

**AGREEMENT  
OF PURCHASE AND SALE  
AND JOINT ESCROW INSTRUCTIONS**

First American Title Insurance Company  
3281 E Guasti Road, Suite 440  
Ontario, CA 91761  
Attention: Angela Northan

Escrow No: \_\_\_\_\_

Title Order No.: \_\_\_\_\_

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**1. PARTIES AND DATE.**

This AGREEMENT OF PURCHASE AND SALE AND JOINT ESCROW INSTRUCTIONS (“Agreement”) is entered into as of this \_\_\_\_ day of March 2018, by and between the CITY OF CORONA, a California municipal corporation (“Buyer”), and CORONA SOUTH MAIN DEVELOPMENT, L.P., a California limited partnership (“Seller”). Buyer and Seller are sometimes individually referred to herein as “Party” and collectively as “Parties” throughout this Agreement.

This Agreement shall be effective as of the date, following all legally required notices and hearings, that this Agreement has been approved by Buyer’s governing body or its delegated representative and signed by all Parties (“Effective Date”).

**2. RECITALS.**

2.1 Property. Seller is the owner in fee of certain real property located at 315 West Seventh Street, Corona, in Riverside County, California, and designated as Assessor Parcel Number(s) 117-181-011, as described and depicted in **Exhibit “A”** attached hereto and incorporated herein by reference (“Property”). Reference herein to Property shall include all of Seller’s right, title and interest, in and to any and all improvements, fixtures, rights-of-way, utility rights, entitlements, claims or other benefits in any way connected with the Property.

2.2 Fee Title. Buyer desires to buy fee title interest to the Property from Seller.

2.3 Project. Buyer desires to purchase the Property from Seller for the purpose of compiling land to facilitate the development of two (2) 30,000 square foot medical office buildings on property generally located west of South Belle Avenue, east of South Sheridan Street, north of West Eighth Street, and south of West Sixth Street in Corona, California (“Project”). Acquisition of the Property is necessary for the Project.

NOW, THEREFORE, in consideration of the above facts and for the covenants and agreements contained herein, the Parties hereto agree as follows:

### **3. TERMS.**

3.1 Purchase Price. The total purchase price for the Property is Seventy-Seven Thousand Dollars (\$77,000) ("Purchase Price") which includes, without limitation, full payment of just compensation, claims for inverse condemnation or unreasonable precondemnation conduct, attorneys' fees, costs and interest in complete settlement of all claims (known and unknown), causes of action and demands of Seller against the Buyer because of Buyer's purchase of the Property, and for any and all claims (known and unknown) arising from or relating to the purchase and sale which is the subject of this Agreement. Seller's conveyance of the Property to Buyer in exchange for the Purchase Price includes, without limitation, full payment of just compensation, attorneys' fees, costs and interest in complete settlement of all claims (known and unknown), causes of action and demands of Buyer against the Seller because of Buyer's purchase of the Property, and for any and all claims (known and unknown) arising from or relating to the purchase and sale which is the subject of this Agreement.

3.2 Payment of Purchase Price. At Close of Escrow (defined below), Buyer shall pay the Purchase Price to Seller. The Purchase Price shall be paid through escrow in cash, by cashier's or certified check, or by wire transfer.

3.3 R&T Code Section 18662 Withholding Requirements. California law (Revenue and Taxation Code Section 18662) requires that an amount equal to 3-1/3% of the total sales price/Purchase Price for the Property be withheld from funds otherwise payable to Seller at Close of Escrow and be paid to the California Franchise Tax Board, unless Seller is exempted from such requirements. As a part of the Escrow closing process, Escrow Holder (defined below) will provide forms to Seller regarding such withholding and the circumstances under which Seller may be exempt from such requirements.

#### 3.4 Escrow.

3.4.1 Opening of Escrow. Within ten (10) business days following the Effective Date, Seller and Buyer shall open an escrow ("Escrow") for the conveyance of the Property with First American Title Insurance Company ("Escrow Holder"). Escrow shall be deemed open on the date Escrow Holder shall have received either an original or a copy, at Escrow Holder's discretion, of this Agreement, fully executed by the Parties ("Opening of Escrow"). Escrow Holder shall notify Buyer and Seller, in writing, of the date Escrow is opened ("Opening Date").

3.4.2 Escrow Instructions. This Agreement constitutes the joint instructions of Buyer and Seller to Escrow Holder for the conveyance of the Property. Buyer and Seller shall execute, deliver and be bound by any reasonable or customary supplemental or additional escrow instructions ("Additional Instructions") of Escrow Holder or other instruments which may be reasonably required by Escrow Holder in order to consummate the transaction contemplated by this Agreement. In the event of any conflict or any inconsistency between this Agreement and

such Additional Instructions, this Agreement shall govern unless otherwise specifically agreed to in writing by the Parties.

3.4.3 Close of Escrow. The recordation of the Grant Deed conveying title to the Property from Seller to Buyer (“Grant Deed”) in substantially the same form included in **Exhibit “B”** attached hereto, and disbursement of funds and distribution of other documents by Escrow Holder as described herein, shall constitute “Close of Escrow” or “Closing,” and the date thereof shall be the “Closing Date” as provided for herein. Close of Escrow shall occur ten (10) days following the Opening Date, provided that Seller and Buyer may, but shall not be obligated to, close the Escrow upon such earlier date as may be agreed upon by them in writing. Buyer and Seller may agree to change the Closing Date by joint written notice to Escrow Holder. Closing shall be conditioned upon satisfaction, or waiver by the Party for whose benefit the condition exists, of all conditions precedent thereto. In the event the Escrow is not in a condition to close by the Closing Date, or the Extended Closing Date (defined below), if any, for any reason other than the uncured breach of either Buyer or Seller, then any Party who is not then in default of the terms of this Agreement may terminate this Agreement as provided in Section 3.8 herein. If no notice of termination as provided in Section 3.8 herein is received by Escrow Holder, Escrow Holder is instructed to proceed with Close of Escrow as soon as possible. Note: The “Extended Closing Date” is a date beyond the original Closing Date, agreed to by Buyer and Seller.

3.4.4 SECTION INTENTIONALLY OMITTED.

3.4.5 Costs of Escrow. All costs of the Title Policy (defined below) shall be paid solely by Buyer, and all Escrow fees and recording fees attributable to the conveyance of the Property (“Escrow Fees and Closing Costs”) shall be split equally, 50% paid by Seller and 50% paid by Buyer, which costs and fees shall be collectively referred to as “Title and Escrow Costs” throughout this Agreement. Seller shall be solely responsible for payment of any administrative expenses required in order to obtain the partial release or reconveyance of mortgages, deeds of trust or other monetary liens and encumbrances affecting the Property, as well as any payment of taxes, assessments and bonds, as described in Section 3.4.6 below. Escrow Holder shall provide an estimated closing costs statement to Buyer and Seller at least three (3) days prior to the Closing Date, or Extended Closing Date, if any.

3.4.6 Property Taxes, Assessments and Bonds. Seller shall timely pay all real property taxes, assessments and bonds allocable to the Property accruing prior to Close of Escrow. Real property taxes shall be prorated in accordance with Section 3.4.14. Buyer shall have the discretion to pursue a refund of general and special real property taxes, assessments and bond obligations previously paid by Seller with regard to the Property, which may become refundable due to Buyer’s status as a public agency. Seller will cooperate reasonably, at no cost or expense to Seller, with Buyer’s efforts to obtain any such refund and will provide any documentation necessary or required by California Revenue and Taxation Code Section 5097 for a refund claim.

3.4.7 Buyer’s Conditions Precedent to Close of Escrow. Close of Escrow and Buyer’s obligation to accept title to the Property and pay the Purchase Price are subject to the satisfaction of the following described conditions for Buyer’s benefit (or Buyer’s waiver thereof,

it being agreed that Buyer may waive any or all of such conditions) on or prior to the Closing Date, or Extended Closing Date, if any:

A. Governing Body Action. Ratification of this Agreement by Buyer's governing body as set forth in more detail in Section 3.10.16 herein.

B. Payments and Documents. Seller shall have tendered into Escrow all payments and documents required of it pursuant to this Agreement.

C. Obligations. Seller shall have completed in a timely fashion all of its obligations that are to be completed prior to the Close of Escrow, as provided in this Agreement.

D. Title Policy. Escrow Holder shall have received an irrevocable commitment from the Title Company to issue the Title Policy (defined below), subject only to the Permitted Exceptions, as described in Section 3.5.2 below.

E. Representations and Warranties. All representations and warranties of the Seller hereunder shall be true as of the Effective Date and as of the Close of Escrow, and shall continue thereafter for the full statutory period.

F. Property Taxes and Assessments. All property taxes, assessments and bonds attributable to the Property shall have been paid by Seller before delinquency (or paid at Closing) and shall be current as of Close of Escrow.

G. Planning Commission Determination. The City of Corona Planning and Housing Commission shall have determined that the City's acquisition of fee title to the Property pursuant to this Agreement is consistent with the City of Corona General Plan pursuant to Government Code Section 65402.

H. Escrow Closing Costs Statement. Buyer shall have approved Escrow Holder's estimated closing costs statement.

I. Inspections. Buyer shall have determined, in its sole and absolute discretion, that the Property is suitable for its purposes following any desired examinations, inspections and investigations as provided for in Section 3.6 below.

3.4.8 Seller's Conditions Precedent to Close of Escrow. Close of Escrow and Seller's obligation to convey the Property are subject to the satisfaction of the following conditions for Seller's benefit (or Seller's waiver thereof, it being agreed that Seller may waive any or all of such conditions) on or prior to the Closing Date, or Extended Closing Date, if any:

A. Payments and Documents. Buyer shall have tendered into Escrow all payments and documents required of it pursuant to this Agreement.

B. Obligations. Buyer shall have completed in a timely fashion all of its obligations which are to be completed prior to the Close of Escrow, as provided in this Agreement.

C. Representations and Warranties. All representations and warranties of the Buyer hereunder shall be true as of the Effective Date and as of the Close of Escrow, and shall continue for the full statutory period.

D. Planning Commission Determination. The City of Corona Planning and Housing Commission shall have determined that the City's acquisition of fee title to the Property pursuant to this Agreement is consistent with the City of Corona General Plan pursuant to Government Code Section 65402.

E. Escrow Closing Costs Statement. Seller shall have approved Escrow Holder's estimated closing costs statement.

3.4.9 Buyer's Payments and Documents. Not less than one (1) business day prior to Closing, Buyer shall pay or tender (as applicable) to Escrow Holder the following funds and documents (in recordable form, as necessary):

A. Purchase Price. The Purchase Price, less any Deposit that has previously been paid by Buyer pursuant to Section 3.4.4 herein.

B. Title and Escrow Costs. Those funds required to pay the Title and Escrow Costs payable by Buyer pursuant to Section 3.4.5 herein.

C. Additional Customary Charges. Those funds required to pay any additional charges customarily charged to buyers in accordance with common escrow practices in Riverside County, at the discretion of Escrow Holder.

D. Grant Deed and Certificate of Acceptance. Grant Deed and Certificate of Acceptance attached hereto as **Exhibit "B"** and incorporated herein by reference.

E. Change of Ownership. Preliminary Change of Ownership form.

F. Additional Documents and Funds. Such other documents and funds required of Buyer under this Agreement and by Escrow Holder in the performance of its contractual or statutory obligations.

3.4.10 Seller's Payments and Documents. Not less than one (1) business day prior to Closing, Seller shall pay or tender (as applicable) to the Escrow Holder the following funds, unless such amounts are offset against funds otherwise payable to Seller through Escrow, and documents (in recordable form, as necessary):

A. Commissions and Fees. Funds required to pay all sales or brokerage commissions and finder's fees payable by Seller, if any, with respect the transaction which is the subject of this Agreement.

B. Property Taxes and Assessments. Funds required to pay real property taxes, assessments and bond obligations, as described in Section 3.4.6 above.

C. Grant Deed. The fully-executed and acknowledged Grant Deed attached as **Exhibit “B”** hereto.

D. Tax Certificates and Forms. FIRPTA Certificate and California Form 593-C, using forms to be provided by Escrow Holder.

E. Additional Documents and Funds. Such other documents and funds required of Seller under this Agreement and by Escrow Holder in the performance of its contractual or statutory obligations.

3.4.11 Escrow Holder Responsibilities. Upon Closing, the Escrow Holder is authorized and instructed to:

A. Liens and Encumbrances. Cause the satisfaction and removal of all exceptions to title to the Property representing monetary liens or encumbrances from funds otherwise payable to Seller at Close of Escrow, including, without limitation, all unpaid taxes, assessments and bond obligations respecting the Property which became due and payable prior to Close of Escrow and any penalties and interest thereon. Before such payments or charges are made, Escrow Holder shall notify Seller of the sums necessary to satisfy and remove such monetary liens or encumbrances.

B. Payments for Fees, Charges and Costs. Pay and charge Buyer and Seller, respectively, for any fees, charges and costs payable under this Agreement, including, but not limited to, Sections 3.4.6, 3.4.9 and 3.4.10 herein. Before such payments or charges are made, Escrow Holder shall notify Buyer and Seller of the fees, charges and costs necessary to clear title and close the Escrow.

C. Grant Deed. Record the Grant Deed, with Certificate of Acceptance attached thereto, and any other instruments, as appropriate, delivered through Escrow.

D. R&T Code Section 18662 Withholding Requirements. Withhold from funds otherwise payable to Seller at Close of Escrow in such amount as Buyer is required to withhold therefrom pursuant to California Revenue and Taxation Code Section 18662 (i.e., 3-1/3% of the total sales price) and timely submit such sums to the California Franchise Tax Board, unless Buyer is relieved of such withholding requirements under the provisions of said Section 18662. Further, deliver to each Party copies of all such withholding form(s).

E. Funds and Documents. Disburse such other funds and deliver such other documents to the Parties entitled thereto.

F. Title Policy. Cause the Title Policy to be issued.

3.4.12 Notices. All communications from Escrow Holder to either Buyer or Seller shall be directed to the addresses and in the manner established in Section 3.10.1 herein for notices, demands and communications between the Buyer and Seller.

3.4.13 Electronically Transmitted/Counterpart Documents. In the event Buyer or Seller utilizes electronically transmitted signed documents (e-mail or facsimile), the Parties hereby agree to accept and instruct Escrow Holder to rely upon such documents as if they bore original signatures. Buyer and Seller hereby acknowledge and agree to provide to Escrow Holder, within seventy-two (72) hours after transmission, such documents bearing the original signatures. Buyer and Seller further acknowledge and agree that electronically transmitted documents bearing non-original signatures will not be accepted for recording and that the Parties will provide originally executed documents to Escrow Holder for such purpose. Escrow Holder is authorized to utilize documents which have been signed by Buyer and Seller in counterparts.

3.4.14 Tax Adjustment Procedure. Escrow Agent is authorized and instructed to comply with the following tax adjustment procedure:

A. Property Taxes and Assessments. Pay and charge Seller for any unpaid delinquent taxes and/or penalties and interest thereon, and for any delinquent or non-delinquent assessments or bonds against the property, and credit to Seller, and charge to Buyer, an amount equal to any taxes paid by Seller for the Property for any period of time after Close of Escrow.

B. Tax Information Unavailable. In the event this escrow closes between July 1 and November 1, and current tax information is not available from title insurer, Escrow Agent is instructed to withhold from Seller's proceeds an amount equal to 120% of the prorated amount due based upon the previous fiscal year's second half tax bill. At such time that the tax information is available, Escrow Agent shall issue a check to the County Tax Collector for Seller's prorated portion of taxes, and shall forward a copy of the check, with a copy of the tax statement, to the Buyer. Escrow agent shall refund any difference to the Seller. In the event the amount withheld is not sufficient to pay Seller's prorated portion of taxes due, the Seller herein agrees to immediately pay the difference.

C. Tax Information Available. In the event said tax information is available, Seller's taxes shall be prorated in accordance with Section 3.4.14(D) below.

D. Proration. From the date that tax information is available, pursuant to Section 3.4.14(B) above, up to and including June 30, Seller's current taxes, if unpaid, shall be prorated to date of Close of Escrow on the basis of a 365 day year, in accordance with Tax Collector's proration requirements, together with penalties and interest, if said current taxes are unpaid after December 10 and/or April 10. At the close of escrow, a check payable to the County Tax Collector for Seller's prorata portion of taxes shall be forwarded to Buyer with the closing statement.

E. Refund. Any taxes which have been paid by Seller, prior to opening of this escrow, shall be prorated between Buyer and Seller, and Buyer may, in its sole discretion after Close of Escrow, seek a refund from the County Tax Collector. This refund would apply, if applicable, to the period after Buyer's acquisition, pursuant to Revenue and Taxation Code Section 5096.7. Seller shall reasonably cooperate, at no cost and expense to itself, with Buyer if Buyer chooses to pursue a refund and shall provide any documentation necessary or required by California Revenue and Taxation Code Section 5097 for a refund claim.

### 3.5 Title.

3.5.1 Condition of Title; Title Policy. It is a condition to the Close of Escrow for Buyer's benefit that fee title to the Property and the right to possession of the Property conveyed to Buyer pursuant to this Agreement shall be subject only to the Permitted Exceptions (defined below), as evidenced by the receipt by Escrow Holder of an irrevocable commitment from First American Title Insurance Company ("Title Company") to issue to Buyer upon Close of Escrow its California Land Title Association (CLTA) Standard Owner's Form Policy of Title Insurance ("Title Policy") with coverage in an amount equal to the Purchase Price. The Parties shall cause the Title Company to issue the Title Policy to Buyer upon Close of Escrow.

3.5.2 Permitted Exceptions. The term "Permitted Exceptions" as used herein shall mean the following conditions and exceptions to title or possession:

A. Non-Delinquent Tax, Assessment and Bond Liens. A lien to secure payment of general and special real property taxes, assessments and bonds obligations, provided they are not delinquent.

B. Supplemental Taxes. A lien of supplemental taxes assessed pursuant to Chapter 3.5 commencing with Section 75 of the California Revenue and Taxation Code accruing on or after the Close of Escrow.

C. Buyer Creation or Consent. Matters affecting the condition of title created by or with the consent of Buyer.

D. Disclosed to and Approved by Buyer. Other exceptions to title disclosed by the Title Report (defined below) which have been approved in writing by Buyer prior to the Close of Escrow.

Notwithstanding any other provision(s) in this Agreement, any exceptions to title to the Property representing monetary liens or encumbrances are hereby disapproved and deemed a Disapproved Matter (defined below).

3.5.3 Preliminary Title Report. If Buyer has not already obtained the same prior to the execution of this Agreement, promptly following the receipt of a Title Report (defined below), Escrow Holder will obtain from the Title Company and provide to the Parties a current preliminary title report and legible copies of all title exceptions listed therein (collectively the "Title Report"). Upon the later of (a) five (5) days following the Opening Date; or (b) five (5) days following Buyer's receipt of the Title Report, Buyer will notify Seller and Escrow Holder in writing of any objections to the status of title as disclosed by the Title Report. Any title matters disapproved by Buyer will constitute "Disapproved Matters," and Seller will notify Buyer and Escrow Holder in writing ("Cure Notice") within three (3) days of the Disapproved Matters that Seller, in its sole discretion, elects to cure. If Seller does not elect to cure all Disapproved Matters, Buyer shall, within two (2) days of receiving the Cure Notice, notify Seller in writing of Buyer's election to: (i) waive the Disapproved Matters which Seller did not elect to cure and proceed to Close of Escrow with no reduction in the Purchase Price, or (ii) terminate this Agreement. Should Seller elect to cure any of the Disapproved Matters, Seller shall cause such Disapproved Matters that Seller elected to cure to be removed as title exceptions on or before



Close of Escrow. Those title exceptions not constituting Disapproved Matters will be deemed Permitted Exceptions. Any failure by Buyer to timely provide a written notice regarding Permitted Exceptions and Disapproved Matters will be deemed a determination by Buyer that all title exceptions listed on the Title Report are Disapproved Matters.

### 3.6 Suitability and Condition of Property.

3.6.1 Inspections, Studies and Right of Entry. Prior to Close of Escrow, Buyer may conduct, at Buyer's sole cost and expense, such examinations, inspections and investigations of the Property as Buyer may desire or deem appropriate in Buyer's sole discretion in order to determine whether the physical and environmental condition of the Property is acceptable to Buyer. This right shall be in addition to any prior agreement or arrangement that might have been made between Buyer and Seller regarding access to the Property to perform examinations, inspections, investigations, studies or analyses of any kind. Seller hereby grants to Buyer and its authorized employees, representatives, agents, engineers, analysts, consultants and contractors, permission and a license to enter upon the Property prior to the Closing Date for the purpose of conducting physical examinations, inspections and investigations of the Property, whether invasive or non-invasive, and preparing reports related thereto, including without limitation, those related to soils, subsurface soils, drainage, seismic and other geological and topographical matters, the location of toxic substances, hazardous materials or wastes, if any, and any other environmental or other matters as Buyer deems prudent with respect to the Property. Seller shall have the right, but not the obligation, to accompany Buyer during examinations, inspections and investigations, but shall not interfere therewith.

3.6.2 Restoration of Property. Buyer, at its sole cost and expense, agrees in a timely manner to restore the Property to the condition the Property was in prior to Buyer's entry. The obligations under this Section 3.6.2 shall survive the termination of this Agreement.

3.6.3 Notice. On or before the Close of Escrow, Buyer shall notify Seller and Escrow Holder in writing of Buyer's approval or disapproval of the condition of the Property. Buyer's failure to deliver such notice on or before the Close of Escrow shall be deemed Buyer's approval thereof.

### 3.7 Acknowledgement and General Release.

3.7.1 Full Satisfaction. The Parties acknowledge that, in accordance with applicable provisions of California law, Seller may be entitled to the payment of relocation expenses, compensation for loss of goodwill, just compensation, inverse condemnation, unlawful pre-condemnation conduct, and all other benefits, and that the Parties may have claims, losses, costs, expenses, obligations, fines, violations, court costs, including attorneys' fees (collectively, "Claims") in connection with the Property or Buyer's acquisition thereof. Seller, on behalf of itself and its heirs, executors, administrators, successors and assigns, acknowledges that Buyer's performance under this Agreement constitutes full and complete satisfaction of Buyer's obligations to Seller as with respect to those Claims, except as expressly provided for in this Agreement. Buyer, on behalf of itself and its heirs, executors, administrators, successors and assigns, acknowledges that Seller's performance under this Agreement constitutes full and

complete satisfaction of Seller's obligations to Buyer as with respect to those Claims, except as expressly provided for in this Agreement.

3.7.2 Seller Waivers and Releases. Seller hereby waives, to the maximum legal extent, any and all Claims, remedies and causes of action for damages, liabilities, losses or injuries related to the Property or Buyer's acquisition thereof, whether known or unknown, foreseeable or unforeseeable. The Parties hereto agree that this Agreement is a settlement of Claims in order to avoid litigation and shall not, in any manner, be construed as an admission of the fair market value of the Property, or of any liability by any party to this Agreement. Seller, on behalf of himself and his heirs, executors, administrators, successors and assigns, hereby fully releases Buyer, its successors, agents, representatives and assigns, and all other persons and associations, known and unknown, from all Claims and causes of action by reason of any damage which has been sustained, or may be sustained, as a result of Buyer's purchase of the Property or any preliminary steps thereto.

3.7.3 Buyer Waivers and Releases. Buyer hereby waives, to the maximum legal extent, any and all Claims, remedies and causes of action for damages, liabilities, losses or injuries related to the Property or Buyer's acquisition thereof, whether known or unknown, foreseeable or unforeseeable. The Parties hereto agree that this Agreement is a settlement of Claims in order to avoid litigation and shall not, in any manner, be construed as an admission of the fair market value of the Property, or of any liability by any party to this Agreement. Buyer, on behalf of itself and its heirs, executors, administrators, successors and assigns, hereby fully releases Seller, its successors, agents, representatives and assigns, and all other persons and associations, known and unknown, from all Claims and causes of action by reason of any damage which has been sustained, or may be sustained, as a result of Buyer's purchase of the Property or any preliminary steps thereto.

3.7.4 California Civil Code Section 1542. The Parties hereby acknowledge that they have either consulted with legal counsel, or had an opportunity to consult with legal counsel, regarding, the provisions of California Civil Code Section 1542, which provides:

“A GENERAL RELEASE DOES NOT EXTEND TO CLAIMS WHICH THE CREDITOR DOES NOT KNOW OR SUSPECT TO EXIST IN HIS OR HER FAVOR AT THE TIME OF EXECUTING THE RELEASE, WHICH IF KNOWN BY HIM OR HER MUST HAVE MATERIALLY AFFECTED HIS OR HER SETTLEMENT WITH THE DEBTOR.”

The Parties acknowledge that with respect to the sale of the Property to Buyer, the Parties may have sustained damage, loss, costs or expenses which are presently unknown and unsuspected, and such damage, loss, costs or expenses which may have been sustained, may give rise to additional damage, loss, costs or expenses in the future. Nevertheless, the Parties hereby acknowledge, represent and warrant that this Agreement has been negotiated and agreed upon in light of that situation, and hereby waive, to the maximum legal extent, any rights accruing to them under Section 1542 or other statute or judicial decision of similar effect.

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Seller's Initials

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Buyer Initials

This acknowledgment and release shall survive the Close of Escrow.

3.7.5 AS-IS Purchase. Except as otherwise provided in Section 3.9 and the Grant Deed, and Seller's obligation to deliver the Property to Buyer, Seller hereby specifically disclaims any warranty, guaranty or representation, oral or written, past, present or future, of, as to or concerning (i) the nature and condition of the Property, including, but not by way of limitation, the water, soil, geology, environmental conditions (including the presence or absence of any Hazardous Materials (defined below)), and the suitability thereof for any and all activities and uses which Buyer may elect to conduct thereon; (ii) and the compliance of the Property or its operation with any laws, ordinances or regulations of any government or other body. Except as otherwise provided in Section 3.9 and the Grant Deed and Seller's obligation to deliver the Property to Buyer, the sale of the Property as provided for herein is made on an "AS IS" basis, and Buyer expressly acknowledges that, in consideration of the agreements of Seller herein, and except as otherwise expressly specified herein, SELLER MAKES NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, OR ARISING BY OPERATION OF LAW, INCLUDING, BUT IN NO WAY LIMITED TO, ANY WARRANTY OF CONDITION, HABITABILITY, MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE OF THE PROPERTY. The term "Hazardous Materials" shall mean any substance: (i) the presence of which requires investigation or remediation under any federal, state or local statute, regulation, ordinance, order, action, policy or common law; (ii) which is or becomes defined as a "hazardous waste," "hazardous substance," pollutant or contaminant under any federal, state or local statute, regulation, ordinance, rule, directive or order or any amendments thereto including, without limitation, the Comprehensive Environmental Response, Compensation and Liability Act (42 U.S.C. Section 9601 et seq.) and/or the Resource Conservation and Recovery Act (41 U.S.C. Section 6901 et seq.); (iii) which is toxic, explosive, corrosive, flammable, infectious, radioactive, carcinogenic, mutagenic or otherwise hazardous and is or becomes regulated by any governmental authority, agency, department, commission, board, agency or instrumentality of the United States, the State of California or any political subdivision thereof; (iv) which contains gasoline, diesel fuel or other petroleum hydrocarbons; (v) which contains polychlorinated biphenyls (PCBs), asbestos or urea formaldehyde foam insulation; or (vi) radon gas.

### 3.8 Termination, Defaults and Remedies.

3.8.1 Exercise of Buyer's Termination Rights. If Buyer's conditions precedent to close of escrow do not occur as required in Section 3.4.7 herein, and if Buyer thereby elects to exercise its rights to terminate this Agreement and the Escrow, Buyer may do so by giving written notice of such termination to Seller and Escrow Holder prior to the Close of Escrow. In such event, Buyer shall pay all Escrow Holder and Title Company termination fees and charges (collectively, "Termination Costs"). Upon such termination, all other obligations and liabilities of the Parties under this Agreement that do not specifically survive termination shall cease and terminate.

3.8.2 Exercise of Seller's Termination Rights. If Seller's conditions precedent to close of escrow do not occur as required in Section 3.4.8 herein, and if Seller thereby elects to exercise its rights to terminate this Agreement and the Escrow, Seller may do so by giving written notice of such termination to Buyer and Escrow Holder prior to the Close of Escrow. In such event, the Party so terminating shall pay all Escrow Holder and Title Company termination

fees and charges (collectively, "Termination Costs"). Upon such termination, all other obligations and liabilities of the Parties under this Agreement that do not specifically survive termination shall cease and terminate.

3.8.3 Buyer's Breach. If Buyer breaches any of its obligations to perform under this Agreement, and fails to cure such breach within five (5) business days following written notice from Seller, then Seller, as its sole and exclusive remedy, may terminate this Agreement and the Escrow by giving written notice to Buyer and Escrow Holder. In such event, Buyer shall pay all Termination Costs. Upon such termination, all obligations and liabilities of the Parties under this Agreement that do not specifically survive termination shall cease and terminate. Seller shall have no right to seek specific performance of this Agreement.

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Seller's Initials

\_\_\_\_\_  
Buyer's Initials

3.8.4 Seller's Breach. If Seller breaches any of its obligations to perform under this Agreement, and fails to cure such breach within five (5) business days following written notice from Buyer, then Buyer, in addition to pursuing any other rights or remedies which Buyer may have at law or in equity, may, at Buyer's option, pursue any of the following:

A. Termination. Buyer may terminate this Agreement and the Escrow by giving written notice to Seller and Escrow Holder. In such event, Seller shall pay all Termination Costs. Upon such termination, all obligations and liabilities of the Parties under this Agreement that do not specifically survive termination shall cease and terminate.

B. Specific Performance. Any breach of this Agreement by Seller may result in irreparable damage to Buyer for which Buyer will not have an adequate remedy at law. Accordingly, in addition to any other remedies and damages available, Seller acknowledges and agrees that Buyer may immediately seek enforcement of this Agreement by means of specific performance or injunction, without any requirement to post a bond or other security.

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Seller's Initials

\_\_\_\_\_  
Buyer's Initials

3.8.5 Return of Documents and Funds; Release of Liability as to Escrow Holder. In the event Escrow Holder receives written notice from Buyer or Seller, prior to Close of Escrow, of its election to terminate the Escrow as provided for in this Section 3.8, then Escrow Holder shall promptly terminate the Escrow and return all documents and funds, less Termination Costs as appropriate, to the Party depositing the same. The Parties hereby release Escrow Holder, and shall hold Escrow Holder free and harmless, from all liabilities associated with such termination, excepting for Escrow Holder's obligations to return documents and funds as provided herein.

\_\_\_\_\_  
Seller's Initials

\_\_\_\_\_  
Buyer's Initials

3.9 Seller's Representations and Warranties. Seller hereby represents and warrants to Buyer that the following statements are true and correct as of the Effective Date, and shall be

true and correct as of Close of Escrow, and the truth and accuracy of such statements shall constitute a condition precedent to all of Buyer's obligations under this Agreement:

3.9.1 Authority. Seller has full power and authority to own, sell and convey the Property to Buyer and to perform its obligations pursuant to this Agreement. This Agreement and all other documents delivered by Seller to Buyer now or at Close of Escrow have been or will be duly executed and delivered by Seller and are or will be legal, valid and binding obligations of Seller, sufficient to convey to Buyer good and marketable title to the Property and are enforceable in accordance with their respective terms.

3.9.2 No Unrecorded Possessory Interests; No Agreements or Undertakings. To Seller's current actual knowledge, there are no agreements for occupancy in effect for the Property and no unrecorded possessory interests or unrecorded agreements that would adversely affect Buyer's title to or use of the Property. Seller will not enter into any agreements or undertake any obligations prior to Close of Escrow which will in any way burden, encumber or otherwise affect the Property without the prior written consent of Buyer, including, without limitation, any agreements for occupancy of the Property.

3.9.3 Hazardous Materials. Seller is aware of its obligation under California Health and Safety Code Section 25359.7 to disclose information to Buyer regarding the environmental status of the Property. Seller represents to Buyer, and Buyer relies on Seller's representation that, Seller has provided to Buyer any environmental studies, laboratory results or analyses, surveys or drilling logs, Phase 1 or Phase 2 analyses, monitoring well reports, or any other type of report, summary, data, or information as are in Seller's possession or control regarding any soil or groundwater condition or other environmental condition on the Property or any other property of which the Property is a part. Seller warrants to Buyer that to the best of Seller's knowledge, Seller has not received any notice that the Property is in violation of any federal, state or local statute, regulation or ordinance relating to industrial hygiene or to environmental conditions on, under or about the Property, including, without limitation, soil and groundwater conditions underlying the Property which could affect the Property or its use or development except as disclosed in the environmental reports attached hereto as **Exhibit "C"**. Seller has no knowledge of the presence of any "Hazardous Materials", as defined in Section 3.7.5, on the Property except as disclosed in the environmental reports attached hereto as **Exhibit "C"**.

3.9.4 Litigation. There are no claims, actions, suits or proceedings continuing, pending or threatened against or affecting Seller or the Property, or involving the validity or enforceability of this Agreement or of any other documents or instruments to be delivered by Seller at Close of Escrow, at law or in equity, or before or by any federal, state, municipal or other governmental department, board, commission, bureau, Buyer or instrumentality. Seller is not subject to or in default under any notice, order, writ, injunction, decree or demand of any court or any governmental department, board, commission, bureau, Buyer or instrumentality.

3.9.5 No Breach. The execution and delivery of this Agreement and the consummation of the transaction contemplated hereby will not violate or result in any breach of or constitute a default under or conflict with or cause any acceleration of any obligation with respect to any provision or restriction of any lien, lease, agreement, contract, instrument, or,

according to Seller's knowledge, any order, judgment, award, decree, statute, regulation or ordinance, or any other restriction of any kind or character to which Seller is a party or by which Seller or the Property are bound.

The covenants, representations and warranties of Seller under this Agreement shall be true on and as of the Close of Escrow and shall survive the recordation of the Grant Deed and the Close of Escrow for a period of nine (9) months following the Close of Escrow. Seller shall defend, indemnify and hold Buyer harmless from and against any and all claims, liabilities, obligations, losses, damages, costs and expenses, including, without limitation, reasonable attorney's fees, court costs and litigation expenses, which Buyer may reasonably incur or sustain by reason of/in connection with any misrepresentation made by Seller pursuant to this Section 3.9 that arise after the Effective Date and within nine (9) months following the Close of Escrow.

### 3.10 Miscellaneous.

3.10.1 Notices and Demands. All notices or other communications required or permitted between the Parties hereunder shall be in writing, and shall be (i) personally delivered, (ii) sent by United States registered or certified mail, postage prepaid, return receipt requested, (iii) sent by facsimile transmission with confirmation of receipt, or (iv) sent by nationally recognized overnight courier service (e.g., Federal Express or United Parcel Service), addressed to the Party to whom the notice is given at the addresses provided below, subject to the right of any Party to designate a different address for itself by notice similarly given. Any notice so given by registered or certified United States mail shall be deemed to have been given on the third business day after the same is deposited in the United States mail. Any notice not so given by registered or certified mail, such as notices delivered by personal delivery, facsimile transmission or courier service, shall be deemed given upon receipt, rejection or refusal of the same by the Party to whom the notice is given. Rejection or other refusal to accept or the inability to deliver because of changed address of which no notice was given shall be deemed to constitute receipt of the notice or other communication sent.

To Buyer:                      City of Corona  
400 South Vicentia Avenue  
Corona, CA 92882  
Attn: Darrell Talbert, City Manager  
Telephone: (951) 736-2371  
Facsimile: (951) 736-2493

With Copy to:                City of Corona  
400 South Vicentia Avenue  
Corona, CA 92882  
Attn: Dean Derleth, City Attorney  
Telephone: (951) 279-3505  
Facsimile: (951) 736-2493

To Seller:                     Corona South Main Development, L.P.  
1370 Jet Stream Drive, Suite 100  
Henderson, NV 89052

Telephone: (702) 889-0827  
Facsimile: (702) 966-3832

With Copy to: Quarry Capital LLC  
6310 E. Kemper Road, Suite 125  
Cincinnati, OH 45241  
ATTN: Greg Horn, Esq,  
Telephone: (513) 785-0846  
Facsimile: (513) 370-5785

To Title Company: First American Title Insurance Company  
3281 E. Guasti Road, Ste. 440  
Ontario, CA 91761  
Telephone: (909) 510-6207  
Facsimile: (909) 461-2090

3.10.2 Mutual Indemnification. Buyer agrees to defend, indemnify and hold Seller free and harmless from and against any and all claims, damages and liabilities related to Buyer's use of the Property and arising from facts and circumstances occurring following Close of Escrow. Seller agrees to defend, indemnify and hold Buyer free and harmless from and against any and all claims, damages and liabilities related to Seller's use of the Property and arising from facts and circumstances occurring prior to Close of Escrow in accordance with Section 3.9 above. The indemnity obligations described above will be for the benefit of and binding upon the Parties, their successors and assigns, officers, employees and representatives, and will survive Close of Escrow and the recordation of the Grant Deed.

3.10.3 Possession; Risk of Loss. Buyer shall be entitled to sole possession of the Property immediately upon Close of Escrow, subject to Tenant Leases accepted by Buyer in the manner provided in this Agreement. All risk of loss or damage to the Property will pass from the Seller to the Buyer at the Close of Escrow. If improvements on the Property are materially damaged or destroyed prior to Close of Escrow due to an insured casualty, Seller will assign to Buyer all insurance proceeds and the Purchase Price will be reduced by the amount of any deductible. Seller covenants and agrees that it will keep the Property fully insured through Close of Escrow. If the Property is materially damaged or destroyed prior to Close of Escrow due to an uninsured casualty, Buyer may elect to terminate this Agreement as provided in Section 3.8.4(A) above.

3.10.4 Brokers and Sales Commissions. If either Party elects to use the services of a real estate broker, sales person or finder, the Party that has obligated itself in writing with respect to such services shall deposit with Escrow Holder (or, with respect to Seller, the payment to Seller at Closing will be debited) in an amount sufficient to satisfy all brokerage commissions and finder's fees for which such Party has become obligated. Seller and Buyer shall each indemnify, protect, defend and hold harmless the other Party and its successors hereunder from and against any and all claims, liabilities, obligations, losses, damages, costs and expenses, including, without limitation, reasonable attorneys' fees, court costs and litigation expenses, arising from or in connection with any sales or brokerage commissions, finder's fees or other commissions which are (or are claimed to be) payable in connection with the transaction which

is the subject of this Agreement by reason of the actions (or alleged actions) of such indemnifying Party.

3.10.5 Survival of Covenants. The covenants, representations and warranties of both Buyer and Seller set forth in this Agreement shall survive the recordation of the Grant Deed and the Close of Escrow.

3.10.6 Required Actions of Buyer and Seller. Buyer and Seller agree to execute such instruments and documents and to diligently undertake such actions as may be required in order to consummate the purchase and sale herein contemplated and shall use their best efforts to accomplish the Close of Escrow in accordance with the provisions hereof.

3.10.7 Time of Essence. Time is of the essence of each and every term, condition, obligation and provision hereof.

3.10.8 Counterparts. This Agreement may be executed in multiple counterparts, each of which shall be deemed an original, but all of which, together, shall constitute one and the same instrument.

3.10.9 Captions. Any captions to, or headings of, the paragraphs or subparagraphs of this Agreement are solely for the convenience of the Parties, are not a part of this Agreement, and shall not be used for the interpretation or determination of the validity of this Agreement or any provision hereof.

3.10.10 No Obligations to Third Parties. Except as otherwise expressly provided herein, the execution and delivery of this Agreement shall not be deemed to confer any rights upon, nor obligate any of the Parties to, any person or entity other than the Parties.

3.10.11 Exhibits. The Exhibits attached hereto are hereby incorporated herein by this reference.

3.10.12 Waiver. The waiver or failure to enforce any provision of this Agreement shall not operate as a waiver of any future breach of any such provision or any other provision hereof.

3.10.13 Applicable Law. All questions with respect to this Agreement, and the rights and liabilities of the Parties and venue hereto, shall be governed by the laws of the State of California. Any and all legal actions sought to enforce the terms and provisions of the Agreement shall be brought in the courts of the County of Riverside.

3.10.14 Assignment. Buyer shall have no right to assign this Agreement without the prior consent or approval of Seller, which may be withheld in Seller's commercially reasonable discretion. Seller shall not assign this Agreement, or any right or obligation herein, to any party without the prior written consent of Buyer, which consent may be given or withheld in Buyer's sole discretion.



3.10.15 Successors and Assigns. Subject to the provisions of Section 3.9.14 above, this Agreement shall be binding upon and shall inure to the benefit of the successors and assigns of the Parties hereto.

3.10.16 Ratification. Buyer's obligation to accept title to the Property and pay the Purchase Price, as provided herein, are subject to the approval and ratification of this Agreement by the Buyer's governing body on or before the Closing Date, or Extended Closing Date, if any. In the event Buyer's governing body fails to ratify this Agreement prior to the Closing Date, or Extended Closing Date, if any, then Buyer may terminate this Agreement and the Escrow as provided in Section 3.7.1 herein.

3.10.17 Severability. If any term or provision of this Agreement shall be held invalid or unenforceable, the remainder of this Agreement shall not be affected.

3.10.18 Construction. This Agreement will be liberally construed to effectuate the intention of the Parties with respect to the transaction described herein. In determining the meaning of, or resolving any ambiguity with respect to, any word, phrase or provision of this Agreement, neither this Agreement nor any uncertainty or ambiguity herein will be construed or resolved against either Party (including the Party primarily responsible for drafting and preparation of this Agreement), under any rule of construction or otherwise, it being expressly understood and agreed that the Parties have participated equally or have had an equal opportunity to participate in the drafting thereof.

3.10.19 Legal Fees. Each Party shall be responsible for payment of its own attorneys' fees with respect to the negotiation and preparation of this Agreement and processing of the escrow. In the event of the bringing of any action or proceeding to enforce or construe any of the provisions of this Agreement, the prevailing Party in such action or proceeding, whether by final judgment or out of court settlement, shall be entitled to have and recover of and from the other Party all reasonable costs and expenses of suit.

3.10.20 Fees and Other Expenses. Except as otherwise provided herein, each of the Parties shall pay its own fees and expenses in connection with this Agreement.

3.10.21 Entire Agreement. This Agreement supersedes any prior agreements, negotiations and communications, oral or written, and contains the entire agreement between Buyer and Seller as to the subject matter hereof. No subsequent agreement, representation, or promise made by either Party hereto, or by or to an employee, officer, agent or representative of either Party, shall be of any effect unless it is in writing and executed by the Party to be bound thereby.

3.10.22 Amendment to this Agreement. The terms of this Agreement may not be modified or amended except by an instrument in writing executed by each of the Parties hereto.

3.10.23 Environmental Review. Buyer acknowledges that Buyer's ultimate use of the Property will require review under the California Environmental Quality Act (California Public Resources Code §§ 21000 *et seq.*) ("CEQA"). Pursuant to Section 15004(b)(2)(A) of the CEQA Guidelines (California Code of Regulations, Title 14, Chapter 3), a

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final decision to proceed with the use of the Property for facilities which would require review under CEQA is contingent upon completion of environmental review under CEQA. Buyer acknowledges that Seller is under no obligation to incur any costs, expenses, or additional obligations in order for Buyer to comply with this Section 3.10.23, and that Close of Escrow shall not be delayed in order for Buyer to comply with this Section 3.10.23.

**[SIGNATURES ON FOLLOWING 2 PAGES]**

**SELLER'S SIGNATURE PAGE FOR**  
**CITY OF CORONA**  
**AGREEMENT**  
**OF PURCHASE AND SALE**  
**AND JOINT ESCROW INSTRUCTIONS**  
**(APN(S): 117-181-011)**

IN WITNESS WHEREOF, the Seller has executed this Agreement as of the date set forth below.

CORONA SOUTH MAIN DEVELOPMENT, L.P.,  
a California limited partnership

By: DT GRAT LM GP, LLC,  
a California limited liability company  
Its: General Partner

By: _____	_____
Dennis Troesh	Date
Its: Manager	

**BUYER'S SIGNATURE PAGE FOR**  
**CITY OF CORONA**  
**AGREEMENT**  
**OF PURCHASE AND SALE**  
**AND JOINT ESCROW INSTRUCTIONS**  
**(APN(S): 117-181-011)**

IN WITNESS WHEREOF, the Buyer has executed this Agreement as of the latest date set forth below.

**CITY OF CORONA**  
a California municipal corporation

By: \_\_\_\_\_  
Darrell Talbert  
City Manager

\_\_\_\_\_ Date

Attest:

\_\_\_\_\_  
Patty Rodriguez  
Interim City Clerk

Approved as to Form:

\_\_\_\_\_  
Dean Derleth  
City Attorney

**EXHIBIT "A"**

**LEGAL DESCRIPTION AND  
DEPICTION OF PROPERTY**

Real property in the County of Riverside, State of California, described as follows:

THE EASTERLY RECTANGULAR 50 FEET OF LOTS 10, 11 AND 12 IN BLOCK 129 OF SOUTH RIVERSIDE TOWNSITE AS SHOWN BY MAP ON FILE IN BOOK 9 PAGE 8 OF MAPS RECORDS IN THE OFFICE OF THE COUNTY RECORDER OF SAN BERNARDINO COUNTY; TOGETHER WITH THAT PORTION OF THE NORTH/SOUTH ALLEY VACATED BY RESOLUTION #91-29 RECORDED MARCH 12, 1991 AS INSTRUMENT NO. 81119, OFFICIAL RECORDS, WHICH PORTION WOULD PASS BY OPERATION OF LAW.

APN: 117-181-011

**EXHIBIT “B”**  
**GRANT DEED**

SEE ATTACHED FOUR (4) PAGES

RECORDING REQUESTED BY AND  
WHEN RECORDED RETURN TO:

City of Corona  
City Clerk (MS)  
400 S. Vicentia Ave.  
Corona, CA 92882

Fee Exempt under Gov. Code Section 27383

Above Space for Recorder's Use

**APN: 117-181-011**  
**Exempt from Documentary Transfer Tax**  
**Pursuant to R&T Code § 11922**

**GRANT DEED**

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **CORONA SOUTH MAIN DEVELOPMENT, L.P., a California limited partnership** ("Grantor"), hereby grants to the **CITY OF CORONA, a California municipal corporation** ("Grantee"), the following described real property (the "Property") situated in the County of Riverside, State of California:

**SEE EXHIBIT "A"**  
**ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE**

IN WITNESS WHEREOF, Grantor has caused its name to be affixed hereto and this instrument to be executed by its duly authorized officer.

DATED: \_\_\_\_\_ 2018

**GRANTOR:**

CORONA SOUTH MAIN DEVELOPMENT, L.P.,  
a California limited partnership

By: DT GRAT LM GP, LLC  
a California limited liability company  
Its: General Partner

By: \_\_\_\_\_  
Name: Dennis Troesh  
Its: Manager

STATE OF NEVADA )  
 ) ss.  
COUNTY OF HENDERSON )

Page 24 of 27



**EXHIBIT "A" TO GRANT DEED**

**LEGAL DESCRIPTION AND  
DEPICTION OF PROPERTY TO BE ACQUIRED IN FEE**

Real property in the County of Riverside, State of California, described as follows:

THE EASTERLY RECTANGULAR 50 FEET OF LOTS 10, 11 AND 12 IN BLOCK 129 OF SOUTH RIVERSIDE TOWNSITE AS SHOWN BY MAP ON FILE IN BOOK 9 PAGE 8 OF MAPS RECORDS IN THE OFFICE OF THE COUNTY RECORDER OF SAN BERNARDINO COUNTY; TOGETHER WITH THAT PORTION OF THE NORTH/SOUTH ALLEY VACATED BY RESOLUTION #91-29 RECORDED MARCH 12, 1991 AS INSTRUMENT NO. 81119, OFFICIAL RECORDS, WHICH PORTION WOULD PASS BY OPERATION OF LAW.

APN: 117-181-011

**CERTIFICATE OF ACCEPTANCE**  
**FOR GRANT DEED**

**\*\*\*INSERT CERTIFICATE OF ACCEPTANCE PREPARED BY CITY CLERK\*\*\***

## **EXHIBIT “C”**

### **Property Environmental Reports**

1. Limited Hazardous Materials Survey Report, prepared by Winzler & Kelley for Watermarke Properties, dated June 23, 2008.

SEE ATTACHED SIXTY (60) PAGES



**LIMITED HAZARDOUS MATERIALS  
SURVEY REPORT**

**315 W 7<sup>th</sup> Street  
Corona, California 92882-3311**

**&**

**413 s Belle Avenue  
Corona, California 92882-3311**

*Prepared For:*

**Watermarke Properties  
291 Corporate Terrace Circle  
Corona, CA 92879**

*Prepared By:*

**WINZLER & KELLY  
3531 E. Miraloma Avenue  
Anaheim, CA 92806  
(714) 854-1890**

**W&K Project #s  
11600.08.001.78.187  
&  
11600.08.001.78.188**

*June 23, 2008*

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## SECTION 1

### REPORT INTRODUCTION



## INTRODUCTION

At the request of Watermarke Properties, Winzler & Kelly (W&K) performed a limited hazardous materials survey of 315 W 7<sup>th</sup> Street & 413 S Belle Avenue, in the City of Corona, California. The survey was performed in preparation for the upcoming demolition project.

The survey was conducted to identify and sample suspect asbestos-containing materials, to sample representative building components for the presence of lead-containing surface coatings/lead-based paints (LCSC/LBP), and fluorescent light tubes (FLT), and other building-related hazardous materials.

The survey was performed on June 16th and 17<sup>th</sup>, 2008 by Mr. Brad Sheldon. Mr. Sheldon is a Cal/OSHA-Certified Asbestos Consultant (CAC #06-3945) and Cal/DPH-Certified LBP Inspector/Risk Assessor/Project Monitor (I/A/M #14463). Winzler & Kelly is located at 3531 E Miraloma Avenue, Anaheim, CA, 92806. All members of the survey team are employees of W&K, and have received HAZWOPER training in accordance with 8 CCR 5194.

## METHODOLOGY

### Asbestos - Survey Methodology

Suspect ACM and PACM visual identification was performed by entering representative areas and assessing all accessible structural, architectural, and mechanical components for the presence of suspect asbestos-containing materials. ***The survey conducted was intrusive and included access and sampling of areas that required demolition.***

Previous information was not available at the time of the survey. All findings, conclusions, and analytical data presented in this report are based on the field inspection and sampling data obtained by Winzler & Kelly's inspection during this project.

Each suspect asbestos-containing material (ACM) identified was bulk sampled in accordance with sampling guidelines established by the Environmental Protection Agency, and satisfies 29 CFR 1926.1101, 40 CFR 763, 8 CCR 1529, and SCAQMD Rule 1403. The following summarizes the sampling procedures utilized:

1. The location and total quantity of each ACM was tabulated.
2. These materials were then categorized into homogeneous materials. A homogeneous material is defined as being uniform in texture, color, and date of application.
3. A sampling scheme was developed based upon the location and quantity of the various homogeneous materials.
4. Bulk samples were collected by trained personnel using an appropriate sampling tool and a leak-tight container.
5. Decontamination of bulk sampling tools to prevent the spread of secondary contamination to subsequent bulk samples.
6. Each bulk sample was individually numbered and recorded on a Bulk Sample Log.



7. A Chain of Custody Record was maintained for the samples.

#### Asbestos Analytical Methodology

All bulk samples were analyzed by AmeriSci (NVLAP #200346-0). AmeriSci is located at 24416 South Main Street, Suite 308, Carson, California 90745, 310.834.4868. AmeriSci is accredited by the National Voluntary Laboratory Accreditation Program (NVLAP), National Institute of Standards and Technology (NIST), the California Environmental Laboratory Accreditation Program (Cal/ELAP) and is a successful participant in the Proficiency Analytical Testing Program (PAT).

All bulk samples for asbestos were analyzed by Polarized Light Microscopy (PLM) utilizing dispersion staining techniques in accordance with the EPA Method: "Method for the Determination of Asbestos in Bulk Building Materials U.S. EPA/600/R-93/116" dated July 1993, and adopted by the National Voluntary Laboratory Accreditation Program (NVLAP), NVLAP Test Method Code 18/A01, as affiliated with the National Institute for Standards and Technology (NIST). Each sample was subjected to two microscopy examinations. The detection limit of this methodology is 1% by weight.

#### Lead-Containing Surface Coatings/Lead-Based Paints (LCSC/LBP)

For purposes of this survey, and in accordance with Title 8 of the California Code of Regulations, Section 1532.1 (8 CCR 1532.1) and Title 17 of the California Code of Regulations, Section 35001 et. seq. the bulk paint chip sample and XRF Measurement results were interpreted as follows:

1. Positive results (lead-based paint present) were determined when XRF measurements or bulk paint chip analytical results revealed a lead concentration of 1.0 mg/cm<sup>2</sup> or 5,000 ppm or greater, respectively.
2. Positive results (lead-containing surface coating present) were determined when XRF measurement results or bulk paint chip analytical results revealed a lead concentration from the analytical detection limit up to 0.1 mg/cm<sup>2</sup> to 0.9 mg/cm<sup>2</sup> or 5,000 ppm, respectively. **Please review the information in the "Recommendations/Conclusions" section prior to any disturbance of materials noted as being negative or LCSC.**
3. Negative results were determined when XRF measurements or bulk paint chip analytical results revealed a lead concentration of less than the analytical sensitivity of the testing methodology. **Please review the information in the "Recommendations/Conclusions" section prior to any disturbance of materials noted as being negative or LCSC.**

### RESULTS

#### Asbestos

A total of 94 bulk samples for the determination of asbestos content were collected. The following materials were sampled, analyzed by PLM, and determined **NOT** to contain detectable concentrations of asbestos:





### **315 W 7<sup>th</sup> Street**

1. Square Pattern Vinyl Sheet Flooring
2. Drywall Ceiling w/ Tape & Joint Compound
3. Texture Coat on Plaster
4. White Plaster Walls
5. Wall & Ceiling Texture Coat
6. Ceramic Tile Mastic
7. Blown-In Insulation
8. Gray Shingle Roofing
9. Smooth Exterior Stucco
10. Exterior Textured Concrete

### **413 S Belle Avenue**

1. Wood Grain Pattern Vinyl Sheet Flooring (4 Layers)
2. Tan Square Pattern Vinyl Sheet Flooring (4 Layers)
3. Window Putty
4. Penetration Mastic
5. Brown Rolled Roof

The following materials were sampled, analyzed by PLM and found **TO CONTAIN DETECTABLE CONCENTRATIONS OF ASBESTOS:**

### **315 W 7<sup>th</sup> Street**

1. Tan/Yellow Vinyl Sheet Flooring
2. 4" Brown Base Cove w/ Mastic
3. Heat Shields
4. Square Pattern Vinyl Sheet Flooring
5. Penetration Mastic
6. Transite Pipes (Assumed)
7. Smooth Plaster Walls
8. Window Putty

### **413 S Belle Avenue**

1. 12" x 12" Green Floor Tile w/ Glue
2. Green & Tan Vinyl Sheet Flooring
3. Wall Float
4. Blown-In Insulation
5. Brown Shingle Roofing
6. Drywall Wall w/ Tape & Joint Compound
7. Textured Paint

The individual bulk sampling results can be found in the AmeriSci laboratory report(s), which are located within Appendix A of this document.



Representative drawings showing asbestos-containing material locations can be found in Appendix B of this document.

#### Lead-Containing Surface Coatings/Lead-Based Paints (LCSCs/LBPs)

A total of 103 XRF measurements were collected. The XRF measurement results for this survey indicated that the following building component and respective surface coatings had lead concentrations defining them as LBP's, in accordance with Title 17 of the California Code of Regulations, Section 35001 et. seq.:

#### 315 W 7<sup>th</sup> Street

1. Blue Wood Framed Exterior Windows
2. White Wood Eaves
3. Yellow Ceramic Wall & Counter in Kitchen
4. Gray Ceramic Shower Tile & Baseboard
5. White Porcelain Bath Tub
6. White Porcelain Sink in Kitchen

#### 413 S Belle Avenue

1. All Interior Wood Walls Behind Paneling
2. Exterior Wood Walls
3. Exterior Wood Eaves
4. Center Wall in Living Room

All other surface coatings tested exhibited Lead concentrations below the LBP standard. Individual XRF measurement results found in Appendix C of this document.

#### CONCLUSIONS/RECOMMENDATIONS

##### Asbestos

At no time should the identified asbestos-containing materials be drilled, cut, sanded, scraped or otherwise disturbed by untrained personnel. These materials should be removed prior to any activities which will impact these materials.

All asbestos disturbance and/or removal operations must be conducted by a Cal/OSHA-registered and State licensed asbestos removal contractor. All disturbance and/or abatement operations should be performed under the direct observation of a California Certified Asbestos Consultant.

All construction activities involving so much as the potential for impacting asbestos-containing materials should be conducted in accordance with the requirements of Title 8 of the California Code of Regulations, Section 1529 (8 CCR 1529).

Should the removal of identified asbestos-containing materials involve at least 100 square feet, notification to the South Coast Air Quality Management District and Cal/OSHA must be accomplished prior to the initiation of such activities.



Notification to employees and contractors working within the building should be made in accordance with the California Health and Safety Code, Section 25915 *et seq.* and Proposition 65.

Should materials similar to those identified in this report or, other forms of suspect asbestos-containing materials are present, maintenance personnel/contractors should be instructed to immediately cease work activities which may initiate a fiber release episode, and notify the appropriate management personnel.

#### Lead-Containing Surface Coatings/Lead-Based Paints (LCSC/LBP)

The representative LCSC/LBP survey revealed that building components coated with LCSC/LBP are present in areas which will be impacted during the impending renovations. At present there is no state or federal regulation requiring mandatory lead removal or abatement prior to disturbance or demolition of structures with identified lead materials. However, there are applicable Cal/OSHA worker protection and training requirements; Cal/EPA waste disposal requirements, Cal/DHS requirements for public and residential buildings, and SB 460 lead hazard regulations that apply to lead-related construction activities, abatement activities and their associated wastes. The following is a brief discussion and summary of applicable regulatory requirements:

- ◆ **Cal/OSHA:** Title 8, California Code of Regulation (CCR), Section 1532.1 (8 CCR 1532.1) governs occupational exposure to lead. This regulation requires that prior to initiation of certain activities, referred to as “trigger tasks”, workers must be trained, medically evaluated, and properly fitted with respiratory protection, and protective clothing until statistically reliable personal eight-hour time weighted average (TWA) results indicate lead exposure levels below the Personal Exposure Limit (PEL) for each unique task which disturbs lead-based and lead-containing coatings. This process is known as a Negative Exposure Assessment or NEA. If the result of the exposure assessment is above the Action Level (AL) additional monitoring is required and if the result is above the PEL additional exposure monitoring, worker protection (including respirator protection and PPE), training and medical requirements apply. However even where the NEA criteria is met, certain hazard communication training and work practice controls still apply where lead is disturbed.
- ◆ “Trigger tasks” are tasks that are assumed to exceed the PEL pending an exposure assessment and they encompass the majority of construction activities that disturb surface coatings. Examples of “trigger” tasks range from manual paint scraping as a lower expected exposure up to hot work and abrasive blasting as the highest expected exposures, and include any non-listed task that the employer determines may potentially expose employees to lead levels above the AL.

**NOTE – “OSHA does not consider any method that relies solely on the analysis of bulk materials or surface content of lead (or other toxic material) to be acceptable for safely predicting employee exposure to airborne contaminants. Without air monitoring results or without the benefit of historical or objective data (including air sampling which clearly demonstrates that the employee can not be exposed above the action level during any process, operation, or activity) the analysis of bulk or surface samples can not be used to determine employee exposure.” OSHA Standard Interpretation 5/8/2000.**

Furthermore, OSHA states that these rules apply to “any detectable concentration of lead” without a specified detection level. Due to the Consumer Product Safety Commission currently allowing paint to contain up to 600 parts per million (ppm) of lead, the variation of lead content due to aging and weathering, and the variation of detection limits associated with both paint chip and XRF analysis, it is recommended that all painted or coated surfaces be treated as potentially containing lead. Clearly, positive analytical results by either method can be used to indicate that detectable lead is present but negative results cannot be interpreted as conclusively demonstrating the absence of lead. Analytical data of bulk paint/coating materials or surface content (by XRF) of lead can be helpful in evaluation of lead-related environmental risks in general but cannot be used to calculate worker exposures and are not a substitute for employee exposure monitoring. As a result of the above, any employee that works around potential lead-based or lead-containing coatings must have HAZCOM training and personal exposure air monitoring is additionally required for employees that disturb such coatings. Significant additional certification, notification, and work practices are required for materials found to be “lead-based”.

- ◆ Any welding, cutting or heating of metal surfaces containing surface coatings should be conducted in accordance with 29 CFR 1926.354 and 8 CCR 1537. These regulations require surfaces covered with toxic preservatives, and in enclosed areas, be stripped of all toxic coatings for a distance of at least 4 inches, in all directions, from the area of heat application prior to the initiation of such heat application.
- ◆ **Cal/EPA** through the Division of Toxic Substance Control (DTSC) regulates disposal of lead hazardous waste (22 CCR Division 4, Chapter 30, Minimum Standards for Management of Hazardous and Extremely Hazardous Wastes). DTSC has issued guidance indicating that architectural debris with intact lead paint is normally expected to be handled as general construction waste. However, waste stream segregation and analysis is still required for all paint or coating debris regardless of if the paint or coating is intact on a building component or not. The resulting wastes may be hazardous under California and federal RCRA standards for lead and therefore require proper handling, packaging, labeling, and transportation under a proper manifest to a permitted hazardous waste storage, treatment and disposal facility.
- ◆ **Cal DHS:** The Department of Health Services (DHS) has specific requirements (Title 17 Sections 35001 thru 36100 et. al.) for hazard assessment and work in public or residential structures. These regulations require special certifications, work practices, and notification for such activities.
- ◆ **Senate Bill 460 (SB 460):** An act to amend Section 1941.1 of the Civil Code, and to amend Sections 17961, 17980, and 124130 of, and to add Sections 17920.10, 105251, 105252, 105253, 105254, 105255, 105256, and 105257 to, the Health and Safety Code, relating to lead abatement. This bill allows for fines and criminal penalties to be levied on any person who is found to have performed lead abatement without containment or created a measurable lead hazard based upon current DHS standards. The testing for this determination can be initiated by any local or state building inspector, health department inspector, or other designated state or local official. A determination of a lead hazard is not solely based upon the lead content of the paint or coating and can be the result of the disturbance of such materials with low concentrations of lead.



Written notification to Cal/OSHA must be accomplished should LBP activities involve more than 100 square or 100 linear feet of removal in accordance with the requirements of 8 CCR 1532.1. Proper written notification to Cal/DHS *may* be required, depending upon the nature of the abatement activity.

Should materials similar to those identified in this report or, other forms of suspect hazardous materials be present or identified, maintenance personnel/contractors should be instructed to immediately cease work activities which may initiate an exposure episode, and notify the appropriate management personnel.

## SECTION 2

### EXECUTIVE SUMMARY



## EXECUTIVE SUMMARY

At the request of Watermarke Properties, Winzler & Kelly (W&K) performed a limited hazardous materials survey of 315 W 7<sup>th</sup> Street & 413 S Belle Avenue, in the City of Corona, California. The survey was performed in preparation for the upcoming demolition project.

The survey was conducted to identify and sample suspect asbestos-containing materials, to sample representative building components for the presence of lead-containing surface coatings/lead-based paints (LCSC/LBP), and fluorescent light tubes (FLT), and other building-related hazardous materials.

The survey was performed on June 16<sup>th</sup> and 17<sup>th</sup>, 2008 by Mr. Brad Sheldon. Mr. Sheldon is a Cal/OSHA-Certified Asbestos Consultant (CAC #06-3945) and Cal/DPH-Certified LBP Inspector/Risk Assessor/Project Monitor (I/A/M #14463). Winzler & Kelly is located at 3531 E Miraloma Avenue, Anaheim, CA, 92806. All members of the survey team are employees of W&K, and have received HAZWOPER training in accordance with 8 CCR 5194.

The following table lists the hazardous materials identified within the subject site, including the location and the estimated total quantity of the identified hazardous materials:

**Table 1**

**1 of 2**

<b>315 W 7<sup>th</sup> Street</b>		
<b>MATERIAL</b>	<b>LOCATION</b>	<b>ESTIMATED TOTAL QUANTITY</b>
Asbestos-Containing Tan/Yellow Vinyl Sheet Flooring	Kitchen	350 SF
Asbestos-Containing Transite Pipes (Note 1)	Bedroom 01 Closet and Attic	2 @ 10 LF Each
Asbestos-Containing 4" Brown Base Cove w/ Mastic	Kitchen	65 LF
Asbestos-Containing Smooth Plaster Walls (Note 3)	Kitchen	200 SF
Asbestos-Containing Lighting Heat Shields	Kitchen	2
Asbestos-Containing Square Pattern w/ Flowers Vinyl Sheet Flooring	Closed in Porch	140 SF
Asbestos-Containing Penetration Mastic	All Rooftops	150 SF
Asbestos-Containing Window Putty	Closed in Porch	8 Windows

<b>315 W 7<sup>th</sup> Street</b>		
<b>MATERIAL</b>	<b>LOCATION</b>	<b>ESTIMATED TOTAL QUANTITY</b>
Lead Based/Bearing Substances	Blue Wood Framed Exterior Windows White Wood Eaves Yellow Ceramic Wall & Counter in Kitchen Gray Ceramic Shower Tile & Baseboard White Porcelain Bath Tub White Porcelain Sink in Kitchen	6 1,000 LF 100 SF 75 SF 1 1
Lead Containing Surface Coatings (Note 2)	All Other Painted Surface Coatings	N/A
Fluorescent Light Fixture Tubes	None Identified	0

**Table 2**
**2 of 2**

<b>413 S Belle Avenue</b>		
<b>MATERIAL</b>	<b>LOCATION</b>	<b>ESTIMATED TOTAL QUANTITY</b>
Asbestos-Containing Wood Grain Vinyl Sheet Flooring	Restroom (4 Layers & Under Plywood)	50 SF
Asbestos-Containing Tan Squares Vinyl Sheet Flooring	Kitchen (4 Layers)	150 SF
Asbestos-Containing Window Putty	Living Room & Bedroom 02	2 Windows
Asbestos-Containing Penetration Mastic	Rooftop	20 SF
Asbestos-Containing Brown Rolled Roof	Porch	175 SF
Lead Based/Bearing Substances	All Interior Wood Walls Behind Paneling Exterior Wood Walls Exterior Wood Eaves Center Wall in Living Room	1,500 SF 1,500 SF 360 SF 90 SF
Lead Containing Surface Coatings (Note 2)	All Other Painted Surface Coatings	N/A
Fluorescent Light Fixture Tubes	None Identified	0

**Note 1** – This material assumed to contain asbestos.

**Note 2** – See Report Introduction for Lead Containing Surfaces Warning. Contractor is Responsible for Employee Exposure Monitoring During Abatement/Demolition of LCSCs.

**Note 3** – This material contain <1% asbestos.





All asbestos disturbance and/or removal operations must be conducted by a Cal/OSHA registered and State licensed asbestos removal contractor. All disturbance and/or abatement operations should be under the direction of a California Certified Asbestos Consultant.

All construction activities which may impact asbestos-containing materials should be conducted in accordance with the requirements of Title 8 of the California Code of Regulations, Section 1529 (8 CCR 1529).

For all abatement activities which will involve the removal of 100 square feet of identified asbestos-containing materials, notification must be made to the South Coast Air Quality Management District (SCAQMD) in accordance with SCAQMD Rule 1403 and to Cal/OSHA. Notification to both entities must be accomplished ten working days prior to the initiation of such activities.

Notification to employees and contractors working within the building should be made in accordance with the California Health and Safety Code, Section 25915 *et seq.* and Proposition 65.

All demolition involving potential and identified lead-containing surfaces should be conducted in accordance with Title 8, California Code of Regulations, Section 1532.1 and 29 CFR 1926.62. In addition, all activities involving identified lead-based paints must be conducted in accordance with Title 17, California Code of Regulations, Division 1, Chapter 8, Sections 35001 through 36100, which proscribes the use of DHS-certified workers, work practices, and other requirements.

Any welding, cutting or heating of interior metal surfaces, containing toxic (lead, cadmium, etc.) surface coatings, should be conducted in accordance with 29 CFR 1926.354. This regulation requires surfaces covered with toxic preservatives, and in enclosed areas, be stripped of all toxic coatings for a distance of at least 4 inches, in all directions, from the area of heat application prior to the initiation of such heat application.

Proper waste characterization and disposal of lead contaminated debris should be conducted in accordance with Title 22 of the California Code of Regulations and the California Health and Safety Code, Section 25157.8.

Any potential or identified PCB-containing light fixture ballasts should be handled, collected, transported and disposed in accordance with the requirements of Title 22 of the California Code of Regulations, Section 67426.1 (22 CCR 67426.1).

All fluorescent light tubes, batteries, and other Universal Waste Rule components should be handled in accordance with the requirements of Title 22 of the California Code of Regulations, Section 66273 *et seq.* (22 CCR 66273).

Should refrigerants or Halon systems be encountered, such materials should be captured and recycled in accordance with the requirements of the South Coast Air Quality Management District and the California Air Resources Board.

Should materials similar to those identified in this report or, other forms of suspect hazardous materials be present, maintenance personnel/contractors should be instructed to immediately cease work activities which may initiate an exposure episode, and notify the appropriate management personnel.



Report prepared for the Company by:

Brad Sheldon  
Project Coordinator  
Certified Asbestos Consultant #06-3945  
CDPH I/A/M # 14463

Report Reviewed and Signed for the Company by:

Raul Garcia  
Project Manager  
Certified Asbestos Consultant #05-3783

APPENDIX A

LABORATORY ANALYSIS



Please Reply To:

**AmeriSci Los Angeles**

24416 S. Main Street, Ste 308

Carson, California 90745

TEL: (310) 834-4868 • FAX: (310) 834-4772

**FACSIMILE TELECOPY TRANSMISSION**

**To:** Brad Sheldon  
Winzler & Kelly Consulting Engineers

**Fax #:**

**Email:**

**From:** Arturo A. Aldana  
**AmeriSci Job #:** 908061311  
**Subject:** PLM 24 hour Results  
**Client Project:** 11600.08.001.78187; Watermarke  
Properties; 315 W. 7th Street

**Date:** Thursday, June 19, 2008

**Time:** 12:29:28

**Comments:**

**Number of Pages:**

20  
(including cover sheet)

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**PLM Bulk Asbestos Report**

Winzler & Kelly Consulting Engineers  
Attn: Brad Sheldon  
3531 East Miraloma Ave.

Anaheim, CA 92806

**Date Received** 06/19/08**Date Examined** 06/19/08**AmeriSci Job #** 908061311**P.O. #****Page** 1 **of** 13**RE:** 11600.08.001.78187; Watermarke Properties; 315 W. 7th Street

Client No. / HGA	Lab No.	Asbestos Present	Total % Asbestos
W 01 A	908061311-01 Location: Basement Entry / Vinyl Sheet Flooring / Square Pattern	No	NAD (by CVES) by Arturo A. Aldana on 06/19/08
Analyst Description: Black/Brown, Heterogeneous, Fibrous, Flooring Asbestos Types: Other Material: Cellulose 13 %, Non-fibrous 87 %			
W 02 A	908061311-02 Location: Basement Entry / Vinyl Sheet Flooring / Square Pattern	No	NAD (by CVES) by Arturo A. Aldana on 06/19/08
Analyst Description: Black/Brown, Heterogeneous, Fibrous, Flooring Asbestos Types: Other Material: Cellulose 13 %, Non-fibrous 87 %			
W 03 A	908061311-03 Location: Basement Entry / Vinyl Sheet Flooring / Square Pattern	No	NAD (by CVES) by Arturo A. Aldana on 06/19/08
Analyst Description: Black/Brown, Heterogeneous, Fibrous, Flooring Asbestos Types: Other Material: Cellulose 13 %, Non-fibrous 87 %			
W 04 B	908061311-04.1 Location: Kitchen East / Drywall Ceiling w/ T&J / White	No	NAD (by CVES) by Arturo A. Aldana on 06/19/08
Analyst Description: White/Brown, Heterogeneous, Fibrous, Drywall Asbestos Types: Other Material: Cellulose 3 %, Non-fibrous 97 %			
W 04 B	908061311-04.2 Location: Kitchen East / Drywall Ceiling w/ T&J / White	No	NAD (by CVES) by Arturo A. Aldana on 06/19/08
Analyst Description: White, Heterogeneous, Non-Fibrous, Joint Compound Asbestos Types: Other Material: Non-fibrous 100 %			

See Reporting notes on last page

Client Name: Winzler &amp; Kelly Consulting Engineers

**PLM Bulk Asbestos Report**

11600.08.001.78187; Watermarke Properties; 315 W. 7th Street

Client No. / HGA	Lab No.	Asbestos Present	Total % Asbestos
W 04 B	908061311-04.3 Location: Kitchen East / Drywall Ceiling w/ T&J / White	No	NAD (by CVES) by Arturo A. Aldana on 06/19/08
<b>Analyst Description:</b> White/Brown, Heterogeneous, Fibrous, Drywall / Joint Compound <b>Asbestos Types:</b> <b>Other Material:</b> Cellulose 2 %, Non-fibrous 98 %			
W 05 B	908061311-05 Location: Kitchen West / Drywall Ceiling w/ T&J / White	No	NAD (by CVES) by Arturo A. Aldana on 06/19/08
<b>Analyst Description:</b> Off-White, Heterogeneous, Non-Fibrous, Joint Compound <b>Asbestos Types:</b> <b>Other Material:</b> Non-fibrous 100 % <b>Comment:</b> No Drywall			
W 06 B	908061311-06.1 Location: Restroom North / Drywall Ceiling w/ T&J / White	No	NAD (by CVES) by Arturo A. Aldana on 06/19/08
<b>Analyst Description:</b> White/Brown/Beige, Heterogeneous, Fibrous, Drywall / Tape <b>Asbestos Types:</b> <b>Other Material:</b> Cellulose 5 %, Non-fibrous 95 %			
W 06 B	908061311-06.2 Location: Restroom North / Drywall Ceiling w/ T&J / White	No	NAD (by CVES) by Arturo A. Aldana on 06/19/08
<b>Analyst Description:</b> White, Heterogeneous, Non-Fibrous, Joint Compound <b>Asbestos Types:</b> <b>Other Material:</b> Non-fibrous 100 %			
W 06 B	908061311-06.3 Location: Restroom North / Drywall Ceiling w/ T&J / White	No	NAD (by CVES) by Arturo A. Aldana on 06/19/08
<b>Analyst Description:</b> White/Brown/Beige, Heterogeneous, Fibrous, Drywall/Tape/Jnt Cmpnd <b>Asbestos Types:</b> <b>Other Material:</b> Cellulose 3 %, Non-fibrous 97 %			

Client Name: Winzler &amp; Kelly Consulting Engineers

**PLM Bulk Asbestos Report**

11600.08.001.78187; Watermarke Properties; 315 W. 7th Street

Client No. / HGA	Lab No.	Asbestos Present	Total % Asbestos
W 07 C	908061311-07 Location: Kitchen West / Vinyl Sheet Flooring / Tan/Yellow	Yes	4 % (by CVES) by Arturo A. Aldana on 06/19/08
<b>Analyst Description:</b> Brown/Grey, Heterogeneous, Fibrous, Linoleum <b>Asbestos Types:</b> Chrysotile 4.0 % <b>Other Material:</b> Non-fibrous 96 %			
W 08 C	908061311-08 Location: Kitchen Eastr / Vinyl Sheet Flooring / Tan/Yellow	Yes	4 % (by CVES) by Arturo A. Aldana on 06/19/08
<b>Analyst Description:</b> Brown/Grey, Heterogeneous, Fibrous, Linoleum <b>Asbestos Types:</b> Chrysotile 4.0 % <b>Other Material:</b> Non-fibrous 96 %			
W 09 C	908061311-09 Location: Kitchen North / Vinyl Sheet Flooring / Tan/Yellow	Yes	4 % (by CVES) by Arturo A. Aldana on 06/19/08
<b>Analyst Description:</b> Brown/Grey, Heterogeneous, Fibrous, Linoleum <b>Asbestos Types:</b> Chrysotile 4.0 % <b>Other Material:</b> Non-fibrous 96 %			
W 10 D	908061311-10 Location: Garage SE / Textured Plaster Coat / White	No	NAD (by CVES) by Arturo A. Aldana on 06/19/08
<b>Analyst Description:</b> Grey/White, Heterogeneous, Non-Fibrous, Cementitious, Plaster <b>Asbestos Types:</b> <b>Other Material:</b> Non-fibrous 100 %			
W 11 D	908061311-11 Location: Garage SW / Textured Plaster Coat / White	No	NAD (by CVES) by Arturo A. Aldana on 06/19/08
<b>Analyst Description:</b> Grey/White, Heterogeneous, Non-Fibrous, Cementitious, Plaster <b>Asbestos Types:</b> <b>Other Material:</b> Non-fibrous 100 %			
W 12 D	908061311-12 Location: Garage NE / Textured Plaster Coat / White	No	NAD (by CVES) by Arturo A. Aldana on 06/19/08
<b>Analyst Description:</b> Grey, Heterogeneous, Non-Fibrous, Cementitious, Plaster <b>Asbestos Types:</b> <b>Other Material:</b> Non-fibrous 100 %			

Client Name: Winzler &amp; Kelly Consulting Engineers

**PLM Bulk Asbestos Report**11600.08.001.78187; Watermarke Properties; 315 W. 7th  
Street

Client No. / HGA	Lab No.	Asbestos Present	Total % Asbestos
W 13 E Location: Living Room South / Plaster Walls / White	908061311-13	No	NAD (by CVES) by Arturo A. Aldana on 06/19/08
Analyst Description: Light Grey/Beige, Heterogeneous, Non-Fibrous, Cementitious, Plaster Asbestos Types: Other Material: Non-fibrous 100 %			
W 14 E Location: Hall South / Plaster Walls / White	908061311-14	No	NAD (by CVES) by Arturo A. Aldana on 06/19/08
Analyst Description: Light Grey, Heterogeneous, Non-Fibrous, Cementitious, Plaster Asbestos Types: Other Material: Non-fibrous 100 %			
W 15 E Location: Bedroom 01 North / Plaster Walls / White	908061311-15	No	NAD (by CVES) by Arturo A. Aldana on 06/19/08
Analyst Description: Light Grey/Beige, Heterogeneous, Non-Fibrous, Cementitious, Plaster Asbestos Types: Other Material: Non-fibrous 100 %			
W 16 E Location: Bedroom 02 North / Plaster Walls / White	908061311-16	No	NAD (by CVES) by Arturo A. Aldana on 06/19/08
Analyst Description: Light Grey/Beige, Heterogeneous, Non-Fibrous, Cementitious, Plaster Asbestos Types: Other Material: Non-fibrous 100 %			
W 17 E Location: Bedroom 02 Closet / Plaster Walls / White	908061311-17	No	NAD (by CVES) by Arturo A. Aldana on 06/19/08
Analyst Description: Light Grey/Beige, Heterogeneous, Non-Fibrous, Cementitious, Plaster Asbestos Types: Other Material: Non-fibrous 100 %			
W 18 F Location: Living Room South / Wall Peeling Texture Coat / White	908061311-18	No	NAD (by CVES) by Arturo A. Aldana on 06/19/08
Analyst Description: Light Grey/Beige, Heterogeneous, Non-Fibrous, Cementitious, Plaster Asbestos Types: Other Material: Non-fibrous 100 %			



Client Name: Winzler &amp; Kelly Consulting Engineers

**PLM Bulk Asbestos Report**

11600.08.001.78187; Watermarke Properties; 315 W. 7th Street

Client No. / HGA	Lab No.	Asbestos Present	Total % Asbestos
W 19 F	908061311-19 Location: Bedroom 01 South / Wall Peeling Texture Coat / White	No	NAD (by CVES) by Arturo A. Aldana on 06/19/08
Analyst Description: Beige/Grey, Heterogeneous, Non-Fibrous, Cementitious, Plaster Asbestos Types: Other Material: Non-fibrous 100 %			
W 20 F	908061311-20 Location: Bedroom 02 South / Wall Peeling Texture Coat / White	No	NAD (by CVES) by Arturo A. Aldana on 06/19/08
Analyst Description: Beige/Grey, Heterogeneous, Non-Fibrous, Cementitious, Plaster Asbestos Types: Other Material: Non-fibrous 100 %			
W 21 F	908061311-21 Location: Hallway South / Wall & Ceiling Texture Coat / White	No	NAD (by CVES) by Arturo A. Aldana on 06/19/08
Analyst Description: Beige, Heterogeneous, Non-Fibrous, Cementitious, Plaster Asbestos Types: Other Material: Non-fibrous 100 %			
W 22 F	908061311-22 Location: Bedroom 02 North / Wall & Ceiling Texture Coat / White	No	NAD (by CVES) by Arturo A. Aldana on 06/19/08
Analyst Description: Beige/Grey, Heterogeneous, Non-Fibrous, Cementitious, Plaster Asbestos Types: Other Material: Non-fibrous 100 %			
W 23 G	908061311-23.1 Location: Kitchen East / Base Cove w/ Mastic / 4" Brown	No	NAD (by CVES) by Arturo A. Aldana on 06/19/08
Analyst Description: Brown, Homogeneous, Non-Fibrous, Basecove Asbestos Types: Other Material: Non-fibrous 100 %			
W 23 G	908061311-23.2 Location: Kitchen East / Base Cove w/ Mastic / 4" Brown	Yes	2 % (by CVES) by Arturo A. Aldana on 06/19/08
Analyst Description: Dark Brown, Heterogeneous, Non-Fibrous, Mastic Asbestos Types: Chrysotile 2.0 % Other Material: Non-fibrous 98 %			

Client Name: Winzler &amp; Kelly Consulting Engineers

**PLM Bulk Asbestos Report**

11600.08.001.78187; Watermarke Properties; 315 W. 7th Street

Client No. / HGA	Lab No.	Asbestos Present	Total % Asbestos
W 24 G	908061311-24.1 Location: Kitchen South / Base Cove w/ Mastic / 4" Brown	No	NAD (by CVES) by Arturo A. Aldana on 06/19/08
Analyst Description: Brown, Homogeneous, Non-Fibrous, Basecove Asbestos Types: Other Material: Non-fibrous 100 %			
W 24 G	908061311-24.2 Location: Kitchen South / Base Cove w/ Mastic / 4" Brown	Yes	2 % (by CVES) by Arturo A. Aldana on 06/19/08
Analyst Description: Dark Brown, Heterogeneous, Non-Fibrous, Mastic Asbestos Types: Chrysotile 2.0 % Other Material: Non-fibrous 98 %			
W 25 G	908061311-25.1 Location: Kitchen West / Base Cove w/ Mastic / 4" Brown	No	NAD (by CVES) by Arturo A. Aldana on 06/19/08
Analyst Description: Brown, Homogeneous, Non-Fibrous, Basecove Asbestos Types: Other Material: Non-fibrous 100 %			
W 25 G	908061311-25.2 Location: Kitchen West / Base Cove w/ Mastic / 4" Brown	Yes	2 % (by CVES) by Arturo A. Aldana on 06/19/08
Analyst Description: Dark Brown, Heterogeneous, Non-Fibrous, Mastic Asbestos Types: Chrysotile 2.0 % Other Material: Non-fibrous 98 %			
W 26 H	908061311-26 Location: Kitchen South / Smooth Plaster Wall / White	Yes	Trace (<1 %) (by CVES) by Arturo A. Aldana on 06/19/08
Analyst Description: Off-White, Heterogeneous, Non-Fibrous, Cementitious, Plaster Asbestos Types: Chrysotile <1. % Other Material: Non-fibrous 100 %			
W 27 H	908061311-27 Location: Kitchen East / Smooth Plaster Wall / White	Yes	Trace (<1 %) (by CVES) by Arturo A. Aldana on 06/19/08
Analyst Description: Off-White, Heterogeneous, Non-Fibrous, Cementitious, Plaster Asbestos Types: Chrysotile <1. % Other Material: Non-fibrous 100 %			

Client Name: Winzler &amp; Kelly Consulting Engineers

**PLM Bulk Asbestos Report**

11600.08.001.78187; Watermarke Properties; 315 W. 7th Street

Client No. / HGA	Lab No.	Asbestos Present	Total % Asbestos
W 28 H	908061311-28 Location: Kitchen East / Smooth Plaster Wall / White	Yes	Trace (<1 %) (by CVES) by Arturo A. Aldana on 06/19/08
<b>Analyst Description:</b> Off-White, Heterogeneous, Non-Fibrous, Cementitious, Plaster <b>Asbestos Types:</b> Chrysotile <1. % <b>Other Material:</b> Non-fibrous 100 %			
W 29 J	908061311-29 Location: Kitchen / Heat Shield / Silver	Yes	20 % (by CVES) by Arturo A. Aldana on 06/19/08
<b>Analyst Description:</b> Brown/Silver, Heterogeneous, Fibrous, Bulk Material <b>Asbestos Types:</b> Chrysotile 20.0 % <b>Other Material:</b> Non-fibrous 80 %			
W 30 J	908061311-30 Location: Closed in Porch North / Vinyl Sheet Flooring / Square Pattern w/ Flowers	Yes	13 % (by CVES) by Arturo A. Aldana on 06/19/08
<b>Analyst Description:</b> Beige/Grey/Green, Heterogeneous, Fibrous, Linoleum <b>Asbestos Types:</b> Chrysotile 13.0 % <b>Other Material:</b> Non-fibrous 87 %			
W 31 J	908061311-31 Location: Closed in Porch North / Vinyl Sheet Flooring / Square Pattern w/ Flowers	Yes	17 % (by CVES) by Arturo A. Aldana on 06/19/08
<b>Analyst Description:</b> Grey, Heterogeneous, Fibrous, Linoleum <b>Asbestos Types:</b> Chrysotile 17.0 % <b>Other Material:</b> Non-fibrous 83 %			
W 32 J	908061311-32 Location: Closed in Porch North / Vinyl Sheet Flooring / Square Pattern w/ Flowers	Yes	15 % (by CVES) by Arturo A. Aldana on 06/19/08
<b>Analyst Description:</b> Beige/Grey/Green, Heterogeneous, Fibrous, Linoleum <b>Asbestos Types:</b> Chrysotile 15.0 % <b>Other Material:</b> Non-fibrous 85 %			
W 33 K	908061311-33.1 Location: Kitchen / Ceramic Tile Mastic / Brown	No	NAD (by CVES) by Arturo A. Aldana on 06/19/08
<b>Analyst Description:</b> Yellow/White, Heterogeneous, Non-Fibrous, Cementitious, Ceramic Tile <b>Asbestos Types:</b> <b>Other Material:</b> Non-fibrous 100 %			

See Reporting notes on last page

Client Name: Winzler &amp; Kelly Consulting Engineers

**PLM Bulk Asbestos Report**

11600.08.001.78187; Watermarke Properties; 315 W. 7th Street

Client No. / HGA	Lab No.	Asbestos Present	Total % Asbestos
W 33 K	908061311-33.2 Location: Kitchen / Ceramic Tile Mastic / Brown	No	NAD (by CVES) by Arturo A. Aldana on 06/19/08
<b>Analyst Description:</b> Brown, Homogeneous, Non-Fibrous, Mastic <b>Asbestos Types:</b> <b>Other Material:</b> Non-fibrous 100 %			
W 34 K	908061311-34.1 Location: Kitchen / Ceramic Tile Mastic / Brown	No	NAD (by CVES) by Arturo A. Aldana on 06/19/08
<b>Analyst Description:</b> Yellow/White, Heterogeneous, Non-Fibrous, Cementitious, Ceramic Tile <b>Asbestos Types:</b> <b>Other Material:</b> Non-fibrous 100 %			
W 34 K	908061311-34.2 Location: Kitchen / Ceramic Tile Mastic / Brown	No	NAD (by CVES) by Arturo A. Aldana on 06/19/08
<b>Analyst Description:</b> Brown, Homogeneous, Non-Fibrous, Mastic <b>Asbestos Types:</b> <b>Other Material:</b> Non-fibrous 100 %			
W 34 K	908061311-34.3 Location: Kitchen / Ceramic Tile Mastic / Brown	No	NAD (by CVES) by Arturo A. Aldana on 06/19/08
<b>Analyst Description:</b> Beige, Homogeneous, Non-Fibrous, Cementitious, Grout <b>Asbestos Types:</b> <b>Other Material:</b> Non-fibrous 100 %			
W 35 K	908061311-35.1 Location: Kitchen / Ceramic Tile Mastic / Brown	No	NAD (by CVES) by Arturo A. Aldana on 06/19/08
<b>Analyst Description:</b> Yellow/White, Heterogeneous, Non-Fibrous, Cementitious, Ceramic Tile <b>Asbestos Types:</b> <b>Other Material:</b> Non-fibrous 100 %			
W 35 K	908061311-35.2 Location: Kitchen / Ceramic Tile Mastic / Brown	No	NAD (by CVES) by Arturo A. Aldana on 06/19/08
<b>Analyst Description:</b> Brown, Homogeneous, Non-Fibrous, Mastic <b>Asbestos Types:</b> <b>Other Material:</b> Non-fibrous 100 %			

See Reporting notes on last page

Client Name: Winzler &amp; Kelly Consulting Engineers

**PLM Bulk Asbestos Report**11600.08.001.78187; Watermarke Properties; 315 W. 7th  
Street

Client No. / HGA	Lab No.	Asbestos Present	Total % Asbestos
W 35 K	908061311-35.3 Location: Kitchen / Ceramic Tile Mastic / Brown	No	NAD (by CVES) by Arturo A. Aldana on 06/19/08
<b>Analyst Description:</b> Beige, Homogeneous, Non-Fibrous, Cementitious, Grout <b>Asbestos Types:</b> <b>Other Material:</b> Non-fibrous 100 %			
W 36 L	908061311-36 Location: Attic North / Blown-In Insulation / White	No	NAD (by CVES) by Arturo A. Aldana on 06/19/08
<b>Analyst Description:</b> White/Grey, Heterogeneous, Fibrous, Insulation <b>Asbestos Types:</b> <b>Other Material:</b> Fibrous glass 93 %, Non-fibrous 7 %			
W 37 L	908061311-37 Location: Attic South / Blown-In Insulation / White	No	NAD (by CVES) by Arturo A. Aldana on 06/19/08
<b>Analyst Description:</b> White/Grey, Heterogeneous, Fibrous, Insulation <b>Asbestos Types:</b> <b>Other Material:</b> Fibrous glass 93 %, Non-fibrous 7 %			
W 38 L	908061311-38 Location: Attic East / Blown-In Insulation / White	No	NAD (by CVES) by Arturo A. Aldana on 06/19/08
<b>Analyst Description:</b> White/Grey, Heterogeneous, Fibrous, Insulation <b>Asbestos Types:</b> <b>Other Material:</b> Fibrous glass 93 %, Non-fibrous 7 %			
W 39 L	908061311-39 Location: Attic West / Blown-In Insulation / White	No	NAD (by CVES) by Arturo A. Aldana on 06/19/08
<b>Analyst Description:</b> White/Grey, Heterogeneous, Fibrous, Insulation <b>Asbestos Types:</b> <b>Other Material:</b> Fibrous glass 93 %, Non-fibrous 7 %			
W 40 L	908061311-40 Location: Attic Access / Blown-In Insulation / White	No	NAD (by CVES) by Arturo A. Aldana on 06/19/08
<b>Analyst Description:</b> White/Grey, Heterogeneous, Fibrous, Insulation <b>Asbestos Types:</b> <b>Other Material:</b> Fibrous glass 90 %, Non-fibrous 10 %			

Client Name: Winzler &amp; Kelly Consulting Engineers

**PLM Bulk Asbestos Report**

11600.08.001.78187; Watermarke Properties; 315 W. 7th Street

Client No. / HGA	Lab No.	Asbestos Present	Total % Asbestos
W 41 M	908061311-41 Location: East / Penetration Mastic / Black/Gray	Yes	5 % (by CVES) by Arturo A. Aldana on 06/19/08
Analyst Description: Black/Grey, Heterogeneous, Fibrous, Penetration Mastic Asbestos Types: Chrysotile 5.0 % Other Material: Non-fibrous 95 %			
W 42 M	908061311-42 Location: West / Penetration Mastic / Black/Gray	Yes	5 % (by CVES) by Arturo A. Aldana on 06/19/08
Analyst Description: Black/Grey, Heterogeneous, Fibrous, Penetration Mastic Asbestos Types: Chrysotile 5.0 % Other Material: Non-fibrous 95 %			
W 43 M	908061311-43 Location: Garage / Penetration Mastic / Black/Gray	Yes	5 % (by CVES) by Arturo A. Aldana on 06/19/08
Analyst Description: Black/Grey, Heterogeneous, Fibrous, Penetration Mastic Asbestos Types: Chrysotile 5.0 % Other Material: Non-fibrous 95 %			
W 44 N	908061311-44 Location: Garage / Shingle Roof / Gray	No	NAD (by CVES) by Arturo A. Aldana on 06/19/08
Analyst Description: Black/Grey/Red, Heterogeneous, Fibrous, Roofing Asbestos Types: Other Material: Cellulose 3 %, Fibrous glass 2 %, Non-fibrous 95 %			
W 45 N	908061311-45 Location: House West Side / Shingle Roof / Gray	No	NAD (by CVES) by Arturo A. Aldana on 06/19/08
Analyst Description: Black/Grey/Red, Heterogeneous, Fibrous, Roofing Asbestos Types: Other Material: Cellulose 5 %, Fibrous glass Trace, Non-fibrous 95 %			
W 46 N	908061311-46 Location: Covered Porch West / Shingle Roof / Gray		NA
Analyst Description: No sample Asbestos Types: Other Material: Comment: No sample in tube			

See Reporting notes on last page

Client Name: Winzler &amp; Kelly Consulting Engineers

**PLM Bulk Asbestos Report**

11600.08.001.78187; Watermarke Properties; 315 W. 7th Street

Client No. / HGA	Lab No.	Asbestos Present	Total % Asbestos
W 47 O	908061311-47 Location: West Side / Smooth Exterior Stucco / White	No	NAD (by CVES) by Arturo A. Aldana on 06/19/08
Analyst Description: Grey/White, Heterogeneous, Non-Fibrous, Cementitious, Stucco Asbestos Types: Other Material: Non-fibrous 100 %			
W 48 O	908061311-48 Location: West Side / Smooth Exterior Stucco / White	No	NAD (by CVES) by Arturo A. Aldana on 06/19/08
Analyst Description: Grey/White, Heterogeneous, Non-Fibrous, Cementitious, Stucco Asbestos Types: Other Material: Non-fibrous 100 %			
W 49 O	908061311-49 Location: East Side / Smooth Exterior Stucco / White	No	NAD (by CVES) by Arturo A. Aldana on 06/19/08
Analyst Description: Grey/White, Heterogeneous, Non-Fibrous, Cementitious, Stucco Asbestos Types: Other Material: Non-fibrous 100 %			
W 50 P	908061311-50 Location: North / Exterior Textured Concrete / White	No	NAD (by CVES) by Arturo A. Aldana on 06/19/08
Analyst Description: White, Heterogeneous, Non-Fibrous, Texture Coat Asbestos Types: Other Material: Non-fibrous 100 %			
W 51 P	908061311-51 Location: South / Exterior Textured Concrete / White	No	NAD (by CVES) by Arturo A. Aldana on 06/19/08
Analyst Description: White, Heterogeneous, Non-Fibrous, Texture Coat Asbestos Types: Other Material: Non-fibrous 100 %			
W 52 P	908061311-52 Location: East / Exterior Textured Concrete / White	No	NAD (by CVES) by Arturo A. Aldana on 06/19/08
Analyst Description: White, Heterogeneous, Non-Fibrous, Texture Coat Asbestos Types: Other Material: Non-fibrous 100 %			

Client Name: Winzler &amp; Kelly Consulting Engineers

**PLM Bulk Asbestos Report**11600.08.001.78187; Watermarke Properties; 315 W. 7th  
Street

Client No. / HGA	Lab No.	Asbestos Present	Total % Asbestos
W 53 P	908061311-53 Location: West / Exterior Textured Concrete / White	No	NAD (by CVES) by Arturo A. Aldana on 06/19/08
Analyst Description: White, Heterogeneous, Non-Fibrous, Texture Coat Asbestos Types: Other Material: Non-fibrous 100 %			
W 54 P	908061311-54 Location: S/W Side / Exterior Textured Concrete / White	No	NAD (by CVES) by Arturo A. Aldana on 06/19/08
Analyst Description: White, Heterogeneous, Non-Fibrous, Texture Coat Asbestos Types: Other Material: Non-fibrous 100 %			
W 55 Q	908061311-55 Location: West Exterior Porch / Window Putty / Tan/Gray	Yes	2 % (by CVES) by Arturo A. Aldana on 06/19/08
Analyst Description: Beige, Heterogeneous, Non-Fibrous, Window Putty Asbestos Types: Chrysotile 2.0 % Other Material: Non-fibrous 98 %			
W 56 Q	908061311-56 Location: West Exterior Porch / Window Putty / Tan/Gray	Yes	2 % (by CVES) by Arturo A. Aldana on 06/19/08
Analyst Description: Beige, Heterogeneous, Non-Fibrous, Window Putty Asbestos Types: Chrysotile 2.0 % Other Material: Non-fibrous 98 %			
W 57 Q	908061311-57 Location: West Exterior Porch / Window Putty / Tan/Gray	Yes	2 % (by CVES) by Arturo A. Aldana on 06/19/08
Analyst Description: Beige, Heterogeneous, Non-Fibrous, Window Putty Asbestos Types: Chrysotile 2.0 % Other Material: Non-fibrous 98 %			



Client Name: Winzler & Kelly Consulting Engineers

## PLM Bulk Asbestos Report

11600.08.001.78187; Watermarke Properties; 315 W. 7th  
Street

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### Reporting Notes:

Analyzed By: Arturo A. Aldana at aldana; Date Analyzed: 6/19/2008 6-19-08

\*NAD = no asbestos detected; Detection Limit <1%; Reporting Limits: CVES = 1%, 400 Pt Ct = 0.25%, 1000 Pt Ct = 0.1%; NA = not analyzed; NA/PS = not analyzed / positive stop; NVA = No Visible Asbestos; PLM (polarized light microscopy) Bulk Asbestos Analysis by EPA 600/M4-82-020 per 40 CFR 763 (NVLAP Lab #200346-0, CA ELAP lab #2322); Note: PLM is not consistently reliable in detecting asbestos in floor coverings and similar NOB materials. TEM is currently the only method that can be used to determine if this material can be considered or treated as non-asbestos-containing in New York State (also see EPA Advisory for floor tile, FR 59, 146, 38970, 8/1/94). NIST Accreditation requirements mandate that this report must not be reproduced except in full with the approval of the laboratory. This PLM report relates ONLY to the items tested.

Reviewed By: [Signature] 6/19/08

# Asbestos Bulk Sample Log



WINZLER & KELLY

3531 E. Miraloma Avenue  
Anaheim, CA 92806

908061311

4180 Ruffin Road, Suite 115  
San Diego, CA 92123

Client: Watermark Properties

Date: 6/17/08

Location: 315 W 7th Street

Project Number: 11600.08.001.78.187

Collected By: Brad Sheldon

CAO or SST No 06-3945

Sample No.	Sample Location	Homo Area I.D.	Material	Description	Quantity (SF/EF)
W 01	Basement Entry	A	vinyl Sheet Flooring	square Pattern	25SF
02	↓	↓	↓	↓	↓
03	↓	↓	↓	↓	↓
04	Kitchen East	B	Drywall Ceiling w/ T&J	white	500SF
05	Kitchen west	↓	↓	↓	↓
06	Restroom North	↓	↓	↓	↓
07	Kitchen west	C	vinyl Sheet Flooring	Tan/Yellow	350SF
08	Kitchen East	↓	↓	↓	↓
09	Kitchen North	↓	↓	↓	↓
✓ 10	Garage S/E	D	Textured plaster coat	white	250SF

Analytical Method: PLM

Turnaround Time:

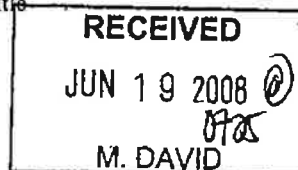
Same Day 24hr 3 day

## CHAIN OF CUSTODY:

1. Brad Sheldon Signature CAO Title 6/17/08 Inclusive Dates

2. \_\_\_\_\_ Signature \_\_\_\_\_ Title \_\_\_\_\_ Inclusive Dates

3. \_\_\_\_\_ Signature \_\_\_\_\_ Title \_\_\_\_\_ Inclusive Dates



Page 1 of 6

# Asbestos Bulk Sample Log



WINZLER & KELLY

3531 E. Miraloma Avenue  
Anaheim, CA 92806

908061311

4180 Ruffin Road, Suite 115  
San Diego, CA 92123

Client: Watermark Properties

Date: 6/17/08

Location: 315 W 7th street

Project Number: 11600.08.001.78.187

Collected By: Brad Sheldon

CAC or SST No: 06-3945

Sample No.	Sample Location	Home Area I.D.	Material	Description	Quantity (SF/LF)
W 11	Garage S/W	D	Textured Plaster Coat	white	250 SF
12	Garage N/E	↓	↓	↓	↓
13	Living Room South	E	plaster walls	white	2,500 SF
14	Hall South	↓	↓	↓	↓
15	Bedroom 01 North	↓	↓	↓	↓
16	Bedroom 02 North	↓	↓	↓	↓
17	Bedroom 02 Closet	↓	↓	↓	↓
18	Living Room South	F	wall ceiling Texture Coat	white	3,500 SF
19	Bedroom 01 South	↓	↓	↓	↓
✓ 20	Bedroom 02 South	↓	↓	↓	↓

Analytical Method: PLM

Turnaround Time:

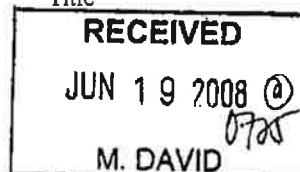
Same Day 24hr 3 day

## CHAIN OF CUSTODY:

1. Brad Sheldon Signature CAC Title 6/17/08 Inclusive Dates

2. \_\_\_\_\_ Signature \_\_\_\_\_ Title \_\_\_\_\_ Inclusive Dates

3. \_\_\_\_\_ Signature \_\_\_\_\_ Title \_\_\_\_\_ Inclusive Dates



Page 2 of 6

# Asbestos Bulk Sample Log



WINZLER & KELLY

3531 E. Miraloma Avenue  
Anaheim, CA 92806

908061311

4180 Ruffin Road, Suite 115  
San Diego, CA 92123

Client: Watermark Properties

Date: 6/17/08

Location: 315 W 7th Street

Project Number: 11600.08.001.78.187

Collected By: Bred Sheldon

CAC or SST No: 06-3945

Sample No.	Sample Location	Homo Area ID	Material	Description	Quantity (SF/LF)
W 21	Hallway South	F	Wall & Ceiling Texture Coat	white	3,500 SF
22	Bedroom 02 North	↓	↓	↓	↓
23	Kitchen East	G	Base Cove w/ Mastic	4" Brown	65 LF
24	Kitchen South	↓	↓	↓	↓
25	Kitchen West	↓	↓	↓	↓
26	Kitchen South	H	Smooth plaster wall	white	200 SF
27	Kitchen East	↓	↓	↓	↓
28	Kitchen West East	↓	↓	↓	↓
29	Kitchen	I	Heat shield	silver	2
✓ 30	closed in Porch North	J	vinyl sheet flooring	square pattern w/ Flowers	140 SF

Analytical Method: PLM

Turnaround Time:

Same Day 24hr 3 day

## CHAIN OF CUSTODY:

1. Bred Sheldon  
Signature

CAC  
Title

6/17/08  
Inclusive Dates

2. \_\_\_\_\_  
Signature

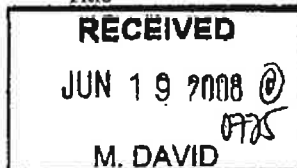
\_\_\_\_\_  
Title

\_\_\_\_\_  
Inclusive Dates

3. \_\_\_\_\_  
Signature

\_\_\_\_\_  
Title

\_\_\_\_\_  
Inclusive Dates



Page 3 of 6

# Asbestos Bulk Sample Log



WINZLER & KELLY

3531 E. Miraloma Avenue  
Anaheim, CA 92806

908061311

4180 Ruffin Road, Suite 115  
San Diego, CA 92123

Client: Watermark Properties

Date: 6/17/08

Location: 315 W 7th Street

Project Number: 11600. 08. 001. 78. 187

Collected By: Brad Sheldon

CAC or SST No: 06-3945

Sample No.	Sample Location	Home Area ID	Material	Description	Quantity (SF/LE)
W 31	closed in porch North	J	Vinyl sheet flooring	Square pattern w/ flowers	140 SF
32	↓	↓	↓	↓	↓
33	Kitchen	K	Ceramic tile mastic	Brown	100 SF
34	↓	↓	↓	↓	↓
35	↓	↓	↓	↓	↓
36	Attic North	L	Blown-In Insulation	white	1,800 SF
37	Attic South	↓	↓	↓	↓
38	Attic East	↓	↓	↓	↓
39	Attic West	↓	↓	↓	↓
✓ 40	Attic Access	↓	↓	↓	↓

Analytical Method: PLM

Turnaround Time:

Same Day 24hr 3 day

## CHAIN OF CUSTODY:

1. Brad Sheldon Signature CAC Title 6/17/08 Inclusive Dates

2. \_\_\_\_\_ Signature \_\_\_\_\_ Title \_\_\_\_\_ Inclusive Dates

3. \_\_\_\_\_ Signature \_\_\_\_\_ Title \_\_\_\_\_ Inclusive Dates

RECEIVED  
JUN 19 2008 @  
M. DAVID

Page 4 of 6

# Asbestos Bulk Sample Log



WINZLER & KELLY

3531 E. Miraloma Avenue  
Anaheim, CA 92806

908061311

4180 Ruffin Road, Suite 115  
San Diego, CA 92123

Client: Watermark Properties

Date: 6/17/08

Location: 315 W 7th Street

Project Number: 11600.08-001.78.187

Collected By: Brod Sheldon

CAC or SST No: 06-3945

Sample No.	Sample Location	Homo Area I.D.	Material	Description	Quantity (SF/LF)
W 41	East	M	Penetration Mastik	Black/gray	1500SF
42	West	↓	↓	↓	↓
43	Garage	↓	↓	↓	↓
44	Garage	N	Shingle Roof	Gray	3,500SF
45	House west side	↓	↓	↓	↓
46	Covered Porch west	↓	↓	↓	↓
47	west side	O	Smooth Exterior Stucco	white	500SF
48	west side	↓	↓	↓	↓
49	East side	↓	↓	↓	↓
50	North	P	Exterior textured concrete	white	2,000SF

Analytical Method: PLM

Turnaround Time:

Same Day

24hr

3 day

## CHAIN OF CUSTODY:

1. Brod Sheldon  
Signature

2. \_\_\_\_\_  
Signature

3. \_\_\_\_\_  
Signature

CAC  
Title

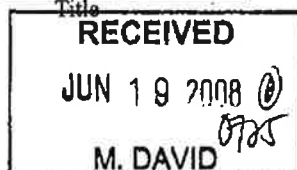
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Title

\_\_\_\_\_  
Title

6/17/08  
Inclusive Dates

\_\_\_\_\_  
Inclusive Dates

\_\_\_\_\_  
Inclusive Dates



Page 5 of 6

# Asbestos Bulk Sample Log



WINZLER & KELLY

3531 E. Miraloma Avenue  
Anaheim, CA 92806

908061311

4180 Ruffin Road, Suite 115  
San Diego, CA 92123

Client: Watermark Properties

Date: 6/17/08

Location: 315 W 7th St.

Project Number: 11600.08.001.78.187

Collected By: Brad Sheldon

CAC or SST No: 06-3945

Sample No.	Sample Location	Homo Area I.D.	Material	Description	Quantity (SF/LE)
✓ 51	South	P	Exterior Textured Concrete	white	2000 SF
52	East	↓	↓	↓	↓
53	West	↓	↓	↓	↓
✓ 54	6/w side	✓	✓	✓	✓
55	West Exterior Porch	Q	Window putty	Tan/Gray	8 windows
56	↓	↓	↓	↓	↓
✓ 57	✓	✓	✓	✓	✓

Analytical Method: PLM

Turnaround Time:

Same Day 24hr 3 day

## CHAIN OF CUSTODY:

1.   
Signature

CAC  
Title

6/17/08  
Inclusive Dates

2. \_\_\_\_\_  
Signature

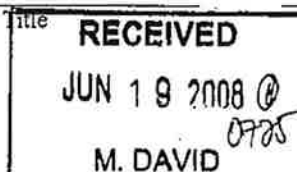
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Title

\_\_\_\_\_  
Inclusive Dates

3. \_\_\_\_\_  
Signature

\_\_\_\_\_  
Title

\_\_\_\_\_  
Inclusive Dates



Page 6 of 6



Please Reply To:

**AmeriSci Los Angeles**

24416 S. Main Street, Ste 308  
Carson, California 90745  
TEL: (310) 834-4868 • FAX: (310) 834-4772

**FACSIMILE TELECOPY TRANSMISSION**

To: Brad Sheldon  
Winzler & Kelly Consulting Engineers  
Fax #:  
Email:

From: Paola Ducoing  
AmeriSci Job #: 908061316  
Subject: PLM 24 hour Results  
Client Project: 11600.08.001.78.188; Watermark  
Properties; 413 S. Belle Avenue

Date: Thursday, June 19, 2008  
Time: 14:44:19  
Comments:

Number of Pages: 17  
(including cover sheet)

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**PLM Bulk Asbestos Report**

Winzler & Kelly Consulting Engineers  
Attn: Brad Sheldon  
3531 East Miraloma Ave.

Anaheim, CA 92806

**Date Received** 06/19/08**Date Examined** 06/19/08**AmeriSci Job #** 908061316**P.O. #****Page** 1 **of** 12**RE:** 11600.08.001.78.188; Watermarke Properties; 413 S. Belle Avenue

Client No. / HGA	Lab No.	Asbestos Present	Total % Asbestos
B 01 A	908061316-01 Location: Living Room NE / VFT w/ Glue / 12"x12" Green	No	NAD (by CVES) by Paola Ducoing on 06/19/08
Analyst Description: Green/Clear, Heterogeneous, Non-Fibrous, Flooring/Mastic Asbestos Types: Other Material: Non-fibrous 100 %			
B 02 A	908061316-02.1 Location: Living Room South / VFT w/ Glue / 12"x12" Green	No	NAD (by CVES) by Paola Ducoing on 06/19/08
Analyst Description: Green/Clear, Heterogeneous, Non-Fibrous, Flooring/Mastic Asbestos Types: Other Material: Non-fibrous 100 %			
B 02 A	908061316-02.2 Location: Living Room South / VFT w/ Glue / 12"x12" Green	No	NAD (by CVES) by Paola Ducoing on 06/19/08
Analyst Description: Off-White, Homogeneous, Non-Fibrous, Underlayment Asbestos Types: Other Material: Non-fibrous 100 %			
B 03 A	908061316-03 Location: Living Room NW / VFT w/ Glue / 12"x12" Green	No	NAD (by CVES) by Paola Ducoing on 06/19/08
Analyst Description: Green/Clear, Heterogeneous, Non-Fibrous, Flooring/Mastic Asbestos Types: Other Material: Non-fibrous 100 %			
B 04 B	908061316-04 Location: Bedroom 02 North / Vinyl Sheet Flooring / Green & Tan Diamond Pattern	No	NAD (by CVES) by Paola Ducoing on 06/19/08
Analyst Description: Green/Black, Heterogeneous, Fibrous, Sheet Flooring Asbestos Types: Other Material: Cellulose 35 %, Non-fibrous 65 %			

See Reporting notes on last page

Client Name: Winzler &amp; Kelly Consulting Engineers

**PLM Bulk Asbestos Report**

11600.08.001.78.188; Watermarke Properties; 413 S. Belle Avenue

Client No. / HGA	Lab No.	Asbestos Present	Total % Asbestos
B 05 B	908061316-05 Location: Bedroom 02 South / Vinyl Sheet Flooring / Green & Tan Diamond Pattern	No	NAD (by CVES) by Paola Ducoing on 06/19/08
Analyst Description: Green/Black, Heterogeneous, Non-Fibrous, Sheet Flooring Asbestos Types: Other Material: Cellulose 35 %, Non-fibrous 65 %			
B 06 B	908061316-06 Location: Bedroom 02 Center / Vinyl Sheet Flooring / Green & Tan Diamond Pattern	No	NAD (by CVES) by Paola Ducoing on 06/19/08
Analyst Description: Green/Black, Heterogeneous, Fibrous, Sheet Flooring Asbestos Types: Other Material: Cellulose 35 %, Non-fibrous 65 %			
B 07 C	908061316-07 Location: Bedroom 01 North / Vinyl Sheet Flooring / Tan Square Pattern	No	NAD (by CVES) by Paola Ducoing on 06/19/08
Analyst Description: Tan, Homogeneous, Non-Fibrous, Flooring Asbestos Types: Other Material: Non-fibrous 100 %			
B 08 C	908061316-08 Location: Bedroom 01 South / Vinyl Sheet Flooring / Tan Square Pattern	No	NAD (by CVES) by Paola Ducoing on 06/19/08
Analyst Description: Tan, Homogeneous, Non-Fibrous, Flooring Asbestos Types: Other Material: Non-fibrous 100 %			
B 09 C	908061316-09 Location: Bedroom 01 Center / Vinyl Sheet Flooring / Tan Square Pattern	No	NAD (by CVES) by Paola Ducoing on 06/19/08
Analyst Description: Tan, Homogeneous, Non-Fibrous, Flooring Asbestos Types: Other Material: Non-fibrous 100 %			
B 10 D	908061316-10.1 Location: Restroom / Vinyl Sheet Flooring / Wood Grain Pattern (4 Layers)	No	NAD (by CVES) by Paola Ducoing on 06/19/08
Analyst Description: Brown/Orange/Beige, Homogeneous, Non-Fibrous, Vinyl Flooring Asbestos Types: Other Material: Non-fibrous 100 %			

Client Name: Winzler &amp; Kelly Consulting Engineers

**PLM Bulk Asbestos Report**

11600.08.001.78.188; Watermarke Properties; 413 S. Belle Avenue

Client No. / HGA	Lab No.	Asbestos Present	Total % Asbestos
B 10 D	908061316-10.2 Location: Restroom / Vinyl Sheet Flooring / Wood Grain Pattern (4 Layers)	Yes	3 % (by CVES) by Paola Ducoing on 06/19/08
<b>Analyst Description:</b> Tan, Homogeneous, Non-Fibrous, Vinyl Flooring <b>Asbestos Types:</b> Chrysotile 3.0 % <b>Other Material:</b> Non-fibrous 97 %			
B 10 D	908061316-10.3 Location: Restroom / Vinyl Sheet Flooring / Wood Grain Pattern (4 Layers)	Yes	7 % (by CVES) by Paola Ducoing on 06/19/08
<b>Analyst Description:</b> Dark Brown, Homogeneous, Non-Fibrous, Floor Tile <b>Asbestos Types:</b> Chrysotile 7.0 % <b>Other Material:</b> Non-fibrous 93 %			
B 10 D	908061316-10.4 Location: Restroom / Vinyl Sheet Flooring / Wood Grain Pattern (4 Layers)	No	NAD (by CVES) by Paola Ducoing on 06/19/08
<b>Analyst Description:</b> Black, Homogeneous, Non-Fibrous, Mastic <b>Asbestos Types:</b> <b>Other Material:</b> Cellulose 3 %, Non-fibrous 97 %			
B 11 D	908061316-11.1 Location: Restroom / Vinyl Sheet Flooring / Wood Grain Pattern (4 Layers)	No	NAD (by CVES) by Paola Ducoing on 06/19/08
<b>Analyst Description:</b> Brown/Orange/Beige, Homogeneous, Non-Fibrous, Vinyl Flooring <b>Asbestos Types:</b> <b>Other Material:</b> Non-fibrous 100 %			
B 11 D	908061316-11.2 Location: Restroom / Vinyl Sheet Flooring / Wood Grain Pattern (4 Layers)	Yes	3 % (by CVES) by Paola Ducoing on 06/19/08
<b>Analyst Description:</b> Tan, Homogeneous, Non-Fibrous, Vinyl Flooring <b>Asbestos Types:</b> Chrysotile 3.0 % <b>Other Material:</b> Non-fibrous 97 %			
B 11 D	908061316-11.3 Location: Restroom / Vinyl Sheet Flooring / Wood Grain Pattern (4 Layers)	Yes	7 % (by CVES) by Paola Ducoing on 06/19/08
<b>Analyst Description:</b> Dark Brown, Homogeneous, Non-Fibrous, Floor Tile <b>Asbestos Types:</b> Chrysotile 7.0 % <b>Other Material:</b> Non-fibrous 93 %			

Client Name: Winzler &amp; Kelly Consulting Engineers

**PLM Bulk Asbestos Report**

11600.08.001.78.188; Watermarke Properties; 413 S. Belle Avenue

Client No. / HGA	Lab No.	Asbestos Present	Total % Asbestos
B 11 D	908061316-11.4 Location: Restroom / Vinyl Sheet Flooring / Wood Grain Pattern (4 Layers)	No	NAD (by CVES) by Paola Ducoing on 06/19/08
Analyst Description: Black, Homogeneous, Non-Fibrous, Mastic Asbestos Types: Other Material: Non-fibrous 100 %			
B 12 D	908061316-12.1 Location: Restroom / Vinyl Sheet Flooring / Wood Grain Pattern (4 Layers)	No	NAD (by CVES) by Paola Ducoing on 06/19/08
Analyst Description: Tan, Homogeneous, Non-Fibrous, Flooring Asbestos Types: Other Material: Non-fibrous 100 %			
B 12 D	908061316-12.2 Location: Restroom / Vinyl Sheet Flooring / Wood Grain Pattern (4 Layers)	No	NAD (by CVES) by Paola Ducoing on 06/19/08
Analyst Description: Brown/Orange/Beige, Homogeneous, Non-Fibrous, Flooring Asbestos Types: Other Material: Non-fibrous 100 %			
B 12 D	908061316-12.3 Location: Restroom / Vinyl Sheet Flooring / Wood Grain Pattern (4 Layers)	No	NAD (by CVES) by Paola Ducoing on 06/19/08
Analyst Description: Brown/Grey, Homogeneous, Non-Fibrous, Vinyl Flooring Asbestos Types: Other Material: Non-fibrous 100 %			
B 12 D	908061316-12.4 Location: Restroom / Vinyl Sheet Flooring / Wood Grain Pattern (4 Layers)	No	NAD (by CVES) by Paola Ducoing on 06/19/08
Analyst Description: Beige, Homogeneous, Non-Fibrous, Flooring Asbestos Types: Other Material: Non-fibrous 100 %			
B 12 D	908061316-12.5 Location: Restroom / Vinyl Sheet Flooring / Wood Grain Pattern (4 Layers)	No	NAD (by CVES) by Paola Ducoing on 06/19/08
Analyst Description: Brown/Cream, Heterogeneous, Fibrous, Wood Flooring/Mastic Asbestos Types: Other Material: Cellulose 90 %, Non-fibrous 10 %			

Client Name: Winzler &amp; Kelly Consulting Engineers

**PLM Bulk Asbestos Report**

11600.08.001.78.188; Watermarke Properties; 413 S. Belle Avenue

Client No. / HGA	Lab No.	Asbestos Present	Total % Asbestos
B 13 E	908061316-13.1 Location: Kitchen North / Vinyl Sheet Flooring / Tan Squares (4 Layers)	No	NAD (by CVES) by Paola Ducoing on 06/19/08
Analyst Description: Off-White/Green, Homogeneous, Non-Fibrous, Vinyl Flooring Asbestos Types: Other Material: Non-fibrous 100 %			
B 13 E	908061316-13.2 Location: Kitchen North / Vinyl Sheet Flooring / Tan Squares (4 Layers)	No	NAD (by CVES) by Paola Ducoing on 06/19/08
Analyst Description: Yellow, Homogeneous, Non-Fibrous, Mastic Asbestos Types: Other Material: Non-fibrous 100 %			
B 13 E	908061316-13.3 Location: Kitchen North / Vinyl Sheet Flooring / Tan Squares (4 Layers)	No	NAD (by CVES) by Paola Ducoing on 06/19/08
Analyst Description: Beige, Homogeneous, Non-Fibrous, Vinyl Flooring Asbestos Types: Other Material: Non-fibrous 100 %			
B 13 E	908061316-13.4 Location: Kitchen North / Vinyl Sheet Flooring / Tan Squares (4 Layers)	No	NAD (by CVES) by Paola Ducoing on 06/19/08
Analyst Description: Black, Homogeneous, Non-Fibrous, Flooring Asbestos Types: Other Material: Non-fibrous 100 %			
B 13 E	908061316-13.5 Location: Kitchen North / Vinyl Sheet Flooring / Tan Squares (4 Layers)	No	NAD (by CVES) by Paola Ducoing on 06/19/08
Analyst Description: Green, Homogeneous, Non-Fibrous, Floor Tile Asbestos Types: Other Material: Non-fibrous 100 %			
B 13 E	908061316-13.6 Location: Kitchen North / Vinyl Sheet Flooring / Tan Squares (4 Layers)	Yes	3 % (by CVES) by Paola Ducoing on 06/19/08
Analyst Description: Black, Homogeneous, Non-Fibrous, Mastic Asbestos Types: Chrysotile 3.0 % Other Material: Cellulose 5 %, Non-fibrous 92 %			

Client Name: Winzler &amp; Kelly Consulting Engineers

**PLM Bulk Asbestos Report**

11600.08.001.78.188; Watermarke Properties; 413 S. Belle Avenue

Client No. / HGA	Lab No.	Asbestos Present	Total % Asbestos
B 14 E	908061316-14.1 Location: Kitchen Center / Vinyl Sheet Flooring / Tan Squares (4 Layers)	No	NAD (by CVES) by Paola Ducoing on 06/19/08
Analyst Description: Off-White/Green, Homogeneous, Non-Fibrous, Vinyl Flooring Asbestos Types: Other Material: Non-fibrous 100 %			
B 14 E	908061316-14.2 Location: Kitchen Center / Vinyl Sheet Flooring / Tan Squares (4 Layers)	No	NAD (by CVES) by Paola Ducoing on 06/19/08
Analyst Description: Yellow, Homogeneous, Non-Fibrous, Mastic Asbestos Types: Other Material: Non-fibrous 100 %			
B 14 E	908061316-14.3 Location: Kitchen Center / Vinyl Sheet Flooring / Tan Squares (4 Layers)	No	NAD (by CVES) by Paola Ducoing on 06/19/08
Analyst Description: Beige, Homogeneous, Non-Fibrous, Vinyl Flooring Asbestos Types: Other Material: Non-fibrous 100 %			
B 14 E	908061316-14.4 Location: Kitchen Center / Vinyl Sheet Flooring / Tan Squares (4 Layers)	No	NAD (by CVES) by Paola Ducoing on 06/19/08
Analyst Description: Black, Homogeneous, Non-Fibrous, Flooring Asbestos Types: Other Material: Non-fibrous 100 %			
B 14 E	908061316-14.5 Location: Kitchen Center / Vinyl Sheet Flooring / Tan Squares (4 Layers)	No	NAD (by CVES) by Paola Ducoing on 06/19/08
Analyst Description: Green, Homogeneous, Non-Fibrous, Floor Tile Asbestos Types: Other Material: Non-fibrous 100 %			
B 14 E	908061316-14.6 Location: Kitchen Center / Vinyl Sheet Flooring / Tan Squares (4 Layers)	Yes	Trace (<1 %) (by CVES) by Paola Ducoing on 06/19/08
Analyst Description: Black, Homogeneous, Non-Fibrous, Mastic Asbestos Types: Chrysotile <1. % Other Material: Cellulose 5 %, Non-fibrous 95 %			

See Reporting notes on last page

Client Name: Winzler &amp; Kelly Consulting Engineers

**PLM Bulk Asbestos Report**

11600.08.001.78.188; Watermarke Properties; 413 S. Belle Avenue

Client No. / HGA	Lab No.	Asbestos Present	Total % Asbestos
B 15 E	908061316-15.1 Location: Kitchen South / Vinyl Sheet Flooring / Tan Squares (4 Layers)	No	NAD (by CVES) by Paola Ducoing on 06/19/08
Analyst Description: Off-White/Green, Homogeneous, Non-Fibrous, Vinyl Flooring Asbestos Types: Other Material: Non-fibrous 100 %			
B 15 E	908061316-15.2 Location: Kitchen South / Vinyl Sheet Flooring / Tan Squares (4 Layers)	No	NAD (by CVES) by Paola Ducoing on 06/19/08
Analyst Description: Yellow, Homogeneous, Non-Fibrous, Mastic Asbestos Types: Other Material: Non-fibrous 100 %			
B 15 E	908061316-15.3 Location: Kitchen South / Vinyl Sheet Flooring / Tan Squares (4 Layers)	No	NAD (by CVES) by Paola Ducoing on 06/19/08
Analyst Description: Beige, Homogeneous, Non-Fibrous, Vinyl Flooring Asbestos Types: Other Material: Non-fibrous 100 %			
B 15 E	908061316-15.4 Location: Kitchen South / Vinyl Sheet Flooring / Tan Squares (4 Layers)	No	NAD (by CVES) by Paola Ducoing on 06/19/08
Analyst Description: Black, Homogeneous, Non-Fibrous, Flooring Asbestos Types: Other Material: Non-fibrous 100 %			
B 15 E	908061316-15.5 Location: Kitchen South / Vinyl Sheet Flooring / Tan Squares (4 Layers)	No	NAD (by CVES) by Paola Ducoing on 06/19/08
Analyst Description: Green, Homogeneous, Non-Fibrous, Floor Tile Asbestos Types: Other Material: Non-fibrous 100 %			
B 15 E	908061316-15.6 Location: Kitchen South / Vinyl Sheet Flooring / Tan Squares (4 Layers)	Yes	2 % (by CVES) by Paola Ducoing on 06/19/08
Analyst Description: Black, Homogeneous, Non-Fibrous, Mastic Asbestos Types: Chrysotile 2.0 % Other Material: Cellulose 6 %, Non-fibrous 92 %			

**PLM Bulk Asbestos Report**

11600.08.001.78.188; Watermarke Properties; 413 S. Belle Avenue

Client No. / HGA	Lab No.	Asbestos Present	Total % Asbestos
B 16 F	908061316-16 Location: Living Room Center Wall / Wall Float / White	No	NAD (by CVES) by Paola Ducoing on 06/19/08
Analyst Description: White, Homogeneous, Non-Fibrous, Bulk Material Asbestos Types: Other Material: Non-fibrous 100 %			
B 17 F	908061316-17 Location: Living Room Center Wall / Wall Float / White	No	NAD (by CVES) by Paola Ducoing on 06/19/08
Analyst Description: White, Homogeneous, Non-Fibrous, Bulk Material Asbestos Types: Other Material: Non-fibrous 100 %			
B 18 F	908061316-18 Location: Living Room Center Wall / Wall Float / White	No	NAD (by CVES) by Paola Ducoing on 06/19/08
Analyst Description: White, Homogeneous, Non-Fibrous, Bulk Material Asbestos Types: Other Material: Non-fibrous 100 %			
B 19 G	908061316-19 Location: Living Room Window / Window Putty / Tan	No	NAD (by CVES) by Paola Ducoing on 06/19/08
Analyst Description: Tan, Homogeneous, Non-Fibrous, Bulk Material Asbestos Types: Other Material: Non-fibrous 100 %			
B 20 G	908061316-20 Location: Living Room Window / Window Putty / Tan	No	NAD (by CVES) by Paola Ducoing on 06/19/08
Analyst Description: Tan, Homogeneous, Non-Fibrous, Bulk Material Asbestos Types: Other Material: Non-fibrous 100 %			
B 21 G	908061316-21 Location: Bedroom 02 Window / Living Room Window / Window Putty / Tan	Yes	2 % (by CVES) by Paola Ducoing on 06/19/08
Analyst Description: Tan, Homogeneous, Non-Fibrous, Bulk Material Asbestos Types: Chrysotile 2.0 % Other Material: Non-fibrous 98 %			



Client Name: Winzler &amp; Kelly Consulting Engineers

**PLM Bulk Asbestos Report**

11600.08.001.78.188; Watermarke Properties; 413 S. Belle Avenue

Client No. / HGA	Lab No.	Asbestos Present	Total % Asbestos
B 22 H	908061316-22.1 Location: Restroom / Drywall Wall w/ T&J / White	No	NAD (by CVES) by Paola Ducoing on 06/19/08
Analyst Description: White/Brown, Heterogeneous, Fibrous, Drywall Asbestos Types: Other Material: Cellulose 17 %, Non-fibrous 83 %			
B 22 H	908061316-22.2 Location: Restroom / Drywall Wall w/ T&J / White	No	NAD (by CVES) by Paola Ducoing on 06/19/08
Analyst Description: White, Heterogeneous, Fibrous, Joint Compound Asbestos Types: Other Material: Fibrous glass 10 %, Non-fibrous 90 %			
B 22 H	908061316-22.3 Location: Restroom / Drywall Wall w/ T&J / White	No	NAD (by CVES) by Paola Ducoing on 06/19/08
Analyst Description: White/Brown, Heterogeneous, Fibrous, Composite Asbestos Types: Other Material: Cellulose 15 %, Fibrous glass 8 %, Non-fibrous 77 %			
B 23 H	908061316-23.1 Location: Restroom / Drywall Wall w/ T&J / White	No	NAD (by CVES) by Paola Ducoing on 06/19/08
Analyst Description: White, Homogeneous, Non-Fibrous, Drywall Asbestos Types: Other Material: Cellulose 4 %, Non-fibrous 96 %			
B 23 H	908061316-23.2 Location: Restroom / Drywall Wall w/ T&J / White	No	NAD (by CVES) by Paola Ducoing on 06/19/08
Analyst Description: Beige, Homogeneous, Non-Fibrous, Joint Compound / Tape Asbestos Types: Other Material: Cellulose 20 %, Non-fibrous 80 %			
B 23 H	908061316-23.3 Location: Restroom / Drywall Wall w/ T&J / White	No	NAD (by CVES) by Paola Ducoing on 06/19/08
Analyst Description: White/Beige, Heterogeneous, Fibrous, Composite Asbestos Types: Other Material: Cellulose 15 %, Non-fibrous 85 %			

Client Name: Winzler &amp; Kelly Consulting Engineers

**PLM Bulk Asbestos Report**

11600.08.001.78.188; Watermarke Properties; 413 S. Belle Avenue

Client No. / HGA	Lab No.	Asbestos Present	Total % Asbestos
B 24 H	908061316-24.1 Location: Restroom / Drywall Wall w/ T&J / White	No	NAD (by CVES) by Paola Ducoing on 06/19/08
Analyst Description: White/Brown, Heterogeneous, Fibrous, Drywall Asbestos Types: Other Material: Cellulose 17 %, Non-fibrous 83 %			
B 24 H	908061316-24.2 Location: Restroom / Drywall Wall w/ T&J / White	No	NAD (by CVES) by Paola Ducoing on 06/19/08
Analyst Description: Beige, Homogeneous, Non-Fibrous, Joint Compound / Tape Asbestos Types: Other Material: Cellulose 10 %, Non-fibrous 90 %			
B 24 H	908061316-24.3 Location: Restroom / Drywall Wall w/ T&J / White	No	NAD (by CVES) by Paola Ducoing on 06/19/08
Analyst Description: White/Brown/Beige, Heterogeneous, Fibrous, Composite Asbestos Types: Other Material: Cellulose 22 %, Non-fibrous 78 %			
B 25 I	908061316-25 Location: Attic / Blown-In Insulation / White	No	NAD (by CVES) by Paola Ducoing on 06/19/08
Analyst Description: Brown, Homogeneous, Fibrous, Bulk Material Asbestos Types: Other Material: Cellulose 95 %, Non-fibrous 5 %			
B 26 I	908061316-26 Location: Attic / Blown-In Insulation / White	No	NAD (by CVES) by Paola Ducoing on 06/19/08
Analyst Description: Brown, Homogeneous, Fibrous, Bulk Material Asbestos Types: Other Material: Cellulose 95 %, Non-fibrous 5 %			
B 27 I	908061316-27 Location: Attic / Blown-In Insulation / White	No	NAD (by CVES) by Paola Ducoing on 06/19/08
Analyst Description: Brown, Homogeneous, Fibrous, Bulk Material Asbestos Types: Other Material: Cellulose 95 %, Non-fibrous 5 %			

Client Name: Winzler &amp; Kelly Consulting Engineers

**PLM Bulk Asbestos Report**

11600.08.001.78.188; Watermarke Properties; 413 S. Belle Avenue

Client No. / HGA	Lab No.	Asbestos Present	Total % Asbestos
B 28 J	908061316-28 Location: West Side / Shingle Roofing / Brown	No	NAD (by CVES) by Paola Ducoing on 06/19/08
<b>Analyst Description:</b> Black/Brown, Heterogeneous, Fibrous, Bulk Material <b>Asbestos Types:</b> <b>Other Material:</b> Cellulose 40 %, Fibrous glass 12 %, Synthetic fibers 5 %, Non-fibrous 43 %			
B 29 J	908061316-29 Location: NW Side / Shingle Roofing / Brown	No	NAD (by CVES) by Paola Ducoing on 06/19/08
<b>Analyst Description:</b> Black, Heterogeneous, Fibrous, Bulk Material <b>Asbestos Types:</b> <b>Other Material:</b> Cellulose 28 %, Fibrous glass 12 %, Synthetic fibers 5 %, Mica 5 %, Non-fibrous 50 %			
B 30 J	908061316-30 Location: NE Side / Shingle Roofing / Brown	No	NAD (by CVES) by Paola Ducoing on 06/19/08
<b>Analyst Description:</b> Black, Heterogeneous, Fibrous, Bulk Material <b>Asbestos Types:</b> <b>Other Material:</b> Cellulose 28 %, Fibrous glass 12 %, Synthetic fibers 5 %, Mica 5 %, Non-fibrous 50 %			
B 31 K	908061316-31 Location: SW Side / Textured Paint / White	No	NAD (by CVES) by Paola Ducoing on 06/19/08
<b>Analyst Description:</b> White/Green, Heterogeneous, Non-Fibrous, Bulk Material <b>Asbestos Types:</b> <b>Other Material:</b> Non-fibrous 100 %			
B 32 K	908061316-32 Location: SE Side / Textured Paint / White	No	NAD (by CVES) by Paola Ducoing on 06/19/08
<b>Analyst Description:</b> White/Green, Heterogeneous, Non-Fibrous, Bulk Material <b>Asbestos Types:</b> <b>Other Material:</b> Non-fibrous 100 %			
B 33 K	908061316-33 Location: NE Side / Textured Paint / White	No	NAD (by CVES) by Paola Ducoing on 06/19/08
<b>Analyst Description:</b> White/Green, Heterogeneous, Non-Fibrous, Bulk Material <b>Asbestos Types:</b> <b>Other Material:</b> Non-fibrous 100 %			

Client Name: Winzler &amp; Kelly Consulting Engineers

**PLM Bulk Asbestos Report**

11600.08.001.78.188; Watermarke Properties; 413 S. Belle Avenue

Client No. / HGA	Lab No.	Asbestos Present	Total % Asbestos
B 34 L	908061316-34 Location: Covered Porch / Rolled Roof / Brown	Yes	2 % (by CVES) by Paola Ducoing on 06/19/08
Analyst Description: Black/Brown, Heterogeneous, Fibrous, Bulk Material Asbestos Types: Chrysotile 2.0 % Other Material: Cellulose 15 %, Fibrous glass 10 %, Non-fibrous 73 %			
B 35 L	908061316-35 Location: Covered Porch / Rolled Roof / Brown	Yes	2 % (by CVES) by Paola Ducoing on 06/19/08
Analyst Description: Black/Brown, Heterogeneous, Fibrous, Bulk Material Asbestos Types: Chrysotile 2.0 % Other Material: Cellulose 15 %, Fibrous glass 10 %, Non-fibrous 73 %			
B 36	908061316-36 Location: Covered Porch / Rolled Roof / Brown	Yes	2 % (by CVES) by Paola Ducoing on 06/19/08
Analyst Description: Black/Brown, Heterogeneous, Fibrous, Bulk Material Asbestos Types: Chrysotile 2.0 % Other Material: Cellulose 15 %, Fibrous glass 10 %, Non-fibrous 73 %			
B 37 M	908061316-37 Location: NE Side / Penetration Mastic / Black/Gray	Yes	4 % (by CVES) by Paola Ducoing on 06/19/08
Analyst Description: Black/Grey, Homogeneous, Non-Fibrous, Bulk Material Asbestos Types: Chrysotile 4.0 % Other Material: Non-fibrous 96 %			

**Reporting Notes:**

Analyzed By: Paola Ducoing; Date Analyzed: 6/19/2008

\*NAD = no asbestos detected; Detection Limit <1%; Reporting Limits: CVES = 1%, 400 Pt Ct = 0.25%, 1000 Pt Ct = 0.1%; NA = not analyzed; NA/PS = not analyzed / positive stop; NVA = No Visible Asbestos; PLM (polarized light microscopy) Bulk Asbestos Analysis by EPA 600/M4-82-020 per 40 CFR 763 (NVLAP Lab #200346-0, CA ELAP lab #2322); Note: PLM is not consistently reliable in detecting asbestos in floor coverings and similar NOB materials. TEM is currently the only method that can be used to determine if this material can be considered or treated as non-asbestos-containing in New York State (also see EPA Advisory for floor tile, FR 59, 146, 38970, 8/1/94). NIST Accreditation requirements mandate that this report must not be reproduced except in full with the approval of the laboratory. This PLM report relates ONLY to the items tested.

Reviewed By:

# Asbestos Bulk Sample Log



WINZLER & KELLY

3531 E. Miraloma Avenue  
Anaheim, CA 92806

908061316

4180 Ruffin Road, Suite 115  
San Diego, CA 92123

Client: Watermark Properties

Date: 6/17/08

Location: 413 S Balle Avenue

Project Number: 11600.08.001.78.188

Collected By: Brad Shelden

CAC or SST No: 06-3945

Sample No.	Sample Location	Homo Area I.D.	Material	Description	Quantity (SF/FF)
B 01	Living Room N/E	A	VFT4/Glue	12"X12" Green	130 SF
02	Living Room South	↓	↓	↓	↓
03	Living Room N/W	↓	↓	↓	↓
04	Bedroom 02 North	B	Vinyl Sheet Flooring	Green & Tan Diamond Pattern	100 SF
05	Bedroom 02 South	↓	↓	↓	↓
06	Bedroom 02 Center	↓	↓	↓	↓
07	Bedroom 01 North	C	Vinyl Sheet Flooring	Tan Square Pattern	100 SF
08	Bedroom 01 South	↓	↓	↓	↓
09	Bedroom 01 Center	↓	↓	↓	↓
✓ 10	Restroom	D	Vinyl Sheet flooring	Wood Grain Pattern (4 Layers)	50 SF

Analytical Method: PLM

Turnaround Time:

Same Day 24hr 3 day

## CHAIN OF CUSTODY:

1. [Signature]  
Signature

CAC  
Title

6/17/08  
Inclusive Dates

2. \_\_\_\_\_  
Signature

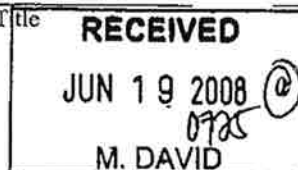
\_\_\_\_\_  
Title

\_\_\_\_\_  
Inclusive Dates

3. \_\_\_\_\_  
Signature

\_\_\_\_\_  
Title

\_\_\_\_\_  
Inclusive Dates



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# Asbestos Bulk Sample Log



WINZLER & KELLY

3531 E. Miraloma Avenue  
Anaheim, CA 92806

908061316

4180 Ruffin Road, Suite 115  
San Diego, CA 92123

Client: Watermark Properties

Date: 6/17/08

Location: 413 S Balke Avenue

Project Number: 11600, 08.001, 79.198

Collected By: Brad Sheldon

CAC or SST No: 06-3945

Sample No.	Sample Location	Homo Area I.D.	Material	Description	Quantity (SF/LF)
B 11	Restroom	D	Vinyl Sheet Flooring	Wood Grain Pattern (4 Layers)	50 SF
12	Restroom	↓	↓	↓	↓
13	Kitchen North	E	Vinyl Sheet Flooring	Tan Squares (4 Layers)	150 SF
14	Kitchen Center	↓	↓	↓	↓
15	Kitchen South	↓	↓	↓	↓
16	Living Room center wall	F	Wall Floot	White	30 SF
17	↓	↓	↓	↓	↓
18	↓	↓	↓	↓	↓
19	Living Room window	G	Window Putty	Tan	2 windows
20	↓	↓	↓	↓	↓

Analytical Method: PLM

Turnaround Time:

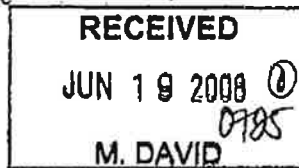
Same Day 24hr 3 day

## CHAIN OF CUSTODY:

1. Brad Sheldon Signature CAC Title 6/17/08 Inclusive Dates

2. \_\_\_\_\_ Signature \_\_\_\_\_ Title \_\_\_\_\_ Inclusive Dates

3. \_\_\_\_\_ Signature \_\_\_\_\_ Title \_\_\_\_\_ Inclusive Dates



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# Asbestos Bulk Sample Log



WINZLER & KELLY

3531 E. Miraloma Avenue  
Anaheim, CA 92806

908061316

4180 Ruffin Road, Suite 115  
San Diego, CA 92123

Client: Watermark Properties

Date: 6/17/08

Location: 413 S Belle Avenue

Project Number: 11600.09.001.78.188

Collected By: Brad Sheldon

CAC or SST No: 00-3945

Sample No.	Sample Location	Homo. Area I.D.	Material	Description	Quantity (SF/LF)
B 21	Bedroom 02 window	G	Window Putty	Tan	2 windows
22	Bedroom	H	Drywall wall w/ T&J	white	200SF
23	↓	↓	↓	↓	↓
24	↓	↓	↓	↓	↓
25	Attic	I	Blown-In Insulation	white	990SF
26	Attic	↓	↓	↓	↓
27	Attic	↓	↓	↓	↓
28	West Side	J	Shingle Roofing	Brown	1,300SF
29	N/W side	↓	↓	↓	↓
✓ 30	N/E side	↓	↓	↓	↓

Analytical Method: PLM

Turnaround Time:

Same Day 24hr 3 day

## CHAIN OF CUSTODY:

1. Brad Sheldon  
Signature

CAC  
Title

6/17/08  
Inclusive Dates

2. \_\_\_\_\_  
Signature

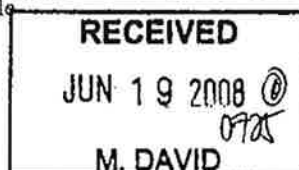
\_\_\_\_\_  
Title

\_\_\_\_\_  
Inclusive Dates

3. \_\_\_\_\_  
Signature

\_\_\_\_\_  
Title

\_\_\_\_\_  
Inclusive Dates



Page 3 of 4

# Asbestos Bulk Sample Log



WINZLER & KELLY

3531 E. Miraloma Avenue  
Anaheim, CA 92806

908061316

4180 Ruffin Road, Suite 115  
San Diego, CA 92123

Client: Watermark Properties

Date: 6/17/08

Location: 413 S Bell Avenue

Project Number: 11600.08.001.78.188

Collected By: Brad Sholden

CAC or SST No: 06-3945

Sample No.	Sample Location	Homo Area I.D.	Material	Description	Quantity (SF/LF)
B 31	S/W side	K	Textured paint	white	9905F
32	S/E side	↓	↓	↓	↓
33	N/E side	↓	↓	↓	↓
34	Covered porch	L	Roll ed Roof	Brown	175 SF
35	↓	↓	↓	↓	↓
36	↓	↓	↓	↓	↓
37	N/E side	M	Penetration Mastic	black/gray	5 SF
38					
39					
✓ 40					

Analytical Method: PLM

Turnaround Time:

Same Day

24hr

3 day

## CHAIN OF CUSTODY:

1. [Signature]  
Signature

CAC  
Title

6/17/08  
Inclusive Dates

2. \_\_\_\_\_  
Signature

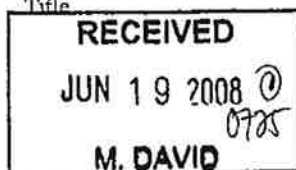
\_\_\_\_\_ Title

\_\_\_\_\_ Inclusive Dates

3. \_\_\_\_\_  
Signature

\_\_\_\_\_ Title

\_\_\_\_\_ Inclusive Dates



Page 4 of 4

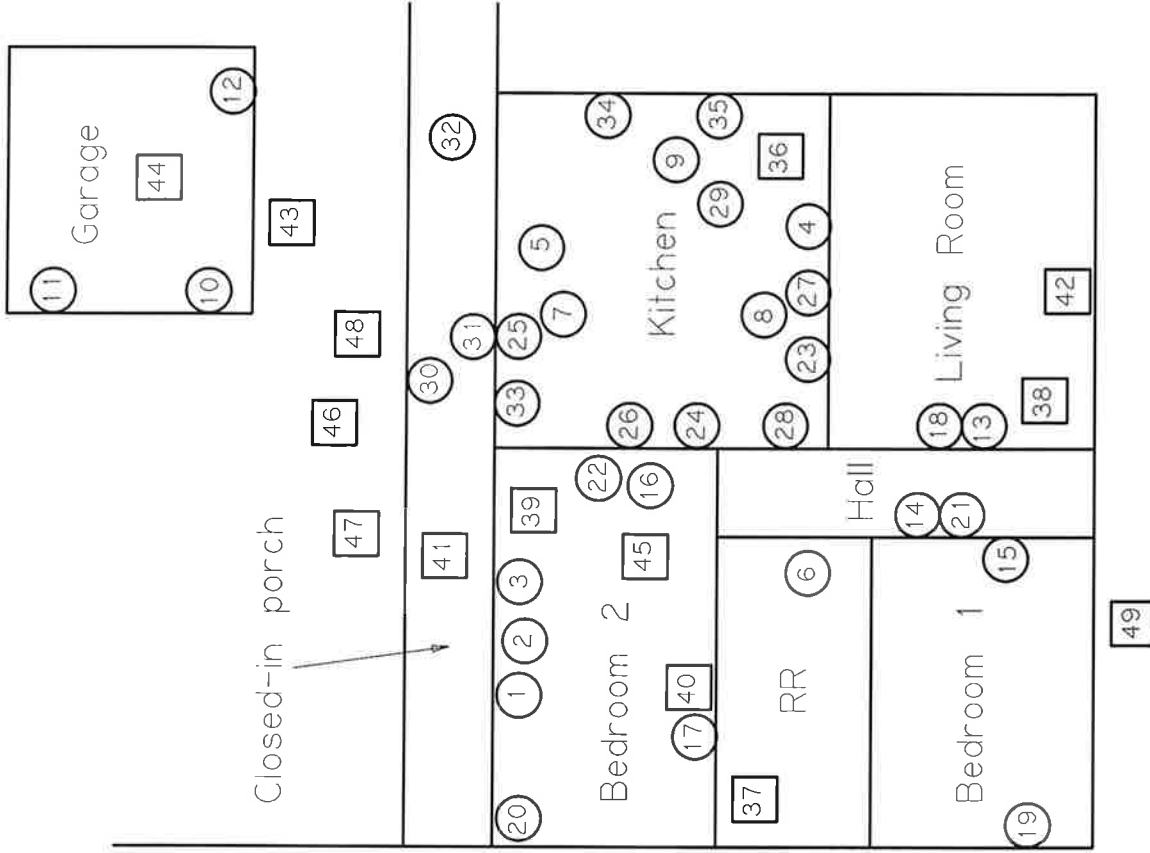


APPENDIX B

SAMPLE DRAWINGS

# Watermarke Properties

315 West 7th Street



3531 E Miraloma Avenue  
Anaheim, CA 92806  
PH (714) 854-1890  
FAX (714) 854-1895

Drawing not to scale.  
All directions and locations are approximate.  
All samples analyzed for asbestos.



By: Garcia/Sheldon

Report Date: 06/20/08

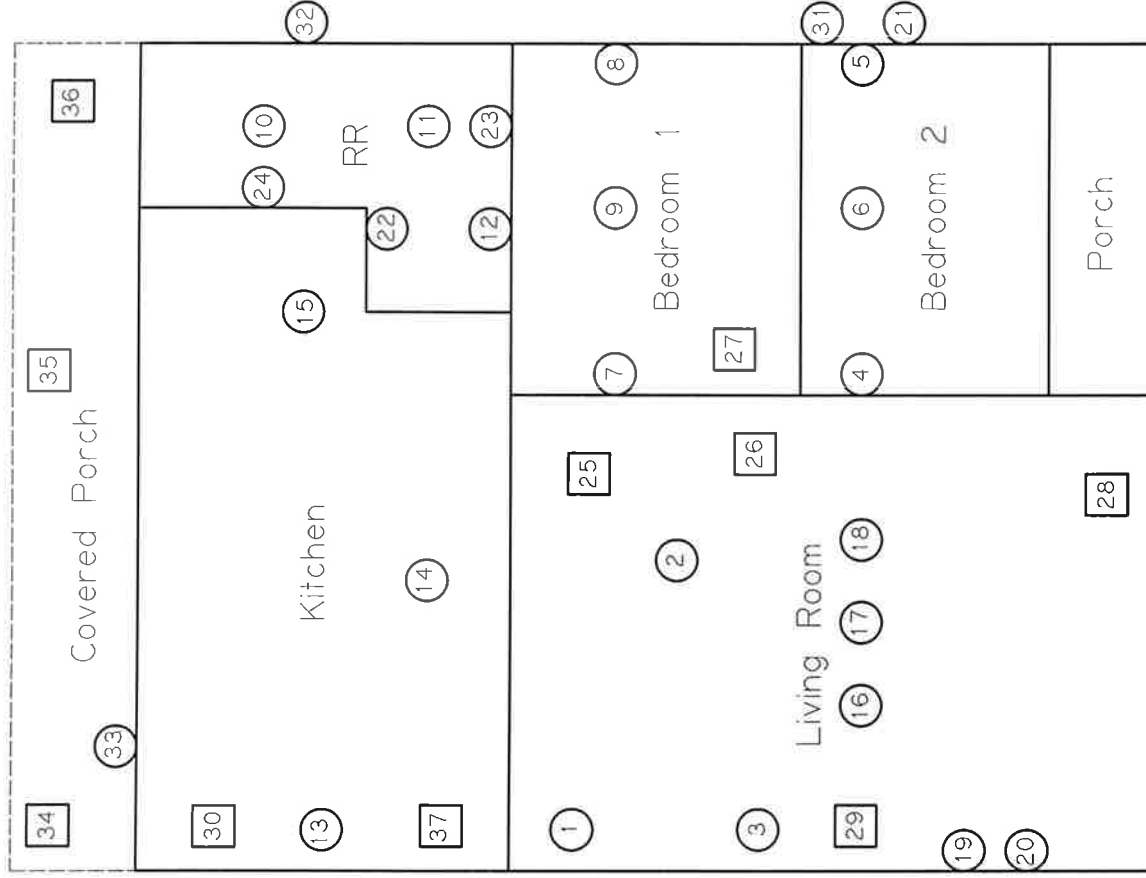
Client: Watermarke Properties

Location: 315 West 7th Street

Subject: Hazmat Survey Report

Job #: 11600.08.001.78.187

Sheet 1 of 1



Drawing not to scale.  
All directions and locations are approximate.  
All samples analyzed for asbestos.

3531 E Miraloma Avenue  
Anaheim, CA 92806  
PH (714) 854-1890  
FAX (714) 854-1895



Location: 413 South Belle Ave

Client: Watermarke Properties

Report Date: 06/20/08

By: Garcia/Sheldon

APPENDIX C

XRF DATA RESULTS

315 W 7th Street  
413 S Belle Avenue  
XRF Readings

Reading No	COMPONENT	SUBSTRATE	COLOR	SITE	ROOM	Results	PbC
2			CALIBRATE				
3			CALIBRATE				
4			CALIBRATE				
5	WALL	CONCRETE	WHITE	315 7th	exterior	Negative	0
6	WALL	CONCRETE	WHITE	315 7th	exterior	LCSC	0.04
7	WALL	CONCRETE	WHITE	315 7th	exterior	LCSC	0.02
8	WALL	CONCRETE	WHITE	315 7th	exterior	Negative	0
9	WINDOW	WOOD	BLUE	315 7th	exterior	LBP	1.3
10	WINDOW	WOOD	BLUE	315 7th	exterior	LBP	1.5
11	COLUMN	CONCRETE	BLUE	315 7th	exterior	LCSC	0.01
12	COLUMN	CONCRETE	BLUE	315 7th	exterior	LCSC	0.03
13	eaves	WOOD	WHITE	315 7th	exterior	LBP	1
14	eaves	WOOD	WHITE	315 7th	exterior	LCSC	0.8
15	eaves	WOOD	WHITE	315 7th	exterior	LCSC	0.7
16	fascia	WOOD	BLUE	315 7th	exterior	Negative	0
17	fascia	WOOD	BLUE	315 7th	exterior	Negative	0
18	fascia	WOOD	BLUE	315 7th	exterior	Negative	0
19	fascia	WOOD	BLUE	315 7th	exterior	Negative	0
20	fascia	WOOD	BLUE	315 7th	exterior	Negative	0
21	fascia	WOOD	WHITE	315 7th	exterior	Negative	0
22	eaves	WOOD	WHITE	315 7th	exterior	LBP	1.3
23	WALL	PLASTER	WHITE	315 7th	living	LCSC	0.02
24	WALL	PLASTER	WHITE	315 7th	living	LCSC	0.08
25	CEILING	PLASTER	WHITE	315 7th	living	Negative	-0.46
26	WINDOW	WOOD	WHITE	315 7th	living	LCSC	0.02
27	mantle	block	WHITE	315 7th	living	Negative	0
28	WALL	PLASTER	WHITE	315 7th	kitchen	Negative	0
29	WALL	CONCRETE	WHITE	315 7th	kitchen	Negative	0
30	DOOR	WOOD	WHITE	315 7th	kitchen	LCSC	0.4
31	DOOR JAMB	WOOD	WHITE	315 7th	kitchen	LCSC	0.6
32	COUNTER	CERAMIC	YELLOW	315 7th	kitchen	LBP	4.5
33	COUNTER	CERAMIC	WHITE	315 7th	kitchen	LCSC	0.19
34	CEILING	DRYWALL	WHITE	315 7th	kitchen	Negative	0
35	CABINET	WOOD	BROWN	315 7th	kitchen	LCSC	0.06
36	WALL	PLASTER	WHITE	315 7th	bedroom 02	LCSC	0.03
37	CEILING	PLASTER	WHITE	315 7th	bedroom 02	LCSC	0.1
38	CEILING	PLASTER	WHITE	315 7th	bedroom 02	LCSC	0.2
39	DOOR	WOOD	BROWN	315 7th	bedroom 02	LCSC	0.02
40	DOOR JAMB	WOOD	WHITE	315 7th	bedroom 02	LCSC	0.05
41	DOOR JAMB	WOOD	BROWN	315 7th	bedroom 02	LCSC	0.08
42	DOOR	WOOD	WHITE	315 7th	bedroom 02	Negative	-0.39
43	WINDOW	WOOD	WHITE	315 7th	bedroom 02	Negative	0
44	shower	CERAMIC	GRAY	315 7th	restroom	LBP	7.6
45	FLOOR	CERAMIC	WHITE	315 7th	restroom	LCSC	0.15
46	SINK	PORCELAIN	TAN	315 7th	restroom	LCSC	0.03
47	TOILET	PORCELAIN	WHITE	315 7th	restroom	LCSC	0.04
48	tub	PORCELAIN	WHITE	315 7th	restroom	LBP	29.5
49	SINK	PORCELAIN	WHITE	315 7th	kitchen	LBP	28.3
50	WINDOW	WOOD	WHITE	315 7th	covered porch	LCSC	0.08
51	CEILING	WOOD	WHITE	315 7th	covered porch	LCSC	0.02
63	WALL	WOOD	WHITE	413 s belle	living	LBP	1

315 W 7th Street  
413 S Belle Avenue  
XRF Readings

Reading No	COMPONENT	SUBSTRATE	COLOR	SITE	ROOM	Results	PbC
64	WALL	WOOD	WHITE	413 s belle	living	LCSC	0.13
65	WALL	WOOD	WHITE	413 s belle	living	LBP	1.6
66	WALL	WOOD	WHITE	413 s belle	living	LCSC	0.06
67	WALL	WOOD	WHITE	413 s belle	living	LBP	2.2
68	WALL	WOOD	GREEN	413 s belle	living	LBP	3.4
69	WALL	WOOD	GREEN	413 s belle	living	LBP	3.5
70	FLOOR	WOOD	BROWN	413 s belle	living	Negative	0
71	FLOOR	WOOD	BROWN	413 s belle	living	LCSC	0.01
72	WINDOW	WOOD	WHITE	413 s belle	living	LBP	5.1
73	float wall	PLASTER	WHITE	413 s belle	living	LBP	1.6
74	WALL	WOOD	WHITE	413 s belle	bedroom 02	LCSC	0.01
75	WALL	WOOD	GREEN	413 s belle	bedroom 02	LBP	6.2
76	WALL	WOOD	WHITE	413 s belle	kitchen	LCSC	0.13
77	WALL	WOOD	WHITE	413 s belle	kitchen	LCSC	0.3
78	CEILING	WOOD	WHITE	413 s belle	kitchen	LBP	1.2
79	CABINET	WOOD	WHITE	413 s belle	kitchen	Negative	0
80	CABINET	WOOD	WHITE	413 s belle	kitchen	Negative	0
81	DOOR	WOOD	WHITE	413 s belle	kitchen	Negative	0
82	DOOR JAMB	WOOD	WHITE	413 s belle	kitchen	Negative	0
83	WALL	WOOD	WHITE	413 s belle	restroom	LCSC	0.7
84	WALL	WOOD	GRAY	413 s belle	restroom	LBP	1.8
85	tub	PORCELAIN	WHITE	413 s belle	restroom	Negative	0
86	SHOWER	CERAMIC	WHITE	413 s belle	restroom	Negative	0
87	TOILET	PORCELAIN	WHITE	413 s belle	restroom	LCSC	0.01
88	SINK	PORCELAIN	WHITE	413 s belle	restroom	Negative	0
89	WALL	DRYWALL	WHITE	413 s belle	restroom	LCSC	0.01
90	DOOR	WOOD	WHITE	413 s belle	restroom	LBP	2
91	DOOR JAMB	WOOD	WHITE	413 s belle	restroom	Negative	0
92	HAND RAIL	WOOD	TAN	413 s belle	exterior	LBP	3.5
93	HAND RAIL	WOOD	TAN	413 s belle	exterior	LBP	1.1
94	WALL	WOOD	WHITE	413 s belle	exterior	LCSC	0.3
95	WALL	WOOD	WHITE	413 s belle	exterior	LCSC	0.4
96	WALL	WOOD	WHITE	413 s belle	exterior	LBP	7.9
97	WALL	WOOD	WHITE	413 s belle	exterior	LBP	9.2
98	WALL	WOOD	WHITE	413 s belle	exterior	LBP	8.4
99	EAVES	WOOD	TAN	413 s belle	exterior	LBP	1.9
100	EAVES	WOOD	TAN	413 s belle	exterior	LBP	2.1
101			CALIBRATE				
102			CALIBRATE				
103			CALIBRATE				

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## Anaheim



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CONSULTING ENGINEERS