included in the rent to owner, nor may the value of meals and supportive services be included in the calculation of the reasonable rent. Non-payment of such charges is grounds for termination of the lease by the owner in assisted living developments.
- c. The owner may not charge the tenant extra amounts for items customarily included in rent to owner in the locality, or provided at no additional cost to unsubsidized tenants in the premises.

7. Maintenance, Utilities, and Other Services

a. Maintenance

- (1) The owner must maintain the unit and premises in accordance with the HQS.
- (2) Maintenance and replacement (including redecoration) must be in accordance with the standard practice for the building concerned as established by the owner.

b. Utilities and Appliances

- (1) The owner must provide all utilities needed to comply with the HQS.

(2) The owner is not responsible for a breach of the HQS caused by the tenant's failure to:

(a) Pay for any utilities that are to be paid by the tenant.

(b) Provide and maintain any appliances that are to be provided by the tenant.

c. Family Damage. The owner is not responsible for a breach of the HQS because of damages beyond normal wear and tear caused by any member of the household or by a guest.

d. Housing Services. The owner must provide all housing services as agreed to in the lease.

8. Termination of Tenancy by Owner

a. Requirements. The owner may terminate the tenancy only in accordance with the lease and HUD requirements.

b. Grounds. During the term of the lease (the initial term of the lease or any extension term), the owner may terminate the tenancy only because of:

(1) Serious or repeated violation of the lease;

(2) Violation of Federal, State, or local law that imposes obligations on the tenant in connection with the occupancy or use of the unit and the premises;

(3) Criminal activity or alcohol abuse (as provided in paragraph c); or

(4) Other good cause (as provided in paragraph d).

c. Criminal Activity or Alcohol Abuse

(1) The owner may terminate the tenancy during the term of the lease if any member of the household, a guest or another person under a resident's control commits any of the following types of criminal activity:

(a) Any criminal activity that threatens the health or safety of, or the right to peaceful enjoyment of the premises by, other residents (including property management staff residing on the premises);

(b) Any criminal activity that threatens the health or safety of, or the right to peaceful enjoyment of their residences by, persons residing in the immediate vicinity of the premises;

(c) Any violent criminal activity on or near the premises; or

(d) Any drug-related criminal activity on or near the premises.

(2) The owner may terminate the tenancy during the term of the lease if any member of the household is:

(a) Fleeing to avoid prosecution, or custody or confinement after conviction, for a crime, or attempt to commit a crime, that is a felony under the laws of the place from which the individual flees, or that, in the case of the State of New Jersey, is a high misdemeanor; or

(b) Violating a condition of probation or parole under Federal or State law.

(3) The owner may terminate the tenancy for criminal activity by a household member in accordance with this section if the owner determines that the household member has committed the criminal activity, regardless of whether the household member has been arrested or convicted for such activity.

(4) The owner may terminate the tenancy during the term of the lease if any member of the household has engaged in abuse of alcohol that threatens the health, safety or right to peaceful enjoyment of the premises by other residents.

d. Other Good Cause for Termination of Tenancy

(1) During the initial lease term, other good cause for termination of tenancy must be something the family did or failed to do.

(2) During the initial lease term or during any extension term, other good cause includes:

(a) Disturbance of neighbors,

(b) Destruction of property, or

(c) Living or housekeeping habits that cause damage to the unit or premises.

(3) After the initial lease term, such good cause includes the tenant's failure to accept the owner's offer of a new lease or revision.

e. Automatic Renewal of the Lease

Although the lease automatically renews (for successive definite terms or for an indefinite extension of the term, as provided for in the lease), an owner may terminate the lease for good cause.

f. Protections for Victims of Domestic Violence, Dating Violence, Sexual Assault, or Stalking.

(1) Purpose: This section incorporates the protections for victims of domestic violence, dating violence, sexual assault, or stalking in accordance with subtitle N of the Violence Against Women Act of 1994, as amended (codified as amended at 42 U.S.C. 14043e et seq.) (VAWA) and implementing regulations at 24 CFR part 5, subpart L.

(2) Conflict with other Provisions: In the event of any conflict between this provision and any other provisions included in Part C of the HAP contract, this provision shall prevail.

(3) Effect on Other Protections: Nothing in this section shall be construed to supersede any provision of any Federal, State, or local law that provides greater protection than this section for victims of domestic violence, dating violence, sexual assault or stalking.

(4) Definition: As used in this section, the terms "actual and imminent threat," "affiliated individual," "bifurcate," "dating violence," "domestic violence," "sexual assault," and "stalking" are defined in HUD's regulations at 24 CFR part 5, subpart L. The terms "Household" and "Other Person Under the Tenant's Control" are defined at 24 CFR part 5, subpart A.

(5) VAWA Notice and Certification Form: The PHA shall provide the tenant with the "Notice of Occupancy Rights under VAWA" and the certification form described under 24 CFR 5.2005(a)(1) and (2).

(6) Protection for victims of Domestic Violence, Dating Violence, Sexual Assault, or Stalking:

(a) The landlord or the PHA will not deny admission to, deny assistance under, terminate from participation in, or evict the tenant on the basis of or as a direct result of the fact that the tenant is or has been a victim of domestic violence, dating violence, sexual assault, or stalking, if the tenant otherwise qualifies for admission, assistance, participation, or occupancy. 24 CFR 5.2005(b)(1).

(b) The tenant shall not be denied tenancy or occupancy rights solely on the basis of criminal activity engaged in by a member of the tenant's household or any guest or other person under the tenant's control, if the criminal activity is directly related to domestic violence, dating violence, sexual assault, or stalking, and the tenant or an affiliated individual of the tenant is the victim or the threatened victim of domestic violence, dating violence, sexual assault, or stalking. 24 CFR 5.2005(b)(2).

(c) An incident or incidents of actual or threatened domestic violence, dating violence, sexual assault, or stalking will not be construed as serious or repeated violations of the lease by the victim or threatened victim of the incident. Nor shall such incident or incidents be construed as other "good cause" for termination of the lease, tenancy, or occupancy rights of such a victim or threatened victim. 24 CFR 5.2005(c)(1) and (c)(2).

(7) Compliance with Court Orders: Nothing in this Addendum will limit the authority of the landlord, when notified by a court order, to comply with the court order with respect to the rights of access or control of property (including civil protection orders issued to protect a victim of domestic violence, dating violence, sexual assault, or stalking) or with respect to the distribution or possession of property among members of the tenant's household. 24 CFR 5.2005(d)(1).

(8) Violations Not Premised on Domestic Violence, Dating Violence, Sexual Assault, or Stalking: Nothing in this section shall be construed to limit any otherwise available authority of the landlord to evict or the public housing authority to terminate the assistance of a tenant for any violation not premised on an act of domestic violence, dating violence, sexual assault, or stalking that is in question against the tenant or an affiliated individual of the tenant. However, the landlord or the PHA will not subject the tenant, who is or has been a victim of domestic violence, dating violence, sexual assault, or stalking, to a more demanding standard than other tenants in determining whether to evict or terminate assistance. 24 CFR 5.2005(d)(2).

(9) Actual and Imminent Threats:

(a) Nothing in this section will be construed to limit the authority of the landlord to evict the tenant if the landlord can demonstrate that an "actual and imminent threat" to other tenants or those employed at or providing service to the property would be present if the tenant or lawful occupant is not evicted. In this context, words, gestures, actions, or other indicators will be construed as an actual and imminent threat if they meet the following standards for an actual and imminent threat: "Actual and imminent threat" refers to a physical danger that is real, would occur within an immediate time frame, and could result in death or serious bodily harm. In determining whether an individual would pose an actual and imminent threat, the factors to be considered include: the duration of the risk, the nature and severity of the potential harm, the likelihood that the potential harm will occur, and the length of time before the potential harm would occur. 24 CFR 5.2005(d)(3).

(b) If an actual and imminent threat is demonstrated, eviction should be used only when there are no other actions that could be taken to reduce or eliminate the threat, including, but not limited to, transferring the victim to a different unit, barring the perpetrator from the property, contacting law enforcement to increase police presence, developing other plans to keep the property safe, or seeking other legal remedies to prevent the perpetrator from acting on a threat. Restrictions predicated on public safety cannot be based on stereotypes, but must be tailored to particularized concerns about individual residents. 24 CFR 5.2005(d)(4).

(10) Emergency Transfer: A tenant who is a victim of domestic violence, dating violence, sexual assault, or stalking may request an emergency transfer in accordance with the PHA's emergency transfer plan. 24 CFR 5.2005(e). The PHA's emergency transfer plan, which must be made available upon request, must:

(a) Incorporate strict confidentiality measures to ensure that the PHA does not disclose a tenant's dwelling unit location to a person who committed or threatened to commit an act of domestic violence, dating violence, sexual assault, or stalking against the tenant;

(b) Give the victim priority to receive the next available opportunity for continued tenant-based rental assistance if they have been living in the PBV unit for one year or more. 24 CFR 983.261;

(c) Describe policies or efforts a PHA will take when the victim has been living in a unit for less than one year, or the victim seeks to move sooner than a tenant-based voucher will be available.

(d) For transfers in which the tenant would not be considered a new applicant, the PHA must ensure that a request for an emergency transfer receives, at a minimum, any applicable additional priority that is already provided to other types of emergency transfer requests. For transfers in which the tenant would be considered a new applicant, the plan must include policies for assisting a tenant with this transfer.

(11) Bifurcation: Subject to any lease termination requirements or procedures prescribed by Federal, State, or local law, if any member of the tenant's household engages in criminal activity directly relating to domestic violence, dating violence, sexual assault, or stalking, the landlord may "bifurcate" the lease, or remove that household member from the lease, without regard to whether that household member is a signatory to the lease, in order to evict, remove, or terminate the occupancy rights of that household member without evicting, removing, or otherwise penalizing the victim of the criminal activity who is also a tenant or lawful occupant. Such eviction, removal, termination of occupancy rights, or termination of assistance shall be effected in accordance with the procedures prescribed by Federal, State, and local law for the termination of leases or assistance under the Housing Choice Voucher program. 24 CFR 5.2009(a). If the Landlord bifurcates the Lease to evict, remove, or terminate assistance to a household member, and that household member is the sole tenant eligible to receive assistance, the landlord shall provide any remaining tenants or residents a period of 30 calendar days from the date of bifurcation of the lease to:

(a) Establish eligibility for the same covered housing program under which the evicted or terminated tenant was the recipient of assistance at the time of bifurcation of the lease;

(b) Establish eligibility under another covered housing program; or;

(c) Find alternative housing.

(12) Family Break-up: If the family break-up results from an occurrence of domestic violence, dating violence, sexual assault, or stalking, the PHA may offer the victim the opportunity for continued tenant-based rental assistance.

(13) Move with Continued Assistance: The public housing agency may not terminate assistance to a family or member of the family that moves out of a unit in violation of the lease, with or without prior notification to the public housing agency, if:

(a) The move was needed to protect the health or safety of the family or family member who is or has been a victim of domestic violence, dating violence, sexual assault, or stalking; and

(b) The family or member of the family reasonably believes that he or she was threatened with imminent harm from further violence if he or she remained in the dwelling unit. However, any family member that has been the victim of a sexual assault that occurred on the premises during the 90-calendar day period preceding the family's move or request to move is not required to believe that he or she was threatened with imminent harm from further violence if he or she remained in the dwelling unit. 24 CFR 983.261.

(14) Confidentiality:

- (a) The Landlord shall maintain in strict confidence any information the Tenant (or someone acting on behalf of the Tenant) submits to the Landlord concerning incidents of domestic violence, dating violence, sexual assault or stalking, including the fact that the tenant is a victim of domestic violence, dating violence, sexual assault, or stalking.
- (b) The Landlord shall not allow any individual administering assistance on its behalf, or any persons within its employ, to have access to confidential information unless explicitly authorized by the Landlord for reasons that specifically call for these individuals to have access to the information pursuant to applicable Federal, State, or local law.
- (c) The Landlord shall not enter confidential information into any shared database or disclose such information to any other entity or individual, except to the extent that the disclosure is requested or consented to in writing by the individual in a time-limited release; required for use in an eviction proceeding; or is required by applicable law.

g. Eviction by Court Action. The owner may evict the tenant only by a court action.

h. Owner Notice of Grounds

- (1) At or before the beginning of a court action to evict the tenant, the owner must give the tenant a notice that specifies the grounds for termination of tenancy. The notice may be included in or combined with any owner eviction notice.
- (2) The owner must give the PHA a copy of any owner eviction notice at the same time the owner notifies the tenant.
- (3) Eviction notice means a notice to vacate, or a complaint or other initial pleading used to begin an eviction action under State or local law.

9. PHA Termination of Assistance

The PHA may terminate program assistance for the family for any grounds authorized in accordance with HUD requirements. If the PHA terminates program assistance for the family, the lease terminates automatically.

10. Lease: Relation to HAP Contract

If the HAP contract terminates for any reason, the lease terminates automatically.

Upon termination or expiration of the HAP contract without extension, each family assisted under the contract may elect to use its assistance to remain in the same project if the family's unit complies with the inspection requirements, the rent for the unit is reasonable, and the family pays its required share of the rent and the amount, if any, by which the unit rent (including the amount for tenant-based utilities) exceeds the applicable payment standard.

11. Family Right to Move

- a. The family may terminate its lease at any time after the first year of occupancy. The family must give the owner advance written notice of intent to vacate (with a copy to the PHA) in accordance with the lease. If the family has elected to terminate the lease in this manner, the PHA must offer the family the opportunity for tenant-based rental assistance in accordance with HUD requirements.

- b. Before providing notice to terminate the lease under paragraph a, the family must first contact the PHA to request tenant-based rental assistance if the family wishes to move with continued assistance. If tenant-based rental assistance is not immediately available upon lease termination, the PHA shall give the family priority to receive the next available opportunity for tenant-based rental assistance.

12. Security Deposit

- a. The owner may collect a security deposit from the tenant. (However, the PHA may prohibit the owner from collecting a security deposit in excess of private market practice, or in excess of amounts charged by the owner to unassisted tenants.)
- b. When the family moves out of the contract unit, the owner, subject to State and local law, may use the security deposit, including any interest on the deposit, as reimbursement for any unpaid rent payable by the tenant, any damages to the unit or any other amounts that the tenant owes under the lease.
- c. The owner must give the tenant a list of all items charged against the security deposit, and the amount of each item. After deducting the amount, if any, used to reimburse the owner, the owner must promptly refund the full amount of the unused balance to the tenant.
- d. If the security deposit is not sufficient to cover amounts the tenant owes under the lease, the owner may collect the balance from the tenant.

13. Prohibition of Discrimination

In accordance with applicable equal opportunity statutes, Executive Orders, and regulations, the owner must not discriminate against any person because of race, color, religion, sex, national origin, age, familial status, or disability in connection with the lease. Eligibility for HUD's programs must be made without regard to actual or perceived sexual orientation, gender identity, or marital status.

14. Conflict with Other Provisions of Lease

- a. The terms of the tenancy addendum are prescribed by HUD in accordance with Federal law and regulation, as a condition for Federal assistance to the tenant and tenant's family under the Section 8 PBV program.
- b. In case of any conflict between the provisions of the tenancy addendum as required by HUD, and any other provisions of the lease or any other agreement between the owner and the tenant, the requirements of the HUD-required tenancy addendum shall control.

15. Changes in Lease and Rent

- a. The tenant and the owner may not make any change in the tenancy addendum. However, if the tenant and the owner agree to any other changes in the lease, such changes must be in writing, and the owner must immediately give the PHA a copy of such changes. The lease, including any changes, must be in accordance with the requirements of the tenancy addendum.
- b. The owner must notify the PHA in advance of any proposed change in lease requirements governing the allocation of tenant and owner responsibilities for utilities. Such changes may be made only if approved by the PHA and if in accordance with the terms of the lease relating to its amendment. The PHA must redetermine reasonable rent in accordance with HUD requirements, based on any changes in the allocation of responsibility for utilities between the owner and tenant, and the redetermined reasonable rent shall be used in the calculation of the rent to owner from the effective date of the change.

16. Written Notices

Any notice under the lease by the tenant to the owner or by the owner to the tenant must be in writing.

17. Definitions

Contract unit. The housing unit rented by the tenant with assistance under the program.

Excepted Unit. A contract unit in a multifamily building not counted against the per-building cap on PBV assistance (25 units or 25 percent of the units in the project, whichever is greater) (see 24 CFR § 983.56(b)).

Family. The persons who may reside in the unit with assistance under the program.

HAP contract. The housing assistance payments contract between the PHA and the owner. The PHA pays housing assistance payments to the owner in accordance with the HAP contract.

Household. The persons who may reside in the contract unit. The household consists of the family and any PHA-approved live-in aide. (A live-in aide is a person who resides in the unit to provide necessary supportive services for a member of the family who is a person with disabilities.)

Housing quality standards (HQS). The HUD minimum quality standards for housing assisted under the Section 8 PBV program.

HUD. The U.S. Department of Housing and Urban Development.

HUD requirements. HUD requirements for the Section 8 PBV program. HUD requirements are issued by HUD headquarters as regulations, Federal Register notices or other binding program directives. The Lease Addendum shall be interpreted and implemented in accordance with HUD requirements.

Lease. The written agreement between the owner and the tenant for the lease of the contract unit to the tenant. The lease includes the tenancy addendum prescribed by HUD.

PHA. Public Housing Agency.

Premises. The building or complex in which the contract unit is located, including common areas and grounds.

Program. The Section 8 project-based voucher program.

Rent to owner. The total monthly rent payable to the owner for the contract unit. The rent to owner is the sum of the portion of rent payable by the tenant plus the PHA housing assistance payment to the owner.

Section 8. Section 8 of the United States Housing Act of 1937 (42 United States Code 1437f).

Tenant. The family member (or members) who leases the unit from the owner.