AMBIENT ENVIRONMENTAL, INC.
Consulting/Engineering/Remediation
www.ambientenvinc.com

CONFIDENTIAL AND PRIVILEGED

ASBESTOS BUILDING MATERIAL SURVEY

For the Property located at:

16726 Slover Avenue
Fontana, California

Prepared for:

Lebanoff Development Group
18031Irvine Blvd.
Tustin, California 92780
Attn: Mr. Marc Lebanoff

Prepared by:

Ambient Environmental Inc.
1464 Sixth Street
Norco, California 92860

November 2018

Ambient Environmental Inc. Project #18-1657

John L. Payne
California Certified
Asbestos Consultant #93-1226

Lebanoff Development Group
16726 Slover Avenue
Fontana, CA

TABLE OF CONTENTS

1.0 EXECUTIVE SUMMARY

Ambient Environmental Inc. was retained by Lebanoff Development Group to perform an asbestos building materials survey for the property located at: 16726 Slover Avenue in Fontana, California. The survey was performed on November 1, 2018 by Mr. John L. Payne a California Certified Asbestos Consultant (#93-1226) and a United States Environmental Protection Agency (USEPA) certified asbestos building inspector.

The property consists of a single story residence with a detached garage with exterior walls covered with stucco extending up to the roof level. Interior walls are covered with drywall and joint compound. Ceilings are covered with drywall and joint compound or acoustic. Flooring consists of hardwood, exposed concrete or vinyl flooring and associated mastic. Roof framing members are wood supporting a wood deck covered with typical roofing materials.

The purpose of the asbestos survey was to locate and identify suspect interior and exterior building materials that will be impacted during the demolition activities for detectable levels of asbestos. Once a visual inspection was performed, representative bulk samples were obtained from each homogeneous building material. Homogeneous building materials were divided into three main categories: Surfacing Materials, Thermal System Insulation and Miscellaneous Materials. Homogeneous building materials are defined as building materials that are uniform in texture, construction or application date and general appearance. The sample location, material type, friability and condition of material were also documented.

Asbestos bulk samples were obtained in accordance with USEPA established guidelines document, "Guidance for Controlling Asbestos-Containing Materials in Buildings" (USEPA 560/5-85-024, 1985) and USEPA 40 CFR Part 763.86 "Asbestos-Containing Materials in Schools, Final Rule" (AHERA). Each bulk sample was submitted to Forensic Analytical for analyzed of asbestos content by Polarized Light Microscopy (PLM) EPA Method 600/R-93-116 Visual Area Estimation. Laboratory analysis revealed detectable levels of asbestos or assumed asbestos in the following building materials. Building materials not identified in this report may be present within hidden or concealed areas of the property or outside the scope of services.

- Drywall Joint Compound
- Vinyl Sheet Flooring
- Vinyl Floor Tile
- Acoustic Ceiling
- Exterior Stucco

Locations and conditions of the materials assessed and sampled can be found in the Material Inventory (Tables).

2.0 SURVEY PROCEDURES

Ambient Environmental Inc. performed a survey to locate and identify suspect building materials for detectable levels of asbestos. All accessible functional spaces that were to be impacted during the demolition activities were visually assessed. Building materials identification was performed by entering each functional space and assessing all structural/mechanical components and architectural finishes. If building materials were installed at different times or if there is any reason to suspect that the building material might be different through appearance, Ambient separated each building material into a new homogeneous sampling area. Friable and Non-friable Building Materials assessments were conducted for each homogeneous building material by the use of hand pressure as defined in USEPA 40 CFR Part 763 "Asbestos-Containing Materials in Schools, Final Rule" (AHERA). Friable material is defined as any building material that by the means of hand pressure can be crumbled into a powder.

When each homogeneous sampling area was identified, a random sampling grid was utilized for sample collection of each building material as described in the EPA guidance document, Asbestos in Building: Simplified Sampling Scheme for Friable Surfacing Materials (EPA 560/5-85-030a, October 1985 Random Number Diagrams). The minimum number of samples was obtained for each identified friable homogeneous area based upon the overall square footage of material. The physical condition, friability, accessibility, activity and damage of building materials were also assessed and documented. The following procedures were performed during the survey:

- Perform a visual assessment to identify the location and type of friable/non-friable building materials.
- Obtain representative bulk samples from suspect building materials.
- Samples were analyzed by an independent accredited laboratory for the presence of asbestos by PLM analysis USEPA 40 CFR Part 763.87.
- Present all survey results in a written report including recommendations, locations and laboratory results. All findings, recommendations, and analytical data presented in this report are based on the information (assessment and sampling data) obtained by our inspector during the survey.

3.0 BULK SAMPLING PROCEDURES

Each suspect building material identified during the visual survey was sampled in accordance with sampling guidelines established by the USEPA. The following summarizes the sampling procedures utilized.

- Building materials were categorized into homogeneous building materials[1].
- A random sampling scheme was developed based upon the location and quantities of the various homogeneous building materials[2].
- Bulk samples were collected by extracting a representative section of each selected building material, placing the selected building material into a sampling container and assigning a unique sample number to each sample. The samples were then placed into a sealed shipping container for delivery to an accredited laboratory for analysis by PLM[3].
- Each building materials was also categorized into friable and non-friable materials[4].
- Personnel performed proper decontamination procedures to prevent the spread of secondary contamination.
- Each bulk sample was recorded on a bulk sample log and possession of the samples was tracked by a chain of custody record.
- The physical condition, friability, accessibility, activity and damage of building materials were also assessed and documented.
- No samples were collected from any homogeneous building material where the inspector determined that the material was non-asbestos containing (such as thermal system insulation that was obviously fiberglass, foam glass or rubber).

The reported laboratory results in this report are a visual estimate by area of asbestos concentration. Results for heterogeneous samples examined by component are reported as a composite. The lower limit of reliable detection for this method is 1%. Samples which contain more than 1% asbestos are reported in 5% ranges. Samples which contain asbestos in a concentration lower than the limit of reliable detection (<1%) are "Trace."

All bulk samples were submitted to Forensic Analytical located at: 2959 Pacific Commerce Drive Rancho Dominguez, California (310) 763-2374. Forensic Analytical is accredited by the American Industrial Hygiene Association (AIHA), National Voluntary Laboratory Accreditation Program (NVLAP #101459-0), National Institute of Standards and Testing (NIST), and is a successful participant in the Proficiency Analytical Testing Program (PAT). All findings, recommendations, and analytical data presented in this report are based on the information (assessment and sampling data) obtained by our inspector during the survey.

[1]Homogeneous building materials are defined as building materials that are uniform in texture, construction or application date and general appearance.

[2]A random sampling grid was utilized for sample collection of each friable building material as described in the EPA guidance document, Asbestos in Building: Simplified Sampling Scheme for Friable Surfacing Materials (EPA 560/5-85-030a, October 1985 Random Number Diagrams). The minimum numbers of samples were obtained for each identified friable homogeneous area based upon the overall square footage of friable building material in table-1.

Sample Table-1

Size of Sampling Area	Number of Samples Collected
Less Than 1,000 sq. ft.	3 – Samples
Between 1,000 & 5,000 sq. ft.	5 – Samples
Greater than 5,000 sq. Ft.	*7 – Samples

*The recommended number of samples per AHERA is nine for friable building materials areas greater than 5,000 square feet, or at least one additional sample per additional 1,000 square feet for friable building materials.

[3]Each sample was analyzed by an independent accredited laboratory for the presence of asbestos by Polarized Light Microscopy (PLM) method in accordance with the "Interim Method for the Determination of Asbestos in Bulk Insulation Samples EPA - 600/R-93-116 dated December 1982 and adopted by the National Voluntary Laboratory Accreditation Program (NVLAP) Title 15, part 7 of the Code of Federal Register as affiliated with the National Institute for Standards and Testing (NIST) and USEPA 40 CFR Part 763.87. Quality Control (QC) program was strictly enforced to assure the accuracy of each sample result.

[4]Friable and Non-friable building materials assessments were conducted for each homogeneous building material by the use of hand pressure as defined in USEPA 40 CFR Part 763 "Asbestos-Containing Materials in Schools, Final Rule" (AHERA). Friable material is defined as any building material that by the means of hand pressure can be crumbled into a powder.

4.0 POSITIVE ASBESTOS SAMPLE RESULTS AND LOCATIONS

Material	Sample Number	Asbestos Content	Square Footage	Location of Material	Friable	Damage
Drywall and Joint Compound	01 02 03	Drywall Non Detected Joint Compound 2% Chrysotile	2000 SF	Throughout Interior Walls and Ceiling	No	No
Vinyl Sheet Flooring	04 05 06	Sheet Flooring Non Detected Bottom Layer Vinyl Floor Tile 2% Chrysotile	50 SF	Kitchen	No	No
Vinyl Floor Tile and Mastic	07 08 09	Tile 2% Chrysotile Mastic Non Detected	400 SF	Restroom and Back Area	No	No
Acoustic Ceiling	10 11 12	7% Chrysotile	1500 SF	Throughout Interior Ceiling	Yes	No
Exterior Stucco	19 20 21	5% Chrysotile	3000 SF	Throughout Exterior Residence and Garage	No	No

This asbestos containing building materials table is designed to aid the building owner, architect, construction manager, general contractors and potential asbestos abatement contractors in locating asbestos containing building materials within the scope of work identified in section 1.0 of this report. All square footages identified in the above table are approximate and under no circumstances should these square footages be used for bidding or notification purpose. All asbestos containing building material square footages above should be field verified prior to submitting any removal quotes. All building material condition above, were identified during the time of the survey.

Due to the limited access of the interior and exterior, the location of the asbestos containing building materials identified above could be located anywhere throughout the building. Other asbestos containing building materials may exist at the property within concealed areas of the property or outside the scope of work. If other building materials that are not identified in this report are discovered during the construction activities, these building materials should be samples prior to their removal.

5.0 NEGATIVE ASBESTOS SAMPLE RESULTS AND LOCATIONS

Material	Sample Number	Location of Material
Drywall	13 14 15	Throughout Interior Walls Garage
Roofing	16 17 18	Throughout Roofs Residence and Garage

6.0 DISCLAIMER

Construction personnel should be made aware of the presence of asbestos containing building materials and instructed them not to disturb and/or damage these asbestos containing building materials identified in this report.

Asbestos Containing Building Materials-Current regulations (SCAQMD Rule 1403) require if during any renovation or demolition activities asbestos containing building materials will be disturbed for any reason, then only contractors who have been properly trained in the correct handling of asbestos containing buildings materials conduct any repair, removal and/or demolition activities. A SCAQMD notification will have to be submitted and approved for any removal of 100 square feet or 160 linear feet of asbestos containing building materials above 1% asbestos. If any asbestos containing building materials becomes damaged for any reason or disturbed during any construction activities without the proper SCAQMD approved notification, then a SCAQMD Proceders-5 work plan should be written and approved prior to any asbestos removal activity. All environmental work should proceed under the guidance or direction of an independent State Certified Consultant.

Recommendations in this report are professional opinions based solely on visual observations and analytical analyses, as described in this report. Any opinions and/or recommendations presented herein apply to site conditions existing at the time of our investigation and cannot necessarily apply to site conditions of which this office is not aware of and/or has not had the opportunity to evaluate.

Lebanoff Development Group
16726 Slover Avenue
Fontana, CA

APPENDIX A

CHAIN OF CUSTODY
AND BULK SAMPLE LOG

AMBIENT ENVIRONMENTAL, INC.

Asbestos / Lead Field Services
Indoor Air Quality Services
Phase I Site Assessments
Lab Services

1464 6TH STREET
NORCO, CALIFORNIA 92860
* TEL: (951) 272-4730
* FAX: (951) 272-4731

ASBESTOS BULK SAMPLE LOG

Page ___ of ___

Client Name: PSP Con.

Project Location: 16726 Slover Ave Fontana

Date: 11-1-18 Field Technician: John Payne

Project Number: 18-1657 Priority: ASAP ___ 24 HR > 3-5 Days ___

SAMPLE NUMBER	SAMPLE LOCATION	MATERIAL DESCRIPTION	SQUARE FOOTAGE
01	Kitchen	Drywall w/ Tape compound	
02	Bedroom	" "	
03	Hallway	" "	
04	Kitchen	Vinyl sheet floor	
05	" "	" "	
06	" "	" "	
07	Bathroom	Vinyl floor Tile w/ mastic	
08	Backyard	" "	
09	" "	" "	
10	Living Room	Acoustic ceiling	

Chain of Custody Analytical Method: PLM: > TEM: ___ Other: ___

Sampled By		Date	Time
Relinquished By		Date	Time
Received By		Date 11/02/18	Time 9:45
Relinquished By		Date	Time
Received By		Date	Time

AMBIENT ENVIRONMENTAL, INC.

Asbestos / Lead Field Services
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NORCO, CALIFORNIA 92860
* TEL: (951) 272-4730
* FAX: (951) 272-4731

ASBESTOS BULK SAMPLE LOG

Client Name: PSP Con

Project Location: 16726 Slover Ave Fontana

Date: 11-1-16 Field Technician: John Payan

Project Number: 18-1657 Priority: ASAP ___ 24 HR > 3-5 Days ___

SAMPLE NUMBER	SAMPLE LOCATION	MATERIAL DESCRIPTION	SQUARE FOOTAGE
11	Hallway	Acoustic Ceil.	
12	Bedroom	"	
13	Garage	Drywall	
14	"	"	
15	"	"	
16	Attic	Roofing	
17	"	"	
18	Garage	"	
19	Attic	Fiberglass Batts	
20	"	"	

Chain of Custody Analytical Method: PLM: > TEM: ___ Other: ___

Sampled By		Date	Time
Relinquished By		Date	Time
Received By	A. Infante	Date 11/2/18	Time 9:45
Relinquished By		Date	Time
Received By		Date	Time

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Lab Services

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ASBESTOS BULK SAMPLE LOG

Client Name: PSP Con

Project Location: 16726 S/OUR AVE FONTANA

Date: 11-1-18 Field Technician: Blue Pyn

Project Number: 18-1657 Priority: ASAP ___ 24 HR ___ 3-5 Days ___

SAMPLE NUMBER	SAMPLE LOCATION	MATERIAL DESCRIPTION	SQUARE FOOTAGE
21	Arbor	Texture Stucco	

Chain of Custody Analytical Method: PLM: ___ TEM: ___ Other: ___

Sampled By		Date	Time
Relinquished By		Date	Time
Received By	A. Espinoza	Date 11/2/18	Time AE 945
Relinquished By		Date	Time
Received By		Date	Time

Lebanoff Development Group
16726 Slover Avenue
Fontana, CA

APPENDIX B

LABORATORY CERTIFICATES OF ANALYSIS

Forensic Analytical LABORATORIES

Final Report

Bulk Asbestos Analysis

(EPA Method 40CFR, Part 763, Appendix E to Subpart E and EPA 600/R-93-116, Visual Area Estimation)

Ambient Environmental Inc
John Payne
1464 6th Street

Norco, CA 92860

Client ID: 5697
Report Number: B268119
Date Received: 11/02/18
Date Analyzed: 11/05/18
Date Printed: 11/05/18
First Reported: 11/05/18

Job ID/Site: 18-1657; 16726 Slover Ave., Fontana

Date(s) Collected: 11/01/2018

FALI Job ID: 5697
Total Samples Submitted: 21
Total Samples Analyzed: 21

Sample ID	Lab Number	Asbestos Type	Percent in Layer	Asbestos Type	Percent in Layer	Asbestos Type	Percent in Layer
01	51183772						
Layer: Pink Drywall			**ND**				
Layer: Off-White Skimcoat/Joint Compound		Chrysotile	**2 %**				
Layer: Paint			**ND**				
Total Composite Values of Fibrous Components: Cellulose (20 %)		**Asbestos (Trace)**					
02	51183773						
Layer: White Drywall			**ND**				
Layer: Drywall Tape			**ND**				
Layer: Off-White Skimcoat/Joint Compounds		Chrysotile	**2 %**				
Layer: Paint			**ND**				
Total Composite Values of Fibrous Components: Cellulose (20 %)		**Asbestos (Trace)**					
03	51183774						
Layer: Pink Drywall			**ND**				
Layer: Off-White Skimcoat/Joint Compound		Chrysotile	**2 %**				
Layer: Paint			**ND**				
Total Composite Values of Fibrous Components: Cellulose (20 %)		**Asbestos (Trace)**					
04	51183775						
Layer: Brown Sheet Flooring			**ND**				
Layer: Fibrous Backing			**ND**				
Layer: Tan Mastic with Debris			**ND**				
Total Composite Values of Fibrous Components: Cellulose (35 %)		**Asbestos (ND)**					
05	51183776						
Layer: Brown Sheet Flooring			**ND**				
Layer: Fibrous Backing			**ND**				
Layer: Tan Mastic with Debris			**ND**				
Layer: Light Green Tile		Chrysotile	**2 %**				
Total Composite Values of Fibrous Components: Cellulose (35 %)		**Asbestos (Trace)**					

2959 Pacific Commerce Drive, Rancho Dominguez, CA 90221 / Telephone: (310) 763-2374 (888) 813-9417 / Fax: (310) 763-8684

Report Number: B268119
Client Name: Ambient Environmental Inc **Date Printed:** 11/05/18

Sample ID	Lab Number	Asbestos Type	Percent in Layer	Asbestos Type	Percent in Layer	Asbestos Type	Percent in Layer
06	51183777						
Layer: Brown Sheet Flooring			**ND**				
Layer: Fibrous Backing			**ND**				
Layer: Tan Mastic with Debris			**ND**				
Layer: Light Green Tile		Chrysotile	**2 %**				
Total Composite Values of Fibrous Components: Cellulose (35 %)		**Asbestos (Trace)**					
07	51183778						
Layer: Brown Tile		Chrysotile	**2 %**				
Layer: Yellow Mastic with Debris			**ND**				
Total Composite Values of Fibrous Components: Cellulose (Trace)		**Asbestos (2%)**					
08	51183779						
Layer: Brown Tile		Chrysotile	**2 %**				
Layer: Yellow Mastic with Debris			**ND**				
Total Composite Values of Fibrous Components: Cellulose (Trace)		**Asbestos (2%)**					
09	51183780						
Layer: Brown Tile		Chrysotile	**2 %**				
Layer: Yellow Mastic with Debris			**ND**				
Total Composite Values of Fibrous Components: Cellulose (Trace)		**Asbestos (2%)**					
10	51183781						
Layer: Off-White Semi-Fibrous Material		Chrysotile	**7 %**				
Total Composite Values of Fibrous Components: Cellulose (Trace)		**Asbestos (7%)**					
11	51183782						
Layer: Off-White Semi-Fibrous Material		Chrysotile	**7 %**				
Total Composite Values of Fibrous Components: Cellulose (Trace)		**Asbestos (7%)**					
12	51183783						
Layer: Off-White Semi-Fibrous Material		Chrysotile	**7 %**				
Total Composite Values of Fibrous Components: Cellulose (Trace)		**Asbestos (7%)**					
13	51183784						
Layer: White Drywall			**ND**				
Total Composite Values of Fibrous Components: Cellulose (20 %)		**Asbestos (ND)**					
14	51183785						
Layer: White Drywall			**ND**				
Total Composite Values of Fibrous Components: Cellulose (20 %)		**Asbestos (ND)**					

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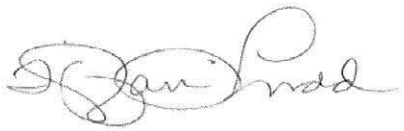
Report Number: B268119
Client Name: Ambient Environmental Inc **Date Printed:** 11/05/18

Sample ID	Lab Number	Asbestos Type	Percent in Layer	Asbestos Type	Percent in Layer	Asbestos Type	Percent in Layer
15	51183786						
Layer: White Drywall			**ND**				
Total Composite Values of Fibrous Components: Cellulose (20 %)		**Asbestos (ND)**					
16	51183787						
Layer: Grey Roof Shingle			**ND**				
Total Composite Values of Fibrous Components: Fibrous Glass (45 %)		**Asbestos (ND)**					
17	51183788						
Layer: Grey Roof Shingle			**ND**				
Total Composite Values of Fibrous Components: Fibrous Glass (45 %)		**Asbestos (ND)**					
18	51183789						
Layer: Grey Roof Shingle			**ND**				
Total Composite Values of Fibrous Components: Fibrous Glass (45 %)		**Asbestos (ND)**					
19	51183790						
Layer: Grey Cementitious Material			**ND**				
Layer: Green Coating		Chrysotile	**5 %**				
Total Composite Values of Fibrous Components: Cellulose (Trace)		**Asbestos (Trace)**					
20	51183791						
Layer: Grey Cementitious Material			**ND**				
Layer: Green Coating		Chrysotile	**5 %**				
Total Composite Values of Fibrous Components: Cellulose (Trace)		**Asbestos (Trace)**					
21	51183792						
Layer: Grey Cementitious Material			**ND**				
Layer: Green Coating		Chrysotile	**5 %**				
Total Composite Values of Fibrous Components: Cellulose (Trace)		**Asbestos (Trace)**					



Tiffani Ludd, Laboratory Supervisor, Rancho Dominguez Laboratory

Note: Limit of Quantification ('LOQ') = 1%. 'Trace' denotes the presence of asbestos below the LOQ. 'ND' = 'None Detected'.

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Lebanoff Development Group
16726 Slover Avenue
Fontana, CA

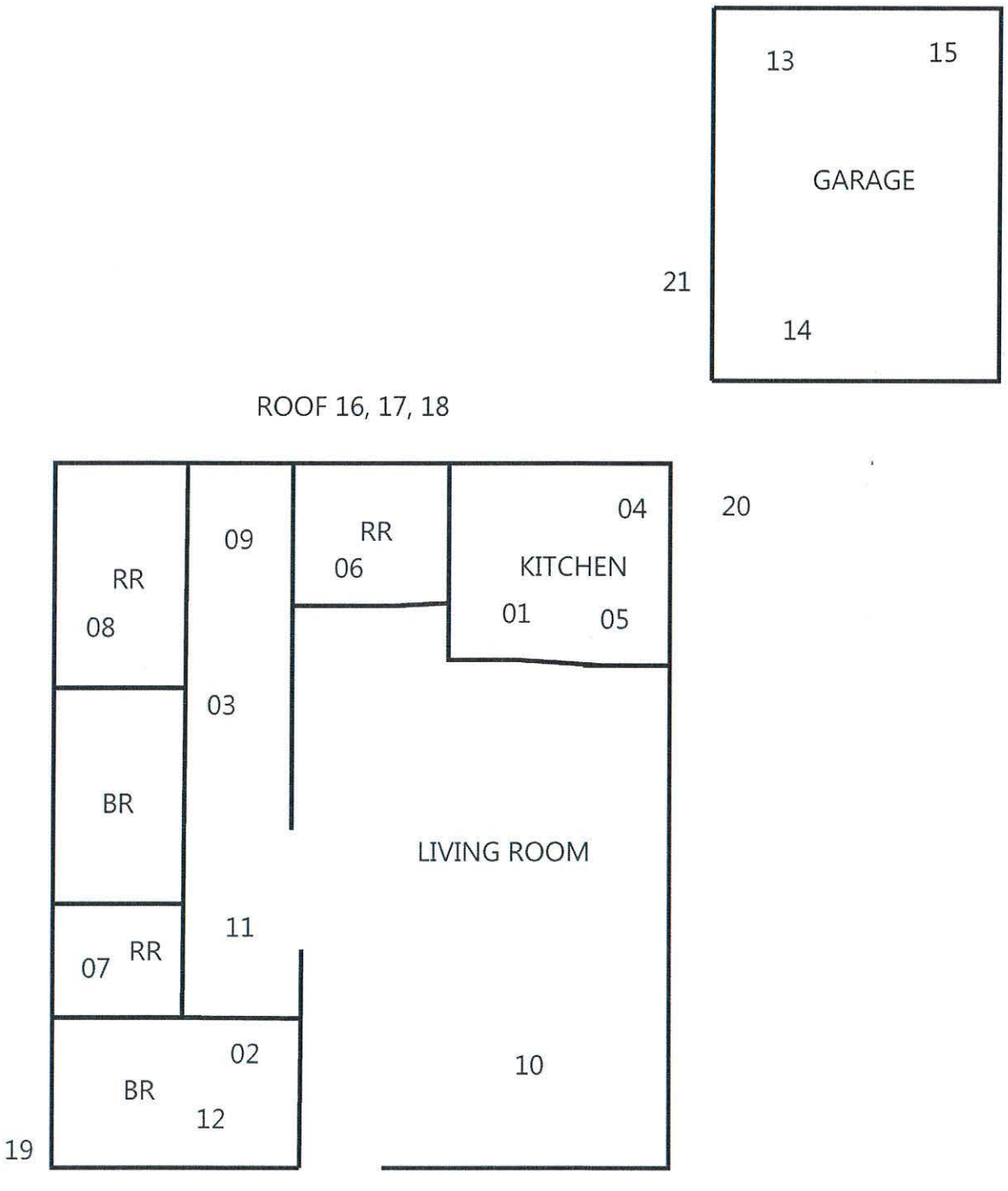
APPENDIX C

SITE DRAWING WITH SAMPLE LOCATION

AMBIENT ENVIRONMENTAL, INC.
Consulting/Engineering/Remediation

1464 6TH STREET
NORCO, CALIFORNIA 92860
* TEL: (951) 272-4730
* FAX: (951) 272-4731

SITE DRAWING



SITE LOCATION 16726 SLOVER AVENUE
FONTANA, CA

DRAWING NOT TO SCALE

Lebanoff Development Group
16726 Slover Avenue
Fontana, CA

APPENDIX D

CERTIFICATION

STATE OF CALIFORNIA
Edmund G. Brown, Jr. *Governor*

DEPARTMENT OF INDUSTRIAL RELATIONS
Division of Occupational Safety and Health
Asbestos Unit
2424 Arden Way, Suite 495
Sacramento, CA 95825-2417
(916) 574-2993 Office (916) 483-0572 Fax
http://www.dir.ca.gov/dirdatabases.html actu@dir.ca.gov

310191226C 80 87

Ambient Environmental, Inc.
John Lee Payne
1464 6th Street
Norco CA 92860

June 05, 2018

Dear Certified Asbestos Consultant or Technician:

Enclosed is your certification card. **To maintain your certification, you must abide by the rules printed on the back of the certification card.**

Your certification is valid for a period of one year. If you wish to renew your certification, you must apply for renewal at least 60 days before the expiration date shown on your card. [8 CCR 341.15(h)(1)].

Please hold and do not send copies of your required AHERA refresher renewal certificates to our office until you apply for renewal of your certification.

Certificates must be kept current if you are actively working as a CAC or CSST. The grace period is only for those who are not actively working as an asbestos consultant or site surveillance technician.

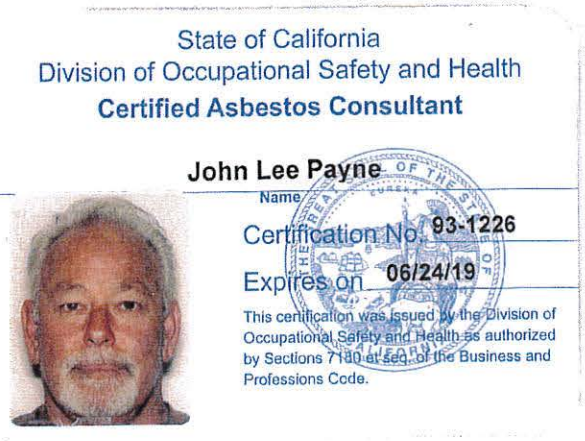
Please contact our office at the above address, fax number or email; of any changes in your contact/mailing information within 15 days of the change.

Sincerely,

Jeff Ferrell
Senior Safety Engineer

Attachment: Certification Card

cc: File



Renewal – Card Attached (Revised 10/24/2012)