HILLMANN
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HAZARDOUS MATERIALS SURVEY REPORT

1239 VICTORIA STREET
COSTA MESA, CALIFORNIA

Prepared For:

Mr. Eric Nelson
Trumark Homes
450 Newport Center Drive, Suite 300
Newport Beach, CA 92660

Hillmann Project Number: C3-5869

December 30, 2013

Your Property. Our Priority.
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December 30, 2013

Mr. Eric Nelson
Trumark Homes
450 Newport Center Drive, Suite 300
Newport Beach, CA 92660

RE: **Hazardous Material Inspection Report**
1239 Victoria Street
Costa Mesa, California
Hillmann Project Number: C3-5860

Dear Mr. Nelson:

Hillmann Consulting, LLC, is pleased to provide the results of our Hazardous Material Inspection of the above referenced property. The survey was performed in accordance with Environmental Protection Agency/AHERA recommended procedures.

This report is for the exclusive use of the entities named on the front cover, and no other party shall have any right to rely on any service provided by Hillmann Consulting, LLC, without prior written consent.

We appreciate the opportunity to provide environmental consulting services. If you have any questions concerning this report, or if we can assist you in any other matter, please contact the Project Manager at 714-634-9500.

Very Truly Yours,
Hillmann Consulting, LLC

Ryan Terwilliger, CAC # 11-4776
Project Manager

Gregory Shaffer, CLST # 25690
Sampling Technician

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1.0 EXECUTIVE SUMMARY

On December 17, 2013 Hillmann Consulting (Hillmann) conducted a hazardous materials survey of the property located at 1239 Victoria Street, Costa Mesa, California. The purpose of the hazardous materials survey was to identify potentially hazardous materials that may be impacted and/or disturbed during the demolition of the facility.

The hazardous materials building survey was performed in general accordance with the Scope of Work as prepared by Hillmann and accepted by Westfield Corporation. Site survey work included an inspection of interior Asbestos-Containing Building Materials (ACBM), Lead-Based Paint (LBP), Polychlorinated Biphenyl (PCBs) containing light ballasts and power transformers, mercury-containing light bulbs, liquid mercury containing thermostat switches, tritium and radium containing "EXIT" signs throughout the building.

The hazardous materials building survey was performed by Mr. Ryan Terwilliger, a California Department of Public Health Certified Lead inspector/Risk Assessor (CLIA) (22479) and California State Division of Occupational Safety and Health (DOSH) Certified Asbestos Consultant (11-4776).

A summary of hazardous materials found to be present upon investigation at 1239 Victoria Street, Costa Mesa, California included:

- Asbestos containing building materials (ACBM)
- Fluorescent light fixtures containing "Ballasts"

A summary of hazardous materials that were **not** found upon investigation at 1239 Victoria Street, Costa Mesa, California included:

- Lead Based Paint (LBP), EPA defined ($\geq$ 0.5% by weight or 5000 ppm)
- Polychlorinated Biphenyls (PCBs)
- Bulk Hazardous Chemical Containers
- Liquid Mercury in Thermostat Switches
- Tritium and radium containing "EXIT" signs

2.0 ASBESTOS SURVEY

On December 17, 2013 Mr. Ryan Terwilliger of Hillmann performed an asbestos inspection of the interior and exterior of the commercial building located at 1239 Victoria Street, Costa Mesa, California in order to identify accessible asbestos-containing building materials (ACBM). The inspection included the following: visual survey of the construction impacted materials, sampling plan development, material sampling and laboratory analysis of suspect asbestos-containing building materials (ACBMs).

A summary of the findings and conclusions of the asbestos inspection are provided below for your convenience. This summary alone does not constitute the complete inspection. The report is intended to be read in its entirety.

2.1 Findings

The sampling of suspect-ACBM was conducted on December 17, 2013 following the provisions of 40 CFR Part 763.86. The analysis of suspect ACBM samples for asbestos was performed per Appendix A, Subpart F, 40 CFR Part 763, Section 1 via Polarized Light Microscopy (PLM), by Hillmann Consulting, LLC located in Union, New Jersey. Hillmann Consulting, LLC is an AIHA, ELAP, and NVLAP accredited laboratory. **ACBM's** were detected during our site assessment.

The following is a summary of the building materials that were found to contain asbestos. All quantities are approximate and are subject to field verification.

Location	Material	Asbestos Content	Quantity (Approx.)
Roof-samples 4, 5, & 6 Northwest Building, center Northwest Building, south side Northwest Building, west side	Black Penetration Mastic	10% Chrysotile	100 Sq. Ft.
Roof-samples 10, 11 & 12 Northeast Building, south side Northeast Building, north side Northeast Building, east side	Black Penetration Mastic	20% Chrysotile	100 Sq. Ft.

2.2 Recommendations

Based on the analytical results shown above, asbestos **was detected** in some of the samples collected. These building materials represented by these samples are regulated as asbestos-containing materials (ACBM's) and/or asbestos containing construction materials (ACCM's) in the State of California, Cal/OSHA.

If additional suspect ACBMs are discovered during the removal, relocation or demolition for which there are no sample results from similar materials, Hillmann recommends pursuing one of the

following alternatives: sample and analyze the discovered suspect material(s) to determine whether they contain asbestos; or assume the material(s) to be asbestos-containing materials, quantify and remove on a unit cost basis.

2.3 Purpose/Scope of Work

An asbestos-containing building material (ACBM) survey of the building was completed at the request of Mr. Eric Nelson of Trumark Homes. The purpose of the survey was to locate and identify accessible asbestos-containing materials on the interior of the building that may be disturbed by the planned demolition of the building. The survey was also intended to report an estimate of the quantity of identified ACM, the existing condition of the ACM, and to make recommendations based upon the findings of the inspection.

2.4 Area Description

The subject property was constructed in the 1950's, and consisted of an approximately 54,000 ft^2 space. The property is located at 1239 Victoria Street, Costa Mesa, California. The building is constructed of concrete block and stucco exterior walls. The building is set on a concrete foundation. The interior walls are constructed of concrete and wood framing with a drywall system in place over some walls on the first and second floors. Flooring throughout the spaces consisted of carpet and floor tiles.

2.5 Inspection Personnel

The Asbestos Inspection was conducted by Ryan Terwilliger, California State Division of Occupational Safety and Health (DOSH) Certified Asbestos Consultant (#11-4776).

2.6 Inspection Protocol

The survey and assessment was conducted by a California State Division of Occupational Safety and Health (DOSH) Certified Asbestos Consultant (CAC) qualified by experience, education and training in the recognition of suspect ACM and approved bulk sampling techniques. The work was performed in general accordance with recommended procedures found in the U. S. Environmental Protection Agency's NESHAP Regulation 40 CFR Part 61 Subpart M, and AHERA Regulation 40 CFR Part 763.85 through Part 763.88. These procedures identify visual inspection procedures for suspect asbestos building materials and identify procedures for the collection and analysis of representative samples of suspect material. These sections of the regulation also identify analysis methods and assessment methods for the identified suspect materials.

One-hundred and twenty-three (123) samples of suspect material were collected. It is Hillmann's opinion that an acceptable number of critical areas were sampled in keeping with the homogeneous nature of the materials that were observed.

The samples were received and analyzed by Hillmann Consulting, LLC, located in Union, NJ (Certified Proficient by NVLAP, Laboratory ID #101421 and by ELAP, Laboratory ID # 10926).

The method of analysis was Polarized Light Microscopy (PLM) with dispersion staining, as recommended by the USEPA.

2.7 Inaccessible Areas

Intrusive methods were not utilized during the survey of the premises for suspect ACBM. Therefore, suspect materials may exist within the inspected areas of the building that were not accessible during the survey. Such areas typically include, but may not necessarily be limited to, enclosed wall cavities, ceiling plenums, sealed pipe chases and risers, the interior of HVAC equipment and ductwork.

2.8 Limitations and Exceptions

Hillmann has conducted this asbestos survey using reasonable efforts according to industry standards, and in accordance with the agreed upon scope of services. Unless otherwise specified in Section 2.1, this report is not definitive and should not be assumed to be an exhaustive survey of all asbestos containing materials that exist at the project site. Unless otherwise specified in Section 2.1, information in this report is not intended to be used as a construction document and should not be used for demolition, renovation or other construction purposes without field verification by the construction/demolition contractor.

Report findings, conclusions and recommendations of this report are based, in part, on information and/or documents provided by the Client or project site representative. Hillmann relies on such information and/or documents, and assumes that information to be true and correct. Regardless of the findings stated in this report, Hillmann is not responsible for consequences or conditions arising from facts that were concealed, withheld or not fully disclosed.

Identification of asbestos materials is also advised for ACM that is to remain in place. Building occupants who have been informed of asbestos hazard locations are less likely to disturb the material and cause fibers to be released into the air.

2.9 Abbreviations/Acronyms

Hillmann may use the following abbreviations and acronyms for common terminology described in our report. Not all abbreviations or acronyms may be applicable to this report:

ACM	Asbestos Containing Material
ACBM	Asbestos Containing Building Material
AHERA	Asbestos Hazard Emergency Response Act
ELAP	Environmental Laboratory Approval Program
EPDM	Ethylene Polymer Diene Monomer
HVAC	Heating Ventilation Air Conditioning
LF	Linear Feet
NESHAP	National Emissions Standards for Hazardous Air Pollutants
NOB	Non-friable Organically Bound
NVLAP	National Voluntary Laboratory Accreditation Program
PLM	Polarized Light Microscopy
SF	Square Feet

TEM	Transmission Electron Microscopy
TSI	Thermal Systems Insulation
USEPA	United Stated Environmental Protection Agency
VAT	Vinyl Asbestos Tile

2.10 Summary of Results

Please refer to the Guide to ACM Categories, Friability, Disturbance & Condition in Appendix A for background regarding some of the terminology utilized in this section.

Surfacing Material ACBM - No materials found.

Thermal System Insulation (TSI) ACBM - No materials found.

Miscellaneous ACBM – The following asbestos containing building materials were found:

Roof- black penetration mastic

2.11 Recommendations

Based on the asbestos survey conducted at 1239 Victoria Street, Costa Mesa the following recommendations are made:

- The **ACBM listed in Section 2.1** is non-friable and in good condition. Before any renovation can take place, the removal of asbestos-containing materials must include consulting services (design and monitoring), and the removal should be performed by a California licensed asbestos abatement contractor and according to all federal, state and local laws governing asbestos.

- If additional impacted suspect **ACBM** or **ACCM** are discovered during renovations, servicing or maintenance related work for which there are no sample documentation/results, Hillmann recommends pursuing one of the following alternatives: Sample and analyze the discovered suspect material(s) to determine whether it contains asbestos; or assume the material(s) to be asbestos-containing materials, quantify and remove on a unit cost basis.

- A copy of this report must be present on-site during any renovation or demolition activities affecting the sampled materials.

3.0 LEAD BASED PAINT SURVEY

Hillmann was authorized by Trumark Homes to conduct a Lead Based Paint (LBP) screening of the building located at 1239 Victoria Street, Costa Mesa, California. The facility inspected consisted of an approximately 54,000 ft^2 two-story commercial building. This work was conducted in accordance with modified HUD protocols as well as accepted industry standards. The screening was conducted on December 19, 2013 by Mr. Gregory Shaffer, a California Department of Public Health Certified Lead Sampling Technician, under the direction of Mr. Ryan Terwilliger, California Department of Public Health Certified Lead inspector/Risk Assessor (CLIA).

The subject property construction date was in the 1950's and the sample locations are presented in Appendix C.

Currently, the State of California, HUD, and the Environmental Protection Agency (EPA) define lead-based paint as paint or other surface coating with lead content equal to or greater than 1.0 milligram per square centimeter (mg/cm^2) of surface area (via XRF instrumentation) or greater than or equal to 0.5% by weight, 5000 ppm, or 5000 mg/kg.

A summary of the findings and recommendations of this report are included below. This summary alone does not constitute the complete screening report. The report must be read in its entirety.

3.1 Findings

The objective of this screening was to determine and report the existence and location of lead-based paint containing components. Samples of suspect paint were collected from various surfaces throughout the interior and exterior of the property and submitted to LA Testing for total lead analysis utilizing Flame AAS (SW 846 3050B*/7000B). A total of twenty-four (24) samples were collected. Of the twenty-four, none of the collected paint samples were found to contain lead in concentrations above 0.5% by weight and are not considered to be lead based paint. However five samples of paint were found to contain lead in concentrations greater than the detection limit but less than 0.5% by weight.

Suspect LBP Sample Locations

Sample #	Paint Color	Substrate	Location	Results
L-01	White	Stucco	Exterior Walls	<0.025% wt.
L-02	White	Metal	Metal Flashings	<0.047% wt.
L-03	White	Drywall	NW Building Lab	<0.044% wt.
L-04	Dark Gray	Metal	NW Building Entrance Door South	<0.012% wt.
L-05	Dark Gray	Metal	NW Building South Entrance Door Frame	<0.051% wt.
L-06	Gray	Concrete	NW Building South Cooler Room	<0.010% wt.

Sample #	Paint Color	Substrate	Location	Results
L-07	Light Gray	Metal	NW Building Stairway Door	<0.059% wt.
L-08	Light Gray	Metal	NW Building Stairway Door Frame	<0.029% wt.
L-09	Light Gray	Concrete	Warehouse Floor	<0.010% wt.
L-10	White	Drywall	S. Building Warehouse Wall	<0.023% wt.
L-11	White	Wood	Ceiling Decking	0.027% wt.
L-12	Blue	Drywall	Warehouse, North side	<0.056% wt.
L-13	White	Wood	NE Building Warehouse Ceiling	0.019% wt.
L-14	White	Metal	NE Warehouse Window Frame	0.062% wt.
L-15	White	Drywall	NE Warehouse Offices	<0.010% wt.
L-16	Teal	Metal	Warehouse Column	0.23% wt.
L-17	Yellow	Metal	Warehouse Column	<0.033% wt.
L-18	White	Metal	NE Warehouse Office Window Frame	<0.020% wt.
L-19	White	Plaster	NE Warehouse, N. Wall	0.097% wt.
L-20	Black	Metal	NE Warehouse, N. Wall	<0.032% wt.
L-21	Black	Metal	NE Warehouse Ext. Window Frame	<0.012% wt.
L-22	Brown	Metal	NE Building 2nd Floor Exit door frame	<0.014% wt.
L-23	Black	Metal	NE Building, Exit Stair	<0.061% wt.
L-24	Black	Metal	Exterior Railings	<0.056% wt.

See Appendix B for a complete list of paint chip sampling combinations and results. Appendix C has the floor plans naming the rooms and other testing locations that correspond to the readings in Appendix B.

3.2 Recommendations

Based on the findings of this Lead Based Paint screening, Hillmann offers the following recommendations:

- Samples 11, 13, 14, 16, and 19 contained detectable amounts of lead. The lead present in building materials with any detectable concentration must also be removed by workers with lead awareness training, and the contractor must provide initial employee exposure monitoring to evaluate worker exposure during work that disturbs these identified lead-containing materials according to requirements set forth in 8 CCR 1532.1. Finally, waste

items generated during an abatement or demolition project should be properly sampled and profiled to determine the final disposition of the waste.

3.3 Purpose/Scope of Work

The objective of this screening was to determine and report the existence and location of lead-based paint. As part of this screening, samples of suspect paint were collected from various surfaces throughout the interior of the spaces and submitted to LA Laboratories for total lead analysis utilizing Flame AAS (SW 846 3050B*/7000B) and Total Threshold Limit Concentration (TTLC).

Sampling locations were chosen by a Department of California Department of Public Health (CDPH) Certified Lead Inspector/Risk Assessor. Testing followed modified HUD/EPA Methodology. The modifications included not testing every wall but to perform a representative survey of the painted components.

3.4 Abbreviations/Acronyms

Hillmann may use the following abbreviations and acronyms for common terminology described in our report:

EPA	– United States Environmental Protection Agency
HEPA	– High Efficiency Particulate Air (filters)
HVAC	– Heating Ventilation & Air Conditioning
HUD	– United States Department of Housing and Urban Development
LBP	– Lead-based Paint
OSHA	– Occupational Safety and Health Administration
XRF	– X-Ray Fluorescence

3.5 Screening Methodology

The building was evaluated using several factors, first, the age, and second, the painted materials and their susceptibility to being disturbed by the pending renovations.

In compliance with Title 17, CCR, Division 1, Chapter 8 and 24 CFR Subtitle A, Part 35.55, Hillmann filed the 8552 form as required to notify the California Department of Public Health (CDPH) the findings of the LBP Inspection conducted on the site.

Currently, the State of California, HUD, and the Environmental Protection Agency (EPA) define lead-based paint as paint or other surface coating with lead content equal to or greater than 1.0 milligram per square centimeter (mg/cm^2) of surface area or greater than or equal to 0.5% by weight or 5000 ppm.

3.6 Limitations and Exceptions:

It is understood and agreed upon that Hillmann Consulting, LLC is not an insurer and the survey

and report are not intended or to be construed as a guarantee or warranty of the adequacy, performance or condition of any structure, item or system at the property address, all of which guaranties and warranties are expressly disclaimed. The Client and anyone claiming by or through the Client, hereby releases and holds harmless the Hillmann Consulting, LLC and its agents and employees of and from all liability and responsibility for the cost of repairing or replacing any unreported defect or deficiency and for any consequential damage, property damage or personal injury of any nature.

In the event that the Hillmann Consulting, LLC and its agents or employees are found liable due to breach of contract, breach of warranty negligence, negligent misrepresentation, negligent hiring or any other theory of liability, then the liability of the Hillmann Consulting, LLC and its agents and employees shall be limited to a sum equal to the amount of the fee paid by the Client for the survey and report. Acceptance and understanding of this agreement are hereby acknowledged upon receipt of this report.

3.7 Disclosure Requirements

This report should be retained for the life of the building and disclosed as required.

3.7.1 Disclosure Responsibility

A copy of this summary must be provided to new lessees (tenants) and purchasers of this property under Federal Law and Regulations (24 CFR part 35 and 40 CFR part 745) before they become obligated under a lease or sales contract. The complete report must also be provided to new purchasers and it must be made available to new tenants. For residential properties, landlords (lessors) and sellers are also required to distribute an educational pamphlet and include standard warning language in their leases or sales contracts to ensure that parents have the information they need to protect their children from lead-based paint hazards.

3.7.2 Disclaimer

This is our report of a visual survey and sample analysis of the readily accessible areas of this building and tested components, in accordance with the terms and conditions contained in the proposal. The presence or absence of lead-based paint or lead-based paint hazards applies only to tested or assessed surfaces on the date of the field visit and those conditions may change due to deterioration or maintenance. Ongoing monitoring by the owner is usually necessary on a continuing basis. See the Recommendations Section for information about an Operations and Maintenance Program.

This document is provided for informational purposes only. The information contained in this document and these references represents the current view of the Hillmann Environmental Group, LLC on the issues discusses as of the date of publication. Information provided in this document is provided 'as is' without warranty of any kind, either expressed or implied, including but not limited to the implied warranties of merchantability, fitness for a particular purpose and freedom from infringement. The user assumes the entire risk as to the accuracy and the use of this document.

Please review this report fully; including any remarks printed on each page and call us for an explanation of any aspect of this report, written or printed, which you do not fully understand.

3.8 Components Tested

The components tested during this screening included the following (without regard to substrate):

Components Table		
Drywall Walls	Stucco Walls	Metal Columns
Concrete Floors	Metal Railings	Metal Window Frames
Metal Door Frames	Metal Flashings	Ceiling Decking
Metal Doors		

3.9 Test Results

Surface coatings tested included: wall paints, doors, door frames, stairwell railings, floor, ceiling decking, flashings, and steel support column coatings. **Zero (0) surface coatings were found to contain lead in concentrations greater than or equal to 0.5% lead by weight.** OSHA considers any detectable amount of lead in paint as lead containing.

Suspect LBP Sample Locations

Sample #	Paint Color	Substrate	Location	Results
L-01	White	Stucco	Exterior Walls	<0.025% wt.
L-02	White	Metal	Metal Flashings	<0.047% wt.
L-03	White	Drywall	NW Building Lab	<0.044% wt.
L-04	Dark Gray	Metal	NW Building Entrance Door South	<0.012% wt.
L-05	Dark Gray	Metal	NW Building South Entrance Door Frame	<0.051% wt.
L-06	Gray	Concrete	NW Building South Cooler Room	<0.010% wt.
L-07	Light Gray	Metal	NW Building Stairway Door	<0.059% wt.
L-08	Light Gray	Metal	NW Building Stairway Door Frame	<0.029% wt.
L-09	Light Gray	Concrete	Warehouse Floor	<0.010% wt.
L-10	White	Drywall	S. Building Warehouse Wall	<0.023% wt.
L-11	White	Wood	Ceiling Decking	0.027% wt.
L-12	Blue	Drywall	Warehouse, North side	<0.056% wt.
L-13	White	Wood	NE Building Warehouse Ceiling	0.019% wt.

Sample #	Paint Color	Substrate	Location	Results
L-14	White	Metal	NE Warehouse Window Frame	0.062% wt.
L-15	White	Drywall	NE Warehouse Offices	<0.010% wt.
L-16	Teal	Metal	Warehouse Column	0.23% wt.
L-17	Yellow	Metal	Warehouse Column	<0.033% wt.
L-18	White	Metal	NE Warehouse Office Window Frame	<0.020% wt.
L-19	White	Plaster	NE Warehouse, N. Wall	0.097% wt.
L-20	Black	Metal	NE Warehouse, N. Wall	<0.032% wt.
L-21	Black	Metal	NE Warehouse Ext. Window Frame	<0.012% wt.
L-22	Brown	Metal	NE Building 2nd Floor Exit door frame	<0.014% wt.
L-23	Black	Metal	NE Building, Exit Stair	<0.061% wt.
L-24	Black	Metal	Exterior Railings	<0.056% wt.

3.10 Discussion of Test Results

Based on the analytical results, any disturbance to the lead-based and/or lead-containing materials referenced above should only be performed by lead trained personnel in accordance with federal, state and local regulatory requirements governing lead in construction.

A copy of the lead analytical results and chain of custody are included as an attachment.

3.11 Identification of Location of Samples

Sample locations can be identified on the site drawings.

3.12 Exceptions

No exceptions are made.

3.13 References

The EPA requires we distribute the booklet *Renovate Right* with all lead screening reports and a copy is attached to this report. This booklet can also be downloaded from http://www.epa.gov/lead/pubs/renovaterightbrochure.pdf.

Additional reference materials can be found on the EPA's Lead website at: http://www.epa.gov/lead/pubs/leadinfo.htm#resources

A copy of the *HUD Guidelines for the Evaluation and Control of Lead-Based Paint Hazards in Housing* can be downloaded from http://www.hud.gov/offices/lead/lbp/hudguidelines/index.cfm

A copy of EPA's Lead Debris memo of July 31, 2000 can be found at http://www.epa.gov/oppt/lead/pubs/hhwmemo-july00fnl.pdf.

4.0 HAZARDOUS MATERIALS

This section describes the location and description of hazardous materials present in 1239 Victoria Street, Costa Mesa, California.

4.1 Mercury Containing Bulbs and Thermostats

Hillmann's inspector identified approximately two-hundred fifty (200) mercury containing fluorescent light bulbs throughout the facility. The fluorescent light bulbs were present within the ceiling mounted fixtures. No mercury containing thermostats were identified in the spaces.

4.2 Hazardous Materials-PCBs

Hillmann inspected fluorescent light ballasts as part of the hazardous materials survey. Hillmann's inspector identified approximately seventy-five (75) ballasts. The Hillmann inspector didn't observe the ballast to be labeled "no PCBs". All fixtures must be checked prior to disposal to verify that they do not contain Polychlorinated Biphenyls ("PCBs"). There were no transformers within the space.

Fluorescent light ballasts that contain Polychlorinated Biphenyls (PCBs) are regulated by the Environmental Protection Agency (Toxic Substances Control Act of 1976). Ballasts manufactured prior to 1978 and are not labeled "No PCBs" must be considered to contain PCBs unless testing indicates non-detect. Compliance with all applicable local state and regional rules and regulations regarding PCBs is recommended with regard to the handling and disposal of ballasts from fluorescent light fixtures. Approximate quantities are listed in Table 1 below.

Table 1: PCB Light ballasts, Mercury Light Bulbs and Thermostats

Location	PCB Light Ballasts (Approximate)	Mercury Light Bulbs (Approximate)	Mercury Thermostats (Approximate)
1239 Victoria Street	75	200	0

4.3 Hazardous Materials-Tritium & Radium

The "EXIT" signs throughout the building did not appear to contain radioactive materials (Tritium & Radium).

4.4 Hazardous Chemical Containers

Several small hazardous chemical containers were identified within the laboratory areas in the building spaces. All containers appeared to be in good condition and properly labeled with no spills or leaks observed.

4.5 Miscellaneous Materials

No miscellaneous materials were identified.

5.0 RECOMMENDATIONS

Based on the findings of the asbestos survey, Hillmann offers the following recommendations:

- The **ACBM listed in Section 2.1** is non-friable and in good condition. Before any renovation can take place, the removal of asbestos-containing materials must include consulting services (design and monitoring), and the removal should be performed by a California licensed asbestos abatement contractor and according to all federal, state and local laws governing asbestos.

- If additional impacted suspect **ACBM** or **ACCM** are discovered during renovations, servicing or maintenance related work for which there are no sample documentation/results, Hillmann recommends pursuing one of the following alternatives: Sample and analyze the discovered suspect material(s) to determine whether it contains asbestos; or assume the material(s) to be asbestos-containing materials, quantify and remove on a unit cost basis.

- A copy of this report must be present on-site during any renovation or demolition activities affecting the sampled materials.

Based on the findings of the Lead Based Paint screening, Hillmann offers the following recommendations:

- The lead present in building materials with any detectable concentration must be removed by workers with lead awareness training, and the contractor must provide initial employee exposure monitoring to evaluate worker exposure during work that disturbs these identified lead-containing materials according to requirements set forth in 8 CCR 1532.1. Finally, waste items generated during an abatement or demolition project should be properly sampled and profiled to determine the final disposition of the waste.

Based on the findings of the hazardous material survey, Hillmann offers the following recommendations:

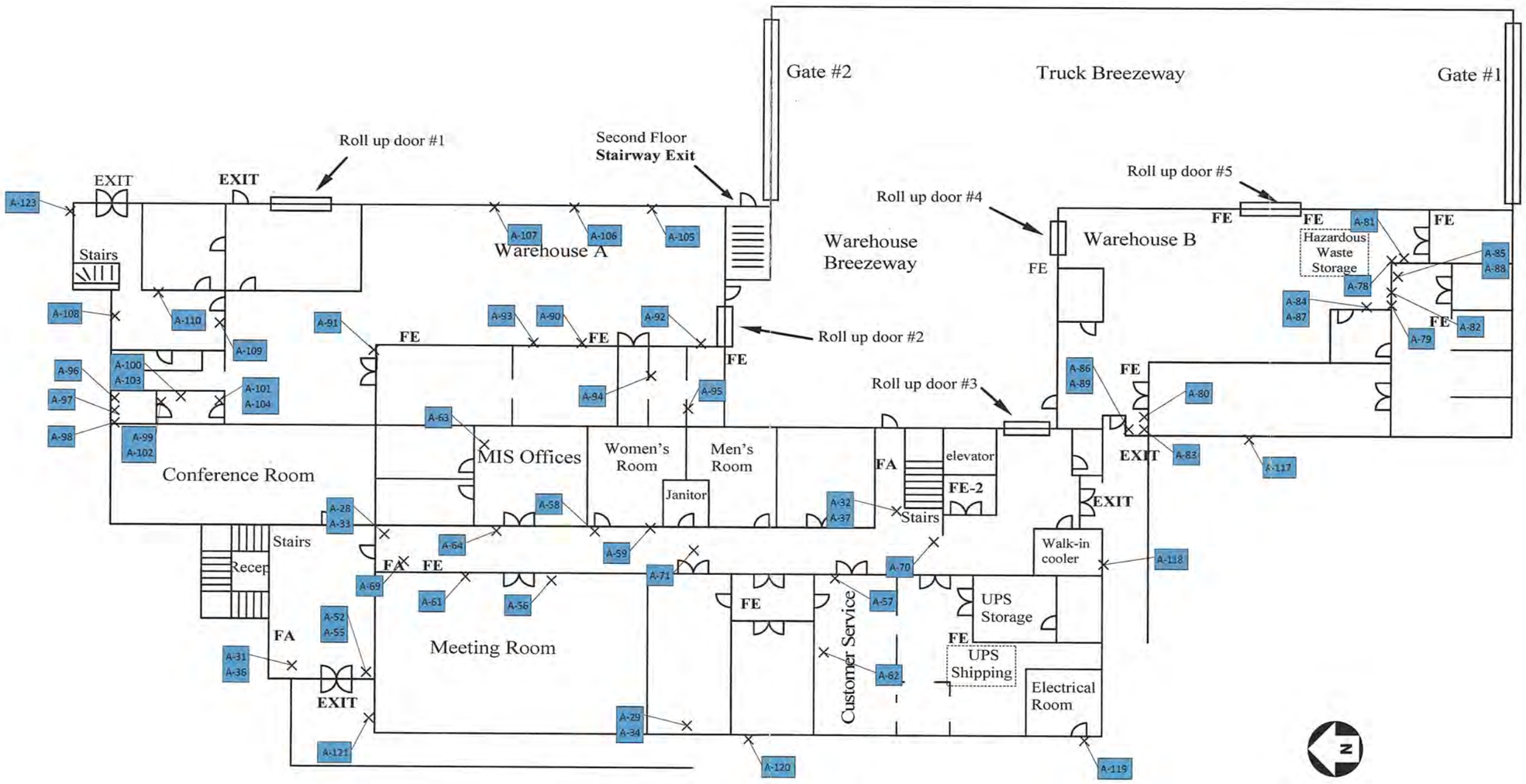
- Hillmann recommends that the identified light ballasts be checked and sampled for PCB content and properly disposed of.

- If any additional hazardous materials are found during renovations, Hillmann recommends identifying the material, and disposing of it in accordance with applicable laws and regulations.

APPENDIX A

SKETCHES

First Floor Plan – Victoria Street



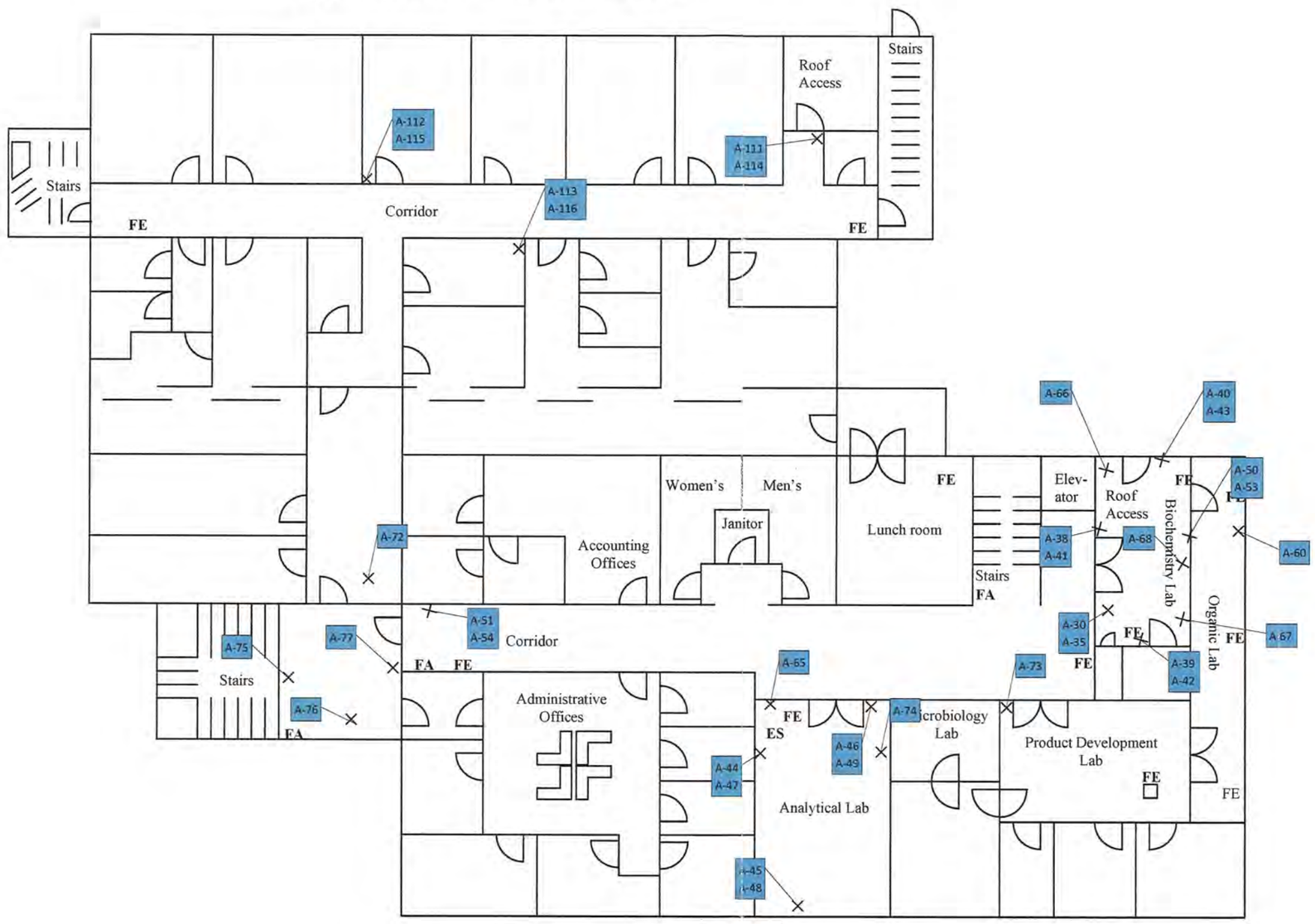
FE – Fire Extinguisher FA – Fire Alarm

Legend
X = Sample Location
= Non-ACM
= Non Friable ACM
= Friable ACM

1239 VICTORIA STREET
COSTA MESA, CA

Asbestos Sample Locations & Map

Second Floor Plan - Victoria Street



FE – FIRE EXTINGUISHER FA- FIRE ALARM ES – Emergency eyewash & shower

Legend
X = Sample Location
= Non-ACM
= Non Friable ACM
= Friable ACM

1239 VICTORIA STREET
COSTA MESA, CA

Asbestos Sample Locations & Map

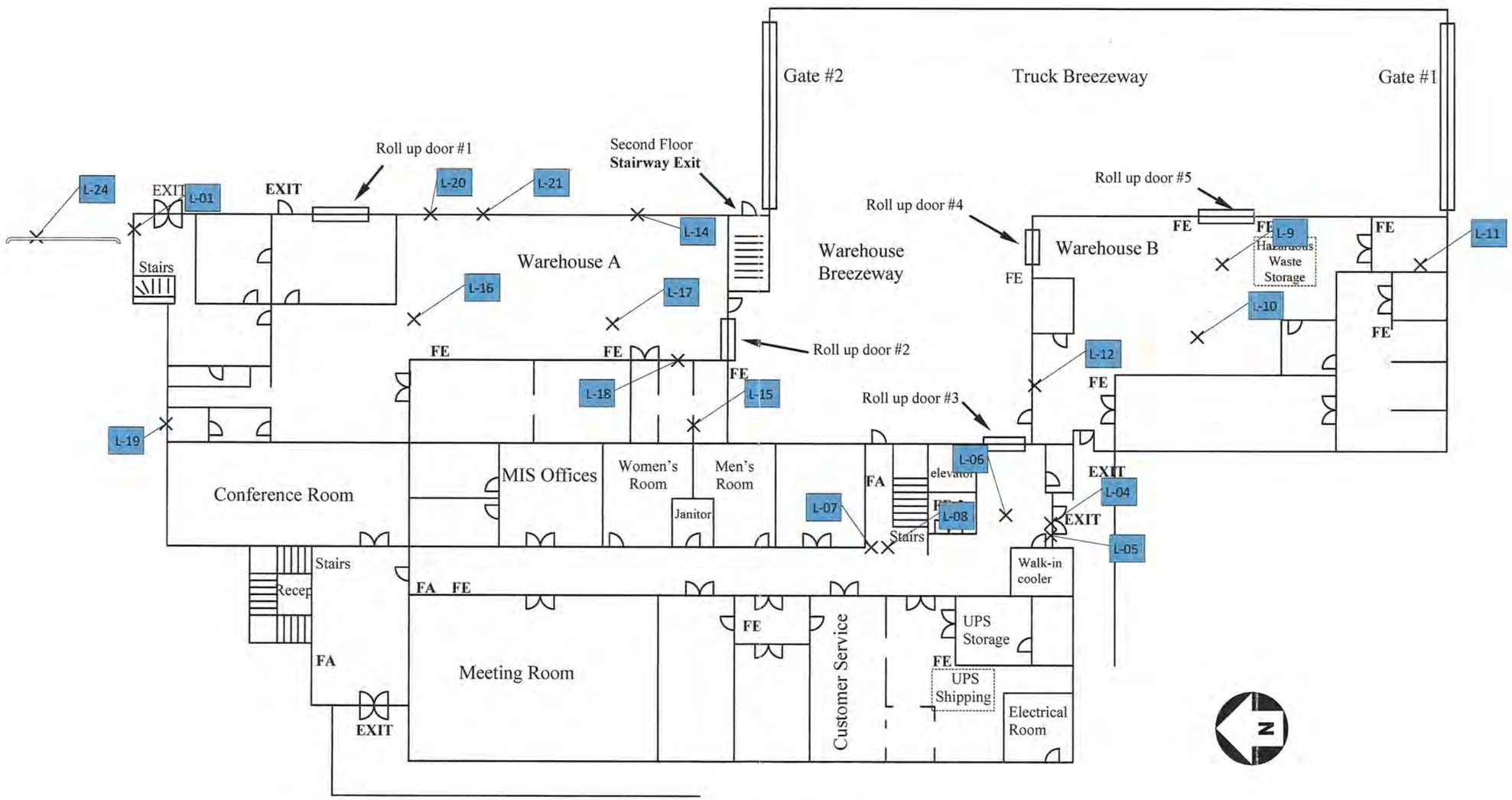
Roof - Victoria Street

Legend
X = Sample Location
= Non-ACM
= Non Friable ACM
= Friable ACM

1239 VICTORIA STREET
COSTA MESA, CA

Asbestos Sample Locations & Map

First Floor Plan – Victoria Street



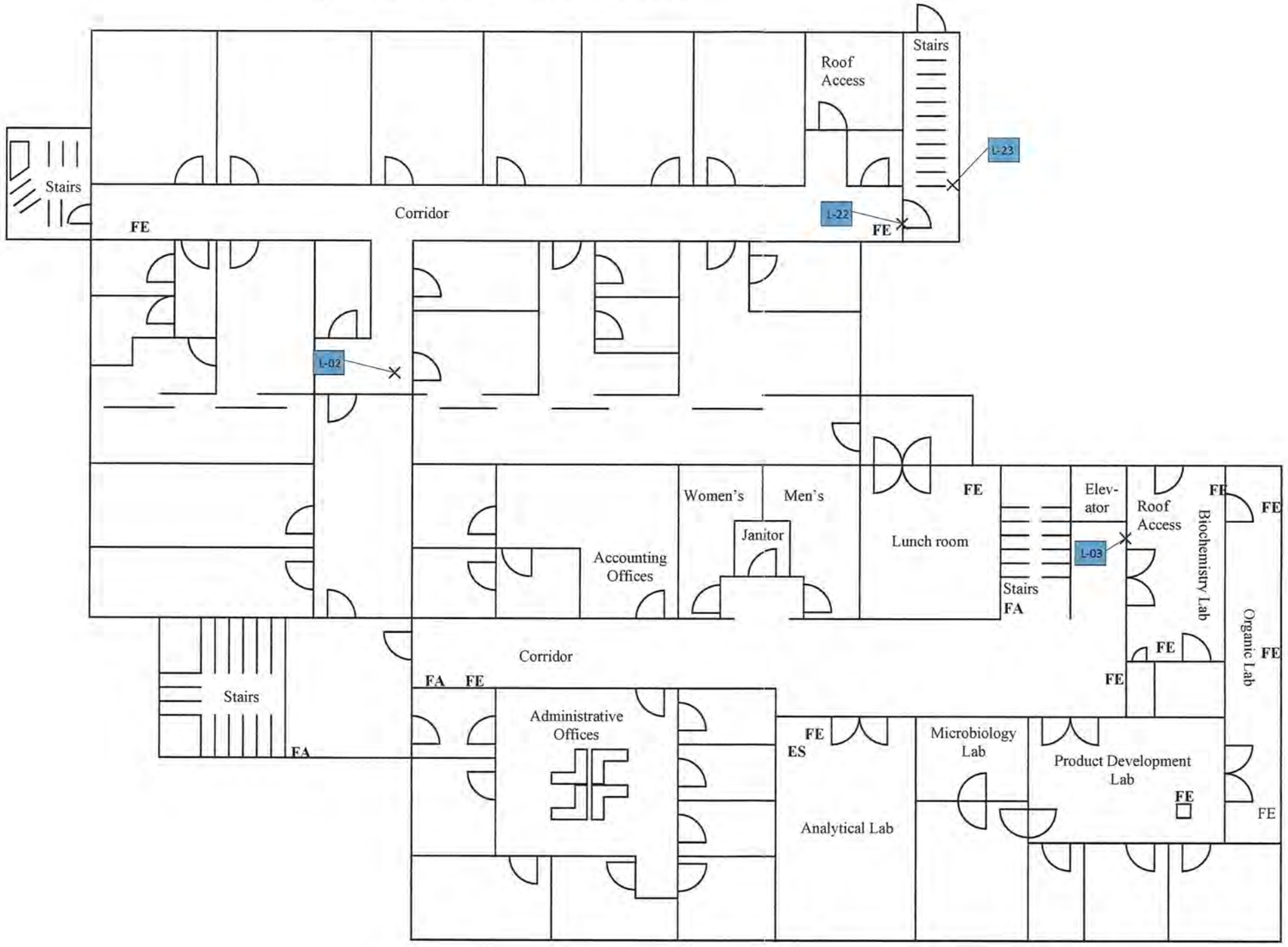
Legend
X = Sample Location
= No Lead Detected
= Lead Containing
= Lead Based Paint

FE – Fire Extinguisher FA – Fire Alarm

1239 VICTORIA STREET
COSTA MESA, CA

Lead Sample Locations & Map

Second Floor Plan - Victoria Street



FE – FIRE EXTINGUISHER FA- FIRE ALARM ES – Emergency eyewash & shower

Legend
X = Sample Location
= No Lead Detected
= Lead Containing
= Lead Based Paint

1239 VICTORIA STREET
COSTA MESA, CA

Lead Sample Locations & Map

APPENDIX B

ANALYTICAL DOCUMENTATION

Date of Sampling:	12/17/2013	**Job #:**	C3-5869
Date of Sample Receipt:	12/18/2013	**Order#:**	1213251

Client: TRUMARK HOMES
450 NEWPORT CENTER DR
SUITE 300
NEWPORT BEACH, CA 92660
Attn: ERIC NELSON

Location: 1239 VICTORIA ST/ COSTA MESA/ CA

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www.hillmannconsulting.com

Field Technician: Ryan Terwilliger
Date of Analysis: 12/23/2013
Date of Issue: 12/23/2013

BULK SAMPLE CERTIFICATE OF ANALYSIS

Method: EPA/600/M4-82-020 per 40CFR: PLM with Dispersion Staining

LAB ID #	Location	Sample Description	Asbestos Detected? (Yes/No)	Asbestos Constituents (%)		Non-Asbestos Constituents (%)	
W101062	A-1/ Northwest/ Roof/ North Side	Roofing Material, Gray, Homogeneous	No			Cellulose Fiber Fibrous Glass Non-Fibrous Material	5% 65% 30%
W101063	2/ Northwest/ Roof/ East Side	Roofing Material, Gray, Homogeneous	No			Cellulose Fiber Fibrous Glass Non-Fibrous Material	5% 65% 30%
W101064	3/ Northwest/ Roof/ West Side	Roofing Material, Gray, Homogeneous	No			Cellulose Fiber Fibrous Glass Non-Fibrous Material	5% 65% 30%
W101065	4/ Northwest/ Roof/ Center	Penetration Mastic, Black, Homogeneous	Yes	Chrysotile	10%	Cellulose Fiber Non-Fibrous Material	5% 85%
W101066	5/ Northwest/ Roof/ South Side	Penetration Mastic, Black, Homogeneous	Yes	Chrysotile	10%	Cellulose Fiber Non-Fibrous Material	5% 85%
W101067	6/ Northwest/ Roof/ West Side	Penetration Mastic, Black, Homogeneous	Yes	Chrysotile	10%	Cellulose Fiber Non-Fibrous Material	5% 85%
W101068	7/ Northeast/ Roof/ North Side	Roofing Material, Gray, Homogeneous	No			Cellulose Fiber Non-Fibrous Material	20% 80%
W101069	8/ Northeast/ Roof/ South Side	Roofing Material, Gray, Homogeneous	No			Cellulose Fiber Non-Fibrous Material	20% 80%

Signature:
Angelo Tango Senior Analyst

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Lab Code 101421-0

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BULK SAMPLE CERTIFICATE OF ANALYSIS

Method: EPA/600/M4-82-020 per 40CFR: PLM with Dispersion Staining

LAB ID #	Location	Sample Description	Asbestos Detected? (Yes/No)	Asbestos Constituents (%)		Non-Asbestos Constituents (%)	
W101070	9/ Northeast/ Roof/ West Side	Roofing Material, Gray, Homogeneous	No			Cellulose Fiber Fibrous Glass Non-Fibrous Material	5% 45% 50%
W101071	10/ Northeast/ Roof/ South Side	Penetration Mastic, Black, Homogeneous	Yes	Chrysotile	20%	Non-Fibrous Material	80%
W101072	11/ Northeast/ Roof/ North Side	Penetration Mastic, Black, Homogeneous	Yes	Chrysotile	20%	Non-Fibrous Material	80%
W101073	12/ Northeast/ Roof/ East Side	Penetration Mastic, Black, Homogeneous	Yes	Chrysotile	20%	Non-Fibrous Material	80%
W101074	13/ Southeast/ Roof/ North Side	Roofing Material, Gray, Homogeneous	No			Cellulose Fiber Fibrous Glass Non-Fibrous Material	5% 55% 40%
W101075	14/ Southeast/ Roof/ South Side	Roofing Material, Gray, Homogeneous	No			Cellulose Fiber Fibrous Glass Non-Fibrous Material	5% 55% 40%
W101076	15/ Southeast/ Roof/ West Side	Roofing Material, Gray, Homogeneous	No			Cellulose Fiber Fibrous Glass Non-Fibrous Material	5% 55% 40%
W101077	16/ Northwest/ Roof/ West Side	Parapet Wall, Gray/ Black, Homogeneous	No			Cellulose Fiber Fibrous Glass Non-Fibrous Material	5% 10% 85%

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BULK SAMPLE CERTIFICATE OF ANALYSIS

Method: EPA/600/M4-82-020 per 40CFR: PLM with Dispersion Staining

LAB ID #	Location	Sample Description	Asbestos Detected? (Yes/No)	Asbestos Constituents (%)	Non-Asbestos Constituents (%)	
W101078	17/ Northwest/ Roof/ East Side	Parapet Wall, Gray/ Black, Homogeneous	No		Cellulose Fiber Fibrous Glass Non-Fibrous Material	5% 10% 85%
W101079	18/ Northwest/ Roof/ South Side	Parapet Wall, Gray/ Black, Homogeneous	No		Cellulose Fiber Fibrous Glass Non-Fibrous Material	5% 10% 85%
W101080	19/ Southeast/ Roof/ East Side	Parapet Wall, Gray/ Black, Homogeneous	No		Cellulose Fiber Fibrous Glass Non-Fibrous Material	5% 10% 85%
W101081	20/ Southeast/ Roof/ North Side	Parapet Wall, Gray/ Black, Homogeneous	No		Cellulose Fiber Fibrous Glass Non-Fibrous Material	5% 10% 85%
W101082	21/ Southeast/ Roof/ South Side	Parapet Wall, Gray/ Black, Homogeneous	No		Cellulose Fiber Fibrous Glass Non-Fibrous Material	5% 10% 85%
W101083	22/ Southwest/ Roof/ North Side	Roofing Material, Gray, Homogeneous	No		Cellulose Fiber Fibrous Glass Non-Fibrous Material	5% 15% 80%
W101084	23/ Southwest/ Roof/ South Side	Roofing Material, Gray, Homogeneous	No		Cellulose Fiber Fibrous Glass Non-Fibrous Material	5% 15% 80%

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BULK SAMPLE CERTIFICATE OF ANALYSIS

Method: EPA/600/M4-82-020 per 40CFR: PLM with Dispersion Staining

LAB ID #	Location	Sample Description	Asbestos Detected? (Yes/No)	Asbestos Constituents (%)	Non-Asbestos Constituents (%)	
W101085	24/ Southwest/ Roof/ East Side	Roofing Material, Gray, Homogeneous	No		Cellulose Fiber Fibrous Glass Non-Fibrous Material	5% 15% 80%
W101086	25/ Southwest/ Roof/ North Side	Penetration Mastic, Black, Homogeneous	No		Cellulose Fiber Non-Fibrous Material	10% 90%
W101087	26/ Southwest/ Roof/ South Side	Penetration Mastic, Black, Homogeneous	No		Cellulose Fiber Non-Fibrous Material	10% 90%
W101088	27/ Southwest/ Roof/ West Side	Penetration Mastic, Black, Homogeneous	No		Cellulose Fiber Non-Fibrous Material	10% 90%
W101089	28/ Northwest Building/ North Side/ Hallway/ 1st Floor	12x12 Vinyl Floor Tile, Gray, Homogeneous Note: Recommend TEM	No		Non-Fibrous Material	100%
W101090	29/ Northwest Building/ West Side/ Lab/ 1st Floor	12x12 Vinyl Floor Tile, Gray, Homogeneous Note: Recommend TEM	No		Non-Fibrous Material	100%
W101091	30/ Northwest Building/ South Side/ Lab/ 2nd Floor	12x12 Vinyl Floor Tile, Gray, Homogeneous Note: Recommend TEM	No		Non-Fibrous Material	100%
W101092	31/ Northwest Building/ East Side/ Reception	12x12 Vinyl Floor Tile, Gray, Homogeneous Note: Recommend TEM	No		Non-Fibrous Material	100%
W101093	32/ Northwest Building/ Center/ Stairway	12x12 Vinyl Floor Tile, Gray, Homogeneous Note: Recommend TEM	No		Non-Fibrous Material	100%

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BULK SAMPLE CERTIFICATE OF ANALYSIS

Method: EPA/600/M4-82-020 per 40CFR: PLM with Dispersion Staining

LAB ID #	Location	Sample Description	Asbestos Detected? (Yes/No)	Asbestos Constituents (%)	Non-Asbestos Constituents (%)	
W101094	33/ Northwest Building/ North Side/ Hallway/ 1st Floor	Mastic, Black, Homogeneous	No		Cellulose Fiber Non-Fibrous Material	5% 95%
W101095	34/ Northwest Building/ West Side/ Lab/ 1st Floor	Mastic, Black, Homogeneous	No		Cellulose Fiber Non-Fibrous Material	5% 95%
W101096	35/ Northwest Building/ South Side/ Lab/ 2nd Floor	Mastic, Black, Homogeneous	No		Cellulose Fiber Non-Fibrous Material	5% 95%
W101097	36/ Northwest Building/ East Side/ Reception	Mastic, Black, Homogeneous	No		Cellulose Fiber Non-Fibrous Material	5% 95%
W101098	37/ Northwest Building/ Center/ Stairway	Mastic, Black, Homogeneous	No		Cellulose Fiber Non-Fibrous Material	5% 95%
W101099	38/ Northwest Building/ North Side/ 2nd Floor/ Lab	4" Cove Base, Black, Homogeneous	No		Non-Fibrous Material	100%
W101100	39/ Northwest Building/ West Side/ 2nd Floor/ Lab	4" Cove Base, Black, Homogeneous	No		Non-Fibrous Material	100%
W101101	40/ Northwest Building/ East Side/ 2nd Floor/ Lab	4" Cove Base, Black, Homogeneous	No		Non-Fibrous Material	100%
W101102	41/ Northwest Building/ North Side/ 2nd Floor/ Lab	4" Cove Base Adhesive, Yellow, Homogeneous	No		Cellulose Fiber Fibrous Glass Non-Fibrous Material	5% 5% 90%

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LAB ID #	Location	Sample Description	Asbestos Detected? (Yes/No)	Asbestos Constituents (%)	Non-Asbestos Constituents (%)	
W101103	42/ Northwest Building/ West Side/ 2nd Floor/ Lab	4" Cove Base Adhesive, Yellow, Homogeneous	No		Cellulose Fiber Fibrous Glass Non-Fibrous Material	5% 5% 90%
W101104	43/ Northwest Building/ East Side/ 2nd Floor/ Lab	4" Cove Base Adhesive, Yellow, Homogeneous	No		Cellulose Fiber Fibrous Glass Non-Fibrous Material	5% 5% 90%
W101105	44/ Northwest Building/ North Side/ 2nd Floor/ Lab	4" Cove Base, Dark Gray, Homogeneous	No		Non-Fibrous Material	100%
W101106	45/ Northwest Building/ West Side/ 2nd Floor/ Lab	4" Cove Base, Dark Gray, Homogeneous	No		Non-Fibrous Material	100%
W101107	46/ Northwest Building/ East Side/ 1st Floor/ Lab	4" Cove Base, Dark Gray, Homogeneous	No		Non-Fibrous Material	100%
W101108	47/ Northwest Building/ North Side/ 2nd Floor/ Lab	Cove Base Adhesive, Cream, Homogeneous	No		Non-Fibrous Material	100%
W101109	48/ Northwest Building/ West Side/ 2nd Floor/ Lab	Cove Base Adhesive, Cream, Homogeneous	No		Non-Fibrous Material	100%
W101110	49/ Northwest Building/ East Side/ 1st Floor/ Lab	Cove Base Adhesive, Cream, Homogeneous	No		Non-Fibrous Material	100%
W101111	50/ Northwest Building/ South Side/ 2nd Floor/ Lab	4" Cove Base, Light Gray, Homogeneous	No		Non-Fibrous Material	100%

Signature:
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NVLAP®
Lab Code 101421-0

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Method: EPA/600/M4-82-020 per 40CFR: PLM with Dispersion Staining

LAB ID #	Location	Sample Description	Asbestos Detected? (Yes/No)	Asbestos Constituents (%)	Non-Asbestos Constituents (%)	
W101112	51/ Northwest Building/ North Side/ 2nd Floor/ Hallway	4" Cove Base, Light Gray, Homogeneous	No		Non-Fibrous Material	100%
W101113	52/ Northwest Building/ West Side/ 1st Floor/ Entrance	4" Cove Base, Light Gray, Homogeneous	No		Non-Fibrous Material	100%
W101114	53/ Northwest Building/ South Side/ 2nd Floor/ Lab	Cove Base Adhesive, Tan, Homogeneous	No		Cellulose Fiber Non-Fibrous Material	5% 95%
W101115	54/ Northwest Building/ North Side/ 2nd Floor/ Hallway	Cove Base Adhesive, Tan, Homogeneous	No		Cellulose Fiber Non-Fibrous Material	5% 95%
W101116	55/ Northwest Building/ West Side/ 1st Floor/ Entrance	Cove Base Adhesive, Tan, Homogeneous	No		Cellulose Fiber Non-Fibrous Material	5% 95%
W101117	56/ Northwest Building/ Meeting Room	Joint Compound, Homogeneous	No		Non-Fibrous Material	100%
W101118	57/ Northwest Building/ Customer Service Room	Joint Compound, Homogeneous	No		Non-Fibrous Material	100%
W101119	58/ Northwest Building/ Center Offices	Joint Compound, Homogeneous	No		Non-Fibrous Material	100%
W101120	59/ Northwest Building/ Hallway	Joint Compound, Homogeneous	No		Non-Fibrous Material	100%
W101121	60/ Northwest Building/ Lab/ 2nd Floor	Joint Compound, Homogeneous	No		Non-Fibrous Material	100%
W101122	61/ Northwest Building/ Meeting Room	Drywall, Homogeneous	No		Non-Fibrous Material	100%

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LAB ID #	Location	Sample Description	Asbestos Detected? (Yes/No)	Asbestos Constituents (%)	Non-Asbestos Constituents (%)	
W101123	62/ Northwest Building/ Customer Service Room	Drywall, Homogeneous	No		Non-Fibrous Material	100%
W101124	63/ Northwest Building/ Center Offices	Drywall, Non-homogeneous	No		Cellulose Fiber Non-Fibrous Material	10% 90%
W101125	64/ Northwest Building/ Hallway	Drywall, Homogeneous	No		Cellulose Fiber Non-Fibrous Material	5% 95%
W101126	65/ Northwest Building/ 2nd Floor/ Lab	Drywall, Homogeneous	No		Cellulose Fiber Non-Fibrous Material	5% 95%
W101127	66/ Northwest Building/ Lab/ 2nd Floor/ Micro Biochemical	2x4 Ceiling Tile, Homogeneous	No		Cellulose Fiber Fibrous Glass Non-Fibrous Material	65% 5% 30%
W101128	67/ Northwest Building/ Lab/ 2nd Floor/ Micro Biochemical	2x4 Ceiling Tile, Homogeneous	No		Cellulose Fiber Fibrous Glass Non-Fibrous Material	65% 5% 30%
W101129	68/ Northwest Building/ Lab/ 2nd Floor/ Micro Biochemical	2x4 Ceiling Tile, Homogeneous	No		Cellulose Fiber Fibrous Glass Non-Fibrous Material	65% 5% 30%
W101130	69/ Northwest Building/ Hallway/ North	2x2 Ceiling Tile, Homogeneous	No		Cellulose Fiber Fibrous Glass Non-Fibrous Material	65% 5% 30%

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LAB ID #	Location	Sample Description	Asbestos Detected? (Yes/No)	Asbestos Constituents (%)	Non-Asbestos Constituents (%)	
W101131	70/ Northwest Building/ Hallway/ South	2x2 Ceiling Tile, Homogeneous	No		Cellulose Fiber Fibrous Glass Non-Fibrous Material	65% 5% 30%
W101132	71/ Northwest Building/ Hallway/ Center	2x2 Ceiling Tile, Homogeneous	No		Cellulose Fiber Fibrous Glass Non-Fibrous Material	65% 5% 30%
W101133	72/ Northwest Building/ 2nd Floor/ Break Room	2x2 Faux Ceiling Tile, Homogeneous	No		Cellulose Fiber Fibrous Glass Non-Fibrous Material	50% 30% 20%
W101134	73/ Northwest Building/ 2nd Floor/ West/ Lab	2x2 Faux Ceiling Tile, Homogeneous	No		Cellulose Fiber Fibrous Glass Non-Fibrous Material	50% 30% 20%
W101135	74/ Northwest Building/ 2nd Floor/ Northwest/ Lab	2x2 Faux Ceiling Tile, Homogeneous	No		Cellulose Fiber Fibrous Glass Non-Fibrous Material	50% 30% 20%
W101136	75/ Northwest Building/ Reception Area/ North	1x1 Spline Ceiling, Homogeneous	No		Cellulose Fiber Fibrous Glass Non-Fibrous Material	5% 85% 10%
W101137	76/ Northwest Building/ Reception Area/ West	1x1 Spline Ceiling, Homogeneous	No		Cellulose Fiber Fibrous Glass Non-Fibrous Material	5% 85% 10%

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LAB ID #	Location	Sample Description	Asbestos Detected? (Yes/No)	Asbestos Constituents (%)	Non-Asbestos Constituents (%)	
W101138	77/ Northwest Building/ Reception Area/ South	1x1 Spline Ceiling, Homogeneous	No		Cellulose Fiber Fibrous Glass Non-Fibrous Material	5% 85% 10%
W101139	78/ South Building/ Loading Dock	Joint Compound, Homogeneous	No		Non-Fibrous Material	100%
W101140	79/ South Building/ Lab Area	Joint Compound, Homogeneous	No		Non-Fibrous Material	100%
W101141	80/ South Building/ Reception Area	Joint Compound, Homogeneous	No		Non-Fibrous Material	100%
W101142	81/ South Building/ Loading Dock	Drywall, Homogeneous	No		Non-Fibrous Material	100%
W101143	82/ South Building/ Lab Area	Drywall, Homogeneous	No		Non-Fibrous Material	100%
W101144	83/ South Building/ Reception Area	Drywall, Homogeneous	No		Non-Fibrous Material	100%
W101145	84/ South Building/ Loading Dock	4" Cove Base, Gray, Homogeneous	No		Non-Fibrous Material	100%
W101146	85/ South Building/ Lab Area	4" Cove Base, Gray, Homogeneous	No		Non-Fibrous Material	100%
W101147	86/ South Building/ Reception Area	4" Cove Base, Gray, Homogeneous	No		Non-Fibrous Material	100%
W101148	87/ South Building/ Loading Dock	Cove Base Adhesive, Tan, Homogeneous	No		Non-Fibrous Material	100%

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Field Technician: Ryan Terwilliger
Date of Analysis: 12/23/2013
Date of Issue: 12/23/2013

BULK SAMPLE CERTIFICATE OF ANALYSIS

Method: EPA/600/M4-82-020 per 40CFR: PLM with Dispersion Staining

LAB ID #	Location	Sample Description	Asbestos Detected? (Yes/No)	Asbestos Constituents (%)	Non-Asbestos Constituents (%)	
W101149	88/ South Building/ Lab Area	Cove Base Adhesive, Tan, Homogeneous	No		Non-Fibrous Material	100%
W101150	89/ South Building/ Reception Area	Cove Base Adhesive, Tan, Homogeneous	No		Non-Fibrous Material	100%
W101151	90/ Northeast Building/ 1st Floor/ Warehouse	Joint Compound, Homogeneous	No		Non-Fibrous Material	100%
W101152	91/ Northeast Building/ 1st Floor/ Warehouse	Joint Compound, Homogeneous	No		Non-Fibrous Material	100%
W101153	92/ Northeast Building/ 1st Floor/ Warehouse	Joint Compound, Homogeneous	No		Non-Fibrous Material	100%
W101154	93/ Northeast Building/ 1st Floor/ Warehouse	Drywall, Non-homogeneous	No		Cellulose Fiber Non-Fibrous Material	10% 90%
W101155	94/ Northeast Building/ 1st Floor/ Warehouse Offices	Drywall, Homogeneous	No		Cellulose Fiber Non-Fibrous Material	10% 90%
W101156	95/ Northeast Building/ 1st Floor/ Warehouse Offices	Drywall, Non-homogeneous	No		Cellulose Fiber Non-Fibrous Material	10% 90%
W101157	96/ Northeast Building/ 1st Floor/ Warehouse/ North Wall	Plaster, Homogeneous	No		Cellulose Fiber Non-Fibrous Material	2% 98%
W101158	97/ Northeast Building/ 1st Floor/ Warehouse/ North Wall	Plaster, Homogeneous	No		Cellulose Fiber Non-Fibrous Material	2% 98%

Signature:
Angelo Tango Senior Analyst

NVLAP®
Lab Code 101421-0

Date of Sampling: 12/17/2013 **Job #:** C3-5869
Date of Sample Receipt: 12/18/2013 **Order#:** 1213251

Client: TRUMARK HOMES
450 NEWPORT CENTER DR
SUITE 300
NEWPORT BEACH, CA 92660
Attn: ERIC NELSON

Location: 1239 VICTORIA ST/ COSTA MESA/ CA

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HILLMANN CONSULTING, L.L.C.
ENVIRONMENTAL CONSULTING, LAB SERVICES
1600 ROUTE 22 EAST
P.O. BOX 1597
UNION, NEW JERSEY 07083-1597
PHONE: (908) 688-7800 FAX: (908) 686-2636
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Field Technician: Ryan Terwilliger
Date of Analysis: 12/23/2013
Date of Issue: 12/23/2013

BULK SAMPLE CERTIFICATE OF ANALYSIS

Method: EPA/600/M4-82-020 per 40CFR: PLM with Dispersion Staining

LAB ID #	Location	Sample Description	Asbestos Detected? (Yes/No)	Asbestos Constituents (%)	Non-Asbestos Constituents (%)	
W101159	98/ Northeast Building/ 1st Floor/ Warehouse/ North Wall	Plaster, Homogeneous	No		Cellulose Fiber Non-Fibrous Material	2% 98%
W101160	99/ Northeast Building/ Northwest Room/ North Side	12x12 Vinyl Floor Tile, Tan, Homogeneous Note: Recommend TEM	No		Non-Fibrous Material	100%
W101161	100/ Northeast Building/ Northwest Room/ South Side	12x12 Vinyl Floor Tile, Tan, Homogeneous Note: Recommend TEM	No		Non-Fibrous Material	100%
W101162	101/ Northeast Building/ Northwest Room/ East Side	12x12 Vinyl Floor Tile, Tan, Homogeneous Note: Recommend TEM	No		Non-Fibrous Material	100%
W101163	102/ Northeast Building/ Northwest Room/ North Side	Mastic, Tan, Homogeneous	No		Non-Fibrous Material	100%
W101164	103/ Northeast Building/ Northwest Room/ South Side	Mastic, Tan, Homogeneous	No		Non-Fibrous Material	100%
W101165	104/ Northeast Building/ Northwest Room/ East Side	Mastic, Tan, Homogeneous	No		Non-Fibrous Material	100%
W101166	105/ Northeast Building/ 1st Floor/ Warehouse/ East Side	Window Putty, Gray, Homogeneous	No		Non-Fibrous Material	100%
W101167	106/ Northeast Building/ 1st Floor/ Warehouse/ East Side	Window Putty, Homogeneous	No		Non-Fibrous Material	100%
W101168	107/ Northeast Building/ 1st Floor/ Warehouse/ East Side	Window Putty, Homogeneous	No		Non-Fibrous Material	100%

Signature:
Angelo Tango Senior Analyst

NVLAP® Lab Code 101421-0

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Date of Sample Receipt: 12/18/2013 **Order#:** 1213251

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Field Technician: Ryan Terwilliger
Date of Analysis: 12/23/2013
Date of Issue: 12/23/2013

BULK SAMPLE CERTIFICATE OF ANALYSIS

Method: EPA/600/M4-82-020 per 40CFR: PLM with Dispersion Staining

LAB ID #	Location	Sample Description	Asbestos Detected? (Yes/No)	Asbestos Constituents (%)	Non-Asbestos Constituents (%)	
W101169	108/ Northeast Building/ 1st Floor/ Ceiling/ North Side/ Suite 'A'	Acoustic Ceiling, Homogeneous	No		Non-Fibrous Material	100%
W101170	109/ Northeast Building/ 1st Floor/ Ceiling/ South Side/ Suite 'A'	Acoustic Ceiling, Homogeneous	No		Non-Fibrous Material	100%
W101171	110/ Northeast Building/ 1st Floor/ Ceiling/ East Side/ Suite 'A'	Acoustic Ceiling, Homogeneous	No		Non-Fibrous Material	100%
W101172	111/ Northeast Building/ 2nd Floor/ Hallway	4" Cove Base, White, Homogeneous	No		Non-Fibrous Material	100%
W101173	112/ Northeast Building/ East/ Office	4" Cove Base, White, Homogeneous	No		Non-Fibrous Material	100%
W101174	113/ Northeast Building/ West/ Office	4" Cove Base, White, Homogeneous	No		Non-Fibrous Material	100%
W101175	114/ Northeast Building/ 2nd Floor/ Hallway	Cove Base Adhesive, Homogeneous	No		Non-Fibrous Material	100%
W101176	115/ Northeast Building/ East/ Office	Cove Base Adhesive, Homogeneous	No		Non-Fibrous Material	100%
W101177	116/ Northeast Building/ West/ Office	Cove Base Adhesive, Homogeneous	No		Non-Fibrous Material	100%
W101178	117/ Exterior Walls/ Southeast Wall	Stucco, Homogeneous	No		Cellulose Fiber Non-Fibrous Material	2% 98%

Signature:
Angelo Tango Senior Analyst

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Lab Code 101421-0

Date of Sampling:	12/17/2013	**Job #:**	C3-5869
Date of Sample Receipt:	12/18/2013	**Order#:**	1213251

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SUITE 300
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Field Technician: Ryan Terwilliger
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BULK SAMPLE CERTIFICATE OF ANALYSIS

Method: EPA/600/M4-82-020 per 40CFR: PLM with Dispersion Staining

LAB ID #	Location	Sample Description	Asbestos Detected? (Yes/No)	Asbestos Constituents (%)	Non-Asbestos Constituents (%)	
W101179	118/ Exterior Walls/ South Wall	Stucco, Homogeneous	No		Cellulose Fiber Non-Fibrous Material	2% 98%
W101180	119/ Exterior Walls/ Southwest Wall	Stucco, Homogeneous	No		Cellulose Fiber Non-Fibrous Material	2% 98%
W101181	120/ Exterior Walls/ West Wall	Stucco, Homogeneous	No		Cellulose Fiber Non-Fibrous Material	2% 98%
W101182	121/ Exterior Walls/ Northwest Wall	Stucco, Homogeneous	No		Cellulose Fiber Non-Fibrous Material	2% 98%
W101183	122/ Exterior Walls/ North Wall	Stucco, Homogeneous	No		Cellulose Fiber Non-Fibrous Material	2% 98%
W101184	123/ Exterior Walls/ Northeast Wall	Stucco, Homogeneous	No		Cellulose Fiber Non-Fibrous Material	2% 98%

This report relates only to the materials tested and may not be duplicated in part without written permission by Hillmann Consulting. Samples are analyzed according to the EPA Test Method and are subject to the inherent limitations of Polarized Light Microscopy and interference of matrix components. This report must not be used to claim product endorsement by NVLAP or any agency of the US government.

This report is not complete without the chain of custody, which contains the time of sample collection. The laboratory is not responsible for time of sample collection, which is dependent on non-laboratory personnel, if it is not provided.

Signature:

Angelo Tango Senior Analyst

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Lab Code 101421-0

BULK SAMPLE RESULTS

Enclosed please find the Certificates of Analysis for bulk samples analyzed for asbestos content by Hillmann Consulting, LLC. All fibrous components including type and percentage of asbestos, of present, are reported. Percentages given are visual estimates under microscopial observation, unless otherwise indicated by codes. This test report only relates to items tested.

The method of analysis used is Polarized Light Microscopy (PLM) with dispersion staining. Hillmann follows the EPA and the National Voluntary Laboratory Accreditation Program (NVLAP) recommended method of analysis EPA-600/M4-82-020: Interim Method for the Determination of Asbestos in Bulk Insulation Samples and EPA 600/R-93/116 published July 1993 is also used for guidance.

Non-friable organically bound (NOB) sample results reported as negative (less than 1% asbestos) must be considered Inconclusive (ELAP Item 198.6, 01/02/09).

Polarized-light microscopy is not consistently reliable in detecting asbestos in floor coverings and similar non-friable organically bound materials. Quantitative transmission electron microscopy is currently the only method that can be used to determine if this material can be considered or treated as non-asbestos containing (ELAP Item 198.6, 01/02/09).

All analysis and certificates of analysis shall meet all requirements of the most current NELAC Standards, NYELAP Regulations, and NVLAP-NIST Handbook 150-2006 Edition.

This report cannot be used to claim product endorsement by NVLAP or any agency of the U.S. Government. The National Institute of Standards and Technology Accreditation requirements, mandates that this report must not be reproduced, except in full without the written approval of the laboratory. This report may contain specific data not covered by NVLAP, ELAP, or NELAC accreditations respectively, if so identified in the notes.

NY ELAP Item 198.6 does not remove vermiculite and may underestimate the level of asbestos present in a sample containing greater than 10% vermiculite.

Listed below are explanations of notes and or sample descriptions contained within certificates of analysis.

- Homogeneous- Sample is composed of a uniformed material, and analyzed as such.
- Non-homogenous- All components were analyzed as discreet layers. The results reported indicated the contents of the sample as a whole. Results of each layer are available upon request by the client.
- Recommended TEM- Polarized Light Microscopy is not consistently reliable in detecting asbestos in floor coverings and similar non-friable organically bound materials. Quantitative transmission electron microscopy is currently the only method that can be used to determine if this material can be considered or treated as non-asbestos containing. (NY ELAP Regulation Item 198.6, 1/11/05).
- 400 Point Counting- Sample was determined less than 10% positive by visual estimation. Sample was point counted as specified in NESHAPS regulations Federal Registration Vol. 55, No. 224, November 20, 1990, EPA to verify asbestos content quantification.
- Stratified Point Counting - Point Counting Criteria for friable bulk sample as dictated by NY ELAP Regulation Item 198.1, 1/11/05.
- Gravimetric Reduction- Sample has been heated, and undergone acid digestion to reduce interfering substances before analysis. (Item 198.6 of NY ELAP Manual (NOB by PLM))
- Final % Inorganic < 1- The percentage of Inorganic material is less than 1, resulting in the sample being Non-ACM. (NY ELAP Regulation Item 198.6, 1/11/05).

Hillmann's Laboratory Accreditations:

ELAP # 10926
NJ NELAC # 20037
NVLAP # 101421-0
VA # 3333 000203
MA # AA000183
TX # 300405
WV # LT000427
PA # 68-00774

Signature:

Angelo Tango Senior Analyst

NVLAP® Lab Code 101421-0

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#1213251

BULK SAMPLE IDENTIFICATION FORM

Environmental Consulting & Lab Services
1600 Route 22 East, Union NJ 07083
(908) 688-7800 Fax (908) 688-2441

CLIENT: Trumark Homes

DATE: 12/17/13
JOB #: C3-5869
Need Results by: 72hr

LOCATION: 1239 Victoria St. Costa Mesa

Time Sample Collected	Sample # / Lab # / (Lab use)	Floor/ Room	Description of Location	Sample of: / Color of:	NOB (NY Only)	Lab Results:
	A-1 W101062	NW Roof	N. Side Btw	Roofing Material, Grey		Chr:5 PG:60 NC:30
	A-2 63		E. Side			Chr:5 PG:60 NC:30
	3 64		W. Side			Chr:5 PG:60 NC:30
	4 65		Ctr	Penetration Mastic, BLK		CA10 Chr5 NC60
	5 66		S. Side			CA10 Chr5 NC60
	6 67		W. Side			CA10 Chr5 NC60
	7 68	NE Roof	N Side	Roofing Material, Grey		Chr 20 NC 60
	8 69		S. Side			Chr 20 NC 60
	9 70		W. Side			Chr5 PG:40 NC:50
	10 71		S. Side	Penetration Mastic, BLK		CA20 NC80
	11 72		N. Side			CA20 NC80
	12 73		E. Side			CA20 NC80
	13 74	SE Roof	N. Side	Roofing Material, Grey		Chr5 PG:50 NC:40
	14 75		S. Side			Chr5 PG:50 NC:40
	15 76		W. Side			Chr5 PG:50 NC:40

SAMPLED BY:	CHAIN OF CUSTODY TRANSPORTED BY:	RECEIVED BY:	ANALYZED BY:
Print		Rocky Rapuano	
Sign			
Date		12-18-13 1500	12/23/13

PLM COC Version 1.2

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#1213251

Environmental Consulting & Lab Services
1600 Route 22 East, Union NJ 07083
(908) 688-7800 Fax (908) 688-2441

BULK SAMPLE IDENTIFICATION FORM

CLIENT: Trumark Homes

DATE: 12/17/13
JOB #: CB-5869
Need Results by: 72hr

LOCATION: 1235 Victoria St. Costa Mesa

Time Sample Collected	Sample # / Lab # / (Lab use)	Floor/ Room	Description of Location	Sample of: / Color of:	NOB (NY Only)	Lab Results:
	A-16 / W101077	NW Roof	Parapet Wall, W. Side	Parapet Wall / Grey/Blk		Chr:5 Pb:10 Asb:80
	17 / 78	↓	E. Side	(Blk) ↓		Chr:5 Pb:10 Asb:80
	18 / 79	↓	S Side	↓		Chr:5 Pb:10 Asb:80
	19 / 80	SE Roof	E. Side	↓		Chr:5 Pb:10 Asb:80
	20 / 81	↓	N. Side	↓		Chr:5 Pb:10 Asb:80
	21 / 82	↓	S. Side	↓		Chr:5 Pb:10 Asb:80
	22 / 83	SW Roof	N. Side	Roofing Material, Grey		Chr:5 Pb:10 Asb:80
	23 / 84	↓	S. Side	↓		Chr:5 Pb:10 Asb:80
	24 / 85	↓	E. Side	↓		Chr:5 Pb:10 Asb:80
	25 / 86	↓	N. Side	Penetra Film Mastic, Blk		Chr:10 Asb:90
	26 / 87	↓	S. Side	↓		Chr:10 Asb:90
	27 / 88	↓	W. Side	↓		Chr:10 Asb:90
	28 / (B) 89	NW Bldg	N. Side hallway 1st FL	12x12 Grey VFT		Asb/100
	29 / (B) 90	↓	W. Side lab 1st FL	↓		Asb/100
	30 / (B) 91	↓	S. Side lab 2nd FL	↓		Asb/100

SAMPLED BY:	CHAIN OF CUSTODY TRANSPORTED BY:	RECEIVED BY:	ANALYZED BY:
Print		RR	
Sign			
Date		12-18-13	12/20/13

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Environmental Consulting & Lab Services
1600 Route 22 East, Union NJ 07083
(908) 688-7800 Fax (908) 688-2441

BULK SAMPLE IDENTIFICATION FORM

CLIENT: Truman K Homes

DATE: 12/17/13
JOB #: CB-5865
Need Results by: 72hr

LOCATION: 1239 Victoria St. Costa Mesa

Time Sample Collected	Sample # Lab # / (Lab use)	Floor/ Room	Description of Location	Sample of: Color of:	NOB (NY Only)	Lab Results:
	A-31 (B) W101092	NW Bldg	E Side Reception	12x12 Grey VFT		NA/NO
	32 (B) 93		Ctr Stairway	↓		NA/NO
	33 94		N. Side hallway 1st Fl	Black Mastic		Cell 5 NA 90
	34 95		W. Side lab 1st Fl			Cell 5 NA 90
	35 96		S. Side lab 2nd Fl			Cell 5 NA 90
	36 97		E. Side Reception			Cell 5 NA 90
	37 98	↓	Ctr Stairway	↓		Cell 5 NA 90
	38 99		N. Side 2nd Fl lab	4" Black Cove Base		NA/NO
	39 100		W. Side 2nd Fl lab	↓		NA/NO
	40 01		E. Side 2nd Fl lab	↓		NA/NO
	41 02		N. Side 2nd Fl lab	4" Black Cove Base Adhesive (Blue yellow)		Cell: 5 PO: 5 NA 90
	42 03		W. Side 2nd Fl lab	↓		Cell 5 PO: 5 NA 90
	43 04		E. Side 2nd Fl lab	↓		Cell 5 PO: 5 NA 90
	44 05		N. Side 2nd Fl lab	4" Dark Grey Cove Base		NA/NO
	45 06	↓	W. Side 2nd Fl lab	↓		NA/NO

SAMPLED BY:	CHAIN OF CUSTODY TRANSPORTED BY:	RECEIVED BY:	ANALYZED BY:
Print		AR	
Sign			
Date		12-18-13	12/23/13

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1600 Route 22 East, Union NJ 07083
(908) 688-7800 Fax (908) 688-2441

BULK SAMPLE IDENTIFICATION FORM

CLIENT: Truman K Homes

DATE: 12/17/13
JOB #: C3-58609
Need Results by: 72 hr

LOCATION: 1239 Victoria St. Costa Mesa

Time Sample Collected	Sample # / Lab # / (Lab use)	Floor/ Room	Description of Location	Sample of: Color of:	NOB (NY Only)	Lab Results:
	A-46 / W101107	NW Bldg	E. Side 1st Fl lab	4" Dark Grey Cove Base		NA/W
	47 / 08	↓	N. Side 2nd Fl lab	Cream Cove Base Adhesive		NA/W
	48 / 09	↓	W. Side 2nd Fl lab	↓		NA/W
	49 / 10	↓	E. Side 1st Fl lab	↓		NA/W
	50 / 11	↓	S. Side 2nd Fl lab	4" Light Grey Cove Base		NA/W
	51 / 12	↓	N. Side 2nd Fl hallway	↓		NA/W
	52 / 13	↓	W. Side 1st Fl Entrance	↓		NA/W
	53 / 14	↓	S. Side 2nd Fl lab	Tan Cove Base Adhesive		Chr: 5 NA: 95
	54 / 15	↓	N. Side 2nd Fl hallway	↓		Chr: 5 NA: 95
	55 / 16	↓	W. Side 1st Fl entrance	↓		Chr: 5 NA: 95
	56 / 17	↓	Meeting Room	Joint Compound		NA/W
	57 / 18	↓	Customer Service Room	↓		NA/W
	58 / 19	↓	Ctr offices	↓		NA/W
	59 / 20	↓	Hallway	↓		NA/W
	60 / 21	↓	Lab 2nd Fl	↓		NA/W

SAMPLED BY:	CHAIN OF CUSTODY TRANSPORTED BY:	RECEIVED BY:	ANALYZED BY:
Print		[illegible]	[illegible]
Sign			
Date		12-18-13	12/23/13

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BULK SAMPLE IDENTIFICATION FORM

CLIENT: Trumark Homes

DATE: 12/17/13
JOB #: C3-5869
Need Results by: 72hr

LOCATION: 1239 East Victoria St. Costa Mesa

Time Sample Collected	Sample # Lab # / (Lab use)	Floor/ Room	Description of Location	Sample of: Color of:	NOB (NY Only)	Lab Results:
	A-61 W101122	NW Bldg	Meeting Room	Drywall		NA/W
	62 23		Customer Service Room			NA/W
	63 24		Ctr Offices			Ceil/0 NA/0
	64 25		Hallway			Ceil/0 NA/0
	65 26		Lab 2nd Fl			Ceil/0 NA/0
	66 27		Lab, NW Bldg 2nd Fl Micro biochem	2x4 Ceiling Tile		Ceil/60 PU:5 NA30
	67 28		~~Lab, Stu~~			Ceil/60 PU:5 NA30
	68 29		~~Lab, S~~			Ceil/60 PU:5 NA30
	69 30		Hallway, N	2x2 Ceiling Tile		Ceil/60 PU:5 NA30
	70 31		Hallway, S			Ceil/60 PU:5 NA30
	71 32		Hallway, Ctr			Ceil/60 PU:5 NA30
	72 33		2nd Fl Break Room	Faux 2x2 Ceiling tile		Ceil/50 PU:30 NA20
	73 34		2nd Fl W Lab			Ceil/50 PU:30 NA20
	74 35		2nd F NW Lab			Ceil/50 PU:30 NA:20
	75 36		Reception Area, N	1x1 Spline Ceiling		Ceil/5 PU:80 NA:20

SAMPLED BY:	CHAIN OF CUSTODY TRANSPORTED BY:	RECEIVED BY:	ANALYZED BY:
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Sign			
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BULK SAMPLE IDENTIFICATION FORM

Environmental Consulting & Lab Services
1600 Route 22 East, Union NJ 07083
(908) 688-7800 Fax (908) 688-2441

CLIENT: Trumark Homes

DATE: 12/17/13
JOB #: C3-5866
Need Results by: 72hr

LOCATION: 1239 Victoria St. Costa Mesa

Time Sample Collected	Sample # / Lab # / (Lab use)	Floor/ Room	Description of Location "	Sample of: / Color of:	NOB (NY Only)	Lab Results:
	A-76 / W101137	NW Bldg	Reception Area, W	1x1 Spline Ceiling		Chr:5 Pb:100 NAD
	A-77 / 38	NW. Bldg	Reception Area, S	↓		Chr:5 Pb:86 NAD
	A-78 / 39	S. Bldg	Loading Dock	Joint Compound		NAD
	A-79 / 40	↓	Lab Area	↓		NAD
	80 / 41		Reception Area			NAD
	81 / 42		Loading Dock	Drywall		NAD
	82 / 43		Lab Area			NAD
	83 / 44		Reception Area			NAD
	84 / 45		Loading Dock	4" Grey Cove Base		NAD
	85 / 46		Lab Area	↓		NAD
	86 / 47		Reception Area			NAD
	87 / 48		Loading Dock	Cove Base Adhesive Tan		NAD
	88 / 49		Lab Area	↓		NAD
	89 / 50	↓	Reception Area			NAD
	90 / 51	NE Bldg	1st Floor warehouse	Joint Compound		NAD

SAMPLED BY:	CHAIN OF CUSTODY TRANSPORTED BY:	RECEIVED BY:	ANALYZED BY:
Print		R	
Sign			
Date		12-18-13	12/20/13

PLM COC Version 1.2

#1213251

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1600 Route 22 East, Union NJ 07083
(908) 688-7800 Fax (908) 688-2441

BULK SAMPLE IDENTIFICATION FORM

CLIENT: Trumark Homes

DATE: 12/17/13
JOB #: C3-5465
Need Results by: 72hr

LOCATION: 1239 Costa Victoria Costa Mesa

Time Sample Collected	Sample # / Lab # / (Lab use)	Floor/ Room	Description of Location	Sample of: Color of:	NOB (NY Only)	Lab Results:
	A - 91 / W101152	NE Bldg	1st Fl Warehouse	Joint Compound		NA/NO
	92 / 53		↓	↓		NA/NO
	93 / (A) 54		1st Fl Warehouse	Drywall		CE/1/0 NA90
	94 / 55		1st Fl Warehouse offices	↓		CE 1/0 NA90
	95 / (A) 56		↓	↓		CE 1/0 NA90
	96 / 57		1st Fl Warehouse N. Wall	Plaste		CE/2 NA98
	97 / 58		↓	↓		CE/2 NA98
	98 / 59		↓	↓		CE/2 NA98
	99 / (B) 60		NW Room N. side	Tan 12" VFT		NA/NO
	100 / (B) 61		NW Room S. Side	↓		NA/NO
	101 / (B) 62		NW Room E. Side	↓		NA/NO
	102 / 63		NW Room N. Side	Tan Mastic		NA/NO
	103 / 64		NW Room S. Side	↓		NA/NO
	104 / 65		NW Room E. Side	↓		NA/NO
	105 / 66	↓	1st Fl Warehouse E Side	Window Putty		NA/NO

SAMPLED BY:	CHAIN OF CUSTODY TRANSPORTED BY:	RECEIVED BY:	ANALYZED BY:
Print		RA	
Sign			
Date		12-18-13	12/23/13

PLM COC Version 1.2

#1213251

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CONSULTING

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1600 Route 22 East, Union NJ 07083
(908) 688-7800 Fax (908) 688-2441

BULK SAMPLE IDENTIFICATION FORM

CLIENT: Trumark Homes

DATE: 12/17/13
JOB #: C3-58 09
Need Results by: 72 hr

LOCATION: 1239 Victoria St. Costa Mesa

Time Sample Collected	Sample # / Lab # / (Lab use)	Floor/ Room	Description of Location	Sample of: / Color of:	NOB (NY Only)	Lab Results:
	A-106 / W101167	NE Bldg	1st Fl Warehouse E Side	Window Putty		NA/W
	107 / 68		↓	↓		NA/W
	108 / 69		1st Fl Ceiling N. Side Suite A	Acoustic Ceiling		NA/W
	109 / 70		↓ S. Side	↓		NA/W
	110 / 71		↓ E. Side	↓		NA/W
	111 / 72		2nd Fl Hallway	4" White Cove base		NA/W
	112 / 73		E. Office	↓		NA/W
	113 / 74		W. Office	↓		NA/W
	114 / 75		2nd Fl Hallway	Cove base adhesive		NA/W
	115 / 76		E. Office	Stucco		NA/W
	116 / 77	↓	W. Office	↓		NA/W
	117 / 78	Ext Walls	SE wall	Stucco		Ceil: 2 NA 78
	118 / 79	↓	S Wall	↓		Ceil NA 78
	119 / 80		SW Wall	↓		Ceil NA 78
	120 / 81	↓	W Wall	↓		Ceil NA 78

SAMPLED BY:	CHAIN OF CUSTODY TRANSPORTED BY:	RECEIVED BY:	ANALYZED BY:
Print		RR	
Sign			
Date		12-18-13	12/23/13

PLM COC Version 1.2

#1213251

HILLMANN
CONSULTING

Environmental Consulting & Lab Services
1600 Route 22 East, Union NJ 07083
(908) 688-7800 Fax (908) 688-2441

BULK SAMPLE IDENTIFICATION FORM

CLIENT: Trumark Homes

DATE: 12/17/13

LOCATION: 1239 Victoria St. Costa Mesa

JOB #: C3-5868

Need Results by: 72hr

Time Sample Collected	Sample # Lab # / (Lab use)	Floor/ Room	Description of Location	Sample of: Color of:	NOB (NY Only)	Lab Results:
	A 121 W101182	Ext walls	NW wall	Stucco (Cement)		Cont NAD
	A 122 83	↓	N wall	↓		Cont NAD
	A 123 84	↓	NE wall	↓		Cont NAD

SAMPLED BY:	CHAIN OF CUSTODY TRANSPORTED BY:	RECEIVED BY:	ANALYZED BY:
Print		RR	
Sign			
Date		12-18-13	12/20/13

PLM COC Version 1.2

LA Testing
11652 Knott Street Unit F5, Garden Grove, CA 92841
Phone/Fax: (714) 828-4999 / (714) 828-4944
http://www.LATesting.com gardengrovelab@latesting.com

LA Testing Order: 331319270
CustomerID: HILL65
CustomerPO: C3-5869
ProjectID:

Attn: **Ryan Terwilliger**
Hillmann Environmental Group LLC
1745 West Orangewood Avenue
Suite 110
Orange, CA 92868

Phone: (714) 634-9500
Fax:
Received: 12/17/13 2:10 PM
Collected: 12/17/2013

Project: **C3-5869**

Test Report: Lead in Paint Chips by Flame AAS (SW 846 3050B*/7000B)

Lab ID:	*Analyzed*	*RDL*	*Lead Concentration*	*Notes*
0001	12/20/2013	0.025 % wt	<0.025 % wt	Site: White, Stucco, Ext Walls
Client Sample L-01				*Collected:* 12/17/2013
0002	12/20/2013	0.047 % wt	<0.047 % wt	Site: White, Metal, Metal Flashings
Client Sample L-02				*Collected:* 12/17/2013
0003	12/20/2013	0.044 % wt	<0.044 % wt	Site: White, Drywall, NW Bldg Lab
Client Sample L-03				*Collected:* 12/17/2013
0004	12/20/2013	0.012 % wt	<0.012 % wt	Site: Drk Grey, Metal, NW Bldg Entrance Door S
Client Sample L-04				*Collected:* 12/17/2013
0005	12/20/2013	0.051 % wt	<0.051 % wt	Site: Drk Grey, Metal, NW Bldg S Entrance Door Frame
Client Sample L-05				*Collected:* 12/17/2013
0006	12/20/2013	0.010 % wt	<0.010 % wt	Site: Grey, Concrete, NW Bldg S Cooler Room
Client Sample L-06				*Collected:* 12/17/2013
0007	12/20/2013	0.059 % wt	<0.059 % wt	Site: Lt Grey, Metal, NW Bldg Stairway Door
Client Sample L-07				*Collected:* 12/17/2013
0008	12/20/2013	0.029 % wt	<0.029 % wt	Site: Lt Grey, Metal, NW BNldg Stairway Door Frame
Client Sample L-08				*Collected:* 12/17/2013
0009	12/20/2013	0.010 % wt	<0.010 % wt	Site: Lt Grey, Concrete, Warehouse Floor
Client Sample L-09				*Collected:* 12/17/2013
0010	12/20/2013	0.023 % wt	<0.023 % wt	Site: White, Drywall, S Bldg Warehouse Wall
Client Sample L-10				*Collected:* 12/17/2013
0011	12/20/2013	0.024 % wt	0.027 % wt	Site: White, Wood, Ceiling Decking
Client Sample L-11				*Collected:* 12/17/2013

Michael Chapman

Michael Chapman, Laboratory Manager
or other approved signatory

Reporting limit is 0.010 % wt based on the minimum sample weight per our SOP. The QC data associated with these results included in this report meet the method QC requirements, unless specifically indicated otherwise. Unless noted, results in this report are not blank corrected. EMSL bears no responsibility for sample collection activities. Samples received in good condition unless otherwise noted. * slight modifications to methods applied. "<" (less than) result signifies that the analyte was not detected at or above the reporting limit. Measurement of uncertainty is available upon request.

Samples analyzed by LA Testing Garden Grove, CA AIHA-LAP, LLC--ELLAP Accredited #101650, CA ELAP 1406

Initial report from 12/20/2013 12:08:51

LA Testing
11652 Knott Street Unit F5, Garden Grove, CA 92841
Phone/Fax: (714) 828-4999 / (714) 828-4944
http://www.LATesting.com gardengrovelab@latesting.com

LA Testing Order: 331319270
CustomerID: HILL65
CustomerPO: C3-5869
ProjectID:

Attn: **Ryan Terwilliger**
Hillmann Environmental Group LLC
1745 West Orangewood Avenue
Suite 110
Orange, CA 92868

Phone: (714) 634-9500
Fax:
Received: 12/17/13 2:10 PM
Collected: 12/17/2013

Project: **C3-5869**

Test Report: Lead in Paint Chips by Flame AAS (SW 846 3050B*/7000B)

Lab ID:	*Analyzed*	*RDL*	*Lead Concentration*	*Notes*
0012	12/20/2013	0.056 % wt	<0.056 % wt	Site: Blue, Drywall, Warehouse N Side
Client Sample L-12				*Collected:* 12/17/2013
0013	12/20/2013	0.010 % wt	0.019 % wt	Site: White, Wood, NE Bldg Warehouse Ceiling
Client Sample L-13				*Collected:* 12/17/2013
0014	12/20/2013	0.048 % wt	0.062 % wt	Site: White, Metal NE Warehouse Window Frame
Client Sample L-14				*Collected:* 12/17/2013
0015	12/20/2013	0.010 % wt	<0.010 % wt	Site: White, Drywall, NE Warehouse Offices
Client Sample L-15				*Collected:* 12/17/2013
0016	12/20/2013	0.031 % wt	0.23 % wt	Site: Teal, Metal, NE Warehouse Column
Client Sample L-16				*Collected:* 12/17/2013
0017	12/20/2013	0.033 % wt	<0.033 % wt	Site: Yellow, Metal, NE Warehouse Column
Client Sample L-17				*Collected:* 12/17/2013
0018	12/20/2013	0.020 % wt	<0.020 % wt	Site: White, Metal, NE Warehouse Office Window Frame
Client Sample L-18				*Collected:* 12/17/2013
0019	12/20/2013	0.019 % wt	0.097 % wt	Site: White, pLaster, NE Warehouse N Wall
Client Sample L-19				*Collected:* 12/17/2013
0020	12/20/2013	0.032 % wt	<0.032 % wt	Site: Black Metal, NE Warehouse n Wall
Client Sample L-20				*Collected:* 12/17/2013
0021	12/18/2013	0.012 % wt	<0.012 % wt	Site: Black Metal, NE Warehouse Ext Window Frame
Client Sample L-21				*Collected:* 12/17/2013

Michael Chapman

Michael Chapman, Laboratory Manager
or other approved signatory

Reporting limit is 0.010 % wt based on the minimum sample weight per our SOP. The QC data associated with these results included in this report meet the method QC requirements, unless specifically indicated otherwise. Unless noted, results in this report are not blank corrected. EMSL bears no responsibility for sample collection activities. Samples received in good condition unless otherwise noted. * slight modifications to methods applied. "<" (less than) result signifies that the analyte was not detected at or above the reporting limit. Measurement of uncertainty is available upon request.

Samples analyzed by LA Testing Garden Grove, CA AIHA-LAP, LLC--ELLAP Accredited #101650, CA ELAP 1406

Initial report from 12/20/2013 12:08:51

LA Testing
11652 Knott Street Unit F5, Garden Grove, CA 92841
Phone/Fax: (714) 828-4999 / (714) 828-4944
http://www.LATesting.com gardengrovelab@latesting.com

LA Testing Order: 331319270
CustomerID: HILL65
CustomerPO: C3-5869
ProjectID:

Attn: **Ryan Terwilliger**
Hillmann Environmental Group LLC
1745 West Orangewood Avenue
Suite 110
Orange, CA 92868

Phone: (714) 634-9500
Fax:
Received: 12/17/13 2:10 PM
Collected: 12/17/2013

Project: **C3-5869**

Test Report: Lead in Paint Chips by Flame AAS (SW 846 3050B*/7000B)

Lab ID:	*Analyzed*	*RDL*	*Lead Concentration*	*Notes*
0022	12/18/2013	0.014 % wt	<0.014 % wt	Site: Brown, Metal, NE Bldg 2nd Fl Exit Door Frame
Client Sample L-22				*Collected:* 12/17/2013
0023	12/18/2013	0.061 % wt	<0.061 % wt	Site: Black, Metal, NE Bldg Exit Stair
Client Sample L-23				*Collected:* 12/17/2013
0024	12/18/2013	0.056 % wt	<0.056 % wt	Site: Black, Metal, Ext Railings
Client Sample L-24				*Collected:* 12/17/2013

Michael Chapman

Michael Chapman, Laboratory Manager
or other approved signatory

Reporting limit is 0.010 % wt based on the minimum sample weight per our SOP. The QC data associated with these results included in this report meet the method QC requirements, unless specifically indicated otherwise. Unless noted, results in this report are not blank corrected. EMSL bears no responsibility for sample collection activities. Samples received in good condition unless otherwise noted. * slight modifications to methods applied. "<" (less than) result signifies that the analyte was not detected at or above the reporting limit. Measurement of uncertainty is available upon request.

Samples analyzed by LA Testing Garden Grove, CA AIHA-LAP, LLC--ELLAP Accredited #101650, CA ELAP 1406

Initial report from 12/20/2013 12:08:51

331319270

#331319270

Lead Lab Services Chain of Custody

LA Testing Order Number *(Lab Use Only)*:

Garden Grove, CA - Orange Coun
Unit F
11652 Knott Avenu
Garden Grove, CA 9284
PHONE: (714) 828-499
FAX: (714) 828-494

Company: Hillmann Consulting
Street: 1745 Orangewood Ave.
City/State/Zip: Orange, CA 92868
Report To (Name): Ryan Terwilliger
Telephone: 562-756-5067
Project Name/Number:
Please Provide Results: Email **Purchase Order:**

LA Testing-Bill to: ☑ Same ☐ Different
If Bill to is Different note instructions in Comments**
Third Party Billing requires written authorization from third party

Fax:
Email Address: RTerwilliger@HillmannGroup.com
State Samples Taken: CA

Turnaround Time (TAT) Options* - Please Check

☐ 3 Hour ☐ 6 Hour ☐ 24 Hour ☐ 48 Hour ☒ 72 Hour ☐ 96 Hour ☐ 1 Week ☐ 2 Week

Analysis completed in accordance with EMSL's Terms and Conditions located in the Price Guide

Matrix	Method	Instrument	Reporting Limit	Check
Chips ☐ mg/cm² ☒ % by wt.	SW846-7000B/7420 or AOAC 974.02	Flame Atomic Absorption	0.01%	☒
Air	NIOSH 7082	Flame Atomic Absorption	4 µg/filter	☐
	NIOSH 7105	Graphite Furnace AA	0.03 µg/filter	☐
	NIOSH 7300 modified	ICP-AES	0.5 µg/filter	☐
Wipe* ☐ ASTM ☐ non ASTM *If no box is checked, non-ASTM Wipe is assumed	SW846-7000B/7420	Flame Atomic Absorption	10 µg/wipe	☐
	SW846-6010B or C	ICP-AES	0.5 µg/wipe	☐
TCLP	SW846-1311/7420/SM 3111B	Flame Atomic Absorption	0.4 mg/L (ppm)	☐
	SW846-6010B or C	ICP-AES	0.1 mg/L (ppm)	☐
Soil	SW846-7000B/7420	Flame Atomic Absorption	40 mg/kg (ppm)	☐
	SW846-7421	Graphite Furnace AA	0.3 mg/kg (ppm)	☐
	SW846-6010B or C	ICP-AES	1 mg/kg (ppm)	☐
Wastewater	SM3111B or SW846-7000B/7420	Flame Atomic Absorption	0.4 mg/L (ppm)	☐
	EPA 200.9	Graphite Furnace AA	0.003 mg/L (ppm)	☐
	SW846-6010B or C	ICP-AES	1 mg/kg (ppm)	☐
Drinking Water	EPA 200.9	Graphite Furnace AA	0.003 mg/L (ppm)	☐

Other:
Preservation Method (Water):
Name of Sampler: Gregory Shutte
Signature of Sampler: Gregory Shutte

Sample #	Location	Volume/Area	Date/Time Sampled
L-01	White, Stucco, Ext Walls		12/17/13
L-02	White, Metal, Metal Flashings		12/17/13
L-03	White, drywall, NW Bldg lab		12/17/13
L-04	Drk Gray, Metal, NW Bldg entrance door S.		12/17/13
L-05	Drk Gray, Metal, NW Bldg S. entrance door frame		12/17/13
L-06	Gray, Concrete, NW Bldg S. cooler room		12/17/13

Client Sample #'s L-01 - L-24 **Total # of Samples:** 24

Relinquished (Client): [signature] **Date:** 12/17/13 **Time:** 2:10
Received (Lab): [signature] (WL) **Date:** 12/17/13 **Time:** 2:10pm

Comments/Special Instructions:
Confirm job # w/ office: C3-5869 wy 12/17/13

331319270

#331319270

Lead Lab Services Chain of Custody

LA Testing Order Number *(Lab Use Only)*:

Garden Grove, CA - Orange County
Unit F5
11652 Knott Avenue
Garden Grove, CA 92841
PHONE: (714) 828-4999
FAX: (714) 828-4944

Sample #	Location	Volume/Area	Date/Time Sampled
L-07	Light Grey, Metal, NW Bldg Stairway door		12/17/13
L-08	Light Grey, Metal, NW Bldg Stairway door frame		
L-09	Light Grey, Concrete, Warehouse floor		
L-10	White, drywall, S. Bldg Warehouse wall		
L-11	White, Wood, Ceiling decking		
L-12	Blue, drywall, Warehouse N. Side		
L-13	White, Wood, NE Bldg Warehouse Ceiling		
L-14	White, Metal, NE Warehouse Window frame		
L-15	White, Drywall, NE Warehouse Office		
L-16	Teal, Metal, NE Warehouse Column		
L-17	Yellow, Metal, NE Warehouse Column		
L-18	White, Metal, NE Warehouse Office window frame		
L-19	White, Plaster, NE Warehouse N. Wall		
L-20	Black, Metal, NE Warehouse Ext window frame		
L-21	White, Concrete, Ext Walls		
L-22	Brown, Metal, NE Bldg 2nd Fl exit door frame		
L-23	Black, Metal, NE Bldg Exit stair		
L-24	Black, Metal, Ext. Railings		

Comments/Special Instructions:

APPENDIX C

GUIDE TO ACM CATEGORIES, FRIABILITY, DISTURBANCE & CONDITION

GUIDE TO ACM CATEGORIES, FRIABILITY, DISTURBANCE & CONDITION

Categories

The USEPA categorizes ACM as either 1) surfacing material, 2) thermal system insulation, or 3) miscellaneous materials.

Surfacing Material

Surfacing ACM is defined by the USEPA as "materials which are sprayed-on, trowelled-on, or otherwise applied to surfaces. Examples included wallboard primer, sealer, paint and stucco, acoustical plaster on ceilings, fireproofing on structural components, or other materials applied to surfaces for acoustical, fireproofing, or other purposes."

Thermal Systems Insulation

Thermal system insulation ACM is defined as defined by the USEPA as "materials in a building or distribution system applied to pipes, fittings, boilers, breaching, tanks, ducts, or other system components to prevent heat loss or gain, water condensation, or for other purposes."

Miscellaneous Materials

Miscellaneous ACM is defined by the USEPA as "interior or exterior material components such as wallboard, linoleum, floor and ceiling tiles, fire doors, roofing, siding; and materials not an integral component of the building such as stage curtains, protective clothing, laboratory apparatus and equipment, and other materials considered to be part of the real estate."

Friability

Friable ACM

Friability is a mechanical classification defined by the most recent EPA AHERA regulations as "...those materials, which when dry, which may be crumbled, pulverized, or reduced to powder by hand pressure." This includes previously non-friable material after such materials become damaged to the extent that when dry they may be crumbled, pulverized, or reduced to powder by hand pressure.

Non-Friable ACM

Category I non-friable ACM is defined by NESHAP as, "asbestos containing packings, gaskets, resilient floor coverings, and asphalt roofing products containing more than one percent

asbestos" as determined by Polarized Light Microscopy (PLM).

Category II non-friable ACM includes any other non-friable material, excluding Category I ACM.

Disturbance

Several factors are used to determine the potential for disturbance. Planned renovation, construction and maintenance activities may affect building materials, and rate a high potential. Maintenance work that occurs regularly and/or accessible material in an occupied room may constitute moderate physical disturbance. The influence of vibration i.e., loud motors, vicinity to major airports or highways, music rooms, etc., is rated. Potential air erosion from a variety of sources is also considered.

Damage

Damage can be classified as: 1-Deterioration or Delamination; 2-Physical Damage; 3-Water Damage.

Deterioration

Deterioration may occur as a result of either the quality of the installation or environmental factors that affect the cohesive strength of the material. Delamination, a form of deterioration, is a result of loss of adhesive or adhesive strength. This causes the material to separate into layers or separate from its substrate.

Physical Damage

Physical damage is the result of accidental or deliberate contact with the material. This is evidenced by punctures, missing pieces, scrape marks, etc. Physical damage can cause materials that were once in good condition to have exposed friable surfaces. Exposed surfaces may release fibers if subjected to an air stream or vibrations, or if damaged further. Additionally, the act of damaging or inadvertently disturbing the material will cause fibers to be released, posing a potential hazard to occupants.

Water Damage

Water can dislodge, delaminate, or disturb friable ACM that are otherwise in good condition and can increase the potential for fiber release by dissolving and leaching out the material's binder. Materials considered non-friable may thus become friable. Water can also carry fibers to other areas where evaporation will leave a collection of fibers that may become suspended in the air.

Overall Condition

Ratings of "Good", "Fair", and "Poor" are meant to indicate the overall condition of the material as a combination of these types of damage.

Good Condition

A material in good condition has an intact jacket or a covering of paint, has very few gaps between insulation sections, and little or no evidence of physical damage. However, it is cautioned that materials in good condition have the potential for damage in the future.

Fair Condition

A material in fair condition may show evidence of physical damage, have gaps between many insulation sections, or have a ripped jacket or loose insulation sections. The material in fair condition should remain in place only after it is properly repaired and returned to good condition. Work should be scheduled as soon as possible to prevent further disturbance and accidental fiber release. Removal is always preferable - existing damage is a good indicator of future damage.

Poor Condition

A material in poor condition usually shows extensive physical damage, may have a loose or missing jacket, and often appears as dislocated insulation sections or sections on the ground. The material in poor condition should be abated as soon as possible. Repair is not an option. Precautions should be taken to inform persons of the potentially hazardous nature of the area if the material is highly accessible or in a frequently used area. Limiting access to the area or room is advised until such time as the material has been properly removed.

LEAD HAZARD EVALUATION REPORT

Section 1-Date of Lead Hazard Evaluation December 19, 2013

Section 2-Type of Lead Hazard Evaluation (Check one box only)

☐ Lead inspection ☐ Risk assessment ☐ Clearance inspection ☑ Other (specify) Limited LBP Paint Chip Sampling

Section 3-Structure Where Lead Hazard Evaluation Was Conducted

Address [number, street, apartment (if applicable)]	City	County	ZIP code
1239 Victoria Street	Costa Mesa	Orange	92627

Construction date (year) of structure	Type of structure (check one box only)
1950's	☐ Multi-unit building ☐ Child-occupied facility ☐ Single family dwelling ☑ Other (specify) Commercial Building

Section 4-Owner of Structure (if business/agency, list contact person)

Name	Telephone number
Elijah Fan	(949) 645-6100

Address [number, street, apartment (if applicable)]	City	State	ZIP code
1239 Victoria Street	Costa Mesa	CA	92627

Section 5-Results of Lead Hazard Evaluation (Check one box only)

☑ **No lead-based paint detected.**

A lead inspection was conducted following the procedures outlined in Title 17, California Code of Regulations, Division 1 Chapter 8. No lead-based paint was detected during this lead inspection. This structure is found to be lead-based paint free.

☐ **No lead hazards detected**

Lead hazard evaluation was conducted following the procedures outlined in Title 17, California Code of Regulations Division 1, Chapter 8. No lead hazards were detected.

☐ **Lead-based paint and/or lead hazards detected.**

Lead hazard evaluation was conducted following the procedures outlined in Title 17, California Code of Regulations Division 1, Chapter 8. Lead-based paint and/or lead hazards were detected.

Section 6-Individual Conducting Lead Hazard Evaluation

Name	Telephone Number
Ryan Terwilliger	(562) 756-5067

Address [number, street, apartment (if applicable)]	City	State	ZIP code
1745 Orangewood Ave. Suite 110	Orange	CA	92868

Brand name and serial number of any portable x-ray fluorescence (XRF) instrument used (if applicable)

NA

DHS certification number	Signature	Date
22479	X	12/19/2013

Section 7-Attachments

A. A foundation diagram or sketch of the structure indicating the specific locations of each lead hazard or presence of lead-based paint;

B. Each testing method, device, and sampling procedure used;

C. All data collected, including quality control data, laboratory results, including laboratory name, address, and phone number.

First copy and attachments retained by inspector

Second copy and attachments retained by owner

Third copy only (no attachments) mailed or faxed to:

Childhood Lead Poisoning Prevention Branch
Reports
850 Marina Bay Parkway, Building P, Third Floor
Richmond, CA 94804-6403
Fax: (510) 620-5656

DHS 8552 (12/97)

State of California
Division of Occupational Safety and Health

Certified Asbestos Consultant

John R Terwilliger
Name

Certification No. **11-4776**

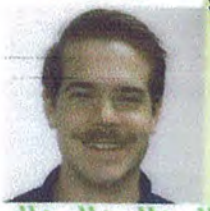
Expires on **07/20/14**

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

State of California Department of Public Health

Lead-Related Construction Certificate

Certificate Type	Expiration Date
Sampling Technician	06/06/2015



Gregory P. Shaffer

ID #: 25690

ANDERSEN ENVIRONMENTAL
5261 W. Imperial Highway, Los Angeles, CA 90045
Toll Free: (888) 705-6300 Tel: (310) 854-6300 Fax: (310) 854-0199

PHASE I
ENVIRONMENTAL SITE ASSESSMENT REPORT

PERFORMED AT

1239 Victoria Street
Costa Mesa, California 92627
APN No.: 422-322-18

Andersen Environmental Project No.: 1304-525

PREPARED FOR

EAST WEST BANK
18645 East Gale Avenue
Rowland Heights, California 91748

April 22, 2013

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EXECUTIVE SUMMARY

Andersen Environmental has performed a Phase I Environmental Site Assessment (Phase I) for a commercial property located at 1239 Victoria Street, in Orange County and the City of Costa Mesa, California, Assessor's Parcel Number: 422-322-18. The research conducted for this study and the report prepared are in conformance with the United States Environmental Protection Agency (USEPA) All Appropriate Inquiry (AAI) standard and the American Society for Testing and Materials (ASTM) E 1527-05 scope of work.

Site Description

According to our research and information provided by the client, East West Bank, the following addresses have been found to be associated with the subject property: 1231 and 1239 Victoria Street, Costa Mesa, California. The subject property is approximately 1.7 acres in total size and contains three structures and a covered warehouse and loading area which are approximately 54,000 square feet in combined size. The subject property is currently occupied by Viva Life Science, DaVinci Biosciences LLC, Radiance Metals and Miika Corporation. Viva Life Science utilizes the northwest structure and part of the first floor of the northeast structure for the research, development, production and distribution of nutritional supplements; DaVinci Biosciences LLC utilizes the subject property for the research and development of cell-based therapeutics; and Radiance Metals and Miika Corporation utilize the second floor of the northeast structure for office purposes. The remainders of the interior portions of the structures are currently vacant. The remainder of the subject property contains asphalt paved parking and limited landscaping. The surrounding area is mostly used for commercial and residential purposes. Groundwater is estimated to be approximately 95-feet below ground surface in the area of the site.

- Andersen Environmental observed containers of hazardous waste within the subject property. For more information regarding the hazardous waste generated and stored onsite please see the Environmental Data Search section below.

No significant hazardous material storage or recognized environmental conditions were observed at the site. Those interviewed, as persons familiar with the site were not aware of any negative environmental conditions associated with the property.

Historical Land Use

According to Andersen Environmental's interpretation of the historical research data, the subject property was developed for agricultural purposes sometime before 1927 through at least 1953. By 1960, the northeast portion of the subject property was developed with a laboratory and office. In 1966, the subject property was improved with a second structure used for sheet metal. By 1968, the western portion of the subject property was developed as a parking lot. Advanced Kinetics, Incorporated occupied the subject property from 1963 to 1986, and utilized the site for the manufacturing and laboratory testing of radiation semiconductor detectors. In 1986, the subject property was improved by Electro Optics Incorporated with an additional laboratory and office structure in the northwest portion which remained vacant until 1991. Since 1991, Westar Nutrition and Viva Life Science (formerly Viva America Marketing) have occupied the entire subject property for the research, development and manufacture of nutritional products. Initially, Westar Nutrition and Viva Life Science occupied all three structures.

The southeastern structure was utilized as a warehouse from 1991 to 1995 and was improved with laboratories in 1996. Since 2008, DaVinci Biosciences, LLC has occupied the southeastern structure for the research and development of cell-based therapeutics. Westar Nutrition and Viva Life Science utilized the northeastern structure for manufacturing and warehouse purposes until 1998. From 1998 to 2011, they utilized the northeastern structure for office and warehouse purposes and since 2011 they have leased some

of the offices of the northeastern structure to numerous companies. Currently, Radiance Metals and Miika Corporation utilize office space on the second floor of the northeastern structure. Westar Nutrition and Viva Life Science have occupied the northwestern structure since 1991.

- The earliest historical resource obtained during this investigation was an aerial photograph from 1927 which shows the subject property developed for agricultural purposes. The lack of historical sources for the subject property dating back to first developed use represents historical data source failure. However, Andersen Environmental assumes that prior to 1927 the subject property was most likely developed for agricultural purposes, if not undeveloped. Based on this notion, this limitation is not expected to significantly alter the findings of this investigation.
- The subject property was historically used for agricultural purposes. There is a potential that agricultural chemicals, such as pesticides, herbicides and fertilizers, were used onsite. Agricultural chemicals tend to accumulate in the near surface soils As the property has been redeveloped, which typically involves grading (soil mixing) of the first few feet of soil, it is likely the agricultural chemicals, if any were present, have been diluted to below regulated levels. Furthermore, the entire area of the subject property is either paved or covered by improvements that makes direct contact with remaining concentrations of agricultural chemicals in the soil, if any, unlikely. Lastly, the subject property is developed and used for commercial purposes. Based on the foregoing, it is our opinion that a risk to human health or the environment based on the historical agricultural use of the site is unlikely, and thus no further action related to the former agricultural use of the subject property is recommended at this time.
- Building permit records indicate that the subject property has been historically utilized for the manufacture of semiconductor radiation detectors by Advanced Kinetics, Incorporated between 1963 through at least 1986. These operations appear to predominantly consist of assembly and testing. According to historical and regulatory research, there is no indication that significant industrial processes having occurred at the site or that any industrial solvents were utilized at the subject property. Based on this notion, the former light manufacturing operations at the subject property are not considered a significant environmental concern.

Environmental Data Search

- **Westar Nutrition Corporation (1239 Victoria Street)** – The subject property is listed on the RCRA - Small Quantity Generator (RCRA-SQG), Facility Index / Facility Registry System (FINDS) and Facilities and Manifest Data (HAZNET) databases. According to the HAZNET listing, the site produced 0.06 tons of laboratory waste chemicals, 0.06 and 0.04 tons of liquids with selenium and unspecified solvent mixture, respectively, in 2009, and 0.07 tons of off-specification, aged or surplus organics in 2011. According to the RCRA-SQG listing, the facility has been regularly inspected for compliance and received one informal notice of violation in November 2004. For more information regarding the hazardous wastes and notice of violation at the subject property please see the review of Orange County Health Care Agency (OCHCA) files below.
- In our opinion, none of the other sites listed on the regulatory database report pose a significant threat to the subject property as there is no indication of a release at the respective sites, a release has occurred but the case is closed, or the sites are located cross or down gradient of the subject property.
- The Costa Mesa Sanitary District (CMSD), Orange County Sanitation District (OCSD), Santa Ana Regional Water Quality Control Board (SARWQCB), and California Department of Toxic Substances Control (DTSC) were contacted regarding hazardous materials, underground storage tank, industrial

wastewater, contaminated groundwater, and toxic substances files for the subject property. According to faxed responses to our requests, there are no files for the subject property.

- The Orange County Health Care Agency (OCHCA) was contacted regarding hazardous materials and underground storage tank files for the subject property. According to a mailed response to our request, there are files for 1239 Victoria Street. The files pertain to regular annual inspections of Westar Nutrition Corporation's operations performed at the subject property since 2002. The inspection reports indicate that organic and aqueous hazardous waste in containers of no more than 30 gallons was stored at the property from 2002 to 2010. Westar Nutrition Corporation was issued four violations on November 17, 2004 which pertained to the improper labeling of hazardous waste, the lack of a contingency and emergency plans and failure to maintain records for more than three years. A follow up inspection on November 19, 2004, indicated that the violations had been abated. Based on the abated status and administrative nature of the violations, the violations are not expected to represent a significant environmental concern to the subject property. According to the records, the waste was generated from onsite operations which include the assessment of raw materials and final products which are manufactured at another site owned by Westar Nutrition Corporation. According to the records, between 2002 and 2006 the site performed small scale manufacturing operations in the production of selenium yeast used as a nutritional supplement. An inspection report from November 2006 states "no more manufacturing onsite". Based on the aqueous and organic nature of the hazardous waste and no records indicating the spillage or release of hazardous waste, the generation of hazardous waste at the subject property is not expected to represent a significant environmental concern.
- The Costa Mesa Fire Department (CMFD) was contacted regarding hazardous materials and underground storage tanks at the subject property. According to a verbal response from Michelle Rudaitis of CMFD, there are files for 1239 Victoria Street. The files include a Hazardous Materials Business Plan (HMBP) Summary Report for Viva Life Science Incorporated / Westar Nutrition Corporation. The HMBP Summary Report does not list a date. According to the HMBP Summary Report, the subject property stored and utilized compressed gas cylinders (including nitrous oxide, air, oxygen, acetylene, helium, argon, hydrogen, carbon dioxide, and nitrogen) and plastic and glass containers of mercury oxide (0.01 pounds), sulfuric acid (7.50 pounds), helium (310 cubic feet), argon (336 cubic feet), boron trifluoride in methanol (100.00 pounds), sodium selenate (2.20 pounds), organic waste (30.00 pounds), nitric acid (5.00 pounds), mercuric chloride (1.10 pounds), aqueous waste (300.00 gallons), sodium azide (0.20 pounds), chloroform (3.70 pounds), and chromium chloride hexahydrate (1.10 pounds). No releases or outstanding violations were identified in the HMBP Summary Report. Based on the small quantities, proper disposal of all hazardous waste, lack of violations and no evidence of a release, the hazardous materials utilized onsite are not expected to represent a significant environmental concern.
- The South Coast Air Quality Management District (SCAQMD) was contacted and their online database was searched for information on the subject property to identify any evidence of previous or current hazardous material usage. According to the online database and a response to our requests, there are records for 1231 Victoria Street. According to the files provided via email, the facility was last inspected on October 7, 1987. No violations are listed and no other information is provided. According to the online database, Advanced Kinetics Incorporated operated at the subject property and their status is listed as active. No equipment is listed and there are no notices of violations or notices to comply listed on the database. Based on the lack of violations, the prior regulatory oversight and current operations at the subject property the air emission files are not expected to represent a significant environmental concern to the subject property.

- An environmental lien search was not requested by the user; however, based on our review of the Department of Toxic Substances Control (DTSC) EnviroStor Database, no environmental liens enforced by the DTSC were identified.
- According to our research, the potential for oil and gas exploration at the subject property is considered low.
- A Tier I and Tier II Vapor Encroachment Screen has been conducted according to ASTM E2600-10. Based on our evaluation, Andersen Environmental has determined that a VEC can be ruled out because a VEC does not or is not likely to exist with respect to the subject property.

Additional Issues

- Based on the age of the onsite structures, the potential for lead based paint and asbestos containing building materials at the site is considered to be low.
- According to our research, radon potential at the subject property is considered low.
- Andersen Environmental did not observe visible or olfactory indications of the presence of mold, nor did Andersen Environmental observe obvious indications of significant water damage.
- Based on our research, the property is known to be located in proximity (1,000 feet) to a former landfill / oil well. Thus, there is a potential for methane at the subject property.

CONCLUSIONS

Andersen Environmental has performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice 1527-05, at 1239 Victoria Street, Costa Mesa, California, the subject property. Any exceptions to or deletions from this practice are described in the individual sections of this report. This assessment has revealed no evidence of recognized environmental conditions in connection with the subject property.

1.0 INTRODUCTION

Andersen Environmental has performed a Phase I Environmental Site Assessment (Phase I) for the property located at 1239 Victoria Street, in Orange County and the City of Costa Mesa, California ("Subject Property"). This report has been prepared for the sole use of East West Bank. The shelf life of this Environmental Site Assessment is 180 days as per ASTM 1527-05.

The research conducted for this study and the report prepared are in general conformance with the EPA "All Appropriate Inquiries" standard and the ASTM 1527-05 "Standard Practices for Environmental Site Assessments: Phase I Environmental Site Assessment Process". The primary purpose for performing a Phase I ESA is to "...permit a user to satisfy one of the requirements to qualify for the innocent landowner, contiguous property owner, or bona fide prospective purchaser limitations (commonly known as landowner liability protections) on Comprehensive Emergency Response Compensation and Liability Act (CERCLA) liability." (ASTM, 2005) Further, it is the goal of this study to identify business risks associated with the property associated with environmental conditions.

The goal of this process is to identify recognized environmental conditions associated with the property. A recognized environmental condition is defined as "...the presence or likely presence of any hazardous substances or petroleum products on a property that indicate an existing release, a past release, or a material threat of a release of any hazardous substances or petroleum products into structures on the property or into the ground, groundwater, or surface water of the property." This definition does not include "*de minimis* conditions that generally do not pose a threat to human health or the environment and that generally would not be the subject of an enforcement action if brought to the attention of appropriate government agencies" (ASTM, 2005).

In order to identify environmental conditions at the site, the Phase I ESA includes a site inspection, interviews with parties familiar with the property, historical research into the past uses of the property, and hazardous materials research with regard to the subject property, adjacent properties, and surrounding area. In addition, Andersen Environmental provides general information regarding asbestos containing materials, lead-based paints, radon, and oil and gas exploration as part of this report.

In order to maintain landowner liability protections, the user has a "continuing obligation to not interfere with activity and use limitations associated with the property," must take "reasonable steps to prevent releases" and must "comply with legal release reporting obligations." (ASTM, 2005)

Reviewing those documents that are "reasonably ascertainable" controls the completeness of this assessment. Documents that are reasonably ascertainable are publicly available, may be obtained within a reasonable time and cost constraints, and are practically reviewable to make an evaluation in a reasonable time frame in regard to property transaction activities.

1.1 SIGNIFICANT ASSUMPTIONS

While this report provides an overview of potential environmental concerns, both past and present, the environmental assessment is limited by the availability of information at the time of the assessment. It is possible that unreported disposal of waste or illegal activities impairing the environmental status of the property may have occurred which could not be identified. The conclusions and recommendations regarding environmental conditions that are presented in this report are based on a scope of work authorized by the Client. Note, however, that virtually no scope of work, no matter how exhaustive, can identify all contaminants or all conditions above and below ground.

1.2 LIMITATIONS AND EXCEPTIONS

This report has been prepared in accordance with generally accepted environmental methodologies referred to in ASTM 1527-2005, and contains all of the limitations inherent in these methodologies. No other warranties, expressed or implied, are made as to the professional services provided under the terms of our contract and included in this report. The conclusions of this report are based in part, on the information provided by others. The possibility remains that unexpected environmental conditions may be encountered at the site in locations not specifically investigated. The services performed and outlined in this report were based, in part, upon visual observations of the site and attendant structures. Our opinion cannot be extended to portions of the site that were unavailable for direct observation, reasonably beyond the control of Andersen Environmental. The objective of this report was to assess environmental conditions at the site, within the context of our contract and existing environmental regulations within the applicable jurisdiction. Evaluating compliance of past or future owners with applicable local, provincial, and federal government laws and regulations was not included in our contract for services. Our observations relating to the condition of environmental media at the site are described in this report. It should be noted that compounds or materials other than those described could be present in the site environment.

1.3 RELIANCE

This report has been prepared for the sole use of East West Bank. The contents should not be relied upon by any other parties without the express written consent of East West Bank and Andersen Environmental.

2.0 SITE DESCRIPTION

Andersen Environmental has performed a Phase I Environmental Site Assessment (Phase I) for a commercial property located at 1239 Victoria Street, in Orange County and the City of Costa Mesa, California. The subject property is approximately 1.7 acres in total size and contains three structures and a covered warehouse and loading area which are approximately 54,000 square feet in combined size. The subject property is currently occupied by Viva Life Science, DaVinci Biosciences LLC, Radiance Metals and Miika Corporation. Viva Life Science utilizes the northwest structure and part of the first floor of the northeast structure for the research, development, production and distribution of nutritional supplements; DaVinci Biosciences LLC utilizes the subject property for the research and development of cell-based therapeutics; and Radiance Metals and Miika Corporation utilize the second floor of the northeast structure for office purposes. The remainders of the interior portions of the structures are currently vacant. The remainder of the subject property contains asphalt paved parking and limited landscaping. The surrounding area is mostly used for commercial and residential purposes. Groundwater is estimated to be approximately 95-feet below ground surface in the area of the site.

Natural gas and electrical services are provided to the subject property by Southern California Gas Company and Southern California Edison, respectively. Potable water and sewer services are provided by the City of Costa Mesa.

2.1 CURRENT AND HISTORICAL ADDRESSES

According to our research and information provided by the client, the following addresses have been found to be associated with the subject property: 1231 and 1239 Victoria Street, Costa Mesa, California.

2.2 LEGAL DESCRIPTION

According to the Orange County Assessor's Office, the subject property is located in the City of Costa Mesa, and is described by the Assessor's Parcel Number: 422-322-18.

2.3 PHYSICAL SETTING

The elevation of the subject property is approximately 90 feet above sea level (USGS Newport Beach, CA 7.5 minute topographic quadrangle). Based on our review of the GeoCheck Section of the EDR Radius report, the subject property is not situated within a 100-year FEMA Flood Zone. No wetlands were identified at the property or adjacent properties. Based on our review of groundwater data presented in the State Water Resources Control Board (SWRCB) Geotracker website, groundwater was detected at a leaking underground storage tank site (1965 Placentia Avenue) approximately 0.35 mile southeast of the subject property at approximately 95-feet below ground surface. However, perched and semi-perched aquifers may be present beneath the site. Based on regional groundwater data, regional groundwater flow direction is estimated to be to the north-northwest; however locally groundwater flow direction may vary.

3.0 SITE RECONNAISSANCE / INTERVIEWS

3.1 SITE RECONNAISSANCE

On April 11, 2013, Gareth Howell conducted a site reconnaissance of the subject property. The site inspection was conducted to identify current or past hazardous substance use/storage and to identify evidence of other recognized environmental conditions. The interior and exterior areas of the subject property were inspected as well as the adjacent properties as observable from the subject property and public right-of-ways.

3.2 SUBJECT PROPERTY OBSERVATIONS

Yes	No	Observed Feature(s)
☒	☐	Hazardous Materials and/or Petroleum Products
☐	☒	Underground and/or Aboveground Storage Tanks
☐	☒	Unidentified Substance Containers
☒	☐	Floor Drains
☐	☒	Sumps/Clarifiers/Sewer Interceptors/Septic Systems
☐	☒	Stressed Vegetation
☐	☒	Ponds/Lagoons/Wetlands
☐	☒	Waste Water Treatment Facilities
☒	☐	Electrical Equipment with the Potential to contain Fluids
☐	☒	Wells
☐	☒	Evidence of Solid Waste Disposal/Dumping/Fill Areas
☐	☒	Stained Surfaces/Soil

3.2.1 EXTERIOR AREAS

The exterior of the subject property consists of asphalt paved parking and limited landscaping along the entire perimeter and an enclosed trash collection area in the central portion. The asphalt appears to be in good condition with no cracking. Andersen Environmental observed three pole-mounted transformers

located on the north-central perimeter and a pad-mounted transformer located in the central portion of the subject property. The transformers appeared to be in good condition with no signs of leaks in the vicinity of the transformers. Two storm drains were observed in the exterior areas of the subject property. No hazardous material use or disposal was observed in the vicinity of the storm drains. Based on this, the presence of storm drains is not expected to represent a significant environmental concern for the subject property.

Andersen Environmental observed a concrete masonry unit (CMU) enclosed trash collection area which contained one trash bin. There was no evidence of the disposal of hazardous materials in the vicinity of the trash collection area.

No recognized environmental conditions were observed in this portion of the site.

3.2.2 INTERIOR OBSERVATIONS

The subject property contains three structures that are adjoined by a covered warehouse and loading area. Interior finishes throughout the structures include tile, linoleum, concrete and hardwood flooring, drywall and glass partitions and wooden and drywall ceilings.

The northeast structure is a two-story wood-framed building with concrete slab foundation. The first floor contains a warehouse, seven storage rooms, three offices, a washroom, a restroom, packing/shipping room and a lobby area. The second floor of the northeast structure contains fourteen office rooms, two restrooms, and a break room. Andersen Environmental observed two floor drains on the first floor of the northeastern structure. No stains or signs of a release were observed in the vicinity of the drains. The offices on the first floor were vacant at the time of the site reconnaissance, with the exception of miscellaneous furniture and files that had been left behind by the former tenants. On the second floor, eleven of the offices were vacant and the remaining three were being utilized for office purposes by tenants, Radiance Metals and Miika Corporation.

At the time of the site reconnaissance, a storage room was locked and inaccessible. According to Mr. Elijah Fan, the owner of the subject property, the room is being utilized by a friend of his to store personal items. The warehouse area is utilized for the storage of miscellaneous supplies for Viva Life Science. Andersen Environmental observed a flammables cabinet which contained two hazardous waste containers. According to labels on the containers, they contain organics waste. Furthermore, according to Mr. Fan, none of the hazardous waste produced at the site is allowed to reach the sewer and their hazardous waste practices include taking waste directly from laboratories to the flammable's cabinet in smaller containers. Based on the lack of subsurface conduits, containment measures, lack of staining or releases and proper housekeeping practices, the hazardous waste is not expected to represent a significant environmental concern. For more information regarding hazardous waste at the subject property please see Sections 5.0 and 6.0.

The southwest structure is a single-story warehouse and laboratory building of wood-framed construction and concrete slab foundation. The structure is currently occupied by DaVinci Biosciences, LLC, and contains six laboratory rooms, a storage room, a warehouse, open office area, conference room, break room and filing room. DaVinci Biosciences, LLC specializes in the research and development of cell-based therapeutics. No significant storage of hazardous materials or floor drains were observed in the southwest structure of the subject property.

The northwest structure is a two-story office, warehouse and laboratory building of wood-framed construction and concrete slab foundation. The structure is currently occupied by Viva Life Science who

specializes in the research, development, production and distribution of nutritional supplements. The first floor of the northwest structure contains a conference room, seven offices, two restrooms, two laboratories, a receiving room, a refrigerated room and three mechanical rooms.

Andersen Environmental observed hydraulic elevator equipment in one of the mechanical rooms located on the first floor. The equipment appeared to be in very good condition with no signs of a release or staining in the vicinity of the equipment. Andersen Environmental observed four floor drains within the northwest structure. No signs of a release or staining were observed in the vicinity of the floor drains.

Andersen Environmental observed several containers of hazardous materials in two flammables cabinets within the laboratory rooms of the northwest structure. Hazardous materials included, but were not limited to, ethyl acetate, butyl alcohol, toluene, cyclohexane and n-Heptane, stored in containers of four liters or less. No significant staining or evidence of a release of any of the materials was observed during the site reconnaissance. Based on the lack of subsurface conduits, containment measures, and lack of staining or releases, the hazardous materials are not expected to represent a significant environmental concern.

No significant hazardous material storage or recognized environmental conditions were observed in the interior portions of the site.

3.2.3 Reconnaissance Limitations

At the time of the site reconnaissance, a storage room in the northeast structure was locked and inaccessible. According to Mr. Elijah Fan, the owner of the subject property, the room is being utilized by a friend of his to store personal items. Based on this notion, this limitation is not expected to significantly alter the findings of this investigation.

3.3 Adjacent Properties

Direction	Property Use(s)	Address(es)
North	Victoria Vista Park	Non-applicable
South	Residential	1156 – 1164 Gleneagles
East	Commercial – "Starlight", "Music Factory", "Karate", "Liquor Mart", "Overstuffed", "Midnight Muncheez", "Style Bar", "Schultz Elite", "Lily's Nails", "Stacy Real Fitness Mama", and "Victoria Cleaners and Alterations"	1124 Victoria Street
	Residential	1144 Sea Bluff Drive and 2107 – 2109 Valley Road
West	Church	1259 Victoria Street

The adjacent property to the east was listed on the regulatory database report and is further discussed in Section 6.1.2 below.

3.4 Interviews

3.4.1 Property Owner – Mr. Elijah Fan, the property owner, was interviewed during the course of the site reconnaissance of the site conducted on April 11, 2013. According to Mr. Fan, Viva Life

Science has occupied the subject property since 1991. Mr. Fan stated that from 1991 to 1995 they used the southeastern structure as a warehouse and then improved it with a laboratory in 1996. Since 2008, the southeastern structure has been occupied by DaVinci Biosciences, LLC. The northeastern structure was utilized for manufacturing and warehouse purposes from 1991 to 1998, and then office and warehouse purposes from 1998 to 2011. Manufacturing included the development of nutritional supplements and products. Since 2011, the northeastern structure has been leased to tenants for office and warehouse purposes, utilized for storage by Viva Life Science, and/or been vacant. Mr. Fan was unaware of any environmental conditions associated with the property.

3.4.2 Key Site Manager – The owner of the property is the key site manager and was interviewed as the owner.

3.4.3 Property Occupants – The owner of the property is the primary occupant and was interviewed as the owner.

3.4.4 Past Owners, Operators and Occupants – Past owners, operators and occupants were not able to be identified for an interview for this report.

3.4.5 Potential Purchaser – As the user of this report is a lender for a transaction which is for financing purposes, there is no prospective purchaser included in the transaction.

3.5 USER PROVIDED INFORMATION

The United States Environmental Protection Agency (USEPA) All Appropriate Inquiry (AAI) and ASTM 1527-05 Phase I Standards require that the Report User conduct independent research and consider certain information before purchasing a property. Andersen Environmental recommends that the User documents completion of the following items:

3.5.1 LIEN SEARCH

The User is required to obtain a recent (less than 180 days old) title report prepared for the subject property. The report should be reviewed to obtain information regarding environmental clean-up liens or activity and use limitations with regard to the subject property. If environmental cleanup liens or activity and use limitations encumbering the subject property or in connection with the subject property are identified, the User should provide that information to the Environmental Professional (Andersen Environmental). If the User has actual knowledge of environmental cleanup liens or activity and use limitations encumbering the subject property or in connection with the subject property, the User should provide that information to the Environmental Professional (Andersen Environmental).

- An environmental lien search was not requested by the user; however, based on our review of the Department of Toxic Substances Control (DTSC) EnviroStor Database, no environmental liens enforced by the DTSC were identified.

3.5.2 SPECIALIZED KNOWLEDGE

The User should provide the Environmental Professional (Andersen Environmental) with any specialized knowledge the User has with regard to recognized environmental conditions in connection with the property.

- The User has no specialized knowledge with respect to recognized environmental conditions in connection with the property.

3.5.3 COMMONLY KNOWN OR REASONABLY ASCERTAINABLE INFORMATION

If the User is aware of any commonly known information in the community about the subject property with respect to recognized environmental conditions, the User should provide the information to the Environmental Professional (Andersen Environmental).

- The User is not aware of any commonly known information in the community about the subject property with respect to recognized environmental conditions.

3.5.4 PROPERTY VALUATION

If this Phase I ESA was prepared as due diligence for a property transaction, it is the responsibility of the User to consider the relationship of the purchase price to the fair market value of the property. If the purchase price is significantly lower than the fair market value, the User should identify the alternate reason for the low purchase price if the lower purchase price is not related to the property being affected by hazardous substances or petroleum products.

- As the user of this report is a lender for a transaction which is for financing purposes, there is no prospective purchaser included in the transaction.

3.6 USER PROVIDED DOCUMENTS

- No documents were provided to Andersen Environmental by the Report User.

3.7 RECONNAISSANCE/INTERVIEW DATA GAPS

Based on our observations made during the site reconnaissance of the subject property and adjacent properties as well as the interviews conducted, no significant data gaps were encountered during our research.

4.0 HISTORICAL LAND USE

4.1 AERIAL PHOTOGRAPHY REVIEW

Aerial Photography of many portions of the United States dates back to the 1920's. Items searched for in each photograph included, but were not limited to: evidence of tanks, gas stations, industrial site usage, water drainage pathways, areas which show evidence of drums or excessive debris, discolored or stained soils, areas of distressed vegetation, et cetera.

Aerial Photograph Coverage was available from Environmental Data Resources (EDR) for the years: 1927, 1938, 1947, 1953, 1960, 1968, 1977, 1990, 1995, 2005, 2009, and 2010. A summary of our observations is presented in the following table.

1927, 1938, 1947, and 1953			
Subject Property	**Adjacent Properties**		**Surrounding Properties**
Appears to be agricultural land.	North:	Agricultural	Agricultural with some residential development by 1953
	South:	Agricultural	
	East:	Agricultural	
	West:	Agricultural	
1960			
Subject Property	**Adjacent Properties**		**Surrounding Properties**
Appears to be developed with a commercial structure to the northeast, parking to the southeast and vacant land to the west.	North:	Recreational park (across Victoria Street)	Agricultural and vacant land to the west and residential and commercial development to the east
	South:	Vacant land – graded and planned for residential development	
	East:	Commercial and vacant	
	West:	Commercial	
1968			
Subject Property	**Adjacent Properties**		**Surrounding Properties**
Appears to be developed with two commercial structures to the east and a parking lot to the west.	North:	Recreational park (across Victoria Street)	Agricultural, residential and commercial development with some vacant land.
	South:	Residential	
	East:	Commercial (potential gas station) and vacant	
	West:	Commercial	
1977			
Subject Property	**Adjacent Properties**		**Surrounding Properties**
Appears to be developed with two commercial structures to the east and a parking lot to the west.	North:	Recreational park (across Victoria Street)	Residential and commercial development with some vacant land.
	South:	Residential	
	East:	Commercial and residential	
	West:	Commercial	

1990 and 1995			
Subject Property	**Adjacent Properties**		**Surrounding Properties**
Appears to be developed with two commercial structures to the east, a commercial structure to the northwest and parking lot to the southwest.	North:	Recreational park (across Victoria Street)	Residential and commercial development with some recreational and vacant land.
	South:	Residential	
	East:	Commercial and residential	
	West:	Commercial	
2005, 2009, and 2010			
Subject Property	**Adjacent Properties**		**Surrounding Properties**
Appears that the two commercial structures to the east have been improved to form one structure, and a commercial structure and parking lot remain to the northwest and southwest, respectively.	North:	Recreational park (across Victoria Street)	Residential and commercial development with some recreational and vacant land.
	South:	Residential	
	East:	Commercial and residential	
	West:	Commercial	

- The subject property was historically used for agricultural purposes. There is a potential that agricultural chemicals, such as pesticides, herbicides and fertilizers, were used onsite. Agricultural chemicals tend to accumulate in the near surface soils As the property has been redeveloped, which typically involves grading (soil mixing) of the first few feet of soil, it is likely the agricultural chemicals, if any were present, have been diluted to below regulated levels. Furthermore, the entire area of the subject property is either paved or covered by improvements that makes direct contact with remaining concentrations of agricultural chemicals in the soil, if any, unlikely. Lastly, the subject property is developed and used for commercial purposes. Based on the foregoing, it is our opinion that a risk to human health or the environment based on the historical agricultural use of the site is unlikely, and thus no further action related to the former agricultural use of the subject property is recommended at this time.
- The adjacent property to the east appears to have the canopy characteristics of a gasoline station in 1968. However, the location of the gasoline station is the northeast portion of the site, approximately 250 feet to the northeast of the subject property. The canopy characteristics are not present in the aerial photograph in 1977 and the location of the potential former gasoline station is currently a liquor store. Furthermore, the adjacent property is not listed on any of the regulatory databases indicative of a release related to gasoline station operations (i.e. Leaking Underground Storage Tank (LUST) or Statewide Spills, Leaks, Investigations and Cleanup Program (SLIC)). Based on no evidence of a release and relative distance and cross-gradient location, the potential former gasoline station is not expected to represent a significant environmental concern.

4.2 BUILDING DEPARTMENT RECORDS REVIEW

The addresses identified as current and historical addresses for the subject property were researched at the City of Costa Mesa Building Division. Items considered in the course of the building permit review are previous site usage, previous ownership, and the construction or demolition of any structures that may have had a negative environmental impact on the property.

1231 Victoria Street

Date	Owner/Occupant	Purpose
06/18/1963	Wanick and Gradisher, Advanced Kinetics	Add second story to existing lab and office building
05/07/1964	R. W. Wanick and R.L. Gradisher	Construct block wall
12/21/1964	Ralph W. Wanick and R.L. Gradisher	Add second story for ten additional office spaces within lab and office building
06/30/1965	R. W. Wanick and R.L. Gradisher	Certificate of Occupancy issued for industrial use
02/25/1966	R. W. Wanick and R.L. Gradisher	Erect new building for sheet metal on lot with existing machine shop structure
04/07/1967	R. W. Wanick and R.L. Gradisher	Certificate of Occupancy issued for manufacturing use
01/16/1986	Advanced Kinetics, Inc.	Temporary electrical permit
01/29/1986	Advanced Kinetics	Build trash enclosure, sized 21' by 77', to city standards
02/07/1986	Pilkington Electro Optics, Inc.	Install plumbing into new manufacturing building
05/16/1986	Pilkington	Install fire sprinkler for general industrial manufacturing building
09/14/1987	Advanced Kinetics	Re-roof, install built-up fiberglass capsheet

1239 Victoria Street

Date	Owner/Occupant	Purpose
01/29/1986	Advanced Kinetics, Inc.	Erect new office building, sized 18,400 square feet
02/03/1986	Advanced Kinetics, Inc.	Install electrical into new electro-optics manufacturing building
08/08/1986	Pilkington Electro Optics	Mechanical system alteration and repair, including exhaust system, heating system, fire dampers, and fan coils
10/04/1986	Pilkington Electro Optics, Inc.	Temporary Certificate of Occupancy issued for office use
10/14/1986	Advanced Kinetics.	Electrical work
11/03/1986	Advanced Kinetics	Plumbing permit for new building
03/25/1988	Pilkington Electro Optics, Inc.	Certificate of Occupancy issued for office use
03/27/1988	Westar Nutrition, Inc.	Construct concrete city standard block wall, sized 134 square feet and 6' high, at rear of property
04/29/1996	Westar Nutrition, Inc.	Add 15' high steel expandable security gates on north and south entries of truck delivery area
07/16/1996	David Fan	Install two bathtub/showers, two bar sinks, and two floor drains
10/09/1996	Westar Nutrition, Inc.	Interior alteration for manufacturing of gel capsule nutritional supplements
11/06/1996	Westar Nutrition, Inc.	Install three floor drains

1239 Victoria Street (continued)

Date	Owner/Occupant	Purpose
11/06/1996	Westar Nutrition, Inc.	Install steam boiler for use in manufacturing gel capsule nutritional supplements
11/26/1996	Westar Nutrition, Inc.	Install T-bar ceiling in manufacturing building
04/15/1998	Westar Nutrition, Inc.	Legalization of storage rack system in warehouse area
12/03/1998	Westar Nutrition, Inc.	Remove extant roof-mounted boiler and chiller, replace with new boiler and heat exchanger
06/18/1999	Westar Nutrition, Inc.	Construct parapet around new heating and A/C unit on rooftop
06/18/1999	David Fan, Westar Nutrition, Inc.	Construct parapet to hide new equipment, install heating and A/C units to serve new offices and storage room
07/21/1999	Westar Nutrition, Inc.	Install one electrical outlet, one sub-panel, one transistor, one conduit, and one conductor in computer room
07/28/1999	Westar Nutrition, Inc.	Operate electrical circuit and motor for A/C change-out
07/28/1999	Westar Nutrition, Inc.	Remove and replace A/C unit
09/02/1999	Westar Nutrition, Inc.	Install five electrical outlets and three conduits
11/02/1999	Westar Nutrition, Inc.	Install dust and odor system
11/30/1999	Westar Nutrition, Inc.	Install electrical wiring for dust and odor collection
03/22/2000	Westar Nutrition, Inc.	Install one electrical switch and one conduit for recirculation chiller
05/24/2000	Westar Nutrition, Inc.	Install electrical equipment for extractor in bio-chemical lab

- Building permit records indicate that the following historical address for the subject property: 1231 Victoria Street, Costa Mesa, California. This address was researched for the purposes of this report.
- Building permit records indicate that the subject property has been historically utilized for the manufacture of semiconductor radiation detectors by Advanced Kinetics, Incorporated between 1963 through at least 1986. These operations appear to predominantly consist of assembly and testing. According to historical and regulatory research, there is no indication that significant industrial processes having occurred at the site or that any industrial solvents were utilized at the subject property. Based on this notion, the former light manufacturing operations at the subject property are not considered a significant environmental concern.
- Building permit records indicate that the subject property has been historically utilized for a bio-chemical laboratory. For more information regarding the use of hazardous materials and wastes at the subject property please refer to Section 5.0.

4.3 City Directory Review

City directories have been published since the 1800's and provide detailed occupant information for the property and its surrounding area at five-year intervals. The purpose of the City Directory research is to attempt to determine the businesses that historically occupied the subject property. Historical City

Directories provided by Environmental Data Resources (EDR) and reviewed by Andersen Environmental are listed below.

1231 Victoria Street

Date	Listing
1975, 1980	Advanced Kinetics, Inc.
1986	Advanced Kinetics, Inc. Pilkington Electro Optics, Inc.

1239 Victoria Street

Date	Listing
1995	Viva America Marketing Westar Industries
2002	Viva America Marketing
2007	Viva Life Science Westar Nutrition Corp.
2012	Viva Life Science Westar Nutrition Corp. Residential

4.4 SANBORN MAP REVIEW

Originally compiled by the Sanborn Map Company of Pelham, New York for fire insurance companies to assess fire risks related to building materials and hazardous materials storage, today Sanborn Maps are an invaluable tool for Environmental Professionals in determining historical site use and the potential for environmental conditions. Sanborn Map Coverage is available from as early as 1867 in some cities. Although Sanborn maps were created for approximately twelve thousand cities and towns in the United States, Canada, and Mexico, Sanborn Map Coverage is not available in newer and more rural communities.

- Sanborn maps were not available from Environmental Data Resources, Inc (EDR) for the subject property. The remaining Historical Land Use data is sufficient in our opinion to accurately ascertain the historical site use.

4.5 HISTORICAL SUMMARY

According to Andersen Environmental's interpretation of the historical research data, the subject property was developed for agricultural purposes sometime before 1927 through at least 1953. By 1960, the northeast portion of the subject property was developed with a laboratory and office. In 1966, the subject property was improved with a second structure used for sheet metal. By 1968, the western portion of the subject property was developed as a parking lot. Advanced Kinetics, Incorporated occupied the subject property from 1963 to 1986, and utilized the site for the manufacturing and laboratory testing of radiation semiconductor detectors. In 1986, the subject property was improved by Electro Optics Incorporated with an additional laboratory and office structure in the northwest portion which remained vacant until 1991. Since 1991, Westar Nutrition and Viva Life Science (formerly Viva America Marketing) have occupied the entire subject property for the research, development and manufacture of nutritional products. Initially, Westar Nutrition and Viva Life Science occupied all three structures.

The southeastern structure was utilized as a warehouse from 1991 to 1995 and was improved with laboratories in 1996. Since 2008, DaVinci Biosciences, LLC has occupied the southeastern structure for the research and development of cell-based therapeutics. Westar Nutrition and Viva Life Science utilized the

northeastern structure for manufacturing and warehouse purposes until 1998. From 1998 to 2011, they utilized the northeastern structure for office and warehouse purposes and since 2011 they have leased some of the offices of the northeastern structure to numerous companies. Currently, Radiance Metals and Miika Corporation utilize office space on the second floor of the northeastern structure. Westar Nutrition and Viva Life Science have occupied the northwestern structure since 1991.

4.6 HISTORICAL DATA GAPS

The earliest historical resource obtained during this investigation was an aerial photograph from 1927 which shows the subject property developed for agricultural purposes. The lack of historical sources for the subject property dating back to first developed use represents historical data source failure. However, Andersen Environmental assumes that prior to 1927 the subject property was most likely developed for agricultural purposes, if not undeveloped. Based on this notion, this limitation is not expected to significantly alter the findings of this investigation.

5.0 GOVERNMENT REGULATORY AGENCIES

5.1 HEALTH DEPARTMENT

The Orange County Health Care Agency (OCHCA) was contacted regarding underground storage tank and/or hazardous materials files for the subject property.

- According to a mailed response to our request, there are files for 1239 Victoria Street. The files pertain to regular annual inspections of Westar Nutrition Corporation's operations performed at the subject property since 2002. The inspection reports indicate that organic and aqueous hazardous waste in containers of no more than 30 gallons was stored at the property from 2002 to 2010. Westar Nutrition Corporation was issued four violations on November 17, 2004 which pertained to the improper labeling of hazardous waste, the lack of a contingency and emergency plans and failure to maintain records for more than three years. A follow up inspection on November 19, 2004, indicated that the violations had been abated. Based on the abated status and administrative nature of the violations, the violations are not expected to represent a significant environmental concern to the subject property. According to the records, the waste was generated from onsite operations which include the assessment of raw materials and final products which are manufactured at another site owned by Westar Nutrition Corporation. According to the records, between 2002 and 2006 the site performed small scale manufacturing operations in the production of selenium yeast used as a nutritional supplement. An inspection report from November 2006 states "no more manufacturing onsite". Based on the aqueous and organic nature of the hazardous waste and no records indicating the spillage or release of hazardous waste, the generation of hazardous waste at the subject property is not expected to represent a significant environmental concern.

5.2 FIRE DEPARTMENT

The Costa Mesa Fire Department (CMFD) was contacted regarding underground storage tank and/or hazardous materials files for the subject property.

- According to a verbal response from Michelle Rudaitis of CMFD, there are files for 1239 Victoria Street. The files include a Hazardous Materials Business Plan (HMBP) Summary Report for Viva Life Science Incorporated / Westar Nutrition Corporation. The HMBP Summary Report does not list a date. According to the HMBP Summary Report, the subject property stored and utilized compressed gas cylinders (including nitrous oxide, air, oxygen, acetylene, helium, argon, hydrogen, carbon dioxide, and nitrogen) and plastic and glass containers of mercury oxide (0.01 pounds), sulfuric acid (7.50 pounds), helium (310 cubic feet), argon (336 cubic feet), boron trifluoride in methanol (100.00 pounds), sodium selenate (2.20 pounds), organic waste (30.00 pounds), nitric acid (5.00 pounds), mercuric chloride (1.10 pounds), aqueous waste (300.00 gallons), sodium azide (0.20 pounds), chloroform (3.70 pounds), and chromium chloride hexahydrate (1.10 pounds). No releases or outstanding violations were identified in the HMBP Summary Report. Based on the small quantities, proper disposal of all hazardous waste, lack of violations and no evidence of a release, the hazardous materials utilized onsite are not expected to represent a significant environmental concern.

5.3 WATER QUALITY AUTHORITY

The Santa Ana Regional Water Quality Control Board (SARWQCB) was contacted regarding contaminated groundwater files for the subject property.

- According to faxed responses to our requests, there are no files for the subject property.

5.4 OIL & GAS AUTHORITY

The California Division of Oil, Gas, and Geothermal Resources (DOGGR) regulate the drilling, operation, maintenance, plugging, and abandonment of oil, natural gas, and geothermal resources throughout the State of California.

- The DOGGR Online Mapping System was reviewed to determine the location of petroleum activity in the area of the property. According to the map reviewed, no oil wells appear to be located on or adjacent to the subject property.

5.5 AIR QUALITY AUTHORITY

The South Coast Air Quality Management District (SCAQMD) online database was searched for information on the subject property and/or nearby sites of concern to identify any evidence of previous or current hazardous material usage.

- According to the online database and a response to our requests, there are records for 1231 Victoria Street. According to the files provided via email, the facility was last inspected on October 7, 1987. No violations are listed and no other information is provided. According to the online database, Advanced Kinetics Incorporated operated at the subject property and their status is listed as active. No equipment is listed and there are no notices of violations or notices to comply listed on the database. Based on the lack of violations, the prior regulatory oversight and current operations at the subject property the air emission files are not expected to represent a significant environmental concern to the subject property.

5.6 SANITATION DISTRICT

The Costa Mesa Sanitary District (CMSD) and Orange County Sanitation District (OCSD) were contacted regarding industrial waste discharge records for the subject site.

- According to responses from the CMSD and OCSD, there are no files for the subject property.

5.7 TOXIC SUBSTANCES AUTHORITY

The California Department of Toxic Substances Control (DTSC) was contacted regarding toxic substances files for the subject property.

- According to a faxed response from the DTSC, there are no files for toxic substances at the subject property.

5.8 ENVIRONMENTAL DATA GAPS

Based on our review of the environmental data, no significant data gaps were encountered during our research.

6.0 ENVIRONMENTAL DATA RESEARCH

6.1 REGULATORY DATABASE REPORT

A radial search was conducted in accordance to the specification defined in ASTM E 1527-05 which sets the radial distances for each regulatory database. A radial database search was conducted by Environmental Data Resources (EDR) on February 15, 2013. A complete listing of the databases with descriptions and the results is presented in Appendix II of this report. Contaminants from adjacent or surrounding sites may impact the subject property should the contaminants migrate via groundwater. As discussed in Section 2.3, groundwater in the vicinity of the subject property is assumed to flow to the southwest. The following table summarizes required databases reviewed and the approximate search distances, and indicates if the subject site, adjacent properties or surrounding sites are listed:

DATABASE	Search Distance (Miles)	Subject Site (Yes/No)	Adjacent Site (Yes/No)	Total Sites (#)
Federal National Priorities List (NPL)	1.0	NO	NO	0
Federal De-listed NPL	1.0	NO	NO	0
Federal CERCLIS	0.5	NO	NO	0
Federal CERCLIS NFRAP	0.5	NO	NO	0
Federal RCRA CORRACTS	1.0	NO	NO	0
Federal RCRA non-CORRACTS TSD	0.5	NO	NO	0
Federal RCRA Generators	0.25	**YES**	NO	2
Federal Institutional/Engineering Controls	0.5	NO	NO	0
Federal ERNS	Property	NO	NO	0
State/Tribal Equivalent NPL	1.0	NO	NO	0
State/Tribal Equivalent CERCLIS	0.5	NO	NO	2
State/Tribal Landfill	0.5	NO	NO	2
State/Tribal Underground Storage Tank (UST)	0.25	NO	NO	0
State/Tribal Leaking Underground Storage Tank (LUST/SLIC)	0.5	NO	NO	8
State/Tribal Institutional/Engineering Controls	0.5	NO	NO	0
State/Tribal Voluntary Clean-up Sites	0.5	NO	NO	0
State/Tribal Brownfield Sites	0.5	NO	NO	0

6.1.1 SUBJECT PROPERTY

Westar Nutrition Corporation (1239 Victoria Street) – The subject property is listed on the RCRA - Small Quantity Generator (RCRA-SQG), Facility Index / Facility Registry System (FINDS) and Facilities and Manifest Data (HAZNET) databases. According to the HAZNET listing, the site produced 0.06 tons of laboratory waste chemicals, 0.06 and 0.04 tons of liquids with selenium and unspecified solvent mixture, respectively, in 2009, and 0.07 tons of off-specification, aged or surplus organics in 2011. According to the RCRA-SQG listing, the facility has been regularly inspected for compliance and received one informal notice of violation in November 2004. For more information regarding the hazardous wastes and notice of violation at the subject property please see Section 5.1.

6.1.2 ADJACENT PROPERTIES

Victoria Cleaners and Alteration (1125 Victoria Street) – The adjacent property to the west is listed on the Cleaner Facilities (DRYCLEANERS), Emissions Inventory Data (EMI), and EDR Exclusive Historic

Dry Cleaners (EDR US Hist Cleaners) databases. According to the information provided, the site has operated as Victoria Cleaners and Alterations since 2001. During the site reconnaissance, Andersen Environmental observed that the site currently operates as Victoria Cleaners and Alterations. According to the DRYCLEANERS listing, the site is a dry cleaning and laundry service facility including family and commercial power laundries. According to the EMI listing and the SCAQMD online database, the site currently operated dry cleaning equipment and formerly operated a vapor recovery unit. On February 13, 2007, the site was issued a notice of violation for failure to provide weekly leak inspection and operation and maintenance records and for failure to provide records for cleaning the cooling coil by a certified person. The site is noted as being in compliance with regard this notice as of May 24, 2007. On February 18, 2010, the site was issued a notice of violation to replace the gaskets on dry cleaning equipment and to store all materials that have been in contact with perc in a closed container. The site is noted as being in compliance as of March 11, 2010. Based on the cross-gradient location, housekeeping nature of the violations, lack of evidence of a release, regulatory oversight and compliant status, the listings and violations for the adjacent property is not expected to represent a significant environmental concern to the subject property.

6.1.3 Surrounding Area

In our opinion, none of the other sites listed on the regulatory database report pose a significant threat to the subject property as there is no indication of a release at the respective sites, a release has occurred but the case is closed or the release has not affected groundwater, or the sites are located cross or down gradient of the subject property.

6.1.4 Orphan Sites

Orphan Sites are unmappable sites which appear in a list form in the Radius Map Report rather than on the standard Radius Map. Three Orphan sites were identified in the Radius Map Report prepared for this site. The sites were manually mapped to determine the location of the site relative to the subject property and groundwater gradient. In addition, the case information for each site was reviewed. The following conclusions were made:

In our opinion, none of the orphan sites listed pose a significant threat to the subject property as there is no indication of a release at the respective sites, a release has occurred but the case is closed, or the sites are located cross or down gradient of the subject property.

7.0 VAPOR ENCROACHMENT SCREENING

ASTM Standard E 2600-10 Standard Guide for Vapor Encroachment Screening on Property Involved in Real Estate Transactions (VES) was used as guidance for conducting a VES for the subject property. The purpose of the screening is to determine whether a Vapor Encroachment Condition (VEC) exists from chemicals of concern (COC) that may migrate as vapors onto a property as a result of contaminated soil and groundwater on or near the subject property. The screening involves a two tiered approach to assessing VEC risk as described below.

7.1 VES TIER I

7.1.1 SEARCH DISTANCE TEST/CHEMICALS OF CONCERN TEST

The search distance test involves a review of the regulatory database report and available historical records to make a determination if any *known or suspect potentially contaminated* properties exist within the Area of Concern (AOC). High risk sites are typically current and former gas stations, former and current dry cleaners, manufactured gas plants, and industrial sites (Brownfields). The AOC is defined as any up gradient sites within the ASTM 1527 standard search distances and any cross or down gradient sites within 1/3 mile for solvents and petroleum products.

If the contamination at the known or potentially contaminated site within the AOC consists of COCs, then a potential Vapor Encroachment Condition (pVEC) exists and Tier II is recommended. If no known or potentially contaminated sites with COCs exist within the AOC, no further inquiry is necessary.

- Fourteen sites were identified in the Radius Map Report and historical research within the AOC that were considered to pose a pVEC at the subject property based on the Tier I evaluation. These sites are further discussed in the Tier II Section of this report below.

7.2 VES TIER II

7.2.1 PLUME TEST

The Plume Test assesses whether or not a plume is close enough to the property to result in a VEC.

1. Critical Distance Determination - Determine distance from property to edge of plume in any direction (vertical, horizontal, lateral).
2. VEC exists if a plume of volatile organic compounds (VOCs), semi-volatile organic compounds (S-VOCs,) or Volatile Inorganic compounds or free petroleum product accumulating above water table within 100 feet of the property or if a plume of dissolved volatile petroleum hydrocarbons within 30-feet of the property.

The sites were manually mapped to determine the location of the site and any potential plumes of contamination relative to the subject property and groundwater gradient. In addition, the case information for each site was reviewed. The following conclusions were made:

In our opinion, none of the other sites identified pose a significant threat to the subject property as there is no indication of a release at the respective sites, a release has occurred but the medium affected was the soil only and the site is beyond the critical distance of 100-feet, or the site location and/or plume of contamination is excess of the critical distance of 100-feet from the subject property. Thus, a VEC can be ruled out because a VEC does not or is not likely to exist at the subject property.

8.0 NON-SCOPE ENVIRONMENTAL RISKS

ASTM Standard E1527-05 identifies additional conditions which, should they exist at the subject property, may create a human health risk to the occupants of the site. These risks may also create additional costs to the property owner in the form of identification, operations & maintenance, and cleanup or remediation.

8.1 ASBESTOS CONTAINING BUILDING MATERIALS

Asbestos is a group of naturally occurring minerals used in certain products, such as building materials and vehicle brakes, to resist heat and corrosion. Asbestos includes: chrysotile, amosite, crocidolite, tremolite asbestos, anthophyllite asbestos, actinolite asbestos, and any of these materials that have been chemically treated and/or altered.

The inhalation of asbestos fibers by workers can cause serious diseases of the lungs and other organs that may not appear until years after the exposure has occurred. For instance, asbestosis can cause a buildup of scar-like tissue in the lungs and result in loss of lung function. Asbestos fibers associated with these health risks are too small to be seen with the naked eye, and smokers are at higher risk of developing some asbestos-related diseases.

Asbestos-containing materials (ACM) do not always pose a hazard to occupants and workers in buildings that contain these materials. Intact, undisturbed ACMs generally do not pose a health risk. ACMs may become hazardous and pose an inhalation risk when they are damaged, disturbed in some manner, or deteriorate over time and asbestos fibers are released into building air.

ACM can be found in a multitude of building products which include acoustical texture, fire-proofing, joint compound, attic and wall insulation, resilient flooring, mastic, recessed lighting fixtures, wiring, elevator brakes, fire doors, piping insulation, piping joints, duct insulation, duct tape, siding and roofing materials (tar/shingles), textured paint, stucco, concrete, and swimming pool plaster.

Local jurisdictions have specific laws and regulations regarding asbestos and actions including building renovations and building demolition.

- Based on the age of the onsite structures, there is a potential for asbestos containing building materials at the site, however, no testing was completed as part of this report.

8.2 LEAD-BASED PAINT

Although lead-based paint has been taken off the market, it is approximated that 80 percent of buildings built prior to 1978 contain lead paint. Even at low levels, lead poisoning can cause IQ deficiencies, reading and learning disabilities, impaired hearing, reduced attention spans, hyperactivity and other behavior problems with children under 6 years old being most at risk.

Lead is a highly toxic metal that was used for many years in products found in and around our homes and commercial buildings. Lead can be found in dust from moving parts of windows and doors that are painted with lead-based paint, wood trim, walls, cabinets in kitchens and bathrooms, porches, stairs, railings, fire escapes, lamp posts, and soil.

Since the 1980's, lead has been phased out in gasoline, reduced in drinking water, reduced in industrial air pollution, and banned or has been limited in use in consumer products.

Between the Environmental Protection Agency (EPA), Department of Housing and Urban Development (HUD), Occupational Safety & Health Administration (OSHA), California Department of Public Health (CDPH), each state has various action limits have been placed with the overall objective being an attempt to prevent human exposure and contamination of the surrounding environment.

- Based on the age of the onsite structures, there is a potential for lead based paint at the site.

8.3 RADON

Radon is a radioactive gas that has been found in structures all over the United States. Radon is produced from the natural breakdown of uranium in soil, rock, and water. Radon typically moves up through the ground to the air above and into structures through cracks and other holes in the foundation. Movement of radon through the earth is strongly influenced by moisture content and permeability of soil, porosity, and degree of fracturing in rocks, as well as surface meteorological conditions. High levels of radon have been discovered in every state.

Radon cannot be seen, smelled, or tasted. Breathing air-containing radon may increase the risk of getting lung cancer. The Surgeon General of the United States has warned that radon is the second leading cause of lung cancer in the United States today.

Testing for the presence of radon is fairly inexpensive, simple and the only way to be certain of the on-site concentration. Various types of sampling methods exist to determine the concentration. On-site radon sampling was not performed during the completion of this assessment.

- Based on our research at the United States Environmental Protection Agency (USEPA), the average radon concentrations for Orange County are between 2.0 pCi/L and 4.0 pCi/L, below the 4.0 pCi/L action level set by the USEPA. However, site specific radon levels vary greatly within the EPA radon zones and on-site radon measurements would need to be collected in order to determine the subject property radon levels.

8.4 WETLANDS

According to the Clean Water Act, a wetland is "those areas that are inundated or saturated by surface or groundwater at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions." Wetland areas have been identified as ecologically diverse and sensitive areas and are generally subject to more stringent development, re-development, and building regulations.

- The U.S. Fish and Wildlife Service National Wetlands Inventory was reviewed to determine if the subject property is situated within an identified wetland. According to the USFWS, the subject property is not located within a wetland area.

8.5 MOLD

Mold and mildew are simple, microscopic organisms that can grow virtually anywhere if they have adequate moisture, nutrients and appropriate temperatures. Depending on the particular mold or fungus (mildew), growing colonies can be almost any color from white to black. Most household molds and fungi (mildews) are black, grey, or charcoal colored. Spores of dozens of kinds of mold and fungus (mildew) are present at all times in indoor and outdoor air. These spores can settle, germinate and grow wherever good growth conditions are found. They can grow on soil, plants, dead plant materials, foods, fabrics, paper, wood and many other materials. Most molds are not harmful. In fact, molds have important roles in the environment and in living systems. In soil molds play a crucial part in decomposition of organic matter and in making nutrients available to plants.

Molds and fungi (mildews) however, can be very destructive to materials on which they grow, and are usually unwelcome and unhelpful in homes. They cause staining, decomposition (rotting of materials) and

objectionable, musty odors. Where colonies are extensive they can also produce enough spores, and by-products to be harmful to health. Many of the by-products of mold and fungus (mildew) are irritating to skin, eyes and respiratory tracts. Some molds produce true allergic sensitization and allergic reactions in susceptible people. Some molds produce toxic by-products that could be harmful to skin, and poisonous if ingested or inhaled in quantity. Persons with compromised immune systems may even experience systemic fungal infections of the respiratory tract.

- Andersen Environmental observed a limited amount of interior areas of the subject building(s) in order to identify the significant, visible presence of mold. Andersen Environmental did not observe visible or olfactory indications of the presence of mold, nor did Andersen Environmental observe obvious indications of significant water damage. No sampling was conducted as part of this assessment.

  This activity was not intended to discover all areas which may be affected by mold growth at the subject property. Potential areas of mold not observed as part of this limited assessment, include but are not limited to, possibly in pipe chases, HVAC systems and behind enclosed walls and ceilings, may be present on the subject property. A complete mold assessment, which may include various types of sampling, would be required to determine if mold levels within the subject building(s) are at levels acceptable by industry standards.

8.6 METHANE GAS

In response to growing concern regarding methane intrusion into buildings and to the potential for methane build-up underneath buildings, certain municipalities have established methane requirements for structures based on the proximity to oil wells and landfills. If a subject property is located in the proximity of active or abandoned oil wells or landfills, methane mitigation devices installed prior to construction activities at a subject property may be necessary.

- Based on our research, the property is known to be located in proximity (1,000 feet) to a former landfill / oil well. Thus, there is a potential for methane at the subject property.

SUMMARY

Andersen Environmental has performed a Phase I Environmental Site Assessment (Phase I) for a commercial property located at 1239 Victoria Street, in Orange County and the City of Costa Mesa, California, Assessor's Parcel Number: 422-322-18. The research conducted for this study and the report prepared are in conformance with the United States Environmental Protection Agency (USEPA) All Appropriate Inquiry (AAI) standard and the American Society for Testing and Materials (ASTM) E 1527-05 scope of work.

Site Description

According to our research and information provided by the client, East West Bank, the following addresses have been found to be associated with the subject property: 1231 and 1239 Victoria Street, Costa Mesa, California. The subject property is approximately 1.7 acres in total size and contains three structures and a covered warehouse and loading area which are approximately 54,000 square feet in combined size. The subject property is currently occupied by Viva Life Science, DaVinci Biosciences LLC, Radiance Metals and Miika Corporation. Viva Life Science utilizes the northwest structure and part of the first floor of the northeast structure for the research, development, production and distribution of nutritional supplements; DaVinci Biosciences LLC utilizes the subject property for the research and development of cell-based therapeutics; and Radiance Metals and Miika Corporation utilize the second floor of the northeast structure for office purposes. The remainders of the interior portions of the structures are currently vacant. The remainder of the subject property contains asphalt paved parking and limited landscaping. The surrounding area is mostly used for commercial and residential purposes. Groundwater is estimated to be approximately 95-feet below ground surface in the area of the site.

- Andersen Environmental observed containers of hazardous waste within the subject property. For more information regarding the hazardous waste generated and stored onsite please see the Environmental Data Search section below.

No significant hazardous material storage or recognized environmental conditions were observed at the site. Those interviewed, as persons familiar with the site were not aware of any negative environmental conditions associated with the property.

Historical Land Use

According to Andersen Environmental's interpretation of the historical research data, the subject property was developed for agricultural purposes sometime before 1927 through at least 1953. By 1960, the northeast portion of the subject property was developed with a laboratory and office. In 1966, the subject property was improved with a second structure used for sheet metal. By 1968, the western portion of the subject property was developed as a parking lot. Advanced Kinetics, Incorporated occupied the subject property from 1963 to 1986, and utilized the site for the manufacturing and laboratory testing of radiation semiconductor detectors. In 1986, the subject property was improved by Electro Optics Incorporated with an additional laboratory and office structure in the northwest portion which remained vacant until 1991. Since 1991, Westar Nutrition and Viva Life Science (formerly Viva America Marketing) have occupied the entire subject property for the research, development and manufacture of nutritional products. Initially, Westar Nutrition and Viva Life Science occupied all three structures.

The southeastern structure was utilized as a warehouse from 1991 to 1995 and was improved with laboratories in 1996. Since 2008, DaVinci Biosciences, LLC has occupied the southeastern structure for the research and development of cell-based therapeutics. Westar Nutrition and Viva Life Science utilized the northeastern structure for manufacturing and warehouse purposes until 1998. From 1998 to 2011, they

utilized the northeastern structure for office and warehouse purposes and since 2011 they have leased some of the offices of the northeastern structure to numerous companies. Currently, Radiance Metals and Miika Corporation utilize office space on the second floor of the northeastern structure. Westar Nutrition and Viva Life Science have occupied the northwestern structure since 1991.

- The earliest historical resource obtained during this investigation was an aerial photograph from 1927 which shows the subject property developed for agricultural purposes. The lack of historical sources for the subject property dating back to first developed use represents historical data source failure. However, Andersen Environmental assumes that prior to 1927 the subject property was most likely developed for agricultural purposes, if not undeveloped. Based on this notion, this limitation is not expected to significantly alter the findings of this investigation.
- The subject property was historically used for agricultural purposes. There is a potential that agricultural chemicals, such as pesticides, herbicides and fertilizers, were used onsite. Agricultural chemicals tend to accumulate in the near surface soils As the property has been redeveloped, which typically involves grading (soil mixing) of the first few feet of soil, it is likely the agricultural chemicals, if any were present, have been diluted to below regulated levels. Furthermore, the entire area of the subject property is either paved or covered by improvements that makes direct contact with remaining concentrations of agricultural chemicals in the soil, if any, unlikely. Lastly, the subject property is developed and used for commercial purposes. Based on the foregoing, it is our opinion that a risk to human health or the environment based on the historical agricultural use of the site is unlikely, and thus no further action related to the former agricultural use of the subject property is recommended at this time.
- Building permit records indicate that the subject property has been historically utilized for the manufacture of semiconductor radiation detectors by Advanced Kinetics, Incorporated between 1963 through at least 1986. These operations appear to predominantly consist of assembly and testing. According to historical and regulatory research, there is no indication that significant industrial processes having occurred at the site or that any industrial solvents were utilized at the subject property. Based on this notion, the former light manufacturing operations at the subject property are not considered a significant environmental concern.

Environmental Data Search

- **Westar Nutrition Corporation (1239 Victoria Street)** – The subject property is listed on the RCRA - Small Quantity Generator (RCRA-SQG), Facility Index / Facility Registry System (FINDS) and Facilities and Manifest Data (HAZNET) databases. According to the HAZNET listing, the site produced 0.06 tons of laboratory waste chemicals, 0.06 and 0.04 tons of liquids with selenium and unspecified solvent mixture, respectively, in 2009, and 0.07 tons of off-specification, aged or surplus organics in 2011. According to the RCRA-SQG listing, the facility has been regularly inspected for compliance and received one informal notice of violation in November 2004. For more information regarding the hazardous wastes and notice of violation at the subject property please see the review of Orange County Health Care Agency (OCHCA) files below.
- In our opinion, none of the other sites listed on the regulatory database report pose a significant threat to the subject property as there is no indication of a release at the respective sites, a release has occurred but the case is closed, or the sites are located cross or down gradient of the subject property.
- The Costa Mesa Sanitary District (CMSD), Orange County Sanitation District (OCSD), Santa Ana Regional Water Quality Control Board (SARWQCB), and California Department of Toxic Substances Control (DTSC) were contacted regarding hazardous materials, underground storage tank, industrial

wastewater, contaminated groundwater, and toxic substances files for the subject property. According to faxed responses to our requests, there are no files for the subject property.

- The Orange County Health Care Agency (OCHCA) was contacted regarding hazardous materials and underground storage tank files for the subject property. According to a mailed response to our request, there are files for 1239 Victoria Street. The files pertain to regular annual inspections of Westar Nutrition Corporation's operations performed at the subject property since 2002. The inspection reports indicate that organic and aqueous hazardous waste in containers of no more than 30 gallons was stored at the property from 2002 to 2010. Westar Nutrition Corporation was issued four violations on November 17, 2004 which pertained to the improper labeling of hazardous waste, the lack of a contingency and emergency plans and failure to maintain records for more than three years. A follow up inspection on November 19, 2004, indicated that the violations had been abated. Based on the abated status and administrative nature of the violations, the violations are not expected to represent a significant environmental concern to the subject property. According to the records, the waste was generated from onsite operations which include the assessment of raw materials and final products which are manufactured at another site owned by Westar Nutrition Corporation. According to the records, between 2002 and 2006 the site performed small scale manufacturing operations in the production of selenium yeast used as a nutritional supplement. An inspection report from November 2006 states "no more manufacturing onsite". Based on the aqueous and organic nature of the hazardous waste and no records indicating the spillage or release of hazardous waste, the generation of hazardous waste at the subject property is not expected to represent a significant environmental concern.
- The Costa Mesa Fire Department (CMFD) was contacted regarding hazardous materials and underground storage tanks at the subject property. According to a verbal response from Michelle Rudaitis of CMFD, there are files for 1239 Victoria Street. The files include a Hazardous Materials Business Plan (HMBP) Summary Report for Viva Life Science Incorporated / Westar Nutrition Corporation. The HMBP Summary Report does not list a date. According to the HMBP Summary Report, the subject property stored and utilized compressed gas cylinders (including nitrous oxide, air, oxygen, acetylene, helium, argon, hydrogen, carbon dioxide, and nitrogen) and plastic and glass containers of mercury oxide (0.01 pounds), sulfuric acid (7.50 pounds), helium (310 cubic feet), argon (336 cubic feet), boron trifluoride in methanol (100.00 pounds), sodium selenate (2.20 pounds), organic waste (30.00 pounds), nitric acid (5.00 pounds), mercuric chloride (1.10 pounds), aqueous waste (300.00 gallons), sodium azide (0.20 pounds), chloroform (3.70 pounds), and chromium chloride hexahydrate (1.10 pounds). No releases or outstanding violations were identified in the HMBP Summary Report. Based on the small quantities, proper disposal of all hazardous waste, lack of violations and no evidence of a release, the hazardous materials utilized onsite are not expected to represent a significant environmental concern.
- The South Coast Air Quality Management District (SCAQMD) was contacted and their online database was searched for information on the subject property to identify any evidence of previous or current hazardous material usage. According to the online database and a response to our requests, there are records for 1231 Victoria Street. According to the files provided via email, the facility was last inspected on October 7, 1987. No violations are listed and no other information is provided. According to the online database, Advanced Kinetics Incorporated operated at the subject property and their status is listed as active. No equipment is listed and there are no notices of violations or notices to comply listed on the database. Based on the lack of violations, the prior regulatory oversight and current operations at the subject property the air emission files are not expected to represent a significant environmental concern to the subject property.

- An environmental lien search was not requested by the user; however, based on our review of the Department of Toxic Substances Control (DTSC) EnviroStor Database, no environmental liens enforced by the DTSC were identified.
- According to our research, the potential for oil and gas exploration at the subject property is considered low.
- A Tier I and Tier II Vapor Encroachment Screen has been conducted according to ASTM E2600-10. Based on our evaluation, Andersen Environmental has determined that a VEC can be ruled out because a VEC does not or is not likely to exist with respect to the subject property.

Additional Issues

- Based on the age of the onsite structures, the potential for lead based paint and asbestos containing building materials at the site is considered to be low.
- According to our research, radon potential at the subject property is considered low.
- Andersen Environmental did not observe visible or olfactory indications of the presence of mold, nor did Andersen Environmental observe obvious indications of significant water damage.
- Based on our research, the property is known to be located in proximity (1,000 feet) to a former landfill / oil well. Thus, there is a potential for methane at the subject property.

CONCLUSIONS

Andersen Environmental has performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice 1527-05, at 1239 Victoria Street, Costa Mesa, California, the subject property. Any exceptions to or deletions from this practice are described in the individual sections of this report. This assessment has revealed no evidence of recognized environmental conditions in connection with the subject property.

SIGNATURES

I have the specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the subject property. I have developed and performed the all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312.

Prepared by: Date: April 16, 2013

Gareth Howell
Senior Environmental Specialist

I declare that, to the best of my professional knowledge and belief, I meet the definition of Environmental Professional as defined in § 312.10 of 40 CFR 312. I have the specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the subject property. I have developed and performed the all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312.

Reviewed By: Date: April 16, 2013

Nicole J. Rivera
Senior Project Manager

REFERENCES

American Society for Testing and Materials, 2005. Subcommittee E50.2 Commercial Real Estate Transactions, "Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process, Designation E1527-05, West Conshohocken, PA 35pp.

Environmental Data Resources, Inc., 2013. The EDR – Radius Map with GeoCheck®, Inquiry No. 3565285.2s, Milford CT, 293 pp.

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Environmental Data Resources, Inc. 2013. The EDR –Historical Topographic Map Report (USGS Santa Ana, CA 7.5 minute), Inquiry No. 3565285.4, Milford CT, 11 pp.

California Department of Conservation, Division of Mines and Geology - http://gmw.consrv.ca.gov

California Department of Conservation, California Geologic Survey - http://www.consrv.ca.gov/CGS

California Department of Water Resources, Individual Basin Descriptions - http://www.groundwater.water.ca.gov/bulletin118

Google Earth - http://earth.google.com/

Navigate LA - http://navigatela.lacity.org/

RealQuest- http://www.realquest.com/jsp/rq.jsp?action=switch&page=main

Los Angeles County Office of the Assessor - http://maps.assessor.lacounty.gov/

GeoTracker - http://geotracker.waterboards.ca.gov/

APPENDIX I

ILLUSTRATIONS

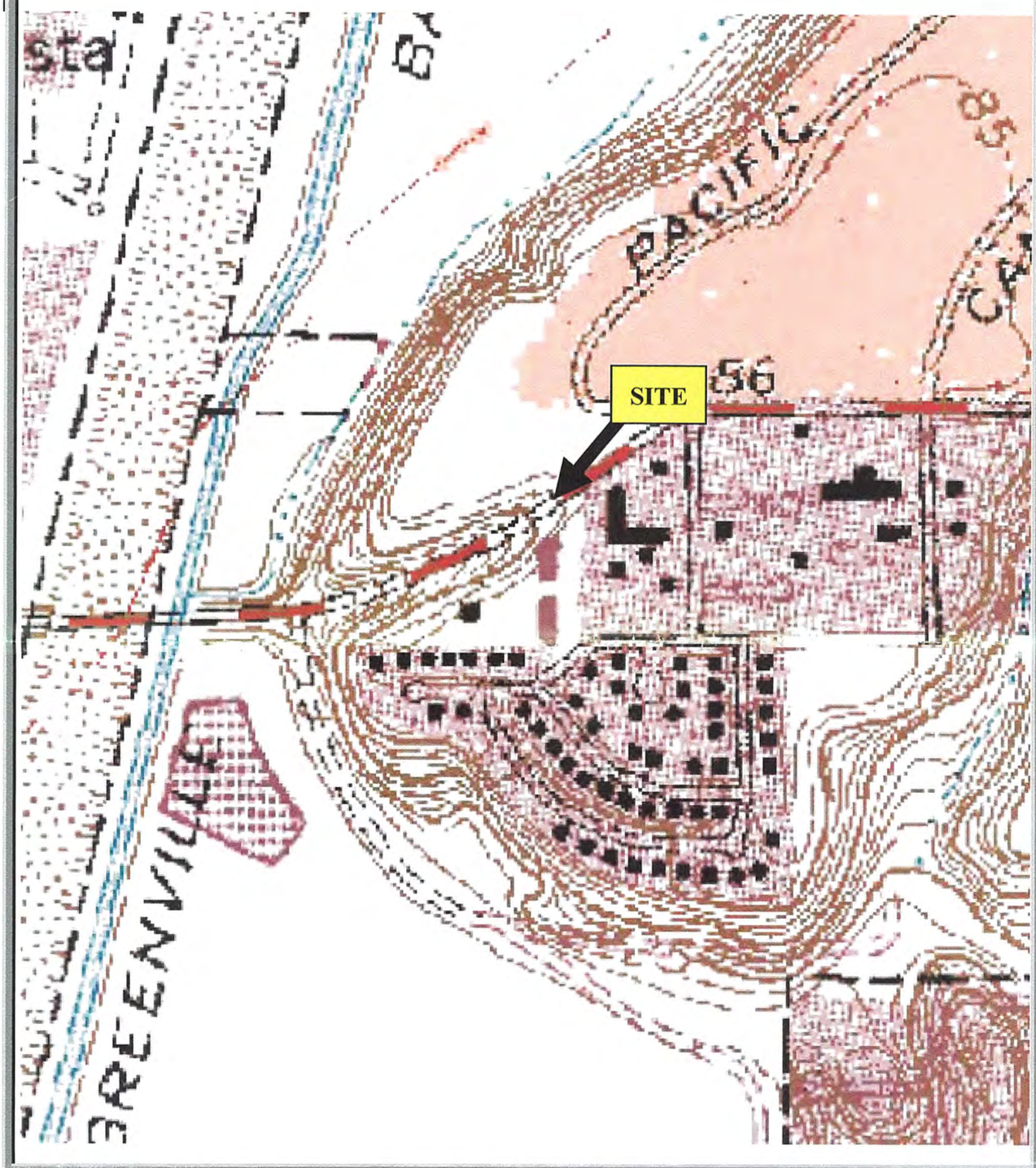


Figure 1: TOPOGRAPHIC MAP	Source: USGS Newport Beach, CA 7.5 minute Quadrangle Map

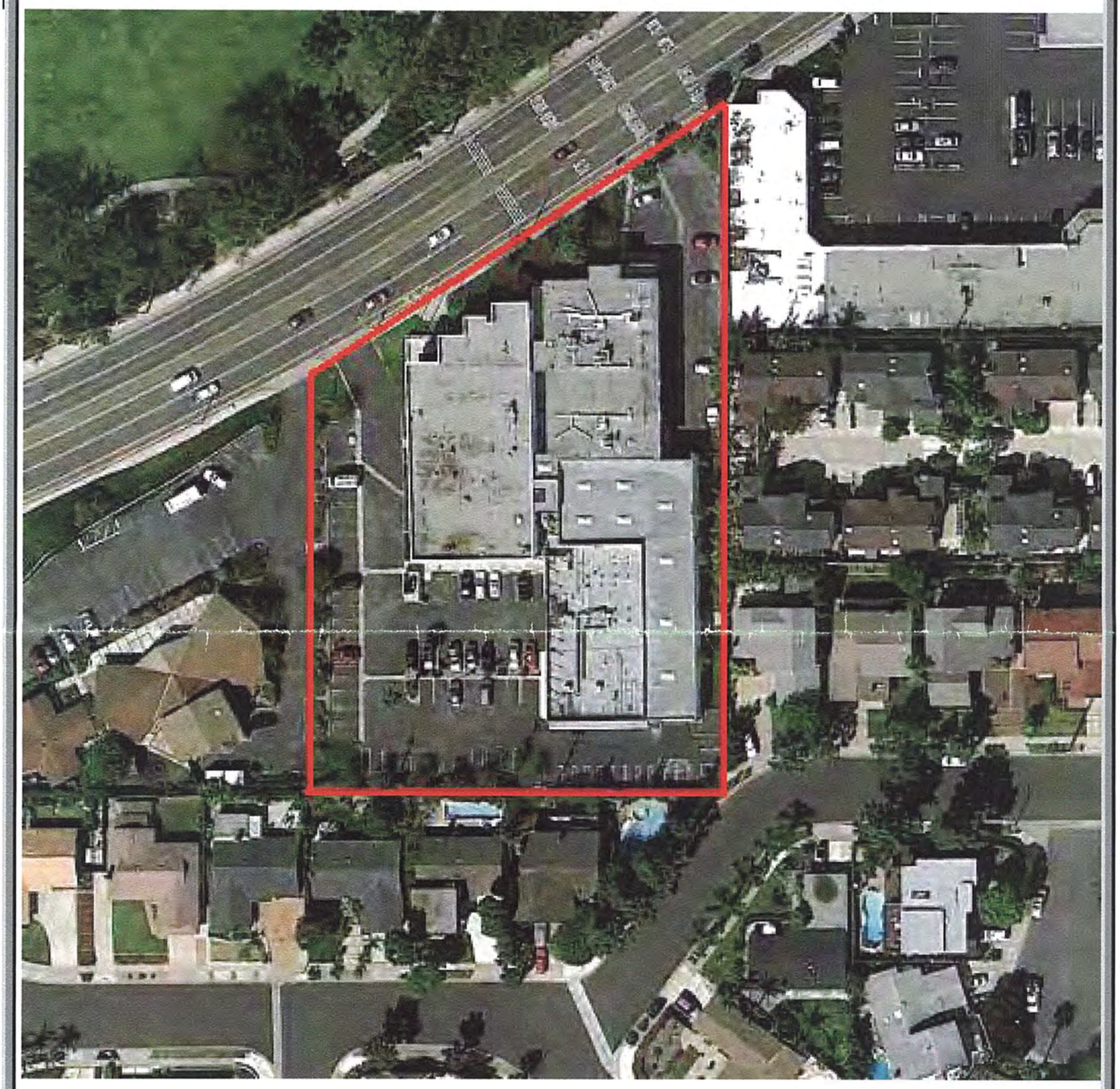
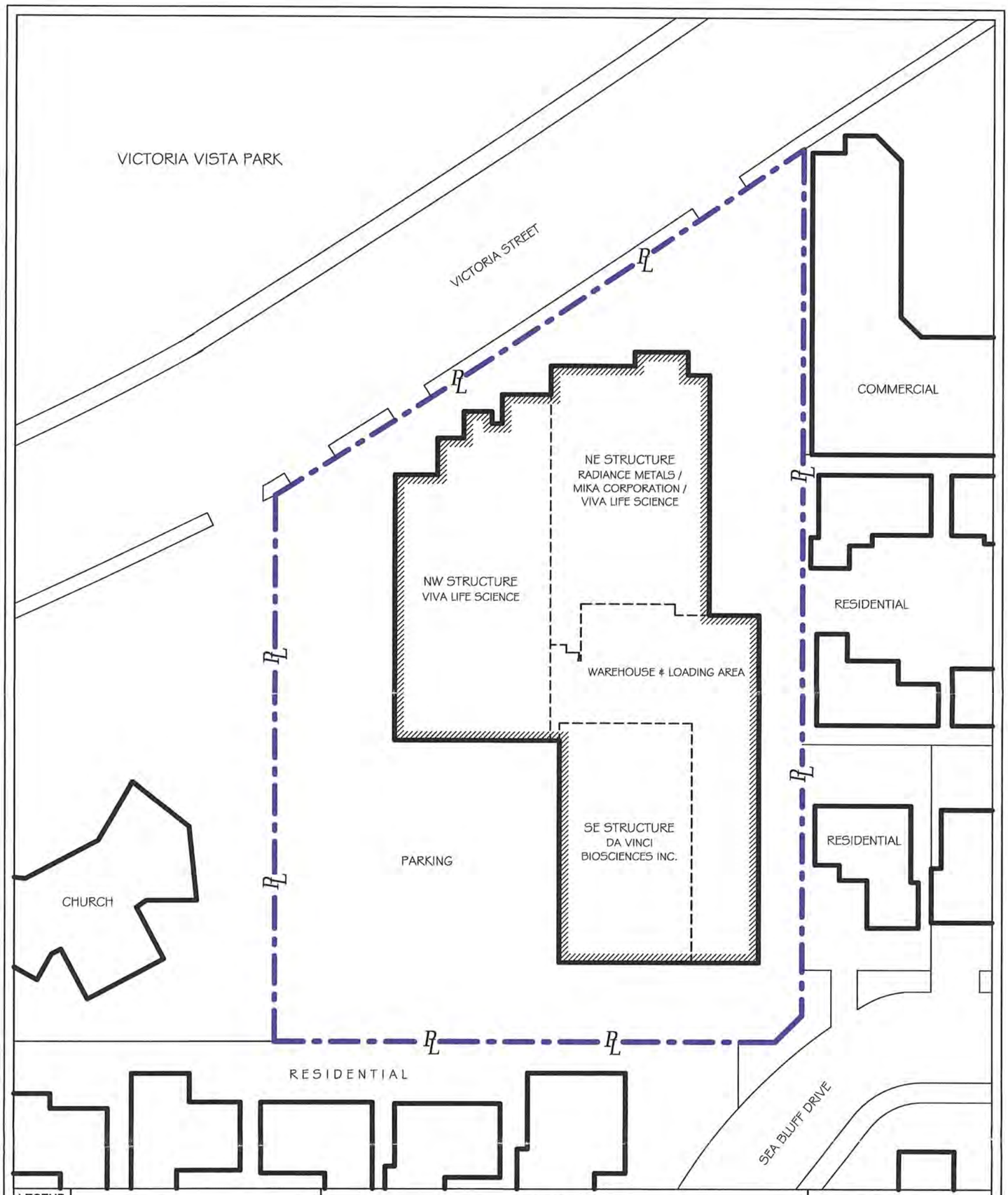


Figure 2: Site Location Map	Source: Google Maps ©



LEGEND

PL — SUBJECT PROPERTY

— SITE STRUCTURE

SITE PLAN

FIGURE 3

ADDRESS:
1239 VICTORIA STREET
COSTA MESA, CALIFORNIA 92627

SOURCE: ANDERSEN ENVIRONMENTAL
PROJECT NO.: 1304-525
DRAWN BY: JOHN ESCALONA
CHECKED BY: GARETH HOWELL
DATE: 04/17/2013

ANDERSEN ENVIRONMENTAL

N

APPROX. SCALE: 1"= 60'

0' 30' 60'