



October 31, 2022

Tim Cottage | Project Manager
Hilco Development Services
1707 E 28th Street, Suite B
Signal Hill, CA 90755

Re: 200 Baker – Due Diligence Survey
200 E Baker St, Costa Mesa, CA 92626
Review of Existing Structure and Site
RSG Job #22-1-070.00

Dear Tim:

The purpose of this letter is to address our observations of the existing building and site located at 200 East Baker Street in Costa Mesa, CA. Regal Structural Group visited the site on October 18, 2022 and performed a non-destructive observation of the interiors, exteriors, and roof of the building and the site. As-built drawings were not available for our review.

This letter addresses the following as required by the City of Costa Mesa:

- Date of original construction of all structures
- Evidence of soil problems
- The condition of:
 - Building foundations, walls, ceiling, windows, doors
 - Site parking facilities, drainage facilities, refuse disposal facilities, and exterior lighting
- Assessment of floor/ceiling assemblies comply with current code requirements for sound transmission.
- Assessment of the building's wood frames, sill plates, anchor bolts, connections, and foundations

The existing building is a 2-story, approximately 44,800-gsf structure. Each floor consists of nearly 22,400-gsf. The existing building is of Type III-A construction. The existing exterior walls consist of concrete tilt-up construction with a gross thickness of 7¼-inch and net thickness of 5½-inch walls; the exterior-face of the walls have a wavy/corrugated appearance for architectural purposes which the waves having a "pitch" of roughly 1¼". The roof of the building is wood framed with plywood sheathing spanning to 2x4 sawn lumber sub-purlins spaced at 24-inches on center spanning to open web steel joists (OWSJ) spaced at 8-feet on center spanning to OWSJ girders. The OWSJ girders are supported by steel pipe columns. The second floor of the building is of similar construction to the roof and consists of plywood sheathing spanning to what appeared to be 2x10 sawn lumber joists at 16-inches on center spanning to OWSJ spanning to OWSJ girders. Foundations were not observable at the time of the site visit but are assumed to consist of a non-structural slab on grade with pour-back strips at the existing tilt-up walls and conventional shallow footings.

We understand the proposed improvements for the building to consist of tenant improvements to turn the existing office building into office condos on both levels with a potential suite for a restaurant. Our review of the above-listed items, along with site photos and exhibits, are provided on the following sheets.

P: 949.292.1987
3857 Birch Street #282
Newport Beach, CA 92660

DATE OF ORIGINAL CONSTRUCTION

City of Costa Mesa records indicate the original building was constructed in 1984.

EVIDENCE OF SOIL PROBLEMS

Soil problems were not observed while on site. The upper floor and slab on grade appeared to be generally level. Cracking that would generally indicate issues of settlement or other soil problems were not observed in the existing exterior tilt-up walls or building finishes.

According to California GIS liquefaction maps, the site is near, but not directly located within a liquefaction zone (see Appendix A). For further soil investigations, as required, we recommend consulting a licensed geotechnical engineer.

BUILDING CONDITION

1. *Foundations:*
The foundations were not visually observable but are assumed to be in good condition. See “Evidence of Soil Problems” section for additional information.
2. *Drainage Facilities:*
While on site, we observed the existing roof. The existing roofing consists of asphalt rolled roofing and appeared to be adequately sloped to drain. We observed six (6) roof drains and back-up drains on the roof. Five (5) of the roof drains appeared to be free of debris and in good working condition. The roof drain located within the mechanical area had evidence of ponding surrounding it. The drain appeared to be clogged with moss and other debris. The area surrounding the ponding appeared to have additional moss which may indicate that this is a persistent issue. At the time of the survey, there was a moderate/heavy rainfall three days prior which may have contributed to this ponding. Additionally, a condensate line from a roof top mechanical unit was dripping adjacent to the drain which was unable to drain due to the clog. We recommend the drain be cleared of debris and the surrounding area cleaned of moss to allow the drain to function properly.
3. *Walls:*
Exterior tilt-up walls appeared to be in good condition. Minimal cracking was observed in the walls. Cracking was observed in some locations at base near walls ends which is typical for areas where holdowns/tiedowns and areas of added reinforcing are present. Minor cracking was also observed where tilt-up concrete lintels bear on tilt-up bearing walls. We believe this to be a lack of trim-bar reinforcing in the wall and does not present an immediate cause for concern in the structure. Interior walls consisted of non-bearing metal stud partition walls. Partition walls at the offices were partial height and appeared to be adequately braced for lateral loading. Corridor walls and walls at the stairways were full height to maintain their fire rating. In general, the interior walls were in good condition.
4. *Ceilings:*
The ceilings in the offices and suites consisted of acoustical ceiling tile. There were some areas of gypsum board ceilings located within the office suites. Corridors and stairways consisted of hard-lid gypsum board ceilings. In general, the ceilings appeared to be in good condition.

5. *Windows:*

The windowpanes and mullions appeared to be in good condition. The mullions appeared to be true and plumb. We did not observe major defects in the glazing systems. The storefront systems for the building appeared to also be in good condition. The seals around the glazing panels were in good condition.

6. *Doors:*

Interior doors within the office spaces appeared to be in good condition and were operational. Doors leading to exit corridors were in good condition and appeared to be rated for the given assembly. Doors that were intended to lock were lockable.

SITE CONDITION

1. *Site Parking Facilities:*

Parking on site consisted of (143) standard parking stalls and (6) accessible parking spaces. The accessible parking spaces included (3) directly in front of the building, (2) on the side of the building, and (1) located in the rear of the building outside the rear entrance to the offices. The accessible spaces were marked thusly and appeared to be the correct size. Additional spaces may be required for the proposed change of use to mixed-use.

2. *Drainage Facilities:*

Site drainage appeared to be in good condition. The parking lot drained to trenches and out to the storm sewer located on E Baker Street. Standing water was not observed on site.

3. *Refuge Disposal Facilities:*

The site has (1) refuge disposal facility located in the north corner of the site. The enclosure is approximately 125-gsf and consisted of (1) commercial size trash and recycle receptacle. The trash enclosure is formed by tilt-up walls on three sides and a steel swinging door towards the parking lot side. The walls and door appeared to be in good condition. The hinges to the doors were welded directly to steel embed plates cast-in to the concrete tilt-up walls and appeared to be in good condition. The trash enclosure curbs consist of standard 8"x6" parking bumpers. The enclosure abuts the existing generator enclosure which consists of 6" CMU block wall on three sides.

4. *Exterior Lighting:*

Parking lot lighting consisted of 16-ft galvanized parking lot lighting poles. Lighting on the property line consisted of (1) light per pole and lights on the interior of the parking lot consisted of (2) lights per pole. Lighting poles were mounted to 24-inch diameter concrete piers. The piers in the parking lots and their supporting pier appeared to be in good condition. The site visit was performed during daylight hours however no noticeable defects were observed at the time of the visit. Therefore, it is assumed all lights are operational.

See Appendix B for a site plan showing these site elements.

FLOOR / CEILING ASSEMBLIES

The STC rating for interior partitions is 40. The STC rating for the floor assembly is 58. The minimum requirement for non-residential per the California Green Building Standards Code is 40. Additional measures are not required.

WOOD FRAMES

Structural wood walls were not observed within the building. Structural walls consisted of concrete tilt-up. Non-structural walls mainly consisted of metal stud framing with gage metal tracks. Where non-structural wood walls were observed, the walls plates and connections to the supporting floor appeared to be in good condition. Anchor bolts, holdowns, and foundations are not applicable as the walls are non-structural.

SUMMARY

The existing building appeared to be in good condition given its age. In our opinion, the proposed improvements are feasible at this building.

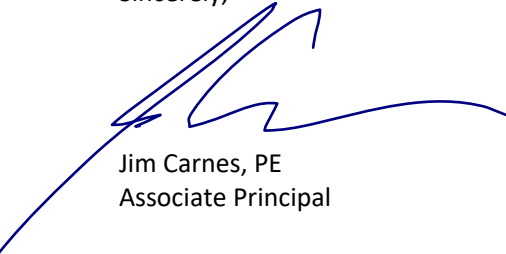
Please note that the following were not in our review:

- Mechanical equipment and their serviceability / lifespan
- Adequacy of sprinkler system
- Fire & life safety
- ADA requirements

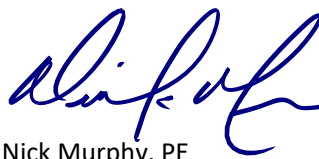
The opinions and conclusions developed in this peer review are based on engineering judgment constrained by the limited scope of the review noted above, consistent with that level of care and skill ordinarily exercised by members of the profession currently practicing in the same locality under similar conditions. No other representation expressed or implied, and no warranty or guarantee is included or intended.

Should you have any questions or need clarification regarding this review, please feel free to contact us.

Sincerely,



Jim Carnes, PE
Associate Principal



Nick Murphy, PE
Managing Principal



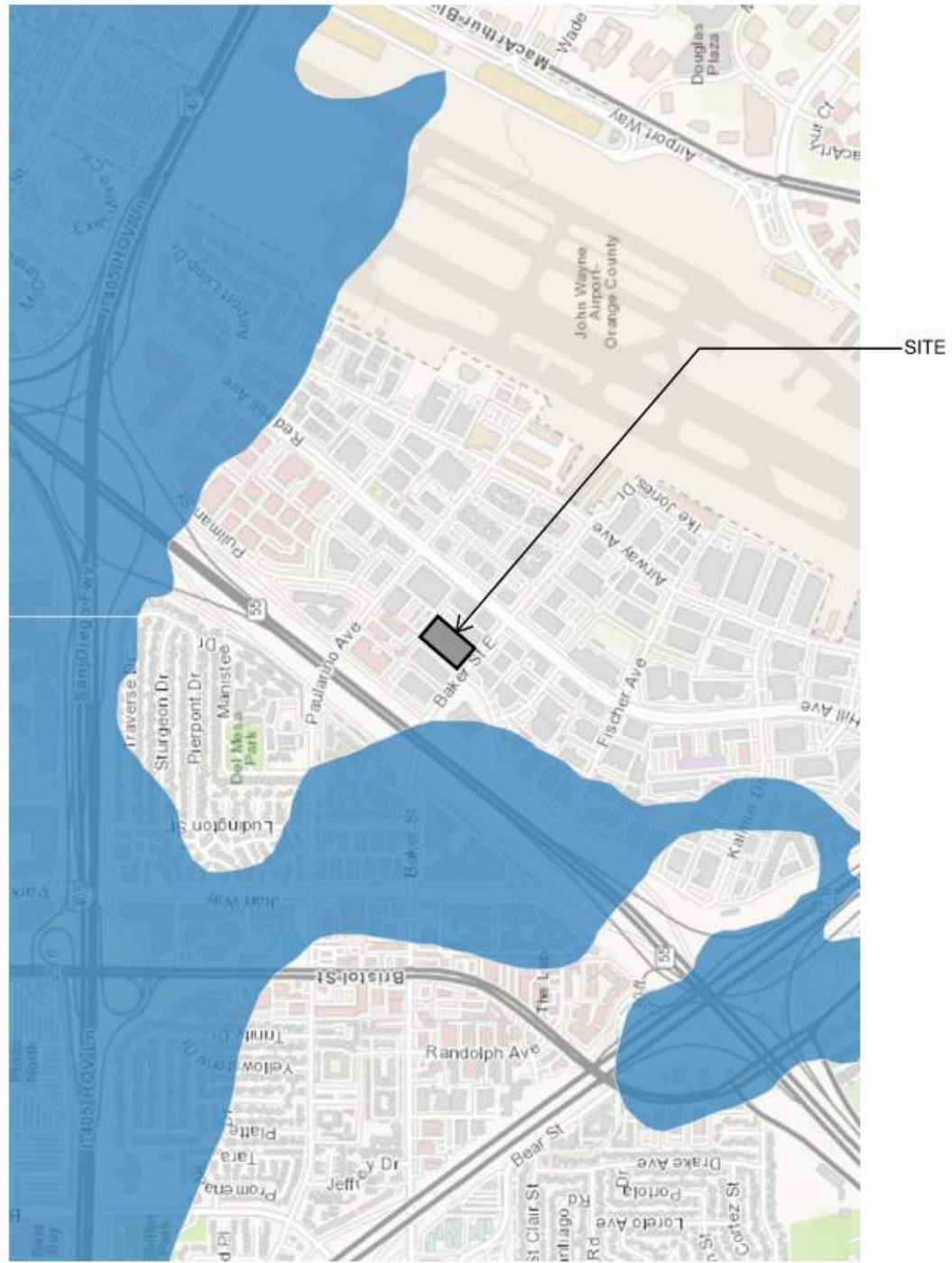
Attachments



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Appendix A

Liquefaction Map



Source: <https://gis.data.ca.gov/>



INDICATES
LIQUEFACTION
ZONE

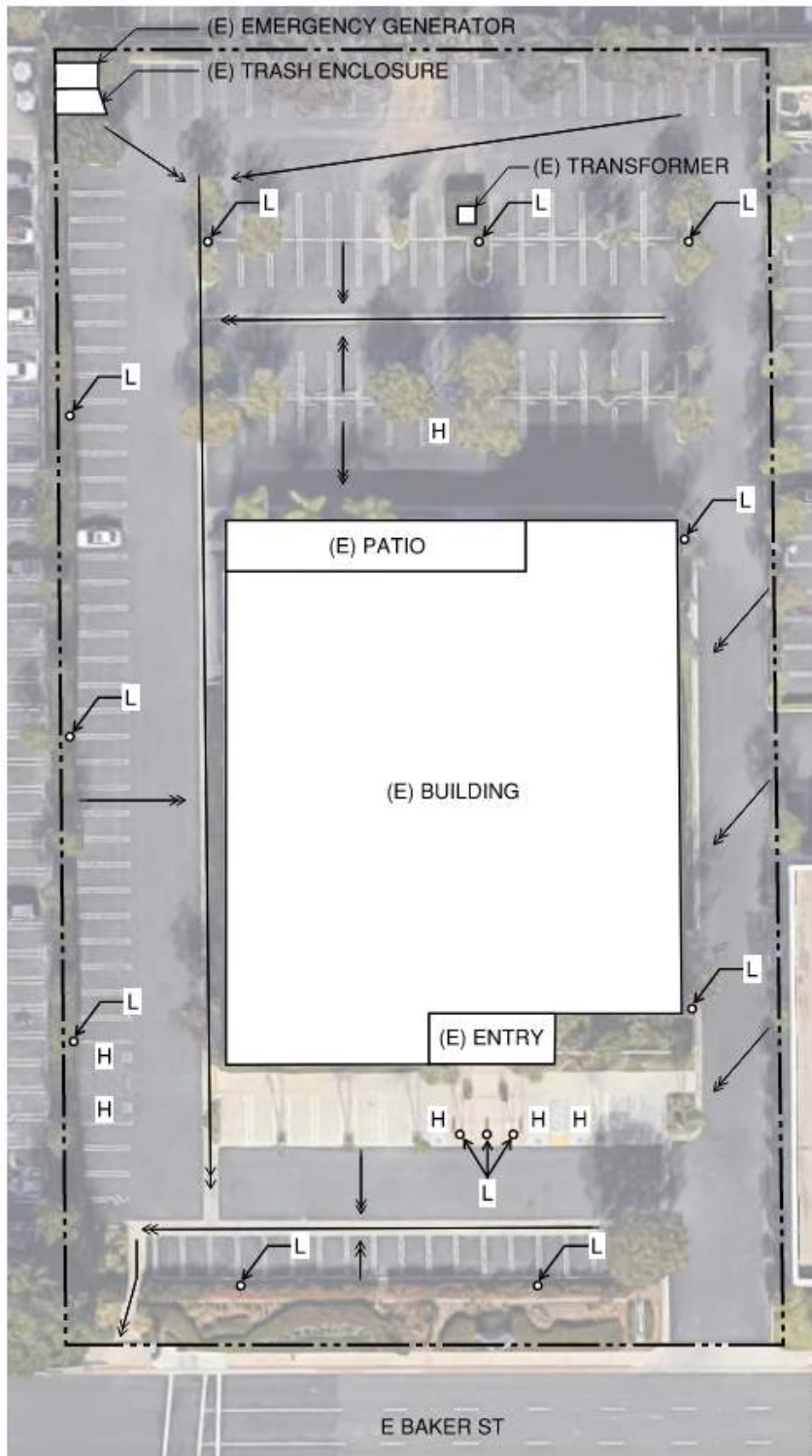




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Appendix B

Site Drainage, Parking, Refuge Disposal,



- H INDICATES HANDICAP STALL
- oL INDICATES LIGHT
- INDICATES PROPERTY LINE
- ➔ INDICATES GENERAL DIRECTION OF SITE DRAINAGE

NOTE: LOCATION OF PROPERTY LINE IS APPROXIMATE AND FOR REFERENCE ONLY





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Appendix C

Site Photos



FIG 1: BUILDING EXTERIOR LOOKING FROM WEST



FIG 2: NORTHWEST ELEVATION OF BUILDING



FIG 3: NORTHEAST ELEVATION OF BUILDING WITH EXTERIOR BACK PATIO



FIG 4: SOUTHEAST ELEVATION OF BUILDING WITH GUTTER



FIG 5: TYPICAL ROOF STRUCTURE - 2x4 SUBPURLINS, OWSJ, & OWSJ GIRDER W/ ROOF DRAIN



FIG 6: TYPICAL FLOOR STRUCTURE - 2x10 JOISTS, OWSJ, OWSJ GIRDER



FIG 7: TYPICAL ROOF



FIG 8: PONDING AT EXISTING ROOF DRAIN. CONDENSATE LINE CAN BE SEEN FROM LEFT EXACERBATING PONDING ISSUE.



FIG 9: TYPICAL SITE LIGHTING



FIG 10: TYPICAL DRIVEWAY / WALKWAY
LIGHTING

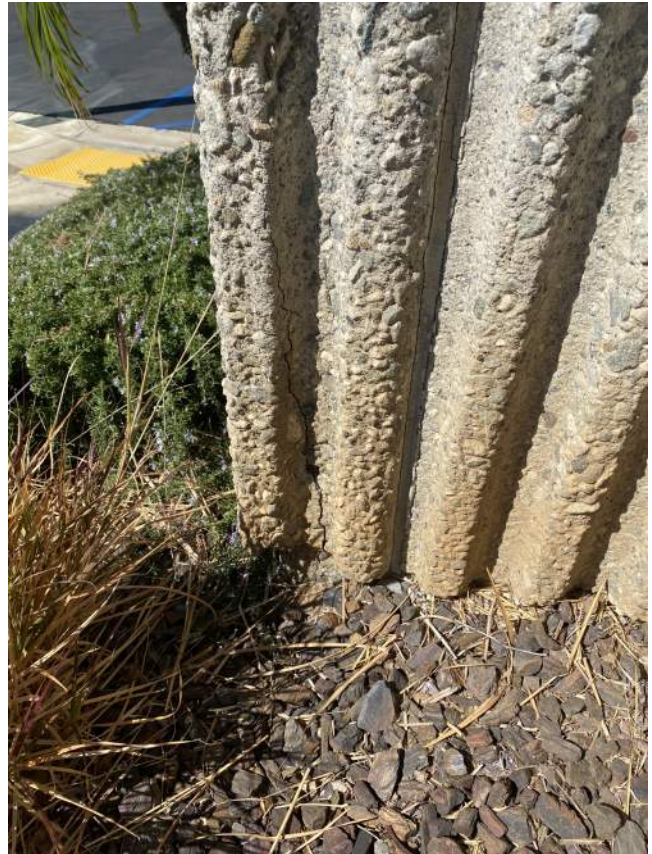


FIG 11: MINOR CRACKING / SPAWLING IN EXISTING TILT-UP WALL

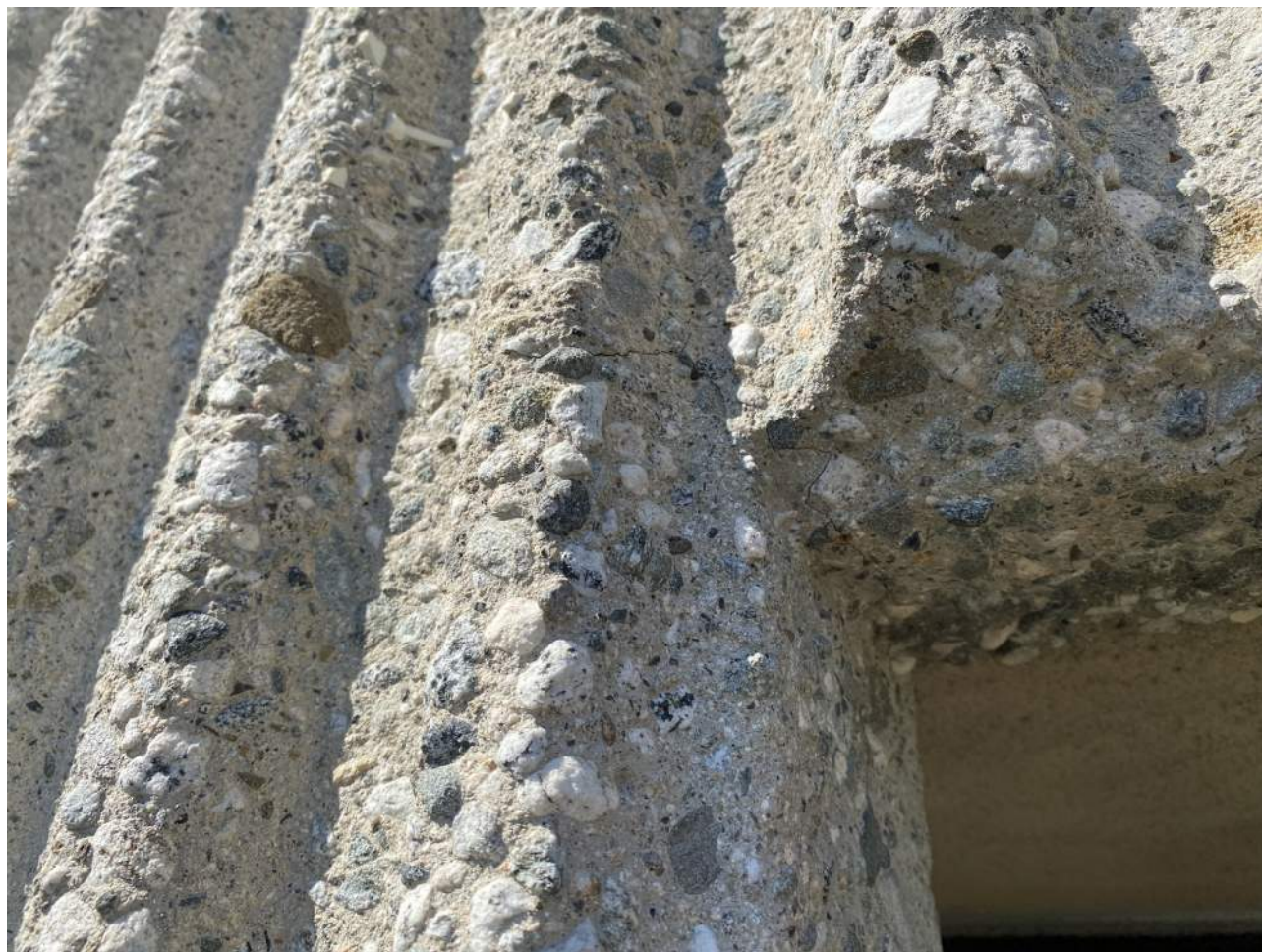


FIG 12: MINOR CRACKING IN CONCRETE TILT-UP LINTEL TO WALL



Tim Cottage <tim@hilcodevelopment.com>

200 Baker - Survey 10/18

1 message

Jim Carnes <jim@regalstructure.com>
To: Tim Cottage <tim@hilcodevelopment.com>

Tue, Oct 18, 2022 at 9:31 PM

Hi Tim,

Good seeing you today out at the site today...I was looking around for everyone when I was wrapping up – assumed you were all on the roof. So apologies for ducking out without saying anything.

To summarize what I was able to observe today with the non-invasive survey per Costa Mesa's requirements:

1. Any evidence of soil problems
2. Building condition of:
 - a. Walls (interior, exterior tilt up)
 - b. Ceilings
 - c. Windows
 - d. Doors
 - e. Parking facilities
 - f. Drainage facilities
 - g. Refuse disposal facilities
 - h. Exterior lighting

Items that we will need additional verification and/or selective demo to provide notes about (and a few of my thoughts below each):

1. Condition of foundations
 - a. This is tough to assess without significant excavations. I'll bring a poker (and a shovel if needed) next time I visit the site to determine depths and if feasible do a little excavation to do a general assessment in a few areas. Given the overall condition of the structure, I assume the foundations are in good condition. As-built structural drawings will help our assessment here.
2. Sound transmission ratings of walls and floors/ceilings.
 - a. This could be mitigated through the as-built drawings that you mentioned. I was able to pop ceiling tiles and get a general make up of the ceiling cavity(ies). As-builts should corroborate this and provide additional info to arrive at the actual STC rating. Ditto with the walls. It appeared that the walls were metal stud with gyp each face. Any additional insulation, gyp layers, etc will add to the STC rating. This should be in the existing architectural drawings.
3. "Certification that the building's wood frames, sill plates, anchor bolts, connections and foundations have been inspected and have a minimum life of (25) years..."
 - a. From what I was able to observe, it does not look like we have any wood walls. The building appears to be tilt-up exterior walls, wood framing floors and roof spanning to open web steel trusses and steel columns, and metal stud non-bearing partition framing. Wood vertical framing was not observed in the areas I was able to poke my head up in to. Again, the as-built drawings should be able to mitigate these requirements. If anything, any wood walls in this building are most likely non-structural and will likely be demo'ed.

When you get a chance please send us the as-built drawings you received today (and the other documents you may have) and we can hopefully mitigate the aforementioned.

Thanks!! Talk soon,



Jim Carnes, PE

Associate Principal

M : 425.463.6777

O : 833.745.7872

3857 Birch Street, #282

Newport Beach, CA 92660

WOOD DESTROYING PESTS AND ORGANISMS INSPECTION REPORT

BUILDING NO.	STREET	CITY	ZIP	Date of Inspection	NUMBER OF PAGES
200	BAKER ST	COSTA MESA	92626	10/26/2022	1 of 6

WESTERN EXTERMINATOR COMPANY

305 N. Crescent Way
Anaheim, CA 92801
(866) 476-0721
PR6639



Ordered by: TIM COTTAGE 200 BAKER ST COSTA MESA, CA 92626	Property Owner and/or Party of Interest TIM COTTAGE 200 BAKER ST COSTA MESA, CA 92626	Report sent to: TIM COTTAGE 200 BAKER ST COSTA MESA, CA 92626
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COMPLETE REPORT <input type="checkbox"/>	LIMITED REPORT <input checked="" type="checkbox"/>	SUPPLEMENTAL REPORT <input type="checkbox"/>	REINSPECTION REPORT <input type="checkbox"/>
GENERAL DESCRIPTION: Limited Inspection at the request of Tim .		Inspection Tag Posted: Electric panel	
		Other Tags Posted:	

An inspection has been made of the structure(s) on the diagram in accordance with the the Structural Pest Control Act. Detached porches, detached steps, detached decks and any other structures not on the diagram were not inspected.

Subterranean Termites ☐ Drywood Termites ☐ Fungus/Dryrot ☐ Other Findings ☒ Further Inspection ☒

If any of the above boxes are checked, it indicates that there were visible problems in accessible areas. Read the report for details on checked items

Key: 1 = Subterranean Termites 2 = Drywood Termites 3 = Fungus/Dryrot 4 = Other Findings 5 = Further Inspection



Inspected By Francisco J Burgos License No. FR60784 Signature 

You are entitled to obtain copies of all reports and completion notices on this property report to the Structural Pest Control Board during the proceeding two years. To obtain copies contact: Structural Pest Control Board, 2005 Evergreen Street, Suite 1500, Sacramento, California 95815-3831.

NOTE: Questions or problems concerning the above report should be directed to the manager of the company. Unresolved questions or problems with services performed may be directed to the Structural Pest Control Board at (916) 561-8708, (800) 737-8188 or www.pestboard.ca.gov. (form xfrx_t1w4pdf78 -09.16.2021) 43M-41 (Rev. 10/01)

BUILDING NO.	STREET	CITY	ZIP	Date of Inspection	NUMBER OF PAGES
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What Is A Wood Destroying Pests and Organisms Inspection Report?

Please pay special attention to the following two paragraphs which explain the scope and limitations of a Structural Pest Control Inspection and a Wood Destroying Pests and Organisms Inspection Report.

A "Wood Destroying Pests And Organisms Inspection Report" contains findings as to the presence or absence of evidence of wood destroying insects or organisms in visible and accessible areas on the date of inspection and contains our recommendations for correcting any infestations, infections, or conducive conditions found. The contents of the Wood Destroying Pests and Organisms Inspection Report are governed by the California Structural Pest Control Act and its Rules and Regulations.

Some structures may not comply with building code requirements or may have structural plumbing, electrical, heating and air conditioning, or other defects that do not pertain to wood destroying organisms. A Wood Destroying Pests and Organisms Report does not contain information about any such defects as they are not within the scope of the license of the inspector or the company issuing this report.

Local treatment is not intended to be an entire structure treatment method. If infestations of wood-destroying pests extend or exist beyond the area(s) of local treatment, they may not be exterminated.

NOTICE: Reports on this structure prepared by various registered companies should list the same findings (i.e., termite infestations, termite damage, fungus damage, etc.). However, recommendations to correct these findings may vary from company to company. You have the right to seek a second opinion from another company.

This is a Limited Inspection and Report at the request of TIM COTTAGE and pertains to Interior only. We recommend a complete inspection of this entire structure.

According to available records, this structure was built in ____.

4. OTHER FINDINGS

ITEM NO. 4A

FINDING: Water stains noted at ceiling tiles 1st floor offices.

RECOMMENDATION: 4A Owner to consult a licensed contractor to make necessary repairs.

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5. FURTHER INSPECTION

ITEM NO. 5A

FINDING: Above ceiling tiles is inaccessible for inspection due to heavy insulation in some areas.

RECOMMENDATION: 5A Inspect after Owner has made area accessible. A Supplemental Inspection will be made and Report issued outlining our findings, recommendations and any additional cost.

Western Exterminator Company guarantees work performed for a period of one year from the date of completion, unless otherwise stated in this report, and where the work completed relates to plumbing, grouting, caulking, resetting of toilets, resetting of enclosures, and floor covering, which are guaranteed for 30 days from the date of completion.

THANK YOU FOR CHOOSING WESTERN EXTERMINATOR COMPANY.

If you have any questions concerning this Report or if we can be of any additional service, please call us at 1-800-WEST-EXT (1-800-937-8398).

Subcontracted Services: In some cases, report items listed may be subcontracted to other registered companies. In these cases, please observe the following:

NOTICE: The charge for service that this company subcontracts to another registered company may include the company's charges for arranging and administering such services that are in addition to the direct costs associated with paying the subcontractor. You may accept Western Exterminator's bid or you may contract directly with another registered company licensed to perform the work.

If you choose to contract directly with another registered company, Western Exterminator will not in any way be responsible for any act or omission in the performance of work that you directly contract with another to perform.

Building Permits: In some cases, report items listed will require a building permit from the local building department. Any additional work required by the local building department, or required to remedy additional damage not noted in the report, but discovered in the performance of the work agreement, or change in the manner of scope, type, or the nature of the work item to be performed, due to the request of the building department or any other party, will not be done until a separate written agreement is authorized by the Customer or Customer's Agent, and accepted by Western Exterminator Company.

The exterior surface of the roof was not inspected. If you want the water tightness of the roof determined, you should contact a roofing contractor who is licensed by the Contractor's State License Board.

Recommendations not being performed by Western Exterminator Company must be inspected during progress by a licensed Wood-destroying Pests and Organisms Inspector. Western Exterminator Company is not responsible for, nor implies any knowledge as to the quality of, work performed by others.

This property was inspected for visible and accessible evidence of wood destroying organisms such as wood rot by fungi. The inspection and this report do not address fungi other than wood destroying fungi, nor do they assess the health impacts of any fungus, including wood destroying fungi. We are neither qualified, authorized nor licensed to inspect for health-related fungi, including molds, or to make an opinion as to the health impacts of any fungus, including wood rot fungi. If you desire information about the presence or absence of health-related fungi, including molds, you should contact a qualified industrial hygienist or other relevant health professional.

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LEAD-BASED PAINT NOTIFICATION: Federal Environmental Protection Agency (EPA) regulations require that certain precautions be taken to protect you and your family from any lead-based paint dust which might be disturbed during the course of our work. Any contractor that disturbs painted surfaces in homes, childcare facilities, and schools, built before 1978, must be certified by the EPA to prevent lead contamination. As an EPA lead-safe certified firm, Western Exterminator Company will take all necessary precautions and exercise lead-safe work practices to minimize and contain any lead dust and debris in compliance with EPA regulations, or if you plan to do any work yourself, you can contact the National Lead Information Center at 1-800-424-LEAD (1-800-424-5323).

(This notice is provided in compliance with California's Proposition 65.) Lead is a chemical known to the State of California to cause cancer and birth defects or other reproductive harm.

If requested, this company will reinspect repairs done by others within four months of the original inspection. A charge, if any, can be no greater than the original inspection fee for each reinspection. The reinspection must be done within ten (10) working days of request. The reinspection is a visual inspection and if inspection of concealed area is desired, inspection of work in progress will be necessary. Any guarantees must be received from parties performing repairs.

ARBITRATION OF DISPUTES

BY RELYING ON THIS WOOD DESTROYING ORGANISMS REPORT, YOU AGREE THAT ANY CONTROVERSY OR CLAIM ARISING OUT OF OR RELATING TO WESTERN'S INSPECTION AND/OR THIS REPORT SHALL BE SETTLED BY BINDING ARBITRATION IN ACCORDANCE WITH THE CONSTRUCTION INDUSTRY ARBITRATION RULES OF THE AMERICAN ARBITRATION ASSOCIATION, AND JUDGMENT UPON THE AWARD RENDERED BY THE ARBITRATOR(S) MAY BE ENTERED IN ANY COURT HAVING JURISDICTION THEREOF.

WESTERN'S PERFORMANCE OF THE RECOMMENDATIONS DESCRIBED ABOVE IS GOVERNED BY THE TERMS OF A WORK AUTHORIZATION, WHICH PROVIDES THAT ANY CONTROVERSY OR CLAIM ARISING OUT OF OR RELATING TO WESTERN'S WORK SHALL BE SETTLED BY BINDING ARBITRATION IN ACCORDANCE WITH THE CONSTRUCTION INDUSTRY ARBITRATION RULES OF THE AMERICAN ARBITRATION ASSOCIATION, AND JUDGMENT UPON THE AWARD RENDERED BY THE ARBITRATOR(S) MAY BE ENTERED IN ANY COURT HAVING JURISDICTION THEREOF.

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DISCLAIMER

Items relate to locations, accessibility, conditions, infestations and infections noted at the time of this inspection. Although we make a visual inspection there are areas, which are inaccessible for inspection. These include areas to which there is no access without defacing or tearing out lumber, masonry, or finished work. We do not move furniture, appliances, or raise floor coverings, nor do we routinely inspect the following areas: behind or under built-in cabinet work, behind or under appliances, beneath floor coverings, under concrete slabs; the interiors of hollow walls, bay windows, porte cocheres, columns or abutments. Unless there are specific areas noted in the body of this Report, any further inspection other than set forth in this Report would be impractical. This inspection only pertains to the structure(s) indicated on the diagram. This Report is a statement of conditions at the time of this inspection only. Western Exterminator Company does not certify the water integrity of roofs. Please read all of the information contained with this Report. We recommend all items in our Report be completed. If others perform work we cannot be responsible or certify absence or presence of infestations or infections if this Company is not contacted to reinspect prior to closing any areas. Western Exterminator Company will not guarantee work performed by others.

This Report is not to be used to satisfy escrow requirements unless our inspection fee is paid. See the attached Work Order for the cost of recommended items. An authorized signature is necessary before any work can be performed.

REINSPECTION

A reinspection will be performed if requested by the person who ordered the complete inspection. The request for reinspection must be made within four months of the complete inspection. The reinspection will be performed within ten working days of the request. The fee for a reinspection shall not be more than the complete inspection fee.

GUARANTEES

Western Exterminator Company guarantees the work completed by this Company for a period of one year from the date of completion unless otherwise stated in the body of this Report, with the exception of plumbing, grouting, caulking, resetting of toilets, resetting of enclosures, or floor coverings, which are guaranteed for 30 days, as these are Owner maintenance areas.

HOMEOWNER PROTECTION POLICY

A Homeowner Protection Policy may be available at the end of the Guarantee Period.

Western Exterminator Company always strives to provide its customers with the most efficient methods of pest control. We continually provide our employees with constant, on-going education so they can provide our customers with the best possible service results, and so we can use pesticides in the safest possible manner for our customers and ourselves. In accordance with our sense of responsibility for the safety of our customers and employees, we ask that you read the following:

CALIFORNIA STATE LAW REQUIRES THAT YOU BE GIVEN THE FOLLOWING INFORMATION:

CAUTION - PESTICIDES ARE TOXIC CHEMICALS 'Structural Pest Control Companies are registered and regulated by the Structural Pest Control Board, and apply pesticides which are registered and approved for use by the California Department of Pesticide Regulation and the United States Environmental Protection Agency. Registration is granted when the state finds that based on existing scientific evidence there are no appreciable risks if proper use conditions are followed or that the risks are outweighed by the benefits. The degree of risk depends upon the degree of exposure, so exposure should be minimized.' If within 24-hours following application you experience symptoms similar to common seasonal illness comparable to the flu (Pesticides with non-flu like symptoms are asterisked below), contact your physician or poison control center (telephone number listed below) and your pest control operator immediately. For further information contact any of the following: Your local office of Western Exterminator Company; for Health Questions - Your County Health Department (telephone number listed below); for Application Information - Your County Agricultural Commissioner (telephone number listed below); and for Regulatory Information - The Structural Pest Control Board, (800) 737-8188, 2005 Evergreen Street, Suite 1500, Sacramento, California 95815-3831.

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POISON CONTROL CENTER
(800) 876-4766

CALIFORNIA COUNTY AGRICULTURAL COMMISSIONERS
Los Angeles (626)575-5466, Orange (714)955-0100, Riverside (951)955-3000, San Bernardino (909)387-2105

CALIFORNIA HEALTH OFFICES
Los Angeles (626)430-5450, Orange (714)834-3155, Riverside (951)358-5172, San Bernardino (909)884-4056

LISTED BELOW ARE PESTICIDES THAT MAY BE USED ON YOUR PROPERTY DURING THE COURSE OF OUR WORK:

The names of materials actually used during each visit will be on the Completion Notice or the Invoice/Service Slip.

*Altriset (Chlorantraniliprole), *Bora-care (Disodium Octaborate Tetrahydrate), *Cimexa (Silica gel), *Cy-Kick Crack and Crevice Pressurized (Cyfluthrin), *Phantom Pressurized (Chlorfenapyr), *Premise 75 Insecticide (Imidacloprid), *Recruit AG (Noviflumuron), *Recruit HD (Noviflumuron), *Recruit IV (Noviflumuron), *Termidor Dry (Fipronil), *Termidor SC (Fipronil), *Termidor Foam (Fipronil), *Termidor HE (Fipronil), *Tim-bor (Disodium Octaborate Tetrahydrate), *XT-2000 (D-Limonene). Warning Agent: Chloropicrin**, Fumigants: Vikane (Sulfuryl Fluoride)*** or Zythor (Sulfuryl Fluoride)***.

* Except as noted, effects of overexposure to these materials can include nasal and respiratory irritation, dizziness, headache, and fatigue.

** Effects of overexposure to this material will cause teary eyes.

*** Effects of overexposure to this material can include poor coordination, slurring words and confusion.



Hilco Development Services
1707 East 28th Street, Unit B
Signal Hill CA, 90775
CA Licence # 1070024

October 31st, 2022

200 Baker - Paint Statement

To whom it may concern;

In lieu of a paint report performed by a licensed painting contractor that verifies the condition of the paint on all building interior and exterior surfaces, we submit the following statement regarding the new application of paint throughout the interior and exterior of the building.

The office condo project of 200 Baker will include a full facelift of the entry portals and a remodel of the interior and exterior surfaces of the building. The primary finish of the structure is a concrete texture that maintains a fantastic look and an exceptional remaining lifespan. The majority of the concrete facing will not be receiving any paint or stain updates.

The entry portals will be receiving updates to the facade with additional accents that will match neighboring properties and office spaces.

Colors to be used in preliminary designs are primarily earth-tone bases with brighter oranges or reds for accent. All colors used will be Dunn-Edwards brand paints or better. The proposed restaurant site will also utilize upwards of two or three colors, also of Dunn-Edwards quality or higher for the applied use.

Once conceptual drawings have been completed and rendered, design choices will be shared with The City of Costa Mesa.

Sincerely
Tim Cottage
Development Manager
Project 200, LLC | Hilco Development Services, LLC



October 28, 2022

Project 200, LLC
3140 Polaris Avenue
Las Vegas, Nevada 89102

**Re: Mold Inspection
 200 Baker Street East
 Costa Mesa, California 92626**

This is a report following a mold inspection conducted by Samantha Allen of Air Lab Consulting, Inc. at 200 Baker Street East in Costa Mesa, California on October 24, 2022. The inspection occurred in two main phases: visual examination and environmental readings. No environmental sampling took place because no mold was visibly observed in any area throughout the building.

Readings and Observations

The following describes the environmental readings and observations from the inspection.

Relative Humidity and Temperature Readings

Relative humidity (RH) readings were obtained from both the interior and exterior of the property. The RH was measured and recorded to determine the potential effect it may have on microbial amplification. Guidance on RH in occupied buildings is provided by the American Society of Heating, Refrigeration and Air-Conditioning Engineers (ASHRAE) in the ANSI/ASHRAE Standard 62-2001, Ventilation for Acceptable Indoor Air Quality. The RH in habitable spaces preferably should be maintained below 60% to minimize the growth of allergenic and pathogenic organisms (e.g., dust mites, fungi and associated mycotoxins).

The relative humidity of all inspected indoor areas was acceptable.

Moisture Readings and Results

Moisture readings were collected using a moisture meter. In wood, the instrument measures the material's actual percent moisture content (%H₂O). When testing material other than wood, the meters measure the wood moisture equivalent (WME) value of the material. WME is the moisture level that would be attained by a piece of wood in equilibrium with the material being tested. As the critical moisture levels for wood are known, WME measurements enable the moisture meter user to establish if materials are in a safe air dry, borderline or damp condition.

<18% (Green Range)

The material is in a Safe Dry condition, moisture related problems of decay/deterioration are less likely to occur.

18% - 20% (Yellow Range)

The material is in a Borderline condition, decay/deterioration may occur under certain conditions.

>20% (Red Range)

The material is in a Wet condition, decay/deterioration is inevitable in time unless the moisture level of the material is reduced.

Specific moisture meter readings are contained in the following Observations section.



Observations

The following describes the findings of the mold inspection.

Roof

Air Lab Consulting observed standing water on multiple sections of the roof; the membrane roof layer was intact and no moisture was observed to be entering the building. No mold was observed.

Water Stained Ceiling Tiles

Air Lab Consulting observed minor water staining at the ceiling tiles in the following areas:

- 2nd Floor: South Suite's Kitchen and Office 21.
- 1st Floor: Northeast Office Area's Center Offices.

Elevated levels of moisture were not detected and all GE Protimeter MMS2 moisture meter readings were in the green range. No mold was observed at the ceiling tile or in the ceiling plenum.

Water Staining at Walls

Air Lab Consulting observed minor water staining at the walls in the following areas:

- 2nd Floor: Women's Restroom, south wall.
- 1st Floor: Electrical Closet, north wall.

Elevated levels of moisture were not detected and all GE Protimeter MMS2 moisture meter readings were in the green range. No mold was observed at the walls.

Water Damaged Cabinetry below Sinks

Air Lab Consulting observed water damage at the wood cabinetry in the following areas:

- 2nd Floor: Copy/File Break Room 215, Storage 222, Galley 229, and South Suite's Kitchen.

Elevated levels of moisture were not detected and all GE Protimeter MMS2 moisture meter readings were in the green range. No mold was observed at the cabinetry.

Water Present between Wood Laminate Flooring and Resilient Floor Tile

Air Lab Consulting observed water present between the top layer of wood laminate flooring and the lower layer of resilient floor tile in Galley 229. The concrete below the resilient floor tile was not observed to be wet- so the water is not penetrating through the resilient floor tile, indicating that the leak is small. Elevated levels of moisture in the red range were detected at the resilient floor tile. No elevated levels of moisture were detected at any of the walls, cabinetry, or exposed concrete. No mold was observed at the exposed sections of the floor.

All Remaining Areas at the 1st Floor and 2nd Floor

Air Lab Consulting did not observe visible water staining, damage, or mold growth. Elevated levels of moisture were not detected and all GE Protimeter MMS2 moisture meter readings were in the green range.

Conclusions

The results from the mold inspection conducted on October 24, 2022 indicate that **no visible mold growth is present inside the building, and no mold remediation will be required.**

In addition, the visual and moisture observations indicated that normal levels of moisture were present in accessible areas during the inspection, with the exception of the resilient floor tile in Galley 229. Since the resilient floor tile did not have any visible mold growth and none of the surrounding materials had any elevated levels of moisture, the tiles can be removed without mold remediation.



Limitations

The data and observations collected during the course of the inspection have been gathered to provide the Client with information pertaining to the areas of the subject property identified in this report. Although Air Lab Consulting, Inc. believes that the findings and conclusions provided in this report are reasonable, the assessment is limited to the conditions observed and to the information available at the time of the work. Due to the nature of the work, there is a possibility that conditions may exist which could not be identified within the scope of the assessment or which were not apparent at the time of our site work. The assessment is also limited to information available from the client at the time it was conducted. It is also possible that the testing methods employed at the time of the report may later be superseded by other methods. Air Lab Consulting, Inc. does not accept responsibility for changes in the state of the art.

Air Lab Consulting, Inc. does not guarantee that all mold-contaminated areas in the subject property were recognized during our evaluation. This report is limited to the samples taken and locations sampled. Additional sampling may be needed to further identify other pollutants or other mold contaminated areas at the subject property. Should you need further information or clarification on this matter please feel free to contact us at projects@airlabinc.com.

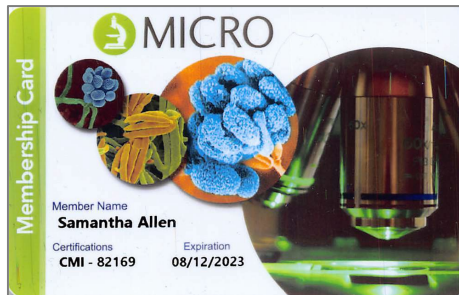
Sincerely,

A handwritten signature in black ink, appearing to read "H. Laurent", written over a white background.

Humphrey Laurent
Air Lab Consulting, Inc.

A handwritten signature in black ink, appearing to read "Samantha Allen", written over a white background.

Samantha Allen
Air Lab Consulting, Inc.
Certified Mold Inspector
MICRO CMI# 82169





October 28, 2022

Project 200, LLC
3140 Polaris Avenue
Las Vegas, Nevada 89102

**Re: Asbestos Inspection
200 Baker Street East
Costa Mesa, California 92626**

This is a report following an asbestos inspection conducted by Samantha Allen (CAC #19-6631) and Holly Burns (CSST #16-5622) of Air Lab Consulting, Inc. at 200 Baker Street East in Costa Mesa, California on October 24, 2022. The inspection took place in a two story, 44,832 square foot commercial building that was built in 1984. Structural and fire damage was not observed at the time of the inspection.

The field investigation did not include any materials not shown on this report. The field investigation was limited to the roof, exterior, and interior. A total of sixty-six samples were collected and one hundred eighteen samples were analyzed due to layers in the sampled materials. Where possible, complete cross-sections were taken of the suspect materials. Asbestos was not detected in any of the samples collected.

Further destructive testing is required before this building can be renovated or demolished:

- 1st Floor:
 - Mirror adhesive/mastic present in Northeast Office Area's West Restroom (with shower).
 - Any type of resilient floor tile/sheet or floor adhesive/mastic present below the wood laminate flooring in the Northeast Office Area's Break Room.
 - Any type of adhesive present behind the metal decorative wall panels in the Northeast Office Area's Break Room.
- 2nd Floor:
 - Mirror adhesive/mastic present in Open Area 251, Office 252, and Office 256.

Samples of suspect materials were collected using procedures recommended by the Environmental Protection Agency (EPA) in the Code of Federal Regulations (CFR) Article 40, Section 763. Collected samples were placed in individually sealed plastic bags, assigned unique sample identification numbers, and properly labeled. The individual sample bags were then placed in another sealed plastic bag with the Chain of Custody Form and delivered, under proper chain of custody protocol, to AQ Environmental Laboratories (NVLAP Lab Code 500044-0). AQ Environmental is located at 1508 East 33rd Street, in Signal Hill, California and can be contacted at (562) 206-2770. Sample analysis was performed using Polarized Light Microscopy (PLM) with dispersion staining using the method prescribed in EPA 600/M4-82-020, updated method 600 R-93/116. The laboratory report is attached (Report Number 2251262).

**Asbestos Not Detected**

The table below presents the PLM test results, which determined that the following samples collected **do not contain a detectable amount of asbestos**:

Lab ID and Sample ID	Sample Location	Material Description	Color	Laboratory Results
2251262-001 1A	Roof, east center parapet	Built Up Roofing: Roof Core	Gray/Black	None Detected
2251262-002 1B	Roof, east center parapet	Built Up Roofing: Layered Felt/Tar	Black	None Detected
2251262-003 1C	Roof, east center parapet	Built Up Roofing: Roofing Paper	Pink	None Detected
2251262-004 2A	Roof, center	Built Up Roofing: Roof Core	Gray/Black	None Detected
2251262-005 2B	Roof, center	Built Up Roofing: Roofing Paper	Pink	None Detected
2251262-006 3A	Roof, west center parapet	Built Up Roofing: Roof Core	Gray/Black	None Detected
2251262-007 3B	Roof, west center parapet	Built Up Roofing: Layered Felt/Tar	Black	None Detected
2251262-008 4	Roof, center, at HVAC duct penetration	Roof Mastic	Black	None Detected
2251262-009 5	Roof, south center at bracer	Roof Mastic	Silver/Black	None Detected
2251262-010 6	Roof, south center, southeast skylight, at patch	Roof Mastic	Black	None Detected
2251262-011 7	Elevator Roof, northwest	Roof Mastic	Black	None Detected
2251262-012 8	Elevator Roof, northwest	Roof Mastic	Black	None Detected
2251262-013 9	Elevator Roof, northwest	Roof Mastic	Black	None Detected
2251262-014 10	2 nd Floor, Open Area 221, southwest	Ceiling Tile	White/Beige	None Detected
2251262-015 11	2 nd Floor, South Suite, Server Room, northeast	Ceiling Tile	White/Beige	None Detected
2251262-016 12	1 st Floor, Supply Room, south	Ceiling Tile	White/Beige	None Detected
2251262-017 13	2 nd Floor, South Suite, Electrical Room, west	Base Cove Adhesive	Beige	None Detected
2251262-018 14	2 nd Floor, South Suite, Supply Room, east	Base Cove Adhesive	Beige	None Detected
2251262-019 15	1 st Floor, Northwest Office Area, Break Room, northwest	Base Cove Adhesive	Beige	None Detected
2251262-020 16A	2 nd Floor Men's Restroom, Janitor Closet, northwest	Textured Drywall	White/Brown	None Detected
2251262-021 16B	2 nd Floor, Men's Restroom, Janitor Closet, northwest	Joint Compound	White	None Detected
2251262-022 17A	2 nd Floor, Women's Restroom, Janitor closet, south wall	Textured Drywall	White/Brown	None Detected



Lab ID and Sample ID	Sample Location	Material Description	Color	Laboratory Results
2251262-023 17B	2 nd Floor, Women's Restroom, Janitor closet, south wall	Joint Compound	White	None Detected
2251262-024 18A	1 st Floor, Women's Restroom 1, Janitor Closet, southwest	Textured Drywall	Brown	None Detected
2251262-025 18B	1 st Floor, Women's Restroom 1, Janitor Closet, southwest	Joint Compound	Beige	None Detected
2251262-026 19A	2 nd Floor, Office 207, north	Drywall	White/Brown	None Detected
2251262-027 19B	2 nd Floor, Office 207, north	Joint Compound	Green/Cream	None Detected
2251262-028 20A	2 nd Floor, Office 252, northwest	Drywall	White/Brown	None Detected
2251262-029 20B	2 nd Floor, Office 252, northwest	Joint Compound	White	None Detected
2251262-030 21A	2 nd Floor, South Suite, Server Room, southeast	Drywall	Light Pink/ Brown	None Detected
2251262-031 21B	2 nd Floor, South Suite, Server Room, southeast	Joint Compound	White/Cream	None Detected
2251262-032 22A	1 st Floor, Elevator Equipment Room, northeast	Drywall	White/Brown	None Detected
2251262-033 22B	1 st Floor, Elevator Equipment Room, northeast	Joint Compound	Light Pink/ Cream	None Detected
2251262-034 23A	1 st Floor, Shredding Room, northwest	Drywall	White/Brown	None Detected
2251262-035 23B	1 st Floor, Shredding Room, northwest	Joint Compound	White/Cream	None Detected
2251262-036 24	2 nd Floor, South Suite, Lobby, east	Wall Texture	Beige/White/ Gray	None Detected
2251262-037 25	2 nd Floor, South Suite, Entry to Kitchen, east	Wall Texture	Cream	None Detected
2251262-038 26	2 nd Floor, South Suite, Southeast Hall near Office 5	Wall Texture	Beige/Gray	None Detected
2251262-039 27A	2 nd Floor, Copy/File Break Room 215, northeast	12" Resilient Floor Tile (RFT)	Light Beige	None Detected
2251262-040 27B	2 nd Floor, Copy/File Break Room 215, northeast	Floor Adhesive	Yellow	None Detected
2251262-041 28A	2 nd Floor, Storage 222, south	12" RFT	Light Beige	None Detected
2251262-042 28B	2 nd Floor, Storage 222, south	Floor Adhesive	Yellow	None Detected
2251262-043 29A	2 nd Floor, Galley 229, south	12" RFT	Light Beige	None Detected
2251262-044 29B	2 nd Floor, Galley 229, south	Floor Adhesive	Yellow	None Detected
2251262-045 30A	2 nd Floor, South Suite, Supply Room, southeast	12" RFT	Pink	None Detected
2251262-046 30B	2 nd Floor, South Suite, Supply Room, southeast	Floor Adhesive	Yellow	None Detected



Lab ID and Sample ID	Sample Location	Material Description	Color	Laboratory Results
2251262-047 31A	2 nd Floor, South Suite, Supply Room, southeast	12" RFT	Pink	None Detected
2251262-048 31B	2 nd Floor, South Suite, Supply Room, southeast	Floor Adhesive	Yellow	None Detected
2251262-049 32A	2 nd Floor, South Suite, Supply Room, southeast	12" RFT	Pink	None Detected
2251262-050 32B	2 nd Floor, South Suite, Supply Room, southeast	Floor Adhesive	Yellow	None Detected
2251262-051 33A	2 nd Floor, South Suite, Supply Room, south	12" RFT	Beige	None Detected
2251262-052 33B	2 nd Floor, South Suite, Supply Room, south	Floor Adhesive	Yellow	None Detected
2251262-053 34A	2 nd Floor, South Suite, Supply Room, south	12" RFT	Beige	None Detected
2251262-054 34B	2 nd Floor, South Suite, Supply Room, south	Floor Adhesive	Yellow	None Detected
2251262-055 35A	2 nd Floor, South Suite, Supply Room, south	12" RFT	Beige	None Detected
2251262-056 35B	2 nd Floor, South Suite, Supply Room, south	Floor Adhesive	Yellow	None Detected
2251262-057 36A	2 nd Floor, South Suite, Kitchen, northeast	12" RFT	Beige	None Detected
2251262-058 36B	2 nd Floor, South Suite, Kitchen, northeast	Floor Adhesive	Light Yellow	None Detected
2251262-059 36C	2 nd Floor, South Suite, Kitchen, northeast	12" RFT	Green	None Detected
2251262-060 36D	2 nd Floor, South Suite, Kitchen, northeast	Floor Adhesive	Light Yellow	None Detected
2251262-061 36E	2 nd Floor, South Suite, Kitchen, northeast	12" RFT	Tan	None Detected
2251262-062 36F	2 nd Floor, South Suite, Kitchen, northeast	Floor Adhesive	Light Yellow	None Detected
2251262-063 37A	2 nd Floor, South Suite, Kitchen, northwest	12" RFT	Beige	None Detected
2251262-064 37B	2 nd Floor, South Suite, Kitchen, northwest	Floor Adhesive	Light Yellow	None Detected
2251262-065 37C	2 nd Floor, South Suite, Kitchen, northwest	12" RFT	Green	None Detected
2251262-066 37D	2 nd Floor, South Suite, Kitchen, northwest	Floor Adhesive	Light Yellow	None Detected
2251262-067 37E	2 nd Floor, South Suite, Kitchen, northwest	12" RFT	Tan	None Detected
2251262-068 37F	2 nd Floor, South Suite, Kitchen, northwest	Floor Adhesive	Colorless	None Detected
2251262-069 38A	2 nd Floor, South Suite, Kitchen, south	12" RFT	Beige	None Detected
2251262-070 38B	2 nd Floor, South Suite, Kitchen, south	Floor Adhesive	Yellow	None Detected



Lab ID and Sample ID	Sample Location	Material Description	Color	Laboratory Results
2251262-071 38C	2 nd Floor, South Suite, Kitchen, south	12" RFT	Green	None Detected
2251262-072 38D	2 nd Floor, South Suite, Kitchen, south	Floor Adhesive	Yellow	None Detected
2251262-073 38E	2 nd Floor, South Suite, Kitchen, south	12" RFT	Tan	None Detected
2251262-074 38F	2 nd Floor, South Suite, Kitchen, south	Floor Adhesive	Yellow	None Detected
2251262-075 39A	2 nd Floor, South Suite, Server Room, northeast	12" RFT	Beige	None Detected
2251262-076 39B	2 nd Floor, South Suite, Server Room, northeast	Floor Adhesive	Yellow	None Detected
2251262-077 40A	2 nd Floor, South Suite, Server Room, west	12" RFT	Beige	None Detected
2251262-078 40B	2 nd Floor, South Suite, Server Room, west	Floor Adhesive	Yellow	None Detected
2251262-079 41A	2 nd Floor, South Suite, Electrical Room, center	12" RFT	Beige	None Detected
2251262-080 41B	2 nd Floor, South Suite, Electrical Room, center	Floor Adhesive	Yellow	None Detected
2251262-081 42	2 nd Floor, Common Hall, outside Women's Restroom	Carpet Adhesive	Tan	None Detected
2251262-082 43	2 nd Floor, Office 202, northeast	Carpet Adhesive	Light Yellow/White	None Detected
2251262-083 44	2 nd Floor, Office 223, southeast	Carpet Adhesive	Yellow/Beige	None Detected
2251262-084 45	2 nd Floor, South Suite, Office 13, northeast	Carpet Adhesive	Yellow/Beige	None Detected
2251262-085 46	1 st Floor, South Office Area, northeast	Carpet Adhesive	Tan	None Detected
2251262-086 47	1 st Floor, Northwest Office Area Entry, southeast	Carpet Adhesive	Colorless	None Detected
2251262-087 48	1 st Floor, Supply room, west center	Carpet Adhesive	Tan/Colorless	None Detected
2251262-088 49	2 nd Floor, South Suite, Hall outside Office 4	Leveling Compound	Gray	None Detected
2251262-089 50A	1 st Floor Northeast Office Area, Office A, west	Leveling Compound	White	None Detected
2251262-090 50B	1 st Floor Northeast Office Area, Office A, west	Concrete	Gray	None Detected
2251262-091 51	1 st Floor, South Office Area, Office B, entry	Leveling Compound	White	None Detected
2251262-092 52A	1 st Floor, Northwest Office Area, Break Room, northwest	12" RFT	White	None Detected
2251262-093 52B	1 st Floor, Northwest Office Area, Break Room, northwest	Floor Adhesive	Blue	None Detected
2251262-094 52C	1 st Floor, Northwest Office Area, Break Room, northwest	12" RFT (RFS)	White	None Detected



Lab ID and Sample ID	Sample Location	Material Description	Color	Laboratory Results
2251262-095 53A	1 st Floor, Copy Room 2, west center	12" RFT	White	None Detected
2251262-096 53B	1 st Floor, Copy Room 2, west center	Floor Adhesive	Blue	None Detected
2251262-097 53C	1 st Floor, Copy Room 2, west center	12" RFT (RFS)	White	None Detected
2251262-098 54A	1 st Floor, Copy Room 2, west center	12" RFT	White	None Detected
2251262-099 54B	1 st Floor, Copy Room 2, west center	Floor Adhesive	Blue	None Detected
2251262-100 54C	1 st Floor, Copy Room 2, west center	12" RFT (RFS)	White	None Detected
2251262-101 55A	1 st Floor, Copy Room 1, northeast	12" RFT	Light Gray	None Detected
2251262-102 55B	1 st Floor, Copy Room 1, northeast	Floor Adhesive	Light Yellow	None Detected
2251262-103 56A	1 st Floor, Copy Room 1, center	12" RFT	Light Gray	None Detected
2251262-104 56B	1 st Floor, Copy Room 1, center	Floor Adhesive	Colorless	None Detected
2251262-105 57A	1 st Floor, Copy Room 1, west center	12" RFT	Light Gray	None Detected
2251262-106 57B	1 st Floor, Copy Room 1, west center	Floor Adhesive	Tan	None Detected
2251262-107 58A	1 st Floor, Lobby Storage, southwest	12" RFT	Beige	None Detected
2251262-108 58B	1 st Floor, Lobby Storage, southwest	Floor Adhesive	Yellow	None Detected
2251262-109 59A	1 st Floor, Northeast Office Area, File Room, west center	12" RFT	Beige	None Detected
2251262-110 59B	1 st Floor, Northeast Office Area, File Room, west center	Floor Adhesive	Tan	None Detected
2251262-111 60A	1 st Floor, Server Room, southwest	12" RFT	Beige	None Detected
2251262-112 60B	1 st Floor, Server Room, southwest	Floor Adhesive	Yellow	None Detected
2251262-113 61	East Exterior, outside Break room	Exterior Stucco	White/Gray	None Detected
2251262-114 62	East Exterior, outside Break room	Exterior Stucco	White/Gray	None Detected
2251262-115 63	East Exterior, outside Break room	Exterior Stucco	Light Gray/White	None Detected
2251262-116 64	1 st Floor Stair Landing, Front Lobby, north wall	Concrete	Gray	None Detected
2251262-117 65	West Exterior, northwest	Concrete	Gray/Tan	None Detected
2251262-118 66	South Exterior, southwest	Concrete	Gray/Tan	None Detected



Prior to conducting maintenance, renovation, or demolition activities in areas outside of the scope of the field investigation, we recommend that a comprehensive asbestos inspection be conducted to ensure that there are no Asbestos-Containing Materials (ACM) or Asbestos-Containing Construction Materials (ACCM) present.

Regulations related to ACM are published by the U.S. Environmental Protection Agency (EPA) and the State of California, Department of Industrial Relations, Division of Occupational Safety and Health (Cal/OSHA). A material is considered by the EPA to be ACM if at least one sample collected (by homogeneous group) is analyzed and asbestos is detected in an amount **greater than one percent (>1%)**. EPA regulations do not apply for materials containing less than 1% asbestos.

In the State of California, Cal/OSHA considers a material to be ACM if it is found to contain **greater than one percent (>1%) asbestos**. In addition, Cal/OSHA defines ACCM as a material containing **greater than one-tenth of one percent (>0.1%) asbestos**. Employers performing construction activities where ACCM is present must comply with all requirements of registration by Cal/OSHA for asbestos-related work and all applicable provisions of the California Code of Regulations, Title 8, Section 1529. Employers performing construction activities containing **any detectable asbestos** must comply with the applicable provisions of 8 CCR 1529.

This report represents professional judgments and is based upon the preliminary findings from the field investigation and the laboratory results identified in the submitted report. The interpretation of such data is based on our experience and qualifications. Furthermore, the quantities listed in this report are estimations and should be verified by the abatement contractor before commencement of the abatement project. Should you need further information or clarification on this matter please feel free to contact us at projects@airlabinc.com.

Sincerely,

A handwritten signature in black ink, appearing to read "H. Laurent", with a stylized, cursive script.

Humphrey Laurent
Certified Asbestos Consultant # 92-0298

A handwritten signature in black ink, appearing to read "Samantha Allen", with a stylized, cursive script.

Samantha Allen
Certified Asbestos Consultant #19-6631

Diagram Appendix (Roof and Exterior)

The following are diagrams of the asbestos sample numbers and their locations:

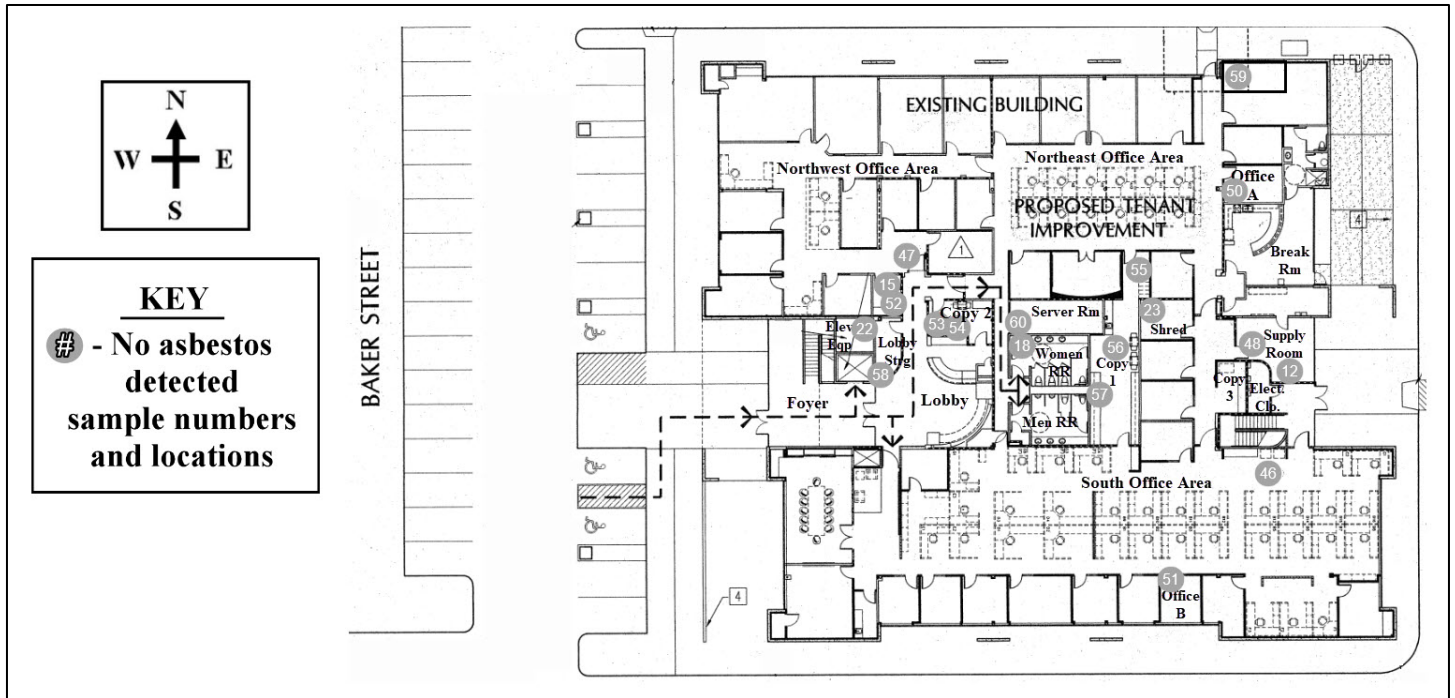


The following are diagrams of the asbestos sample numbers and their locations:



Diagram Appendix (First Floor)

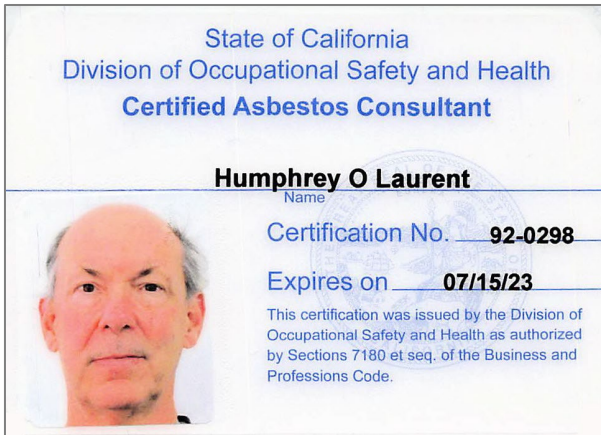
The following are diagrams of the asbestos sample numbers and their locations:





Certification Appendix:

CAL-OSHA Asbestos Certification Cards



Humphrey Laurent, CAC #92-0298



Holly Burns, CSST #16-5622



Samantha Allen, CAC #19-6631



1508 East 33rd Street
Signal Hill, CA 90755
Tel: 562-206-2770
Fax: 562-206-2773

Air Lab, Inc.
1198 Pacific Coast Highway D363
Seal Beach CA 90740
Attn.: Humphrey Laurent

Report Number 2251262

Date Received 10/24/2022

Date Analyzed 10/26/2022

Date Reported 10/26/2022

Method of Analysis 40 CFR Part 763 Appendix E to Subpart E, EPA Method 600/M4-82-020; updated method 600 R-93/116
Determination of Asbestos in Bulk Building Materials.

Project Number

Project Name 200 Baker Street, E

Location Costa Mesa, CA 92626

PO Number

WO Number

Date Sampled 10/24/2022

Sampled By Samantha Allen, Holly Burns

Total Samples 118

Test Report

Laboratory ID Sample No.	Sample Location Description	Layer No. Layer %	Non-Asbestos Components	(%)	Asbestos Type	(%)
2251262-001 1A	Roof, E. Center Parapet BUR- Roofing Core, Gray/ Black, Non-homogeneous	LAYER 1 100%	Fibrous Glass Quartz/Gravel Bituminous Matrix/Filler	10% 10% 80%	None Detected	
Asbestos Present: No		Total % Non-Asbestos:		100.0%	Total %Asbestos:	No Asbestos Detected
2251262-002 1B	Roof, E. Center Parapet BUR- Layered Felt/Tar, Black, Non-homogeneous	LAYER 1 100%	Fibrous Glass Bituminous Matrix	15% 85%	None Detected	
Asbestos Present: No		Total % Non-Asbestos:		100.0%	Total %Asbestos:	No Asbestos Detected
2251262-003 1C	Roof, E. Center Parapet BUR- Roofing Paper, Pink, Homogeneous	LAYER 1 100%	Cellulose Fiber Binder/Filler	95% 5%	None Detected	
Asbestos Present: No		Total % Non-Asbestos:		100.0%	Total %Asbestos:	No Asbestos Detected
2251262-004 2A	Roof, Center BUR- Roofing Core, Gray/ Black, Non-homogeneous	LAYER 1 100%	Fibrous Glass Quartz/Gravel Bituminous Matrix/Filler	10% 10% 80%	None Detected	
Asbestos Present: No		Total % Non-Asbestos:		100.0%	Total %Asbestos:	No Asbestos Detected
2251262-005 2B	Roof, Center BUR- Roofing Paper, Pink, Homogeneous	LAYER 1 100%	Cellulose Fiber Binder/Filler	95% 5%	None Detected	
Asbestos Present: No		Total % Non-Asbestos:		100.0%	Total %Asbestos:	No Asbestos Detected
2251262-006 3A	Roof, W. Center Parapet BUR- Roofing Core, Gray/ Black, Non-homogeneous	LAYER 1 100%	Fibrous Glass Quartz/Gravel Bituminous Matrix/Filler	10% 10% 80%	None Detected	
Asbestos Present: No		Total % Non-Asbestos:		100.0%	Total %Asbestos:	No Asbestos Detected



1508 East 33rd Street
Signal Hill, CA 90755
Tel: 562-206-2770
Fax: 562-206-2773

Air Lab, Inc.
1198 Pacific Coast Highway D363
Seal Beach CA 90740
Attn.: Humphrey Laurent

Report Number 2251262

Date Received 10/24/2022

Date Analyzed 10/26/2022

Date Reported 10/26/2022

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Determination of Asbestos in Bulk Building Materials.

Project Number

Project Name 200 Baker Street, E

Location Costa Mesa, CA 92626

PO Number

WO Number

Date Sampled 10/24/2022

Sampled By Samantha Allen, Holly Burns

Total Samples 118

Test Report

Laboratory ID Sample No.	Sample Location Description	Layer No. Layer %	Non-Asbestos Components	(%)	Asbestos Type	(%)
2251262-007 3B	Roof, W. Center Parapet BUR- Layered Felt/Tar, Black, Non- homogeneous	LAYER 1 100%	Fibrous Glass Bituminous Matrix	15% 85%	None Detected	
Asbestos Present: No		Total % Non-Asbestos:		100.0%	Total %Asbestos:	No Asbestos Detected
2251262-008 4	Roof, Center, @ HVAC Duct Penetration Roof Mastic, Black, Homogeneous	LAYER 1 100%	Cellulose Fiber Bituminous Matrix/Filler	15% 85%	None Detected	
Asbestos Present: No		Total % Non-Asbestos:		100.0%	Total %Asbestos:	No Asbestos Detected
2251262-009 5	Roof, S. Center @ Bracer Roof Mastic, Silver/Black, Non- homogeneous	LAYER 1 100%	Metallic Paint Bituminous Matrix	15% 85%	None Detected	
Asbestos Present: No		Total % Non-Asbestos:		100.0%	Total %Asbestos:	No Asbestos Detected
2251262-010 6	Roof, S. Center, SE Patch @ Skylight Roof Mastic, Black, Homogeneous	LAYER 1 100%	Cellulose Fiber Bituminous Matrix	20% 80%	None Detected	
Asbestos Present: No		Total % Non-Asbestos:		100.0%	Total %Asbestos:	No Asbestos Detected
2251262-011 7	Elevator Roof, NW Roof Mastic, Black, Homogeneous	LAYER 1 100%	Fibrous Glass Bituminous Matrix	2% 98%	None Detected	
Asbestos Present: No		Total % Non-Asbestos:		100.0%	Total %Asbestos:	No Asbestos Detected
2251262-012 8	Elevator Roof, NW Roof Mastic, Black, Homogeneous	LAYER 1 100%	Fibrous Glass Bituminous Matrix	2% 98%	None Detected	
Asbestos Present: No		Total % Non-Asbestos:		100.0%	Total %Asbestos:	No Asbestos Detected



1508 East 33rd Street
Signal Hill, CA 90755
Tel: 562-206-2770
Fax: 562-206-2773

Air Lab, Inc.
1198 Pacific Coast Highway D363
Seal Beach CA 90740
Attn.: Humphrey Laurent

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2251262-013 9	Elevator Roof, NW Roof Mastic, Black, Homogeneous	LAYER 1 100%	Fibrous Glass Bituminous Matrix	2% 98%	None Detected	
Asbestos Present: No		Total % Non-Asbestos:		100.0%	Total %Asbestos:	No Asbestos Detected
2251262-014 10	2nd FL, S. Suite Open Area 221, SW Ceiling Tile, White/ Beige, Non-homogeneous	LAYER 1 100%	Cellulose Fiber Perlite Binder/Filler	55% 40% 5%	None Detected	
Asbestos Present: No		Total % Non-Asbestos:		100.0%	Total %Asbestos:	No Asbestos Detected
2251262-015 11	2nd FL, S. Ste Server Room, NE Ceiling Tile, White/ Beige, Non-homogeneous	LAYER 1 100%	Cellulose Fiber Perlite Binder/Filler	55% 40% 5%	None Detected	
Asbestos Present: No		Total % Non-Asbestos:		100.0%	Total %Asbestos:	No Asbestos Detected
2251262-016 12	1st FL, Supply Rm, S Ceiling Tile, White/ Beige, Non-homogeneous	LAYER 1 100%	Cellulose Fiber Perlite Binder/Filler	55% 40% 5%	None Detected	
Asbestos Present: No		Total % Non-Asbestos:		100.0%	Total %Asbestos:	No Asbestos Detected
2251262-017 13	2nd FL, S. Suite, Electrical Room, West Base Cove Adh., Beige, Homogeneous	LAYER 1 100%	Organic Binders/Filler	100%	None Detected	
Asbestos Present: No		Total % Non-Asbestos:		100.0%	Total %Asbestos:	No Asbestos Detected
2251262-018 14	2nd FL, S. Suite, Supply Rm, East Base Cove Adh., Beige, Homogeneous	LAYER 1 100%	Organic Binders/Filler	100%	None Detected	
Asbestos Present: No		Total % Non-Asbestos:		100.0%	Total %Asbestos:	No Asbestos Detected



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2251262-019	1st FL, NW Office Area, Break Rm, NW					
15	Base Cove Adh., Beige, Homogeneous	LAYER 1 100%	Organic Binders/Filler	100%	None Detected	
Asbestos Present: No		Total % Non-Asbestos:		100.0%	Total %Asbestos:	No Asbestos Detected
2251262-020	2nd FL, Men's RR, Janitor Closet, NW					
16A	Textured DW, White/ Brown, Non-homogeneous	LAYER 1 100%	Cellulose Fiber Gypsum/Binder/Filler	15% 85%	None Detected	
Asbestos Present: No		Total % Non-Asbestos:		100.0%	Total %Asbestos:	No Asbestos Detected
2251262-021	2nd FL, Men's RR, Janitor Closet, NW					
16B	JC, White, Non-homogeneous	LAYER 1 100%	Mica Calcium Carbonate Binder/Filler	15% 70% 15%	None Detected	
Asbestos Present: No		Total % Non-Asbestos:		100.0%	Total %Asbestos:	No Asbestos Detected
2251262-022	2nd FL, Women's RR, Janitor Closet, S. Wall					
17A	Textured DW, White/ Brown, Non-homogeneous	LAYER 1 100%	Cellulose Fiber Fibrous Glass Gypsum/Filler	20% <1% 80%	None Detected	
Asbestos Present: No		Total % Non-Asbestos:		100.0%	Total %Asbestos:	No Asbestos Detected
2251262-023	2nd FL, Women's RR, Janitor Closet, S. Wall					
17B	JC, White, Non-homogeneous	LAYER 1 100%	Mica Calcium Carbonate Binder/Filler	5% 85% 10%	None Detected	
Asbestos Present: No		Total % Non-Asbestos:		100.0%	Total %Asbestos:	No Asbestos Detected



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2251262-024	1st FL, Women's RR 1, Janitor Closet, SW					
18A	Textured DW, Brown, Non- homogeneous	LAYER 1 100%	Cellulose Fiber Fibrous Glass Gypsum/Filler	10% <1% 90%	None Detected	
Asbestos Present: No		Total % Non-Asbestos:		100.0%	Total %Asbestos:	No Asbestos Detected
2251262-025	1st FL, Women's RR 1, Janitor Closet, SW					
18B	JC, Beige, Non-homogeneous	LAYER 1 100%	Mica Calcium Carbonate Binder/Filler	15% 65% 20%	None Detected	
Asbestos Present: No		Total % Non-Asbestos:		100.0%	Total %Asbestos:	No Asbestos Detected
2251262-026	2nd FL, Office 207, N					
19A	DW, White/ Brown, Non-homogeneous	LAYER 1 100%	Cellulose Fiber Fibrous Glass Gypsum/Filler	20% <1% 80%	None Detected	
Asbestos Present: No		Total % Non-Asbestos:		100.0%	Total %Asbestos:	No Asbestos Detected
2251262-027	2nd FL, Office 207, N					
19B	JC, Green/Cream, Non-homogeneous	LAYER 1 100%	Mica Perlite Calcium Carbonate Binder/Filler	10% 5% 70% 15%	None Detected	
Asbestos Present: No		Total % Non-Asbestos:		100.0%	Total %Asbestos:	No Asbestos Detected
2251262-028	2nd FL, Office 252, NW					
20A	DW, White/ Brown, Non-homogeneous	LAYER 1 100%	Cellulose Fiber Fibrous Glass Gypsum/Filler	20% <1% 80%	None Detected	
Asbestos Present: No		Total % Non-Asbestos:		100.0%	Total %Asbestos:	No Asbestos Detected



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Laboratory ID Sample No.	Sample Location Description	Layer No. Layer %	Non-Asbestos Components	(%)	Asbestos Type	(%)
2251262-029 20B	2nd FL, Office 252, NW JC, White, Non-homogeneous	LAYER 1 100%	Perlite Calcium Carbonate Binder/Filler	15% 75% 10%	None Detected	
Asbestos Present: No		Total % Non-Asbestos:		100.0%	Total %Asbestos:	No Asbestos Detected
2251262-030 21A	2nd FL, South Suite, Server Rm, SE DW, Lt. Pink/ Brown, Non-homogeneous	LAYER 1 100%	Cellulose Fiber Fibrous Glass Gypsum/Filler	10% <1% 90%	None Detected	
Asbestos Present: No		Total % Non-Asbestos:		100.0%	Total %Asbestos:	No Asbestos Detected
2251262-031 21B	2nd FL, South Suite, Server Rm, SE JC, White/Cream, Non-homogeneous	LAYER 1 100%	Perlite Calcium Carbonate Binder/Filler	10% 80% 10%	None Detected	
Asbestos Present: No		Total % Non-Asbestos:		100.0%	Total %Asbestos:	No Asbestos Detected
2251262-032 22A	1st FL, Elevator Equip Rm, NE DW, White/ Brown, Non-homogeneous	LAYER 1 100%	Cellulose Fiber Fibrous Glass Gypsum/Filler	10% <1% 90%	None Detected	
Asbestos Present: No		Total % Non-Asbestos:		100.0%	Total %Asbestos:	No Asbestos Detected
2251262-033 22B	1st FL, Elevator Equip Rm, NE JC, Lt. Pink/Cream, Non-homogeneous	LAYER 1 100%	Mica Calcium Carbonate Binder/Filler	20% 65% 15%	None Detected	
Asbestos Present: No		Total % Non-Asbestos:		100.0%	Total %Asbestos:	No Asbestos Detected



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Laboratory ID Sample No.	Sample Location Description	Layer No. Layer %	Non-Asbestos Components	(%)	Asbestos Type	(%)
2251262-034 23A	1st FL, Shredding Rm, NW DW, White/ Brown, Non-homogeneous	LAYER 1 100%	Cellulose Fiber Fibrous Glass Gypsum/Filler	10% <1% 90%	None Detected	
Asbestos Present: No		Total % Non-Asbestos:		100.0%	Total %Asbestos: No Asbestos Detected	
2251262-035 23B	1st FL, Shredding Rm, NW JC, White/Cream, Non-homogeneous	LAYER 1 100%	Mica Calcium Carbonate Binder/Filler	10% 75% 15%	None Detected	
Asbestos Present: No		Total % Non-Asbestos:		100.0%	Total %Asbestos: No Asbestos Detected	
2251262-036 24	2nd FL, S. Suite, Lobby, E Wall Texture, Beige/White/Gray, Non-homogeneous	LAYER 1 100%	Quartz Calcium Carbonate Binder/Filler	50% 40% 10%	None Detected	
Asbestos Present: No		Total % Non-Asbestos:		100.0%	Total %Asbestos: No Asbestos Detected	
2251262-037 25	2nd FL, S. Suite, Entry to Kitchen, E Wall Texture, Cream, Non-homogeneous	LAYER 1 100%	Perlite Calcium Carbonate Binder/Filler	5% 85% 10%	None Detected	
Asbestos Present: No		Total % Non-Asbestos:		100.0%	Total %Asbestos: No Asbestos Detected	
2251262-038 26	2nd FL, S. Suite, SE Hall Near Office 5 Wall Texture, Beige/ Gray, Non-homogeneous	LAYER 1 100%	Calcium Carbonate Binder/Filler	80% 20%	None Detected	
Asbestos Present: No		Total % Non-Asbestos:		100.0%	Total %Asbestos: No Asbestos Detected	



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Laboratory ID Sample No.	Sample Location Description	Layer No. Layer %	Non-Asbestos Components	(%)	Asbestos Type	(%)
2251262-039 27A	2nd FL, Copy/File Break Rm 215, NE 12" RFT, Lt. Beige, Homogeneous	LAYER 1 100%	Calcium Carbonate Vinyl Binder	60% 40%	None Detected	
Asbestos Present: No		Total % Non-Asbestos:		100.0%	Total %Asbestos:	No Asbestos Detected
2251262-040 27B	2nd FL, Copy/File Break Rm 215, NE Adhesive, Yellow, Homogeneous	LAYER 1 100%	Organic Binders	100%	None Detected	
Asbestos Present: No		Total % Non-Asbestos:		100.0%	Total %Asbestos:	No Asbestos Detected
2251262-041 28A	2nd FL, Storage 222, S 12" RFT, Lt. Beige, Homogeneous	LAYER 1 100%	Calcium Carbonate Vinyl Binder	60% 40%	None Detected	
Asbestos Present: No		Total % Non-Asbestos:		100.0%	Total %Asbestos:	No Asbestos Detected
2251262-042 28B	2nd FL, Storage 222, S Adhesive, Yellow, Homogeneous	LAYER 1 100%	Organic Binders	100%	None Detected	
Asbestos Present: No		Total % Non-Asbestos:		100.0%	Total %Asbestos:	No Asbestos Detected
2251262-043 29A	2nd FL, Galley 229, S 12" RFT, Lt. Beige, Homogeneous	LAYER 1 100%	Calcium Carbonate Vinyl Binder	60% 40%	None Detected	
Asbestos Present: No		Total % Non-Asbestos:		100.0%	Total %Asbestos:	No Asbestos Detected
2251262-044 29B	2nd FL, Galley 229, S Adhesive, Yellow, Homogeneous	LAYER 1 100%	Organic Binders	100%	None Detected	
Asbestos Present: No		Total % Non-Asbestos:		100.0%	Total %Asbestos:	No Asbestos Detected



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Laboratory ID Sample No.	Sample Location Description	Layer No. Layer %	Non-Asbestos Components	(%)	Asbestos Type	(%)
2251262-045 30A	2nd FL, S. Suite, Supply Rm, SE 12" RFT, Pink, Homogeneous	LAYER 1 100%	Calcium Carbonate Vinyl Binder	60% 40%	None Detected	
Asbestos Present: No		Total % Non-Asbestos:		100.0%	Total %Asbestos: No Asbestos Detected	
2251262-046 30B	2nd FL, S. Suite, Supply Rm, SE Adhesive, Yellow, Homogeneous	LAYER 1 100%	Organic Binders	100%	None Detected	
Asbestos Present: No		Total % Non-Asbestos:		100.0%	Total %Asbestos: No Asbestos Detected	
2251262-047 31A	2nd FL, S. Suite, Supply Rm, SE 12" RFT, Pink, Homogeneous	LAYER 1 100%	Calcium Carbonate Vinyl Binder	60% 40%	None Detected	
Asbestos Present: No		Total % Non-Asbestos:		100.0%	Total %Asbestos: No Asbestos Detected	
2251262-048 31B	2nd FL, S. Suite, Supply Rm, SE Adhesive, Yellow, Homogeneous	LAYER 1 100%	Organic Binders	100%	None Detected	
Asbestos Present: No		Total % Non-Asbestos:		100.0%	Total %Asbestos: No Asbestos Detected	
2251262-049 32A	2nd FL, S. Suite, Supply Rm, SE 12" RFT, Pink, Homogeneous	LAYER 1 100%	Calcium Carbonate Vinyl Binder	60% 40%	None Detected	
Asbestos Present: No		Total % Non-Asbestos:		100.0%	Total %Asbestos: No Asbestos Detected	
2251262-050 32B	2nd FL, S. Suite, Supply Rm, SE Adhesive, Yellow, Homogeneous	LAYER 1 100%	Organic Binders	100%	None Detected	
Asbestos Present: No		Total % Non-Asbestos:		100.0%	Total %Asbestos: No Asbestos Detected	



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2251262-051 33A	2nd FL, S. Suite, Supply Rm, S 12" RFT, Beige, Homogeneous	LAYER 1 100%	Calcium Carbonate Vinyl Binder	65% 35%	None Detected	
Asbestos Present: No		Total % Non-Asbestos:		100.0%	Total %Asbestos:	No Asbestos Detected
2251262-052 33B	2nd FL, S. Suite, Supply Rm, S Adhesive, Yellow, Homogeneous	LAYER 1 100%	Organic Binders	100%	None Detected	
Asbestos Present: No		Total % Non-Asbestos:		100.0%	Total %Asbestos:	No Asbestos Detected
2251262-053 34A	2nd FL, S. Suite, Supply Rm, S 12" RFT, Beige, Homogeneous	LAYER 1 100%	Calcium Carbonate Vinyl Binder	65% 35%	None Detected	
Asbestos Present: No		Total % Non-Asbestos:		100.0%	Total %Asbestos:	No Asbestos Detected
2251262-054 34B	2nd FL, S. Suite, Supply Rm, S Adhesive, Yellow, Homogeneous	LAYER 1 100%	Organic Binders	100%	None Detected	
Asbestos Present: No		Total % Non-Asbestos:		100.0%	Total %Asbestos:	No Asbestos Detected
2251262-055 35A	2nd FL, S. Suite, Supply Rm, S 12" RFT, Beige, Homogeneous	LAYER 1 100%	Calcium Carbonate Vinyl Binder	65% 35%	None Detected	
Asbestos Present: No		Total % Non-Asbestos:		100.0%	Total %Asbestos:	No Asbestos Detected
2251262-056 35B	2nd FL, S. Suite, Supply Rm, S Adhesive, Yellow, Homogeneous	LAYER 1 100%	Organic Binders	100%	None Detected	
Asbestos Present: No		Total % Non-Asbestos:		100.0%	Total %Asbestos:	No Asbestos Detected



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2251262-057 36A	2nd FL, S. Suite, Kitchen, NE 12" RFT, Beige, Homogeneous	LAYER 1 100%	Calcium Carbonate Vinyl Binder	65% 35%	None Detected	
Asbestos Present: No		Total % Non-Asbestos:		100.0%	Total %Asbestos:	No Asbestos Detected
2251262-058 36B	2nd FL, S. Suite, Kitchen, NE Adhesive, Lt. Yellow, Homogeneous	LAYER 1 100%	Organic Binders	100%	None Detected	
Asbestos Present: No		Total % Non-Asbestos:		100.0%	Total %Asbestos:	No Asbestos Detected
2251262-059 36C	2nd FL, S. Suite, Kitchen, NE 12" RFT, Green, Homogeneous	LAYER 1 100%	Calcium Carbonate Vinyl Binder	60% 40%	None Detected	
Asbestos Present: No		Total % Non-Asbestos:		100.0%	Total %Asbestos:	No Asbestos Detected
2251262-060 36D	2nd FL, S. Suite, Kitchen, NE Adhesive, Lt. Yellow, Homogeneous	LAYER 1 100%	Organic Binders	100%	None Detected	
Asbestos Present: No		Total % Non-Asbestos:		100.0%	Total %Asbestos:	No Asbestos Detected
2251262-061 36E	2nd FL, S. Suite, Kitchen, NE 12" RFT, Tan, Homogeneous	LAYER 1 100%	Calcium Carbonate Vinyl Binder	60% 40%	None Detected	
Asbestos Present: No		Total % Non-Asbestos:		100.0%	Total %Asbestos:	No Asbestos Detected
2251262-062 36F	2nd FL, S. Suite, Kitchen, NE Adhesive, Colorless, Homogeneous	LAYER 1 100%	Organic Binders	100%	None Detected	
Asbestos Present: No		Total % Non-Asbestos:		100.0%	Total %Asbestos:	No Asbestos Detected



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2251262-063 37A	2nd FL, S. Suite, Kitchen, NW 12" RFT, Beige, Homogeneous	LAYER 1 100%	Calcium Carbonate Vinyl Binder	65% 35%	None Detected	
Asbestos Present: No		Total % Non-Asbestos:		100.0%	Total %Asbestos:	No Asbestos Detected
2251262-064 37B	2nd FL, S. Suite, Kitchen, NW Adhesive, Lt. Yellow, Homogeneous	LAYER 1 100%	Organic Binders	100%	None Detected	
Asbestos Present: No		Total % Non-Asbestos:		100.0%	Total %Asbestos:	No Asbestos Detected
2251262-065 37C	2nd FL, S. Suite, Kitchen, NW 12" RFT, Green, Homogeneous	LAYER 1 100%	Calcium Carbonate Vinyl Binder	60% 40%	None Detected	
Asbestos Present: No		Total % Non-Asbestos:		100.0%	Total %Asbestos:	No Asbestos Detected
2251262-066 37D	2nd FL, S. Suite, Kitchen, NW Adhesive, Lt. Yellow, Homogeneous	LAYER 1 100%	Organic Binders	100%	None Detected	
Asbestos Present: No		Total % Non-Asbestos:		100.0%	Total %Asbestos:	No Asbestos Detected
2251262-067 37E	2nd FL, S. Suite, Kitchen, NW 12" RFT, Tan, Homogeneous	LAYER 1 100%	Calcium Carbonate Vinyl Binder	60% 40%	None Detected	
Asbestos Present: No		Total % Non-Asbestos:		100.0%	Total %Asbestos:	No Asbestos Detected
2251262-068 37F	2nd FL, S. Suite, Kitchen, NW Adhesive, Colorless, Homogeneous	LAYER 1 100%	Organic Binders	100%	None Detected	
Asbestos Present: No		Total % Non-Asbestos:		100.0%	Total %Asbestos:	No Asbestos Detected



1508 East 33rd Street
Signal Hill, CA 90755
Tel: 562-206-2770
Fax: 562-206-2773

Air Lab, Inc.
1198 Pacific Coast Highway D363
Seal Beach CA 90740
Attn.: Humphrey Laurent

Report Number 2251262

Date Received 10/24/2022

Date Analyzed 10/26/2022

Date Reported 10/26/2022

Method of Analysis 40 CFR Part 763 Appendix E to Subpart E, EPA Method 600/M4-82-020; updated method 600 R-93/116
Determination of Asbestos in Bulk Building Materials.

Project Number

Project Name 200 Baker Street, E

Location Costa Mesa, CA 92626

PO Number

WO Number

Date Sampled 10/24/2022

Sampled By Samantha Allen, Holly Burns

Total Samples 118

Test Report

Laboratory ID Sample No.	Sample Location Description	Layer No. Layer %	Non-Asbestos Components	(%)	Asbestos Type	(%)
2251262-069 38A	2nd FL, S. Suite, Break Rm, S 12" RFT, Beige, Homogeneous	LAYER 1 100%	Calcium Carbonate Vinyl Binder	65% 35%	None Detected	
Asbestos Present: No		Total % Non-Asbestos:		100.0%	Total %Asbestos:	No Asbestos Detected
2251262-070 38B	2nd FL, S. Suite, Break Rm, S Adhesive, Yellow, Homogeneous	LAYER 1 100%	Organic Binders	100%	None Detected	
Asbestos Present: No		Total % Non-Asbestos:		100.0%	Total %Asbestos:	No Asbestos Detected
2251262-071 38C	2nd FL, S. Suite, Break Rm, S 12" RFT, Green, Homogeneous	LAYER 1 100%	Calcium Carbonate Vinyl Binder	60% 40%	None Detected	
Asbestos Present: No		Total % Non-Asbestos:		100.0%	Total %Asbestos:	No Asbestos Detected
2251262-072 38D	2nd FL, S. Suite, Break Rm, S Adhesive, Yellow, Homogeneous	LAYER 1 100%	Organic Binders	100%	None Detected	
Asbestos Present: No		Total % Non-Asbestos:		100.0%	Total %Asbestos:	No Asbestos Detected
2251262-073 38E	2nd FL, S. Suite, Break Rm, S 12" RFT, Tan, Homogeneous	LAYER 1 100%	Calcium Carbonate Vinyl Binder	60% 40%	None Detected	
Asbestos Present: No		Total % Non-Asbestos:		100.0%	Total %Asbestos:	No Asbestos Detected
2251262-074 38F	2nd FL, S. Suite, Break Rm, S Adhesive, Yellow, Homogeneous	LAYER 1 100%	Organic Binders	100%	None Detected	
Asbestos Present: No		Total % Non-Asbestos:		100.0%	Total %Asbestos:	No Asbestos Detected



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Test Report

Laboratory ID Sample No.	Sample Location Description	Layer No. Layer %	Non-Asbestos Components	(%)	Asbestos Type	(%)
2251262-075 39A	2nd FL, S. Suite, Server Rm, NE 12" RFT, Beige, Homogeneous	LAYER 1 100%	Calcium Carbonate Vinyl Binder	65% 35%	None Detected	
Asbestos Present: No		Total % Non-Asbestos:		100.0%	Total %Asbestos: No Asbestos Detected	
2251262-076 39B	2nd FL, S. Suite, Server Rm, NE Adhesive, Yellow, Homogeneous	LAYER 1 100%	Organic Binders	100%	None Detected	
Asbestos Present: No		Total % Non-Asbestos:		100.0%	Total %Asbestos: No Asbestos Detected	
2251262-077 40A	2nd FL, S. Suite, Server Rm, W 12" RFT, Beige, Homogeneous	LAYER 1 100%	Calcium Carbonate Vinyl Binder	65% 35%	None Detected	
Asbestos Present: No		Total % Non-Asbestos:		100.0%	Total %Asbestos: No Asbestos Detected	
2251262-078 40B	2nd FL, S. Suite, Server Rm, W Adhesive, Yellow, Non-homogeneous	LAYER 1 100%	Organic Binders	100%	None Detected	
Asbestos Present: No		Total % Non-Asbestos:		100.0%	Total %Asbestos: No Asbestos Detected	
2251262-079 41A	2nd FL, S. Suite, Electrical Rm, Ctr 12" RFT, Beige, Homogeneous	LAYER 1 100%	Calcium Carbonate Vinyl Binder	65% 35%	None Detected	
Asbestos Present: No		Total % Non-Asbestos:		100.0%	Total %Asbestos: No Asbestos Detected	
2251262-080 41B	2nd FL, S. Suite, Electrical Rm, Ctr Adhesive, Yellow, Homogeneous	LAYER 1 100%	Organic Binders	100%	None Detected	
Asbestos Present: No		Total % Non-Asbestos:		100.0%	Total %Asbestos: No Asbestos Detected	



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Laboratory ID Sample No.	Sample Location Description	Layer No. Layer %	Non-Asbestos Components	(%)	Asbestos Type	(%)
2251262-081 42	2nd FL, Common Hall, Outside Women's RR Carpet Adhesive, Tan, Homogeneous	LAYER 1 100%	Organic Binders/Filler	100%	None Detected	
Asbestos Present: No		Total % Non-Asbestos:		100.0%	Total %Asbestos:	No Asbestos Detected
2251262-082 43	2nd FL, Office 202, NE Carpet Adhesive, Lt. Yellow/White, Non-homogeneous	LAYER 1 100%	Organic Binders/Filler	100%	None Detected	
Asbestos Present: No		Total % Non-Asbestos:		100.0%	Total %Asbestos:	No Asbestos Detected
2251262-083 44	2nd FL, Office 223, SE Carpet Adhesive, Yellow/Beige, Non- homogeneous	LAYER 1 100%	Organic Binders/Filler	100%	None Detected	
Asbestos Present: No		Total % Non-Asbestos:		100.0%	Total %Asbestos:	No Asbestos Detected
2251262-084 45	2nd FL, S. Suite, Office 13 NE Carpet Adhesive, Yellow/Beige, Non- homogeneous	LAYER 1 100%	Organic Binders/Filler	100%	None Detected	
Asbestos Present: No		Total % Non-Asbestos:		100.0%	Total %Asbestos:	No Asbestos Detected
2251262-085 46	1st FL, S. Office Area, NE Carpet Adhesive, Tan, Homogeneous	LAYER 1 100%	Organic Binders/Filler	100%	None Detected	
Asbestos Present: No		Total % Non-Asbestos:		100.0%	Total %Asbestos:	No Asbestos Detected
2251262-086 47	1st FL, NW Office Area Entry, SE Carpet Adhesive, Colorless, Homogeneous	LAYER 1 100%	Organic Binders/Filler	100%	None Detected	
Asbestos Present: No		Total % Non-Asbestos:		100.0%	Total %Asbestos:	No Asbestos Detected



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Laboratory ID Sample No.	Sample Location Description	Layer No. Layer %	Non-Asbestos Components	(%)	Asbestos Type	(%)
2251262-087 48	1st FL, Supply Rm, W. Center Carpet Adhesive, Tan/Colorless, Non- homogeneous	LAYER 1 100%	Organic Binders/Filler	100%	None Detected	
Asbestos Present: No		Total % Non-Asbestos:		100.0%	Total %Asbestos:	No Asbestos Detected
2251262-088 49	2nd FL, S. Suite, Hall Outside Office 4 Leveling Compound, Gray, Homogeneous	LAYER 1 100%	Calcium Carbonate Binder/Filler	85% 15%	None Detected	
Asbestos Present: No		Total % Non-Asbestos:		100.0%	Total %Asbestos:	No Asbestos Detected
2251262-089 50A	1st FL, NE Office Area, Office A, W Leveling Compound, White, Homogeneous	LAYER 1 100%	Calcium Carbonate Gypsum	40% 60%	None Detected	
Asbestos Present: No		Total % Non-Asbestos:		100.0%	Total %Asbestos:	No Asbestos Detected
2251262-090 50B	1st FL, NE Office Area, Office A, W Concrete, Gray, Non-homogeneous	LAYER 1 100%	Mineral Binders/Filler Calcium Carbonate Binder/Filler	65% 15% 20%	None Detected	
Asbestos Present: No		Total % Non-Asbestos:		100.0%	Total %Asbestos:	No Asbestos Detected
2251262-091 51	1st FL, S. Office Area, Office B, Entry Leveling Compound, White, Homogeneous	LAYER 1 100%	Calcium Carbonate Gypsum	40% 60%	None Detected	
Asbestos Present: No		Total % Non-Asbestos:		100.0%	Total %Asbestos:	No Asbestos Detected
2251262-092 52A	1st FL, NW Office Area, Break Rm, NW 12" RFT, White, Homogeneous	LAYER 1 100%	Calcium Carbonate Vinyl Binder	65% 35%	None Detected	
Asbestos Present: No		Total % Non-Asbestos:		100.0%	Total %Asbestos:	No Asbestos Detected



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Laboratory ID Sample No.	Sample Location Description	Layer No. Layer %	Non-Asbestos Components	(%)	Asbestos Type	(%)
2251262-093	1st FL, NW Office Area, Break Rm, NW					
52B	Adhesive, Blue, Homogeneous	LAYER 1 100%	Organic Binders	100%	None Detected	
Asbestos Present: No		Total % Non-Asbestos:		100.0%	Total %Asbestos:	No Asbestos Detected
2251262-094	1st FL, NW Office Area, Break Rm, NW					
52C	12" RFT (RFS), White, Non- homogeneous	LAYER 1 100%	Cellulose Fiber Synthetic Fiber Fibrous Glass Vinyl Binder/ Filler	13% 2% <1% 85%	None Detected	
Asbestos Present: No		Total % Non-Asbestos:		100.0%	Total %Asbestos:	No Asbestos Detected
2251262-095	1st FL, Copy Rm #2, W. Center					
53A	12" RFT, White, Homogeneous	LAYER 1 100%	Calcium Carbonate Vinyl Binder	65% 35%	None Detected	
Asbestos Present: No		Total % Non-Asbestos:		100.0%	Total %Asbestos:	No Asbestos Detected
2251262-096	1st FL, Copy Rm #2, W. Center					
53B	Adhesive, Blue, Homogeneous	LAYER 1 100%	Organic Binders	100%	None Detected	
Asbestos Present: No		Total % Non-Asbestos:		100.0%	Total %Asbestos:	No Asbestos Detected
2251262-097	1st FL, Copy Rm #2, W. Center					
53C	12" RFT (RFS), White, Homogeneous	LAYER 1 100%	Synthetic Fiber Fibrous Glass Vinyl Binder/ Filler	5% <1% 95%	None Detected	
Asbestos Present: No		Total % Non-Asbestos:		100.0%	Total %Asbestos:	No Asbestos Detected
2251262-098	1st FL, Copy Rm #2, W. Center					
54A	12" RFT, White, Homogeneous	LAYER 1 100%	Calcium Carbonate Vinyl Binder	65% 35%	None Detected	
Asbestos Present: No		Total % Non-Asbestos:		100.0%	Total %Asbestos:	No Asbestos Detected



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Test Report

Laboratory ID Sample No.	Sample Location Description	Layer No. Layer %	Non-Asbestos Components	(%)	Asbestos Type	(%)
2251262-099 54B	1st FL, Copy Rm #2, W. Center Adhesive, Blue, Homogeneous	LAYER 1 100%	Organic Binders	100%	None Detected	
Asbestos Present: No		Total % Non-Asbestos:		100.0%	Total %Asbestos:	No Asbestos Detected
2251262-100 54C	1st FL, Copy Rm #2, W. Center 12" RFT (RFS), White, Non-homogeneous	LAYER 1 100%	Synthetic Fiber Fibrous Glass Vinyl Binder/ Filler	5% <1% 95%	None Detected	
Asbestos Present: No		Total % Non-Asbestos:		100.0%	Total %Asbestos:	No Asbestos Detected
2251262-101 55A	1st FL, Copy Rm #1, NE 12" RFT, Lt. Gray, Homogeneous	LAYER 1 100%	Calcium Carbonate Vinyl Binder	65% 35%	None Detected	
Asbestos Present: No		Total % Non-Asbestos:		100.0%	Total %Asbestos:	No Asbestos Detected
2251262-102 55B	1st FL, Copy Rm #1, NE Adhesive, Lt. Yellow, Homogeneous	LAYER 1 100%	Organic Binders	100%	None Detected	
Asbestos Present: No		Total % Non-Asbestos:		100.0%	Total %Asbestos:	No Asbestos Detected
2251262-103 56A	1st FL, Copy Rm #1, Ctr 12" RFT, Lt. Gray, Homogeneous	LAYER 1 100%	Calcium Carbonate Vinyl Binder	65% 35%	None Detected	
Asbestos Present: No		Total % Non-Asbestos:		100.0%	Total %Asbestos:	No Asbestos Detected
2251262-104 56B	1st FL, Copy Rm #1, Ctr Adhesive, Colorless, Homogeneous	LAYER 1 100%	Organic Binders	100%	None Detected	
Asbestos Present: No		Total % Non-Asbestos:		100.0%	Total %Asbestos:	No Asbestos Detected



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Test Report

Laboratory ID Sample No.	Sample Location Description	Layer No. Layer %	Non-Asbestos Components	(%)	Asbestos Type	(%)
2251262-105 57A	1st FL, Copy Rm #1, W. Center 12" RFT, Lt. Gray, Homogeneous	LAYER 1 100%	Calcium Carbonate Vinyl Binder	65% 35%	None Detected	
Asbestos Present: No		Total % Non-Asbestos:		100.0%	Total %Asbestos: No Asbestos Detected	
2251262-106 57B	1st FL, Copy Rm #1, W. Center Adhesive, Tan, Homogeneous	LAYER 1 100%	Organic Binders	100%	None Detected	
Asbestos Present: No		Total % Non-Asbestos:		100.0%	Total %Asbestos: No Asbestos Detected	
2251262-107 58A	1st FL, Lobby Storage, SW 12" RFT, Beige, Homogeneous	LAYER 1 100%	Calcium Carbonate Vinyl Binder	60% 40%	None Detected	
Asbestos Present: No		Total % Non-Asbestos:		100.0%	Total %Asbestos: No Asbestos Detected	
2251262-108 58B	1st FL, Lobby Storage, SW Adhesive, Yellow, Homogeneous	LAYER 1 100%	Organic Binders	100%	None Detected	
Asbestos Present: No		Total % Non-Asbestos:		100.0%	Total %Asbestos: No Asbestos Detected	
2251262-109 59A	1st FL, NE Office Area, File Rm, W Ctr 12" RFT, Beige, Homogeneous	LAYER 1 100%	Calcium Carbonate Vinyl Binder	60% 40%	None Detected	
Asbestos Present: No		Total % Non-Asbestos:		100.0%	Total %Asbestos: No Asbestos Detected	
2251262-110 59B	1st FL, NE Office Area, File Rm, W Ctr Adhesive, Tan, Homogeneous	LAYER 1 100%	Organic Binders/Filler	100%	None Detected	
Asbestos Present: No		Total % Non-Asbestos:		100.0%	Total %Asbestos: No Asbestos Detected	



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Laboratory ID Sample No.	Sample Location Description	Layer No. Layer %	Non-Asbestos Components	(%)	Asbestos Type	(%)
2251262-111 60A	1st FL, Server Rm, SW 12" RFT, Beige, Homogeneous	LAYER 1 100%	Calcium Carbonate Vinyl Binder	60% 40%	None Detected	
Asbestos Present: No		Total % Non-Asbestos:		100.0%	Total %Asbestos: No Asbestos Detected	
2251262-112 60B	1st FL, Server Rm, SW Adhesive, Yellow, Homogeneous	LAYER 1 100%	Organic Binders/Filler	100%	None Detected	
Asbestos Present: No		Total % Non-Asbestos:		100.0%	Total %Asbestos: No Asbestos Detected	
2251262-113 61	E. Exterior, Outside Break Rm Exterior Stucco, White/ Gray, Non-homogeneous	LAYER 1 100%	Quartz Calcium Carbonate Binder/Filler	45% 40% 15%	None Detected	
Asbestos Present: No		Total % Non-Asbestos:		100.0%	Total %Asbestos: No Asbestos Detected	
2251262-114 62	E. Exterior, Outside Break Rm Exterior Stucco, White/ Gray, Non-homogeneous	LAYER 1 100%	Quartz Calcium Carbonate Binder/Filler	25% 55% 20%	None Detected	
Asbestos Present: No		Total % Non-Asbestos:		100.0%	Total %Asbestos: No Asbestos Detected	
2251262-115 63	E. Exterior, Outside Break Rm Exterior Stucco, Lt. Gray/White, Non-homogeneous	LAYER 1 100%	Quartz Calcium Carbonate Binder/Filler	25% 55% 20%	None Detected	
Asbestos Present: No		Total % Non-Asbestos:		100.0%	Total %Asbestos: No Asbestos Detected	



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Laboratory ID Sample No.	Sample Location Description	Layer No. Layer %	Non-Asbestos Components	(%)	Asbestos Type	(%)
2251262-116 64	1st Floor Front Lobby, N. Wall Concrete, Gray, Non-homogeneous	LAYER 1 100%	Mineral Binders/Filler Calcium Carbonate Binder/Filler	45% 40% 15%	None Detected	
Asbestos Present: No		Total % Non-Asbestos:		100.0%	Total %Asbestos:	No Asbestos Detected
2251262-117 65	W. Exterior, NW Concrete, Gray/Tan, Non- homogeneous	LAYER 1 100%	Mineral Binders/Filler Calcium Carbonate Binder/Filler	40% 40% 20%	None Detected	
Asbestos Present: No		Total % Non-Asbestos:		100.0%	Total %Asbestos:	No Asbestos Detected
2251262-118 66	S. Exterior, SW Concrete, Gray/Tan, Non- homogeneous	LAYER 1 100%	Mineral Binder/Filler Calcium Carbonate Binder/Filler	55% 30% 15%	None Detected	
Asbestos Present: No		Total % Non-Asbestos:		100.0%	Total %Asbestos:	No Asbestos Detected

Method Detection Limit: Less than one percent (<1%). Asbestos content has been determined using calibrated visual estimation (CVES). Samples tested were received in acceptable condition unless otherwise stated. Test report relates only to items tested. Non-homogeneous samples containing discrete and separable layers are analyzed and reported separately; composite results may be reported upon customer's request. Non-homogeneous samples with inseparable layers are analyzed and reported as composite samples. Due to the limitations of Polarized Light Microscopy, samples reported as None Detected or with low asbestos concentrations may not be reliable and further analysis such as TEM is recommended to confirm PLM results. This report shall not be reproduced except in full without the written approval of this laboratory. This report may not be used by the customer to claim product certification, endorsement, or approval by NIST/NVLAP or any agency of the government. Samples shall be disposed according to local, state and federal laws, 30 days after results are reported unless otherwise instructed.

CA-ELAP #2823

Cristina E Tabatt

Analyst - Cristina Tabatt

Cristina E Tabatt

Approved Signatory Cristina E. Tabatt

NVLAP[®]
TESTING
NVLAP Lab Code 500044-0



Chain of Custody

LAB ORDER NUMBER

2251262

Note: Samples are delivered in-person to the lab under proper chain of custody protocol.

CUSTOMER INFORMATION		Turnaround Time	Temperature and Relative Humidity			
Company	Air Lab Consulting, Inc.	<input type="checkbox"/> 3-Hours	Moist	Description	RH %	Temp °F
Address	1198 Pacific Coast Highway D363	<input type="checkbox"/> 6-Hours				
City/State/Zip	Seal Beach, CA 90740	<input type="checkbox"/> Same Day				
Contact	Humphrey Laurent	<input type="checkbox"/> 1 Day				
Office Phone	(562) 303-5219	<input checked="" type="checkbox"/> 2 Day				
Fax	(562) 481-3776		Moisture <input type="checkbox"/> Green <input type="checkbox"/> Yellow <input type="checkbox"/> Red			
Email Results To: <input checked="" type="checkbox"/> LabResults@airlabinc.com		Special Instructions: <input type="checkbox"/> Stop analyzing at the first positive by homogeneous material containing more than 1% asbestos <input type="checkbox"/> For samples with PLM lab results less than 1% asbestos, analyze further using 1000 point count method <input type="checkbox"/> Other:				
<input checked="" type="checkbox"/> Humphrey@airlabinc.com						
Project Notes:						

PROJECT INFORMATION

Client Name:	PO Number:	Job #:
Location: <u>200 BAKER STREET, E</u> <u>COSTA MESA, CA 92626</u>	Sampled By: <input type="checkbox"/> Humphrey Laurent <input type="checkbox"/> Dylan Ridgel <input checked="" type="checkbox"/> Samantha Allen <input checked="" type="checkbox"/> Holly Burns <input type="checkbox"/> Eric Asa <input type="checkbox"/> Other	

PLM	PCM	MOLD	LEAD (Pb)	OTHER
<input checked="" type="checkbox"/> PLM <input type="checkbox"/> PLM EPA 400 Pt. Count <input type="checkbox"/> PLM 1000 Pt. Count	<input type="checkbox"/> NIOSH 7400A <input type="checkbox"/> NIOSH 7400B <input type="checkbox"/> w/ TWA	<input type="checkbox"/> Spore Trap <input type="checkbox"/> Tape Lift <input type="checkbox"/> Bulk Sample <input type="checkbox"/> Swab	<input type="checkbox"/> Air <input type="checkbox"/> TTLC <input type="checkbox"/> Paint <input type="checkbox"/> STLC <input type="checkbox"/> Wipe <input type="checkbox"/> TCLP <input type="checkbox"/> Soil	

SAMPLE ID	SAMPLE TYPE	LOCATION	DATE SAMPLED	Start Time	Avg Flow Rate	Volume (L) or Qty (SF)
1	BUR	ROOF, E. center parapet	10/24/22			
2	↓	↓, center				
3	↓	↓, W. center				
4	ROOF MASTIC	ROOF, center, @ HVAC Duct PENETRATION				
5	↓ ↓	ROOF, S. center, @ Bracer				
6	↓ ↓	ROOF, S. center, SE patch @ skylight				
7	ROOF MASTIC	Elevator ROOF, NW				
8	↓ ↓	↓ ↓ ↓				
9	↓ ↓	↓ ↓ ↓				

Relinquished By: <u>Holly Burns</u>	Received By: <u>Jackie Taylor</u>
Date/Time: <u>10/24/22 2:35P</u>	Date/Time: <u>10/24/22 14:35</u>

Company: Air Lab Consulting, Inc.
 Client Name:
 Location: 200 BAKER ST E

LAB ORDER NUMBER 2251262

SAMPLE ID	SAMPLE TYPE	LOCATION	DATE SAMPLED	Start Time Stop Time	Avg Flow Rate	Volume (L) or Qty (SF)
10	CEILING TILE	2nd FL. S. SUITE OPEN AREA 221, SW	10/24/22			
11	↓	2nd FL. S. STE SERVER ROOM, NE				
12	↓	1st FL. SUPPLY RM, S				
13	Base cone Adh.	2nd S. SUITE, Electrical FL. ROOM, WEST				
14	↓	2nd S. SUITE, SUPPLY RM, FL. EAST				
15	↓	1st NW OFFICE AREA, FL. Break RM, NW				
16	TEXTURED DW/JC	2nd MEN'S RR, JANITOR FL. 1 CLOSET, NW				
17	↓	↓ WOMEN'S RR, JANITOR CLOSET, S. WALL				
18	↓	1st WOMEN'S RR, 1; FL. JANITOR CLOSET, SW				
19	DW/JC	2nd OFFICE 207, N FL.				
20	↓	↓ OFFICE 252, NW				
21	↓	↓ SOUTH SUITE, SERVER RM, SE				
22	↓	1st Elevator EQUIP RM, FL. 1 NE				
23	↓	↓ SHREDDING RM, NW				
24	WALL TEXTURE	2nd FL. 1 S. SUITE, Lobby, E				
25	↓	↓ Entry to Kitchen, E				
26	↓	↓ SE Hall NEAR OFFICE 5				
27	12" RFT/ADH	2nd COPY/FILE BRK RM FL. 215, NE				
28	↓	↓ strg 222, S				
29	↓	↓, Gallery 229, S				
30	12" RFT/ADH	2nd S. SUITE, SUPPLY RM, FL. SE				
31	↓	↓				
32	↓	↓				
33	12" RFT/ADH	2nd S. SUITE, SUPPLY RM, FL. S				

Relinquished By: *Hally B* Received By: *Jackie Tayag*
 Date/Time: 10/24/22 2:35P Date/Time: 10/24/22 14:35

Company: Air Lab Consulting, Inc.
 Client Name: _____
 Location: 200 BAKER ST E

LAB ORDER NUMBER 2251262

SAMPLE ID	SAMPLE TYPE	LOCATION	DATE SAMPLED	Start Time Stop Time	Avg Flow Rate	Volume (L) or Qty (SF)
34	12" RFT/ADH	2nd FL, S. SUITE, SUPPLY RM	10/24/22			
35	↓ ↓ ↓	↓ ↓ ↓ ↓ ↓				
36	12" RFT/RFT/RFT/ADH	2nd FL, S. SUITE, KITCHEN NE				
37	↓ ↓ ↓ ↓	↓ ↓ ↓ ↓, NW				
38	↓ ↓ ↓ ↓	↓ ↓ ↓ ↓ Break RM, S				
39	12" RFT/ADH	2nd FL, S. SUITE, server RM, NE				
40	↓ ↓ ↓	↓ ↓ ↓, W				
41	↓ ↓ ↓	↓ ↓ ↓, Electrical RM, CTR				
42	CARPET ADH	2nd Common outside women's FL, Hall, RR				
43	↓ ↓ ↓	2nd FL, OFFICE 202, NE				
44	↓ ↓ ↓	↓, OFFICE 223, SE				
45	↓ ↓ ↓	↓, S. SUITE, OFFICE 13 NE				
46	↓ ↓ ↓	1st FL, S. OFFICE AREA, NE				
47	↓ ↓ ↓	↓, NW OFFICE AREA ENTRY, SE				
48	↓ ↓ ↓	↓, SUPPLY RM, W Center				
49	Leveling Compound	2nd FL, S. SUITE, HALL OUTSIDE OFFICE 4				
50	Leveling compound/concrete	1st NE OFFICE AREA, FL, OFFICE A, W				
51	Leveling Compound	↓, S. OFFICE AREA, OFFICE B, Entry				
52	12" RFT/ RFT	1st NW OFFICE AREA, FL, Break RM, NW				
53	↓ ↓ ↓	↓, COPY RM #2, W. Center				
54	↓ ↓ ↓	↓ ↓ ↓ ↓ ↓				
55	12" RFT/ADH	1st FL, COPY RM #1, NE				
56	↓ ↓ ↓	↓ ↓ ↓ ↓, CTR				
57	↓ ↓ ↓	↓ ↓ ↓ ↓ ↓, W Center				

Relinquished By: Holly B Date/Time: 10/24/22 2:35 P
 Received By: Jackie Txyty Date/Time: 10/24/22 14:35

LAB ORDER NUMBER 2251262

Relinquished By: <i>Molly BO</i>	Received By: <i>Jackie Taylor</i>
Date/Time: <i>10/24/22 2:35p</i>	Date/Time: <i>10/24/22 14:35</i>



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714 242 9499 F.

October 24, 2022

ASSESSMENT OF EXISTING MECHANICAL SYSTEMS

200 E BAKER STREET, COSTA MESA CALIFORNIA

Documents Reviewed

We developed our opinions, based on our site visit and applicable local codes. The documentation used in this report includes the following:

Site survey conducted on October 18th 2022

2019 California Building Code

2019 California Mechanical Code

2019 California Energy Code – Part 6

City of Costa Mesa 2019 and all previous Code Amendments and Adoptive Ordinances

Analysis and Opinions

Q3 has reviewed the improvements indicated in the existing Mechanical systems, and design as to identify the upgrades imposed by applicable codes and standards at the time of the building reconstruction.

Q3's opinions on Mechanical system improvements are as follows:

All Rooftop Equipment

The roof equipment for the two-story building at 200 E. Baker consists of 25 rooftop package heat pumps. Not all of the equipment on the roof of building 200 E. Baker was replaced recently, and some of the equipment is unidentifiable. These units do not comply with the current California Energy Efficiency Ratio (EER).

There are also three (3) Condensing units serving specialty rooms. This is used as a ductless system. Equipment screen is in place

Standard rooftop units range from 4 Ton to 7.5 Ton. All units are side discharge meaning the supply & return ducts discharge from the side and penetrate the roof outside the Rooftop unit. The roof has exhaust fans primarily for bathroom exhaust. All equipment on roof is leveled with an equipment platform and is installed per the CMC 2019.

.

Interior HVAC

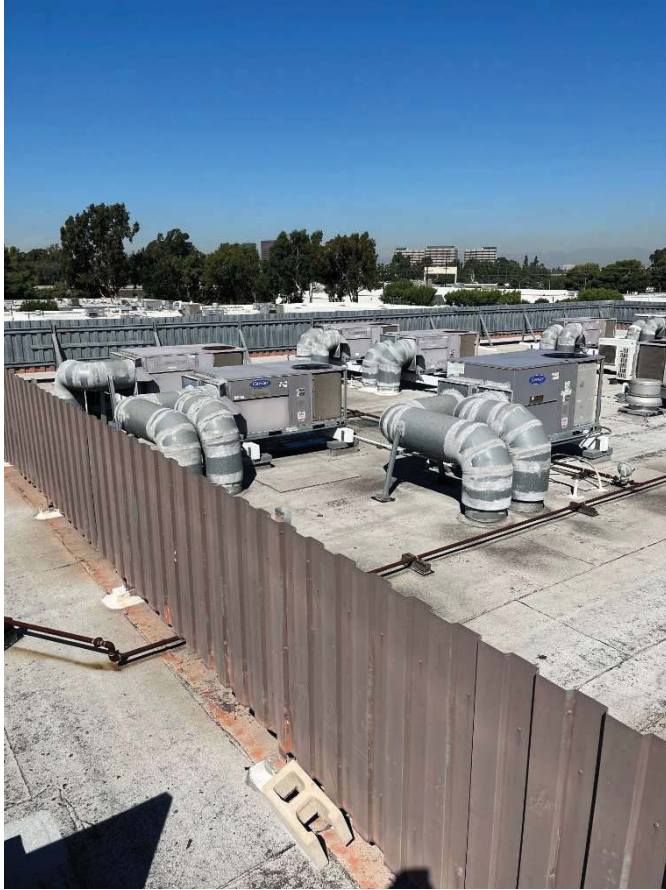
Interior HVAC Distribution has a mixture of solid & flex ducting serving supply and return air perforated grilles. Lobby areas consist of Linears for supply air. 1st floor lobby comes from 2nd floor supply grilles.(open area) All thermostats shall be replaced with programmable thermostats. Each rooftop unit comes down thru roof with one (1) thermostat serving one (1) designated area only for both levels.(one office or one area)

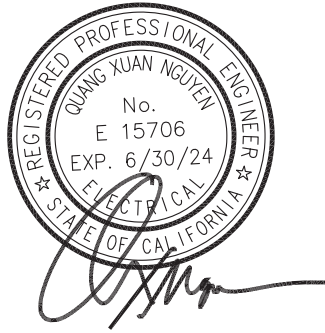
Further Corrective Actions

Q3 has an option for the building owner to help modernize and fix the building to bring it to current industry standards of a commercial condo office building. The following is a option to update the buildings system:

Q3 recommendation

The up-front investment is high, however, now is the time to modernize the building in the best way possible. A VRF System with about 4 Rooftop units piping down to Fan Coils at each space with Heating and or Cooling separately at each space. This type of system would also be able to Model with a Central Controller meter each tenant separately. This in turn would minimize the amount of holes in the roof to compliment a longer lasting roof and of course a more water proof roof.





Q³
inc.
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ELECTRICAL ASSESSMENT REPORT

200 BAKER ST. E, COSTA MESA, CA 92626

Q3 Engineers was asked to provide an Electrical report certifying that all electrical systems comply with the California Electrical Code and to provide recommendations and proper measures to remediate the non-compliant system.

Below is the summary of our assessment and findings along with our recommendations.

Documents Reviewed

We developed our opinions, based on our site visit and applicable local codes. The documentation used in this report includes the following:

- Site survey conducted on Oct 18th 2022
- 2019 California Building Code
- 2019 California Electrical Code
- 2019 California Energy Code – Part 6
- City of Irvine 2019 and all previous Code Amendments and Adoptive Ordinances

Current Status Analysis

Q3's opinions on the existing electrical service and future modifications are as follows:

October 24, 2022

Electrical System/ Service:

1. The building has (2) electrical rooms. We were able to access the 1st floor one but unable to access the 2nd floor due to the passcode lock.
In the electrical room on 1st floor, all electrical equipment has minimum 3ft clearance in the front and appears to be in good condition.



There are (3) existing metering switchboards (floor mounted on the concrete) and one (1) house metering panel. See the four meters below.

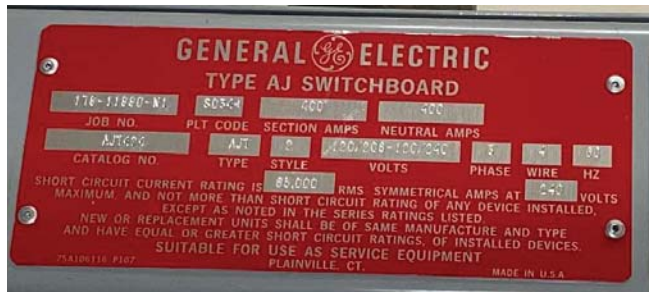


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1) 400A 120/208V 3PH 4W 65k AIC with meter.



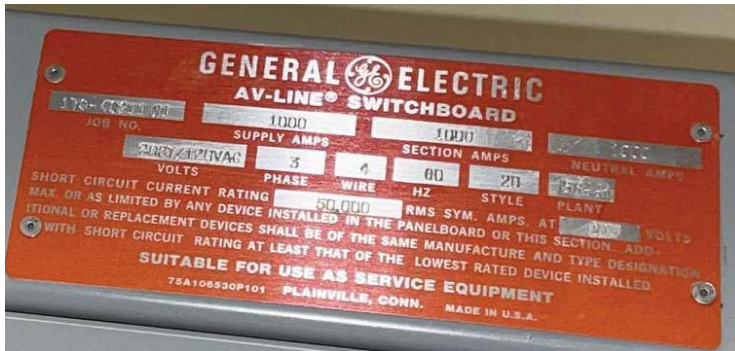


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2) 1000A 120/208V 3PH 4W 50k AIC with meter.





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600A 120/208V 3PH 4W 50k AIC with *Electrical report*. A report by a California-registered electrical engineer certifying that all electrical systems comply with the California Electrical Code. The proper measures to remediate the noncompliant system components shall be identified.

3) meter.





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4) 225A 120/208V 3Ph 4W house panel "BP" with Meter





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- 5) There is an existing transfer switch inside the first floor electrical room which is powering Panel Gen – 400A, 120/208V, 3PH 4W. Panel Gen is fed from the existing 1000A metering switchboard – Suite 101. Size of the backup generator is unknown. Q3 has not verified the size of the generator.

a. Transfer switch – 400A, 120/208V, 3PH





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- 6) The electrical room on the 2nd floor was locked with passcodes, and Q3 could not gain access. At this point, we cannot verify if all the panels are in compliance with California Electrical Code.





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- 7) There is a 200A 120/208V 3Ph 4W panel "A" in the break room 215. The panel is in good condition. However, the panel needs minimum clearance 36" in front of the panel. Our recommendation is to relocate or shift the copy machine 36" away from the wall.





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- 8) There are two electrical panels in the open office area of 2nd floor and they do comply with the 3ft clearance requirement. The panels seem to be in good condition.



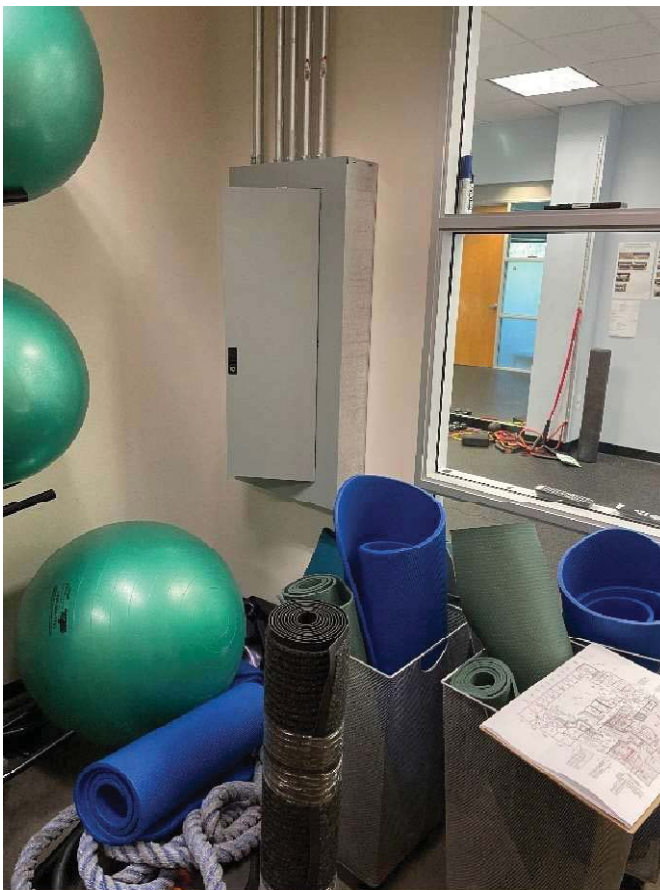


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- 9) Panel "N" (225A 120/208V 3Ph 4W) located in the fitness room on the 2nd floor does not comply with the 3' clearance requirement. The panel appears to be in good condition. Our recommendation is to move all the items in front of the electrical panel to provide a 3' clearance.



October 24, 2022

Lighting System and Lighting controls

1. Exit signs/ Bugeyes (1st and 2nd Floors)

The building has exit signs at the exits and the hallways. There are bugeyes in the facility however we did not see many bugeyes in the facility. We believe the current light level along the path of egress will not comply with the current code requirement of 1 Footcandle. Our recommendation is to clearly define the path of egress and add additional bug eye light fixtures.





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2. First Floor

a. Light fixtures

Compact fluorescent fixtures and MR16 can lights are installed in the lobby areas, conference rooms, and hallways. There are no partial-off vacancy sensor controls in the hallway. Our recommendation to bring this facility up to Title 24 Interior lighting compliance is to add in occupancy sensors for additional controls.





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Different type of T8 & LED fixtures (2x2 and 2x4) are installed within open office areas, small offices, and conference rooms. Each fixture includes 3 T8 lamps. It does not appear these fixtures have any daylighting and occupancy controls which are required by current Lighting Title 24 standards.



The kitchen area is equipped with 2x4 recessed LED fixtures.



Our recommendations for the interior office lighting are to replace all fluorescent lamp fixtures with new LED fixtures and to install proper controls using occupancy and photocell sensors



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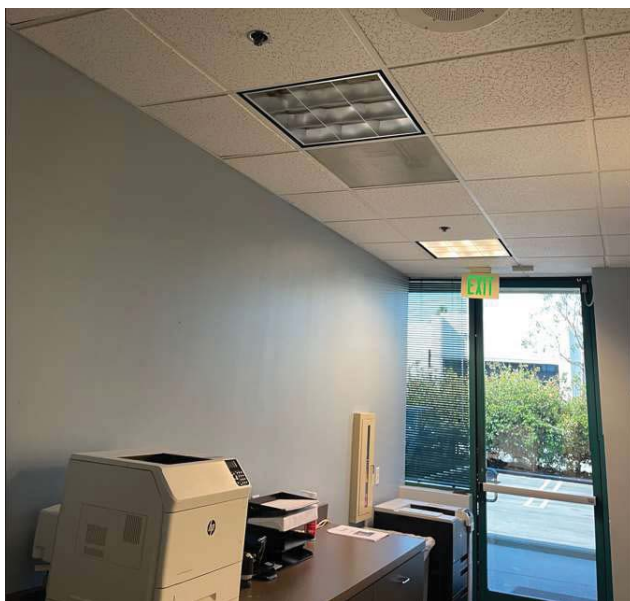
October 24, 2022

Compact fluorescent fixtures and wall sconces are used in the big restrooms in the middle of the floor.



Overall, most of the fixtures on the 1st floor are equipped with T8 and compact fluorescents lamps. Q3 recommends to upgrade to LED fixtures with daylighting and occupancy sensor controls.

We also observed some non-operating fixtures in the building. Q3 recommends replacing these fixtures.





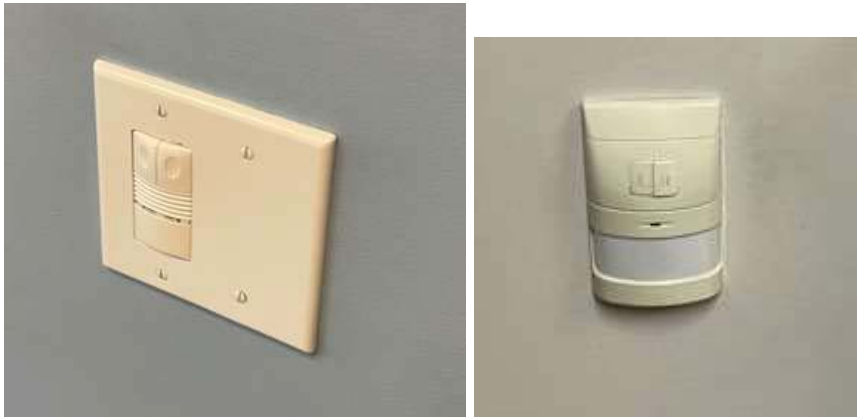
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b. Lighting controls

Some small offices are equipped with on/off switches with occupancy sensor and step dimmer. Step dimmer is set at 30/60/100% level. There are no daylighting controls. Q3 recommends installing photocell sensors to comply with current Title 24 Standards.



Some other areas such as the conference rooms are only equipped with on/off switches without occupancy sensor and dimmer. Q3 Recommends occupancy and photocell sensors to be installed in order to comply with current Title 24 Standards.





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Open offices are equipped with time clock and on/off switches only. There are no daylighting controls. Q3 Recommends occupancy and photocell sensors to be installed in order to comply with current Title 24 Standards.



The building is surrounded by glass windows and there is no sign of any photocell sensors controls. Q3 recommends installing photocell sensors to comply with current Title 24 Standards.





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In the kitchen/break room area, recessed 2x4 LED fixtures are controlled by on/off switch. Q3 Recommends occupancy and photocell sensors to be installed in order to comply with current Title 24 Standards





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3. Second floor
a. Light Fixtures

Hallway and lobby areas are equipped with retrofit LED screw-in lamps. Track light with MR16 track heads, pendant MR16, and wall wash are installed at the lobby areas. Color LED retrofit fixtures are also installed.





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Fixtures with 3 – T8 lamps are typical for all the office areas. Some office areas have T12 lamps in addition to T8 Lamps. Q3 recommend to upgrade to LED fixtures since T8 and T12 wattages are high and will not comply with current Title 24 standards. Q3 also recommends occupancy and photocell sensors to be installed in order to comply with current Title 24 Standards.





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Compact fluorescent fixtures are used in some corridor and break room areas. There does not appear to be any daylighting controls. Q3 recommends installing photocell sensors to comply with current Title 24 Standards.



The conference room is equipped with some retrofit LED fixtures, MR16 can lights, and pendant indirect fixtures. There does not appear to be any occupancy sensor controls. Q3 recommends installing occupancy sensors to comply with current Title 24 Standards.





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Q3 observed some fixtures with different color temperature lamps. Q3 recommends lamps of the same color temperature to be installed.



b. Lighting controls

Most of the small offices are equipped with on/off switch with occupancy sensor and step dimmer. Step dimmer is set at 30/60/100%. 7-level step dimmer is found in some corridors. There are no partial-off vacancy sensor in all corridors. Some areas have continuous dimmers. Q3 recommends occupancy and photocell sensors to be installed in order to comply with current Title 24 Standards.





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On/off switch only is used in some small rooms like storages or small offices. The big open office area in the middle of the 2nd floor is equipped with on/off switch only with no sensor/time clock. Q3 recommends occupancy sensors to be installed in order to comply with current Title 24 Standards.



Time clocks are used in the open office area 217 and 221.



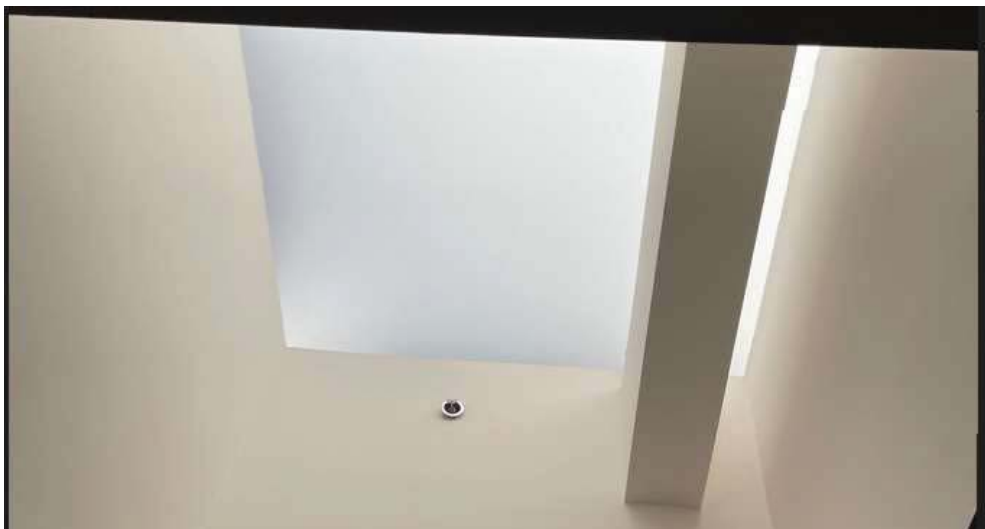


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There are (3) skylights on the second floor, and most of rooms have windows. However, there is no photocell sensor for daylight zones. Q3 also recommends photocell sensors to be installed in order to comply with current Title 24 Standards.





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Q3 observed a few non-working occupancy sensor switches. The switches do work, however it appears the occupancy sensors are not working. We observed this condition in rooms 252, 255, 214, 206, 204, 203. Q3 recommends replacing these switches.

Some switch plates have tape on them. Q3 recommends replacing the switch plate.





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Title 24 / Controlled receptacles (Current Standards)

There are no signs of controlled receptacles in any area. Controlled receptacles are required in offices areas, lobbies, conference rooms, kitchen areas in the office space, and copy room. Q3 recommends installing controlled receptacles in these areas to comply with current Title 24 standards.

Q3 recommends to replace all light fixtures with LED fixtures. T8 and T12 lamps wattages are higher than LED fixtures and will not comply with current Title 24 watts/sf standards.

Q3 recommend to provide occupancy sensor for all areas where there is no timeclock. Repair/replace all the broken ones.

-Q3 recommend to provide photocell sensor for all fixtures within daylight zone.

Notes: Q3 relied only on the visual inspection of the site, as-built drawings have not been provided with the specifications of existing equipment or technical test results. Q3's opinions may be changed if additional information is provided at a future date.

Julio's Economy Plumbing, Inc.

18540 MARKHAM ST

CA 92508

PHONE: (951) 318-3313 FAX: (951) 398-7878

juliosplumbing@yahoo.com

DATE: 10-28-22

RIVERSIDE

INVOICE #008

CLIENT: Tim Cottoge

HILCO DEVELOPMENT

1707 E. 28TH Street, Unit B

Signal Hill, CA 90775

PHONE : Cell 562-760-0423 //D 562-760-0444

INSPECTION REPORT AT:

200 Baker Street

Costa Mesa, CA 92626

Description of Work performed:	AMOUNT
Perform sewer video camera inspection and line location services. Parts and materials: Clean out cap for the inside clean out. Job:Diagnosis---Arrived at the commercial building, ran the camera from the clean out in the front restrooms in front area of downstairs hallway. The line immediately has back-to-back 90's then runs towards the front, there is approximately a 20 feet section that is always holding approximately 3/4's of an inch of water. The line has heavy scale in that area, cannot see the condition of the pipe. After the camera comes out of the water and then hits back-to-back turns cannot get through the 2nd turn located under the stairway, pulled back a little bit and located a spot on the street portion to be able to descale upstream to the wye fitting that comes in from the back-to-back bathrooms as seen in the picture. Recommend to set up containment, saw-cut and excavate 3-1/2 feet section, descale, camera and further evaluate condition of cast iron upstream, adding an additional clean out, (we are not responsible for replacing flooring), rough concrete patch only. There is another clean out in the janitor's closet under the stairway after the two turns, from there line goes out 70 feet and hits an offset in the clay pipe that can not get the camera past. The first 40 feet is cast iron with heavy scale then transitions to clay pipe. Recommend to excavate in asphalt approximately 6 feet deep, upstream 6 to 10 inches under the concrete apron to get to the offset pie to reconfigure to fix the offset and install a dual sweep clean out in the asphalt in the front of the flagpole, descale the case iron upstream from the upstream from the access that we will be installing up to 70 feet from the clean, camera and evaluate the downstream to check condition of the line out to the street. Supplied plumber cap for the inside clean out approved by him to charge plumber. INSPECTION & PLUMBER REPORT	\$385.00
TOTAL	\$770.00

Please make all checks payable to "Julio's Economy Plumbing, Inc."

Contact JULIO GUADAMUZ , Phone 951- 318- 3313, Email: juliosplumbing@yahoo.com

Thank You for your Business !



NEEDS TO BE CUT TO
BE ABLE TO DESCALE
SEWER PIPE BECAUSE
OF TOO MANY TURNS





AMS CONSTRUCTION

Commercial Roofing Division

200 Baker St E, Costa Mesa, CA

DATE | NOVEMBER 2ND 2022

SITE ADDRESS | 200 BAKER ST E, COSTA MESA, CA

PROJECT NAME | ROOF REPORT—200 BAKER ST E

ROOF INSPECTION REPORT

ROOFING SYSTEM - This roof consists of a BUR system which we assume is 1 layer based off our site visit with no destructive testing.

ROOF CONDITION - This roof has been well maintained over the years but has reached it's life expectancy. There is granule loss throughout the cap sheet membrane as well as a few area of ponding water. There are multiple areas experiencing deflection. We believe this is due to damaged plywood decking due to water intrusion. The existing roof membrane is prone to leaks and is in need of replacement.

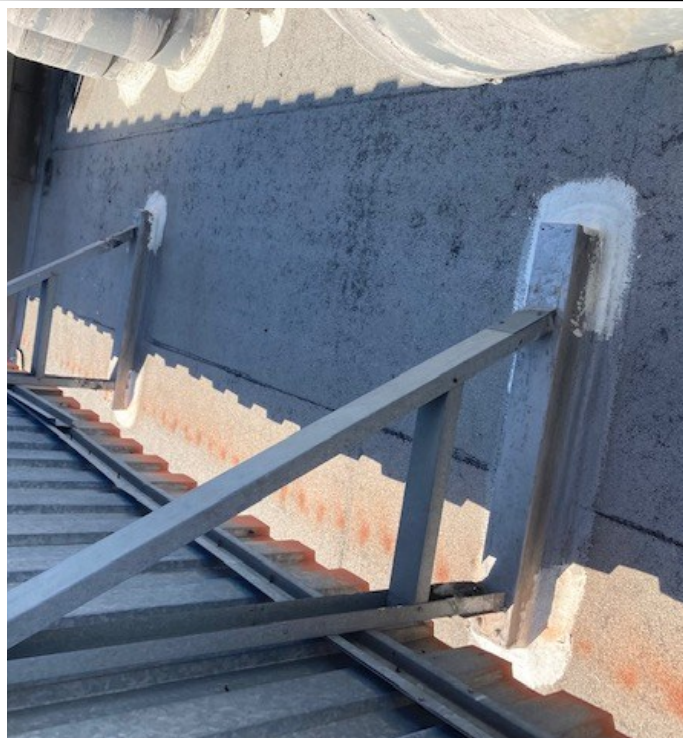
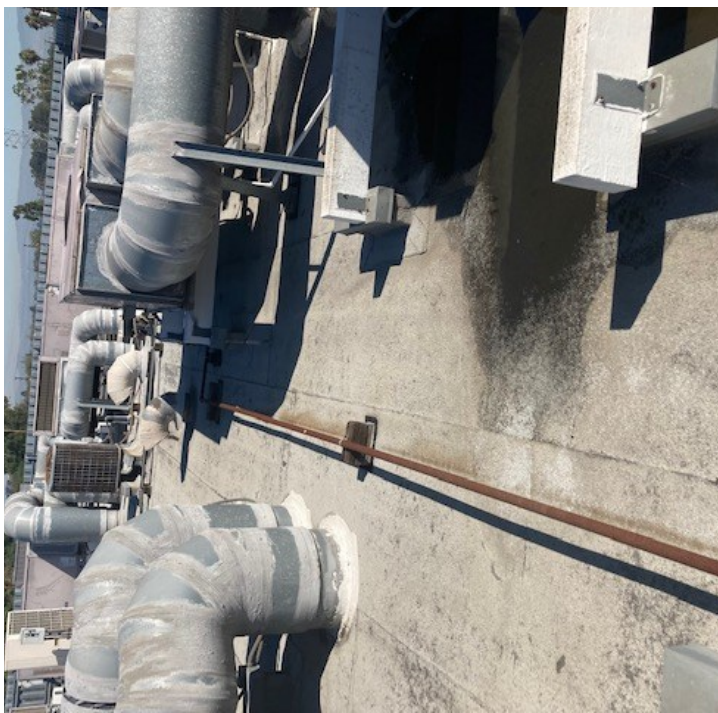
RECOMMENDATIONS - AMS recommends either replacing the roof membrane or applying a restoration coating to watertight the existing roof.



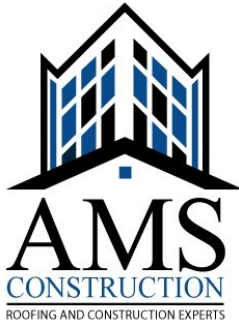
AMS CONSTRUCTION

Commercial Roofing Division

- Additional Site Pictures -



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AMS CONSTRUCTION

Commercial Roofing Division

- Additional Site Pictures -



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October 28, 2022

Project 200, LLC
3140 Polaris Avenue
Las Vegas, Nevada 89102

**Re: Asbestos Inspection
200 Baker Street East
Costa Mesa, California 92626**

This is a report following an asbestos inspection conducted by Samantha Allen (CAC #19-6631) and Holly Burns (CSST #16-5622) of Air Lab Consulting, Inc. at 200 Baker Street East in Costa Mesa, California on October 24, 2022. The inspection took place in a two story, 44,832 square foot commercial building that was built in 1984. Structural and fire damage was not observed at the time of the inspection.

The field investigation did not include any materials not shown on this report. The field investigation was limited to the roof, exterior, and interior. A total of sixty-six samples were collected and one hundred eighteen samples were analyzed due to layers in the sampled materials. Where possible, complete cross-sections were taken of the suspect materials. Asbestos was not detected in any of the samples collected.

Further destructive testing is required before this building can be renovated or demolished:

- 1st Floor:
 - Mirror adhesive/mastic present in Northeast Office Area's West Restroom (with shower).
 - Any type of resilient floor tile/sheet or floor adhesive/mastic present below the wood laminate flooring in the Northeast Office Area's Break Room.
 - Any type of adhesive present behind the metal decorative wall panels in the Northeast Office Area's Break Room.
- 2nd Floor:
 - Mirror adhesive/mastic present in Open Area 251, Office 252, and Office 256.

Samples of suspect materials were collected using procedures recommended by the Environmental Protection Agency (EPA) in the Code of Federal Regulations (CFR) Article 40, Section 763. Collected samples were placed in individually sealed plastic bags, assigned unique sample identification numbers, and properly labeled. The individual sample bags were then placed in another sealed plastic bag with the Chain of Custody Form and delivered, under proper chain of custody protocol, to AQ Environmental Laboratories (NVLAP Lab Code 500044-0). AQ Environmental is located at 1508 East 33rd Street, in Signal Hill, California and can be contacted at (562) 206-2770. Sample analysis was performed using Polarized Light Microscopy (PLM) with dispersion staining using the method prescribed in EPA 600/M4-82-020, updated method 600 R-93/116. The laboratory report is attached (Report Number 2251262).

**Asbestos Not Detected**

The table below presents the PLM test results, which determined that the following samples collected **do not contain a detectable amount of asbestos**:

Lab ID and Sample ID	Sample Location	Material Description	Color	Laboratory Results
2251262-001 1A	Roof, east center parapet	Built Up Roofing: Roof Core	Gray/Black	None Detected
2251262-002 1B	Roof, east center parapet	Built Up Roofing: Layered Felt/Tar	Black	None Detected
2251262-003 1C	Roof, east center parapet	Built Up Roofing: Roofing Paper	Pink	None Detected
2251262-004 2A	Roof, center	Built Up Roofing: Roof Core	Gray/Black	None Detected
2251262-005 2B	Roof, center	Built Up Roofing: Roofing Paper	Pink	None Detected
2251262-006 3A	Roof, west center parapet	Built Up Roofing: Roof Core	Gray/Black	None Detected
2251262-007 3B	Roof, west center parapet	Built Up Roofing: Layered Felt/Tar	Black	None Detected
2251262-008 4	Roof, center, at HVAC duct penetration	Roof Mastic	Black	None Detected
2251262-009 5	Roof, south center at bracer	Roof Mastic	Silver/Black	None Detected
2251262-010 6	Roof, south center, southeast skylight, at patch	Roof Mastic	Black	None Detected
2251262-011 7	Elevator Roof, northwest	Roof Mastic	Black	None Detected
2251262-012 8	Elevator Roof, northwest	Roof Mastic	Black	None Detected
2251262-013 9	Elevator Roof, northwest	Roof Mastic	Black	None Detected
2251262-014 10	2 nd Floor, Open Area 221, southwest	Ceiling Tile	White/Beige	None Detected
2251262-015 11	2 nd Floor, South Suite, Server Room, northeast	Ceiling Tile	White/Beige	None Detected
2251262-016 12	1 st Floor, Supply Room, south	Ceiling Tile	White/Beige	None Detected
2251262-017 13	2 nd Floor, South Suite, Electrical Room, west	Base Cove Adhesive	Beige	None Detected
2251262-018 14	2 nd Floor, South Suite, Supply Room, east	Base Cove Adhesive	Beige	None Detected
2251262-019 15	1 st Floor, Northwest Office Area, Break Room, northwest	Base Cove Adhesive	Beige	None Detected
2251262-020 16A	2 nd Floor Men's Restroom, Janitor Closet, northwest	Textured Drywall	White/Brown	None Detected
2251262-021 16B	2 nd Floor, Men's Restroom, Janitor Closet, northwest	Joint Compound	White	None Detected
2251262-022 17A	2 nd Floor, Women's Restroom, Janitor closet, south wall	Textured Drywall	White/Brown	None Detected



Lab ID and Sample ID	Sample Location	Material Description	Color	Laboratory Results
2251262-023 17B	2 nd Floor, Women's Restroom, Janitor closet, south wall	Joint Compound	White	None Detected
2251262-024 18A	1 st Floor, Women's Restroom 1, Janitor Closet, southwest	Textured Drywall	Brown	None Detected
2251262-025 18B	1 st Floor, Women's Restroom 1, Janitor Closet, southwest	Joint Compound	Beige	None Detected
2251262-026 19A	2 nd Floor, Office 207, north	Drywall	White/Brown	None Detected
2251262-027 19B	2 nd Floor, Office 207, north	Joint Compound	Green/Cream	None Detected
2251262-028 20A	2 nd Floor, Office 252, northwest	Drywall	White/Brown	None Detected
2251262-029 20B	2 nd Floor, Office 252, northwest	Joint Compound	White	None Detected
2251262-030 21A	2 nd Floor, South Suite, Server Room, southeast	Drywall	Light Pink/ Brown	None Detected
2251262-031 21B	2 nd Floor, South Suite, Server Room, southeast	Joint Compound	White/Cream	None Detected
2251262-032 22A	1 st Floor, Elevator Equipment Room, northeast	Drywall	White/Brown	None Detected
2251262-033 22B	1 st Floor, Elevator Equipment Room, northeast	Joint Compound	Light Pink/ Cream	None Detected
2251262-034 23A	1 st Floor, Shredding Room, northwest	Drywall	White/Brown	None Detected
2251262-035 23B	1 st Floor, Shredding Room, northwest	Joint Compound	White/Cream	None Detected
2251262-036 24	2 nd Floor, South Suite, Lobby, east	Wall Texture	Beige/White/ Gray	None Detected
2251262-037 25	2 nd Floor, South Suite, Entry to Kitchen, east	Wall Texture	Cream	None Detected
2251262-038 26	2 nd Floor, South Suite, Southeast Hall near Office 5	Wall Texture	Beige/Gray	None Detected
2251262-039 27A	2 nd Floor, Copy/File Break Room 215, northeast	12" Resilient Floor Tile (RFT)	Light Beige	None Detected
2251262-040 27B	2 nd Floor, Copy/File Break Room 215, northeast	Floor Adhesive	Yellow	None Detected
2251262-041 28A	2 nd Floor, Storage 222, south	12" RFT	Light Beige	None Detected
2251262-042 28B	2 nd Floor, Storage 222, south	Floor Adhesive	Yellow	None Detected
2251262-043 29A	2 nd Floor, Galley 229, south	12" RFT	Light Beige	None Detected
2251262-044 29B	2 nd Floor, Galley 229, south	Floor Adhesive	Yellow	None Detected
2251262-045 30A	2 nd Floor, South Suite, Supply Room, southeast	12" RFT	Pink	None Detected
2251262-046 30B	2 nd Floor, South Suite, Supply Room, southeast	Floor Adhesive	Yellow	None Detected



Lab ID and Sample ID	Sample Location	Material Description	Color	Laboratory Results
2251262-047 31A	2 nd Floor, South Suite, Supply Room, southeast	12" RFT	Pink	None Detected
2251262-048 31B	2 nd Floor, South Suite, Supply Room, southeast	Floor Adhesive	Yellow	None Detected
2251262-049 32A	2 nd Floor, South Suite, Supply Room, southeast	12" RFT	Pink	None Detected
2251262-050 32B	2 nd Floor, South Suite, Supply Room, southeast	Floor Adhesive	Yellow	None Detected
2251262-051 33A	2 nd Floor, South Suite, Supply Room, south	12" RFT	Beige	None Detected
2251262-052 33B	2 nd Floor, South Suite, Supply Room, south	Floor Adhesive	Yellow	None Detected
2251262-053 34A	2 nd Floor, South Suite, Supply Room, south	12" RFT	Beige	None Detected
2251262-054 34B	2 nd Floor, South Suite, Supply Room, south	Floor Adhesive	Yellow	None Detected
2251262-055 35A	2 nd Floor, South Suite, Supply Room, south	12" RFT	Beige	None Detected
2251262-056 35B	2 nd Floor, South Suite, Supply Room, south	Floor Adhesive	Yellow	None Detected
2251262-057 36A	2 nd Floor, South Suite, Kitchen, northeast	12" RFT	Beige	None Detected
2251262-058 36B	2 nd Floor, South Suite, Kitchen, northeast	Floor Adhesive	Light Yellow	None Detected
2251262-059 36C	2 nd Floor, South Suite, Kitchen, northeast	12" RFT	Green	None Detected
2251262-060 36D	2 nd Floor, South Suite, Kitchen, northeast	Floor Adhesive	Light Yellow	None Detected
2251262-061 36E	2 nd Floor, South Suite, Kitchen, northeast	12" RFT	Tan	None Detected
2251262-062 36F	2 nd Floor, South Suite, Kitchen, northeast	Floor Adhesive	Light Yellow	None Detected
2251262-063 37A	2 nd Floor, South Suite, Kitchen, northwest	12" RFT	Beige	None Detected
2251262-064 37B	2 nd Floor, South Suite, Kitchen, northwest	Floor Adhesive	Light Yellow	None Detected
2251262-065 37C	2 nd Floor, South Suite, Kitchen, northwest	12" RFT	Green	None Detected
2251262-066 37D	2 nd Floor, South Suite, Kitchen, northwest	Floor Adhesive	Light Yellow	None Detected
2251262-067 37E	2 nd Floor, South Suite, Kitchen, northwest	12" RFT	Tan	None Detected
2251262-068 37F	2 nd Floor, South Suite, Kitchen, northwest	Floor Adhesive	Colorless	None Detected
2251262-069 38A	2 nd Floor, South Suite, Kitchen, south	12" RFT	Beige	None Detected
2251262-070 38B	2 nd Floor, South Suite, Kitchen, south	Floor Adhesive	Yellow	None Detected



Lab ID and Sample ID	Sample Location	Material Description	Color	Laboratory Results
2251262-071 38C	2 nd Floor, South Suite, Kitchen, south	12" RFT	Green	None Detected
2251262-072 38D	2 nd Floor, South Suite, Kitchen, south	Floor Adhesive	Yellow	None Detected
2251262-073 38E	2 nd Floor, South Suite, Kitchen, south	12" RFT	Tan	None Detected
2251262-074 38F	2 nd Floor, South Suite, Kitchen, south	Floor Adhesive	Yellow	None Detected
2251262-075 39A	2 nd Floor, South Suite, Server Room, northeast	12" RFT	Beige	None Detected
2251262-076 39B	2 nd Floor, South Suite, Server Room, northeast	Floor Adhesive	Yellow	None Detected
2251262-077 40A	2 nd Floor, South Suite, Server Room, west	12" RFT	Beige	None Detected
2251262-078 40B	2 nd Floor, South Suite, Server Room, west	Floor Adhesive	Yellow	None Detected
2251262-079 41A	2 nd Floor, South Suite, Electrical Room, center	12" RFT	Beige	None Detected
2251262-080 41B	2 nd Floor, South Suite, Electrical Room, center	Floor Adhesive	Yellow	None Detected
2251262-081 42	2 nd Floor, Common Hall, outside Women's Restroom	Carpet Adhesive	Tan	None Detected
2251262-082 43	2 nd Floor, Office 202, northeast	Carpet Adhesive	Light Yellow/White	None Detected
2251262-083 44	2 nd Floor, Office 223, southeast	Carpet Adhesive	Yellow/Beige	None Detected
2251262-084 45	2 nd Floor, South Suite, Office 13, northeast	Carpet Adhesive	Yellow/Beige	None Detected
2251262-085 46	1 st Floor, South Office Area, northeast	Carpet Adhesive	Tan	None Detected
2251262-086 47	1 st Floor, Northwest Office Area Entry, southeast	Carpet Adhesive	Colorless	None Detected
2251262-087 48	1 st Floor, Supply room, west center	Carpet Adhesive	Tan/Colorless	None Detected
2251262-088 49	2 nd Floor, South Suite, Hall outside Office 4	Leveling Compound	Gray	None Detected
2251262-089 50A	1 st Floor Northeast Office Area, Office A, west	Leveling Compound	White	None Detected
2251262-090 50B	1 st Floor Northeast Office Area, Office A, west	Concrete	Gray	None Detected
2251262-091 51	1 st Floor, South Office Area, Office B, entry	Leveling Compound	White	None Detected
2251262-092 52A	1 st Floor, Northwest Office Area, Break Room, northwest	12" RFT	White	None Detected
2251262-093 52B	1 st Floor, Northwest Office Area, Break Room, northwest	Floor Adhesive	Blue	None Detected
2251262-094 52C	1 st Floor, Northwest Office Area, Break Room, northwest	12" RFT (RFS)	White	None Detected



Lab ID and Sample ID	Sample Location	Material Description	Color	Laboratory Results
2251262-095 53A	1 st Floor, Copy Room 2, west center	12" RFT	White	None Detected
2251262-096 53B	1 st Floor, Copy Room 2, west center	Floor Adhesive	Blue	None Detected
2251262-097 53C	1 st Floor, Copy Room 2, west center	12" RFT (RFS)	White	None Detected
2251262-098 54A	1 st Floor, Copy Room 2, west center	12" RFT	White	None Detected
2251262-099 54B	1 st Floor, Copy Room 2, west center	Floor Adhesive	Blue	None Detected
2251262-100 54C	1 st Floor, Copy Room 2, west center	12" RFT (RFS)	White	None Detected
2251262-101 55A	1 st Floor, Copy Room 1, northeast	12" RFT	Light Gray	None Detected
2251262-102 55B	1 st Floor, Copy Room 1, northeast	Floor Adhesive	Light Yellow	None Detected
2251262-103 56A	1 st Floor, Copy Room 1, center	12" RFT	Light Gray	None Detected
2251262-104 56B	1 st Floor, Copy Room 1, center	Floor Adhesive	Colorless	None Detected
2251262-105 57A	1 st Floor, Copy Room 1, west center	12" RFT	Light Gray	None Detected
2251262-106 57B	1 st Floor, Copy Room 1, west center	Floor Adhesive	Tan	None Detected
2251262-107 58A	1 st Floor, Lobby Storage, southwest	12" RFT	Beige	None Detected
2251262-108 58B	1 st Floor, Lobby Storage, southwest	Floor Adhesive	Yellow	None Detected
2251262-109 59A	1 st Floor, Northeast Office Area, File Room, west center	12" RFT	Beige	None Detected
2251262-110 59B	1 st Floor, Northeast Office Area, File Room, west center	Floor Adhesive	Tan	None Detected
2251262-111 60A	1 st Floor, Server Room, southwest	12" RFT	Beige	None Detected
2251262-112 60B	1 st Floor, Server Room, southwest	Floor Adhesive	Yellow	None Detected
2251262-113 61	East Exterior, outside Break room	Exterior Stucco	White/Gray	None Detected
2251262-114 62	East Exterior, outside Break room	Exterior Stucco	White/Gray	None Detected
2251262-115 63	East Exterior, outside Break room	Exterior Stucco	Light Gray/ White	None Detected
2251262-116 64	1 st Floor Stair Landing, Front Lobby, north wall	Concrete	Gray	None Detected
2251262-117 65	West Exterior, northwest	Concrete	Gray/Tan	None Detected
2251262-118 66	South Exterior, southwest	Concrete	Gray/Tan	None Detected



Prior to conducting maintenance, renovation, or demolition activities in areas outside of the scope of the field investigation, we recommend that a comprehensive asbestos inspection be conducted to ensure that there are no Asbestos-Containing Materials (ACM) or Asbestos-Containing Construction Materials (ACCM) present.

Regulations related to ACM are published by the U.S. Environmental Protection Agency (EPA) and the State of California, Department of Industrial Relations, Division of Occupational Safety and Health (Cal/OSHA). A material is considered by the EPA to be ACM if at least one sample collected (by homogeneous group) is analyzed and asbestos is detected in an amount **greater than one percent (>1%)**. EPA regulations do not apply for materials containing less than 1% asbestos.

In the State of California, Cal/OSHA considers a material to be ACM if it is found to contain **greater than one percent (>1%) asbestos**. In addition, Cal/OSHA defines ACCM as a material containing **greater than one-tenth of one percent (>0.1%) asbestos**. Employers performing construction activities where ACCM is present must comply with all requirements of registration by Cal/OSHA for asbestos-related work and all applicable provisions of the California Code of Regulations, Title 8, Section 1529. Employers performing construction activities containing **any detectable asbestos** must comply with the applicable provisions of 8 CCR 1529.

This report represents professional judgments and is based upon the preliminary findings from the field investigation and the laboratory results identified in the submitted report. The interpretation of such data is based on our experience and qualifications. Furthermore, the quantities listed in this report are estimations and should be verified by the abatement contractor before commencement of the abatement project. Should you need further information or clarification on this matter please feel free to contact us at projects@airlabinc.com.

Sincerely,

A handwritten signature in black ink, appearing to read "H. Laurent", written in a cursive style.

Humphrey Laurent
Certified Asbestos Consultant # 92-0298

A handwritten signature in black ink, appearing to read "Samantha Allen", written in a cursive style.

Samantha Allen
Certified Asbestos Consultant #19-6631

Diagram Appendix (Roof and Exterior)

The following are diagrams of the asbestos sample numbers and their locations:





Diagram Appendix (Second Floor)

The following are diagrams of the asbestos sample numbers and their locations:

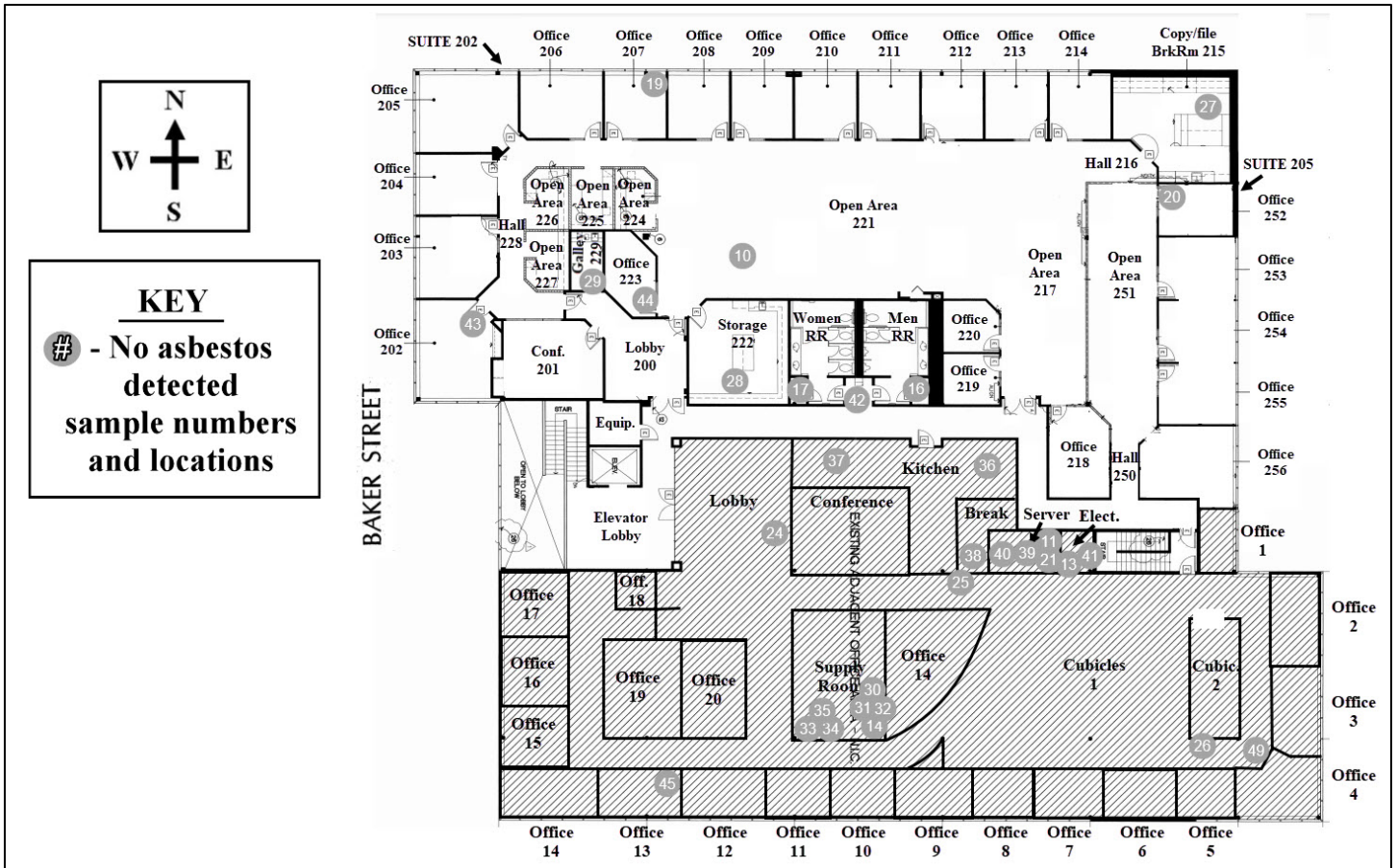
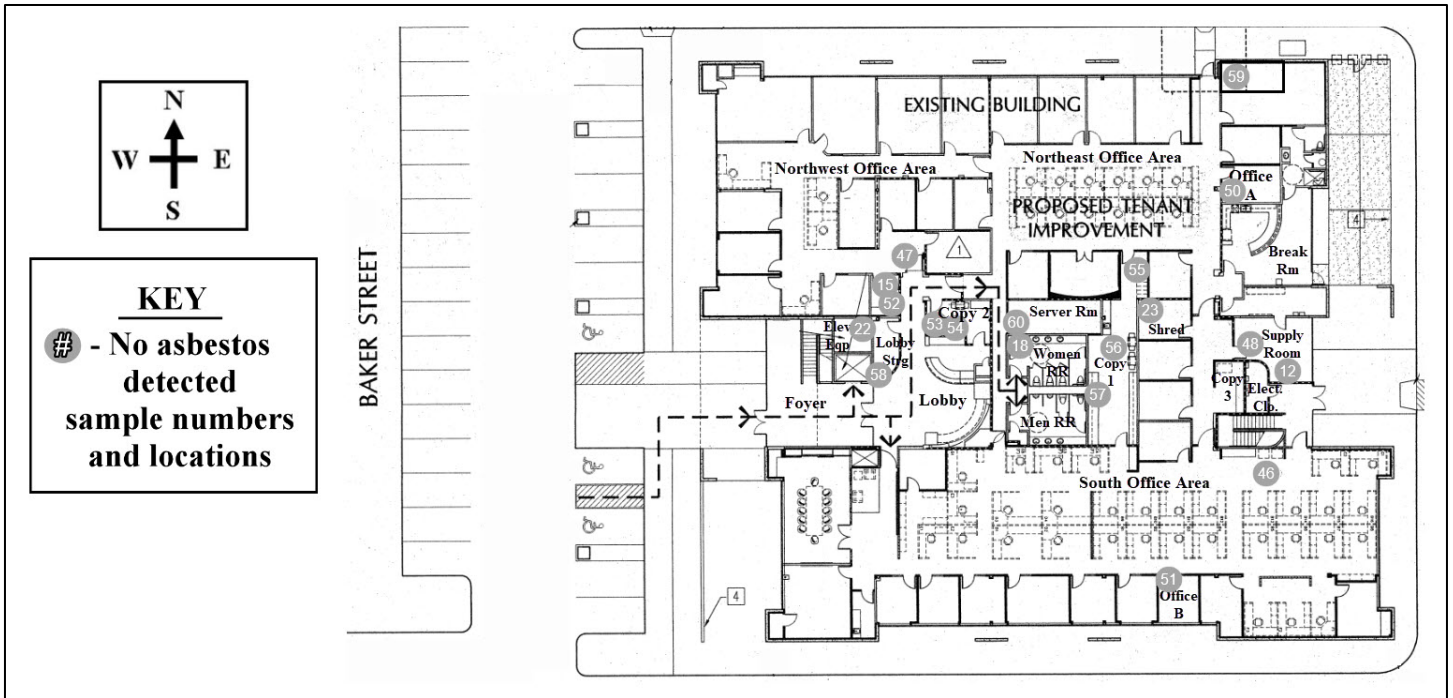


Diagram Appendix (First Floor)

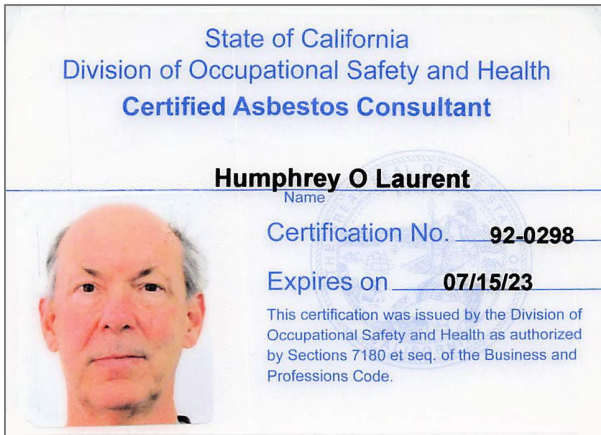
The following are diagrams of the asbestos sample numbers and their locations:





Certification Appendix:

CAL-OSHA Asbestos Certification Cards



Humphrey Laurent, CAC #92-0298



Holly Burns, CSST #16-5622



Samantha Allen, CAC #19-6631



1508 East 33rd Street
Signal Hill, CA 90755
Tel: 562-206-2770
Fax: 562-206-2773

Air Lab, Inc.
1198 Pacific Coast Highway D363
Seal Beach CA 90740
Attn.: Humphrey Laurent

Report Number 2251262

Date Received 10/24/2022

Date Analyzed 10/26/2022

Date Reported 10/26/2022

Method of Analysis 40 CFR Part 763 Appendix E to Subpart E, EPA Method 600/M4-82-020; updated method 600 R-93/116
Determination of Asbestos in Bulk Building Materials.

Project Number

Project Name 200 Baker Street, E

Location Costa Mesa, CA 92626

PO Number

WO Number

Date Sampled 10/24/2022

Sampled By Samantha Allen, Holly Burns

Total Samples 118

Test Report

Laboratory ID Sample No.	Sample Location Description	Layer No. Layer %	Non-Asbestos Components	(%)	Asbestos Type	(%)
2251262-001 1A	Roof, E. Center Parapet BUR- Roofing Core, Gray/ Black, Non-homogeneous	LAYER 1 100%	Fibrous Glass Quartz/Gravel Bituminous Matrix/Filler	10% 10% 80%	None Detected	
Asbestos Present: No		Total % Non-Asbestos:		100.0%	Total %Asbestos: No Asbestos Detected	
2251262-002 1B	Roof, E. Center Parapet BUR- Layered Felt/Tar, Black, Non-homogeneous	LAYER 1 100%	Fibrous Glass Bituminous Matrix	15% 85%	None Detected	
Asbestos Present: No		Total % Non-Asbestos:		100.0%	Total %Asbestos: No Asbestos Detected	
2251262-003 1C	Roof, E. Center Parapet BUR- Roofing Paper, Pink, Homogeneous	LAYER 1 100%	Cellulose Fiber Binder/Filler	95% 5%	None Detected	
Asbestos Present: No		Total % Non-Asbestos:		100.0%	Total %Asbestos: No Asbestos Detected	
2251262-004 2A	Roof, Center BUR- Roofing Core, Gray/ Black, Non-homogeneous	LAYER 1 100%	Fibrous Glass Quartz/Gravel Bituminous Matrix/Filler	10% 10% 80%	None Detected	
Asbestos Present: No		Total % Non-Asbestos:		100.0%	Total %Asbestos: No Asbestos Detected	
2251262-005 2B	Roof, Center BUR- Roofing Paper, Pink, Homogeneous	LAYER 1 100%	Cellulose Fiber Binder/Filler	95% 5%	None Detected	
Asbestos Present: No		Total % Non-Asbestos:		100.0%	Total %Asbestos: No Asbestos Detected	
2251262-006 3A	Roof, W. Center Parapet BUR- Roofing Core, Gray/ Black, Non-homogeneous	LAYER 1 100%	Fibrous Glass Quartz/Gravel Bituminous Matrix/Filler	10% 10% 80%	None Detected	
Asbestos Present: No		Total % Non-Asbestos:		100.0%	Total %Asbestos: No Asbestos Detected	



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Project Name 200 Baker Street, E
Location Costa Mesa, CA 92626
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Sampled By Samantha Allen, Holly Burns
Total Samples 118

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Method of Analysis 40 CFR Part 763 Appendix E to Subpart E, EPA Method 600/M4-82-020; updated method 600 R-93/116
Determination of Asbestos in Bulk Building Materials.

Test Report

Laboratory ID Sample No.	Sample Location Description	Layer No. Layer %	Non-Asbestos Components	(%)	Asbestos Type	(%)
2251262-007 3B	Roof, W. Center Parapet BUR- Layered Felt/Tar, Black, Non- homogeneous	LAYER 1 100%	Fibrous Glass Bituminous Matrix	15% 85%	None Detected	
Asbestos Present: No		Total % Non-Asbestos:		100.0%	Total %Asbestos:	No Asbestos Detected
2251262-008 4	Roof, Center, @ HVAC Duct Penetration Roof Mastic, Black, Homogeneous	LAYER 1 100%	Cellulose Fiber Bituminous Matrix/Filler	15% 85%	None Detected	
Asbestos Present: No		Total % Non-Asbestos:		100.0%	Total %Asbestos:	No Asbestos Detected
2251262-009 5	Roof, S. Center @ Bracer Roof Mastic, Silver/Black, Non- homogeneous	LAYER 1 100%	Metallic Paint Bituminous Matrix	15% 85%	None Detected	
Asbestos Present: No		Total % Non-Asbestos:		100.0%	Total %Asbestos:	No Asbestos Detected
2251262-010 6	Roof, S. Center, SE Patch @ Skylight Roof Mastic, Black, Homogeneous	LAYER 1 100%	Cellulose Fiber Bituminous Matrix	20% 80%	None Detected	
Asbestos Present: No		Total % Non-Asbestos:		100.0%	Total %Asbestos:	No Asbestos Detected
2251262-011 7	Elevator Roof, NW Roof Mastic, Black, Homogeneous	LAYER 1 100%	Fibrous Glass Bituminous Matrix	2% 98%	None Detected	
Asbestos Present: No		Total % Non-Asbestos:		100.0%	Total %Asbestos:	No Asbestos Detected
2251262-012 8	Elevator Roof, NW Roof Mastic, Black, Homogeneous	LAYER 1 100%	Fibrous Glass Bituminous Matrix	2% 98%	None Detected	
Asbestos Present: No		Total % Non-Asbestos:		100.0%	Total %Asbestos:	No Asbestos Detected



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Method of Analysis 40 CFR Part 763 Appendix E to Subpart E, EPA Method 600/M4-82-020; updated method 600 R-93/116
Determination of Asbestos in Bulk Building Materials.

Project Number

Project Name 200 Baker Street, E

Location Costa Mesa, CA 92626

PO Number

WO Number

Date Sampled 10/24/2022

Sampled By Samantha Allen, Holly Burns

Total Samples 118

Test Report

Laboratory ID Sample No.	Sample Location Description	Layer No. Layer %	Non-Asbestos Components	(%)	Asbestos Type	(%)
2251262-013 9	Elevator Roof, NW Roof Mastic, Black, Homogeneous	LAYER 1 100%	Fibrous Glass Bituminous Matrix	2% 98%	None Detected	
Asbestos Present: No		Total % Non-Asbestos:		100.0%	Total %Asbestos:	No Asbestos Detected
2251262-014 10	2nd FL, S. Suite Open Area 221, SW Ceiling Tile, White/ Beige, Non-homogeneous	LAYER 1 100%	Cellulose Fiber Perlite Binder/Filler	55% 40% 5%	None Detected	
Asbestos Present: No		Total % Non-Asbestos:		100.0%	Total %Asbestos:	No Asbestos Detected
2251262-015 11	2nd FL, S. Ste Server Room, NE Ceiling Tile, White/ Beige, Non-homogeneous	LAYER 1 100%	Cellulose Fiber Perlite Binder/Filler	55% 40% 5%	None Detected	
Asbestos Present: No		Total % Non-Asbestos:		100.0%	Total %Asbestos:	No Asbestos Detected
2251262-016 12	1st FL, Supply Rm, S Ceiling Tile, White/ Beige, Non-homogeneous	LAYER 1 100%	Cellulose Fiber Perlite Binder/Filler	55% 40% 5%	None Detected	
Asbestos Present: No		Total % Non-Asbestos:		100.0%	Total %Asbestos:	No Asbestos Detected
2251262-017 13	2nd FL, S. Suite, Electrical Room, West Base Cove Adh., Beige, Homogeneous	LAYER 1 100%	Organic Binders/Filler	100%	None Detected	
Asbestos Present: No		Total % Non-Asbestos:		100.0%	Total %Asbestos:	No Asbestos Detected
2251262-018 14	2nd FL, S. Suite, Supply Rm, East Base Cove Adh., Beige, Homogeneous	LAYER 1 100%	Organic Binders/Filler	100%	None Detected	
Asbestos Present: No		Total % Non-Asbestos:		100.0%	Total %Asbestos:	No Asbestos Detected



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Report Number 2251262

Date Received 10/24/2022

Date Analyzed 10/26/2022

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Method of Analysis 40 CFR Part 763 Appendix E to Subpart E, EPA Method 600/M4-82-020; updated method 600 R-93/116
Determination of Asbestos in Bulk Building Materials.

Project Number

Project Name 200 Baker Street, E

Location Costa Mesa, CA 92626

PO Number

WO Number

Date Sampled 10/24/2022

Sampled By Samantha Allen, Holly Burns

Total Samples 118

Test Report

Laboratory ID Sample No.	Sample Location Description	Layer No. Layer %	Non-Asbestos Components	(%)	Asbestos Type	(%)
2251262-019	1st FL, NW Office Area, Break Rm, NW					
15	Base Cove Adh., Beige, Homogeneous	LAYER 1 100%	Organic Binders/Filler	100%	None Detected	
Asbestos Present: No		Total % Non-Asbestos:		100.0%	Total %Asbestos:	No Asbestos Detected
2251262-020	2nd FL, Men's RR, Janitor Closet, NW					
16A	Textured DW, White/ Brown, Non- homogeneous	LAYER 1 100%	Cellulose Fiber Gypsum/Binder/Filler	15% 85%	None Detected	
Asbestos Present: No		Total % Non-Asbestos:		100.0%	Total %Asbestos:	No Asbestos Detected
2251262-021	2nd FL, Men's RR, Janitor Closet, NW					
16B	JC, White, Non-homogeneous	LAYER 1 100%	Mica Calcium Carbonate Binder/Filler	15% 70% 15%	None Detected	
Asbestos Present: No		Total % Non-Asbestos:		100.0%	Total %Asbestos:	No Asbestos Detected
2251262-022	2nd FL, Women's RR, Janitor Closet, S. Wall					
17A	Textured DW, White/ Brown, Non- homogeneous	LAYER 1 100%	Cellulose Fiber Fibrous Glass Gypsum/Filler	20% <1% 80%	None Detected	
Asbestos Present: No		Total % Non-Asbestos:		100.0%	Total %Asbestos:	No Asbestos Detected
2251262-023	2nd FL, Women's RR, Janitor Closet, S. Wall					
17B	JC, White, Non-homogeneous	LAYER 1 100%	Mica Calcium Carbonate Binder/Filler	5% 85% 10%	None Detected	
Asbestos Present: No		Total % Non-Asbestos:		100.0%	Total %Asbestos:	No Asbestos Detected



1508 East 33rd Street
Signal Hill, CA 90755
Tel: 562-206-2770
Fax: 562-206-2773

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1198 Pacific Coast Highway D363
Seal Beach CA 90740
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Project Number

Project Name 200 Baker Street, E

Location Costa Mesa, CA 92626

PO Number

WO Number

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Sampled By Samantha Allen, Holly Burns

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Laboratory ID Sample No.	Sample Location Description	Layer No. Layer %	Non-Asbestos Components	(%)	Asbestos Type	(%)
2251262-024	1st FL, Women's RR 1, Janitor Closet, SW					
18A	Textured DW, Brown, Non- homogeneous	LAYER 1 100%	Cellulose Fiber Fibrous Glass Gypsum/Filler	10% <1% 90%	None Detected	
Asbestos Present: No		Total % Non-Asbestos:		100.0%	Total %Asbestos:	No Asbestos Detected
2251262-025	1st FL, Women's RR 1, Janitor Closet, SW					
18B	JC, Beige, Non-homogeneous	LAYER 1 100%	Mica Calcium Carbonate Binder/Filler	15% 65% 20%	None Detected	
Asbestos Present: No		Total % Non-Asbestos:		100.0%	Total %Asbestos:	No Asbestos Detected
2251262-026	2nd FL, Office 207, N					
19A	DW, White/ Brown, Non-homogeneous	LAYER 1 100%	Cellulose Fiber Fibrous Glass Gypsum/Filler	20% <1% 80%	None Detected	
Asbestos Present: No		Total % Non-Asbestos:		100.0%	Total %Asbestos:	No Asbestos Detected
2251262-027	2nd FL, Office 207, N					
19B	JC, Green/Cream, Non-homogeneous	LAYER 1 100%	Mica Perlite Calcium Carbonate Binder/Filler	10% 5% 70% 15%	None Detected	
Asbestos Present: No		Total % Non-Asbestos:		100.0%	Total %Asbestos:	No Asbestos Detected
2251262-028	2nd FL, Office 252, NW					
20A	DW, White/ Brown, Non-homogeneous	LAYER 1 100%	Cellulose Fiber Fibrous Glass Gypsum/Filler	20% <1% 80%	None Detected	
Asbestos Present: No		Total % Non-Asbestos:		100.0%	Total %Asbestos:	No Asbestos Detected



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Laboratory ID Sample No.	Sample Location Description	Layer No. Layer %	Non-Asbestos Components	(%)	Asbestos Type	(%)
2251262-029 20B	2nd FL, Office 252, NW JC, White, Non-homogeneous	LAYER 1 100%	Perlite Calcium Carbonate Binder/Filler	15% 75% 10%	None Detected	
Asbestos Present: No		Total % Non-Asbestos:		100.0%	Total %Asbestos:	No Asbestos Detected
2251262-030 21A	2nd FL, South Suite, Server Rm, SE DW, Lt. Pink/ Brown, Non-homogeneous	LAYER 1 100%	Cellulose Fiber Fibrous Glass Gypsum/Filler	10% <1% 90%	None Detected	
Asbestos Present: No		Total % Non-Asbestos:		100.0%	Total %Asbestos:	No Asbestos Detected
2251262-031 21B	2nd FL, South Suite, Server Rm, SE JC, White/Cream, Non-homogeneous	LAYER 1 100%	Perlite Calcium Carbonate Binder/Filler	10% 80% 10%	None Detected	
Asbestos Present: No		Total % Non-Asbestos:		100.0%	Total %Asbestos:	No Asbestos Detected
2251262-032 22A	1st FL, Elevator Equip Rm, NE DW, White/ Brown, Non-homogeneous	LAYER 1 100%	Cellulose Fiber Fibrous Glass Gypsum/Filler	10% <1% 90%	None Detected	
Asbestos Present: No		Total % Non-Asbestos:		100.0%	Total %Asbestos:	No Asbestos Detected
2251262-033 22B	1st FL, Elevator Equip Rm, NE JC, Lt. Pink/Cream, Non-homogeneous	LAYER 1 100%	Mica Calcium Carbonate Binder/Filler	20% 65% 15%	None Detected	
Asbestos Present: No		Total % Non-Asbestos:		100.0%	Total %Asbestos:	No Asbestos Detected



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Laboratory ID Sample No.	Sample Location Description	Layer No. Layer %	Non-Asbestos Components	(%)	Asbestos Type	(%)
2251262-034 23A	1st FL, Shredding Rm, NW DW, White/ Brown, Non-homogeneous	LAYER 1 100%	Cellulose Fiber Fibrous Glass Gypsum/Filler	10% <1% 90%	None Detected	
Asbestos Present: No		Total % Non-Asbestos:		100.0%	Total %Asbestos: No Asbestos Detected	
2251262-035 23B	1st FL, Shredding Rm, NW JC, White/Cream, Non-homogeneous	LAYER 1 100%	Mica Calcium Carbonate Binder/Filler	10% 75% 15%	None Detected	
Asbestos Present: No		Total % Non-Asbestos:		100.0%	Total %Asbestos: No Asbestos Detected	
2251262-036 24	2nd FL, S. Suite, Lobby, E Wall Texture, Beige/White/Gray, Non-homogeneous	LAYER 1 100%	Quartz Calcium Carbonate Binder/Filler	50% 40% 10%	None Detected	
Asbestos Present: No		Total % Non-Asbestos:		100.0%	Total %Asbestos: No Asbestos Detected	
2251262-037 25	2nd FL, S. Suite, Entry to Kitchen, E Wall Texture, Cream, Non-homogeneous	LAYER 1 100%	Perlite Calcium Carbonate Binder/Filler	5% 85% 10%	None Detected	
Asbestos Present: No		Total % Non-Asbestos:		100.0%	Total %Asbestos: No Asbestos Detected	
2251262-038 26	2nd FL, S. Suite, SE Hall Near Office 5 Wall Texture, Beige/ Gray, Non-homogeneous	LAYER 1 100%	Calcium Carbonate Binder/Filler	80% 20%	None Detected	
Asbestos Present: No		Total % Non-Asbestos:		100.0%	Total %Asbestos: No Asbestos Detected	



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2251262-039 27A	2nd FL, Copy/File Break Rm 215, NE 12" RFT, Lt. Beige, Homogeneous	LAYER 1 100%	Calcium Carbonate Vinyl Binder	60% 40%	None Detected	
Asbestos Present: No		Total % Non-Asbestos:		100.0%	Total %Asbestos:	No Asbestos Detected
2251262-040 27B	2nd FL, Copy/File Break Rm 215, NE Adhesive, Yellow, Homogeneous	LAYER 1 100%	Organic Binders	100%	None Detected	
Asbestos Present: No		Total % Non-Asbestos:		100.0%	Total %Asbestos:	No Asbestos Detected
2251262-041 28A	2nd FL, Storage 222, S 12" RFT, Lt. Beige, Homogeneous	LAYER 1 100%	Calcium Carbonate Vinyl Binder	60% 40%	None Detected	
Asbestos Present: No		Total % Non-Asbestos:		100.0%	Total %Asbestos:	No Asbestos Detected
2251262-042 28B	2nd FL, Storage 222, S Adhesive, Yellow, Homogeneous	LAYER 1 100%	Organic Binders	100%	None Detected	
Asbestos Present: No		Total % Non-Asbestos:		100.0%	Total %Asbestos:	No Asbestos Detected
2251262-043 29A	2nd FL, Galley 229, S 12" RFT, Lt. Beige, Homogeneous	LAYER 1 100%	Calcium Carbonate Vinyl Binder	60% 40%	None Detected	
Asbestos Present: No		Total % Non-Asbestos:		100.0%	Total %Asbestos:	No Asbestos Detected
2251262-044 29B	2nd FL, Galley 229, S Adhesive, Yellow, Homogeneous	LAYER 1 100%	Organic Binders	100%	None Detected	
Asbestos Present: No		Total % Non-Asbestos:		100.0%	Total %Asbestos:	No Asbestos Detected



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Laboratory ID Sample No.	Sample Location Description	Layer No. Layer %	Non-Asbestos Components	(%)	Asbestos Type	(%)
2251262-045 30A	2nd FL, S. Suite, Supply Rm, SE 12" RFT, Pink, Homogeneous	LAYER 1 100%	Calcium Carbonate Vinyl Binder	60% 40%	None Detected	
Asbestos Present: No		Total % Non-Asbestos:		100.0%	Total %Asbestos: No Asbestos Detected	
2251262-046 30B	2nd FL, S. Suite, Supply Rm, SE Adhesive, Yellow, Homogeneous	LAYER 1 100%	Organic Binders	100%	None Detected	
Asbestos Present: No		Total % Non-Asbestos:		100.0%	Total %Asbestos: No Asbestos Detected	
2251262-047 31A	2nd FL, S. Suite, Supply Rm, SE 12" RFT, Pink, Homogeneous	LAYER 1 100%	Calcium Carbonate Vinyl Binder	60% 40%	None Detected	
Asbestos Present: No		Total % Non-Asbestos:		100.0%	Total %Asbestos: No Asbestos Detected	
2251262-048 31B	2nd FL, S. Suite, Supply Rm, SE Adhesive, Yellow, Homogeneous	LAYER 1 100%	Organic Binders	100%	None Detected	
Asbestos Present: No		Total % Non-Asbestos:		100.0%	Total %Asbestos: No Asbestos Detected	
2251262-049 32A	2nd FL, S. Suite, Supply Rm, SE 12" RFT, Pink, Homogeneous	LAYER 1 100%	Calcium Carbonate Vinyl Binder	60% 40%	None Detected	
Asbestos Present: No		Total % Non-Asbestos:		100.0%	Total %Asbestos: No Asbestos Detected	
2251262-050 32B	2nd FL, S. Suite, Supply Rm, SE Adhesive, Yellow, Homogeneous	LAYER 1 100%	Organic Binders	100%	None Detected	
Asbestos Present: No		Total % Non-Asbestos:		100.0%	Total %Asbestos: No Asbestos Detected	



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Laboratory ID Sample No.	Sample Location Description	Layer No. Layer %	Non-Asbestos Components	(%)	Asbestos Type	(%)
2251262-051 33A	2nd FL, S. Suite, Supply Rm, S 12" RFT, Beige, Homogeneous	LAYER 1 100%	Calcium Carbonate Vinyl Binder	65% 35%	None Detected	
Asbestos Present: No		Total % Non-Asbestos:		100.0%	Total %Asbestos: No Asbestos Detected	
2251262-052 33B	2nd FL, S. Suite, Supply Rm, S Adhesive, Yellow, Homogeneous	LAYER 1 100%	Organic Binders	100%	None Detected	
Asbestos Present: No		Total % Non-Asbestos:		100.0%	Total %Asbestos: No Asbestos Detected	
2251262-053 34A	2nd FL, S. Suite, Supply Rm, S 12" RFT, Beige, Homogeneous	LAYER 1 100%	Calcium Carbonate Vinyl Binder	65% 35%	None Detected	
Asbestos Present: No		Total % Non-Asbestos:		100.0%	Total %Asbestos: No Asbestos Detected	
2251262-054 34B	2nd FL, S. Suite, Supply Rm, S Adhesive, Yellow, Homogeneous	LAYER 1 100%	Organic Binders	100%	None Detected	
Asbestos Present: No		Total % Non-Asbestos:		100.0%	Total %Asbestos: No Asbestos Detected	
2251262-055 35A	2nd FL, S. Suite, Supply Rm, S 12" RFT, Beige, Homogeneous	LAYER 1 100%	Calcium Carbonate Vinyl Binder	65% 35%	None Detected	
Asbestos Present: No		Total % Non-Asbestos:		100.0%	Total %Asbestos: No Asbestos Detected	
2251262-056 35B	2nd FL, S. Suite, Supply Rm, S Adhesive, Yellow, Homogeneous	LAYER 1 100%	Organic Binders	100%	None Detected	
Asbestos Present: No		Total % Non-Asbestos:		100.0%	Total %Asbestos: No Asbestos Detected	



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Laboratory ID Sample No.	Sample Location Description	Layer No. Layer %	Non-Asbestos Components	(%)	Asbestos Type	(%)
2251262-057 36A	2nd FL, S. Suite, Kitchen, NE 12" RFT, Beige, Homogeneous	LAYER 1 100%	Calcium Carbonate Vinyl Binder	65% 35%	None Detected	
Asbestos Present: No		Total % Non-Asbestos:		100.0%	Total %Asbestos: No Asbestos Detected	
2251262-058 36B	2nd FL, S. Suite, Kitchen, NE Adhesive, Lt. Yellow, Homogeneous	LAYER 1 100%	Organic Binders	100%	None Detected	
Asbestos Present: No		Total % Non-Asbestos:		100.0%	Total %Asbestos: No Asbestos Detected	
2251262-059 36C	2nd FL, S. Suite, Kitchen, NE 12" RFT, Green, Homogeneous	LAYER 1 100%	Calcium Carbonate Vinyl Binder	60% 40%	None Detected	
Asbestos Present: No		Total % Non-Asbestos:		100.0%	Total %Asbestos: No Asbestos Detected	
2251262-060 36D	2nd FL, S. Suite, Kitchen, NE Adhesive, Lt. Yellow, Homogeneous	LAYER 1 100%	Organic Binders	100%	None Detected	
Asbestos Present: No		Total % Non-Asbestos:		100.0%	Total %Asbestos: No Asbestos Detected	
2251262-061 36E	2nd FL, S. Suite, Kitchen, NE 12" RFT, Tan, Homogeneous	LAYER 1 100%	Calcium Carbonate Vinyl Binder	60% 40%	None Detected	
Asbestos Present: No		Total % Non-Asbestos:		100.0%	Total %Asbestos: No Asbestos Detected	
2251262-062 36F	2nd FL, S. Suite, Kitchen, NE Adhesive, Colorless, Homogeneous	LAYER 1 100%	Organic Binders	100%	None Detected	
Asbestos Present: No		Total % Non-Asbestos:		100.0%	Total %Asbestos: No Asbestos Detected	



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Laboratory ID Sample No.	Sample Location Description	Layer No. Layer %	Non-Asbestos Components	(%)	Asbestos Type	(%)
2251262-063 37A	2nd FL, S. Suite, Kitchen, NW 12" RFT, Beige, Homogeneous	LAYER 1 100%	Calcium Carbonate Vinyl Binder	65% 35%	None Detected	
Asbestos Present: No		Total % Non-Asbestos:		100.0%	Total %Asbestos: No Asbestos Detected	
2251262-064 37B	2nd FL, S. Suite, Kitchen, NW Adhesive, Lt. Yellow, Homogeneous	LAYER 1 100%	Organic Binders	100%	None Detected	
Asbestos Present: No		Total % Non-Asbestos:		100.0%	Total %Asbestos: No Asbestos Detected	
2251262-065 37C	2nd FL, S. Suite, Kitchen, NW 12" RFT, Green, Homogeneous	LAYER 1 100%	Calcium Carbonate Vinyl Binder	60% 40%	None Detected	
Asbestos Present: No		Total % Non-Asbestos:		100.0%	Total %Asbestos: No Asbestos Detected	
2251262-066 37D	2nd FL, S. Suite, Kitchen, NW Adhesive, Lt. Yellow, Homogeneous	LAYER 1 100%	Organic Binders	100%	None Detected	
Asbestos Present: No		Total % Non-Asbestos:		100.0%	Total %Asbestos: No Asbestos Detected	
2251262-067 37E	2nd FL, S. Suite, Kitchen, NW 12" RFT, Tan, Homogeneous	LAYER 1 100%	Calcium Carbonate Vinyl Binder	60% 40%	None Detected	
Asbestos Present: No		Total % Non-Asbestos:		100.0%	Total %Asbestos: No Asbestos Detected	
2251262-068 37F	2nd FL, S. Suite, Kitchen, NW Adhesive, Colorless, Homogeneous	LAYER 1 100%	Organic Binders	100%	None Detected	
Asbestos Present: No		Total % Non-Asbestos:		100.0%	Total %Asbestos: No Asbestos Detected	



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Laboratory ID Sample No.	Sample Location Description	Layer No. Layer %	Non-Asbestos Components	(%)	Asbestos Type	(%)
2251262-069 38A	2nd FL, S. Suite, Break Rm, S 12" RFT, Beige, Homogeneous	LAYER 1 100%	Calcium Carbonate Vinyl Binder	65% 35%	None Detected	
Asbestos Present: No		Total % Non-Asbestos:		100.0%	Total %Asbestos:	No Asbestos Detected
2251262-070 38B	2nd FL, S. Suite, Break Rm, S Adhesive, Yellow, Homogeneous	LAYER 1 100%	Organic Binders	100%	None Detected	
Asbestos Present: No		Total % Non-Asbestos:		100.0%	Total %Asbestos:	No Asbestos Detected
2251262-071 38C	2nd FL, S. Suite, Break Rm, S 12" RFT, Green, Homogeneous	LAYER 1 100%	Calcium Carbonate Vinyl Binder	60% 40%	None Detected	
Asbestos Present: No		Total % Non-Asbestos:		100.0%	Total %Asbestos:	No Asbestos Detected
2251262-072 38D	2nd FL, S. Suite, Break Rm, S Adhesive, Yellow, Homogeneous	LAYER 1 100%	Organic Binders	100%	None Detected	
Asbestos Present: No		Total % Non-Asbestos:		100.0%	Total %Asbestos:	No Asbestos Detected
2251262-073 38E	2nd FL, S. Suite, Break Rm, S 12" RFT, Tan, Homogeneous	LAYER 1 100%	Calcium Carbonate Vinyl Binder	60% 40%	None Detected	
Asbestos Present: No		Total % Non-Asbestos:		100.0%	Total %Asbestos:	No Asbestos Detected
2251262-074 38F	2nd FL, S. Suite, Break Rm, S Adhesive, Yellow, Homogeneous	LAYER 1 100%	Organic Binders	100%	None Detected	
Asbestos Present: No		Total % Non-Asbestos:		100.0%	Total %Asbestos:	No Asbestos Detected



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Laboratory ID Sample No.	Sample Location Description	Layer No. Layer %	Non-Asbestos Components	(%)	Asbestos Type	(%)
2251262-075 39A	2nd FL, S. Suite, Server Rm, NE 12" RFT, Beige, Homogeneous	LAYER 1 100%	Calcium Carbonate Vinyl Binder	65% 35%	None Detected	
Asbestos Present: No		Total % Non-Asbestos:		100.0%	Total %Asbestos:	No Asbestos Detected
2251262-076 39B	2nd FL, S. Suite, Server Rm, NE Adhesive, Yellow, Homogeneous	LAYER 1 100%	Organic Binders	100%	None Detected	
Asbestos Present: No		Total % Non-Asbestos:		100.0%	Total %Asbestos:	No Asbestos Detected
2251262-077 40A	2nd FL, S. Suite, Server Rm, W 12" RFT, Beige, Homogeneous	LAYER 1 100%	Calcium Carbonate Vinyl Binder	65% 35%	None Detected	
Asbestos Present: No		Total % Non-Asbestos:		100.0%	Total %Asbestos:	No Asbestos Detected
2251262-078 40B	2nd FL, S. Suite, Server Rm, W Adhesive, Yellow, Non-homogeneous	LAYER 1 100%	Organic Binders	100%	None Detected	
Asbestos Present: No		Total % Non-Asbestos:		100.0%	Total %Asbestos:	No Asbestos Detected
2251262-079 41A	2nd FL, S. Suite, Electrical Rm, Ctr 12" RFT, Beige, Homogeneous	LAYER 1 100%	Calcium Carbonate Vinyl Binder	65% 35%	None Detected	
Asbestos Present: No		Total % Non-Asbestos:		100.0%	Total %Asbestos:	No Asbestos Detected
2251262-080 41B	2nd FL, S. Suite, Electrical Rm, Ctr Adhesive, Yellow, Homogeneous	LAYER 1 100%	Organic Binders	100%	None Detected	
Asbestos Present: No		Total % Non-Asbestos:		100.0%	Total %Asbestos:	No Asbestos Detected



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Test Report

Laboratory ID Sample No.	Sample Location Description	Layer No. Layer %	Non-Asbestos Components	(%)	Asbestos Type	(%)
2251262-081 42	2nd FL, Common Hall, Outside Women's RR Carpet Adhesive, Tan, Homogeneous	LAYER 1 100%	Organic Binders/Filler	100%	None Detected	
Asbestos Present: No		Total % Non-Asbestos:		100.0%	Total %Asbestos:	No Asbestos Detected
2251262-082 43	2nd FL, Office 202, NE Carpet Adhesive, Lt. Yellow/White, Non-homogeneous	LAYER 1 100%	Organic Binders/Filler	100%	None Detected	
Asbestos Present: No		Total % Non-Asbestos:		100.0%	Total %Asbestos:	No Asbestos Detected
2251262-083 44	2nd FL, Office 223, SE Carpet Adhesive, Yellow/Beige, Non- homogeneous	LAYER 1 100%	Organic Binders/Filler	100%	None Detected	
Asbestos Present: No		Total % Non-Asbestos:		100.0%	Total %Asbestos:	No Asbestos Detected
2251262-084 45	2nd FL, S. Suite, Office 13 NE Carpet Adhesive, Yellow/Beige, Non- homogeneous	LAYER 1 100%	Organic Binders/Filler	100%	None Detected	
Asbestos Present: No		Total % Non-Asbestos:		100.0%	Total %Asbestos:	No Asbestos Detected
2251262-085 46	1st FL, S. Office Area, NE Carpet Adhesive, Tan, Homogeneous	LAYER 1 100%	Organic Binders/Filler	100%	None Detected	
Asbestos Present: No		Total % Non-Asbestos:		100.0%	Total %Asbestos:	No Asbestos Detected
2251262-086 47	1st FL, NW Office Area Entry, SE Carpet Adhesive, Colorless, Homogeneous	LAYER 1 100%	Organic Binders/Filler	100%	None Detected	
Asbestos Present: No		Total % Non-Asbestos:		100.0%	Total %Asbestos:	No Asbestos Detected



1508 East 33rd Street
Signal Hill, CA 90755
Tel: 562-206-2770
Fax: 562-206-2773

Air Lab, Inc.
1198 Pacific Coast Highway D363
Seal Beach CA 90740
Attn.: Humphrey Laurent

Report Number 2251262

Date Received 10/24/2022

Date Analyzed 10/26/2022

Date Reported 10/26/2022

Method of Analysis 40 CFR Part 763 Appendix E to Subpart E, EPA Method 600/M4-82-020; updated method 600 R-93/116
Determination of Asbestos in Bulk Building Materials.

Project Number

Project Name 200 Baker Street, E

Location Costa Mesa, CA 92626

PO Number

WO Number

Date Sampled 10/24/2022

Sampled By Samantha Allen, Holly Burns

Total Samples 118

Test Report

Laboratory ID Sample No.	Sample Location Description	Layer No. Layer %	Non-Asbestos Components	(%)	Asbestos Type	(%)
2251262-087 48	1st FL, Supply Rm, W. Center Carpet Adhesive, Tan/Colorless, Non- homogeneous	LAYER 1 100%	Organic Binders/Filler	100%	None Detected	
Asbestos Present: No		Total % Non-Asbestos:		100.0%	Total %Asbestos:	No Asbestos Detected
2251262-088 49	2nd FL, S. Suite, Hall Outside Office 4 Leveling Compound, Gray, Homogeneous	LAYER 1 100%	Calcium Carbonate Binder/Filler	85% 15%	None Detected	
Asbestos Present: No		Total % Non-Asbestos:		100.0%	Total %Asbestos:	No Asbestos Detected
2251262-089 50A	1st FL, NE Office Area, Office A, W Leveling Compound, White, Homogeneous	LAYER 1 100%	Calcium Carbonate Gypsum	40% 60%	None Detected	
Asbestos Present: No		Total % Non-Asbestos:		100.0%	Total %Asbestos:	No Asbestos Detected
2251262-090 50B	1st FL, NE Office Area, Office A, W Concrete, Gray, Non-homogeneous	LAYER 1 100%	Mineral Binders/Filler Calcium Carbonate Binder/Filler	65% 15% 20%	None Detected	
Asbestos Present: No		Total % Non-Asbestos:		100.0%	Total %Asbestos:	No Asbestos Detected
2251262-091 51	1st FL, S. Office Area, Office B, Entry Leveling Compound, White, Homogeneous	LAYER 1 100%	Calcium Carbonate Gypsum	40% 60%	None Detected	
Asbestos Present: No		Total % Non-Asbestos:		100.0%	Total %Asbestos:	No Asbestos Detected
2251262-092 52A	1st FL, NW Office Area, Break Rm, NW 12" RFT, White, Homogeneous	LAYER 1 100%	Calcium Carbonate Vinyl Binder	65% 35%	None Detected	
Asbestos Present: No		Total % Non-Asbestos:		100.0%	Total %Asbestos:	No Asbestos Detected



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Test Report

Laboratory ID Sample No.	Sample Location Description	Layer No. Layer %	Non-Asbestos Components	(%)	Asbestos Type	(%)
2251262-093	1st FL, NW Office Area, Break Rm, NW					
52B	Adhesive, Blue, Homogeneous	LAYER 1 100%	Organic Binders	100%	None Detected	
Asbestos Present: No		Total % Non-Asbestos:		100.0%	Total %Asbestos:	No Asbestos Detected
2251262-094	1st FL, NW Office Area, Break Rm, NW					
52C	12" RFT (RFS), White, Non- homogeneous	LAYER 1 100%	Cellulose Fiber Synthetic Fiber Fibrous Glass Vinyl Binder/ Filler	13% 2% <1% 85%	None Detected	
Asbestos Present: No		Total % Non-Asbestos:		100.0%	Total %Asbestos:	No Asbestos Detected
2251262-095	1st FL, Copy Rm #2, W. Center					
53A	12" RFT, White, Homogeneous	LAYER 1 100%	Calcium Carbonate Vinyl Binder	65% 35%	None Detected	
Asbestos Present: No		Total % Non-Asbestos:		100.0%	Total %Asbestos:	No Asbestos Detected
2251262-096	1st FL, Copy Rm #2, W. Center					
53B	Adhesive, Blue, Homogeneous	LAYER 1 100%	Organic Binders	100%	None Detected	
Asbestos Present: No		Total % Non-Asbestos:		100.0%	Total %Asbestos:	No Asbestos Detected
2251262-097	1st FL, Copy Rm #2, W. Center					
53C	12" RFT (RFS), White, Homogeneous	LAYER 1 100%	Synthetic Fiber Fibrous Glass Vinyl Binder/ Filler	5% <1% 95%	None Detected	
Asbestos Present: No		Total % Non-Asbestos:		100.0%	Total %Asbestos:	No Asbestos Detected
2251262-098	1st FL, Copy Rm #2, W. Center					
54A	12" RFT, White, Homogeneous	LAYER 1 100%	Calcium Carbonate Vinyl Binder	65% 35%	None Detected	
Asbestos Present: No		Total % Non-Asbestos:		100.0%	Total %Asbestos:	No Asbestos Detected



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Project Number

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PO Number

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Total Samples 118

Test Report

Laboratory ID Sample No.	Sample Location Description	Layer No. Layer %	Non-Asbestos Components	(%)	Asbestos Type	(%)
2251262-099 54B	1st FL, Copy Rm #2, W. Center Adhesive, Blue, Homogeneous	LAYER 1 100%	Organic Binders	100%	None Detected	
Asbestos Present: No		Total % Non-Asbestos:		100.0%	Total %Asbestos:	No Asbestos Detected
2251262-100 54C	1st FL, Copy Rm #2, W. Center 12" RFT (RFS), White, Non-homogeneous	LAYER 1 100%	Synthetic Fiber Fibrous Glass Vinyl Binder/ Filler	5% <1% 95%	None Detected	
Asbestos Present: No		Total % Non-Asbestos:		100.0%	Total %Asbestos:	No Asbestos Detected
2251262-101 55A	1st FL, Copy Rm #1, NE 12" RFT, Lt. Gray, Homogeneous	LAYER 1 100%	Calcium Carbonate Vinyl Binder	65% 35%	None Detected	
Asbestos Present: No		Total % Non-Asbestos:		100.0%	Total %Asbestos:	No Asbestos Detected
2251262-102 55B	1st FL, Copy Rm #1, NE Adhesive, Lt. Yellow, Homogeneous	LAYER 1 100%	Organic Binders	100%	None Detected	
Asbestos Present: No		Total % Non-Asbestos:		100.0%	Total %Asbestos:	No Asbestos Detected
2251262-103 56A	1st FL, Copy Rm #1, Ctr 12" RFT, Lt. Gray, Homogeneous	LAYER 1 100%	Calcium Carbonate Vinyl Binder	65% 35%	None Detected	
Asbestos Present: No		Total % Non-Asbestos:		100.0%	Total %Asbestos:	No Asbestos Detected
2251262-104 56B	1st FL, Copy Rm #1, Ctr Adhesive, Colorless, Homogeneous	LAYER 1 100%	Organic Binders	100%	None Detected	
Asbestos Present: No		Total % Non-Asbestos:		100.0%	Total %Asbestos:	No Asbestos Detected



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Total Samples 118

Test Report

Laboratory ID Sample No.	Sample Location Description	Layer No. Layer %	Non-Asbestos Components	(%)	Asbestos Type	(%)
2251262-105 57A	1st FL, Copy Rm #1, W. Center 12" RFT, Lt. Gray, Homogeneous	LAYER 1 100%	Calcium Carbonate Vinyl Binder	65% 35%	None Detected	
Asbestos Present: No		Total % Non-Asbestos:		100.0%	Total %Asbestos:	No Asbestos Detected
2251262-106 57B	1st FL, Copy Rm #1, W. Center Adhesive, Tan, Homogeneous	LAYER 1 100%	Organic Binders	100%	None Detected	
Asbestos Present: No		Total % Non-Asbestos:		100.0%	Total %Asbestos:	No Asbestos Detected
2251262-107 58A	1st FL, Lobby Storage, SW 12" RFT, Beige, Homogeneous	LAYER 1 100%	Calcium Carbonate Vinyl Binder	60% 40%	None Detected	
Asbestos Present: No		Total % Non-Asbestos:		100.0%	Total %Asbestos:	No Asbestos Detected
2251262-108 58B	1st FL, Lobby Storage, SW Adhesive, Yellow, Homogeneous	LAYER 1 100%	Organic Binders	100%	None Detected	
Asbestos Present: No		Total % Non-Asbestos:		100.0%	Total %Asbestos:	No Asbestos Detected
2251262-109 59A	1st FL, NE Office Area, File Rm, W Ctr 12" RFT, Beige, Homogeneous	LAYER 1 100%	Calcium Carbonate Vinyl Binder	60% 40%	None Detected	
Asbestos Present: No		Total % Non-Asbestos:		100.0%	Total %Asbestos:	No Asbestos Detected
2251262-110 59B	1st FL, NE Office Area, File Rm, W Ctr Adhesive, Tan, Homogeneous	LAYER 1 100%	Organic Binders/Filler	100%	None Detected	
Asbestos Present: No		Total % Non-Asbestos:		100.0%	Total %Asbestos:	No Asbestos Detected



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Project Number

Project Name 200 Baker Street, E

Location Costa Mesa, CA 92626

PO Number

WO Number

Date Sampled 10/24/2022

Sampled By Samantha Allen, Holly Burns

Total Samples 118

Test Report

Laboratory ID Sample No.	Sample Location Description	Layer No. Layer %	Non-Asbestos Components	(%)	Asbestos Type	(%)
2251262-111 60A	1st FL, Server Rm, SW 12" RFT, Beige, Homogeneous	LAYER 1 100%	Calcium Carbonate Vinyl Binder	60% 40%	None Detected	
Asbestos Present: No		Total % Non-Asbestos:		100.0%	Total %Asbestos: No Asbestos Detected	
2251262-112 60B	1st FL, Server Rm, SW Adhesive, Yellow, Homogeneous	LAYER 1 100%	Organic Binders/Filler	100%	None Detected	
Asbestos Present: No		Total % Non-Asbestos:		100.0%	Total %Asbestos: No Asbestos Detected	
2251262-113 61	E. Exterior, Outside Break Rm Exterior Stucco, White/ Gray, Non-homogeneous	LAYER 1 100%	Quartz Calcium Carbonate Binder/Filler	45% 40% 15%	None Detected	
Asbestos Present: No		Total % Non-Asbestos:		100.0%	Total %Asbestos: No Asbestos Detected	
2251262-114 62	E. Exterior, Outside Break Rm Exterior Stucco, White/ Gray, Non-homogeneous	LAYER 1 100%	Quartz Calcium Carbonate Binder/Filler	25% 55% 20%	None Detected	
Asbestos Present: No		Total % Non-Asbestos:		100.0%	Total %Asbestos: No Asbestos Detected	
2251262-115 63	E. Exterior, Outside Break Rm Exterior Stucco, Lt. Gray/White, Non-homogeneous	LAYER 1 100%	Quartz Calcium Carbonate Binder/Filler	25% 55% 20%	None Detected	
Asbestos Present: No		Total % Non-Asbestos:		100.0%	Total %Asbestos: No Asbestos Detected	



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Project Number

Project Name 200 Baker Street, E

Location Costa Mesa, CA 92626

PO Number

WO Number

Date Sampled 10/24/2022

Sampled By Samantha Allen, Holly Burns

Total Samples 118

Test Report

Laboratory ID Sample No.	Sample Location Description	Layer No. Layer %	Non-Asbestos Components	(%)	Asbestos Type	(%)
2251262-116 64	1st Floor Front Lobby, N. Wall Concrete, Gray, Non-homogeneous	LAYER 1 100%	Mineral Binders/Filler Calcium Carbonate Binder/Filler	45% 40% 15%	None Detected	
Asbestos Present: No		Total % Non-Asbestos:		100.0%	Total %Asbestos:	No Asbestos Detected
2251262-117 65	W. Exterior, NW Concrete, Gray/Tan, Non- homogeneous	LAYER 1 100%	Mineral Binders/Filler Calcium Carbonate Binder/Filler	40% 40% 20%	None Detected	
Asbestos Present: No		Total % Non-Asbestos:		100.0%	Total %Asbestos:	No Asbestos Detected
2251262-118 66	S. Exterior, SW Concrete, Gray/Tan, Non- homogeneous	LAYER 1 100%	Mineral Binder/Filler Calcium Carbonate Binder/Filler	55% 30% 15%	None Detected	
Asbestos Present: No		Total % Non-Asbestos:		100.0%	Total %Asbestos:	No Asbestos Detected

Method Detection Limit: Less than one percent (<1%). Asbestos content has been determined using calibrated visual estimation (CVES). Samples tested were received in acceptable condition unless otherwise stated. Test report relates only to items tested. Non-homogeneous samples containing discrete and separable layers are analyzed and reported separately; composite results may be reported upon customer's request. Non-homogeneous samples with inseparable layers are analyzed and reported as composite samples. Due to the limitations of Polarized Light Microscopy, samples reported as None Detected or with low asbestos concentrations may not be reliable and further analysis such as TEM is recommended to confirm PLM results. This report shall not be reproduced except in full without the written approval of this laboratory. This report may not be used by the customer to claim product certification, endorsement, or approval by NIST/NVLAP or any agency of the government. Samples shall be disposed according to local, state and federal laws, 30 days after results are reported unless otherwise instructed.

CA-ELAP #2823

Cristina E Tabatt

Analyst - Cristina Tabatt

Cristina E Tabatt

Approved Signatory Cristina E. Tabatt

NVLAP
TESTING
NVLAP Lab Code 500044-0



Chain of Custody

LAB ORDER NUMBER

2251262

Note: Samples are delivered in-person to the lab under proper chain of custody protocol.

CUSTOMER INFORMATION		Turnaround Time	Temperature and Relative Humidity			
Company	Air Lab Consulting, Inc.	<input type="checkbox"/> 3-Hours	Moist	Description	RH %	Temp °F
Address	1198 Pacific Coast Highway D363	<input type="checkbox"/> 6-Hours				
City/State/Zip	Seal Beach, CA 90740	<input type="checkbox"/> Same Day				
Contact	Humphrey Laurent	<input type="checkbox"/> 1 Day				
Office Phone	(562) 303-5219	<input checked="" type="checkbox"/> 2 Day				
Fax	(562) 481-3776		Moisture <input type="checkbox"/> Green <input type="checkbox"/> Yellow <input type="checkbox"/> Red			
Email Results To: <input checked="" type="checkbox"/> LabResults@airlabinc.com		Special Instructions: <input type="checkbox"/> Stop analyzing at the first positive by homogeneous material containing more than 1% asbestos <input type="checkbox"/> For samples with PLM lab results less than 1% asbestos, analyze further using 1000 point count method <input type="checkbox"/> Other:				
<input checked="" type="checkbox"/> Humphrey@airlabinc.com						
Project Notes:						

PROJECT INFORMATION

Client Name:	PO Number:	Job #:
Location: <u>200 BAKER STREET, E</u> <u>COSTA MESA, CA 92626</u>	Sampled By: <input type="checkbox"/> Humphrey Laurent <input type="checkbox"/> Dylan Ridgel <input checked="" type="checkbox"/> Samantha Allen <input checked="" type="checkbox"/> Holly Burns <input type="checkbox"/> Eric Asa <input type="checkbox"/> Other	

PLM	PCM	MOLD	LEAD (Pb)	OTHER
<input checked="" type="checkbox"/> PLM <input type="checkbox"/> PLM EPA 400 Pt. Count <input type="checkbox"/> PLM 1000 Pt. Count	<input type="checkbox"/> NIOSH 7400A <input type="checkbox"/> NIOSH 7400B <input type="checkbox"/> w/ TWA	<input type="checkbox"/> Spore Trap <input type="checkbox"/> Tape Lift <input type="checkbox"/> Bulk Sample <input type="checkbox"/> Swab	<input type="checkbox"/> Air <input type="checkbox"/> TTLC <input type="checkbox"/> Paint <input type="checkbox"/> STLC <input type="checkbox"/> Wipe <input type="checkbox"/> TCLP <input type="checkbox"/> Soil	

SAMPLE ID	SAMPLE TYPE	LOCATION	DATE SAMPLED	Start Time	Avg Flow Rate	Volume (L) or Qty (SF)
1	BUR	ROOF, E. center parapet	10/24/22			
2	↓	↓, center				
3	↓	↓, W. center				
4	ROOF MASTIC	ROOF, center, @ HVAC DUCT PENETRATION				
5	↓	ROOF, S. center, @ Bracer				
6	↓ ↓	ROOF, S. center, SE patch @ skylight				
7	ROOF MASTIC	Elevator ROOF, NW				
8	↓ ↓	↓ ↓ ↓				
9	↓ ↓	↓ ↓ ↓				

Relinquished By: <u>Holly Burns</u>	Received By: <u>Jackie Taylor</u>
Date/Time: <u>10/24/22 2:35P</u>	Date/Time: <u>10/24/22 14:35</u>

Company: Air Lab Consulting, Inc.
 Client Name:
 Location: 200 BAKER ST E

LAB ORDER NUMBER 2251262

SAMPLE ID	SAMPLE TYPE	LOCATION	DATE SAMPLED	Start Time Stop Time	Avg Flow Rate	Volume (L) or Qty (SF)
10	CEILING TILE	2nd FL. S. SUITE OPEN AREA 221, SW	10/24/22			
11	↓	2nd FL. S. STE SERVER ROOM, NE				
12	↓	1st FL. SUPPLY RM, S				
13	Base cone Adh.	2nd S. SUITE, Electrical FL. ROOM, WEST				
14	↓	2nd S. SUITE, SUPPLY RM, FL. EAST				
15	↓	1st NW OFFICE AREA, FL. Break RM, NW				
16	TEXTURED DW/JC	2nd MEN'S RR, JANITOR FL. 1 CLOSET, NW				
17	↓	↓ WOMEN'S RR, JANITOR CLOSET, S. WALL				
18	↓	1st WOMEN'S RR, 1; FL. JANITOR CLOSET, SW				
19	DW/JC	2nd OFFICE 207, N FL.				
20	↓	↓ OFFICE 252, NW				
21	↓	↓ SOUTH SUITE, SERVER RM, SE				
22	↓	1st Elevator EQUIP RM, FL. 1 NE				
23	↓	↓ SHREDDING RM, NW				
24	WALL TEXTURE	2nd FL. 1 S. SUITE, Lobby, E				
25	↓	↓ Entry to Kitchen, E				
26	↓	↓ SE Hall NEAR OFFICE 5				
27	12" RFT/ADH	2nd COPY/FILE BRK RM FL. 215, NE				
28	↓	↓ strg 222, S				
29	↓	↓, Gallery 229, S				
30	12" RFT/ADH	2nd S. SUITE, SUPPLY RM, FL. SE				
31	↓	↓				
32	↓	↓				
33	12" RFT/ADH	2nd S. SUITE, SUPPLY RM, FL. S				

Relinquished By: *Hally B* Received By: *Jackie Tayag*
 Date/Time: 10/24/22 2:35P Date/Time: 10/24/22 14:35

Company: Air Lab Consulting, Inc.
 Client Name: _____
 Location: 200 BAKER ST E

LAB ORDER NUMBER 2251262

SAMPLE ID	SAMPLE TYPE	LOCATION	DATE SAMPLED	Start Time Stop Time	Avg Flow Rate	Volume (L) or Qty (SF)
34	12" RFT/ADH	2nd FL, S. SUITE, SUPPLY RM	10/24/22			
35	↓ ↓ ↓	↓ ↓ ↓ ↓ ↓				
36	12" RFT/RFT/RFT/ADH	2nd FL, S. SUITE, KITCHEN NE				
37	↓ ↓ ↓ ↓	↓ ↓ ↓ ↓ ↓, NW				
38	↓ ↓ ↓ ↓	↓ ↓ ↓ ↓ Break RM, S				
39	12" RFT/ADH	2nd FL, S. SUITE, Server RM, NE				
40	↓ ↓ ↓	↓ ↓ ↓ ↓, W				
41	↓ ↓ ↓	↓ ↓ ↓, Electrical RM, CTR				
42	CARPET ADH	2nd Common outside women's FL, Hall, RR				
43	↓	2nd FL, OFFICE 202, NE				
44	↓	↓, OFFICE 223, SE				
45	↓	↓, S. SUITE, OFFICE 13 NE				
46	↓	1st FL, S. OFFICE AREA, NE				
47	↓	↓, NW OFFICE AREA ENTRY, SE				
48	↓ ↓	↓, SUPPLY RM, W Center				
49	Leveling Compound	2nd FL, S. SUITE, HALL OUTSIDE OFFICE 4				
50	Leveling compound/concrete	1st NE OFFICE AREA, FL, OFFICE A, W				
51	Leveling Compound	↓, S. OFFICE AREA, OFFICE B, Entry				
52	12" RFT/ RFT	1st NW OFFICE AREA, FL, Break RM, NW				
53	↓ ↓ ↓	↓, COPY RM #2, W. Center				
54	↓ ↓ ↓	↓ ↓ ↓ ↓ ↓				
55	12" RFT/ADH	1st FL, COPY RM #1, NE				
56	↓ ↓ ↓	↓ ↓ ↓ ↓, CTR				
57	↓ ↓ ↓	↓ ↓ ↓ ↓ ↓, W Center				

Relinquished By: Holly B Date/Time: 10/24/22 2:35 P
 Received By: Jackie Txyty Date/Time: 10/24/22 14:35

LAB ORDER NUMBER 2251262

Relinquished By: <i>Molly BO</i>	Received By: <i>Officer Jackie Taylor</i>
Date/Time: <i>10/24/22 2:35p</i>	Date/Time: <i>10/24/22 14:35</i>