



February 13, 2019

Jon K. Wactor, Esq.
Wactor & Wick LLP
3640 Grand Avenue, Suite 200
Oakland, California 94610

Re: Technical Memorandum of Asbestos Containing Material, Lead-Based Paint, and
Hazardous Materials Survey
Sunset Property – 1931 Sunset Boulevard
Los Angeles, California

Dear Mr. Wactor:

In response to your request, Northgate Environmental Management, Inc. (Northgate) has coordinated with Evista to conduct a Limited Asbestos and Lead Inspection and a Hazardous Materials Inventory for Wactor & Wick LLP on behalf of your client Holland Partner Group, at the Sunset Property located at 1911 to 1931 Sunset Boulevard in Los Angeles, California (the Site). The Site consists of approximately 0.95 acres of land developed with two single-story commercial structures with surface parking. The Site is identified as Assessor's Parcel Numbers 5404-001-007, -008, and -034 in Los Angeles County.

The southwestern portion of the Site is developed with an approximate 4,000 square-foot single-story slab-on-grade commercial structure located at 1931 Sunset Boulevard. This building is occupied by a medical office. The interior of the medical office includes a lobby, multiple exam rooms, offices, restrooms, a kitchen, storage areas, and a break room.

Northgate has prepared this Technical Memorandum to summarize the results of the asbestos containing material (ACM) and lead-based paint (LBP) survey and the hazardous materials inventory conducted for the medical office structure at the Site.

LIMITED ASBESTOS AND LEAD INSPECTIONS

Evista conducted an ACM and LBP survey at the medical building on February 11, 2019 located at 1931 Sunset Boulevard on the southwestern portion of the Site. The survey included the collection and analysis samples for ACM and 70 areas that were tested for LBP. The results indicated that ACMs are present in wallboard, acoustic ceiling material, and window putty throughout the building and are assumed to be present in the ductwork and roofing material.

LBP was not detected in the structure. Evista concluded that ACMs are present in building materials in this structure, which should be handled in accordance with local and state regulations. Evista also concluded that given the survey limitations, a more comprehensive pre-demolition survey should be conducted to determine the presence and quantities of ACM and LBP for demolition and proper disposal however, approximate quantities of ACM were provided.

HAZARDOUS MATERIALS INVENTORIES

Evista conducted a hazardous materials inventory at the medical building on February 11, 2019 located at 1931 Sunset Boulevard on the southwestern portion of the Site. The inventory indicated that hazardous materials present in the structure included fluorescent light tubes, fluorescent lighting fixtures with ballasts, and the heating, ventilation, and air conditioning system. Evista recommended that all potential hazardous substances be further investigated via analytical means or by researching material documentation to establish if the material is hazardous or subject to disposal restrictions. If the material is hazardous, it should be properly removed prior to disturbance of the building by renovation or demolition related activities.

CLOSING

If you should have any questions or require any additional information, please do not hesitate to call me at 949.375.7004.

Sincerely,
Northgate Environmental Management, Inc.



Derrick Willis
Principal



Nicky G. Robinson, PE
Project Engineer

Enclosures: *Attachment A* – Limited Asbestos and Lead Inspection, Park Sunset Medical Building, 1931 Sunset Boulevard, Los Angeles, California 90026
Attachment B – Hazardous Material Inventory Report, Park Sunset Medical Building, 1931 Sunset Boulevard, Los Angeles, California 90026



ATTACHMENT A

**LIMITED ASBESTOS AND LEAD INSPECTION
SUNSET MEDICAL OFFICE BUILDING
1931 SUNSET BOULEVARD
LOS ANGELES, CALIFORNIA**





evista

Environmental Health Systems
Testing · Management · Consulting

February 13, 2019

Derrick Willis
Northgate Environmental Management, Inc.
24411 Ridge Route Drive, Suite 130
Laguna Hills, CA 92653

RE: Limited Asbestos and Lead Inspection
Park Sunset Medical Building
1931 Sunset Boulevard
Los Angeles, California 90026

Dear Mr. Willis:

Evista Industries, Inc., performed a limited asbestos and lead survey and assessment at the above referenced property on February 11, 2019. This report demonstrates the complete results of our survey and inspection. We appreciate the opportunity to provide you with our services. Please feel free to contact us to discuss any portion of this report. We look forward to providing you with environmental services in the future.

Sincerely,

Chris Blake
Director of Consulting
CAC No. 01-3027
LRC-I/A, PM, PD No. 6283

A. Introduction

Evista Industries, Inc., (Evista) collected bulk samples from suspect asbestos-containing and lead-based paint in order to determine the presence (if any) of asbestos and/or lead content within the subject property. As an established limitation to this service, Evista was allowed limited access to the property and therefore all areas of the property could not be surveyed. It should also be noted that property was occupied at the time of the survey and therefore in some areas destructive sampling was not feasible. The survey was conducted by Chris Blake, an (Environmental Protection Agency) accredited building inspector and State of California and DOSH (Division of Occupational Safety and Health) Certified Asbestos Consultant, as well as a State of California Department of Public Health (CDPH) licensed Lead-Related Construction Inspector/Assessor.

The result of the sampling and subsequent analysis determined that the following suspect asbestos-containing materials collected and analyzed do contain asbestos fibers:

- Wallboard
- Acoustic Ceiling Material
- Window Putty
- Ductwork (Assumed)
- Roofing Material (Assumed)

Occupational Safety and Health Administration (OSHA) Federal, State (CALDOSH) and local regulatory agencies mandated that ACM regardless of quantity shall be handled (e.g. removal, repair, etc.) by Asbestos trained and qualified individual or Contractors. These identified ACMs should be removed by State licensed Asbestos Abatement Contractors prior to any demolition or construction activities, if these ACMs would be disturbed or impacted.

The lead-based inspection and XRF analysis has determined that none of the representative suspect lead-containing paint surfaces tested yielded lead levels above 1.0 mg/cm².

Lead-Based Paint (LBP): paint or other surface coating that contains lead equal to or in excess of 1.0 mg/cm² lead per surface area, 0.5% by weight, or 5,000 ppm.

B. Field Survey and Analytical Method

Evista's CAL DOSH Certified Asbestos Consultant performed the sampling activity in compliance with existing regulations. The survey included a visual inspection of accessible areas within the interior and exterior of the subject property. Adequate quantities of material to be sampled, about 1/2 square inch, were obtained from suspect asbestos containing materials and placed inside a sterile airtight bag and sealed. All and each sample was then labeled with a Evista unique identification number for proper identification of each and every collected sample. Each sample was then logged on the Evista chain of custody sheet. Each sample container was then placed inside a larger sterile airtight bag.

(It is possible at times that the laboratory had their own chain of custody, and the receipt of the samples submitted would be indicated on their own (other laboratory) forms).

The following briefly describes the standard laboratory procedures utilized in the identification of the mineral asbestos in a bulk sample, which is done by microscopic analysis. Each and all laboratory testing was conducted in compliance with the EPA Interim Method for Determination of Asbestos in Bulk Samples (EPA-600/M4-20-020) per CFR 40 763. The samples were visually examined for homogeneity, and non-homogeneous samples were ground to ensure homogeneity. The microscopic slides were prepared from each sample using a refractive index liquid such as triacetin and ethyl cinnamate having a refractive index of 1.550; 1-bromonaphthalene and 1-Iodonaphthalene having a refractive index of

1.680; or, hydrogenated terphenyl and 1-bromonaphthalene having a refractive index of 1.605. Each slide was then examined for the presence of asbestos utilizing Polarized Light Microscopy (PLM) and Dispersion Staining techniques.

The percentage of asbestos on each sample was estimated microscopically by visual examination of fibers greater than 5 microns in length and with an aspect ratio of 3:1 or greater. The identity of asbestos fibers was confirmed with appropriate refractive index liquids, and the application of dispersion staining and other techniques.).

Sampling of painted/coated surfaces with suspect Lead-Based Paint was completed using an X-Ray Fluorescence Analyzer (XRF) (serial #93236). The California Department of Public Health currently defines LBP as paint with lead levels equal to or exceeding 1.0 milligram per square centimeter (mg/cm²) or 0.5 percent (%) by weight (0.7 mg/cm² in Los Angeles County). However, the California Occupational Safety and Health Administration regulates paint with lead levels equal to or exceeding 0.1 mg/cm² or by 0.06 percent (%) by weight.

Calibration readings were taken at the beginning and the end of the inspection. Validation checks were taken against a known standard (test blocks) to verify that the instrument was functioning properly. Validation check procedures followed those outlined in the PCS for the Niton XLP-300A model. The test block has a lead level of 1.02 mg/cm². The instrument is considered to be working properly when the calibration check limits are measured between 0.8 and 1.2 mg/cm². Please see attachment for calibration check measurements and XRF readings.

XRF sampling was performed in accordance with the procedures outlined in the Performance Characteristics Sheets (PCS) provided by the manufacturer (Niton) of the instrument.

The procedures followed during the inspection are based on the highest industry standards used for residential or commercial properties which can be found in the United States Department of Housing and Urban Development (HUD) "Guidelines for the Evaluation and Control of Lead-Based Paint Hazards in Housing" (June 1995, revised 1997), and Section 403 of the "Toxic Substances Control Act."

Additional painted/coated surfaces not listed in this report may be discovered and encountered and must be presumed to be lead-containing until sample collection and subsequent analysis prove otherwise.

All samples collected were submitted to LA Testing, 5431 Industrial Drive, Huntington Beach, CA 92649. LA Testing is a NVLAP approved laboratory (NVLAP #101384) for asbestos in accordance with existing applicable Federal, State and local regulations.

C. Survey Results

Asbestos survey results are shown in Attachment section.

Sample(S) Location(S)	Material(S)	Asbestos Content ²	Condition	Friable/Non-Friable ¹	Estimated Quantity ³
<i>Interior Walls and Ceilings Throughout</i>	<i>Wallboard</i>	<i><1% Chrysotile</i>	<i>Good</i>	<i>Non-Friable</i>	<i>6,000 SF</i>
Office/Room Hot Water Heater Closet Ceiling	Acoustic Ceiling Material	4% Chrysotile	Good	Friable	12 SF
<i>Exterior Windows</i>	<i>Window Putty</i>	<i><1% Chrysotile</i>	<i>Good</i>	<i>Non-Friable</i>	<i>8 Windows</i>
Interior Attic Throughout	Ductwork	Assumed	Good	Non-Friable	500 LF
Exterior Roof Throughout	Roofing Material	Assumed	Good	Non-Friable	4,000 SF

¹ Determination made based on condition of material(s) at time of survey without consideration for whether or not material(s) would be rendered friable based on removal method.

² See Regulatory Requirements section below for definition/additional information.

³ Material quantities provided are estimates. Actual abatement quantities must be field verified by an abatement contractor prior to removal.

Additional materials not listed in this report may be discovered and encountered during the course of the project and must be presumed to be asbestos-containing material (ACM) until sample collection and subsequent analysis prove otherwise.

The following table summarizes the component, substrate, location, condition, color, and result of painted materials and surfaces that were tested for lead:

Reading No./Sample Location	Component/Substrate	Color	Condition	XRF Lead Content (mg/cm ²)	Result ¹
Calibration		--	--	0.9	--
Calibration		--	--	0.7	--
Calibration		--	--	0.00	--
4/Medical Center Kitchen	Wall/Block	Tan	Intact	0.27	LCP
5/Medical Center Kitchen	Wall/Block	Tan	Intact	0.24	LCP
6/Medical Center Kitchen	Wall/Wallboard	Tan	Intact	<0.1	LSP
7/Medical Center Kitchen	Wall/Wallboard	Tan	Intact	0.27	LCP
8/Medical Center Kitchen	Ceiling/Wallboard	White	Intact	<0.1	LSP
9/Medical Center Kitchen	Window/Metal	White	Intact	0.3	LCP
10/Medical Center Kitchen	Door/Wood	White	Intact	<0.1	LSP
11/Medical Center Kitchen	Door/Wood	White	Intact	<0.1	LSP
12/Medical Center Kitchen	Door Case/Wood	White	Intact	0.3	LCP
13/Medical Center Kitchen	Floor/Wood	Tan	Intact	<0.1	LSP
14/Medical Center Hall	Wall/Wallboard	Beige	Intact	<0.1	LSP
15/Medical Center Hall	Wall/Wallboard	Beige	Intact	0.4	LCP
16/Medical Center Hall	Wall/Wallboard	Beige	Intact	<0.1	LSP
17/Medical Center Hall	Wall/Wallboard	Beige	Intact	<0.1	LSP
18/Medical Center Hall	Wall/Wallboard	Beige	Intact	0.29	LCP
19/Medical Center Hall	Ceiling/Wallboard	White	Intact	<0.1	LSP
20/Medical Center Hall	Floor/Wood	Tan	Intact	<0.1	LSP
21/Medical Center Hall	Baseboard/Wood	White	Intact	<0.1	LSP
22/Medical Center Hall	Door Case/Wood	White	Intact	0.23	LCP
23/Medical Center Hall	Door/Wood	White	Intact	<0.1	LSP
24/Medical Center Office Rm	Wall/Wallboard	White	Intact	0.11	LCP
25/Medical Center Office Rm	Wall/Wallboard	White	Intact	<0.1	LSP
26/Medical Center Office Rm	Ceiling/Wallboard	White	Intact	<0.1	LSP
27/Medical Center Office Rm	Ceiling/Wallboard	White	Intact	<0.1	LSP
28/Medical Center Office Rm	Baseboard/Wood	White	Intact	<0.1	LSP
29/Medical Center Office Rm	Floor/Ceramic	Beige	Intact	<0.1	LSP
30/Medical Center Office Rm	Floor/Ceramic	Marble	Intact	<0.1	LSP
31/Medical Center Office Rm	Window Bars/Metal	White	Intact	<0.1	LSP
32/Medical Center Office Rm	Door/Metal	White	Intact	<0.1	LSP

Reading No./Sample Location	Component/Substrate	Color	Condition	XRF Lead Content (mg/cm ²)	Result ¹
33/Medical Center Office	Wall/Wallboard	Green	Intact	0.22	LCP
34/Medical Center Office	Wall/Wallboard	Green	Intact	<0.1	LSP
35/Medical Center Office	Wall/Wood	White	Intact	<0.1	LSP
36/Medical Center Office	Register/Metal	White	Intact	<0.1	LSP
37/Medical Center Office	Window/Metal	White	Intact	0.26	LCP
38/Medical Center Office	Baseboard/Wood	White	Intact	<0.1	LSP
39/Medical Center Bathroom	Floor/Ceramic	Beige	Intact	<0.1	LSP
40/Medical Center Bathroom	Wall/Wallboard	Green	Intact	<0.1	LSP
41/Medical Center Exam 5	Wall/Block	Tan	Intact	0.5	LCP
42/Medical Center Exam 5	Window/Metal	White	Intact	<0.1	LSP
43/Medical Center Exam 5	Wall/Wood	White	Intact	<0.1	LSP
44/Medical Center Exam 5	Baseboard/Wood	White	Intact	<0.1	LSP
45/Medical Center Exam 5	Floor/Wood	Tan	Intact	<0.1	LSP
46/Medical Center Exam 5	Wall/Wallboard	Tan	Intact	0.22	LCP
47/Medical Center Exam 6	Wall/Wallboard	Green	Intact	0.3	LCP
48/Medical Center Storage	Wall/Wallboard	Green	Intact	0.5	LCP
49/Medical Center Storage	Cabinet/Wood	White	Intact	<0.1	LSP
50/Medical Center Storage	Wall/Wallboard	Blue	Intact	<0.1	LSP
51/Medical Center Office	Wall/Wallboard	Blue	Intact	<0.1	LSP
52/Medical Center Office	Wall/Block	Blue	Intact	<0.1	LSP
53/Medical Center Office	Door/Wood	White	Intact	<0.1	LSP
54/Medical Center Office	Door Case/Wood	White	Intact	0.11	LCP
55/Medical Center Waiting Room	Door Case/Wood	White	Intact	0.14	LCP
56/Medical Center Waiting Room	Door Case/Wood	White	Intact	<0.1	LSP
57/Medical Center Waiting Room	Door/Metal	White	Intact	<0.1	LSP
58/Medical Center Waiting Room	Pipe/Metal	White	Intact	<0.1	LSP
59/Medical Center Waiting Room	Baseboard/Wood	White	Intact	<0.1	LSP
60/Medical Center Lobby	Wall/Wallboard	Blue	Intact	<0.1	LSP
61/Medical Center Lobby	Wall/Wallboard	Blue	Intact	<0.1	LSP
62/Medical Center Lobby	Wall/Wood	White	Intact	<0.1	LSP
63/Medical Center Lobby	Baseboard/Wood	White	Intact	<0.1	LSP
64/Medical Center Lobby	Floor/Wood	Tan	Intact	<0.1	LSP
65/Medical Center Outside	Wall/Block	Green	Intact	<0.1	LSP
66/Medical Center Outside	Wall/Block	Green	Intact	<0.1	LSP
67/Medical Center Outside	Wall/Block	Green	Intact	<0.1	LSP
68/Medical Center Outside	Down Spout/Metal	Green	Intact	<0.1	LSP
69/Medical Center Outside	Door Bar/Metal	Grey	Intact	0.5	LCP
70/Medical Center Outside	Pipe/Metal	Grey	Intact	<0.1	LSP
71/Medical Center Outside	Vent/Metal	Grey	Intact	0.27	LCP
72/Medical Center Outside	Window Bar/Metal	Grey	Intact	<0.1	LSP
73/Medical Center Outside	Window Bar/Metal	Grey	Intact	0.8	LCP
Calibration		--	--	1.0	--
Calibration		--	--	0.7	--

Reading No./Sample Location	Component/Substrate	Color	Condition	XRF Lead Content (mg/cm ²)	Result ¹
Calibration		--	--	0.00	--

Additional painted/coated surfaces not listed in this report may be discovered and encountered during the course of the project and must be presumed to be lead-based until sample collection and subsequent analysis prove otherwise.

D. Regulatory Requirements

Asbestos: Current applicable Federal, State and Local statutes specifies work practice requirements for demolition and/or renovation activities, and the associated disturbance of asbestos-containing material, as well as the storage and disposal of asbestos-containing waste material. Proper notification, removal techniques for asbestos-containing material, clean-up procedures and waste storage and disposal requirements are mandated in connection with renovation or demolition activities. This survey was performed in compliance with requirements of the Asbestos Hazard Emergency Response Act (AHERA) 40 CFR 763, Cal/OSHA Asbestos Construction Standard Title 8 CCR 1529, The Bay Area Air Quality Management District (BAAQMD) Rule 11-02, as well as the National Emissions Standards for Hazardous Air Pollutants (NESHAP) 40 CFR 61 Subpart M.

It is Federal, State and Local agency requirements to maintain proof of compliance (asbestos handling records) and disposal of asbestos (waste chain of custody) by owner. Asbestos responsibility and ownership are forever. An EPA/State of California certified and approved Asbestos Abatement Contractor and Hazardous Waste Hauler must perform the asbestos abatement and decontamination, and transport (haulers) to a State approved landfill

Lead-Based Paint (LBP): paint or other surface coating that contains lead equal to or in excess of 1.0 mg/cm² lead per surface area (0.7 mg/cm² in Los Angeles County), 0.5% by weight, or 5,000 ppm. LBP removal and disposal must be performed in accordance with CDPH regulations in residential or public buildings and the US Department of Housing and Urban Development (HUD) and 2010 Toxic Substances Control Act (TSCA) Renovation, Repair and Painting Rule (RRP) in pre-1978 target housing and child-occupied facilities. DOSH or Cal/OSHA requirements must also be followed where employees may be occupationally exposed to lead.

Lead-Containing Paint (LCP): paint or other surface coating containing less than 1.0 mg/cm² lead per surface area (0.7 mg/cm² in Los Angeles County), 0.5% by weight, or 5,000 ppm. LCP removal and disposal must be performed in accordance with DOSH or Cal/OSHA regulations and can be handled by a licensed general contractor who has prepared a DOSH or Cal/OSHA lead compliance plan/program for the protection of its workers in accordance with Title 8 Section 1532.1 of the California Code of Regulations (CCRs). Waste characterization to determine proper disposal is governed by Title 22 of CCRs.

E. Conclusions and Recommendations

Based on the survey results, it is the professional opinion of Evista that some of the materials surveyed and sampled do contain asbestos containing materials (ACM), which should be handled in accordance with applicable local and state regulations (which include SCAQMD Rule 1403 and Cal/OSHA Asbestos Construction Standard Title 8 CCR 1529) Accordingly, Evista recommends that a Cal-DOSH registered and State licensed asbestos contractor perform the removal of the asbestos containing materials if they will be impacted during demolition or renovation. In addition, lead-containing paint (LBP) was detected on surfaces tested and should be handled in accordance with DOSH or Cal/OSHA regulations. DOSH or Cal/OSHA requirements must also be followed where employees may be occupationally exposed to lead. Due to the survey limitations, Evista recommends that a comprehensive, pre-demolition survey be conducted on the subject property for ACM & LBP to determine their presence and the quantities for demolition and proper disposal.

Inspection Limitation

This limited survey was conducted in conformance with EPA Guidelines. Evista utilizes established practices and techniques in accordance with regulatory standards while performing this survey. Evista cannot be responsible for changing conditions that may alter relative exposure risk or for future changes in accepted methodology. Evista does not guarantee either expressed or implied that all asbestos materials were sampled during this survey. Evista was retained only to perform the limited asbestos and lead survey on materials requested by the Client and the findings shall only be applicable to the sample taken, the sample locations and the time that the sample(s) was/were collected. Evista shall not be held responsible for deficiencies, commissions, and all other particulars related to the limited sampling conducted at the subject property. Evista subcontracted with LA Testing to perform the asbestos analysis. Every reasonable effort has been made to assure correctness. If an Asbestos/Lead Abatement Contractor or other Demolition/Construction Contractor is employed, such contractor should bring any discrepancies found in this report as it relates to current site conditions or newly discovered site conditions to the immediate attention of Evista. This report should not be used solely for asbestos/lead abatement bidding purposes. Contractor bidding for abatement related to the findings of this report should field verify material quantities and locations during the bidding process.

If you have any questions, please feel free to contact me at (800) 214-9959.

Sincerely,



Chris Blake
Senior Project Manager/Consultant
CAC No. 01-3027
LRC-I/A, PM, PD No. 6283

Enclosed: PLM Bulk Asbestos Report with COC's
Drawing
Certifications



LA Testing

5431 Industrial Drive Huntington Beach, CA 92649

Tel/Fax: (714) 828-4999 / (714) 828-4944

<http://www.LATesting.com> / gardengrovelab@lateesting.com

LA Testing Order: 331902708

Customer ID: 32EVIS62

Customer PO:

Project ID:

Attention: Lab Results

EVISTA Env. Health Systems

2901 W. Coast Highway

Suite 350

Newport Beach, CA 92663

Project: 19-8794CB Park Sunset Medical Bldg

Phone: (888) 775-7738

Fax:

Received Date: 02/11/2019 12:25 PM

Analysis Date: 02/11/2019

Collected Date: 02/11/2019

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

Sample	Description	Appearance	Non-Asbestos		Asbestos
			% Fibrous	% Non-Fibrous	% Type
A01-Joint Compound 331902708-0001	Storage closet wall - Wallboard	White Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
A01-Drywall 331902708-0001A	Storage closet wall - Wallboard	Brown/White Fibrous Heterogeneous	5% Cellulose 2% Glass	93% Non-fibrous (Other)	None Detected
A02-Joint Compound 331902708-0002	Hall utility cab. wall - Wallboard	Beige Non-Fibrous Homogeneous		100% Non-fibrous (Other)	<1% Chrysotile
A02-Tape 331902708-0002A	Hall utility cab. wall - Wallboard	Beige Fibrous Homogeneous	95% Cellulose	5% Non-fibrous (Other)	None Detected
A02-Drywall 331902708-0002B	Hall utility cab. wall - Wallboard	Brown/White Fibrous Heterogeneous	5% Cellulose 2% Glass	93% Non-fibrous (Other)	None Detected
A03-Joint Compound 331902708-0003	Utility closet near bath wall - Wallboard	Beige Non-Fibrous Homogeneous		100% Non-fibrous (Other)	<1% Chrysotile
A03-Tape 331902708-0003A	Utility closet near bath wall - Wallboard	Beige Fibrous Homogeneous	95% Cellulose	5% Non-fibrous (Other)	None Detected
A03-Drywall 331902708-0003B	Utility closet near bath wall - Wallboard	Brown/White Fibrous Heterogeneous	5% Cellulose 2% Glass	93% Non-fibrous (Other)	None Detected
A04-Joint Compound 331902708-0004	Office/ room wall - Wallboard	Beige Non-Fibrous Homogeneous		100% Non-fibrous (Other)	<1% Chrysotile
A04-Tape 331902708-0004A	Office/ room wall - Wallboard	Beige Fibrous Homogeneous	95% Cellulose	5% Non-fibrous (Other)	None Detected
A04-Drywall 331902708-0004B	Office/ room wall - Wallboard	Brown/White Fibrous Heterogeneous	5% Cellulose 3% Glass	92% Non-fibrous (Other)	None Detected
A05-Joint Compound 331902708-0005 mesh included in analysis	Waiting rm wall - Wallboard	White/Yellow Fibrous Heterogeneous	2% Synthetic 3% Glass	95% Non-fibrous (Other)	None Detected
A05-Drywall 331902708-0005A	Waiting rm wall - Wallboard	Brown/White Fibrous Heterogeneous	5% Cellulose	95% Non-fibrous (Other)	None Detected
A06 331902708-0006	Office/ room closet ceiling - A/C	White Fibrous Homogeneous		96% Non-fibrous (Other)	4% Chrysotile
A07 331902708-0007	Office/ room closet ceiling - A/C				Positive Stop (Not Analyzed)
A08 331902708-0008	Office/ room closet ceiling - A/C				Positive Stop (Not Analyzed)

Initial report from: 02/11/2019 17:22:51



LA Testing

5431 Industrial Drive Huntington Beach, CA 92649

Tel/Fax: (714) 828-4999 / (714) 828-4944

<http://www.LATesting.com> / gardengrovelab@latestesting.com

LA Testing Order: 331902708

Customer ID: 32EVIS62

Customer PO:

Project ID:

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

Sample	Description	Appearance	Non-Asbestos		Asbestos
			% Fibrous	% Non-Fibrous	% Type
A09 331902708-0009	Ext window - Window putty	Gray/Tan/White Non-Fibrous Heterogeneous		100% Non-fibrous (Other)	<1% Chrysotile
A10 331902708-0010	Ext window - Window putty	Gray/Tan Non-Fibrous Heterogeneous		100% Non-fibrous (Other)	<1% Chrysotile
A11 331902708-0011	Ext window - Window putty	Gray/Tan/White Non-Fibrous Heterogeneous		100% Non-fibrous (Other)	<1% Chrysotile

Analyst(s)

Sotheary Son (17)

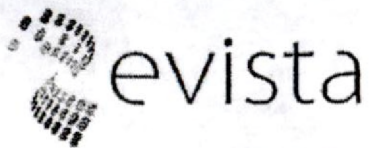
Michael DeCavallas, Laboratory Manager
or Other Approved Signatory

EMSL maintains liability limited to cost of analysis. The above analyses were performed in general compliance with Appendix E to Subpart E of 40 CFR (previously EPA 600/M4-82-020 "Interim Method"), but augmented with procedures outlined in the 1993 ("final") version of the method. This report relates only to the samples reported above, and may not be reproduced, except in full, without written approval by EMSL. EMSL bears no responsibility for sample collection activities or analytical method limitations. Interpretation and use of test results are the responsibility of the client. All samples received in acceptable condition unless otherwise noted. This report must not be used by the client to claim product certification, approval, or endorsement by NVLAP, NIST or any agency of the federal government. EMSL recommends gravimetric reduction for all non-friable organically bound materials prior to analysis. Estimation of uncertainty is available on request.

Samples analyzed by LA Testing Huntington Beach, CA NVLAP Lab Code 101384-0, CA ELAP 1406

Initial report from: 02/11/2019 17:22:51

#331902708



LABORATORY
CHAIN-OF-CUSTODY

SITE ADDRESS
STREET 1931 Sunset Blvd.
CITY Los Angeles ZIP 90026
PROJECT MANAGER Chris Blake

PROJECT #		PROJECT NAME		SAMPLING DATE		TURNAROUND TIME (circle below)				
19-8794CB		PARK SUNSET		02-11-19		<input checked="" type="checkbox"/> 3HR <input type="checkbox"/> 6HR <input type="checkbox"/> 24HR <input type="checkbox"/> SATURDAY				
		MEDICAL BLDG								
SAMPLE ID	SAMPLE LOCATION	DESCRIPTION	TIME		FLOW		TIME	TOTAL	AREA/VOLUME	ANALYSIS
			START	STOP	START	STOP				
A 01	Storage closet wall	Wall board								PLM
02	HALL utility cab. wall									
03	Utility closet near bath wall									
04	office/room wall									
05	Waiting Rm wall									
A 06	office/room closet ^{ceiling}	A/C								
07										
08										
A 09	EXT window ^{ext} putty	Window putty								
10										
11										
DATE			TIME		RELINQUISHED BY		RECEIVED BY		IMPORTANT LABORATORY NOTES	
2/11/19			12:25p				mmesw 2/11/19 ^{12:25p}		ANALYZE ALL PLM SAMPLE H.A.'S LAYER(S) AND STOP POSITIVE PER POSTIVE LAYER(S), EXCEPT WALL SYSTEMS. FOR WALL SYSTEMS STOP POSITIVE PER SAMPLE.	
									EMAIL RESULTS TO: LABRESULTS@EVISTA-EHS.COM	
									ADDITIONAL EMAIL TO:	



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LEAD-BASED PAINT XRF INSPECTION REPORT

Project Number/Name: 19-8794-1911 SUNSET BLVD
Address: Park Sunset Medical Bldg – 1931 Sunset Blvd
Los Angeles, CA 90026
Claim/PO#: N/A
Year Built: Unknown
Inspection Date: 02/11/2019

NITON Spectrum Analyzer Serial #XLp300A-90891

Reading No./Sample Location	Component/Substrate	Color	Condition	XRF Lead Content (mg/cm ²)	Result ¹
Calibration		--	--	0.9	--
Calibration		--	--	0.7	--
Calibration		--	--	0.00	--
4/Medical Center Kitchen	Wall/Block	Tan	Intact	0.27	LCP
5/Medical Center Kitchen	Wall/Block	Tan	Intact	0.24	LCP
6/Medical Center Kitchen	Wall/Wallboard	Tan	Intact	<0.1	LSP
7/Medical Center Kitchen	Wall/Wallboard	Tan	Intact	0.27	LCP
8/Medical Center Kitchen	Ceiling/Wallboard	White	Intact	<0.1	LSP
9/Medical Center Kitchen	Window/Metal	White	Intact	0.3	LCP
10/Medical Center Kitchen	Door/Wood	White	Intact	<0.1	LSP
11/Medical Center Kitchen	Door/Wood	White	Intact	<0.1	LSP
12/Medical Center Kitchen	Door Case/Wood	White	Intact	0.3	LCP
13/Medical Center Kitchen	Floor/Wood	Tan	Intact	<0.1	LSP
14/Medical Center Hall	Wall/Wallboard	Beige	Intact	<0.1	LSP
15/Medical Center Hall	Wall/Wallboard	Beige	Intact	0.4	LCP
16/Medical Center Hall	Wall/Wallboard	Beige	Intact	<0.1	LSP
17/Medical Center Hall	Wall/Wallboard	Beige	Intact	<0.1	LSP
18/Medical Center Hall	Wall/Wallboard	Beige	Intact	0.29	LCP
19/Medical Center Hall	Ceiling/Wallboard	White	Intact	<0.1	LSP
20/Medical Center Hall	Floor/Wood	Tan	Intact	<0.1	LSP
21/Medical Center Hall	Baseboard/Wood	White	Intact	<0.1	LSP
22/Medical Center Hall	Door Case/Wood	White	Intact	0.23	LCP
23/Medical Center Hall	Door/Wood	White	Intact	<0.1	LSP
24/Medical Center Office Rm	Wall/Wallboard	White	Intact	0.11	LCP
25/Medical Center Office Rm	Wall/Wallboard	White	Intact	<0.1	LSP
26/Medical Center Office Rm	Ceiling/Wallboard	White	Intact	<0.1	LSP
27/Medical Center Office Rm	Ceiling/Wallboard	White	Intact	<0.1	LSP
28/Medical Center Office Rm	Baseboard/Wood	White	Intact	<0.1	LSP
29/Medical Center Office Rm	Floor/Ceramic	Beige	Intact	<0.1	LSP
30/Medical Center Office Rm	Floor/Ceramic	Marble	Intact	<0.1	LSP



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Reading No./Sample Location	Component/Substrate	Color	Condition	XRF Lead Content (mg/cm ²)	Result ¹
31/Medical Center Office Rm	Window Bars/Metal	White	Intact	<0.1	LSP
32/Medical Center Office Rm	Door/Metal	White	Intact	<0.1	LSP
33/Medical Center Office	Wall/Wallboard	Green	Intact	0.22	LCP
34/Medical Center Office	Wall/Wallboard	Green	Intact	<0.1	LSP
35/Medical Center Office	Wall/Wood	White	Intact	<0.1	LSP
36/Medical Center Office	Register/Metal	White	Intact	<0.1	LSP
37/Medical Center Office	Window/Metal	White	Intact	0.26	LCP
38/Medical Center Office	Baseboard/Wood	White	Intact	<0.1	LSP
39/Medical Center Bathroom	Floor/Ceramic	Beige	Intact	<0.1	LSP
40/Medical Center Bathroom	Wall/Wallboard	Green	Intact	<0.1	LSP
41/Medical Center Exam 5	Wall/Block	Tan	Intact	0.5	LCP
42/Medical Center Exam 5	Window/Metal	White	Intact	<0.1	LSP
43/Medical Center Exam 5	Wall/Wood	White	Intact	<0.1	LSP
44/Medical Center Exam 5	Baseboard/Wood	White	Intact	<0.1	LSP
45/Medical Center Exam 5	Floor/Wood	Tan	Intact	<0.1	LSP
46/Medical Center Exam 5	Wall/Wallboard	Tan	Intact	0.22	LCP
47/Medical Center Exam 6	Wall/Wallboard	Green	Intact	0.3	LCP
48/Medical Center Storage	Wall/Wallboard	Green	Intact	0.5	LCP
49/Medical Center Storage	Cabinet/Wood	White	Intact	<0.1	LSP
50/Medical Center Storage	Wall/Wallboard	Blue	Intact	<0.1	LSP
51/Medical Center Office	Wall/Wallboard	Blue	Intact	<0.1	LSP
52/Medical Center Office	Wall/Block	Blue	Intact	<0.1	LSP
53/Medical Center Office	Door/Wood	White	Intact	<0.1	LSP
54/Medical Center Office	Door Case/Wood	White	Intact	0.11	LCP
55/Medical Center Waiting Room	Door Case/Wood	White	Intact	0.14	LCP
56/Medical Center Waiting Room	Door Case/Wood	White	Intact	<0.1	LSP
57/Medical Center Waiting Room	Door/Metal	White	Intact	<0.1	LSP
58/Medical Center Waiting Room	Pipe/Metal	White	Intact	<0.1	LSP
59/Medical Center Waiting Room	Baseboard/Wood	White	Intact	<0.1	LSP
60/Medical Center Lobby	Wall/Wallboard	Blue	Intact	<0.1	LSP
61/Medical Center Lobby	Wall/Wallboard	Blue	Intact	<0.1	LSP
62/Medical Center Lobby	Wall/Wood	White	Intact	<0.1	LSP
63/Medical Center Lobby	Baseboard/Wood	White	Intact	<0.1	LSP
64/Medical Center Lobby	Floor/Wood	Tan	Intact	<0.1	LSP
65/Medical Center Outside	Wall/Block	Green	Intact	<0.1	LSP
66/Medical Center Outside	Wall/Block	Green	Intact	<0.1	LSP
67/Medical Center Outside	Wall/Block	Green	Intact	<0.1	LSP
68/Medical Center Outside	Down Spout/Metal	Green	Intact	<0.1	LSP
69/Medical Center Outside	Door Bar/Metal	Grey	Intact	0.5	LCP

Reading No./Sample Location	Component/Substrate	Color	Condition	XRF Lead Content (mg/cm ²)	Result ¹
70/Medical Center Outside	Pipe/Metal	Grey	Intact	<0.1	LSP
71/Medical Center Outside	Vent/Metal	Grey	Intact	0.27	LCP
72/Medical Center Outside	Window Bar/Metal	Grey	Intact	<0.1	LSP
73/Medical Center Outside	Window Bar/Metal	Grey	Intact	0.8	LCP
Calibration		--	--	1.0	--
Calibration		--	--	0.7	--
Calibration		--	--	0.00	--

¹ **Bold Text: Lead-Based Paint (LBP) – equal to or exceeding 1.0 mg/cm² (0.7 mg/cm² in LA County)**

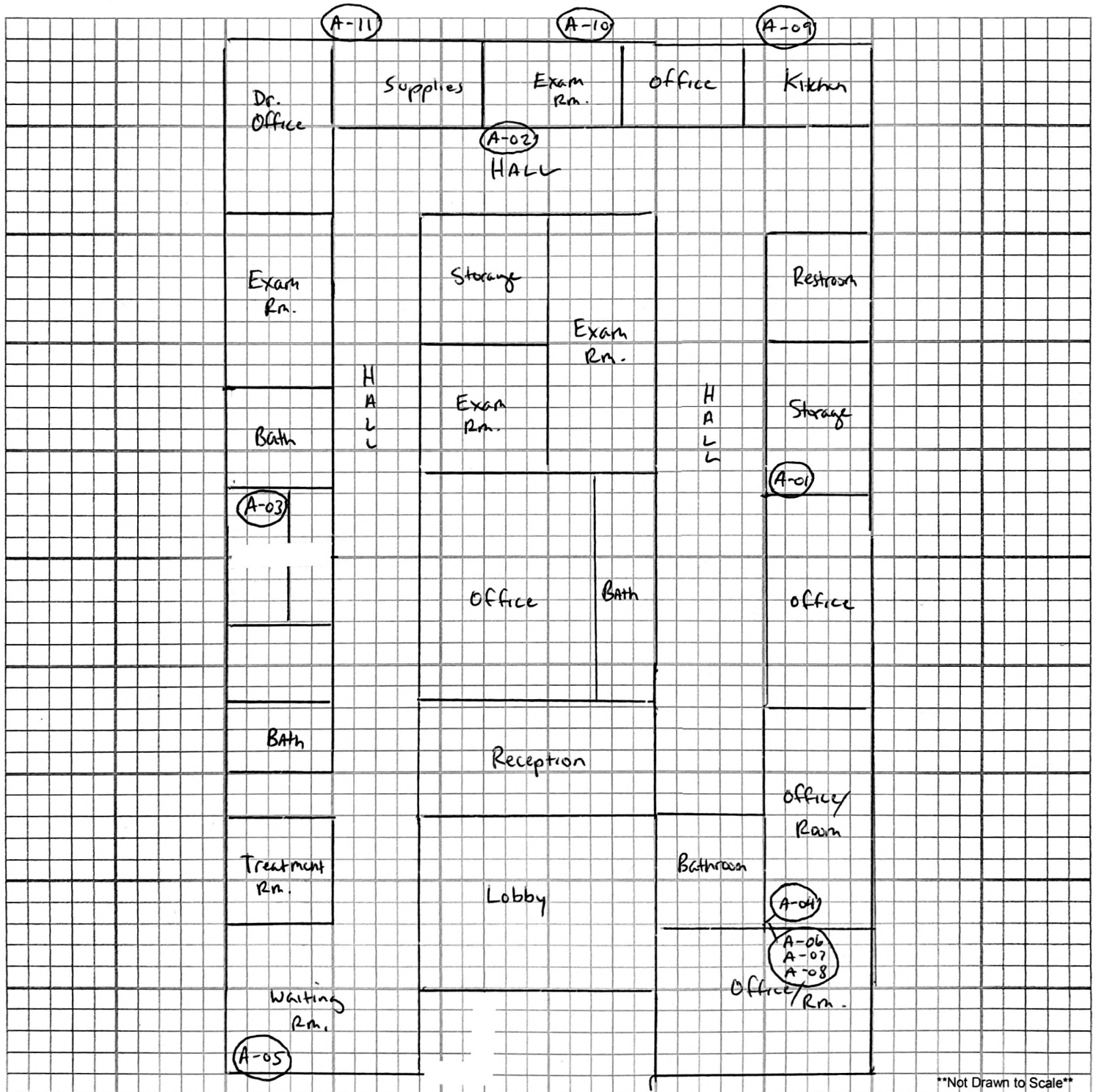
Italicized Text: Lead-Containing Paint (LCP) – equal to or exceeding 0.1 mg/cm²

Normal Text: Lead-Safe Paint (LSP) – below 0.1 mg/cm² limit of detection

*This information has been provided as a courtesy to expedite project handling and should ONLY be utilized after reviewing Evista's formal report in full.

Field Datasheet

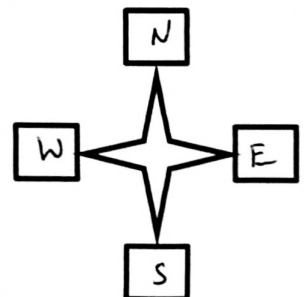
Job Name: 19-8794 / Address: 1931 Sunset Blvd. Date: 2/11/19
Park Sunset Medical Bldg Los Angeles, CA Time: _____
90026 Project Manager: CAB



Not Drawn to Scale

Legend

- Affected Area(s)	### - Above-Background/Elevated Moisture	- Dehumidifier
- Debris Area(s)	XXX - Suspect Mold Growth/Water Staining	- Fan/Blower
- Damaged/Removed Flooring	- Poly-Plastic Sheetting/Containment	- Sample Locations
- Damaged/Removed Ceiling	- HEPA/NAM	Add additional items below:
- Damaged/Removed Walls	- Decontamination Unit	



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

Christopher A Blake

Name



Certification No. **01-3027**

Expires on **11/09/19**

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

State of California Department of Public Health

Lead-Related
Construction
Certificate

Certificate
Type

Expiration
Date



Inspector Assessor	08/22/2019
Project Designer	08/22/2019
Project Monitor	08/22/2019



Christopher A. Blake

ID #: 6283

ATTACHMENT B

**HAZARDOUS MATERIALS INVENTORY REPORT
SUNSET MEDICAL OFFICE BUILDING
1931 SUNSET BOULEVARD
LOS ANGELES, CALIFORNIA**





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HAZARDOUS MATERIAL INVENTORY REPORT

Project Number/Name: 19-8794-PARK SUNSET MEDICAL BUILDING

Address: 1931 Sunset Boulevard
Los Angeles, California 90026

Inspection Date(s): 02/11/2019

INTRODUCTION

Evista Industries, Inc. (Evista) performed a limited Hazardous Material Inventory at the above-mentioned property. This report provides an explanation of our findings according to our site visit on the referenced date. The materials and items provided in this report are intended only as list of visually observed potential Hazardous materials. These items may require special handling or be subject to specific waste disposal regulations. Items included in the inventory were limited to those that would be remain part of the tenant space. Products, merchandise and tenant contents were included in the inventory. In consideration of the inherent limitations of this inspection, it shall be known that further determination via laboratory analysis or other by other means may be necessary to determine the actual Hazardous Waste status of each item. As an established limitation to this service, Evista was allowed limited access time to the property and therefore all areas of the property could not be surveyed.

The following items provide the general parameters and scope of this report:

- Inspection by: Chris Blake, Environmental Hygienist, HAZWOPER Certified
- Scope of inspection area(s): Interior and Exterior

FIELD SURVEY

Evista's technician conducted a visual assessment from all accessible area(s) with the subject spaces referenced above. Suspect materials and items were visually inspected in order to ascertain the potential to contain hazardous or regulated materials.

HAZARDOUS MATERIAL INVENTORY

8 –fluorescent light tubes (possibly mercury containing)	4 –fluorescent lighting fixtures with ballasts - (possibly possible PCB containing)	HVAC system (possibly CFC (i.e. Freon) containing)

RECOMMENDATIONS

Evista recommends that all potential hazardous substances within the items / components listed above be further investigated via analytical means or by researching material documentation (if available) to establish if the material is hazardous or is subject to disposal restrictions. If the material is determined to be hazardous, or assumed to be so, then it should be properly removed prior to disturbance by renovation or demolition related activities in accordance with California Code of Regulations Title 22, 66261-66265, Health and Safety Code 25189.5 and all additional pertinent environmental and OSHA regulations.

LIMITATIONS

Evista makes no representation or warranty that any recommendation will result in the complete elimination of the hazardous material(s) any area(s) described in this report. Evista cannot be responsible for changing conditions that may alter relative exposure risk or for future changes in accepted methodology. Evista does not guarantee either expressed or implied that all hazardous material(s) were identified during this survey. Evista was retained only to perform a visual inventory of accessible material(s) within the scope of work. The findings shall only be applicable to the location(s) and at the time that the observations were made. In some cases, hidden or indistinguishable material(s) may not have been visible. Finally, Evista shall not be held responsible for the deficiencies or omissions of others in relation to the services contracted herein.

Sincerely,



Chris Blake
Director of Consulting
CAC No. 01-3027
LRC-I/A, PM, PD No. 6283

Attachments: HAZWOPER Certification



ENVIRONMENTAL TRAINING AND COMPLIANCE

CERTIFICATE OF COMPLETION

8 HOUR REFRESHER

HEALTH & SAFETY TRAINING

Christopher Blake

has successfully completed the 8-Hour Refresher Health and Safety Training course, satisfying the OSHA Hazardous Waste Operations and Emergency Response Standard (HAZWOPER) [29 CFR 1910.120(e)(8),(q)(8) and 8 CCR 5192 (e)(q)]. Hazard Communication Standard: Globalized Harmonized System 8CCR 5194 & 29 CFR 1910.1200

Class Date: January 10, 2019

Expiration: January 10, 2020

Certificate # 38220

Joseph T. Thompson, MPH