Magnolia Public Schools

Audit/Facilities Committee Meeting

Date and Time

Wednesday May 10, 2023 at 7:00 PM PDT

Location

Home Office: 250 E. 1st Street, Suite 1500, Los Angeles CA 90012

Access to the Board Meeting

Any interested parties or community members from remote locations may attend the meeting at any Magnolia Science Academy school, or the addresses where Board Members are joining from. Dialing information is included below:

By dialing into; 1-669-444-9171
Meeting ID: 922 0564 0153 - **Passcode:** 013089

Zoom: https://zoom.us/j/92205640153?pwd=cHNIWjlnY0dsQmxDTjZFa0pydzR0Zz09

Accessibility

In compliance with the Americans with Disabilities Act (ADA) and upon request, Magnolia Public Schools may furnish reasonable auxiliary aids and services to qualified individuals with disabilities. Members of the public who need special accommodations or translation are strongly encouraged to contact Magnolia Public Schools at least 24 hours in advance of the Board meeting so assistance can be assured. Please contact Jennifer Lara at 213-628-3634 or email jlara@magnoliapublicschools.org with such requests.

Any public records relating to an agenda item for an open session which are distributed to all, or a majority of all, of the Board Members shall be available for public inspection.

Public Comment Procedures
Magnolia Public Schools greatly values public comment during Board meetings. For members of the public who would like to speak, please fill out the Public Speaker Form which can be accessed at magnoliapublicschools.org, there will also be speaker cards to be filled out prior to the beginning of the meeting. By law, the Board is only allowed to discuss or take action on items listed on the agenda. The Board may, at its discretion, refer a matter to MPS staff or add the issue to a future board meeting date for discussion. Public speakers are limited to three (3) minutes and speakers with interpreters up to six (6) minutes.

Please note that the agenda item times for when that item will be discussed or taken action on is subject to change on the day of the Board meeting to accommodate public speaker times indicated above. For any questions regarding this meeting please email board@magnoliapublicschools.org or call (213) 628-3634 ext. 21101.

Audit/Facilities Committee Members
Mr. Mekan Muhammedov, Chair
Ms. Diane Gonzalez
Mr. Daniel Sheehan
Dr. Salih Dikbas (alternate)

CEO and Superintendent
Mr. Alfredo Rubalcava

Agenda

		Purpose	Presenter	Time
I.	**Opening Items**			**7:00 PM**
	Opening Items			
	A. Call the Meeting to Order			1 m
	B. Record Attendance and Guests			1 m
	C. Approval of Agenda	Vote		1 m
	D. Public Comments			3 m
	E. Approval of Minutes from MPS Regular Audit/Facilities Committee Meeting - April 12, 2023	Approve Minutes		1 m

		Purpose	Presenter	Time
II.	**Information/Discussion Items**			**7:07 PM**
	A. Facilities Department Updates	Discuss	Patrick Ontiveros	10 m
III.	**Recommended Action Items**			**7:17 PM**
	A. Approval of Award of Contract for Asbestos and Lead Based Paint Abatement and Demolition at 7111 Winnetka Ave.	Vote	Patrick Ontiveros	15 m
	B. Approval of Acceptance of Title Transfer to 7111 Winnetka Ave from MPM Sherman Winnetka LLC	Vote	Patrick Ontiveros	25 m
IV.	**Closing Items**			**7:57 PM**
	A. Adjourn Meeting			1 m

Coversheet

Approval of Minutes from MPS Regular Audit/Facilities Committee Meeting - April 12, 2023

Section: I. Opening Items
Item: E. Approval of Minutes from MPS Regular Audit/Facilities Committee Meeting - April 12, 2023
Purpose: Approve Minutes
Submitted by:
Related Material:
Minutes for Audit/Facilities Committee Committee Meeting on April 12, 2023

APPROVED

Magnolia Public Schools

Minutes

Audit/Facilities Committee Committee Meeting

Date and Time
Wednesday April 12, 2023 at 6:00 PM

Location
Home Office: 250 E. 1st Street, Suite 1500, Los Angeles CA 90012

Audit/Facilities Committee Members
Mr. Mekan Muhammedov, Chair
Ms. Diane Gonzalez
Mr. Daniel Sheehan
Dr. Salih Dikbas (alternate)

CEO and Superintendent
Mr. Alfredo Rubalcava

Committee Members Present
D. Gonzalez, D. Sheehan, M. Muhammedov (remote)

Committee Members Absent
None

I. Opening Items

A. Call the Meeting to Order

M. Muhammedov called a meeting of the Audit/Facilities Committee Committee of Magnolia Public Schools to order on Wednesday Apr 12, 2023 at 6:12 PM.

B. Record Attendance and Guests

Refer to attendance information recorded above.

C. Approval of Agenda

D. Gonzalez made a motion to approve the agenda as presented.
D. Sheehan seconded the motion.
The committee **VOTED** unanimously to approve the motion.

Roll Call

D. Gonzalez	Aye
D. Sheehan	Aye
M. Muhammedov	Aye

D. Public Comments

Justin Sinnott, Vice President with Erickson-Hall Construction, introduced himself and expressed excitement for the potential partnership with MPS as the construction management team for the Magnolia Science Academy (MSA)-5 project that will be discussed further during the agenda items. Andrew Thompson, Principal-At-Charge with DLR Group, are the architects for the MSA-5 project and mentioned that DLR Group and Erickson-Hall Construction have worked with each other quite a bit in the K-12 market.

E. Approval of Minutes from MPS Regular Audit/Facilities Committee Meeting - February 2, 2023

D. Gonzalez made a motion to approve the minutes from Audit/Facilities Committee Meeting on 02-02-23.
D. Sheehan seconded the motion.
The committee **VOTED** unanimously to approve the motion.

Roll Call

D. Sheehan	Aye
D. Gonzalez	Aye
M. Muhammedov	Aye

II. Recommended Action Items

A. Approval of Construction Manager for the Property at 7111 Winnetka Ave for the CSFP Project

P.Ontiveros, General Counsel & Director of Facilities, provided background of the acquisition of the 7111 Winnetka property, the CSFP funding that was awarded for the project, the selection of DLR Group as the architects for this project approved by the Board on January 2023 and the RFP responses for a Construction Management team.

He went over the proposals submitted. Justin Sinnott, Vice President with Erickson-Hall Construction, provided plans for the project and the vision for what they can do for the MSA-5 school. Committee Members questions were addressed by both staff and J.Sinnott. Committee Members asked for a payment plan bill based on deliverables and cost projections for the facility to align with the budget.
M. Muhammedov made a motion to approve the selection of EricksonHall Construction ("EH") to provide construction management services for MSA-5's new construction project at 7111 Winnetka Ave in Winnetka (the "Project") based on a multi-prime delivery method for a total fee of $3,850,000 ($3,784,607 plus $65,393 contingency) and further approve that MPS Staff be authorized to negotiate and sign a professional services contract for said services in such form as MPS Staff may deem appropriate and in the best interests of MPS. Furthermore, for the Committee to approve and recommend that the Board adopts the same.
D. Gonzalez seconded the motion.
The committee **VOTED** unanimously to approve the motion.

Roll Call	
D. Gonzalez	Aye
D. Sheehan	Aye
M. Muhammedov	Aye

III. Closing Items

A. Adjourn Meeting

There being no further business to be transacted, and upon motion duly made, seconded and approved, the meeting was adjourned at 6:57 PM.

Respectfully Submitted,
M. Muhammedov

Coversheet

Approval of Award of Contract for Asbestos and Lead Based Paint Abatement and Demolition at 7111 Winnetka Ave.

Section: III. Recommended Action Items
Item: A. Approval of Award of Contract for Asbestos and Lead Based Paint Abatement and Demolition at 7111 Winnetka Ave.
Purpose: Vote
Submitted by:
Related Material:
III_A_Contract for Asbestos and Lead Based Paint Abatement and Demolition at the MSA-5 New C onstruction Project at 7111 Winnetka Street..pdf

Agenda Item:	III A: Recommended Action Item
Date:	May 10, 2023
To:	Magnolia Educational & Research Foundation dba Magnolia Public Schools ("**MPS**") Audit & Facilities Committee (the "**Committee**")
From:	Alfredo Rubalcava, CEO & Superintendent
Staff Lead(s):	Mustafa Sahin, Project Manager Patrick Ontiveros, General Counsel & Director of Facilities
RE:	Approval of Award of Contract for Asbestos and Lead Based Paint Abatement and Demolition at the Magnolia Science Academy—5 ("**MSA-5**") New Construction Project at 7111 Winnetka Street.

1. ***Action Proposed:***

Staff recommends that the Audit & Facilities Committee approve the award of a contract for (1) asbestos and lead based paint abatement and (2) site demolition for the Magnolia Science Academy—5 ("MSA-5") new Construction Project at 7111 Winnetka Street to Interior Demolition (together, the "**Project**") for a total fee of $309,424.22 ($229,954.22 for demolition and $79,470.00 for asbestos abatement) and further approve that staff be authorized to negotiate and sign a professional services contract for said services in such form as staff may deem appropriate and in the best interests of Magnolia Public Schools. Furthermore, for the Committee to move and recommend that the Board of Directors adopts the same.

2. ***Purpose:***

The purpose of this proposed action is to approve the selection of Interior Demolition to abate the asbestos and lead based paint and demolish the existing building and site for the Project and to authorize MPS Staff to negotiate a final contract with Interior Demolition. The Project will be funded with the proceeds of a Charter School Facilities Program ("**CSFP**") award from the Office of Public School Construction ("**OPSC**").

3. ***Background:***

Acquisition of Winnetka Ave Property

At its December 19, 2021 meeting, the MPS Board approved MPS signing a purchase and sale agreement ("**PSA**") for the purchase of the 7111 Winnetka Ave Property and making a good faith, refundable, escrow deposit of Two Hundred Thousand Dollars ($200,000). Escrow for the purchase and sale of the Property was opened on December 22, 2021. MPS exercised all three (3) of its options to extend the contingency period. At its June 16, 2022 meeting the Board approved the waiver of the contingencies. At the June 16th meeting the Board also approved a loan from CLI Capital to fund the acquisition of the Property.

MPS assigned to MPM Sherman Winnetka LLC ("**Winnetka LLC**") the right to acquire and take title to the Property with a loan from CLI Capital. Winnetka Ave LLC is a subsidiary of Magnolia Properties Management, Inc., a 501(c)(3) support corporation. Concurrent with the foregoing assignment, MPS entered into a lease for the Property with Winnetka Ave LLC. Escrow on the Property closed on October 21, 2022.

CSFP Award

MPS Staff applied for funding to the OPSC's CSFP program during the application period held from May 2, 2022 to June 3, 2022. CSFP provides funding to charter schools for new school facilities. On October 26, 2022, the State Allocation Board ("**SAB**") approved a preliminary apportionment in the amount of $50,832,332. Awards made by CSFP are 50% loan and 50% grant. The loan portion is paid back by the award recipient and is amortized over 30 years. The CSFP award will be used to construct a new campus for MSA-5 which is currently co-located with MSA-1 on MSA-1's campus.

Architect of Record Selection

The DLR Group was selected as the architect of record for the Project at the Board's January 12, 2023 meeting..

Asbestos Abatement and Demolition RFP

Staff issued an RFP for asbestos abatement and demolition on March 28, 2023, the "**RFP**"). The RFP was sent to several demolition companies and was also posted on the MPS website. A copy of the RFP is attached as Exhibit A.

Construction Management RFP Responses

Staff received a total of four (4) proposals from Interior Demolition, Venterra Environmental, Restoration Management Company and NYM Construction. The proposals are summarized below.

	Demo	Asbestos	Total	Note
Interior Demolition	$229,954.22	$79,470.00	$309,424.22	
Venterra Environmental	$274,890.00	$149,800.00	$424,690.00	
Restoration Management Company		$235,000.00	$235,000.00	Submitted the proposal for only asbestos abetment
NYM Construction	$319,800.00		$319,800.00	Submitted the proposal for only demolition

Interior Demolition was also selected to demo MSA-1's old gym in 2017. After careful consideration, MPS Staff determined that Interior Demolition was the best fit for the Project including but not limited to the following reasons: price and favorable experience with them in 2017 for MSA-1 demolition project. Interior Demolition's response to the RFP is attached as Exhibit B. The other three (3) responses may be found with this link.

4. ***Analysis & Impact:***

MSA-5 is presently co-located on MSA-1's campus. With a combined student population of approximately 1,000 students the site is highly congested. Due to space limitations, both MSA-1 and MSA-5 are constrained in accepting more students. Prior to its move to the MSA-1 campus, MSA-5 was located on prop 39 Los Angeles Unified School District campuses. The Project will allow MSA-5 to occupy its own facilities on a permanent basis. MPS is seeking to conduct demolition as soon as feasible and practical to help meet a possible August 2024 occupancy.

5. ***Budget Implications:***

All costs related to the Project, including asbestos abatement and demolition fees, will be paid for with the proceeds from the CSFP award. Therefore, there should be no impact on MSA-5's budget.

6. ***Exhibits:***

Exhibit A RFP (Page 4)
Exhibit B Interior Demolition RFP Response (Page 73)

EXHIBIT A

Asbestos Abatement and Demolition RFP

MAGNOLIA PUBLIC SCHOOLS

Request for Qualifications / Proposals for (1) Asbestos Containing Materials and Lead Based Paint Abatement and (2) Building and Site Demolition at 7111 Winnetka Ave, Winnetka CA 91306

Due Date:

March 10, 2023 by 5:00 PM

1.0 INTRODUCTION

Magnolia Education & Research Foundation doing-business as Magnolia Public Schools ("**MPS**"), a charter school management organization, operates Magnolia Science Academy 5 ("**MSA-5**") located at 18238 Sherman Way Reseda CA 91335. The purpose of this RFP is to obtain proposals from qualified bidders that will enable Magnolia to select a qualified firm that can assist MSA5 in (1) the asbestos abatement and (2) demolition of the existing structure and site (each a "Project" and together, the "Projects"), in preparation for construction of a new building at 7111 Winnetka Ave.

Vendors may submit a proposal for both or either of the projects.

Please see the 2.0 Project Description for details. The Projects are being funded with an award from the State of California, Office of Public School Construction, under its Charter School Facilities Program ("CSFP"). Accordingly, all the requirements of the CSFP program are applicable including, prevailing wage and all public contract code requirements.

Site Tour
A site tour will be facilitated.

Proposals Due
Responses to the RFP are due no later than **5:00 PM (PST), Friday, March 10, 2023,** to the following individual:

Mustafa Sahin
Facility Project Manager
Magnolia Public Schools
250 East 1st Street
Suite 1500
Los Angeles, CA 90012
msahin@magnoliapublicschools.org
760-587-6031

Questions regarding this RFP may be directed to the individual identified above via email.

Proposal Format:
One (1) electronic PDF copy (by email) of your proposal must be delivered to the person indicated by the deadline stated above. Please endeavor to keep any emailed material to a single manageable file size (at or about 10 MBs) so that it may be easily distributed to the Selection Committee.

Respondents are encouraged to only include information pertinent to the Projects and the Selection Committee's ability to select the vendor best suited to successfully complete this job.

Interviews:
Interviews will be held at the discretion of MPS and MSA-5. Interviews, if any, are expected to be held according to the schedule outlined above.

Selection Committee:
The Selection Committee will be composed of representatives from MPS and MSA-5

1.1 Timeline

RFP Distributed:	March 1, 2023

Proposals Due:	March 10, 2023
Interviews, if any (exact date and time TBD):	Week of March 13, 2023
Selection Announced:	Week of March 13, 2023
Contract Execution:	ASAP

2.0 PROJECT DESCRIPTION

The general scope of work is (1) the abatement of the asbestos and lead based paint and (2) the demolition of the existing one story structure and site asphalt on the site as indicated on the attached Alta survey and detailed within the scope of work. The site address is 7111 Winnetka Ave, Winnetka CA 91306. The successful respondent(s) shall be responsible for the following:

- Obtain all permits as required by State, County and Local Authorities.
- All soil erosion and sedimentation control measures as required including maintenance of such.
- All utility shutdowns and disconnections, including scheduling and coordination with utility companies, including demolition and capping of utilities at right of way for future use. This includes but is not restricted to electric, natural gas, water, storm, sanitary, phone, cable and fiber optic. All utility company fees for disconnections will be paid by the Owner.
- Lead and Asbestos Abatement per the LBP & ABM report.
- All Investigations and Assessments needed to develop a suitable abatement and demolition plan.
- Complete demolition of the structure on the property, including but not restricted to all below grade footings, foundations, slabs, piping, wiring and ductwork.
- Backfill of all excavated and/or demolished areas with compacted fill material.
- Coordination with all Owner's Consultants and Contractors.
- The selected firm shall provide temporary facilities, services, barriers, pollution controls, prevention of wind-blown debris leaving the site, enclosures, and removal and legal disposal of all demolition and construction debris as required by local, state, and federal codes. This includes securing the site during demolition, and until construction activity begins, with a temporary fence around the demolition areas.
- All demolition work must adhere to all municipal demolition regulations. It is the responsibility of the demolition contractor to verify these regulations and to adhere to them at all times.
- The existing one-story wood frame building is approximately 21,000 square feet and was constructed in 1979.
- The demolition plan will need to be submitted and approved by the City of Los Angeles Department of Building and Safety. Securing a demolition permit, and all other necessary municipal approvals, will be the responsibility of the selected firm.
- All bidders shall be responsible for familiarizing themselves with on-site job conditions. Failure to do so shall in no way incur any delays in work or extra cost to the Owner.

The building and premises are available for examination. Please coordinate site access with Mustafa Sahin, msahin@magnoliapublicschools.org or (760) 587-6031.

3.0 PROPOSAL FORMAT

Respondent shall format its response as set forth below to facilitate timely review and selection. Please be specific to the RFP, and do not include materials not explicitly requested, such as generic marketing materials.

Your response should include the following:

- Letter of interest
- Name of your company and the individual responsible for the account
- Restate all the requirements of Section 4.0 and provide responses to each.

See Section 1.0 for additional proposal format clarifications.

4.0 PROPOSAL REQUIREMENTS

4.1 Vendor Qualifications and Experience

4.1.1 Vendor Description.

Provide a description of your company and why it is qualified to undertake the Project(s). In particular, describe your experience with similar projects (that is, projects subject to the California Public Contract code).

Provide the following:

A minimum of three (3) references, including

(a) name and scope of the project

(b) client name and contact information

(c) contract amount

4.1.2 Qualifications and Experience of Key Personnel.

Identify the person(s) that will be principally responsible for working with the MPS and leading this engagement and their qualifications and experience.

4.1.3 Insurance.

Provide a description of vendor's insurance coverage.

4.2 Cost

Respondent's proposal should include an overall cost and should be broken down in detail. The proposal should also provide a break-down of any and all other costs and fees including, but not limited to, labor, delivery fees, installation fees, applicable taxes, etc.

4.3 Schedule

MPS and MSA-SA desire to complete this project as soon as possible, please also provide the expected completion of the project.

4.4 Contract

The successful respondent will be required to sign an agreement with Owner in the form of (AIA Document A101-2017). Please provide an affirmative statement of respondent's concurrence or else any changes that respondent desires to make to the form.

5.0 CONTACT

Questions to Owner will be accepted via email by the Project Manager identified above. Answers to questions will be provided to all participants as available.

6.0 RFP/Q EXHIBITS

Exhibit A- Alta Survey
Exhibit B- Asbestos Test

7.0 BID ACCEPTANCE/REJECTION & MODIFICATION

The Owner reserves the right to modify this RFP/Q, reject any or all proposals, cancel the solicitation process at its sole discretion. Owner will endeavor to inform all parties who have expressed interest in submitting a response to this RFP/Q of any such changes.

8.0 PROPOSAL VALIDITY

RFP responses shall be valid until execution of a contract, which is expected to occur on or about the week of March 13, 2023. No changes to information received within the Respondent's proposal shall be changed or altered without approval by the Owner.

Exhibit A

ALTA and Topo Survey

LEGAL DESCRIPTION:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

LOTS 1 AND 2 OF TRACT NO. 24753, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 642 PAGES 47 AND 48 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPTING THEREFROM LOT 2 AND THE NORTHERLY 30.05 FEET OF LOT 1, ALL MINERALS, OILS, PETROLEUM, AND KINDRED SUBSTANCE AND NATURAL GAS UNDER AND IN SAID LAND AS RESERVED IN DEED FROM W. F. RUTISHAUSER AND WIFE RECORDED IN BOOK 16963 PAGE 322, OFFICIAL RECORDS.

APN: 2135-038-016

PRELIMINARY REPORT PREPARED BY:

FIDELITY NATIONAL TITLE COMPANY
4400 MacArthur Blvd., Suite 200, Newport Beach, CA 92660
TITLE OFFICER: Thomas Szoplnski - TEL: (949) 622-5000

EXCEPTION ITEMS PER ORDER NO. 002-30078511-TS4, DATED DECEMBER 6, 2021

NOTE: EXCEPTION ITEMS IN THE PRELIMINARY REPORT IS PREPARED FOR THE CONVENIENCE OF THOSE PERSONS USING THIS SURVEY. FOR FULL DETAILS OF TITLE ITEMS, REFER TO THE COMPLETE REPORT AND TO THOSE DOCUMENTS REFERRED TO THEREIN.

ITEM NO.

A. PROPERTY TAXES, INCLUDING ANY PERSONAL PROPERTY TAXES AND ANY ASSESSMENTS COLLECTED TAXES, ARE AS FOLLOWS:
TAX IDENTIFICATION NO.: 2135-038-016
FISCAL YEAR: 2021-2022
1ST INSTALLMENT: $34,871.37, PAID.
2ND INSTALLMENT: $34,871.37, OPEN (DELINQUENT AFTER APRIL 10)
PENALTY AND COST: $3,497.13
HOMEOWNERS EXEMPTION: $0.00
CODE AREA: 00016

B. THE LIEN OF SUPPLEMENTAL OR ESCAPED ASSESSMENTS OF PROPERTY TAXES, IF ANY, MADE PURSUANT TO THE PROVISIONS OF CHAPTER 3.5 (COMMENCING WITH SECTION 75) OR PART 2, CHAPTER 3, ARTICLES 3 AND 4, RESPECTIVELY, OF THE REVENUE AND TAXATION CODE OF THE STATE OF CALIFORNIA AS A RESULT OF THE TRANSFER OF TITLE TO THE VESTEE NAMED IN SCHEDULE A OR AS RESULT OF CHANGES IN OWNERSHIP OR NEW CONSTRUCTION OCCURRING PRIOR TO DATE OF POLICY.

1. WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT DISCLOSED BY THE PUBLIC RECORDS.

2. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:
PURPOSE: POLE LINES AND CONDUITS
RECORDING NO.: IN BOOK 6044, PAGE 99, DEEDS
THE EXACT LOCATION AND EXTENT OF SAID EASEMENT IS NOT DISCLOSED OF RECORD.
(SURVEYORS NOTE: FALLS WITHIN STREET RIGHT OF WAY)

3. AN EASEMENT FOR STREET PURPOSES OVER THAT PORTION OF SAID LAND SHOWN AS "FUTURE STREET" ON THE MAP OF SAID TRACT NO. 24753, AND ACCEPTED BY RESOLUTION ADOPTED BY THE COUNCIL OF THE CITY OF LOS ANGELES, A COPY THEREOF BEING RECORDED FEBRUARY 8, 1963 AS INSTRUMENT NO. 5877, OFFICIAL RECORDS.

4. A COVENANT AND AGREEMENT REGARDING MAINTENANCE OF YARDS OF AN OVERSIZED BUILDING
EXECUTED BY: CALIFORNIA MEDICAL GROUP HEALTH PLAN, INC.
IN FAVOR OF: CITY OF LOS ANGELES
RECORDING DATE: JUNE 14, 1979
RECORDING NO.: AS INSTRUMENT NO. 79-646882, OFFICIAL RECORDS
REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.
THIS COVENANT AND AGREEMENT PROVIDES THAT IT SHALL BE BINDING UPON ANY FUTURE OWNERS, ENCUMBRANCERS, THEIR SUCCESSORS OR ASSIGNS, AND SHALL CONTINUE IN EFFECT UNTIL THE ADVISORY AGENCY APPROVES TERMINATION.

5. THE LAND DESCRIBED HEREIN IS INCLUDED WITHIN A PROJECT AREA OF THE REDEVELOPMENT AGENCY SHOWN BELOW, AND THAT PROCEEDING FOR THE REDEVELOPMENT OF SAID PROJECT HAVE BEEN INSTITUTED UNDER THE REDEVELOPMENT LAW (SUCH REDEVELOPMENT TO PROCEED ONLY AFTER THE ADOPTION OF THE REDEVELOPMENT PLAN) AS DISCLOSED BY A DOCUMENT.
REDEVELOPMENT AGENCY: COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF LOS ANGELES
RECORDING DATE: NOVEMBER 30, 2007
RECORDING NO.: AS INSTRUMENT NO. 20072636424, OFFICIAL RECORDS

6. A DEED OF TRUST TO SECURE AN INDEBTEDNESS IN THE AMOUNT SHOWN BELOW,
AMOUNT: $1,200,00.00
DATE: OCTOBER 11, 2017
TRUSTOR/ GRANTOR: RAINBOW INVESTMENTS LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, AS TO AN UNDIVIDED 50% INTEREST AND WINNETKA LIFE PARTNERS, LLC AS TO AN UNDIVIDED 50% INTEREST AS TENANTS IN COMMON
TRUSTEE: GRANDPOINT BANK
BENEFICIARY: GRANDPOINT BANK
LOAN NO.: 154418355
RECORDING DATE: OCTOBER 30, 2017
RECORDING NO.: AS INSTRUMENT NO. 20171242820, OFFICIAL RECORDS

7. AN ASSIGNMENT OF ALL THE MONEYS DUE, OR TO BECOME DUE AS RENTAL, AS ADDITIONAL SECURITY FOR THE OBLIGATIONS SECURED BY DEED OF TRUST SHOWN AS ITEM NO. 6
ASSIGNED TO: GRANDPOINT BANK
RECORDING DATE: OCTOBER 30, 2017
RECORDING NO.: AS INSTRUMENT NO. 20171242821, OFFICIAL RECORDS

8. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT
ENTITLED: HAZARDOUS SUBSTANCES CERTIFICATE AND INDEMNITY AGREEMENT
DATED: OCTOBER 11, 2017
EXECUTED BY: WINNETKA LIFE PARTNERS, LLC, RAINBOW INVESTMENTS, LLC AND GRANDPOINT BANK
RECORDING DATE: OCTOBER 30, 2017
RECORDING NO.: AS INSTRUMENT NO. 20171242822, OFFICIAL RECORDS
REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.

9. A FINANCING STATEMENT AS FOLLOWS:
DEBTOR: WINNETKA LIFE PARTNERS, LLC AND RAINBOW INVESTMENTS, LLC
SECURED PARTY: GRANDPOINT BANK
RECORDING DATE: OCTOBER 30, 2017
RECORDING NO.: AS INSTRUMENT NO. 20171242823, OFFICIAL RECORDS

10. ANY EASEMENTS NOT DISCLOSED BY THE PUBLIC RECORDS AS TO MATTERS AFFECTING TITLE TO REAL PROPERTY, WHETHER OR NOT SAID EASEMENT ARE VISIBLE AND APPARENT.

11. MATTERS WHICH MAY BE DISCLOSED BY AN INSPECTOR AND/OR BY A CORRECT ALTA/NSPS LAND TITLE SURVEY OF SAID LAND THAT IS SATISFACTORY TO THE COMPANY, AND/OR BY INQUIRY OF THE PARTIES IN POSSESSION THEREOF.

12. ANY RIGHTS OF THE PARTIES IN POSSESSION OF A PORTION OF, OR ALL OF, SAID LAND, WHICH RIGHTS ARE NOT DISCLOSED BY THE PUBLIC RECORDS.
THE COMPANY WILL REQUIRE, FOR REVIEW, A FULL AND COMPLETE COPY OF ANY UNRECORDED AGREEMENT, CONTRACT, LICENSE AND/OR LEASE, TOGETHER WITH ALL SUPPLEMENTS, ASSIGNMENTS AND AMENDMENTS THERETO, BEFORE ISSUING ANY POLICY OF TITLE INSURANCE WITHOUT EXCEPTING THIS ITEM FROM COVERAGE.
THE COMPANY RESERVES THE RIGHT TO EXCEPT ADDITIONAL ITEMS AND/OR MAKE ADDITIONAL REQUIREMENTS AFTER REVIEWING SAID DOCUMENTS.

CERTIFICATION:

TO: FIDELITY NATIONAL TITLE COMPANY, RAINBOW INVESTMENTS, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, AS TO AN UNDIVIDED 50% INTEREST AND WINNETKA LIFE PARTNERS, LLC, AS TO AN UNDIVIDED 50% INTEREST AS TENANTS IN COMMON AND MAGNOLIA EDUCATIONAL & RESEARCH FOUNDATION

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 5, 6a, 6b, 7a, 7b1, 7c, 8, 9, 10, 11a, 11b, 13, 14, 16 & 18 OF TABLE A THEREOF.
THE FIELDWORK WAS COMPLETED ON FEBRUARY 06, 2022

DATE OF COMPLETED MAP: FEBRUARY 22, 2022

22FEB2022

GERARDO GARCIAMONTES, PLS 9195

PROFESSIONAL LAND SURVEYOR · G. GARCIAMONTES · NO. 9195 · STATE OF CALIFORNIA

SURVEYOR'S NOTE:

GMON SURVEYING, INC., HAS RELIED SOLELY ON THE MENTIONED REPORT ORDER NO. 002-30078511-TS4, DATED DECEMBER 06, 2021, PREPARED BY FIDELITY NATIONAL TITLE COMPANY TO LOCATE TITLE MATTERS SHOWN HEREON UNLESS NOTED OTHERWISE. GMON SURVEYING, INC MAKES NO STATEMENT AS TO THE ACCURACY OR COMPLETENESS OF THE HEREON REFERENCED TITLE REPORT.

FURTHER ALL INTERESTED PARTIES ARE ADVISED THAT LIENS, TAXES, C.C. & R'S, TRUST DEEDS, COUNTY CONDITIONS, ORDINANCES, REGULATIONS, STANDARDS OR POLICIES HAVE NOT BEEN ADDRESSED BY THIS SURVEY OTHER THAN AS NOTED HEREON, AND THEN ONLY TO THE EXTENT ADDRESSED HEREON.

ITEMS 6A, 6B, 11A & 11B: DOCUMENTS NOT PROVIDED

NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED ON THE PROCESS OF CONDUCTING THE FIELDWORK

BASIS OF BEARINGS:

THE BEARING N 00°01'17" W OF THE CENTERLINE OF WINNETKA AVENUE, AS SHOWN ON TRACT NO. 24753, RECORDED IN BOOK 642, PAGES 47 & 48, WAS USED AS THE BASIS OF BEARINGS SHOWN ON THIS MAP.

ABBREVIATIONS:

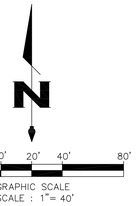
C.E.F.B. CITY ENGINEER FIELD BOOK
C/L CENTERLINE
M.B. MAP BOOK
PG. PAGE
PGS. PAGES

FLOOD ZONE:

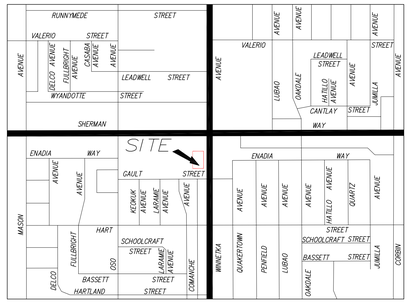
AREA FALLS IN ZONE X - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN PER FEMA FIRM COMMUNITY PANEL NO. 06037C1280F, DATED SEPTEMBER 26, 2008

GROSS SITE AREA:

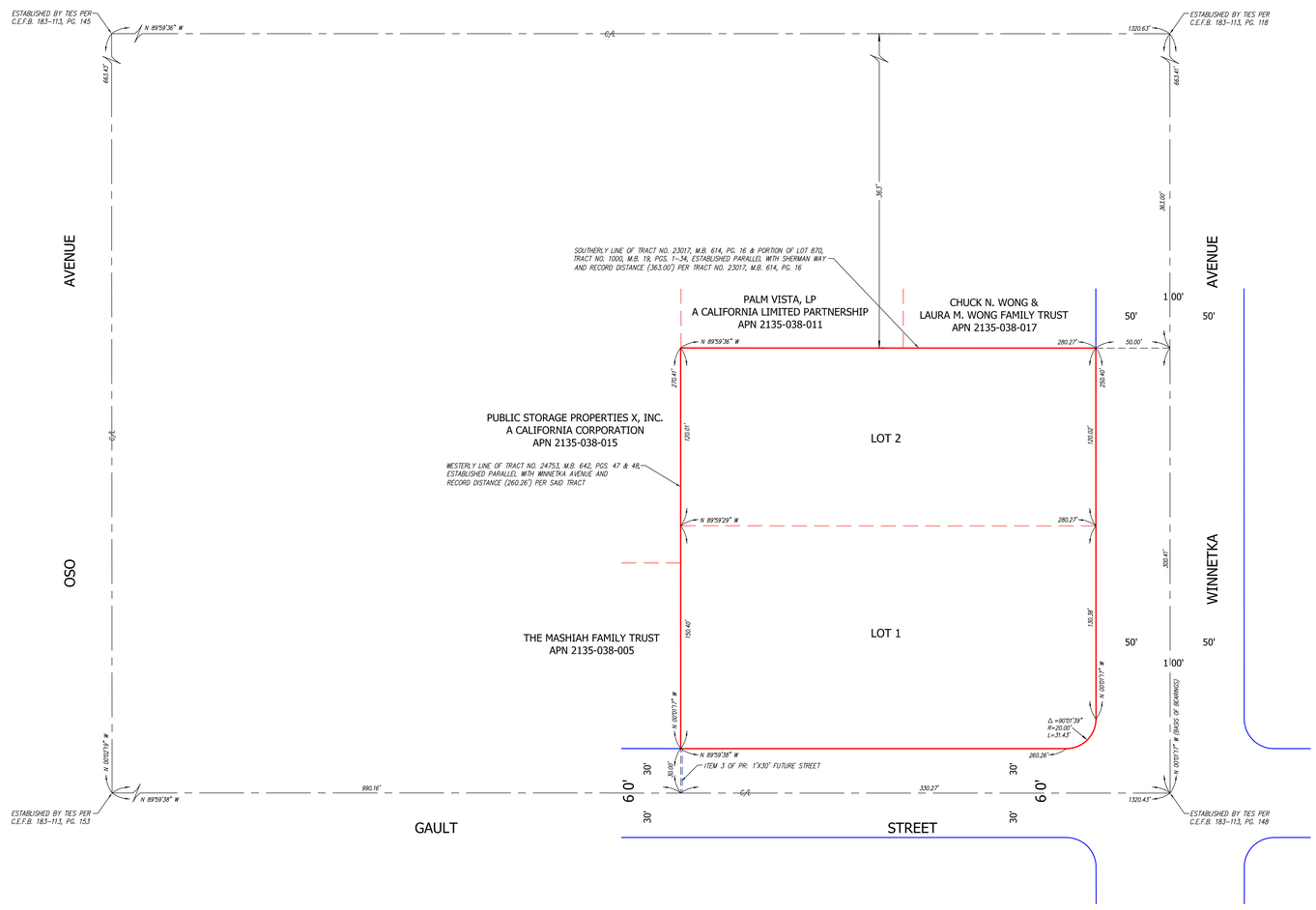
75,702 SQ.FT.



VICINITY MAP
NO SCALE



BOUNDARY ESTABLISHMENT



PREPARED BY:
GMON Surveying, Inc.
Gerardo Garciamontes, PLS 9195
200 N. San Fernando Road #318, Los Angeles CA 90031
Office: 323.336.6725 | 818.478.2017
gmonsurveying.com

PREPARED FOR:
Magnolia Educational & Research Foundation
(323) 490-0701

ALTA/NSPS LAND TITLE SURVEY

Lots 1 & 2, Tract No. 24753,
M.B. 642, Pgs. 47 & 48

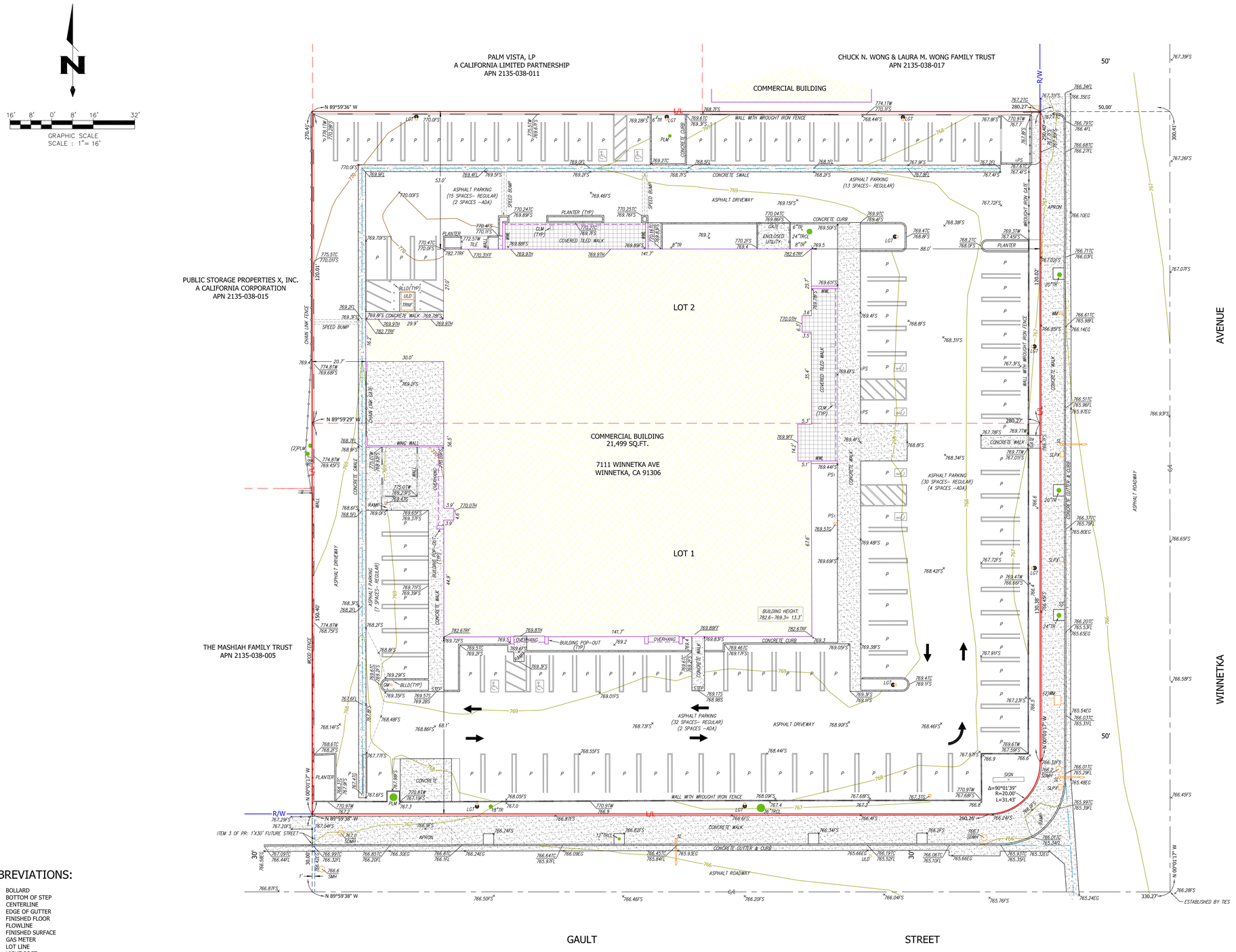
7111 Winnetka Avenue
Winnetka, CA 91306

REVISION NOTES

BY	DESCRIPTION	DATE

JOB NO. 22-1917
SCALE: 1" = 40'
DATE: FEB 2022
DRAFTED: CF

SHEET NO.
1
OF 2 SHEETS



ABBREVIATIONS:

BLLD	BOLLARD
BS	BOTTOM OF STEP
C/L	CENTERLINE
EG	EDGE OF GUTTER
FF	FINISHED FLOOR
FL	FLOWLINE
FS	FINISHED SURFACE
GM	GAS METER
L/L	LOT LINE
LGT	LIGHT POST
PLM	PALM TREE
PS	PARKING SIGN
R/W	RIGHT OF WAY
SDMH	STORM DRAIN MANHOLE
SL	STREET LIGHT
SLPX	STREET LIGHT PULL-BOX
SMH	SEWER MANHOLE
SS	STREET SIGN
TC	TOP OF CURB
TG	TOP OF GRATE
TH	THRESHOLD
TR	TREE
TRCL	TREE CLUSTER
TRNF	TRANSFORMER
TS	TOP OF STEP
TW	TOP OF WALL
TYP	TYPICAL
ULD	UTILITY LID
UP	UTILITY POLE
WM	WATER METER
WWL	WING WALL

BENCH MARK:

B.M. NO. 07-07245 NAVD 1988 LOS ANGELES CITY BENCH MARK

WIRE SPK IN W CURB WINNETKA AVE; 2FT S OF BC CURB RET S OF GAULT ST

ELEVATION = 765.873 FEET (ADJUSTMENT 2000)

22FEB2022

PREPARED BY:
GMON Surveying, Inc.
Gerardo Garciamontes, PLS 9195
200 N. San Fernando Road #318, Los Angeles CA 90031
Office: 323.336.6725 | 818.478.2017
gmonsurveying.com

PREPARED FOR:
Magnolia Educational & Research Foundation
(323) 490-0701

ALTA/NSPS LAND TITLE SURVEY

Lots 1 & 2, Tract No. 24753,
M.B. 642, Pgs. 47 & 48
7111 Winnetka Avenue
Winnetka, CA 91306

SITE AREA:
75,702 SQ.FT.

REVISION NOTES		
DESCRIPTION	DATE	BY

JOB NO. 22-1917

SCALE: 1" = 16'

DATE: FEB 2022

DRAFTED: CF

SHEET NO.
2
OF 2 SHEETS

Exhibit B

ACM and LBP Report

CLARK SEIF CLARK, INC.
HEALTH & SAFETY • ENGINEERING • ENVIRONMENTAL

Project Number: 1031500

Re: Limited Asbestos Containing Materials and
Lead-Based Paint Survey Report
Winnetka Offices
7111 Winnetka Avenue
Canoga Park, CA 91306

CSC Local Office: Clark Seif Clark, Inc.
PO Box 4299
Chatsworth, CA 91313
Office: 818-727-2553
Fax: 818-727-2556

Client: Magnolia Public Schools
Mr. Mustafa Sahin M.Ed.
250 E. 1st Street, Suite 1500
Los Angeles, CA 90012

Date Report Issued: November 7, 2022

Project Name: Winnetka Offices
Project Location: 7111 Winnetka Avenue, Canoga Park CA
CSC Project No.: 1031500

TABLE OF CONTENTS

I. INTRODUCTION 3

II. PURPOSE AND SCOPE 3

III. SITE DESCRIPTION 3

IV. METHODOLOGY 3

A. ASBESTOS 3
B. LEAD-BASED PAINT 4

V. APPLICABLE REGULATIONS AND GUIDELINES 4

A. ASBESTOS 4
B. LEAD-BASED PAINT 5

VI. RESULTS 6

A. ASBESTOS 6
B. LEAD-BASED PAINT 8

VII. SITE OBSERVATIONS 9

VIII. CONCLUSIONS AND RECOMMENDATIONS 9

A. ASBESTOS 9
B. LEAD 10

IX. GENERAL 10

Appendices

Appendix A ..... Laboratory Analytical Results and Chain of Custody
Appendix B ..... XRF Data Sheets
Appendix C ..... Site Photographs
Appendix D ..... Site Sketch
Appendix E ..... Accreditations and Certifications

PO Box 4299, Chatsworth, CA 91313 * TEL 818-727-2553 * FAX 818-727-2556
csc@csceng.com - www.csceng.com

Project Name: Winnetka Offices
Project Location: 7111 Winnetka Avenue, Canoga Park CA
CSC Project No.: 1031500

I. INTRODUCTION

Mr. Mustafa Sahin M.Ed. of Magnolia Public Schools retained Clark Seif Clark, Inc. (CSC) to perform an asbestos-containing material (ACM) and Lead-Based Paint (LBP) survey for the proposed demolition of the vacant commercial property located at 7111 Winnetka Avenue in Canoga Park, California. Mr. Christian Goerrissen, (Cal/OSHA - CAC No. 00-2840 and California Department of Public Health (CDPH) Certified Lead Inspector/Assessor - CDPH No. 00000162) and Mr. Devon Charnley (Cal/OSHA CAC No. 11-6982 and CDPH No. 00006856) of CSC conducted the survey on October 24 and 25, 2022.

CSC's report is for the exclusive use of Magnolia Public Schools and applies only to the building referenced above or portion thereof. No one other than Magnolia Public Schools or those contracted by Magnolia Public Schools may utilize, reference, or otherwise rely on this report without prior written consent from CSC.

II. PURPOSE AND SCOPE

The purpose of this investigation was to identify accessible ACM and LBP at the site that may be impacted by the proposed demolition activities at the site. CSC's scope of work included:

- A visual inspection of the readily accessible impacted areas at the site to evaluate the possible presence of ACM and LBP.
- Collection of bulk samples of suspect ACM and submittal of samples to a NVLAP accredited laboratory for analysis.
- Assessment of the condition of suspect ACM.
- Collection of x-ray fluorescence (XRF) reading of potential LBP.
- Assessment of the condition of potential LBP.
- Preparation of this report, which presents our data and summarizes the assessed materials

III. SITE DESCRIPTION

The subject property is an approximately 22,000 square foot commercial building slated for demolition and redevelopment. In general the construction of the building consists of wood frame construction on a concrete slab foundation. The interior finishes consist of various vinyl floor coverings including vinyl floor tile, sheet vinyl flooring ceramic tile and carpeting. The interior demising walls are drywall; the ceilings are a suspended ceiling system with 2x4 lay in ceiling panels. There is spray applied fireproofing on the structural ceiling beams above the drop ceiling.

The exterior of the building contains ceramic floor and wall tiles, stucco wall texture and rock/tar built up roofing on a flat roof. The roof penetrations, seams and flashings are sealed with gray roof mastic.

The remainder of the property, which is 67,000 square feet in total, is covered with concrete walkways and asphalt paving.

IV. METHODOLOGY

A. ASBESTOS

Sampling of suspect-asbestos-containing materials was performed as required by the Asbestos Hazard Emergency Response Act (AHERA, 40 CFR Part 763, Appendix E to Subpart F) and the South Coast Air Quality Management District (SCAQMD, rule 1403).

Suspect asbestos materials were sampled and later identified using Polarized Light Microscopy (PLM) method in accordance with EPA Interim method for Determination of Asbestos in Bulk Samples (EPA/600/R-93/116, July 1993). The samples were submitted under proper chain of custody to EMSL Laboratory in Cinnaminson, New Jersey for analysis. The PLM Method is the most commonly used method to analyze building materials for the presence of asbestos. This method utilizes the optical properties of minerals to identify the selected constituent. The use of this method enables identification of the type and percentage of asbestos in a given sample. The PLM detection limit for asbestos identification is about one (1) percent asbestos. Because the State of California recognizes asbestos-containing building material (ACBM) as any material which contains greater than or equal to one tenth of one percent (.1) asbestos, materials containing "trace" amounts of asbestos are reported as ACBM in the State of California. The EPA, NESHAPS 40 CFR, M, recommends application of the more quantitative 400 Point Count Method when a sample material contains less than 10% asbestos by PLM. Documentation of laboratory results should be retained as a reference for general building safety and maintenance, and for any future renovation/ demolition activities.

B. LEAD-BASED PAINT

Our inspector used a portable NITON-XLp 300 Series, XRF LBP Spectrum Analyzer manufactured by NITON Corporation to test for LBP. The LBP analyzer was equipped with 14 mCi, cadmium 109 sealed radioactive source. CSC calibrated the XRF pursuant to the manufacturer's specifications and regularly verified XRF readings against pre-determined lead samples produced by the National Institute of Standards and Testing (NIST). The calibration data is attached hereto.

The HUD Guidelines define X-Ray fluorescent analyzer (XRF) measurements greater than or equal to 1.0 mg/cm^2 (milligrams per square centimeter) or 5000 ppm (parts per million by weight) (0.5% by dry weight) using laboratory analysis, lead positive. For purposes of this inspection, all XRF readings equal to or greater than 0.7 mg/cm^2 are considered lead-based paint in accordance with the California Title 17 regulations and Los Angeles County guidelines. The Cal/OSHA "Lead in Construction" standard recognizes *any detectable (quantifiable)* concentrations of lead as regulated materials.

When performing lead-related construction activities, workers must be protected when exposed to levels above the current permissible exposure limit (PEL) of $50ug/cm^2$, regardless of the content of lead in paint.

V. APPLICABLE REGULATIONS AND GUIDELINES

A. ASBESTOS

CSC performed in accordance with SCAQMD Rule 1403, AHERA 40 CFR Part 763 and US EPA NESHAP 40 CFR 61, Subparts A and M.

The Asbestos Hazard Emergency Response Act (AHERA) 40 CFR Part 763, as implemented by the US EPA, Primarily pertains to the assessment and management of ACMs in Kindergarten through Grade 12, non-profit schools. However, many of the procedures, training requirements, and certifications defined by AHERA have become the industry standard for most other facilities. For this survey, CSC utilized AHERA protocols in the identification, assessment, and sampling of building materials suspected of containing asbestos.

U.S. EPA NESHAP regulations for asbestos apply to certain renovation and demolition projects in facilities containing ACM and/or assumed ACM. NESHAP usually requires all friable ACM and some categories of non-friable ACM be removed before a building is demolished, and may require localized removal before or as part of a demolition. For demolition projects where friable ACM will be disturbed, NESHAP may require appropriate

work practices or procedures for the control of emissions. The following U.S. EPA NESHAP definitions of ACM are very important in interpreting which NESHAP requirements may apply to the site building:

- *Friable asbestos-containing material*: any material containing more than one (1) percent asbestos that when dry, can be crumbled, pulverized, or reduced to powder by hand pressure.

- *Category I non-friable asbestos-containing material*: asbestos-containing packings, gaskets, resilient floor covering, and asphalt roofing products containing more than one (1) percent asbestos that, when dry, cannot be crumbled, pulverized, or reduced to powder by hand pressure.

- *Category II non-friable asbestos-containing material*: any material excluding Category I non-friable ACM, containing more than one (1) percent asbestos that, when dry, cannot be crumbled, pulverized, or reduced to powder by hand pressure.

- *Regulated asbestos-containing material (RACM):* (1) friable ACM, (2) Category I non-friable ACM that has become friable (3) Category I non-friable ACM that will be or has been subjected to sanding, grinding, cutting, or abrading, or (4) Category II non-friable ACM that has a high probability of becoming or has become crumbled, pulverized, or reduced to powder by the forces expected to act on the materials in the course of renovation or demolition operations regulated by NESHAP.

B. LEAD-BASED PAINT

The US EPA, HUD, and CDPH define LBP as paint containing greater than 0.5% lead by weight or 5,000 parts per million (ppm) of total lead by laboratory analysis, or a lead content of 1.0 milligrams per square centimeter (mg/cm2) by XRF measurement. Federal OSHA and Cal/OSHA regulations (Lead Construction Standard) do not provide a definition for “lead-based paint” but refer to the US EPA, HUD, and CDPH criteria mentioned above. Cal/OSHA is primarily concerned with worker protection, and regulates any amount of lead contained within the coatings.

Both Federal OSHA and Cal/OSHA provide an Action Level (AL) of 30 micrograms per cubic meter (µg/m3) of airborne lead for an 8-hour, time-weighted average. Specific worker training and worker protection are to be provided by employers if workers are exposed to airborne lead at or above the AL. Additionally, both Federal OSHA and Cal/OSHA provide a Permissible Exposure Limit (PEL) for worker exposure to airborne lead particles of 50 µg/m3 of air for an 8-hour, time-weighted average. According to Cal/OSHA (CCR Title 8, Section 1532.1), employers may assume that disturbance of coatings or materials shown to contain less than 0.06% lead by weight (equivalent to 600 ppm lead) will not result in exposures above the applicable AL as long as workers are not performing the Cal/OSHA designated “trigger tasks” (such as manual demolition, manual sanding or scraping, or abrasive blasting). However, demolition or demolition activities that include materials with lead in any concentration could, under certain circumstances, trigger Federal OSHA and Cal/OSHA regulations. The concentrations of airborne lead generated by disturbing paints at the Site would vary based upon several factors, including the type of activity (including "trigger tasks") and the severity of disturbance to the building materials. Measurement of airborne lead concentrations would require air monitoring by a trained lead professional during the disturbance of building materials.

VI. RESULTS

The following tables summarize the results of the testing performed during the site survey.

A. ASBESTOS

A total of one hundred thirty five (135) bulk samples were collected and analyzed on a layer-by-layer basis using polarized light microscopy (PLM). Representative samples of all identified suspect asbestos-containing materials were collected and submitted for analysis; each distinguishable layer was analyzed individually by the laboratory. The following table summarizes the analytical results. A complete list of sample results can be found in Appendix A:

Table 1: Bulk Sampling Results

Sample No:	HM	Suspect Asbestos-Containing Materials	Asbestos Content	Location of Material (Homogenous area)	NESHAPS Condition/ Friability	Quantity (ft^2)*
7111 B1	1	Black 12" ceramic floor tile with grout and mortar	NAD	Main lobby floor	G/NF	1,000
7111 B2	2	Blue 12" ceramic floor tile with grout and mortar	NAD	Main lobby floor	P/NF	600
7111 B3 – B5	3	Beige 12" ceramic floor tile with grout and mortar	NAD	Suite 1 lobby and restrooms, suite 10	G/NF	1,700
7111 B6 – B7	4	White 6" ceramic tile with grout and mortar	NAD	Suite 16 restrooms on floors and walls	G/NF	200
7111 B8 – B10	5	Brown 4" ceramic tile with grout and mortar	NAD	Exterior floors and walls at north and east entrances	G/NF	2,000
7111 B11 – B16	6	Yellow carpet glue	NAD	Interior floors under carpet	G/NF	8,000
7111 B17 – B23	7	Concrete slab	NAD	Building slab	G/NF	22,000
7111 B24 – B25	8	Gray terrazzo print vinyl sheet flooring with tan mastic (top layer)	NAD	Corridor restrooms east of Suite 8	G/NF	60
7111 B24 – B25	***8***	***Beige vinyl sheet flooring with tan mastic (bottom layer)***	***15% Chrysotile***	***Corridor restrooms east of Suite 8, suite 8 reception restroom***	***G/NF***	***60***
7111 B26, 28, 29, 31, 35, 36	9	Blue gray terrazzo print vinyl sheet flooring with tan mastic (top layer)	NAD	Suite 9 restrooms, throughout Suite 4, suite 14 restrooms and janitor closet, north corridor janitors office, Go-Green suite under laminate	G/NF	2,500
7111 B26, 28, 29, 31, 35, 36	***9***	***Black floor tile mastic (bottom layer***	***2%-3% Chrysotile***	***Suite 9 restrooms, throughout Suite 4, suite 14 restrooms and janitor closet, north corridor janitors office, Go-Green suite under laminate***	***G/NF***	***2,500***
7111 B27, 32-34	10	Gray 12" tile print vinyl sheet flooring with tan mastic (top layer)	NAD	Suite 20 bathroom floor	G/NF	40
7111 B27, 32-34	10	White vinyl floor tile with tan mastic (bottom layer)	NAD	Suite 20 bathroom floor	G/NF	40
7111 B37-39, B42-44, B46-48, B54-56	***11***	***Tan vinyl floor tile***	***2%-3% Chrysotile***	***Under laminate flooring in Suite 1, debris in Suite 14, under carpet in Suite 9, Suite 20 and in the janitors office***	***D/NF***	***15,000***

Project Name: Winnetka Offices
Project Location: 7111 Winnetka Avenue, Canoga Park CA
CSC Project No.: 1031500

Sample No:	HM	Suspect Asbestos-Containing Materials	Asbestos Content	Location of Material (Homogenous area)	NESHAPS Condition/ Friability	Quantity (ft^2)*
7111 B37-39, B42-44, B46-48, B54-56	***11***	***Black floor tile mastic***	***2%-3% Chrysotile***	***Under laminate flooring in Suite 1, debris in Suite 14, under carpet in Suite 9, Suite 20 and in the janitors office***	***D/NF***	***15,000***
7111 B40 – B41	12	White 12” vinyl floor tile	NAD	Suite 1 Private under laminate	G/NF	1,400
7111 B40 – B41	***12***	***Black floor tile mastic***	***3% Chrysotile***	***Suite 1 Private under laminate***	***G/NF***	***1,400***
7111 B45	13	White 12” vinyl floor tile	NAD	Suite 9 office under laminate	G/NF	500
7111 B45	***13***	***Black floor tile mastic***	***2% Chrysotile***	***Suite 9 office under laminate***	***G/NF***	***500***
7111 B49 – B51	14	Beige 12” vinyl floor tile with yellow glue	NAD	Suite 16 Offices	G/NF	1,000
7111 B52 – B53	15	Beige 12” vinyl floor tile with black mastic	NAD	Suite 16 MRI room and MRI electrical room	G/NF	1,400
7111 B57 – B58	16	White 12” vinyl floor tile with yellow mastic (top layer)	NAD	Middle offices and network room	G/NF	280
7111 B57 – B58	***16***	***Tan vinyl floor tile (bottom layer)***	***2% Chrysotile***	***Middle offices and network room***	***G/NF***	***280***
7111 B57 – B58	***16***	***Black floor tile mastic (bottom layer)***	***3% Chrysotile***	***Middle offices and network room***	***G/NF***	***280***
7111 B59 – B68	17	4” vinyl base cove with adhesives (various colors)	NAD	Interior walls at base throughout building	G/NF	1,000
7111 B69	18	White 4” vinyl base cove with glue	NAD	Suite 20 bathroom	G/NF	10
7111 B70 – B84	19	Drywall system (skim coat/mud, drywall)	NAD	Interior walls throughout the building	G/NF	110,000
7111 B85 – B88	20	Drywall system (skim coat/mud, drywall)	NAD	Hard lid ceiling and columns above drop ceiling	G/NF	25,000
7111 B89 – B91	21	Wall panel adhesive	NAD	Suite 1 Private, north office on east wall (wood paneling)	G/NF	120
7111 B92 – B98	22	2x4 lay in ceiling panels	NAD	Interior ceilings throughout	G/F	40,000
7111 B99 – B103	23	Spray applied fireproofing	NAD	I-Beams above drop ceilings	G/F	5,000
7111 B104 – B107	24	Asphalt paving	NAD	Parking lots	G/NF	30,000
7111 B108 – B112	25	Concrete	NAD	Drain ditches, curbs, walkways and ramps	G/NF	3,000
7111 B113 – B117	26	Exterior stucco system	NAD	Exterior walls and soffits	G/NF	15,000
7111 B118	27	Stucco lath paper	NAD	Exterior walls and soffits	G/F	15,000
7111 B119	28	Wall caulk	NAD	At base of stucco walls at SW exterior	G/NF	10
7111 B120 – B122	29	Concrete masonry unit (CMU) walls with mortar	NAD	Perimeter walls and walls by trash dumpsters	G/NF	3,000
7111 B123 – B127	30	Rock/Tar roof core	NAD	Roof field and roof overhangs	G/NF	22,000

PO Box 4299, Chatsworth, CA 91313 * TEL 818-727-2553 * FAX 818-727-2556
csc@csceng.com - www.csceng.com

Sample No:	HM	Suspect Asbestos-Containing Materials	Asbestos Content	Location of Material (Homogenous area)	NESHAPS Condition/ Friability	Quantity (ft^2)*
7111 B128 – B131	31	Rolled asphalt roof core	NAD	Roof patches	G/NF	2,000
7111 B132 – B135	***32***	***Roof mastic***	***3% Chrysotile***	***Roof penetrations and flashings***	***G/NF***	***200***

HM = Homogeneous Material, NAD = No Asbestos Detected, G = Good D = Damaged SD = Significantly Damaged
F = Friable NF = Non-friable
* = Quantities are estimates of the amount of material affected by renovation/demolition and are not intended for bid purposes.
Refer to the laboratory report and chain(s) of custody in Appendix A for complete list of materials tested and sampling locations

Materials containing greater than one percent (>1%) asbestos as determined by Polarized Light Microscopy methodology are considered to be an asbestos-containing materials (ACM) according to the Environmental Protection Agency (EPA). These materials are subject to regulatory provisions under 40 CFR 61.

Any manufactured construction material containing greater than one tenth of one percent (>0.1%) asbestos as determined by Polarized Light Microscopy methodology are considered to be an asbestos-containing construction materials (ACCM) according to California Occupational Safety and Health Administration (Cal-OSHA). These materials are subject to regulatory provisions under CCR Title 8, Section 1529.

Should the demolition process reveal any additional suspect asbestos-containing materials; work must stop until the suspect materials are tested for asbestos content.

B. LEAD-BASED PAINT

In Los Angeles County, paint is considered lead-based (LBP) if it tests greater than or equal to $\geq$0.7 mg/cm^2, and paint is considered lead-containing (LCP) if it tests between 0.1 and 0.7 mg/cm^2. The following are the analytical results of the testing combinations collected from the site:

TABLE II: LBP Results

Testing Combination / Locations	Substrate	Condition	Lead Status*	Lead Concentration ($^{mg}/_{cm^2}$)	Inspection Notes
Interior walls	Drywall	Intact	NEG	0.0	Throughout building
Interior baseboards	Wood	Intact	NEG	0.0	Throughout building
Interior ceramic tile / bathrooms, lobby	Ceramic	Intact	NEG	0.0-0.5	
Interior bathroom fixtures	Porcelain	Intact	NEG	0.0	Throughout building
Interior office wall with lead sheeting behind wood paneling / Suite 1 Private, north office wall	***Wood / Lead***	***Intact***	***LBP***	***42.9***	***Elemental lead***
Interior windows, doors, door frames, trim	Wood	Intact	NEG	0.0-0.01	Throughout building
Exterior walls	Stucco	Intact	NEG	0.0	Throughout building

Testing Combination / Locations	Substrate	Condition	Lead Status*	Lead Concentration ($^{mg}/_{cm^2}$)	Inspection Notes
Exterior CMU walls	CMU	Intact	NEG	0.0	Throughout building
Exterior ceramic tile walls, columns, floor	Ceramic	Intact	NEG	0.0	Throughout building
Exterior parking lot striping	Asphalt / concrete	Intact	NEG	0.0	White, blue and red curbs
Exterior bollards	Metal / Concrete	Intact	NEG	0.0	Yellow
*LBM = Lead Based Material LC = Lead-Containing NEG = No Lead Detected above the regulatory limit Refer to the XRF Data Sheet(s) in Appendix B for a complete list of components and locations tested					

Note: Painted surfaces generally contain lead at various levels, which are lead containing and not considered lead-based paint. It is advised that all work where painted surfaces are impacted is conducted in a manner to minimize the generation of dust.

VII. SITE OBSERVATIONS

CSC made the following noteworthy observations during the site visit on October 24 and 25, 2022.

1. The site survey was performed in advance of the planned demolition of all improvements on the subject property.
2. All suspect asbestos-containing materials were in good condition at the time of CSC's site investigation.
3. Black floor tile mastic, an asbestos-containing material, was observed on the concrete slab throughout most of the building; the material is present underneath the various floor coverings including the laminate, vinyl flooring and carpeting.
4. CSC performed destructive sampling throughout the property; however asbestos-containing materials may exist in areas that were not accessible through reasonable means.
5. CSC did not perform any underground investigation or testing; there is a likelihood that buried asbestos-containing utility pipes and lines exist underground on the property.

VIII. CONCLUSIONS AND RECOMMENDATIONS

A. ASBESTOS

Asbestos-containing materials are present at the site that will be impacted during the construction activities for the proposed demolition project. Since ACM is present, actions should be taken to prevent fiber release and to minimize exposure of the contractor and other subcontractors to asbestos fibers. The following recommendations should be followed for demolition projects including contracting the services of an environmental consultant to monitor/document that the contractor activities comply with OSHA, Cal-OSHA, US-EPA NESHAP, SCAQMD, and applicable city and county requirements:

1) A DOSH-licensed asbestos contractor shall remove the impacted ACM's from the demolition areas prior to initiating any demolition activities that could result in an uncontrolled asbestos fiber release.

2) The disposal of asbestos waste shall be in accord with applicable regulations of the U.S. EPA, U.S. DOT, California DOSH and SCAQMD. Friable asbestos-containing waste, containing more than one (1) percent

asbestos must be handled, transported, and disposed of as hazardous waste in accordance with the California Environmental Protection Agency regulations contained in Title 22 CCR. ACCM containing one percent or less asbestos can be disposed as non-hazardous waste. However the waste disposal facility must be notified of the presence of asbestos in the waste. DOSH worker protection regulations for asbestos would still apply during handling of the waste.

3) The general contractor, subcontractors, and employees working on-site should be made aware of the locations of the ACM identified in this report and the possibility of concealed suspect ACM's that could be found during modification activities. They should be advised to not disturb the identified ACM.

B. LEAD

For the lead-based paints and lead-containing materials that will be impacted during the construction activities for the proposed demolition project, all work impacting the lead containing materials shall be performed in compliance with applicable DOSH Title 8, CCR, Section 1532.1 lead regulations and with the most recent edition of all applicable federal, state, and local regulations, standards, and codes governing abatement, transport, and disposal of lead-containing/contaminated materials.

Disposal of all lead containing materials shall be in compliance with the following Title 22, CCR, Division 4.5, Chapter 11. The California Department of Toxic Substances Control (DTSC) regulates the disposal of hazardous wastes generated in California, including wastes that contain certain amounts of lead. DTSC limits for what constitutes a hazardous waste because of lead content are more stringent than RCRA limits.

IX. GENERAL

The report is designed to aid the building owner, architect, construction manager, general contractors, and potential asbestos abatement contractors in locating ACM and /or assumed ACM, LBP and/or lead-containing paint, and universal waste. The quantities of materials identified in this report are only estimates and should not be used for bidding or developing costs for abatement. It should be the responsibility of the asbestos abatement contractor to calculate actual quantities and develop removal costs accordingly.

Should materials similar to those identified in this report or, other forms of suspect hazardous materials be discovered during the renovation process, the contractor should be instructed to cease all work activities which may initiate an exposure episode and notify the appropriate management personnel.

Clark Seif Clark, Inc. prepared this asbestos survey under contract with Magnolia Public Schools. No warranties expressed or implied, are made by Clark Seif Clark, Inc. or its employees as to the use of any information, apparatus, product or process disclosed in this report. Though reasonable efforts have been made to assure correctness, if a Contractor is employed he should bring any discrepancies to the immediate attention of Clark Seif Clark, Inc.

We have employed state-of-the-art practices to perform this analysis of risk and identification, but this evaluation is severely limited in scope to areas accessible to a visual inspection or through reasonable means of the areas evaluated. No demolition or product review was performed in attempts to reveal material compositions. Our services consist of professional opinions and recommendations made in accordance with generally accepted engineering principles and practices and are designed to provide an analytical tool to assist the client. Clark Seif Clark or those representing Clark Seif Clark bear no responsibility for the actual condition of the structure or safety of a site pertaining to asbestos and/or asbestos contamination regardless of the actions taken by the client.

Project Name: Winnetka Offices
Project Location: 7111 Winnetka Avenue, Canoga Park CA
CSC Project No.: 1031500

Clark Seif Clark appreciated having the opportunity to inspect your property. If you have any questions regarding this survey or other environmental hazards, please don't hesitate to contact us at (818) 727-2553 or (800) 807-1118.

Written by,

Christian Goerrissen
Certified Asbestos Consultant (CAC)
Cal/OSHA CAC No. 00-2840
CDPH Lead I/A No. LRC-00000162
Clark Seif Clark, Inc.

Reviewed and endorsed by,

Devon Charnley
Certified Asbestos Consultant (CAC)
Cal/OSHA CAC No. 11-6982
CDPH PM/ST No. 00006856 & 00010248
Clark Seif Clark, Inc.

Project Name: Winnetka Offices
Project Location: 7111 Winnetka Avenue, Canoga Park CA
CSC Project No.: 1031500

APPENDIX A

LABORATORY ANALYTICAL RESULTS AND CHAIN OF CUSTODY

PO Box 4299, Chatsworth, CA 91313 * TEL 818-727-2553 * FAX 818-727-2556
csc@csceng.com - www.csceng.com

EMSL Analytical, Inc.
200 Route 130 North Cinnaminson, NJ 08077
Tel/Fax: (800) 220-3675 / (856) 786-5974
http://www.EMSL.com / cinnasblab@EMSL.com

EMSL Order: 042227413
Customer ID: CLAR53
Customer PO:
Project ID:

Attention: Christian Goerrissen
Clark Seif Clark
PO Box 4299
Chatsworth, CA 91313

Phone: (818) 402-9844
Fax: (818) 727-2556
Received Date: 10/31/2022 9:00 AM
Analysis Date: 11/03/2022 - 11/05/2022
Collected Date: 10/24/2022

Project: 1031500 - Winnetka Offices - 7111 Winnetka Avenue, Canoga Park, CA

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

			Non-Asbestos		Asbestos
Sample	**Description**	**Appearance**	**% Fibrous**	**% Non-Fibrous**	**% Type**
7111-B1-Ceramic Tile *042227413-0001*	Hall Lobby Floor - Ceramic Tile System - Black 12" Tile	Gray Non-Fibrous Homogeneous	HA: 1	100% Non-fibrous (Other)	None Detected
7111-B1-Grout *042227413-0001A*	Hall Lobby Floor - Ceramic Tile System - Black 12" Tile	White Non-Fibrous Homogeneous	HA: 1	100% Non-fibrous (Other)	None Detected
7111-B1-Mortar *042227413-0001B*	Hall Lobby Floor - Ceramic Tile System - Black 12" Tile	White Non-Fibrous Homogeneous	HA: 1	100% Non-fibrous (Other)	None Detected
7111-B2-Ceramic Tile *042227413-0002*	Pharmacy Floor - Ceramic Tile System - Blue 12" Tile	Brown/Blue Non-Fibrous Homogeneous	HA: 2	100% Non-fibrous (Other)	None Detected
7111-B2-Grout *042227413-0002A*	Pharmacy Floor - Ceramic Tile System - Blue 12" Tile	Blue Non-Fibrous Homogeneous	HA: 2	100% Non-fibrous (Other)	None Detected
7111-B2-Mortar *042227413-0002B*	Pharmacy Floor - Ceramic Tile System - Blue 12" Tile	White Non-Fibrous Homogeneous	HA: 2	100% Non-fibrous (Other)	None Detected
7111-B3-Ceramic Tile *042227413-0003*	Suite 1 Lobby - Ceramic Tile System - Beige 12" Tile	Brown/Beige Non-Fibrous Homogeneous	HA: 3	100% Non-fibrous (Other)	None Detected
7111-B3-Grout *042227413-0003A*	Suite 1 Lobby - Ceramic Tile System - Beige 12" Tile	Beige Non-Fibrous Homogeneous	HA: 3	100% Non-fibrous (Other)	None Detected
7111-B3-Mortar *042227413-0003B*	Suite 1 Lobby - Ceramic Tile System - Beige 12" Tile	Gray Non-Fibrous Homogeneous	HA: 3	100% Non-fibrous (Other)	None Detected
7111-B4-Ceramic Tile *042227413-0004*	Suite 1 RR Floor - Ceramic Tile System - Beige 12" Tile	Beige Non-Fibrous Homogeneous	HA: 3	100% Non-fibrous (Other)	None Detected
7111-B4-Grout *042227413-0004A*	Suite 1 RR Floor - Ceramic Tile System - Beige 12" Tile	Beige Non-Fibrous Homogeneous	HA: 3	100% Non-fibrous (Other)	None Detected
7111-B4-Mortar *042227413-0004B*	Suite 1 RR Floor - Ceramic Tile System - Beige 12" Tile	Gray Non-Fibrous Homogeneous	HA: 3	100% Non-fibrous (Other)	None Detected

Initial report from: 11/07/2022 10:50:29

EMSL Analytical, Inc.
200 Route 130 North Cinnaminson, NJ 08077
Tel/Fax: (800) 220-3675 / (856) 786-5974
http://www.EMSL.com / cinnasblab@EMSL.com

EMSL Order: 042227413
Customer ID: CLAR53
Customer PO:
Project ID:

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

			Non-Asbestos		Asbestos
Sample	**Description**	**Appearance**	**% Fibrous**	**% Non-Fibrous**	**% Type**
7111-B5-Ceramic Tile *042227413-0005*	Suite 10 Floor - Ceramic Tile System - Beige 12" Tile	Brown/Beige Non-Fibrous Homogeneous	HA: 3	100% Non-fibrous (Other)	None Detected
7111-B5-Grout *042227413-0005A*	Suite 10 Floor - Ceramic Tile System - Beige 12" Tile	Brown Non-Fibrous Homogeneous	HA: 3	100% Non-fibrous (Other)	None Detected
7111-B5-Mortar *042227413-0005B*	Suite 10 Floor - Ceramic Tile System - Beige 12" Tile	White Non-Fibrous Homogeneous	HA: 3	100% Non-fibrous (Other)	None Detected
7111-B6-Ceramic Tile *042227413-0006*	Suite 16 RR Floor - Ceramic Tile System - White 6" Tile	White Non-Fibrous Homogeneous	HA: 4	100% Non-fibrous (Other)	None Detected
7111-B6-Grout *042227413-0006A*	Suite 16 RR Floor - Ceramic Tile System - White 6" Tile	Beige Non-Fibrous Homogeneous	HA: 4	100% Non-fibrous (Other)	None Detected
7111-B6-Mortar *042227413-0006B*	Suite 16 RR Floor - Ceramic Tile System - White 6" Tile	White Non-Fibrous Homogeneous	HA: 4	100% Non-fibrous (Other)	None Detected
7111-B7-Ceramic Tile *042227413-0007*	Suite 16 RR Walls - Ceramic Tile System - White 6" Tile	White Non-Fibrous Homogeneous	HA: 4	100% Non-fibrous (Other)	None Detected
7111-B7-Grout *042227413-0007A*	Suite 16 RR Walls - Ceramic Tile System - White 6" Tile	White Non-Fibrous Homogeneous	HA: 4	100% Non-fibrous (Other)	None Detected
7111-B7-Mortar *042227413-0007B*	Suite 16 RR Walls - Ceramic Tile System - White 6" Tile	Beige Non-Fibrous Homogeneous	HA: 4	100% Non-fibrous (Other)	None Detected
7111-B8-Ceramic Tile *042227413-0008*	Exterior at North Entry Floor - Ceramic Tile System - Brown 4" Tile	Brown Non-Fibrous Homogeneous	HA: 5	100% Non-fibrous (Other)	None Detected
7111-B8-Grout *042227413-0008A*	Exterior at North Entry Floor - Ceramic Tile System - Brown 4" Tile	Tan Non-Fibrous Homogeneous	HA: 5	100% Non-fibrous (Other)	None Detected
7111-B8-Mortar *042227413-0008B*	Exterior at North Entry Floor - Ceramic Tile System - Brown 4" Tile	Gray Non-Fibrous Homogeneous	HA: 5	100% Non-fibrous (Other)	None Detected
7111-B9-Ceramic Tile *042227413-0009*	Exterior at East Entry Floor - Ceramic Tile System - Brown 4" Tile	Brown Non-Fibrous Homogeneous	HA: 5	100% Non-fibrous (Other)	None Detected

Initial report from: 11/07/2022 10:50:29

EMSL Analytical, Inc.
200 Route 130 North Cinnaminson, NJ 08077
Tel/Fax: (800) 220-3675 / (856) 786-5974
http://www.EMSL.com / cinnasblab@EMSL.com

EMSL Order: 042227413
Customer ID: CLAR53
Customer PO:
Project ID:

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

			Non-Asbestos		Asbestos
Sample	**Description**	**Appearance**	**% Fibrous**	**% Non-Fibrous**	**% Type**
7111-B9-Grout *042227413-0009A*	Exterior at East Entry Floor - Ceramic Tile System - Brown 4" Tile	Tan Non-Fibrous Homogeneous	HA: 5	100% Non-fibrous (Other)	None Detected
7111-B9-Mortar *042227413-0009B*	Exterior at East Entry Floor - Ceramic Tile System - Brown 4" Tile	Gray Non-Fibrous Homogeneous	HA: 5	100% Non-fibrous (Other)	None Detected
7111-B10-Ceramic Tile *042227413-0010*	Exterior at East Entry Walls - Ceramic Tile System - White 4" Tile	Brown/White Non-Fibrous Homogeneous	HA: 5	100% Non-fibrous (Other)	None Detected
7111-B10-Grout *042227413-0010A*	Exterior at East Entry Walls - Ceramic Tile System - White 4" Tile	Tan Non-Fibrous Homogeneous	HA: 5	100% Non-fibrous (Other)	None Detected
7111-B10-Mortar *042227413-0010B*	Exterior at East Entry Walls - Ceramic Tile System - White 4" Tile		HA: 5		Layer Not Present
7111-B11 *042227413-0011*	Under Carpets - Corridor by STE 8 - Yellow Carpet Glue	Yellow Non-Fibrous Homogeneous	HA: 6	100% Non-fibrous (Other)	None Detected
7111-B12 *042227413-0012*	Under Carpets - Corridor by STE 16 - Yellow Carpet Glue	Yellow Non-Fibrous Homogeneous	HA: 6	100% Non-fibrous (Other)	None Detected
7111-B13 *042227413-0013*	Under Carpets Suite 16 Lobby - Yellow Carpet Glue	Black/Yellow Non-Fibrous Homogeneous	HA: 6	100% Non-fibrous (Other)	None Detected
7111-B14 *042227413-0014*	Under Carpets by SE Entry - Yellow Carpet Glue	Yellow Non-Fibrous Homogeneous	HA: 6	100% Non-fibrous (Other)	None Detected
7111-B15 *042227413-0015*	Under Carpets by Suite 14 - Yellow Carpet Glue	Yellow Non-Fibrous Homogeneous	HA: 6	100% Non-fibrous (Other)	None Detected
7111-B16 *042227413-0016*	Under Carpets by Suite 20 - Yellow Carpet Glue	Yellow Non-Fibrous Homogeneous	HA: 6	100% Non-fibrous (Other)	None Detected
7111-B17 *042227413-0017*	Building Slab - North at STE 1 - Concrete Slab	Gray Non-Fibrous Homogeneous	HA: 7	100% Non-fibrous (Other)	None Detected
7111-B18 *042227413-0018*	Building Slab - NE At Ste 16 - Concrete Slab	Gray Non-Fibrous Homogeneous	HA: 7	100% Non-fibrous (Other)	None Detected

Initial report from: 11/07/2022 10:50:29

EMSL Analytical, Inc.
200 Route 130 North Cinnaminson, NJ 08077
Tel/Fax: (800) 220-3675 / (856) 786-5974
http://www.EMSL.com / cinnasblab@EMSL.com

EMSL Order: 042227413
Customer ID: CLAR53
Customer PO:
Project ID:

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

			Non-Asbestos		Asbestos
Sample	**Description**	**Appearance**	**% Fibrous**	**% Non-Fibrous**	**% Type**
7111-B19 *042227413-0019*	Building Slab - East At Ste 3 - Concrete Slab	Gray Non-Fibrous Homogeneous	HA: 7	100% Non-fibrous (Other)	None Detected
7111-B20 *042227413-0020*	Building Slab - Center at Ste 8 - Concrete Slab	Gray Non-Fibrous Homogeneous	HA: 7	100% Non-fibrous (Other)	None Detected
7111-B21 *042227413-0021*	Building Slab - North at STE 1 - Concrete Slab	Gray Non-Fibrous Homogeneous	HA: 7	100% Non-fibrous (Other)	None Detected
7111-B22 *042227413-0022*	Building Slab - West at STE 20 - Concrete Slab	Gray Non-Fibrous Homogeneous	HA: 7	100% Non-fibrous (Other)	None Detected
7111-B23-Concrete *042227413-0023*	Building Slab - NW at STE 20 - Concrete Slab	Gray Non-Fibrous Homogeneous	HA: 7	100% Non-fibrous (Other)	None Detected
7111-B23-Glue *042227413-0023A*	Building Slab - NW at STE 20 - Concrete Slab	Brown Non-Fibrous Homogeneous	HA: 7	100% Non-fibrous (Other)	None Detected
7111-B24-VSF *042227413-0024*	Corridor Restrooms East of Suite 8 - Gray Terrazzo Print VSF	Gray Fibrous Homogeneous	15% Cellulose HA: 8	85% Non-fibrous (Other)	None Detected
7111-B24-Mastic *042227413-0024A*	Corridor Restrooms East of Suite 8 - Mastic	Tan Non-Fibrous Homogeneous	HA: 8	100% Non-fibrous (Other)	None Detected
7111-B24-VSF 2 *042227413-0024B*	Corridor Restrooms East of Suite 8 - Gray Terrazzo Print VSF	Tan Fibrous Homogeneous	10% Cellulose HA: 8	75% Non-fibrous (Other)	15% Chrysotile
7111-B24-Mastic 2 *042227413-0024C*	Corridor Restrooms East of Suite 8 - Mastic	Tan Non-Fibrous Homogeneous	HA: 8	100% Non-fibrous (Other)	None Detected
7111-B24-VSF 3 *042227413-0024D*	Corridor Restrooms East of Suite 8 - Gray Terrazzo Print VSF	Blue/Beige Fibrous Homogeneous	15% Cellulose HA: 8	85% Non-fibrous (Other)	None Detected
7111-B25-VSF *042227413-0025*	Corridor Restrooms East of Suite 8 - Gray Terrazzo Print VSF	Gray Fibrous Homogeneous	15% Cellulose HA: 8	85% Non-fibrous (Other)	None Detected
7111-B25-Mastic *042227413-0025A*	Corridor Restrooms East of Suite 8 - Mastic	Tan Non-Fibrous Homogeneous	HA: 8	100% Non-fibrous (Other)	None Detected
7111-B25-VSF 2 *042227413-0025B*	Corridor Restrooms East of Suite 8 - Gray Terrazzo Print VSF	Tan Fibrous Homogeneous	10% Cellulose HA: 8	75% Non-fibrous (Other)	15% Chrysotile

Initial report from: 11/07/2022 10:50:29

EMSL Analytical, Inc.
200 Route 130 North Cinnaminson, NJ 08077
Tel/Fax: (800) 220-3675 / (856) 786-5974
http://www.EMSL.com / cinnasblab@EMSL.com

EMSL Order: 042227413
Customer ID: CLAR53
Customer PO:
Project ID:

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

			Non-Asbestos		Asbestos
Sample	**Description**	**Appearance**	**% Fibrous**	**% Non-Fibrous**	**% Type**
7111-B25-Mastic 2 *042227413-0025C*	Corridor Restrooms East of Suite 8 - Mastic	Tan Non-Fibrous Homogeneous	HA: 8	100% Non-fibrous (Other)	None Detected
7111-B25-VSF 3 *042227413-0025D*	Corridor Restrooms East of Suite 8 - Gray Terrazzo Print VSF	Blue/Beige Fibrous Homogeneous	15% Cellulose HA: 8	85% Non-fibrous (Other)	None Detected
7111-B26-VSF *042227413-0026*	Suite 9 Restroom - Blue and Gray Terrazzo Print VSF	White/Blue Fibrous Homogeneous	15% Cellulose HA: 9	85% Non-fibrous (Other)	None Detected
7111-B26-Mastic *042227413-0026A*	Suite 9 Restroom - Mastic	Tan Non-Fibrous Homogeneous	HA: 9	100% Non-fibrous (Other)	None Detected
7111-B26-VSF 2 *042227413-0026B*	Suite 9 Restroom - Blue and Gray Terrazzo Print VSF	Tan Fibrous Homogeneous	15% Cellulose HA: 9	85% Non-fibrous (Other)	None Detected
7111-B26-Mastic 2 *042227413-0026C*	Suite 9 Restroom - Blue and Gray Terrazzo Print VSF	Black Non-Fibrous Homogeneous	HA: 9	97% Non-fibrous (Other)	3% Chrysotile
7111-B27-VSF *042227413-0027*	Suite 1 Lobby Recetion Area - Gray 12" Tile Print VSF	Gray Fibrous Homogeneous	10% Glass HA: 10	90% Non-fibrous (Other)	None Detected
7111-B27-Mastic *042227413-0027A*	Suite 1 Lobby Recetion Area - Mastic	Yellow Non-Fibrous Homogeneous	HA: 10	100% Non-fibrous (Other)	None Detected
7111-B27-VFT *042227413-0027B*	Suite 1 Lobby Recetion Area - VFT	Tan Non-Fibrous Homogeneous	HA: 10	100% Non-fibrous (Other)	None Detected
7111-B27-Mastic 2 *042227413-0027C*	Suite 1 Lobby Recetion Area - Mastic	Black Non-Fibrous Homogeneous	HA: 10	97% Non-fibrous (Other)	3% Chrysotile
7111-B28-VSF *042227413-0028*	Suite 4 Room 3 all Exam Room - Blue and Gray Terrazzo Print VSF	Gray/Blue Fibrous Homogeneous	15% Synthetic HA: 9	85% Non-fibrous (Other)	None Detected
7111-B28-Mastic *042227413-0028A*	Suite 4 Room 3 all Exam Room - Mastic	Tan Non-Fibrous Homogeneous	HA: 9	100% Non-fibrous (Other)	None Detected
7111-B28-VFT *042227413-0028B*	Suite 4 Room 3 all Exam Room - Vinyl Floor	Tan Non-Fibrous Homogeneous	HA: 9	98% Non-fibrous (Other)	2% Chrysotile
7111-B28-Mastic 2 *042227413-0028C*	Suite 4 Room 3 all Exam Room - Mastic	Black Non-Fibrous Homogeneous	HA: 9	97% Non-fibrous (Other)	3% Chrysotile

Initial report from: 11/07/2022 10:50:29

EMSL Analytical, Inc.
200 Route 130 North Cinnaminson, NJ 08077
Tel/Fax: (800) 220-3675 / (856) 786-5974
http://www.EMSL.com / cinnasblab@EMSL.com

EMSL Order: 042227413
Customer ID: CLAR53
Customer PO:
Project ID:

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

			Non-Asbestos		Asbestos
Sample	**Description**	**Appearance**	**% Fibrous**	**% Non-Fibrous**	**% Type**
7111-B29-VSF *042227413-0029*	Suite 4 Room 3 all Exam Room - Blue and Gray Terrazzo Print VSF	Gray/Blue Fibrous Homogeneous	15% Synthetic HA: 9	85% Non-fibrous (Other)	None Detected
7111-B29-Mastic *042227413-0029A*	Suite 4 Room 3 all Exam Room - Mastic	Tan Non-Fibrous Homogeneous	HA: 9	100% Non-fibrous (Other)	None Detected
7111-B29-VSF *042227413-0029B*	Suite 4 Room 3 all Exam Room - Blue and Gray Terrazzo Print VSF	Tan Non-Fibrous Homogeneous	HA: 9	98% Non-fibrous (Other)	2% Chrysotile
7111-B29-Mastic 2 *042227413-0029C*	Suite 4 Room 3 all Exam Room - Blue and Gray Terrazzo Print VSF	Black Non-Fibrous Homogeneous	HA: 9	97% Non-fibrous (Other)	3% Chrysotile
7111-B30-VSF *042227413-0030*	Suite 8 Reception Restroom - Gray Terrazzo Print VSF	Gray Fibrous Homogeneous	15% Synthetic HA: 8	85% Non-fibrous (Other)	None Detected
7111-B30-Mastic *042227413-0030A*	Suite 8 Reception Restroom - Mastic	Tan Non-Fibrous Homogeneous	HA: 8	100% Non-fibrous (Other)	None Detected
7111-B30-VSF 2 *042227413-0030B*	Suite 8 Reception Restroom - Gray Terrazzo Print VSF	White/Blue Fibrous Homogeneous	15% Cellulose HA: 8	85% Non-fibrous (Other)	None Detected
7111-B30-Mastic 2 *042227413-0030C*	Suite 8 Reception Restroom - Mastic	Tan Non-Fibrous Homogeneous	HA: 8	100% Non-fibrous (Other)	None Detected
7111-B30-VSF 3 *042227413-0030D*	Suite 8 Reception Restroom - Gray Terrazzo Print VSF	Tan Fibrous Homogeneous	10% Cellulose HA: 8	75% Non-fibrous (Other)	15% Chrysotile
7111-B30-Mastic 3 *042227413-0030E*	Suite 8 Reception Restroom - Mastic	Tan Non-Fibrous Homogeneous	HA: 8	100% Non-fibrous (Other)	None Detected
7111-B31-VSF *042227413-0031*	Suite 14 Restrooms and Janitor Closet - Blue and Gray Terrazzo Print VSF	Gray/Blue Fibrous Homogeneous	15% Synthetic HA: 9	85% Non-fibrous (Other)	None Detected
7111-B31-Mastic *042227413-0031A*	Suite 14 Restrooms and Janitor Closet - MasticSF	Tan Non-Fibrous Homogeneous	HA: 9	100% Non-fibrous (Other)	None Detected
7111-B31-VFT *042227413-0031B*	Suite 14 Restrooms and Janitor Closet - VFT	Tan Non-Fibrous Homogeneous	HA: 9	98% Non-fibrous (Other)	2% Chrysotile
7111-B31-Mastic 2 *042227413-0031C*	Suite 14 Restrooms and Janitor Closet - Mastic	Black Non-Fibrous Homogeneous		97% Non-fibrous (Other)	3% Chrysotile

Initial report from: 11/07/2022 10:50:29

EMSL Analytical, Inc.
200 Route 130 North Cinnaminson, NJ 08077
Tel/Fax: (800) 220-3675 / (856) 786-5974
http://www.EMSL.com / cinnasblab@EMSL.com

EMSL Order: 042227413
Customer ID: CLAR53
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 % Fibrous	Non-Asbestos % Non-Fibrous	Asbestos % Type
			HA: 9		
7111-B32-VSF *042227413-0032*	Suite 20 Bathroom Floor - Tan Stone Tile Print VSF	Tan Fibrous Homogeneous	15% Cellulose HA: 10	85% Non-fibrous (Other)	None Detected
7111-B32-Mastic *042227413-0032A*	Suite 20 Bathroom Floor - Mastic	Tan Non-Fibrous Homogeneous	HA: 10	100% Non-fibrous (Other)	None Detected
7111-B32-VFT *042227413-0032B*	Suite 20 Bathroom Floor - VFT	White Non-Fibrous Homogeneous	HA: 10	100% Non-fibrous (Other)	None Detected
7111-B32-Mastic 2 *042227413-0032C*	Suite 20 Bathroom Floor - Mastic	Tan Non-Fibrous Homogeneous	HA: 10	100% Non-fibrous (Other)	None Detected
7111-B33-VSF *042227413-0033*	Suite 20 Bathroom Floor - Tan Stone Tile Print VSF	Tan Fibrous Homogeneous	15% Cellulose HA: 10	85% Non-fibrous (Other)	None Detected
7111-B33-Mastic *042227413-0033A*	Suite 20 Bathroom Floor - Mastic	Tan Non-Fibrous Homogeneous	HA: 10	100% Non-fibrous (Other)	None Detected
7111-B33-VFT *042227413-0033B*	Suite 20 Bathroom Floor - VFT	White Non-Fibrous Homogeneous	HA: 10	100% Non-fibrous (Other)	None Detected
7111-B33-Mastic 2 *042227413-0033C*	Suite 20 Bathroom Floor - Mastic	Tan Non-Fibrous Homogeneous	HA: 10	100% Non-fibrous (Other)	None Detected
7111-B34-VSF *042227413-0034*	Suite 20 Bathroom Floor - Tan Stone Tile Print VSF	Tan Fibrous Homogeneous	15% Cellulose HA: 10	85% Non-fibrous (Other)	None Detected
7111-B34-Mastic *042227413-0034A*	Suite 20 Bathroom Floor - Mastic	Tan Non-Fibrous Homogeneous	HA: 10	100% Non-fibrous (Other)	None Detected
7111-B34-VFT *042227413-0034B*	Suite 20 Bathroom Floor - VFT	White Non-Fibrous Homogeneous	HA: 10	100% Non-fibrous (Other)	None Detected
7111-B34-Mastic 2 *042227413-0034C*	Suite 20 Bathroom Floor - Mastic	Tan Non-Fibrous Homogeneous	HA: 10	100% Non-fibrous (Other)	None Detected
7111-B35-VSF *042227413-0035*	Go Green Middle Office under Laminate - Blue and Gray Terrazzo	Gray/Blue Fibrous Homogeneous	15% Cellulose HA: 9	85% Non-fibrous (Other)	None Detected
7111-B35-Mastic *042227413-0035A*	Go Green Middle Office under Laminate - Mastic	Tan Non-Fibrous Homogeneous	HA: 9	100% Non-fibrous (Other)	None Detected

Initial report from: 11/07/2022 10:50:29

EMSL Analytical, Inc.
200 Route 130 North Cinnaminson, NJ 08077
Tel/Fax: (800) 220-3675 / (856) 786-5974
http://www.EMSL.com / cinnasblab@EMSL.com

EMSL Order: 042227413
Customer ID: CLAR53
Customer PO:
Project ID:

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

			Non-Asbestos		Asbestos
Sample	**Description**	**Appearance**	**% Fibrous**	**% Non-Fibrous**	**% Type**
7111-B35-VFT *042227413-0035B*	Go Green Middle Office under Laminate - Blue and Gray Terrazzo	Tan Non-Fibrous Homogeneous	HA: 9	98% Non-fibrous (Other)	2% Chrysotile
7111-B35-Mastic 2 *042227413-0035C*	Go Green Middle Office under Laminate - Mastic	Black Non-Fibrous Homogeneous	HA: 9	98% Non-fibrous (Other)	2% Chrysotile
7111-B36-VSF *042227413-0036*	North Corridor Janitors Room Office - Blue and Gray Terrazzo	Gray/Blue Fibrous Homogeneous	5% Cellulose 2% Glass HA: 9	93% Non-fibrous (Other)	None Detected
7111-B36-Mastic *042227413-0036A*	North Corridor Janitors Room Office - Mastic	Brown Non-Fibrous Homogeneous	HA: 9	100% Non-fibrous (Other)	None Detected
7111-B37-VFT *042227413-0037*	Suite Offices under Laminate - VFT	Tan Non-Fibrous Homogeneous	HA: 11	98% Non-fibrous (Other)	2% Chrysotile
7111-B37-Mastic *042227413-0037A*	Suite Offices under Laminate - Mastic	Black Non-Fibrous Homogeneous	HA: 11	97% Non-fibrous (Other)	3% Chrysotile
7111-B37-Glue *042227413-0037B*	Suite Offices under Laminate - Glut	Yellow Non-Fibrous Homogeneous	HA: 11	100% Non-fibrous (Other)	None Detected
7111-B38-VFT *042227413-0038*	Suite 1 Exam Room under Laminate - VFT	Tan Non-Fibrous Homogeneous	HA: 11	98% Non-fibrous (Other)	2% Chrysotile
7111-B38-Mastic *042227413-0038A*	Suite 1 Exam Room under Laminate - Mastic	Black Non-Fibrous Homogeneous	HA: 11	98% Non-fibrous (Other)	2% Chrysotile
7111-B38-Glue *042227413-0038B*	Suite 1 Exam Room under Laminate - Glue	Yellow Non-Fibrous Homogeneous	HA: 11	100% Non-fibrous (Other)	None Detected
7111-B39-VFT *042227413-0039*	Suite 1 Private Corridor under Laminate - VFT	Tan Non-Fibrous Homogeneous	HA: 11	98% Non-fibrous (Other)	2% Chrysotile
7111-B39-Mastic *042227413-0039A*	Suite 1 Private Corridor under Laminate - Mastic	Black Non-Fibrous Homogeneous	HA: 11	98% Non-fibrous (Other)	2% Chrysotile
7111-B39-Glue *042227413-0039B*	Suite 1 Private Corridor under Laminate - Glue	Yellow Non-Fibrous Homogeneous	HA: 11	100% Non-fibrous (Other)	None Detected
7111-B40-VFT *042227413-0040*	Suite 1 Private Room under Laminate - White 12 x 12 VFT	White Non-Fibrous Homogeneous	HA: 12	100% Non-fibrous (Other)	None Detected

Initial report from: 11/07/2022 10:50:29

EMSL Analytical, Inc.
200 Route 130 North Cinnaminson, NJ 08077
Tel/Fax: (800) 220-3675 / (856) 786-5974
http://www.EMSL.com / cinnasblab@EMSL.com

EMSL Order: 042227413
Customer ID: CLAR53
Customer PO:
Project ID:

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

			Non-Asbestos		Asbestos
Sample	**Description**	**Appearance**	**% Fibrous**	**% Non-Fibrous**	**% Type**
7111-B40-Adhesive *042227413-0040A*	Suite 1 Private Room under Laminate - Adhesive	Tan Non-Fibrous Homogeneous	HA: 12	100% Non-fibrous (Other)	None Detected
7111-B41-VFT *042227413-0041*	Suite 1 Private North Office under Laminate - White 12 x 12 VFT	White Non-Fibrous Homogeneous	HA: 12	100% Non-fibrous (Other)	None Detected
7111-B41-Adhesive *042227413-0041A* *Result includes inseparable black mastic.*	Suite 1 Private North Office under Laminate - Adhesive	Tan/Black Non-Fibrous Homogeneous	HA: 12	97% Non-fibrous (Other)	3% Chrysotile
7111-B42-VFT *042227413-0042*	Suite 1 Private North Office under Laminate - VFT	Tan Non-Fibrous Homogeneous	HA: 11	98% Non-fibrous (Other)	2% Chrysotile
7111-B42-Glue *042227413-0042A*	Suite 1 Private North Office under Laminate - Glue	Tan Non-Fibrous Homogeneous	HA: 11	100% Non-fibrous (Other)	None Detected
7111-B42-Mastic *042227413-0042B*	Suite 1 Private North Office under Laminate - Mastic	Black Non-Fibrous Homogeneous	HA: 11	98% Non-fibrous (Other)	2% Chrysotile
7111-B43-VFT *042227413-0043*	Suite 3 Exam Rooms under Laminate - VFT	Tan Non-Fibrous Homogeneous	HA: 11	98% Non-fibrous (Other)	2% Chrysotile
7111-B43-Glue *042227413-0043A*	Suite 3 Exam Rooms under Laminate - Glue	Tan Non-Fibrous Homogeneous	HA: 11	100% Non-fibrous (Other)	None Detected
7111-B43-Mastic *042227413-0043B*	Suite 3 Exam Rooms under Laminate - Mastic	Black Non-Fibrous Homogeneous	HA: 11	98% Non-fibrous (Other)	2% Chrysotile
7111-B44-VFT *042227413-0044*	Suite 3 Lab Area under Laminate - VFT	Tan Non-Fibrous Homogeneous	HA: 11	98% Non-fibrous (Other)	2% Chrysotile
7111-B44-Glue *042227413-0044A*	Suite 3 Lab Area under Laminate - Glue	Tan Non-Fibrous Homogeneous	HA: 11	100% Non-fibrous (Other)	None Detected
7111-B44-Mastic *042227413-0044B*	Suite 3 Lab Area under Laminate - Mastic	Black Non-Fibrous Homogeneous	HA: 11	96% Non-fibrous (Other)	4% Chrysotile
7111-B45-VFT *042227413-0045*	Suite 9 Office under Laminate - VFT	White Non-Fibrous Homogeneous	HA: 13	100% Non-fibrous (Other)	None Detected
7111-B45-Mastic *042227413-0045A* *Result includes inseparable black mastic.*	Suite 9 Office under Laminate - Mastic	Tan/Black Non-Fibrous Homogeneous	HA: 13	98% Non-fibrous (Other)	2% Chrysotile

Initial report from: 11/07/2022 10:50:29

EMSL Analytical, Inc.
200 Route 130 North Cinnaminson, NJ 08077
Tel/Fax: (800) 220-3675 / (856) 786-5974
http://www.EMSL.com / cinnasblab@EMSL.com

EMSL Order: 042227413
Customer ID: CLAR53
Customer PO:
Project ID:

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

			Non-Asbestos		Asbestos
Sample	**Description**	**Appearance**	**% Fibrous**	**% Non-Fibrous**	**% Type**
7111-B46-VFT *042227413-0046*	Suite 14 Scattered Debris - VFT	Tan Non-Fibrous Homogeneous	HA: 11	98% Non-fibrous (Other)	2% Chrysotile
7111-B46-Mastic *042227413-0046A*	Suite 14 Scattered Debris - Mastic	Black Non-Fibrous Homogeneous	HA: 11	97% Non-fibrous (Other)	3% Chrysotile
7111-B46-Glue *042227413-0046B*	Suite 14 Scattered Debris - Glue	Tan Non-Fibrous Homogeneous	HA: 11	100% Non-fibrous (Other)	None Detected
7111-B47-VFT *042227413-0047*	Suite 14 Scattered Debris - VFT	Tan Non-Fibrous Homogeneous	HA: 11	98% Non-fibrous (Other)	2% Chrysotile
7111-B47-Mastic *042227413-0047A*	Suite 14 Scattered Debris - Mastic	Black Non-Fibrous Homogeneous	HA: 11	98% Non-fibrous (Other)	2% Chrysotile
7111-B47-Glue *042227413-0047B*	Suite 14 Scattered Debris - Glue	Tan Non-Fibrous Homogeneous	HA: 11	100% Non-fibrous (Other)	None Detected
7111-B48-VFT *042227413-0048*	Suite 14 Scattered Debris - VFT	Tan Non-Fibrous Homogeneous	HA: 11	98% Non-fibrous (Other)	2% Chrysotile
7111-B48-Mastic *042227413-0048A*	Suite 14 Scattered Debris - Mastic	Black Non-Fibrous Homogeneous	HA: 11	98% Non-fibrous (Other)	2% Chrysotile
7111-B48-Glue *042227413-0048B*	Suite 14 Scattered Debris - VFT	Tan Non-Fibrous Homogeneous	HA: 11	100% Non-fibrous (Other)	None Detected
7111-B49-VFT *042227413-0049*	Suite 16 Offices - Beige 12 x 12 VFT	Beige Non-Fibrous Homogeneous	HA: 14	100% Non-fibrous (Other)	None Detected
7111-B49-Glue *042227413-0049A*	Suite 16 Offices - Yellow Glue	Yellow Non-Fibrous Homogeneous	HA: 14	100% Non-fibrous (Other)	None Detected
7111-B50-VFT *042227413-0050*	Suite 16 Offices - Beige 12 x 12 VFT	Beige Non-Fibrous Homogeneous	HA: 14	100% Non-fibrous (Other)	None Detected
7111-B50-Glue *042227413-0050A*	Suite 16 Offices - Yellow Glue	Yellow Non-Fibrous Homogeneous	HA: 14	100% Non-fibrous (Other)	None Detected
7111-B50-VFT 2 *042227413-0050B* *Result includes inseparable tan mastic.*	Suite 16 Offices - VFT	Gray/Tan Non-Fibrous Homogeneous	HA: 14	100% Non-fibrous (Other)	None Detected

Initial report from: 11/07/2022 10:50:29

EMSL Analytical, Inc.
200 Route 130 North Cinnaminson, NJ 08077
Tel/Fax: (800) 220-3675 / (856) 786-5974
http://www.EMSL.com / cinnasblab@EMSL.com

EMSL Order: 042227413
Customer ID: CLAR53
Customer PO:
Project ID:

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

			Non-Asbestos		Asbestos
Sample	**Description**	**Appearance**	**% Fibrous**	**% Non-Fibrous**	**% Type**
7111-B51-VFT *042227413-0051*	Suite 16 Offices - Beige 12 x 12 VFT	Beige Non-Fibrous Homogeneous	HA: 14	100% Non-fibrous (Other)	None Detected
7111-B51-Glue *042227413-0051A*	Suite 16 Offices - Yellow Glue	Yellow Non-Fibrous Homogeneous	HA: 14	100% Non-fibrous (Other)	None Detected
7111-B52-VFT *042227413-0052*	Suite 16 MRI Room - Beige 12 x 12 VFT	Beige Non-Fibrous Homogeneous	HA: 15	100% Non-fibrous (Other)	None Detected
7111-B52-Mastic *042227413-0052A*	Suite 16 MRI Room - Mastic	Black Non-Fibrous Homogeneous	HA: 15	100% Non-fibrous (Other)	None Detected
7111-B53-VFT *042227413-0053*	Suite 16 MRI Electrical Room - Beige 12 x 12 VFT	Beige Non-Fibrous Homogeneous	HA: 15	100% Non-fibrous (Other)	None Detected
7111-B53-Mastic *042227413-0053A*	Suite 16 MRI Electrical Room - Mastic	Black Non-Fibrous Homogeneous	HA: 15	100% Non-fibrous (Other)	None Detected
7111-B54-VFT *042227413-0054*	Corridor by Ste 9 under Carpet - VFT	White Non-Fibrous Homogeneous	HA: 11	98% Non-fibrous (Other)	2% Chrysotile
7111-B54-Glue *042227413-0054A*	Corridor by Ste 9 under Carpet - Glue	Tan Non-Fibrous Homogeneous	HA: 11	100% Non-fibrous (Other)	None Detected
7111-B54-Mastic *042227413-0054B*	Corridor by Ste 9 under Carpet - Mastic	Black Non-Fibrous Homogeneous	HA: 11	97% Non-fibrous (Other)	3% Chrysotile
7111-B55-VFT *042227413-0055*	Corridor by Ste 9 under Carpet - VFT	White Non-Fibrous Homogeneous	HA: 11	98% Non-fibrous (Other)	2% Chrysotile
7111-B55-Glue *042227413-0055A*	Corridor by Ste 9 under Carpet - Glue	Tan Non-Fibrous Homogeneous	HA: 11	100% Non-fibrous (Other)	None Detected
7111-B55-Mastic *042227413-0055B*	Corridor by Ste 9 under Carpet - Mastic	Black Non-Fibrous Homogeneous	HA: 11	97% Non-fibrous (Other)	3% Chrysotile
7111-B56-VFT *042227413-0056*	Corridor by Suite 20 under Carpet - VFT	White Non-Fibrous Homogeneous	HA: 11	98% Non-fibrous (Other)	2% Chrysotile
7111-B56-Glue *042227413-0056A*	Corridor by Suite 20 under Carpet - Glue	Tan Non-Fibrous Homogeneous	HA: 11	100% Non-fibrous (Other)	None Detected

Initial report from: 11/07/2022 10:50:29

EMSL Analytical, Inc.
200 Route 130 North Cinnaminson, NJ 08077
Tel/Fax: (800) 220-3675 / (856) 786-5974
http://www.EMSL.com / cinnasblab@EMSL.com

EMSL Order: 042227413
Customer ID: CLAR53
Customer PO:
Project ID:

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

			Non-Asbestos		Asbestos
Sample	**Description**	**Appearance**	**% Fibrous**	**% Non-Fibrous**	**% Type**
7111-B56-Mastic *042227413-0056B*	Corridor by Suite 20 under Carpet - Mastic	Black Non-Fibrous Homogeneous	HA: 11	97% Non-fibrous (Other)	3% Chrysotile
7111-B57-VFT *042227413-0057*	Middle Office - White 12 x 12 VFT	White Non-Fibrous Homogeneous	HA: 16	100% Non-fibrous (Other)	None Detected
7111-B57-Glue *042227413-0057A*	Middle Office - Glue	Yellow Non-Fibrous Homogeneous	HA: 16	100% Non-fibrous (Other)	None Detected
7111-B58-VFT *042227413-0058*	Network Room - White 12 x 12 VFT	White Non-Fibrous Homogeneous	HA: 16	100% Non-fibrous (Other)	None Detected
7111-B58-Glue *042227413-0058A*	Network Room - Glue	Yellow Non-Fibrous Homogeneous	HA: 16	100% Non-fibrous (Other)	None Detected
7111-B58-VSF *042227413-0058B* *Result includes analysis of inseparable mastic.*	Network Room - VSF	Various/Yellow/Green Fibrous Homogeneous	25% Cellulose HA: 16	75% Non-fibrous (Other)	None Detected
7111-B58-VFT 2 *042227413-0058C*	Network Room - VFT	Tan Non-Fibrous Homogeneous	HA: 16	98% Non-fibrous (Other)	2% Chrysotile
7111-B58-Mastic *042227413-0058D*	Network Room - Mastic	Black Non-Fibrous Homogeneous	HA: 16	97% Non-fibrous (Other)	3% Chrysotile
7111-B59-Base Cove *042227413-0059*	Interior Walls at Base Suite 4 - Blue 4" Vinyl Base Cove	Blue Non-Fibrous Homogeneous	HA: 17	100% Non-fibrous (Other)	None Detected
7111-B59-Glue *042227413-0059A*	Interior Walls at Base Suite 4 - Glue	White Non-Fibrous Homogeneous	HA: 17	100% Non-fibrous (Other)	None Detected
7111-B60-Base Cove *042227413-0060*	Interior Suite 4 Room 4 - Blue 4" Vinyl Base Cove	Blue Non-Fibrous Homogeneous	HA: 17	100% Non-fibrous (Other)	None Detected
7111-B60-Glue *042227413-0060A*	Interior Suite 4 Room 4 - Glue	White Non-Fibrous Homogeneous	HA: 17	100% Non-fibrous (Other)	None Detected
7111-B61-VBC *042227413-0061*	Interior Walls at Base - North Janitors Room - Blue 4" -VBC	Blue Non-Fibrous Homogeneous	HA: 17	100% Non-fibrous (Other)	None Detected
7111-B61-Glue *042227413-0061A*	Interior Walls at Base - North Janitors Room - Glue	White Non-Fibrous Homogeneous	HA: 17	100% Non-fibrous (Other)	None Detected

Initial report from: 11/07/2022 10:50:29

EMSL Analytical, Inc.
200 Route 130 North Cinnaminson, NJ 08077
Tel/Fax: (800) 220-3675 / (856) 786-5974
http://www.EMSL.com / cinnasblab@EMSL.com

EMSL Order: 042227413
Customer ID: CLAR53
Customer PO:
Project ID:

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

			Non-Asbestos		Asbestos
Sample	**Description**	**Appearance**	**% Fibrous**	**% Non-Fibrous**	**% Type**
7111-B62-VBC *042227413-0062*	Interior Walls at Base - Corridor by SE Entry - Black 4" VBC	Black Non-Fibrous Homogeneous	HA: 17	100% Non-fibrous (Other)	None Detected
7111-B62-Glue *042227413-0062A*	Interior Walls at Base - Corridor by SE Entry - Glue	White Non-Fibrous Homogeneous	HA: 17	100% Non-fibrous (Other)	None Detected
7111-B63-VBC *042227413-0063*	Interior Walls at Base - Corridor by SE 8 - Black 4" VBC	Black Non-Fibrous Homogeneous	HA: 17	100% Non-fibrous (Other)	None Detected
7111-B63-Glue *042227413-0063A*	Interior Walls at Base - Corridor by SE 8 - Glue	White Non-Fibrous Homogeneous	HA: 17	100% Non-fibrous (Other)	None Detected
7111-B64-VBC *042227413-0064*	Interior Walls at Base - Corridor by SE 9 - Black 4" VBC	Black Non-Fibrous Homogeneous	HA: 17	100% Non-fibrous (Other)	None Detected
7111-B64-Glue *042227413-0064A*	Interior Walls at Base - Corridor by SE 9 - Glue	White Non-Fibrous Homogeneous	HA: 17	100% Non-fibrous (Other)	None Detected
7111-B65-VBC *042227413-0065*	Interior Walls at Base - Corridor by SE 14 - Black 4" VBC	Black Non-Fibrous Homogeneous	HA: 17	100% Non-fibrous (Other)	None Detected
7111-B65-Glue *042227413-0065A*	Interior Walls at Base - Corridor by SE 14 - Glue	White Non-Fibrous Homogeneous	HA: 17	100% Non-fibrous (Other)	None Detected
7111-B66-VBC *042227413-0066*	Interior Walls at Base - Suite 16 by Reception - Tan 4" VBC	Tan Non-Fibrous Homogeneous	HA: 17	100% Non-fibrous (Other)	None Detected
7111-B66-Glue *042227413-0066A*	Interior Walls at Base - Suite 16 by Reception - Glue	White Non-Fibrous Homogeneous	HA: 17	100% Non-fibrous (Other)	None Detected
7111-B67-VBC *042227413-0067*	Interior Walls at Base - Suite 16 Offices - Tan 4" VBC	Tan Non-Fibrous Homogeneous	HA: 17	100% Non-fibrous (Other)	None Detected
7111-B67-Glue *042227413-0067A*	Interior Walls at Base - Suite 16 Offices - Glue	White Non-Fibrous Homogeneous	HA: 17	100% Non-fibrous (Other)	None Detected
7111-B68-VBC *042227413-0068*	Interior Walls at Base - Network Room - Tan 4" VBC	Tan Non-Fibrous Homogeneous	HA: 17	100% Non-fibrous (Other)	None Detected
7111-B68-Glue *042227413-0068A*	Interior Walls at Base - Network Room - Glue	White Non-Fibrous Homogeneous	HA: 17	100% Non-fibrous (Other)	None Detected

Initial report from: 11/07/2022 10:50:29

EMSL Analytical, Inc.
200 Route 130 North Cinnaminson, NJ 08077
Tel/Fax: (800) 220-3675 / (856) 786-5974
http://www.EMSL.com / cinnasblab@EMSL.com

EMSL Order: 042227413
Customer ID: CLAR53
Customer PO:
Project ID:

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

			Non-Asbestos		Asbestos
Sample	**Description**	**Appearance**	**% Fibrous**	**% Non-Fibrous**	**% Type**
7111-B69-VBC *042227413-0069*	Interior Walls at Base - Suite 20 Bathroom - White 4" VBC	Tan Non-Fibrous Homogeneous	HA: 18	100% Non-fibrous (Other)	None Detected
7111-B69-Glue *042227413-0069A*	Interior Walls at Base - Suite 20 Bathroom - Glue	White Non-Fibrous Homogeneous	HA: 18	100% Non-fibrous (Other)	None Detected
7111-B70-Drywall *042227413-0070*	Interior Walls - East Lobby - Drywall System	White Fibrous Homogeneous	10% Cellulose HA: 19	90% Non-fibrous (Other)	None Detected
7111-B70-Mud *042227413-0070A*	Interior Walls - East Lobby - Drywall System	White Non-Fibrous Homogeneous	HA: 19	100% Non-fibrous (Other)	None Detected
7111-B70-Tape *042227413-0070B*	Interior Walls - East Lobby - Drywall System	Beige Fibrous Homogeneous	95% Cellulose HA: 19	5% Non-fibrous (Other)	None Detected
7111-B71-Drywall *042227413-0071*	Interior Walls - South Lobby - Drywall System	White Fibrous Homogeneous	10% Cellulose HA: 19	90% Non-fibrous (Other)	None Detected
7111-B71-Mud *042227413-0071A*	Interior Walls - South Lobby - Drywall System	White Non-Fibrous Homogeneous	HA: 19	100% Non-fibrous (Other)	None Detected
7111-B71-Tape *042227413-0071B*	Interior Walls - South Lobby - Drywall System	Beige Fibrous Homogeneous	95% Cellulose HA: 19	5% Non-fibrous (Other)	None Detected
7111-B72-Drywall *042227413-0072*	Interior Walls - South Lobby Ceiling - Drywall System	White Fibrous Homogeneous	10% Cellulose HA: 19	90% Non-fibrous (Other)	None Detected
7111-B72-Mud *042227413-0072A*	Interior Walls - South Lobby Ceiling - Drywall System	White Non-Fibrous Homogeneous	HA: 19	100% Non-fibrous (Other)	None Detected
7111-B72-Tape *042227413-0072B*	Interior Walls - South Lobby Ceiling - Drywall System	Beige Fibrous Homogeneous	95% Cellulose HA: 19	5% Non-fibrous (Other)	None Detected
7111-B73-Drywall *042227413-0073*	Interior Walls - Corridor by Ste 16 - Drywall System	White Fibrous Homogeneous	10% Cellulose HA: 19	90% Non-fibrous (Other)	None Detected
7111-B73-Mud *042227413-0073A*	Interior Walls - Corridor by Ste 16 - Drywall System	White Non-Fibrous Homogeneous	HA: 19	100% Non-fibrous (Other)	None Detected
7111-B73-Tape *042227413-0073B*	Interior Walls - Corridor by Ste 16 - Drywall System	Beige Fibrous Homogeneous	95% Cellulose HA: 19	5% Non-fibrous (Other)	None Detected

Initial report from: 11/07/2022 10:50:29

EMSL Analytical, Inc.
200 Route 130 North Cinnaminson, NJ 08077
Tel/Fax: (800) 220-3675 / (856) 786-5974
http://www.EMSL.com / cinnasblab@EMSL.com

EMSL Order: 042227413
Customer ID: CLAR53
Customer PO:
Project ID:

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

			Non-Asbestos		Asbestos
Sample	**Description**	**Appearance**	**% Fibrous**	**% Non-Fibrous**	**% Type**
7111-B74-Drywall *042227413-0074*	Interior Walls - SEW Corridor - Drywall System	White Fibrous Homogeneous	10% Cellulose HA: 19	90% Non-fibrous (Other)	None Detected
7111-B74-Mud *042227413-0074A*	Interior Walls - SEW Corridor - Drywall System	White Non-Fibrous Homogeneous	HA: 19	100% Non-fibrous (Other)	None Detected
7111-B74-Tape *042227413-0074B*	Interior Walls - SEW Corridor - Drywall System	Beige Fibrous Homogeneous	95% Cellulose HA: 19	5% Non-fibrous (Other)	None Detected
7111-B75-Drywall *042227413-0075*	Interior Walls - Suite 3 Room 4 - Drywall System	White Fibrous Homogeneous	10% Cellulose HA: 19	90% Non-fibrous (Other)	None Detected
7111-B75-Mud *042227413-0075A*	Interior Walls - Suite 3 Room 4 - Drywall System	White Non-Fibrous Homogeneous	HA: 19	100% Non-fibrous (Other)	None Detected
7111-B75-Tape *042227413-0075B*	Interior Walls - Suite 3 Room 4 - Drywall System	Beige Fibrous Homogeneous	95% Cellulose HA: 19	5% Non-fibrous (Other)	None Detected
7111-B76-Drywall *042227413-0076*	Interior Walls - Suite 4 Exam Room 1 - Drywall System	White Fibrous Homogeneous	10% Cellulose HA: 19	90% Non-fibrous (Other)	None Detected
7111-B76-Mud *042227413-0076A*	Interior Walls - Suite 4 Exam Room 1 - Drywall System	White Non-Fibrous Homogeneous	HA: 19	100% Non-fibrous (Other)	None Detected
7111-B77-Drywall *042227413-0077*	Interior Walls - Suite 8 Reception - Drywall System	White Fibrous Homogeneous	10% Cellulose HA: 19	90% Non-fibrous (Other)	None Detected
7111-B77-Mud *042227413-0077A*	Interior Walls - Suite 8 Reception - Drywall System	White Non-Fibrous Homogeneous	HA: 19	100% Non-fibrous (Other)	None Detected
7111-B78-Drywall *042227413-0078*	Interior Walls - Suite 14 Lobby - Drywall System	White Fibrous Homogeneous	10% Cellulose HA: 19	90% Non-fibrous (Other)	None Detected
7111-B78-Mud *042227413-0078A*	Interior Walls - Suite 14 Lobby - Drywall System	White Non-Fibrous Homogeneous	HA: 19	100% Non-fibrous (Other)	None Detected
7111-B78-Tape *042227413-0078B*	Interior Walls - Suite 14 Lobby - Drywall System	Beige Fibrous Homogeneous	95% Cellulose HA: 19	5% Non-fibrous (Other)	None Detected
7111-B79-Drywall *042227413-0079*	Interior Walls - Suite 16 Office - Drywall System	White Fibrous Homogeneous	10% Cellulose HA: 19	90% Non-fibrous (Other)	None Detected

Initial report from: 11/07/2022 10:50:29

EMSL Analytical, Inc.
200 Route 130 North Cinnaminson, NJ 08077
Tel/Fax: (800) 220-3675 / (856) 786-5974
http://www.EMSL.com / cinnasblab@EMSL.com

EMSL Order: 042227413
Customer ID: CLAR53
Customer PO:
Project ID:

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

			Non-Asbestos		Asbestos
Sample	**Description**	**Appearance**	**% Fibrous**	**% Non-Fibrous**	**% Type**
7111-B79-Mud *042227413-0079A*	Interior Walls - Suite 16 Office - Drywall System	White Non-Fibrous Homogeneous	HA: 19	100% Non-fibrous (Other)	None Detected
7111-B79-Tape *042227413-0079B*	Interior Walls - Suite 16 Office - Drywall System	Beige Fibrous Homogeneous	95% Cellulose HA: 19	5% Non-fibrous (Other)	None Detected
7111-B80-Drywall *042227413-0080*	Interior Walls - Room 19 - Drywall System	White Fibrous Homogeneous	10% Cellulose HA: 19	90% Non-fibrous (Other)	None Detected
7111-B80-Mud *042227413-0080A*	Interior Walls - Room 19 - Drywall System	White Non-Fibrous Homogeneous	HA: 19	100% Non-fibrous (Other)	None Detected
7111-B80-Drywall 2 *042227413-0080B*	Interior Walls - Room 19 - Drywall System	White Non-Fibrous Homogeneous	10% Cellulose HA: 19	90% Non-fibrous (Other)	None Detected
7111-B80-Mud 2 *042227413-0080C*	Interior Walls - Room 19 - Drywall System	White Non-Fibrous Homogeneous	HA: 19	100% Non-fibrous (Other)	None Detected
7111-B81-Drywall *042227413-0081*	Interior Walls - Go Green Offices - Drywall System	White Fibrous Homogeneous	10% Cellulose HA: 19	90% Non-fibrous (Other)	None Detected
7111-B81-Mud *042227413-0081A*	Interior Walls - Go Green Offices - Drywall System	White Non-Fibrous Homogeneous	HA: 19	100% Non-fibrous (Other)	None Detected
7111-B81-Skim Coat *042227413-0081B*	Interior Walls - Go Green Offices - Drywall System	White Non-Fibrous Homogeneous	HA: 19	100% Non-fibrous (Other)	None Detected
7111-B82-Drywall *042227413-0082*	Interior Walls - Suite 20 Reception - Drywall System	White Fibrous Homogeneous	10% Cellulose HA: 19	90% Non-fibrous (Other)	None Detected
7111-B82-Mud *042227413-0082A*	Interior Walls - Suite 20 Reception - Drywall System	White Non-Fibrous Homogeneous	HA: 19	100% Non-fibrous (Other)	None Detected
7111-B82-Skim Coat *042227413-0082B*	Interior Walls - Suite 20 Reception - Drywall System	White Non-Fibrous Homogeneous	HA: 19	100% Non-fibrous (Other)	None Detected
7111-B83-Drywall *042227413-0083*	Interior Walls - Room 20 - Drywall System	White Fibrous Homogeneous	10% Cellulose HA: 19	90% Non-fibrous (Other)	None Detected
7111-B83-Mud *042227413-0083A*	Interior Walls - Room 20 - Drywall System	White Non-Fibrous Homogeneous	HA: 19	100% Non-fibrous (Other)	None Detected

Initial report from: 11/07/2022 10:50:29

EMSL Analytical, Inc.
200 Route 130 North Cinnaminson, NJ 08077
Tel/Fax: (800) 220-3675 / (856) 786-5974
http://www.EMSL.com / cinnasblab@EMSL.com

EMSL Order: 042227413
Customer ID: CLAR53
Customer PO:
Project ID:

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

			Non-Asbestos		Asbestos
Sample	**Description**	**Appearance**	**% Fibrous**	**% Non-Fibrous**	**% Type**
7111-B84-Drywall *042227413-0084*	Interior Walls - Network Room - Drywall System	White Fibrous Homogeneous	10% Cellulose HA: 19	90% Non-fibrous (Other)	None Detected
7111-B84-Mud *042227413-0084A*	Interior Walls - Network Room - Drywall System	White Non-Fibrous Homogeneous	HA: 19	100% Non-fibrous (Other)	None Detected
7111-B84-Tape *042227413-0084B*	Interior Walls - Network Room - Drywall System	Beige Fibrous Homogeneous	95% Cellulose HA: 19	5% Non-fibrous (Other)	None Detected
7111-B85-Drywall *042227413-0085*	Hard Lid Ceiling and Columns above Drop Ceiling NW - Drywall System Ceilings		HA: 20		Layer Not Present
7111-B85-Mud *042227413-0085A*	Hard Lid Ceiling and Columns above Drop Ceiling NW - Drywall System Ceilings	White Non-Fibrous Homogeneous	HA: 20	100% Non-fibrous (Other)	None Detected
7111-B86 *042227413-0086*	Hard Lid Ceiling and Columns above Drop Ceiling Center - Drywall System Ceilings	White Fibrous Homogeneous	10% Cellulose HA: 20	90% Non-fibrous (Other)	None Detected
7111-B87-Drywall *042227413-0087*	Hard Lid Ceiling and Columns above Drop Ceiling at Suite 14 - Drywall System Ceilings	White Fibrous Homogeneous	10% Cellulose HA: 20	90% Non-fibrous (Other)	None Detected
7111-B87-Mud *042227413-0087A*	Hard Lid Ceiling and Columns above Drop Ceiling at Suite 14 - Drywall System Ceilings	White Non-Fibrous Homogeneous	HA: 20	100% Non-fibrous (Other)	None Detected
7111-B88-Drywall *042227413-0088*	Hard Lid Ceiling and Columns above Drop Ceiling at Suite 4 - Drywall System Ceilings	White Fibrous Homogeneous	10% Cellulose HA: 20	90% Non-fibrous (Other)	None Detected
7111-B88-Mud *042227413-0088A*	Hard Lid Ceiling and Columns above Drop Ceiling at Suite 4 - Drywall System Ceilings	White Non-Fibrous Homogeneous	HA: 20	100% Non-fibrous (Other)	None Detected
7111-B89 *042227413-0089*	Suite 1 Private N Office E Wall Wood Panel - Wall Panel Adhesive	Tan/Silver Non-Fibrous Homogeneous	HA: 21	100% Non-fibrous (Other)	None Detected

Initial report from: 11/07/2022 10:50:29

EMSL Analytical, Inc.
200 Route 130 North Cinnaminson, NJ 08077
Tel/Fax: (800) 220-3675 / (856) 786-5974
http://www.EMSL.com / cinnasblab@EMSL.com

EMSL Order: 042227413
Customer ID: CLAR53
Customer PO:
Project ID:

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

			Non-Asbestos		Asbestos
Sample	**Description**	**Appearance**	**% Fibrous**	**% Non-Fibrous**	**% Type**
7111-B90 *042227413-0090*	Suite 1 Private N Office E Wall Wood Panel - Wall Panel Adhesive	Tan Non-Fibrous Homogeneous	HA: 21	100% Non-fibrous (Other)	None Detected
7111-B91 *042227413-0091*	Suite 1 Private N Office E Wall Wood Panel - Wall Panel Adhesive	Yellow Non-Fibrous Homogeneous	HA: 21	100% Non-fibrous (Other)	None Detected
7111-B92 *042227413-0092*	Interior Ceilings - Main Lobby - 2 x 4 Lay-in Ceiling Panels	Tan Fibrous Homogeneous	40% Cellulose HA: 22	60% Non-fibrous (Other)	None Detected
7111-B93 *042227413-0093*	Interior Ceilings - Pharmacy - 2 x 4 Lay-in Ceiling Panels	Tan Fibrous Homogeneous	40% Cellulose HA: 22	60% Non-fibrous (Other)	None Detected
7111-B94 *042227413-0094*	Interior Ceilings - E Corridor - 2 x 4 Lay-in Ceiling Panels	Tan Fibrous Homogeneous	40% Cellulose HA: 22	60% Non-fibrous (Other)	None Detected
7111-B95 *042227413-0095*	Interior Ceilings - Suite 4 - 2 x 4 Lay-in Ceiling Panels	Tan Fibrous Homogeneous	40% Cellulose HA: 22	60% Non-fibrous (Other)	None Detected
7111-B96 *042227413-0096*	Interior Ceilings - Suite 20 - 2 x 4 Lay-in Ceiling Panels	Tan Fibrous Homogeneous	40% Cellulose HA: 22	60% Non-fibrous (Other)	None Detected
7111-B97 *042227413-0097*	Interior Ceilings - Suite 1 - 2 x 4 Lay-in Ceiling Panels	Tan Fibrous Homogeneous	40% Cellulose HA: 22	60% Non-fibrous (Other)	None Detected
7111-B98 *042227413-0098*	Interior Ceilings - Suite 8 - 2 x 4 Lay-in Ceiling Panels	Gray Fibrous Homogeneous	40% Cellulose HA: 22	60% Non-fibrous (Other)	None Detected
7111-B99 *042227413-0099*	I Beams above Drop Ceiling - NW - Spray Applied Fireproofing	Brown Fibrous Homogeneous	70% Cellulose HA: 23	30% Non-fibrous (Other)	None Detected
7111-B100 *042227413-0100*	I Beams above Drop Ceiling - Center - Spray Applied Fireproofing	Brown Fibrous Homogeneous	70% Cellulose HA: 23	30% Non-fibrous (Other)	None Detected
7111-B101 *042227413-0101*	I Beams above Drop Ceiling - At Suite 14 - Spray Applied Fireproofing	Brown Fibrous Homogeneous	70% Cellulose HA: 23	30% Non-fibrous (Other)	None Detected
7111-B102 *042227413-0102*	I Beams above Drop Ceiling - At Suite 19 - Spray Applied Fireproofing	Brown Fibrous Homogeneous	70% Cellulose HA: 23	30% Non-fibrous (Other)	None Detected

Initial report from: 11/07/2022 10:50:29

EMSL Analytical, Inc.
200 Route 130 North Cinnaminson, NJ 08077
Tel/Fax: (800) 220-3675 / (856) 786-5974
http://www.EMSL.com / cinnasblab@EMSL.com

EMSL Order: 042227413
Customer ID: CLAR53
Customer PO:
Project ID:

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

			Non-Asbestos		Asbestos
Sample	**Description**	**Appearance**	**% Fibrous**	**% Non-Fibrous**	**% Type**
7111-B103 *042227413-0103*	I Beams above Drop Ceiling - SW at Suite 4 - Spray Applied Fireproofing	Brown Fibrous Homogeneous	70% Cellulose HA: 23	30% Non-fibrous (Other)	None Detected
7111-B104 *042227413-0104*	Parking Lot - North - Asphalt Paving	Black Non-Fibrous Homogeneous	 HA: 24	100% Non-fibrous (Other)	None Detected
7111-B105 *042227413-0105*	Parking Lot - South - Asphalt Paving	Black Non-Fibrous Homogeneous	 HA: 24	100% Non-fibrous (Other)	None Detected
7111-B106 *042227413-0106*	Parking Lot - SW - Asphalt Paving	Black Non-Fibrous Homogeneous	 HA: 24	100% Non-fibrous (Other)	None Detected
7111-B107 *042227413-0107*	Parking Lot - West - Asphalt Paving	Black Non-Fibrous Homogeneous	 HA: 24	100% Non-fibrous (Other)	None Detected
7111-B108 *042227413-0108*	North Side Drain Ditch - Concrete	Gray Non-Fibrous Homogeneous	 HA: 25	100% Non-fibrous (Other)	None Detected
7111-B109 *042227413-0109*	East Side Curb - Concrete	Gray Non-Fibrous Homogeneous	 HA: 25	100% Non-fibrous (Other)	None Detected
7111-B110 *042227413-0110*	East Walkway - Concrete	Gray Non-Fibrous Homogeneous	 HA: 25	100% Non-fibrous (Other)	None Detected
7111-B111 *042227413-0111*	South Entry Ramp - Concrete	Gray Non-Fibrous Homogeneous	 HA: 25	100% Non-fibrous (Other)	None Detected
7111-B112 *042227413-0112*	West Walkway - Concrete	Gray Non-Fibrous Homogeneous	 HA: 25	100% Non-fibrous (Other)	None Detected
7111-B113-Texture *042227413-0113*	Exterior Walls - North - Exterior Stucco System	Gray/White Non-Fibrous Homogeneous	 HA: 26	100% Non-fibrous (Other)	None Detected
7111-B113-Stucco *042227413-0113A*	Exterior Walls - North - Exterior Stucco System	Gray Non-Fibrous Homogeneous	 HA: 26	100% Non-fibrous (Other)	None Detected
7111-B114-Texture *042227413-0114*	Exterior Walls - Ceiling at N Entry - Exterior Stucco System	Gray/White Non-Fibrous Homogeneous	 HA: 26	100% Non-fibrous (Other)	None Detected
7111-B114-Stucco *042227413-0114A*	Exterior Walls - Ceiling at N Entry - Exterior Stucco System	Gray Non-Fibrous Homogeneous	 HA: 26	100% Non-fibrous (Other)	None Detected

Initial report from: 11/07/2022 10:50:29

EMSL Analytical, Inc.
200 Route 130 North Cinnaminson, NJ 08077
Tel/Fax: (800) 220-3675 / (856) 786-5974
http://www.EMSL.com / cinnasblab@EMSL.com

EMSL Order: 042227413
Customer ID: CLAR53
Customer PO:
Project ID:

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

			Non-Asbestos		Asbestos
Sample	**Description**	**Appearance**	**% Fibrous**	**% Non-Fibrous**	**% Type**
7111-B115-Texture *042227413-0115*	Exterior Walls - NE - Exterior Stucco System	Gray/White Non-Fibrous Homogeneous	HA: 26	100% Non-fibrous (Other)	None Detected
7111-B115-Stucco *042227413-0115A*	Exterior Walls - NE - Exterior Stucco System	Gray/White Non-Fibrous Homogeneous	HA: 26	100% Non-fibrous (Other)	None Detected
7111-B116-Texture *042227413-0116*	Exterior Walls - SW - Exterior Stucco System	Non-Fibrous Homogeneous	HA: 26	100% Non-fibrous (Other)	None Detected
7111-B116-Stucco *042227413-0116A*	Exterior Walls - SW - Exterior Stucco System	Gray Non-Fibrous Homogeneous	HA: 26	100% Non-fibrous (Other)	None Detected
7111-B117-Texture *042227413-0117*	Exterior Walls - West - Exterior Stucco System	White Non-Fibrous Homogeneous	HA: 26	100% Non-fibrous (Other)	None Detected
7111-B117-Stucco *042227413-0117A*	Exterior Walls - West - Exterior Stucco System	Gray Non-Fibrous Homogeneous	HA: 26	100% Non-fibrous (Other)	None Detected
7111-B118 *042227413-0118*	Behind Stucco Walls - SW Corner - Stucco Lath Paper	Brown/Black Fibrous Homogeneous	95% Cellulose HA: 27	5% Non-fibrous (Other)	None Detected
7111-B119 *042227413-0119*	At Base of Stucco Walls - SW Corner - Wall Caulk	White Non-Fibrous Homogeneous	HA: 28	100% Non-fibrous (Other)	None Detected
7111-B120-CMU *042227413-0120*	North Perimeter Wall - CMU Wall with Mortar	Gray Non-Fibrous Homogeneous	HA: 29	100% Non-fibrous (Other)	None Detected
7111-B120-Mortar *042227413-0120A*	North Perimeter Wall - CMU Wall with Mortar	Gray Non-Fibrous Homogeneous	HA: 29	100% Non-fibrous (Other)	None Detected
7111-B121-CMU *042227413-0121*	West Perimeter Wall - CMU Wall with Mortar	Gray Non-Fibrous Homogeneous	HA: 29	100% Non-fibrous (Other)	None Detected
7111-B121-Grout *042227413-0121A*	West Perimeter Wall - CMU Wall with Mortar	Gray Non-Fibrous Homogeneous	HA: 29	100% Non-fibrous (Other)	None Detected
7111-B122-CMU *042227413-0122*	West by Trash Dumpsters - CMU Wall with Mortar	Gray Non-Fibrous Homogeneous	HA: 29	100% Non-fibrous (Other)	None Detected
7111-B122-Grout *042227413-0122A*	West by Trash Dumpsters - CMU Wall with Mortar	Gray Non-Fibrous Homogeneous	HA: 29	100% Non-fibrous (Other)	None Detected

Initial report from: 11/07/2022 10:50:29

EMSL Analytical, Inc.
200 Route 130 North Cinnaminson, NJ 08077
Tel/Fax: (800) 220-3675 / (856) 786-5974
http://www.EMSL.com / cinnasblab@EMSL.com

EMSL Order: 042227413
Customer ID: CLAR53
Customer PO:
Project ID:

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

			Non-Asbestos		Asbestos
Sample	**Description**	**Appearance**	**% Fibrous**	**% Non-Fibrous**	**% Type**
7111-B123-Roofing *042227413-0123*	Rof Field - NW - Roof Tar Roof Core	Black Fibrous Homogeneous	20% Glass HA: 30	80% Non-fibrous (Other)	None Detected
7111-B123-Tar *042227413-0123A*	Rof Field - NW - Roof Tar Roof Core	Black Non-Fibrous Homogeneous	HA: 30	100% Non-fibrous (Other)	None Detected
7111-B124-Roofing *042227413-0124*	Rof Field - Center - Roof Tar Roof Core	Black Fibrous Homogeneous	20% Glass HA: 30	80% Non-fibrous (Other)	None Detected
7111-B124-Tar *042227413-0124A*	Rof Field - Center - Roof Tar Roof Core	Black Non-Fibrous Homogeneous	HA: 30	100% Non-fibrous (Other)	None Detected
7111-B125-Roofing *042227413-0125*	Rof Field - SE - Roof Tar Roof Core	Black Fibrous Homogeneous	20% Glass HA: 30	80% Non-fibrous (Other)	None Detected
7111-B125-Tar *042227413-0125A*	Rof Field - SE - Roof Tar Roof Core	Black Non-Fibrous Homogeneous	HA: 30	100% Non-fibrous (Other)	None Detected
7111-B126-Roofing *042227413-0126*	Rof Field - N Overhang - Roof Tar Roof Core	Black Fibrous Homogeneous	20% Glass HA: 30	80% Non-fibrous (Other)	None Detected
7111-B126-Tar *042227413-0126A*	Rof Field - N Overhang - Roof Tar Roof Core	Black Non-Fibrous Homogeneous	HA: 30	100% Non-fibrous (Other)	None Detected
7111-B127-Roofing *042227413-0127*	Rof Field - E Overhang - Roof Tar Roof Core	Black Fibrous Homogeneous	20% Glass HA: 30	80% Non-fibrous (Other)	None Detected
7111-B127-Tar *042227413-0127A*	Rof Field - E Overhang - Roof Tar Roof Core	Black Non-Fibrous Homogeneous	HA: 30	100% Non-fibrous (Other)	None Detected
7111-B128-Shingle *042227413-0128*	Northeast Patch over Roof and Tar - Rolled Asphalt Roof Core	Black Fibrous Homogeneous	20% Synthetic HA: 31	80% Non-fibrous (Other)	None Detected
7111-B128-Tar *042227413-0128A*	Northeast Patch over Roof and Tar - Rolled Asphalt Roof Core	Black Non-Fibrous Homogeneous	HA: 31	100% Non-fibrous (Other)	None Detected
7111-B128-Roofing *042227413-0128B*	Northeast Patch over Roof and Tar - Rolled Asphalt Roof Core	Black Fibrous Homogeneous	20% Glass HA: 31	80% Non-fibrous (Other)	None Detected
7111-B129-Shingle *042227413-0129*	Center Ditch - Rolled Asphalt Roof Core	Black Fibrous Homogeneous	20% Synthetic HA: 31	80% Non-fibrous (Other)	None Detected

Initial report from: 11/07/2022 10:50:29

EMSL Analytical, Inc.
200 Route 130 North Cinnaminson, NJ 08077
Tel/Fax: (800) 220-3675 / (856) 786-5974
http://www.EMSL.com / cinnasblab@EMSL.com

EMSL Order: 042227413
Customer ID: CLAR53
Customer PO:
Project ID:

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

			Non-Asbestos		Asbestos
Sample	**Description**	**Appearance**	**% Fibrous**	**% Non-Fibrous**	**% Type**
7111-B129-Tar *042227413-0129A*	Center Ditch - Rolled Asphalt Roof Core	Black Non-Fibrous Homogeneous	HA: 31	100% Non-fibrous (Other)	None Detected
7111-B129-Roofing *042227413-0129B*	Center Ditch - Rolled Asphalt Roof Core	Black Fibrous Homogeneous	20% Glass HA: 31	80% Non-fibrous (Other)	None Detected
7111-B130-Shingle *042227413-0130*	Parapet at North Overhang - Rolled Asphalt Roof Core	Black Fibrous Homogeneous	20% Glass HA: 31	80% Non-fibrous (Other)	None Detected
7111-B130-Tar *042227413-0130A*	Parapet at North Overhang - Rolled Asphalt Roof Core	Black Non-Fibrous Homogeneous	HA: 31	100% Non-fibrous (Other)	None Detected
7111-B130-Roofing *042227413-0130B*	Parapet at North Overhang - Rolled Asphalt Roof Core	Black Fibrous Homogeneous	20% Glass HA: 31	80% Non-fibrous (Other)	None Detected
7111-B131-Shingle *042227413-0131*	Edge Flashing at South Side - Rolled Asphalt Roof Core	Black Fibrous Homogeneous	20% Glass HA: 31	80% Non-fibrous (Other)	None Detected
7111-B131-Tar *042227413-0131A*	Edge Flashing at South Side - Rolled Asphalt Roof Core	Black Non-Fibrous Homogeneous	HA: 31	100% Non-fibrous (Other)	None Detected
7111-B131-Roofing *042227413-0131B*	Edge Flashing at South Side - Rolled Asphalt Roof Core	Black Fibrous Homogeneous	20% Glass HA: 31	80% Non-fibrous (Other)	None Detected
7111-B132 *042227413-0132*	Penetrations and Flashing - H Flashing - Roof Mastic	Black Non-Fibrous Homogeneous	HA: 32	100% Non-fibrous (Other)	None Detected
7111-B133 *042227413-0133*	Penetrations and Flashing - NW Penetration - Roof Mastic	Gray Non-Fibrous Homogeneous	HA: 32	100% Non-fibrous (Other)	None Detected
7111-B134 *042227413-0134*	Penetrations and Flashing - E Penetration - Roof Mastic	Black Non-Fibrous Homogeneous	HA: 32	97% Non-fibrous (Other)	3% Chrysotile
7111-B135 *042227413-0135*	Penetrations and Flashing - SE Penetration - Roof Mastic	Black Non-Fibrous Homogeneous	HA: 32	100% Non-fibrous (Other)	None Detected

Initial report from: 11/07/2022 10:50:29

EMSL Analytical, Inc.
200 Route 130 North Cinnaminson, NJ 08077
Tel/Fax: (800) 220-3675 / (856) 786-5974
http://www.EMSL.com / cinnasblab@EMSL.com

EMSL Order:	042227413
Customer ID:	CLAR53
Customer PO:	
Project ID:	

Analyst(s)

Elijah Mayorga (75)
Liliveth Escamilla (66)
Lori Grenier (138)
William Bradford (17)

Samantha Rundstrom, Laboratory Manager
or Other Approved Signatory

Initial report from: 11/07/2022 10:50:29

042227413

CLARK SEIF CLARK, INC.
HEALTH & SAFETY • ENGINEERING • ENVIRONMENTAL

Chain of Custody Form- Bulk Sampling

Requested Turn around time: 5 DAYS

CSC Job #	Sampling By	Date Taken	# Samples	Page #		Total Pages
1031500	Christian Goerrissen	10/24/22	125 + LAYERS	1	of	9

RECEIVED EMSL CINNAMINSON, N.J. 2022 OCT 31 AM 9:53

Job Name & Location	Customer Id No.:
Winnetka Offices 7111 Winnetka Avenue Canoga Park, CA	(1006444)

Sample Analysis: PLM – Asbestos Analysis of Bulk Materials via EPA 600/R-93/116 Method using Polarized Light Microscopy

Lab Submitted to: EMSL

ID #	Material Description	HM	Location of Sample	Condition	Friable	Quantity
7111 B1	CERAMIC TILE SYSTEM - BLACK 12" TILE	1	MAIN LOBBY FLOOR	GOOD	NO	~1,000 LF
B2	- BLUE 12" TILE	2	PHARMACY FLOOR	POOR	NO	~6000 LF
B3	- BEIGE 12" TILE	3	SUITE 1 LOBBY	GOOD	NO	~200 LF
B4	- BEIGE 12" TILE	3	SUITE 1 PRIVATE RR FLOOR	GOOD	NO	~20 LF
B5	- BEIGE 12" TILE	3	SUITE 10 FLOOR	FAIR	NO	~1,500 LF
B6	- WHITE 6" TILE	4	SUITE 16 RR FLOOR	GOOD	NO	~200 LF
B7	- WHITE 6" TILE	4	SUITE 16 RR WALLS	↓	↓	↓
B8	- BROWN 4" TILE	5	EXTERIOR AT NORTH ENTRY FLOOR	GOOD	NO	~2,000 LF
B9	- BROWN 4" TILE	5	EXTERIOR AT EAST ENTRY FLOOR	↓	↓	↓
B10	- WHITE 4" TILE	5	EXTERIOR AT EAST ENTRY WALLS	↓	↓	↓
B11	YELLOW CARPET GLUE	6	UNDER CARPETS - CORRIDOR BY STE 8	GOOD	NO	~3,000 LF
B12		6	- CORRIDOR BY STE 16	↓	↓	↓
B13		6	- SUITE 16 LOBBY	↓	↓	↓
B14		6	- BY SE ENTRY	↓	↓	↓
B15		6	- BY SUITE 14	↓	↓	↓

CONDITION CODE			FRIABLE CODE		HOMOGENEOUS CODE	QUANTITY CODE	
G= GOOD	F= FAIR	P= POOR	Y= YES	N= NO	HA= HOMOGENEOUS MATERIAL	SF= Square Ft.	LF = LINEAR Ft.

INSPECTION COMMENTS: CERAMIC TILE SYSTEM = TILE, GROUT, MORTAR

Relinquished By:	Date & Time
	10-27-22 @ 4:45pm
Received By:	**Date & Time**
	10/31/22 9:00 am

Clark Seif Clark

135

CLARK SEIF CLARK, INC.
HEALTH & SAFETY • ENGINEERING • ENVIRONMENTAL

04222743

Requested Turn around time

5 DAYS

Chain of Custody Form- Bulk Sampling

CSC Job #	Sampling By	Date Taken	# Samples	Page #		Total Pages
1031500	Christian Goerrissen	10/24/22	137 SLAYERS	2	of	9

RECEIVED
EMSL
CINNAMINSON, N.J.
2022 OCT 31 AM 9:53

Job Name & Location	Customer Id No.:
Winnetka Offices	(1006444)
7111 Winnetka Avenue	
Canoga Park, CA	

Sample Analysis:	PLM – Asbestos Analysis of Bulk Materials via EPA 600/R-93/116 Method using Polarized Light Microscopy	Lab Submitted to:	EMSL

ID #	Material Description	HM	Location of Sample	Condition	Friable	Quantity
7111 B16	YELLOW CARPET GLUE	6	UNDER CARPETS - CORRIDOR BY STE 20	GOOD	NO	~8,000 SF
B17	CONCRETE SLAB	7	BUILDING SLAB - NORTH AT STE 1	GOOD	NO	~22,000 SF
B18		7	- NE AT STE 16			
B19		7	- EAST AT STE 3			
B20		7	- CENTER AT STE 8			
B21		7	- CENTER AT STE 10			
B22		7	- WEST AT STE 20			
B23		7	- NW AT STE 20			
B24	GRAY TERRAZZO PRINT USF	8	CORRIDOR RESTROOMS EAST OF SUITE 8	GOOD	NO	60 SF
B25		8				
B26	BLUE/GRAY TERRAZZO PRINT USF	9	SUITE 9 RESTROOM	GOOD	NO	40 SF
B27	GRAY 12" TILE PRINT USF	10	SUITE 1 LOBBY/ RECEPTION AREA	FAIR	NO	~200 SF
B28	BLUE/GRAY TERRAZZO PRINT USF	9	SUITE 4 ROOM 3 (ALL EXAM ROOMS)	GOOD	NO	~1,000 SF
B29		9				
B30	GRAY TERRAZZO PRINT USF	8	SUITE 8 RECEPTION RESTROOM	GOOD	NO	~60 SF

CONDITION CODE			FRIABLE CODE		HOMOGENEOUS CODE	QUANTITY CODE	
G= GOOD	F= FAIR	P= POOR	Y= YES	N= NO	HA= HOMOGENEOUS MATERIAL	SF= Square Ft.	LF = LINEAR Ft.

INSPECTION COMMENTS: USF = VINYL SHEET FLOORING
ALL VINYL FLOORING SAMPLES ARE CORE SAMPLES WITH MULTIPLE LAYERS OF FLOORING AND ADHESIVES / MASTICS

Relinquished By:	Date & Time
	10.27.22 @ 4:45 PM
Received By:	**Date & Time**

Clark Seif Clark

04222741B

CLARK SEIF CLARK, INC.
HEALTH & SAFETY • ENGINEERING • ENVIRONMENTAL

Requested Turn around time

5 DAYS

Chain of Custody Form- Bulk Sampling

CSC Job #	Sampling By	Date Taken	# Samples	Page #		Total Pages
1031500	Christian Goerrissen	10/24/22	135 +LAYERS	3	of	9

Job Name & Location	Customer Id No.:
Winnetka Offices	(1006444)
7111 Winnetka Avenue	
Canoga Park, CA	

Sample Analysis: PLM – Asbestos Analysis of Bulk Materials via EPA 600/R-93/116 Method using Polarized Light Microscopy

Lab Submitted to: ETSL

ID #	Material Description	HM	Location of Sample	Condition	Friable	Quantity
7111 B31	BLUE/GRAY TERRAZZO PRINT USF	9	SUITE 14 RESTROOMS AND JANITOR CLOSET	POOR	NO	~120 LF
B32	TAN STONE TILE PRINT USF	10	SUITE 20 BATHROOM FLOOR	GOOD	NO	~40 LF
B33		10				
B34		10				
B35	BLUE/GRAY TERRAZZO	9	GO. GREEN MIDDLE OFFICE (UNDER LAMINATE)	GOOD	NO	~1,000 LF
B36		9	NORTH CORRIDOR JANITORS ROOM (OFFICE	GOOD	NO	~100 LF
B37	VFT WITH GLUE AND MASTIC	11	SUITE 1 OFFICES (UNDER LAMINATE)	FAIR	NO	~10,000 LF
B38		11	SUITE 1 EXAM ROOMS (UNDER LAMINATE)			
B39		11	SUITE 1 PRIVATE CORRIDOR (UNDER LAMINATE)			
B40	WHITE 12X12 VFT W/ ADHESIVE	12	SUITE 1 PRIVATE ROOM 1 (UNDER LAMINATE)	FAIR	NO	~1,400 LF
B41		12	SUITE 1 PRIVATE - ROOM 3 (UNDER LAMINATE)			
B42	VFT WITH GLUE AND MASTIC	11	SUITE 1 PRIVATE - NORTH OFFICE (UNDER LAMINATE)	FAIR	NO	~10,000 LF
B43		11	SUITE 3 EXAM ROOMS (UNDER LAMINATE)			
B44		11	SUITE 3 LAB AREA (UNDER LAMINATE)			
B45	WHITE 12X12 VFT W/ MASTIC	13	SUITE 9 OFFICE (UNDER LAMINATE)	FAIR	NO	~500 LF

CONDITION CODE			FRIABLE CODE		HOMOGENEOUS CODE	QUANTITY CODE	
G= GOOD	F= FAIR	P= POOR	Y= YES	N= NO	HA= HOMOGENEOUS MATERIAL	SF= Square Ft.	LF = LINEAR Ft.

INSPECTION COMMENTS: VFT = VINYL FLOOR TILE
VINYL FLOORING SAMPLES ARE CORE SAMPLES WITH MULTIPLE LAYERS OF FLOOR TILE, GLUE AND MASTIC

Relinquished By:	Date & Time
	10-27-22 @ 4:45PM
Received By:	**Date & Time**

Clark Seif Clark

CLARK SEIF CLARK, INC.
HEALTH & SAFETY • ENGINEERING • ENVIRONMENTAL

04222413

Requested Turn around time

5 DAYS

Chain of Custody Form- Bulk Sampling

RECEIVED EMSL CINNAMINSON, N.J. 2022 OCT 31 AM 9:53

CSC Job #	Sampling By	Date Taken	# Samples	Page #		Total Pages
1031500	Christian Goerrissen	10/24/22	135 +LAYERS	4	of	9

Job Name & Location	Customer Id No.:
Winnetka Offices	(1006444)
7111 Winnetka Avenue	
Canoga Park, CA	

Sample Analysis:	PLM – Asbestos Analysis of Bulk Materials via EPA 600/R-93/116 Method using Polarized Light Microscopy	Lab Submitted to:	EMSL

ID #	Material Description	HM	Location of Sample	Condition	Friable	Quantity
7111 B46	VFT WITH GLUE AND MASTIC	11	SUITE IN SCATTERED DEBRIS	POOR	NO	~1,400 lf
B47		11				
B48		11				
B49	BEIGE 12X12 VFT W/ YELLOW GLUE	14	SUITE 16 OFFICES	GOOD	NO	~1,000 lf
B50		14				
B51		14				
B52	BEIGE 12X12 VFT W/ MASTIC	15	SUITE 16 MRI ROOM	FAIR	NO	~1,400 lf
B53		15	SUITE 16 MRI ELECTRICAL ROOM			
B54	VFT WITH GLUE AND MASTIC	11	CORRIDOR BY STE 9 UNDER CARPET	FAIR	NO	~3,000 lf
B55		11	JANITORS OFFICE UNDER CARPET			
B56		11	CORRIDOR BY SUITE 20 UNDER CARPET			
B57	WHITE 12X12 VFT W/ GLUE	16	MIDDLE OFFICE	GOOD	NO	~200 lf
B58		16	NETWORK ROOM	GOOD	NO	~80 lf
B59	BLUE 4" VINYL BASE COVE W/ GLUE	17	INTERIOR WALLS AT BASE - SUITE 4 - RM 3	GOOD	NO	~1,000 lf
B60		17	- SUITE 4 - RM 4			

CONDITION CODE			FRIABLE CODE		HOMOGENEOUS CODE	QUANTITY CODE	
G= GOOD	F= FAIR	P= POOR	Y= YES	N= NO	HA= HOMOGENEOUS MATERIAL	SF= Square Ft.	LF = LINEAR Ft.

INSPECTION COMMENTS: VBC = VINYL BASE COVE

Relinquished By:	Date & Time
	10-27-22 @ 4:45PM
Received By:	**Date & Time**

Clark Seif Clark

CLARK SEIF CLARK, INC.
HEALTH & SAFETY • ENGINEERING • ENVIRONMENTAL

04222741 3

Requested Turn around time
5 DAYS

Chain of Custody Form- Bulk Sampling

CSC Job #	Sampling By	Date Taken	# Samples	Page #		Total Pages
1031500	Christian Goerrissen	10/24/22	135 + LAYERS	5	of	9

RECEIVED ETSL CINNAMINSON N.J. 2022 OCT 31 AM 9:53

Job Name & Location	Customer Id No.:
Winnetka Offices	(1006444)
7111 Winnetka Avenue	
Canoga Park, CA	

Sample Analysis:	PLM – Asbestos Analysis of Bulk Materials via EPA 600/R-93/116 Method using Polarized Light Microscopy	Lab Submitted to:	ETSL

ID #	Material Description	HM	Location of Sample	Condition	Friable	Quantity
7111 B61	BLUE 4" VBC WITH GLUE	17	INTERIOR WALLS AT BASE - N. JANITORS ROOM	GOOD	NO	1,000 LF
B62	BLACK 4" VBC WITH GLUE	17	- CORRIDOR BY SE ENTRY			
B63		9	- CORRIDOR BY STE 8			
B64		17	- CORRIDOR BY STE 9			
B65		17	- CORRIDOR BY STE 14			
B66	TAN 4" VBC WITH GLUE	17	- SUITE 16 RECEPTION			
B67		17	- SUITE 16 OFFICES			
B68		17	- NETWORK ROOM			
B69	WHITE 4" VBC WITH GLUE	18	- SUITE 20 BATHROOM	GOOD	NO	10 LF
B70	DRYWALL SYSTEM	19	INTERIOR WALLS - EAST LOBBY	GOOD	NO	10,000 SF
B71		19	- SOUTH LOBBY			
B72		19	- S. LOBBY CEILING			
B73		19	- CORRIDOR BY STE 16			
B74		19	- S, E-W CORRIDOR			
B75		19	- SUITE 3. ROOM 4			

CONDITION CODE			FRIABLE CODE		HOMOGENEOUS CODE	QUANTITY CODE	
G= GOOD	F= FAIR	P= POOR	Y= YES	N= NO	HA= HOMOGENEOUS MATERIAL	SF= Square Ft.	LF = LINEAR Ft.

INSPECTION COMMENTS: DRYWALL SYSTEM = SKIM COAT / MUD, DRYWALL

Relinquished By:	Date & Time
	10-27-22 @ 4:45 PM
Received By:	**Date & Time**

Clark Seif Clark

04222741

CLARK SEIF CLARK, INC.
HEALTH & SAFETY • ENGINEERING • ENVIRONMENTAL

Requested Turn around time

5 DAYS

Chain of Custody Form- Bulk Sampling

CSC Job #	Sampling By	Date Taken	# Samples	Page #		Total Pages
1031500	Christian Goerrissen	10/24/22	135 +LAYERS	6	of	9

RECEIVED ETISL CINNAMINSON, N.J. 2022 OCT 31 AM 9:53

Job Name & Location	Customer Id No.:
Winnetka Offices	(1006444)
7111 Winnetka Avenue	
Canoga Park, CA	

Sample Analysis:	PLM – Asbestos Analysis of Bulk Materials via EPA 600/R-93/116 Method using Polarized Light Microscopy	Lab Submitted to:	ETISL

ID #	Material Description	HM	Location of Sample	Condition	Friable	Quantity
7111 B76	DRYWALL SYSTEM	19	INTERIOR WALLS - SUITE 4 EXAM RM 1	GOOD	NO	110.000 SF
B77		19	- SUITE 8 RECEPTION			
B78		19	- SUITE 14 LOBBY			
B79		19	- SUITE 16 OFFICE			
B80		19	- ROOM 19			
B81	DRYWALL SYSTEM	19	INTERIOR WALLS - 60 - GREEN OFFICE	GOOD	NO	110.000 SF
B82		19	- SUITE 20 RECEPTION			
B83		19	- ROOM 20			
B84		19	- NETWORK ROOM			
B85	DRYWALL SYSTEM (CEILINGS)	20	HARD LID CEILING & COLUMNS ABOVE DROP CEILING - ALL	GOOD	NO	25.000 SF
B86		20	- CENTER			
B87		20	- AT SUITE 14			
B88		20	- SU AT SUITE 4			
B89	WALL PAPER ADHESIVE	21	SUITE 1 PRIVATE - N OFFICE E. WALL (WOOD PANEL)	GOOD	NO	120 SF
B90		21				

CONDITION CODE			FRIABLE CODE		HOMOGENEOUS CODE	QUANTITY CODE	
G= GOOD	F= FAIR	P= POOR	Y= YES	N= NO	HA= HOMOGENEOUS MATERIAL	SF= Square Ft.	LF = LINEAR Ft.

INSPECTION COMMENTS:

Relinquished By:	Date & Time
	10-27-22 @ 4:45 PM
Received By:	**Date & Time**

Clark Seif Clark

CLARK SEIF CLARK, INC.
HEALTH & SAFETY • ENGINEERING • ENVIRONMENTAL

04222741B

Requested Turn around time
5 DAYS

Chain of Custody Form- Bulk Sampling

CSC Job #	Sampling By	Date Taken	# Samples	Page #		Total Pages
1031500	Christian Goerrissen	10/24/22	BS + LAYERS	7	of	9

RECEIVED
EMSL
CINNAMINSON, N.J.
2022 OCT 31 AM 9:53

Job Name & Location	Customer Id No.:
Winnetka Offices 7111 Winnetka Avenue Canoga Park, CA	(1006444)

Sample Analysis:	PLM – Asbestos Analysis of Bulk Materials via EPA 600/R-93/116 Method using Polarized Light Microscopy	Lab Submitted to:	EMSL

ID #	Material Description	HM	Location of Sample	Condition	Friable	Quantity
7111 B91	WALL PATHER ADHESIVE	21	SUITE 1 PRIVATE M. OFFICE E. WALL (WOOD PATHER)	GOOD	NO	~120 SF
B92	2'x4' LAY-IN CEILING PANELS	22	INTERIOR CEILINGS - MAIN LOBBY	GOOD	YES	~20,000 SF
B93		22	- PHARMACY			
B94		22	- E. CORRIDOR			
B95		22	- SUITE 4			
B96		22	- SUITE 20			
B97		22	- SUITE 1			
B98		22	- SUITE 8			
B99	SPRAY APPLIED FIREPROOFING	23	I-BEAMS ABOVE DROP CEILING - NW	GOOD	YES	5,000 LF
B100		23	- CENTER			
B101		23	- AT SUITE H			
B102		23	- ROOM 19			
B103		23	- SW AT SUITE 4			
B104	ASPHALT PAVING	24	PARKING LOTS - NORTH	GOOD	NO	~10,000 SF
B105		24	- SOUTH			

CONDITION CODE			FRIABLE CODE		HOMOGENEOUS CODE	QUANTITY CODE	
G= GOOD	F= FAIR	P= POOR	Y= YES	N= NO	HA= HOMOGENEOUS MATERIAL	SF= Square Ft.	LF = LINEAR Ft.

INSPECTION COMMENTS:

Relinquished By:	Date & Time
	10-27-22 @ 4:45 PM
Received By:	**Date & Time**

Clark Seif Clark

CLARK SEIF CLARK, INC.
HEALTH & SAFETY • ENGINEERING • ENVIRONMENTAL

04222741B

Requested Turn around time

5 DAYS

Chain of Custody Form- Bulk Sampling

CSC Job #	Sampling By	Date Taken	# Samples	Page #		Total Pages
1031500	Christian Goerrissen	10/24/22	135 + LAYERS	8	of	9

RECEIVED
EMSL
CINNAMINSON, NJ
2022 OCT 31 AM 9:53

Job Name & Location	Customer Id No.:
Winnetka Offices	(1006444)
7111 Winnetka Avenue	
Canoga Park, CA	

Sample Analysis: PLM – Asbestos Analysis of Bulk Materials via EPA 600/R-93/116 Method using Polarized Light Microscopy

Lab Submitted to: EMSL

ID #	Material Description	HM	Location of Sample	Condition	Friable	Quantity
7111 B106	ASPHALT PAVING	24	PARKING LOTS - SW	GOOD	NO	~10,000 SF
B107	"	24	" - WEST	"	"	"
B108	CONCRETE	25	NORTH SIDE DRAIN DITCH	GOOD	NO	~3,000 SF
B109	"	25	EAST SIDE CURBS	"	"	"
B110	"	25	EAST WALKWAY	"	"	"
B111	"	25	SOUTH ENTRY RAMP	"	"	"
B112	"	25	WEST WALKWAY	"	"	"
B113	EXTERIOR STUCCO SYSTEM	26	EXTERIOR WALLS - NORTH	GOOD	NO	~15,000 SF
B114	"	26	" - CEILING AT N. ENTRY	"	"	"
B115	"	26	" - NE	"	"	"
B116	"	26	" - SW	"	"	"
B117	"	26	" - WEST	"	"	"
B118	STUCCO LATH PAPER	27	BEHIND STUCCO WALLS - SW CORNER	GOOD	YES	~15,000 SF
B119	WALL CAULK	28	AT BASE OF STUCCO WALLS - SW CORNER	GOOD	NO	~10 LF
B120	CMU WALL WITH MORTAR	29	NORTH PERIMETER WALL	GOOD	NO	~3,000 SF

CONDITION CODE			FRIABLE CODE		HOMOGENEOUS CODE	QUANTITY CODE	
G= GOOD	F= FAIR	P= POOR	Y= YES	N= NO	HA= HOMOGENEOUS MATERIAL	SF= Square Ft.	LF = LINEAR Ft.

INSPECTION COMMENTS: CMU = CONCRETE MASONRY UNIT

Relinquished By:	Date & Time
	10-27-22 @ 4:45PM
Received By:	**Date & Time**

Clark Seif Clark

OU11745

Requested Turn around time

CLARK SEIF CLARK, INC.
HEALTH & SAFETY • ENGINEERING • ENVIRONMENTAL

Chain of Custody Form- Bulk Sampling

5 DAYS

CSC Job #	Sampling By	Date Taken	# Samples	Page #		Total Pages
1031500	Christian Goerrissen	10/24/22	135 + LAYERS	9	of	9

RECEIVED EMSL CINNAMINSON N.J.

Job Name & Location	Customer Id No.:
Winnetka Offices	(1006444)
7111 Winnetka Avenue	
Canoga Park, CA	

2022 OCT 31 AM 9:53

Sample Analysis:	PLM – Asbestos Analysis of Bulk Materials via EPA 600/R-93/116 Method using Polarized Light Microscopy	Lab Submitted to:	EMSL

ID #	Material Description	HM	Location of Sample	Condition	Friable	Quantity
7111 B124	CMU WALL WITH MORTAR	29	WEST PERIMETER WALL	GOOD	NO	~3000 SF
B122		29	WEST BY TRASH DUMPSTERS	↓	↓	↓
B123	ROCK/TAR ROOF COVE	30	ROOF FIELD - NW	GOOD	NO	~22,000 SF
B124		30	- CENTER			
B125		30	- SE			
B126		30	- W. OVERHANG			
B127	↓	30	↓ - E. OVERHANG	↓	↓	↓
B128	TORCHED ASPHALT ROOF COVE	31	NORTHEAST PATCH (OVER ROCK/TAR)	GOOD	NO	~2,000 SF
B129		31	CENTER PATCH			
B130		31	PARAPET AT NORTH OVERHANG			
B131	↓	31	EDGE FLASHING AT SOUTH SIDE	↓	↓	↓
B132	ROOF MASTIC	32	PENETRATIONS AND FLASHINGS - N FLASHING	FAIR	NO	~200 SF
B133		32	- NW PENETRATION			
B134		32	- E. PENETRATION			
B135	↓	32	↓ - SE PENETRATION	↓	↓	↓

CONDITION CODE			FRIABLE CODE		HOMOGENEOUS CODE	QUANTITY CODE	
G= GOOD	F= FAIR	P= POOR	Y= YES	N= NO	HA= HOMOGENEOUS MATERIAL	SF= Square Ft.	LF = LINEAR Ft.

INSPECTION COMMENTS:

Relinquished By:	Date & Time
	10-27-22 @ 4:45PM
Received By:	**Date & Time**

Clark Seif Clark

Project Name: Winnetka Offices
Project Location: 7111 Winnetka Avenue, Canoga Park CA
CSC Project No.: 1031500

APPENDIX B

XRF DATA SHEETS

PO Box 4299, Chatsworth, CA 91313 * TEL 818-727-2553 * FAX 818-727-2556
csc@csceng.com - www.csceng.com

CSC Project No. 1031500
Project Name: Magnolia Public Schools
Project Location: 7111 Winnetka Avenue, Canoga Park, CA
Client: Magnolia Public Schools

HEALTH & SAFETY • ENGINEERING • ENVIRONMENTAL

XRF LEAD-BASED PAINT AND LEAD-CONTAINING MATERIALS INSPECTION REPORT

								Results			
Reading No	Site	Room	Side	Component	Substrate	Condition	Color	Results	PbC	PbC Error	Units
1		SHUTTER CALIBRATION							4.03	0	cps
2		NITON CALIBRATION - SRM 2574					GOLD	Positive	0.7	0.1	mg / cm ^2
3		NITON CALIBRATION - SRM 2574					GOLD	Positive	0.8	0.1	mg / cm ^2
4		NITON CALIBRATION - SRM 2574					GOLD	Positive	0.7	0.1	mg / cm ^2
5	7111 Winnetka	LOBBY	C	WALL	DRYWALL	INTACT	WHITE	Negative	0	0.02	mg / cm ^2
6	7111 Winnetka	LOBBY	C	FLOOR	CERAMIC	INTACT	BLACK	Negative	0	0.02	mg / cm ^2
7	7111 Winnetka	LOBBY	D	WALL	DRYWALL	INTACT	RED	Negative	0	0.02	mg / cm ^2
8	7111 Winnetka	BATHROOM	D	WALL	DRYWALL	INTACT	WHITE	Negative	0	0.02	mg / cm ^2
9	7111 Winnetka	BATHROOM	C	DOOR	WOOD	INTACT	BLUE	Negative	0	0.02	mg / cm ^2
10	7111 Winnetka	BATHROOM	C	DOOR	WOOD	INTACT	BLUE	Negative	0	0.02	mg / cm ^2
11	7111 Winnetka	BATHROOM	B	WALL	DRYWALL	INTACT	WHITE	Negative	0	0.02	mg / cm ^2
12	7111 Winnetka	RADIOLOGY	D	WALL	DRYWALL	INTACT	WHITE	Negative	0	0.02	mg / cm ^2
13	7111 Winnetka	RADIOLOGY	B	WALL	DRYWALL	INTACT	WHITE	Negative	0	0.02	mg / cm ^2
14	7111 Winnetka	SE BATHROOM		FLOOR	CERAMIC	INTACT	WHITE	Negative	0.01	0.02	mg / cm ^2
15	7111 Winnetka	SE BATHROOM		SINK	PORCELAIN	INTACT	WHITE	Negative	0	0.03	mg / cm ^2
16	7111 Winnetka	SE BATHROOM	A	WALL	DRYWALL	INTACT	WHITE	Negative	0	0.02	mg / cm ^2
17	7111 Winnetka	NE ENTRY		FLOOR	CERAMIC	INTACT	BEIGE	Negative	0.05	0.06	mg / cm ^2
18	7111 Winnetka	NE ENTRY	C	BASEBOARD	WOOD	INTACT	WHITE	Negative	0	0.02	mg / cm ^2
19	7111 Winnetka	CENTER		FLOOR	CERAMIC	INTACT	BEIGE	Negative	0.02	0.02	mg / cm ^2
20	7111 Winnetka	N BATH		FLOOR	CERAMIC	INTACT	BEIGE	Negative	0	0.04	mg / cm ^2

CSC Project No. 1031500
Project Name: Magnolia Public Schools
Project Location: 7111 Winnetka Avenue, Canoga Park, CA
Client: Magnolia Public Schools

HEALTH & SAFETY • ENGINEERING • ENVIRONMENTAL

XRF LEAD-BASED PAINT AND LEAD-CONTAINING MATERIALS INSPECTION REPORT

								Results			
Reading No	Site	Room	Side	Component	Substrate	Condition	Color	Results	PbC	PbC Error	Units
21	7111 Winnetka	N BATH	A	WALL	DRYWALL	INTACT	WHITE	Negative	0	0.02	mg / cm ^2
22	**7111 Winnetka**	**STE 1 PVT**	**B**	**WALL**	**WOOD**	**INTACT**	**WHITE**	**Positive**	**42.9**	**25.1**	**mg / cm ^2**
23	7111 Winnetka	STE 1 PVT	B	WALL	WOOD	INTACT	WHITE	Negative	0	0.02	mg / cm ^2
24	7111 Winnetka	STE 1 PVT	B	COLUMN	METAL	INTACT	BROWN	Negative	0	0.04	mg / cm ^2
25	7111 Winnetka	STE 1 PVT	B	COLUMN	METAL	INTACT	BROWN	Negative	0.01	0.03	mg / cm ^2
26	7111 Winnetka	HALL	C	WINDOW	METAL	INTACT	BLUE	Negative	0	0.02	mg / cm ^2
27	7111 Winnetka	STE 20	D	WALL	DRYWALL	INTACT	BEIGE	Negative	0	0.02	mg / cm ^2
28	7111 Winnetka	STE 20	D	DOOR	WOOD	INTACT	WHITE	Negative	0	0.02	mg / cm ^2
29	7111 Winnetka	STE 20	D	DOOR	WOOD	INTACT	WHITE	Negative	0	0.02	mg / cm ^2
30	7111 Winnetka	STE 20	D	DOOR	WOOD	INTACT	BROWN	Negative	0	0.02	mg / cm ^2
31	7111 Winnetka	OUTSIDE	A	WALL	STUCCO	INTACT	WHITE	Negative	0	0.02	mg / cm ^2
32	7111 Winnetka	OUTSIDE	A	COLUMN	CERAMIC	INTACT	WHITE	Negative	0	0.02	mg / cm ^2
33	7111 Winnetka	OUTSIDE		FLOOR	CERAMIC	INTACT	BROWN	Negative	0	0.02	mg / cm ^2
34	7111 Winnetka	OUTSIDE	D	WALL	STUCCO	INTACT	WHITE	Negative	0	0.02	mg / cm ^2
35	7111 Winnetka	OUTSIDE	D	WALL	CERAMIC	INTACT	WHITE	Negative	0	0.02	mg / cm ^2
36	7111 Winnetka	OUTSIDE	D	WALL	CERAMIC	INTACT	WHITE	Negative	0.01	0.02	mg / cm ^2
37	7111 Winnetka	OUTSIDE	C	WALL	CMU	INTACT	WHITE	Negative	0	0.02	mg / cm ^2
38	7111 Winnetka	OUTSIDE	C	BOLLARD	CONCRETE	INTACT	YELLOW	Negative	0	0.02	mg / cm ^2
39	7111 Winnetka	OUTSIDE	A	STRIPING	CONCRETE	INTACT	WHITE	Negative	0	0.02	mg / cm ^2
40	7111 Winnetka	OUTSIDE	A	STRIPING	CONCRETE	INTACT	BLUE	Negative	0	0.02	mg / cm ^2

CSC Project No. 1031500
Project Name: Magnolia Public Schools
Project Location: 7111 Winnetka Avenue, Canoga Park, CA
Client: Magnolia Public Schools

HEALTH & SAFETY • ENGINEERING • ENVIRONMENTAL

XRF LEAD-BASED PAINT AND LEAD-CONTAINING MATERIALS INSPECTION REPORT

								Results			
Reading No	**Site**	**Room**	**Side**	**Component**	**Substrate**	**Condition**	**Color**	**Results**	**PbC**	**PbC Error**	**Units**
41		NITON CALIBRATION - SRM 2574					GOLD	Positive	0.8	0.1	mg / cm ^2
42		NITON CALIBRATION - SRM 2574					GOLD	Positive	0.7	0.1	mg / cm ^2
43		NITON CALIBRATION - SRM 2574					GOLD	Positive	0.8	0.1	mg / cm ^2

Action Level is ≥0.7 mg/cm^2

Inspection Comments:

This XRF inspection was performed on October 25, 2021 with a Niton XLp300 series lead detector, serial no. 25374

Inspector signature	CDPH Certification	Date
	LRC-00006856	October 25, 2022

Project Name: Winnetka Offices
Project Location: 7111 Winnetka Avenue, Canoga Park CA
CSC Project No.: 1031500

APPENDIX C

SITE PHOTOGRAPHS

PO Box 4299, Chatsworth, CA 91313 * TEL 818-727-2553 * FAX 818-727-2556
csc@csceng.com - www.csceng.com

Project Name: Winnetka Offices
Project Location: 7111 Winnetka Avenue, Canoga Park CA
CSC Project No.: 1031500


Photo 1: East elevation


Photo 2: North elevation


Photo 3: West elevation

Photo 4: Asphalt paving on the east parking lot

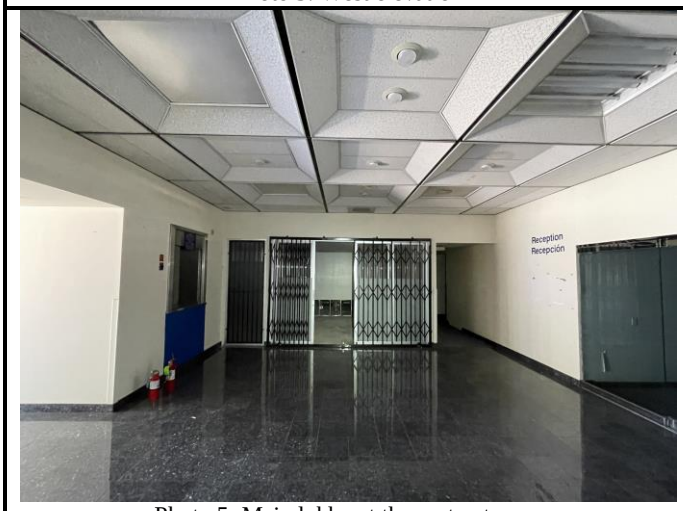


Photo 5: Main lobby at the east entrance


Photo 6: South enatance lobby

PO Box 4299, Chatsworth, CA 91313 * TEL 818-727-2553 * FAX 818-727-2556
csc@csceng.com - www.csceng.com

Project Name: Winnetka Offices
Project Location: 7111 Winnetka Avenue, Canoga Park CA
CSC Project No.: 1031500

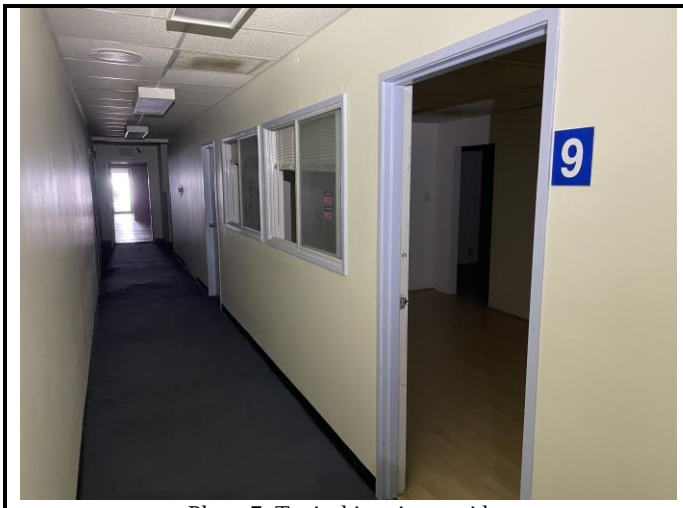


Photo 7: Typical interior corridor


Photo 8: Yellow carpet glur


Photo 9: Gray terrazzo print vinyl sheet flooring


Photo 10: Blue gray terrazzo print vinyl sheet flooring


Photo 11: ACM flooring under laminate


Photo 12: ACM flooring under sheet vinyl

PO Box 4299, Chatsworth, CA 91313 * TEL 818-727-2553 * FAX 818-727-2556
csc@csceng.com - www.csceng.com

Project Name: Winnetka Offices
Project Location: 7111 Winnetka Avenue, Canoga Park CA
CSC Project No.: 1031500


Photo 13: ACM flooring


Photo 14: Suite 14 with flooring removed, ACM mastic on slab


Photo 15: Non-ACM fireproofing on I-Beams above drop ceiling


Photo 16: Non-ACM pipe insulation above drop ceiling


Photo 17: Roof field


Photo 18: ACM roof mastic at the penetrations and flashings

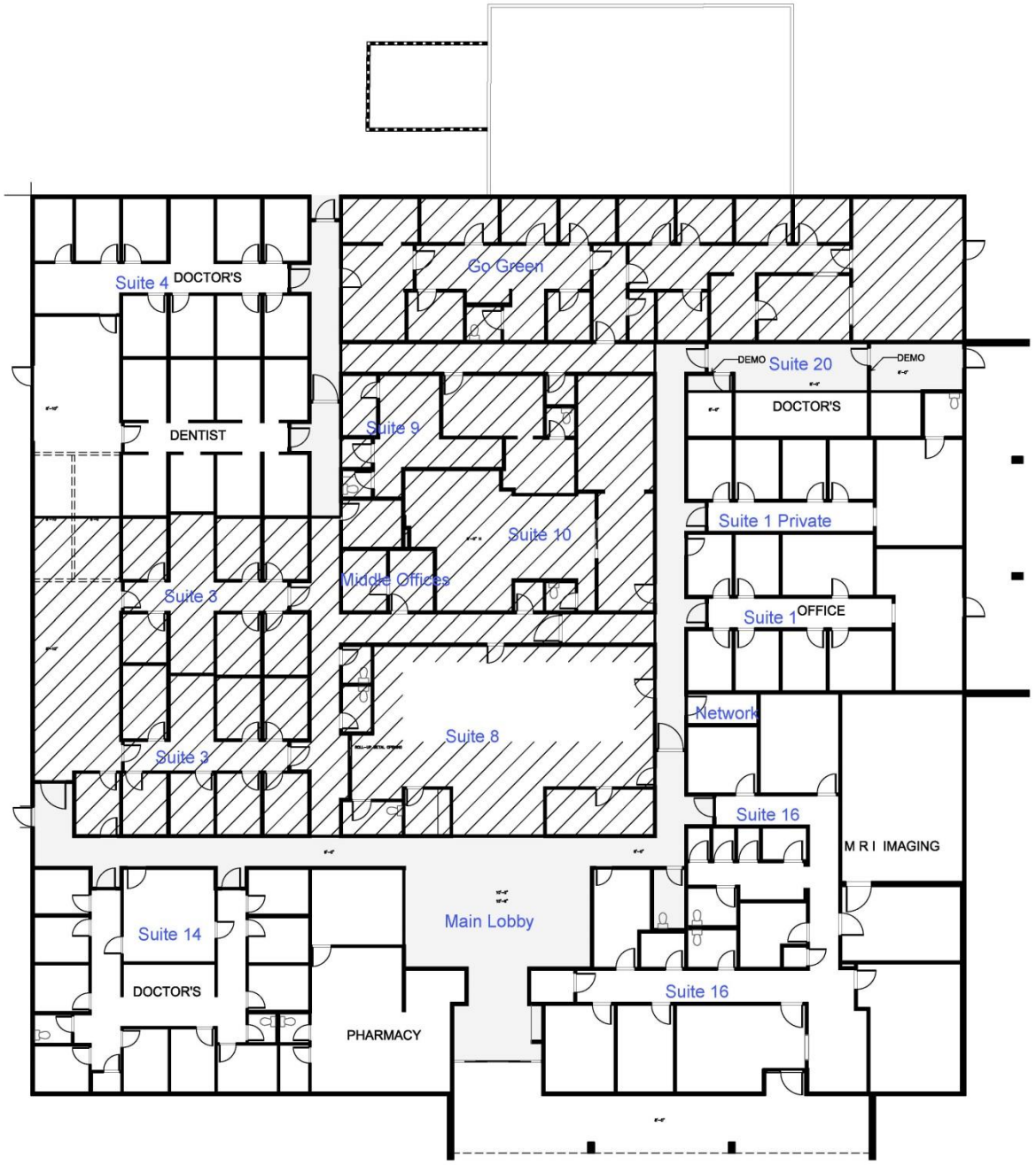
PO Box 4299, Chatsworth, CA 91313 * TEL 818-727-2553 * FAX 818-727-2556
csc@csceng.com - www.csceng.com

Project Name: Winnetka Offices
Project Location: 7111 Winnetka Avenue, Canoga Park CA
CSC Project No.: 1031500

APPENDIX D

SITE SKETCH

PO Box 4299, Chatsworth, CA 91313 * TEL 818-727-2553 * FAX 818-727-2556
csc@csceng.com - www.csceng.com



CLARK SEIF CLARK, INC.
HEALTH & SAFETY • ENGINEERING • ENVIRONMENTAL

21732 Devonshire St. Suite B
Chatsworth, CA 91311
P.O. Box 4299
Chatsworth, CA 91313
Tel: 818-727-2553
Fax: 818-727-2556

CSC Project No.: 1031500

Project Title:
Winnetka Offices
7111 Winnetka Avenue
Canoga Park, CA

Prepared for:

Magnolia Public Schools
250 East 1st Street, Suite 1500
Los Angeles, CA 90012

NOTES

Refer to the survey report for locations and quantities of asbestos containing materials and lead-containing materials.

Contractor must verify all quantities before bidding

Title: Building: Winnetka Offices

Scale: NTS

Drawing Number:
HAZ-1

Project Name: Winnetka Offices
Project Location: 7111 Winnetka Avenue, Canoga Park CA
CSC Project No.: 1031500

APPENDIX E

ACCREDITATIONS AND CERTIFICATIONS

PO Box 4299, Chatsworth, CA 91313 * TEL 818-727-2553 * FAX 818-727-2556
csc@csceng.com - www.csceng.com

Division of Occupational Safety and Health

Certified Asbestos Consultant

Christian Goerrissen
Name

Certification No. **00-2840**

Expires on **01/05/23**

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

California Department of PublicHealth

STATE OF CALIFORNIA
DEPARTMENT OF PUBLIC HEALTH

LEAD-RELATED CONSTRUCTION CERTIFICATE

INDIVIDUAL:	CERTIFICATE TYPE:	NUMBER:	EXPIRATION DATE:
	Lead Inspector/Assessor	LRC-00000162	5/14/2023
	Lead Project Monitor	LRC-00000161	5/14/2023

Christian Goerrissen

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

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

Devon H Charnley
Name

Certification No. **11-6982**

Expires on **01/21/23**

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

California Department of PublicHealth

STATE OF CALIFORNIA
DEPARTMENT OF PUBLIC HEALTH

LEAD-RELATED CONSTRUCTION CERTIFICATE

INDIVIDUAL:	CERTIFICATE TYPE:	NUMBER:	EXPIRATION DATE:
 **Devon Charnley**	Lead Sampling Technician	LRC-00006856	8/13/2023
	Lead Project Monitor	LRC-00010248	7/19/2023

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

EXHIBIT B

Interior Demolition RFP Response

INTERIOR DEMOLITION, INC.
DEMOLITION · ABATEMENT · EARTHWORK
LIC# 603409 · (818) 249.4932

Corporate Office
2621 Honolulu Avenue
Montrose, CA 91020
www.Interiordemolition.net

REVISED PROPOSAL

March 13, 2023

Between the Owner:	**Magnolia Public Schools** **250 east 1st Street** **Los Angeles, California 90012**
And the Contractor:	**Interior Demolition, Inc.** **23508 Pine St.** **Newhall, California 91321** **United States** **CSLB# 603409** **818.249.4932** **Estimator: Marco Molina** **Cell 818.262.1611** **DIR# 1000004790** **DBE, MBE, SBE CERTIFIED**
For the Project:	**Abatement & Building and Site Demolition at 7111 Winnetka Ave. Winnetka, CA 91306**

Scope of work:

The general scope of work is (1) the abatement of the asbestos and lead based paint and (2) the demolition of the existing one story structure and site asphalt on the site as indicated on the attached Alta survey and detailed within the scope of work. The site address is 7111 Winnetka Ave, Winnetka CA 91306. The successful respondent(s) shall be responsible for the following:

- Obtain all permits as required by State, County and Local Authorities.
- All soil erosion and sedimentation control measures as required including maintenance of such.
- All utility shutdowns and disconnections, including scheduling and coordination with utility companies, including demolition and capping of utilities at right of way for future use. This includes but is not restricted to electric, natural gas, water, storm, sanitary, phone, cable and fiber optic. All utility company fees for disconnections will be paid by the Owner.
- Lead and Asbestos Abatement per the LBP & ABM report.
- All Investigations and Assessments needed to develop a suitable abatement and demolition plan.
- Complete demolition of the structure on the property, including but not restricted to all below grade footings, foundations, slabs, piping, wiring and ductwork.
- Backfill of all excavated and/or demolished areas with compacted fill material.

- Coordination with all Owner's Consultants and Contractors.
- The selected firm shall provide temporary facilities, services, barriers, pollution controls, prevention of wind-blown debris leaving the site, enclosures, and removal and legal disposal of all demolition and construction debris as required by local, state, and federal codes. This includes securing the site during demolition, and until construction activity begins, with a temporary fence around the demolition areas.
- All demolition work must adhere to all municipal demolition regulations. It is the responsibility of the demolition contractor to verify these regulations and to adhere to them at all times.
- The existing one-story wood frame building is approximately 21,000 square feet and was constructed in 1979.
- The demolition plan will need to be submitted and approved by the City of Los Angeles Department of Building and Safety. Securing a demolition permit, and all other necessary municipal approvals, will be the responsibility of the selected firm.

WORK TO BE DONE: GENERAL PREVAILING WAGE DETERMINATION MADE BY THE DIRECTOR OF INDUSTRIAL RELATIONS PURSUANT TO CALIFORNIA LABOR CODE PART 7, CHAPTER1, ARTICLE 2, SECTIONS 1770, 1773 AND 1773.1 FOR COMMERCIAL BUILDINGS, HIGHWAY, HEAVY CONSTRUCTION AND DREDGING PROJECTS

Exclusions:
The following are Excluded Unless specifically noted in the scope of work section above. If required they must be provided by others. Any delays due to necessary excluded items completed will result in extra charges.

Bonds, Deposits, Traffic control, Sanitation Facilities Water meter, Construction water, franchised Disposal or Mandated Recycling, Construction fencing, SWPPP, Canopies, Barricades, Protection, Shoring, Bracing, Lagging, Underpinning, Scaffolding, Site security, Engineering, staking, Earthwork, Grading, Backfill & Compaction, Dewatering, Tree root chasing, Filling of Cesspools, well capping, Testing, Salvage for others, Preparation, Petro-Mat, Pilings, Grade Beams, Aggregate base, Soil, Sand, Unforeseen conditions, off-site work, Temporary services. No new construction.

TOTAL BASE PRICE: **$309,424.52**

PAYMENT TERMS:

Payment terms as follows: Payment shall be completed 30 to 45 days after the completion of work at each individual property.

Project Totals:

Name	Total Cost
Demolition	
Demolition	
Building	**$150,718.02**

Concrete	**$63,901.50**
Wall	**$5,410.00**
Trees	**$1,400.00**
Planter	**$2,525.00**
Erosion Control	**$3,000.00**
Permits	**$3,000.00**
Demolition Subtotal:	**$229,954.52**

Abatement	
Abatement	
Asbestos Abatement	**$79,470.00**
Abatement Subtotal:	**$79,470.00**
Grand Total	**$309,424.52**

TERMS AND CONDITIONS:

In the event of litigation between the parties arising out of this Agreement, the prevailing party shall be entitled to recover its reasonable attorney's fees and litigation expenses incurred in addition to whatever relief to which it may be entitled. Attorney's fees and litigation expenses shall include without limitation, costs of preparation and discovery and retaining expert witnesses, and such fees and expenses shall be payable whether or not the litigation proceeds to final judgment. This proposal /agreement is valid for 90 days. **Price subject to change upon increasing prices of materials and/or expenses required to complete the job.

Acceptance of Agreement

Contractor Signature

Owner Signature

Name and Title

Name and Title

Coversheet

Approval of Acceptance of Title Transfer to 7111 Winnetka Ave from MPM Sherman Winnetka LLC

Section: III. Recommended Action Items
Item: B. Approval of Acceptance of Title Transfer to 7111 Winnetka Ave from MPM Sherman Winnetka LLC
Purpose: Vote
Submitted by:
Related Material: III_B_Title Transfer of 7111 Winnetka Ave.pdf

Agenda Item:	III B: Recommended Action Item
Date:	May 10, 2023
To:	Magnolia Educational & Research Foundation dba Magnolia Public Schools ("**MPS**") Audit & Facilities Committee (the "**Committee**")
From:	Alfredo Rubalcava, CEO & Superintendent
Staff Lead(s):	Patrick Ontiveros, General Counsel & Director of Facilities Mustafa Sahin, Project Manager
RE:	Approval of Purchase by MPS of the Property at 7111 Winnetka Street from MPM Sherman Winnetka LLC for the Benefit of Magnolia Science Academy—5 ("**MSA-5**") Using Proceeds from the Charter School Facility Program Award

1. ***Action Proposed:***

MPS Staff recommends that the Audit & Facilities Committee approve the purchase by Magnolia Public Schools of title to the property located at 7111 Winnetka Ave (the "**Property**") from MPM Sherman Winnetka LLC ("**MPM LLC**") for the benefit of Magnolia Science Academy-5 ("**MSA-5**") using the proceeds from MSA-5's award under the Charter School Facilities Program upon receipt of the advanced release of site acquisition funds. Furthermore, for the Committee to move and recommend that the Board of Directors adopts the same.

2. ***Purpose:***

The purpose of this proposed action is to approve the purchase by MPS from MPM LLC of the Property in order to allow MPS to use the proceeds of a Charter School Facilities Program ("**CSFP**") award from the Office of Public School Construction ("**OPSC**") to build a new campus at the Property for the benefit of and occupancy by MSA-5.

3. ***Background:***

Acquisition of Winnetka Ave Property

At its December 19, 2021 meeting, the MPS Board approved MPS signing a purchase and sale agreement ("**PSA**") for the purchase of the 7111 Winnetka Ave Property and making a good faith, refundable, escrow deposit of Two Hundred Thousand Dollars ($200,000). Escrow for the purchase and sale of the Property was opened on December 22, 2021. MPS exercised all three (3) of its options to extend the contingency period and deposited an additional One Hundred Fifty Thousand Dollars. At its June 16, 2022 meeting the Board approved the waiver of the contingencies. At the June 16th meeting the Board also approved a loan from CLI Capital to fund the acquisition of the Property.

MPS assigned to MPM Sherman Winnetka LLC ("**Winnetka LLC**") the right to acquire and take title to the Property with a loan from CLI Capital. Winnetka Ave LLC is a subsidiary of Magnolia Properties Management, Inc., a 501(c)(3) support corporation. Concurrent with the foregoing

assignment, MPS entered into a lease for the Property with Winnetka Ave LLC. Escrow on the Property closed on October 21, 2022.

CSFP Award

MPS Staff applied for funding to the OPSC's CSFP program during the application period held from May 2, 2022 to June 3, 2022. CSFP provides funding to charter schools for new school facilities. On October 26, 2022, the State Allocation Board ("**SAB**") approved a preliminary apportionment in the amount of $50,832,332. At its April 26, 2023 meeting the SAB approved advanced site acquisition funds and design funds in the total amount of $13,832,733.20. See attached Exhibit A. The CSFP award will be used to construct a new campus for MSA-5 which is currently co-located with MSA-1 on MSA-1's campus.

4. ***Analysis & Impact:***

MPS will use the proceeds from an advanced release of site acquisition funds in order to purchase the property from MPM LLC. MPS must hold title to the Property in order to use the full CSFP award to build a new campus for MSA-5.

5. ***Budget Implications:***

The purchase of the Property by MPS from MPM LLC will be completed with the proceeds an advanced release of site acquisition funds, constituting a portion of the CSFP award. Therefore, there should be no impact on MSA-5's budget.

6. ***Exhibits:***

Exhibit A Notification from OPSC of Approval of Advance Design and Site Acquisition Funds

EXHIBIT A

OPSC Notification of Approval of Advance Site Acquisition and Design Funds

DGS CALIFORNIA DEPARTMENT OF GENERAL SERVICES

Governor Gavin Newsom

May 4, 2023

Mr. Mustafa Sahin
Project Manager
Magnolia Educational & Research Foundation
250 E. 1st Street, Suite 1500
Los Angeles, CA 90012

RE: Notice of Priority Funding Apportionment

Dear Mr. Sahin:

Congratulations! Magnolia Science Academy 5's new construction project, Office of Public School Construction (OPSC) Application Number 54/64733-00-104, received School Facility Program (SFP) Priority Funding Apportionments for design and site advances on **April 26, 2023.** Your approved items are enclosed.

Requirements for Requesting Advance Design and Site Funds
Provisions of receiving Priority Funding Apportionments for design and site advances stipulate that the Applicant must certify that it has already provided, or will provide, its funding share for the projects, has a current financial soundness determination by the California School Finance Authority and has entered into the Charter School Agreements. A *Fund Release Authorization* (Form SAB 50- 05) is used for this purpose.

Additional requirements must also be met to request site advance funding and because the Charter School will be holding title to the site. To assist the Applicant with submitting a complete and valid Form SAB 50-05 with supporting documentation, a checklist with these requirements has been enclosed with this letter.

Deadline to Submit Form SAB 50-05
A complete, valid Form SAB 50-05 for the design advance must be received by OPSC no later than **11:59 p.m. on July 25, 2023.** A complete, valid Form SAB 50-05 for the site advance must be received by OPSC no later than **11:59 p.m. on October 23, 2023.** If the Forms SAB 50-05 are not received by **11:59 p.m. on July 25, 2023 for the design advance and 11:59 p.m. on October 23, for the site advance**, the Apportionments will be rescinded without further Board action. The advances will receive new unfunded approval dates of July 25, 2023, for the design advance and October 23, 2023, for the site advance, pursuant to SFP Regulation Section 1859.90.3. For additional information on priority funding, please refer to the Procedures for School Facility Program Funding under the Resources tab on the OPSC website.

Submitting the Form SAB 50-05
Please note that for most projects, the Form SAB 50-05 may be submitted electronically via OPSC Online. You may visit our website at https://www.dgs.ca.gov/OPSC/Resources/Page-Content/Office-of-Public-School-Construction-Resources-List-Folder/Online-Application-Links for more information on accessing and using OPSC Online. For additional guidance on submitting the Form SAB 50-05 using OPSC Online, the Applicant can view OPSC's Virtual Training Presentation on Fund Release Authorizations on our YouTube page: https://www.youtube.com/watch?v=ziJAo1xYXsQ

The Form SAB 50-05 may also be submitted via email to: OPSCFundRelease@dgs.ca.gov and OPSCApplicationReviewTeam@dgs.ca.gov. If submitted via email, the Form may be accessed on the OPSC website at www.dgs.ca.gov/OPSC under the Forms tab.

Grant Agreement
In addition, the Applicant must also submit a signed Grant Agreement for each advance type prior to or concurrently with the Form(s) SAB 50-05. Grant agreement(s) were created and emailed to the Applicant when the Preliminary Apportionment(s) was approved in October 2022. If the Grant Agreement(s) were not received, please contact me. Grant Agreements should be emailed to OPSCGrantAgreements@dgs.ca.gov.

Should you have any questions concerning this matter or need additional information, you may contact me at Erin Cunneen@dgs.ca.gov or (279) 946-8440, or my supervisor at Kevin.Fok@dgs.ca.gov or (279) 946-8456.

Sincerely,

Electronically signed May 4, 2023.

ERIN CUNNEEN
Analyst, Charter School Facilities Program
Office of Public School Construction

Enclosure

cc: Patrick Ontiveros, Charter School Staff
Kevin Fok, OPSC Program Services Supervisor
File: Correspondence – 54/64733-00-104

SAB Meeting: **April 26, 2023**

Charter School Facilities Program
New Construction - Preliminary Apportionment

APPLICANT DATA

Applicant:	Magnolia Science Academy 5	**PTN:**	10199-45
Application No:	54/64733-00-104	**County:**	Los Angeles
School Name:	Magnolia Science Academy 5	**District:**	Los Angeles Unified
		Filing Basis:	District Wide

HISTORY OF PROJECT FUNDING

	Fund Code	Proposition	Previously Authorized	Authorized This Action	State Apportionment This Action
State Share					
CSFP Grant	**957-540**	**1D**	$ 25,416,166.00	$ (6,916,366.60)	
CSFP Grant	**057-540**	**1D**		6,916,366.60	$ 6,916,366.60
Applicant Share					
CSFA Lease Amount	**951-544**	**51**	25,416,166.00	(6,916,366.60)	
CSFA Lease Amount	**051-544**	**51**		6,916,366.60	6,916,366.60
Total			**$ 50,832,332.00**	**$ 0.00**	**$ 13,832,733.20**

Funding Sources: **Proposition 1D Bonds/2006-Nov.; Proposition 51 Bonds/2016-Nov.**

APPLICATION DATA

Type of Project:		High School
Pupils Assigned:	**K-6**	75
	7-8	135
	9-12	243
Number of Classrooms:		17
Addition to an Existing Site:		No
Recommended Acres:		23.2
Master Plan Acres		
Proposed Acres:		1.74
Existing Acres:		

PROGRAM GRANT DATA

Base Grant	$	8,067,060.00
Multilevel Construction (17 CRs)	$	968,047.00
Site Acquisition	$	4,750,000.00
2 Percent	$	190,000.00
DTSC	$	712,500.00
Site Development	$	121,800.00
General Site	$	380,232.00
Urban Security	$	6,148,310.00
Inflator Factor	$	4,078,217.00
Total State Share (50%)	$	25,416,166.00
Applicant Share (50%)	$	25,416,166.00
Total Project Cost	$	50,832,332.00

STIPULATED TERMS & NEXT STEPS

Pursuant to the Board's action on April 26, 2023, the Applicant is required to submit a complete Fund Release Authorization (Form SAB 50-05) on or before July 25, 2023 for the design advance and October 23, 2023 for the site advance; otherwise, the apportionment will be rescinded without further Board action and will receive a new Unfunded Approval date of July 25, 2023 for the design advance and October 23, 2023 for the site advance.

The Form SAB 50-05 must be signed by the designated Applicant Representative and must be received by the Office of Public School Construction prior to 11:59 p.m. on July 25, 2023 for the design advance and October 23, 2023 for the site advance. The form may be submitted electronically via OPSC Online or via email to OPSCApplicationReviewTeam@dgs.ca.gov. OPSC will continue to accept hard copy versions that are mailed or hand delivered to the Office of Public School Construction at 707 Third Street, 4th Floor, West Sacramento, CA 95605.

The Applicant shall ensure that it is in compliance with all applicable laws, regulations and certifications it made on the program forms.

The Applicant is required to submit a signed Grant Agreement pursuant to School Facility Program Regulation Section 1859.90.4 for the project prior to or concurrent with a request for the release of funds.

The Applicant is responsible for ensuring that the project is compliant with Prevailing Wage Monitoring and/or Labor Compliance Program requirements at the time construction contracts are executed and/or construction commenced.

The above Charter School Grant is a maximum reservation of funding for each of the construction and site acquisition amounts (50 percent State share amount) and is not intended to reflect the actual project costs at the time the project is converted to a Final Charter School Apportionment (FCSA). The FCSA shall be based on SAB regulation allowances established at the time the project is converted and shall not exceed the maximum amounts in each category.

The Applicant is receiving $3,952,733.20 in advance funding for design costs and $9,880,000.00 in advance funding for site costs.

DGS CALIFORNIA DEPARTMENT OF GENERAL SERVICES

Governor Gavin Newsom

May 4, 2023

Mr. Mustafa Sahin
Project Manager
Magnolia Educational & Research Foundation
250 E. 1st Street, Suite 1500
Los Angeles, CA 90012

RE: Notice of Priority Funding Apportionment

Dear Mr. Sahin:

The Office of Public School Construction (OPSC) is pleased to inform you that the State Allocation Board, at its April 26, 2023 meeting, approved the Charter School's request to hold title to the project facilities at the Magnolia Science Academy 5 site, OPSC Application Number 54/64733-00-104.

Please keep in mind that additional security provisions are required when a charter school holds title, as set forth in EC Section 17078.63(a)(3)(B). These provisions include the following:

- A lien on the property on behalf of the Board
- A restrictive covenant specifying that the facilities be used only for public school purposes
- A remainder interest reverting to the school district in which the facilities are physically located or the Board in the event the district disclaims the interest

The Charter will need to work closely with the OPSC to ensure that these provisions are met.

We look forward to working with you as you move forward with this project.
Should you have any questions concerning this matter or need additional information, you may contact me at Erin Cunneen@dgs.ca.gov or (279) 946-8440, or my supervisor at Kevin.Fok@dgs.ca.gov or (279) 946-8456.

Sincerely,

Electronically signed May 4, 2023.

ERIN CUNNEEN
Analyst, Charter School Facilities Program Office
of Public School Construction

Enclosure

cc: Patrick Ontiveros, Charter School Staff
Kevin Fok, OPSC Program Services Supervisor
File: Correspondence – 54/64733-00-104